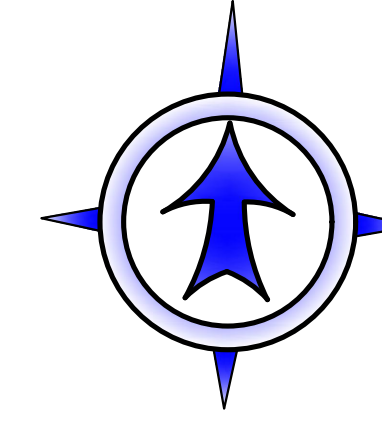


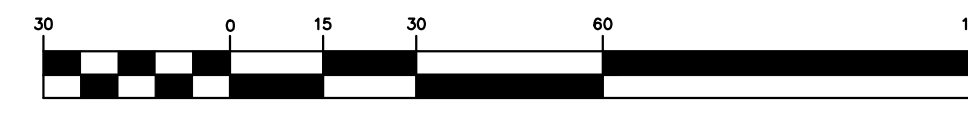
Nielsen "MINI" Subdivision

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M. HYRUM, CACHE COUNTY, UTAH

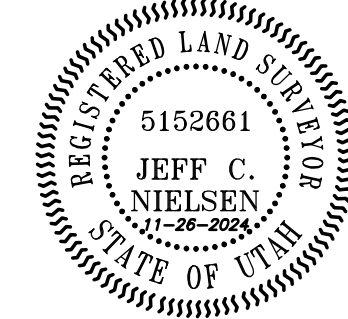
EAST QUARTER CORNER SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN CACHE COUNTY CORNER ID NO. 62



GRAPHIC SCALE



Vicinity Map Hyrum, Utah



LEGEND:

- SUBDIVISION BOUNDARY
- - - LOT LINE
- - - ADJACENT PROPERTY LINE
- - - PUBLIC UTILITY EASEMENT
- - - FENCE LINE
- - - EDGE OF PAVEMENT
- - - WATER LINE
- - - SEWER LINE
- - - OVERHEAD UTILITY
- XXX LOT ADDRESS
- EXISTING UTILITY POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- FOUND REBAR
- SECTION CORNER
- SET 1/2" REBAR W/CAP

Survey Narrative

The purpose of this survey was to create a three lot subdivision on parcels 01-024-0057, 01-024-0040, 01-024-0064. The survey was ordered by Chris Nielsen. The control used to establish the property corners was the survey monumentation found within this and the surrounding blocks. The basis of bearings for this survey was North 00°05'58" East between found section corners.

FORESIGHT
LAND SURVEYING

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

Record Owners: Christopher G Nielsen
200 South 605 East
Hyrum, UT 84319

THE PURPOSE OF THIS PLAT WAS TO CREATE A 3 LOT SUBDIVISION ON PARCELS 01-024-0040, 01-024-0057, 01-024-0064

Project No. 24-216
Prepared by AP, 11/18/24

IS CHRISTOPHER G NIELSEN THE TRUSTEE OF THE GREGORY A NIELSEN & PAULINE D NIELSEN REVOC TRUST? TRUST SHOULD ALSO BE LISTED AS A RECORD OWNER.

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

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 |
| CENTURY LINK | DATE |

OWNER'S CERTIFICATE OF 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 AND STREETS (AS PERTAINS), TO HEREAFTER BE KNOWN AS NIELSEN SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____, 2024

SIGN TITLE (OWNER) SIGN 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. 5152861 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: NIELSEN "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

