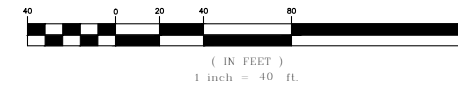


October 21, 2024

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

EXISTING PARCEL DESCRIPTIONS

PARCEL 01-005-0003

THE N/4 OF LOTS 1-2-3-4 & S/4 OF LOTS 5-6-7-8 BLK 10 PLAT C HYRUM CITY SVY SUBJ TO BNDRY LN ENT 1205452; BEG ON E LN OF 100 E ST AT PT N 2°02'15" E 248.38 FT FROM SW COR LT 4 SD BLK & TH S 88°25'27" E 659.89 FT TO W LN OF 200 E ST TO END

PARCEL 01-005-0009

THE SOUTH 15 RODS OF THE EAST 484 FT OF LOTS 1,2,3 BLK 10 PLT C HYRUM CITY SVY CONT 2.75 AC M/L SUBJ TO BNDRY LN ENT 1205452; BEG ON E LN OF 100 E ST AT PT N 2°02'15" E 248.38 FT FROM SW COR LT 4 SD BLK & TH S 88°25'27" E 659.89 FT TO W LN OF 200 E ST TO END LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL, PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOT 3 BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, KIM NIELSEN "MINI" SUBDIVISION SAID POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET AND SOUTH 88°11'03" EAST, A DISTANCE OF 176.00 FEET, AND NORTH 02°02'15" EAST, A DISTANCE OF 131.36 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 NORTH AND 100 EAST FROM WHICH THE MONUMENT IN THE INTERSECTION OF 300 NORTH AND 100 EAST BEARS NORTH 02°15'57" EAST, A DISTANCE OF 798.49 FEET; THENCE NORTH 02°02'15" EAST, A DISTANCE OF 117.76 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 88°25'27" EAST, A DISTANCE OF 42.54 FEET TO A POINT ON THE WEST BANK OF AN EXISTING DITCH; THENCE, ALONG SAID WEST BANK THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 20°48'10" WEST, A DISTANCE OF 27.13 FEET; (2) SOUTH 30°40'28" WEST, A DISTANCE OF 23.73 FEET; (3) SOUTH 06°30'46" WEST, A DISTANCE OF 36.32 FEET; (4) SOUTH 17°50'49" EAST, A DISTANCE OF 27.13 FEET; (5) SOUTH 28°27'51" EAST, A DISTANCE OF 11.29 FEET; THENCE NORTH 88°11'03" WEST A DISTANCE OF 34.56 FEET TO THE POINT OF BEGINNING. CONT 0.07 AC LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOT 3, BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, KIM NIELSEN "MINI" SUBDIVISION, SAID POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET AND SOUTH 88°11'03" EAST, A DISTANCE OF 176.00 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 NORTH AND 100 EAST FROM WHICH MONUMENT IN THE INTERSECTION OF 300 NORTH AND 100 EAST BEARS NORTH 02°15'57" EAST, A DISTANCE OF 798.49 FEET; THENCE NORTH 02°02'15" EAST A DISTANCE OF 131.36 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 34.56 FEET TO THE WEST BANK OF AN EXISTING DITCH, THENCE ALONG SAID WEST BANK THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 28°27'51" EAST, A DISTANCE OF 12.32 FEET; (2) SOUTH 21°12'15" EAST, A DISTANCE OF 10.02 FEET; (3) SOUTH 07°39'10" WEST, A DISTANCE OF 43.30 FEET; (4) SOUTH 00°40'06" EAST, A DISTANCE OF 28.63 FEET; (5) SOUTH 09°51'10" EAST, A DISTANCE OF 14.76 FEET; (6) SOUTH 19°54'50" EAST, A DISTANCE OF 18.69 FEET; (7) SOUTH 04°48'37" EAST, A DISTANCE OF 8.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°11'03" WEST, A DISTANCE OF 52.87 FEET TO THE POINT OF BEGINNING. CONT 0.13 AC (CCR) NET 2.55 AC

