

Homestead Hill Subdivision

Hyrum City, Cache County, Utah
A Part of the Southwest Quarter of Section 5,
Township 10 North, Range 1 East, Salt Lake Base & Meridian

PLEASE CHANGE TO MINI-SUBDIVISION
MINI-SUBDIVISIONS HAVE DIFFERENT REQUIREMENTS
UNDER CITY CODE AND THIS ALLOWS OTHERS TO
QUICKLY DISCERN THE CATEGORY.

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO THREE (3) LOTS, KNOWN HEREAFTER AS HOMESTEAD HILL SUBDIVISION AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREOF.

SIGNED THIS _____ DAY OF _____, 2023.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995



BOUNDARY DESCRIPTION

A PART OF LOTS 1, 2, 3, AND 4, BLOCK 6, PLAT A, HYRUM CITY SURVEY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 400 WEST STREET, POINT ALSO BEING ON THE SOUTH LINE OF THE NORTH HALF OF SAID LOTS 1, 2, 3, AND 4 LOCATED 228.51' FEET NORTH 01°25'40" EAST ALONG THE MONUMENT LINE AND 44.87' FEET SOUTH 88°42'33" EAST FROM THE HYRUM CITY STREET MONUMENT NEAR THE INTERSECTION OF 300 SOUTH STREET AND 400 WEST STREET;

RUNNING THENCE ALONG THE NORTH HALF OF SAID LOTS 1, 2, 3, AND 4 THE FOLLOWING FOUR (4) COURSES; (1) NORTH 01°49'39" EAST 165.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; (2) SOUTH 88°10'21" EAST 660.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 300 WEST STREET; (3) SOUTH 01°49'39" WEST 165.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; AND (4) NORTH 88°10'21" WEST 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.50 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT HOMESTEAD HILL SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO HYRUM CITY, CACHE COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY HYRUM CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2023.

THOMAS HICKEN _____ DATE _____

HEATHER HICKEN _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE COUNTY)

ON THIS _____ DAY OF _____, 2023, THOMAS HICKEN AND HEATHER HICKEN, HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF CACHE, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN UTAH
(PRINT NAME)

COMMISSION NUMBER - EXPIRES

(SEAL)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE THREE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY THOMAS HICKEN. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS HAI ROS ENTRY NO. 2006-0008 AND THE EXISTING HYRUM CITY STREET MONUMENTATION SURROUNDING BLOCK 6, PLAT A.

THE BASIS OF BEARING IS FROM THE MONUMENT NEAR THE INTERSECTION OF 400 WEST STREET AND 300 SOUTH STREET AND THE MONUMENT NEAR THE INTERSECTION OF 400 WEST STREET AND 200 SOUTH STREET WHICH BEARS NORTH 1°25'40" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

COUNTY RECORDER'S NO.

State of Utah, County of Box Elder, Recorded and

Filed at the Request of _____

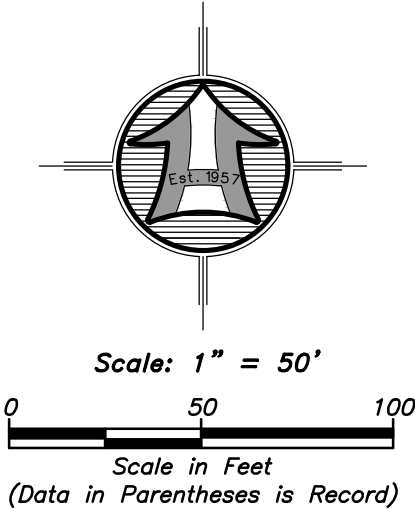
Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed in: _____ File of Plats

County Recorder



NEED NOTES:
THIS AREA SUBJECT TO AGRICULTURAL SMELLS, SIGHTS, ETC CONNECTION TO UTILITIES WILL BE THE RESPONSIBILITY OF THE BUILDING PERMIT APPLICANT. ALL CONNECTIONS WILL BE SUBJECT TO CURRENT STANDARDS AND SPECIFICATIONS.
THIS AREA IS KNOWN TO HAVE POTENTIALLY HIGHT GROUND WATER. BUILDING PERMIT APPLICANT IS RESPONSIBLE TO OBTAIN ANY SOILS, WATER STUDIES PRIOR TO CONSTRUCTION.
PROPERTY CORNERS ARE TO BE SET BY SURVEYOR. REAR LOT CORNERS SHALL BE MARKED WITH A T-POST ADJACENT TO A DURABLE MONUMENT PER HYRUM CITY CODE.
TWO STREET TREES WILL BE REQUIRED ON EACH LOT (SEE 16.28.020)

