

Second West "Mini" Subdivision

A PART OF THE NORTHEAST QUARTER OF SECTION 5, T10N, R1E, S.L.B.&M.
ALSO PART OF LOTS 3, AND 4, BLOCK 18, PLAT "A" HYRUM CITY SURVEY
HYRUM, CACHE COUNTY, UTAH

WAS THIS MONUMENT
FOUND? WHAT IS THE
RELATIONSHIP
BETWEEN THIS AND
THE SURVEY? PLEASE
SHOW AND TIE IN.

TYLER HERZOG
01-036-0006

TM & ROBYN ESPLIN
01-036-0010

MICHAEL D JONES
01-036-0003

PLEASE REFERENCE
ADJACENT SURVEYS
2012-0011

VICKY L SMITH
01-036-0002

MORGAN & AMBER MENDENHALL
01-036-0001

CURTIS & CARMALEE
ELLISON TRS
01-044-0010

CLIFFORD & CHONG ABBOTT
01-044-0009

R.O.S. 2005-0028

PATRICIA COLLEEN
BURKE
01-044-0005

JACK & SARAH ROBERTS
01-044-0006

FJB HYRUM LLC
01-044-0004

ERIK ETCHENIQUE
01-044-0022

CHARLES BARENTINE
01-044-0021

CRAIG & JACQUELINE
YEAGER TRS
01-044-0007

MAIN STREET

NOTE:
BUILDING SETBACKS WILL BE
THOSE REQUIRED FOR THE ZONE
AT THE TIME THE BUILDING
PERMIT IS APPLIED FOR.

STATING FEE TITLE COULD BE
MISCONSTRUED AS FEE SIMPLE FOR THE
PUE. PLEASE CLARIFY. PERHAPS "DEDICATE
THE STREETS IN FEE AND THE PUBLIC
EASEMENT AND VEST SUCH LAND FOR THE
PERPETUAL USE...

Record Owners: MTLN LLC
577 West 150 North
Hyrum, UT 84319

GENERAL NOTES:

- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
- Two (2) street trees, having a minimum diameter of one and one half (1½) inches, are required per lot. (Four (4) on corner lots).
- Setback lines are for set by current code and its the applicants responsibility to comply. Setbacks are for primary buildings only.

Front: 25.00'
Rear: 30.00'
Side: 8.00' & 10.00'
Side along Roadway: 25.00'

4. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS,
SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED
WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO
RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

LAND USE AUTHORITY

PRESENTED TO THE HYRUM CITY COUNCIL THIS
DAY OF _____ A.D. 2023, AT WHICH TIME
THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2023,
BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY:

CHAIRPERSON

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT
IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION
ON FILE IN THIS OFFICE.

DATE

CITY ENGINEER

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 _____, 2023.

DATE

HYRUM CITY ATTORNEY

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY CULINARY WATER AUTHORITY

DATE

HYRUM CITY SANITARY SEWER AUTHORITY

DATE

HYRUM CITY POWER

DATE

COMCAST

DATE

DOMINION ENERGY

DATE

QWEST

DATE

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE
ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND
KNOWN AS: SECOND WEST "MINI" SUBDIVISION AND DO HEREBY
DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS
PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY
VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO
HYRUM CITY, CACHE COUNTY, UTAH.

I/WE, HAVE EXECUTED THIS PLAT AND

DEDICATION THE _____ DAY OF _____, 2023.

SIGN

SIGN

PRINT

PRINT

TITLE (OWNER)

TITLE (OWNER)

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A
REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS
PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT
BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND
SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT
OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: SECOND WEST
"MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL
STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

SUBDIVISION BOUNDARY

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 10
NORTH RANGE 1 EAST, S.L.B.M. BEING PART OF LOT 3 AND 4, BLOCK 18, PLAT "A", HYRUM
CITY SURVEY. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED
NORTH 2°03'23" EAST 165.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 18,
PLAT "A", HYRUM CITY SURVEY, SAID SOUTHWEST CORNER BEING LOCATED NORTH 41°02'39"
EAST 62.28 FEET FROM THE EXISTING MONUMENT AT THE INTERSECTION OF MAIN STREET
AND 200 WEST STREET; THENCE ALONG THE EAST LINE OF SAID 200 WEST STREET, NORTH
2°03'23" EAST, A DISTANCE OF 196.21 FEET; THENCE SOUTH 88°09'44" EAST, A DISTANCE
OF 221.74 FEET; THENCE SOUTH 2°01'24" WEST, A DISTANCE OF 158.93 FEET TO A POINT
IN LINE WITH THE NORTH SIDE OF AN EXISTING CONCRETE WALL AND THE NORTH LINE OF
PARCEL 01-044-0007; THENCE ALONG THE NORTH SIDE OF SAID CONCRETE WALL NORTH
87°52'23" WEST, A DISTANCE OF 71.42 FEET (69 +/- FEET, BY RECORD) TO AN EXISTING
NAIL WITH WASHER; THENCE SOUTH 2°25'06" WEST, A DISTANCE OF 37.88 FEET; THENCE
NORTH 88°04'12" WEST, A DISTANCE OF 150.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.938 ACRES

