

ANDERSEN  
MINI SUBDIVISION  
BLOCK 26 HYRUM CITY SURVEY  
SECTION 4, TOWNSHIP 10 NORTH  
RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN

STEVEN G. GUDMUNSON AND JULIE G. GUDMUNSON  
ENTRY # 1210634 LOT 3 BLAINE ANDERSEN MINI  
SUBDIVISION RECORDERS # 1209339

PLEASE MAKE SURE THAT ALL REQUIREMENTS OF HYRUM  
CITY CODE 16.28.020 ARE MET

DITCH/CANAL MUST BE SHOWN. SHOW FLOW-LINE AND  
BANKS

UTILITIES NEED TO BE SHOWN WITH ANY PLANS TO EXTEND  
AND PROVIDE SERVICES.

SHOW STREET CENTERLINE WITH WIDTH OF RIGHT OF WAY

STREET TREES ARE REQUIRED FOR EACH LOT. TWO FOR  
EACH LOT, 4 FOR CORNER LOTS (TWO FRONTAGES)

HYRUM CANAL WASTE  
DITCH. OWNER TO  
COORDINATE WITH CANAL  
CO PROTECTION OF DITCH.

TAYLOR ANDERSON AND  
TREVOR JAMES SCOTT  
CHALFANT ENTRY #  
1180051 LOT 1  
ANDERSON SUBDIVISION  
FILING # 852151

BASIS OF BEARING  
STATEMENT DOES  
NOT SEEM TO BE  
ASSOCIATED WITH  
A LINE. IS THIS IN  
THE CORRECT  
LOCATION?

JOSE

JOE N. CRUZ LOPEZ  
ENTRY # 1164561  
RECORD OF SURVEY  
2018-0068

PLEASE LABEL  
TPOB FOR LOTS  
2 & 3

IS THIS YOUR BASIS OF BEARING?

STREET MONUMENTS  
SHOULD BE TIED INTO  
SURVEY BOUNDARY

PROJECT OWNER AND  
SUBDIVIDER:  
BLAINE K. AND JOANN  
ANDERSEN  
193 EAST 100 NORTH  
HYRUM, UTAH 84319

LEGAL DESCRIPTION  
FOR  
ANDERSEN MINI SUBDIVISION BOUNDARY

A PARCEL OF LAND LOCATED PARTIALLY IN LOTS 2 AND 3 OF  
ANDERSON SUBDIVISION, THE PLAT FOR WHICH IS RECORDED AS PLAT #  
852151 IN THE OFFICE OF THE CACHE COUNTY RECORDER, WHICH  
SUBDIVISION IS LOCATED IN BLOCK 26, PLAT "A", OF THE HYRUM CITY  
SURVEY WHICH IS LOCATED IN SECTION 4, TOWNSHIP 10 NORTH, RANGE 1  
EAST, SALT LAKE BASE AND MERIDIAN, HYRUM CITY, CACHE COUNTY UTAH  
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 26, FROM  
WHICH THE NORTHEAST CORNER OF BLOCK 26 BEARS NORTH 00° 01' 46"  
EAST 660.00 FEET;  
THENCE SOUTH 89° 38' 45" WEST 125.00 FEET ALONG THE SOUTH LINE OF  
SAID BLOCK 26, TO A FOUND 5/8" REBAR WITH CAP SET ON THE  
SOUTHEAST CORNER OF THE PARCEL OF LAND OWNED BY JOE N. CRUZ  
LOPEZ, WHICH PARCEL IS DESCRIBED IN ENTRY # 1164561 IN THE  
OFFICIAL RECORDS OF CACHE COUNTY;  
THENCE NORTH 00° 01' 46" EAST 113.00 FEET ALONG A FENCE LINE;  
THENCE SOUTH 89° 38' 45" WEST 8.00 FEET ALONG A FENCE LINE;  
THENCE NORTH 00° 01' 46" EAST 37.00 FEET ALONG A FENCE LINE;  
THENCE SOUTH 89° 38' 45" WEST 141.41 FEET TO A FOUND REBAR WITH  
CAP PLS 7881387 SET ON THE EAST LINE OF LOT 1 OF SAID ANDERSON  
SUBDIVISION;  
NORTH 05° 07' 24" EAST 78.26 FEET ALONG SAID EAST LINE TO A FOUND  
REBAR WITH CAP PLS 275617;  
THENCE NORTH 18° 05' 29" WEST 106.16 FEET TO A 5/8" REBAR WITH  
CAP;  
THENCE SOUTH 89° 58' 14" EAST 300.47 FEET ALONG THE SOUTH LINE OF  
BLAINE ANDERSEN MINI SUBDIVISION, THE PLAT FOR WHICH IS RECORDED  
AS RECORDERS # 1209339 IN THE OFFICIAL RECORDS OF CACHE COUNTY,  
TO A 5/8" REBAR WITH CAP SET ON THE EAST LINE OF SAID BLOCK 26;  
THENCE SOUTH 00° 01' 46" WEST 327.00 FEET ALONG THE SAID EAST LINE  
TO THE POINT OF BEGINNING.