SUBDIVISION BOUNDARY

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 3 AND 4, BLOCK 16, PLAT "D" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 LOCATED NORTH 59°11'01" WEST, A DISTANCE OF 1,850.82 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 4, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION BEARS NORTH 00°05'58" EAST A DISTANCE OF 2648.67 FEET, AND RUNNING THENCE NORTH 01°52'07" EAST ALONG THE EAST RIGHT-OF-WAY OF 600 EAST STREET, A DISTANCE OF 216.16 FEET TO AN EXISTING FENCE RUNNING EAST AND WEST SAID FENCE BEING THE PROPERTY LINE AS REFERENCED IN A WARRANTY DEED (ENTRY NO. 851291); THENCE SOUTH 88°05'00" EAST ALONG SAID FENCE, A DISTANCE OF 168.66 FEET; THENCE NORTH 01°50'36" EAST, A DISTANCE OF 118.57 FEET; THENCE SOUTH 88°14'08" EAST, A DISTANCE OF 148.57 FEET; THENCE SOUTH 01°52'42" WEST, A DISTANCE OF 333.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE NORTH 88°17'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 335.03 FEET TO THE POINT OF BEGINNING, CONTAINING 2.12 ACRES IN THREE LOTS

LOT 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 3 AND 4, BLOCK 16, PLAT "D" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF 200 SOUTH STREET LOCATED SOUTH 01°52'07" EAST, A DISTANCE OF 135.00 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 16 AND RUNNING THENCE NORTH 01°52'07" EAST, A DISTANCE OF 215.69 FEET TO AN EXISTING FENCE RUNNING EAST AND WEST SAID FENCE BEING THE PROPERTY LINE AS REFERENCED IN A WARRANTY DEED (ENTRY NO. 851291); THENCE SOUTH 88°05'00" EAST ALONG SAID FENCE, A DISTANCE OF 316.66 FEET; THENCE NORTH 01°50'36" EAST, A DISTANCE OF 118.57 FEET; THENCE SOUTH 88°14'08" EAST, A DISTANCE OF 148.57 FEET; THENCE SOUTH 01°52'42" WEST, A DISTANCE OF 333.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE NORTH 88°17'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.03 FEET TO THE POINT OF BEGINNING, CONTAINING 1.45 ACRES.

LOT 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 3 AND 4, BLOCK 16, PLAT "D" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF 600 EAST STREET, A DISTANCE OF 118.57 FEET; THENCE SOUTH 88°13'11" EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 01°52'08" WEST, A DISTANCE OF 115.18 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE NORTH 88°17'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRES.

LOT 3

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 3 AND 4, BLOCK 16, PLAT "D" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF 600 EAST STREET LOCATED NORTH 01°52'07" EAST, A DISTANCE OF 118.57 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 16 AND RUNNING THENCE NORTH 01°52'07" EAST ALONG SAID LINE, A DISTANCE OF 100.83 FEET; THENCE SOUTH 88°05'00" EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 01°52'08" WEST, A DISTANCE OF 100.83 FEET; THENCE NORTH 88°13'11" WEST, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES.