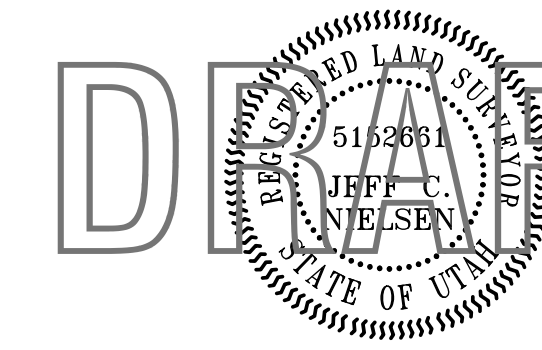
LOT 1 WOULD ONLY BE PART OF LOT 3?

LOT 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 10
NORTH RANGE 1 EAST, S.L.B.M. BEING PART OF LOT 3 AND 4, BLOCK 18, PLAT "A", HYRUM
CITY SURVEY. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED
NORTH 2°03'23" EAST 165.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 18,
PLAT "A", HYRUM CITY SURVEY, SAID SOUTHWEST CORNER BEING LOCATED NORTH 41°02'39"
EAST 62.28 FEET FROM THE EXISTING MONUMENT AT THE INTERSECTION OF MAIN STREET
AND 200 WEST STREET; THENCE NORTH 02°03'23" EAST, ALONG SAID EAST RIGHT-OF-WAY
LINE A DISTANCE OF 82.50 FEET; THENCE SOUTH 88°04'12" EAST, A DISTANCE OF 150.69
FEET; THENCE SOUTH 02°25'06" WEST, A DISTANCE OF 82.50 FEET; THENCE NORTH
88°04'12" WEST, A DISTANCE OF 150.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.28 ACRES

LOT 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 10
NORTH RANGE 1 EAST, S.L.B.M. BEING PART OF LOT 3 AND 4, BLOCK 18, PLAT "A", HYRUM
CITY SURVEY. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED
NORTH 2°03'23" EAST 247.50 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 18,
PLAT "A", HYRUM CITY SURVEY, SAID SOUTHWEST CORNER BEING LOCATED NORTH 41°02'39"
EAST 62.28 FEET FROM THE EXISTING MONUMENT AT THE INTERSECTION OF MAIN STREET
AND 200 WEST STREET; THENCE NORTH 02°03'23" EAST, ALONG SAID EAST RIGHT-OF-WAY
LINE A DISTANCE OF 113.71 FEET; THENCE SOUTH 88°09'44" EAST, A DISTANCE OF 221.74
FEET; THENCE SOUTH 2°01'24" WEST, A DISTANCE OF 158.93 FEET TO A POINT IN LINE WITH
THE NORTH SIDE OF AN EXISTING CONCRETE WALL AND THE NORTH LINE OF PARCEL
01-044-0007; THENCE ALONG THE NORTH SIDE OF SAID CONCRETE WALL NORTH 87°52'23"
WEST, A DISTANCE OF 71.42 FEET (69 +/- FEET, BY RECORD) TO AN EXISTING NAIL WITH
WASHER; THENCE NORTH 02°25'06" EAST, A DISTANCE OF 44.62 FEET; THENCE NORTH
88°04'12" WEST, A DISTANCE OF 150.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.65 ACRES



FORESIGHT
LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

Project No. 23-148 Prepared by JH, 8/23/23

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE) SS.

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC THIS _____ DAY OF _____, 2023,
BY _____, WHO PROVED ON BASIS OF
SATISFACTORY EVIDENCE TO BE _____
OF _____ AND IS SAID PERSON WHOSE NAME IS
SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY
HIM/HER/ON BEHALF OF SAID _____ BY AUTHORITY OF
ITS BYLAWS.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN UTAH
(PRINT NAME)

COMMISSION NUMBER - EXPIRES

(SEAL)

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED

AT THE REQUEST OF: _____

DATE: _____ TIME: _____ FEE: _____

ABSTRACTED _____

INDEX _____

FILED IN: FILE OF PLATS

COUNTY RECORDER