CONTAINING 1.6 ACERS OF LAND.

LEGAL DESCRIPTION  
FOR  
ANDERSEN MINI SUBDIVISION LOT 1

A PARCEL OF LAND LOCATED IN BLOCK 26, PLAT "A", OF THE  
HYRUM CITY SURVEY WHICH IS LOCATED IN SECTION 4, TOWNSHIP  
10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HYRUM CITY,  
CACHE COUNTY UTAH AND MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 26,  
FROM WHICH THE NORTHEAST CORNER OF BLOCK 26 BEARS NORTH  
00° 01' 46" EAST 660.00 FEET;  
THENCE SOUTH 89° 38' 45" WEST 125.00 FEET ALONG THE SOUTH  
LINE OF SAID BLOCK 26, TO A FOUND 5/8" REBAR WITH CAP SET  
ON THE SOUTHEAST CORNER OF THE PARCEL OF LAND OWNED BY  
JOE N. CRUZ LOPEZ, WHICH PARCEL IS DESCRIBED IN ENTRY #  
1164561 IN THE OFFICIAL RECORDS OF CACHE COUNTY;  
THENCE NORTH 00° 01' 46" EAST 113.00 FEET ALONG A FENCE  
LINE;  
THENCE SOUTH 89° 38' 45" WEST 8.00 FEET ALONG A FENCE LINE;  
THENCE NORTH 00° 01' 46" EAST 37.00 FEET ALONG A FENCE  
LINE;  
THENCE SOUTH 89° 58' 14" EAST 133.00 FEET TO A 5/8" REBAR  
WITH CAP SET ON THE EAST LINE OF SAID BLOCK 26;  
THENCE SOUTH 00° 01' 46" WEST 150.00 FEET ALONG THE SAID  
EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 0.4 ACERS OF LAND.

38' ALSO  
BEARING  
SHOULD BE  
NE?

LEGAL DESCRIPTION  
FOR  
ANDERSEN MINI SUBDIVISION LOT 2

A PARCEL OF LAND LOCATED PARTIALLY IN LOTS 2 AND 3 OF ANDERSON  
SUBDIVISION, THE PLAT FOR WHICH IS RECORDED AS PLAT # 852151 IN THE OFFICE  
OF THE CACHE COUNTY RECORDER, WHICH SUBDIVISION IS LOCATED IN BLOCK 26,  
PLAT "A", OF THE HYRUM CITY SURVEY WHICH IS LOCATED IN SECTION 4, TOWNSHIP  
10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HYRUM CITY, CACHE  
COUNTY UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 26, FROM WHICH THE  
NORTHEAST CORNER OF BLOCK 26 BEARS NORTH 00° 01' 46" EAST 660.00 FEET;  
THENCE NORTH 00° 01' 46" EAST 150.00 FEET ALONG THE EAST LINE OF SAID  
BLOCK 26 TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041", THE  
TRUE POINT OF BEGINNING;  
THENCE SOUTH 89° 38' 45" WEST 274.41 FEET TO A FOUND REBAR WITH CAP PLS  
7881387 SET ON THE EAST LINE OF LOT 1 OF SAID ANDERSON SUBDIVISION;  
NORTH 05° 07' 24" EAST 78.26 FEET ALONG THE SAID EAST LINE TO A FOUND  
REBAR WITH CAP PLS 275617;  
THENCE NORTH 18° 05' 29" WEST 12.12 FEET ALONG THE SAID EAST LINE TO A  
5/8" REBAR WITH CAP;  
THENCE SOUTH 89° 50' 47" WEST 271.23 FEET TO A 5/8" REBAR WITH CAP SET ON  
THE EAST LINE OF LOT 1 OF SAID ANDERSON SUBDIVISION;  
THENCE SOUTH 00° 01' 46" WEST 88.50 FEET ALONG THE SAID EAST LINE TO THE  
TRUE POINT OF BEGINNING.  
CONTAINING 0.6 ACERS OF LAND.