LEGEND

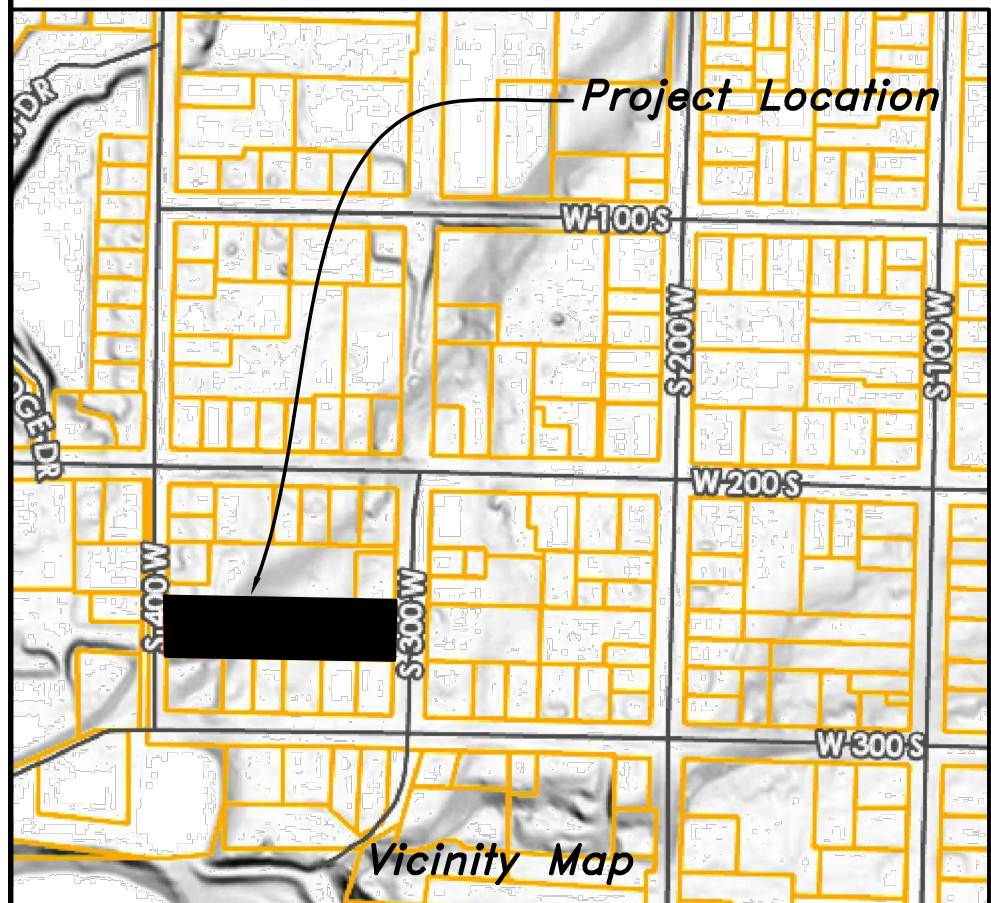
- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Existing Sewer Line
- Proposed Sewer Line
- Existing Water Line
- Proposed Water Line
- Existing 5.0' Contour
- Existing 1.0' Contour
- Fence Line
- Existing Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

LOT ADDRESS

- 255 S 400 WEST
- 265 S 400 WEST
- 260 S 300 WEST

NOTE:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on all lot corners.



Developer:
THOMAS HICKEN
260 South 300 West
Hyrum, UT 84319
(435) 265-6300



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 65 Years of Business

CITY ATTORNEY APPROVAL

I Certify that I have Examined this Plat and Approve the Plat as to Form as required by State Law and City Ordinance this _____ day of _____, A.D., 2023.

Hyrum City Attorney

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, A.D., 2023 by the Hyrum City Planning and Zoning Commission.

Chairperson

CITY ENGINEER'S CERTIFICATE

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office.

City Engineer

Date

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Council this _____ day of _____, A.D., 2023 at which time this subdivision was approved and accepted.

Mayor

Date

WE NEED AN ATTEST LINE ADDED TO THIS BLOCK FOR THE CITY RECORDER

WE NEED APPROVAL BLOCKS FOR HYRUM CULINARY AND SEWER AUTHORITIES

DESCRIPTION HAS THE COURSE RUNNING ALONG "HALF OF SAID LOTS." THIS HAS A LINE RUNNING ALONG AN AREA. IT WOULD PROBABLY READ BETTER TO HAVE COURSE 2 RUN ALONG THE NORTHERLY LINES OF LOTS 4, 3, 2, AND 1... AND HAVE COURSE 4 RUN ALONG THE SOUTHERLY LINE OF THE NORTH HALVES OF LOTS 1, 2, 3, AND 4 TO THE POB.

IS THIS PRONE TO FLOODING? LOW AREA WITH LOTS OF VEGETATION.

THERE IS A WATER RIGHT WITH DIVERSION ACROSS THIS LAND. PLEASE SHOW PER RECORD. (25-1267)

PLEASE CHANGE TO THIS FORM. EXEMPTION FROM SEAL IS MADE BY STATE CODE FOR MYLAR/PLATS AS MOST SEALS WILL BLEED AND BECOME ILLEGIBLE. IF THESE BLOCKS ARE FILLED OUT, THE SEAL IS NOT MANDATORY.