ACKNOWLEDGMENT

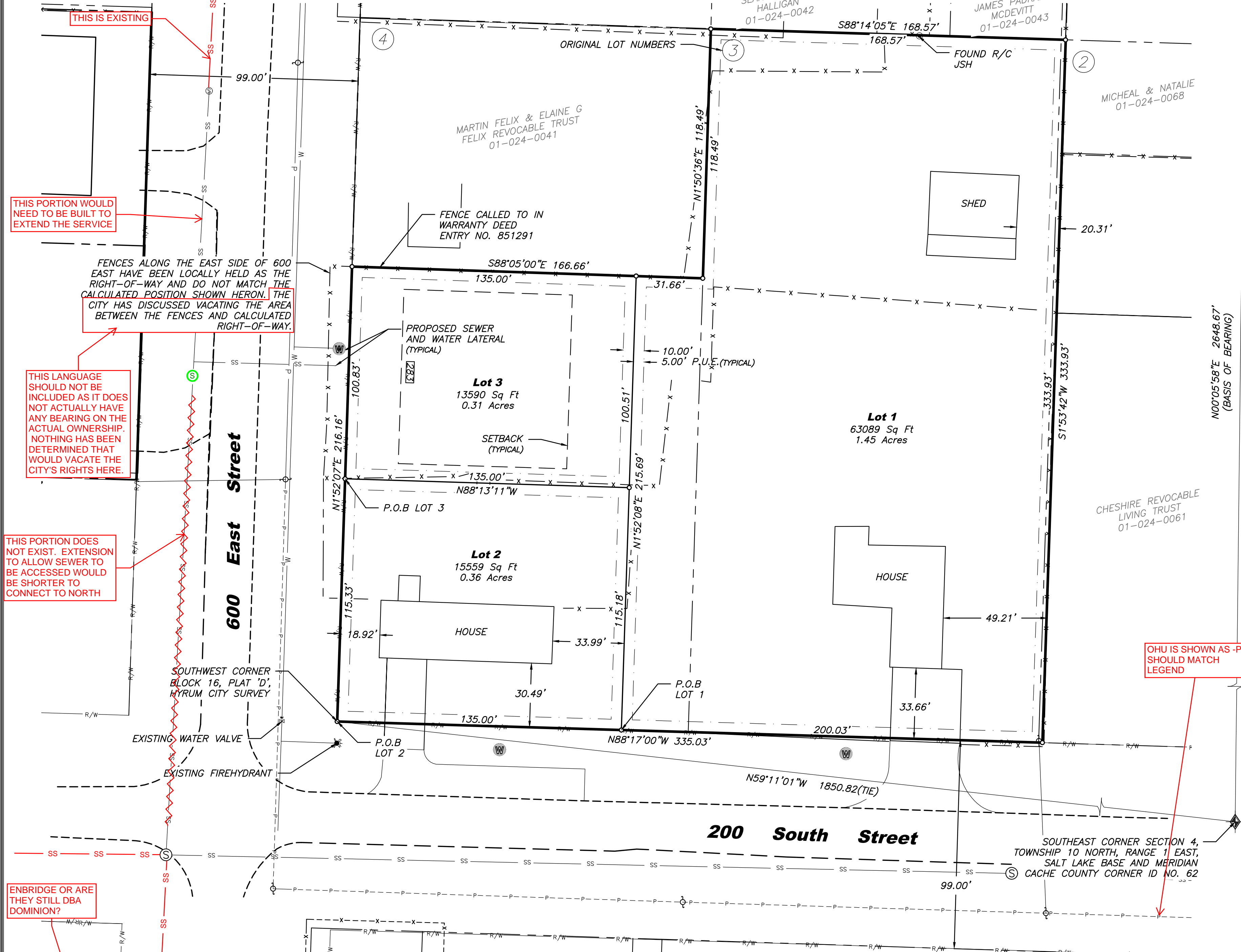
STATE OF UTAH) SS.
COUNTY OF CACHE)
THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS _____ DAY OF _____, 2024, BY _____, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE _____ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID 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



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 1-800-368-8532.
- Builders will be responsible to provide underground conduit along 400 North Street for electrical service. EXTEND ANY UTILITIES NECESSARY FOR SERVING THE LOTS AS DETERMINED BY HYRUM CITY AS REQUIRED BY CITY CODE AND STANDARDS.
- Two (2) street trees, having a minimum diameter of one and one half (1 1/2) 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'

LAND USE AUTHORITY
PRESENTED TO THE HYRUM CITY COUNCIL: THIS DAY OF _____ A.D. 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. THE ZONING ADMINISTRATOR IS THE CURRENT AUTHORITY FOR MINI-SUBDIVISIONS FOR HYRUM. PLEASE CHANGE TO "ZONING ADMINISTRATOR" INSTEAD OF "MAYOR" AND "DATE" INSTEAD OF "ATTEST."
MAYOR ATTEST

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 2024, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.
BY: _____ CHAIRPERSON

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 _____, 2024.
DATE HYRUM CITY ATTORNEY

UTILITY COMPANY APPROVALS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

OWNER'S CERTIFICATE OF 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 AND STREETS (AS PERTAINS), TO HEREAFTER BE KNOWN AS NIELSEN SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.