LEGAL DESCRIPTION  
FOR  
ANDERSEN MINI SUBDIVISION LOT 3

A PARCEL OF LAND LOCATED PARTIALLY IN LOTS 2 AND 3 OF ANDERSON  
SUBDIVISION, THE PLAT FOR WHICH IS RECORDED AS PLAT # 852151 IN THE OFFICE  
OF THE CACHE COUNTY RECORDER, WHICH SUBDIVISION IS LOCATED IN BLOCK 26,  
PLAT "A", OF THE HYRUM CITY SURVEY WHICH IS LOCATED IN SECTION 4, TOWNSHIP  
10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HYRUM CITY, CACHE  
COUNTY UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 26, FROM WHICH THE  
NORTHEAST CORNER OF BLOCK 26 BEARS NORTH 00° 01' 46" EAST 660.00 FEET;  
THENCE NORTH 00° 01' 46" EAST 238.50 FEET ALONG THE EAST LINE OF SAID  
BLOCK 26 TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041", THE  
TRUE POINT OF BEGINNING;  
THENCE SOUTH 89° 50' 47" WEST 271.23 FEET TO A 5/8" REBAR WITH CAP SET  
ON THE EAST LINE OF LOT 1 OF SAID ANDERSON SUBDIVISION;  
THENCE NORTH 18° 05' 29" WEST 94.04 FEET ALONG THE SAID EAST LINE TO A  
5/8" REBAR WITH CAP;  
THENCE SOUTH 89° 58' 14" EAST 300.47 FEET ALONG THE SOUTH LINE OF BLAINE  
ANDERSEN MINI SUBDIVISION, THE PLAT FOR WHICH IS RECORDED AS RECORDERS #  
1209339 IN THE OFFICIAL RECORDS OF CACHE COUNTY, TO A 5/8" REBAR WITH  
CAP SET ON THE EAST LINE OF SAID BLOCK 26;  
THENCE SOUTH 00° 01' 46" WEST 88.50 FEET ALONG THE SAID EAST LINE TO THE  
TRUE POINT OF BEGINNING.  
CONTAINING 0.6 ACERS OF LAND.

PLAT  
SHOWS NE

HOW DO YOU HAVE FOUND  
AND SET?

NOTES:

- 1) THE LOTS IN THIS MINI SUBDIVISION WILL BE USED FOR SINGLE FAMILY  
RESIDENCES.
- 2) THE LOTS IN THIS SUBDIVISION WILL RECEIVE SERVICES FROM HYRUM  
CITY.
- 3) NO EASEMENTS OR PARCELS FOR ROADS OR OPEN SPACE IS BEING  
DEDICATED TO HYRUM CITY WITH THIS PLAT.
- 4) THE CURRENT DEED FOR THE PROPERTY IS RECORDED AS ENTRY #  
1201985 IN THE OFFICIAL RECORDS OF CACHE COUNTY.
- 5) THERE IS AN EXISTING HOME ON LOT 1.

NARRATIVE:  
THE PURPOSE OF THIS PLAT IS TO CREATE 3 RESIDENTIAL LOTS FROM CACHE  
COUNTY PARCEL 01-041-0020. THE PARCEL IS CURRENTLY OWNED BY THE BLAINE  
AND JOANN ANDERSEN REVOCABLE TRUST. THE CURRENT DEED FOR THE PARCEL IS  
RECORDED AS ENTRY # 1201985 IN THE OFFICIAL RECORDS OF CACHE COUNTY. A  
PORTION OF THIS SUBDIVISION WAS PREVIOUSLY SURVEYED AND INCLUDED IN LOTS 2  
AND 3 OF ANDERSON SUBDIVISION. THE FINAL PLAT FOR ANDERSON SUBDIVISION  
IS RECORDED AS CACHE COUNTY RECORDERS # 852151. THIS SURVEY USED THAT  
PLAT AS A REFERENCE FOR THE BOUNDARY AND AS A BASIS OF BEARING. THE  
PLAT FOR BLAINE ANDERSEN MINI SUBDIVISION WAS ALSO USED AS A REFERENCE.  
IT IS RECORDED AS CACHE COUNTY RECORDERS # 1209339. THESE LOTS WERE  
CREATED UNDER THE DIRECTION OF BLAINE ANDERSEN.

OWNER DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND  
DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, THE WHOLE TO BE HEREINAFTER  
KNOWN AS "ANDERSEN MINI SUBDIVISION", FURTHER DO HEREBY WARRANT AND SAVE THE CITY HARMLESS FROM  
ANY EASEMENTS AND ENCUMBRANCES ON THE BOUNDARY SHOWN.

DATE \_\_\_\_\_ BLAINE K. ANDERSEN

DATE \_\_\_\_\_ JOANN ANDERSEN

ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF CACHE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME, THE UNDERSIGNED NOTARY  
PUBLIC, APPEARED BLAINE K. AND JOANN ANDERSEN, THE OWNERS OF THE  
ABOVE DESCRIBED SUBDIVISION KNOWN TO ME TO BE THE PARTIES WHOSE  
NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED  
TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY  
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

BECAUSE MANY NOTARY SEALS DO NOT IMPRINT CORRECTLY, PLEASE  
CHANGE TO MEET THE STATE REQUIREMENT FOR NOTARIZING  
WITHOUT A SEAL.

NOTARY PUBLIC FOR UTAH

A NOTARY PUBLIC COMMISSIONED IN UTAH

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

HYRUM CITY PLANNING COMMISSION

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON  
THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIR

HYRUM CITY COUNCIL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE HYRUM CITY COUNCIL ON  
THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_  
COUNCIL CHAIR

ATTEST:

STEPHANIE MILLER - MAYOR

STEPHANIE FRICKE - RECORDER

LAND SURVEYORS

A. A. HUDSON  
AND  
ASSOCIATES

132 SOUTH STATE  
PRESTON, IDAHO 83263  
(208)852-1155

FINAL PLAT  
FOR  
ANDERSEN MINI SUBDIVISION  
SECTION 4, T. 10 N. R. 1 E. SLB&M  
HYRUM CITY, CACHE COUNTY, UTAH

REVISIONS	SURVEYED BY:	DB
2	OFFICE WORK BY:	TC
1	FIELD BOOK NO.	---
PROJECT NO. 18081	COMPLETION DATE:	JAN 2022

LEGEND

- x - - - - EXISTING FENCE DEED (RECORD) LINE
- o FOUND 5/8" REBAR WITH CAP SET AS SHOWN ON PLAT # 852151
- FOUND AND SET BY THIS SURVEY 5/8" REBAR WITH CAP PLS 375041
- ◇ POINT NOT FOUND OR SET

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED  
LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE  
NUMBER 375041 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS  
PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND  
DESCRIBED ON THIS PLAT.

DATE \_\_\_\_\_

TIMOTHY LYNN CHRISTENSEN

RECORDER'S CERTIFICATE

INSTRUMENT NO. \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_  
RECORD OF SURVEY NO. \_\_\_\_\_  
REQUESTED BY \_\_\_\_\_  
RECORDED BY \_\_\_\_\_  
FEE \_\_\_\_\_

DRAWING: 18081JAN2022 VIEW: XXX