ADJUSTED PARCEL DESCRIPTIONS

PARCEL 01-005-0003

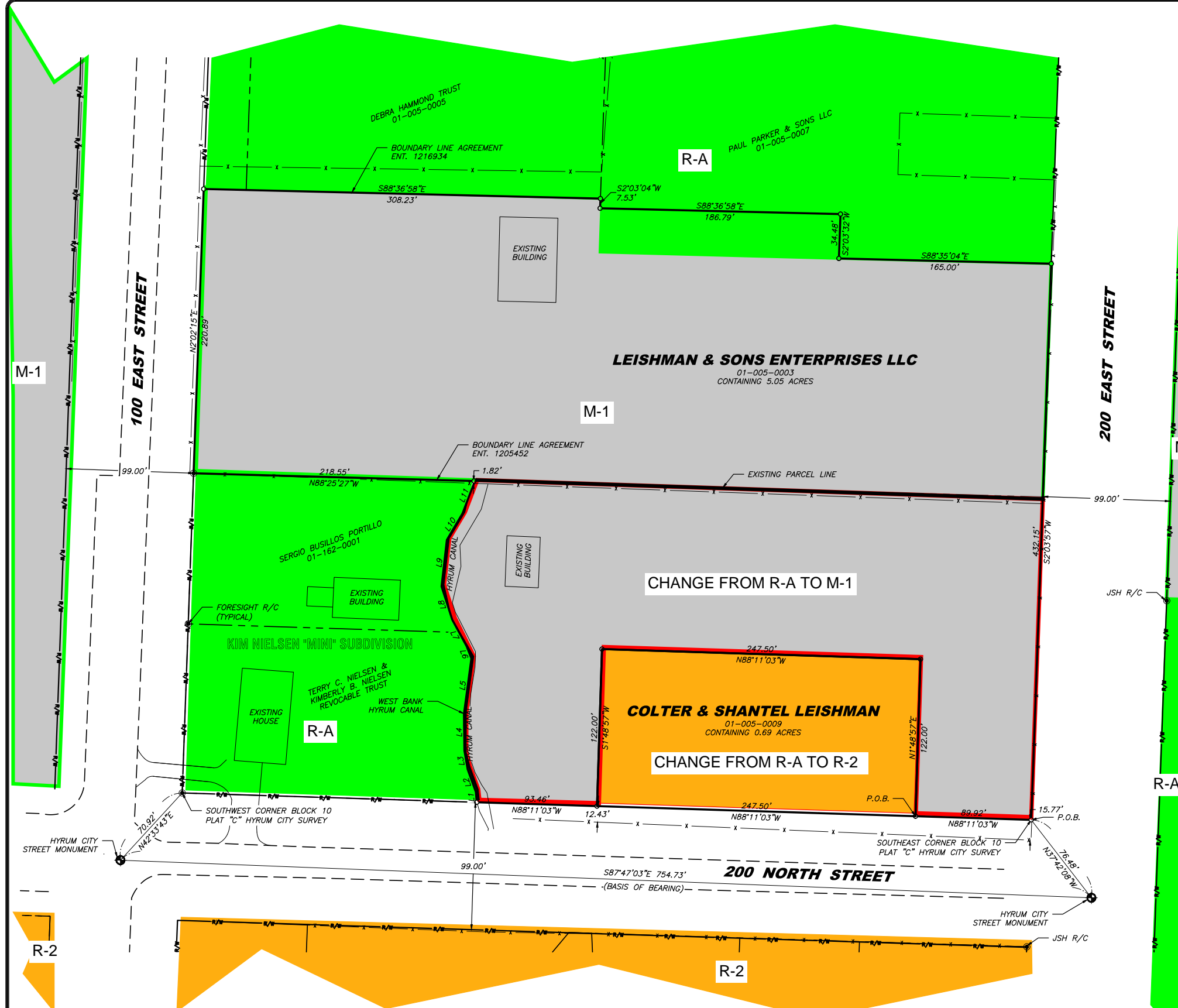
A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF BLOCK 10, PLAT "C", HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 10 A DISTANCE OF 89.92 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 122.00 FEET; THENCE NORTH 88°11'03" WEST, A DISTANCE OF 247.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 122.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 93.46 FEET TO THE WEST BANK OF THE HYRUM CANAL; THENCE RUNNING ALONG SAID WEST BANK THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 04°48'22" WEST, A DISTANCE OF 8.05 FEET; (2) NORTH 19°54'50" WEST, A DISTANCE OF 18.69 FEET; (3) NORTH 09°51'10" WEST, A DISTANCE OF 14.76 FEET; (4) NORTH 00°40'06" WEST, A DISTANCE OF 28.63 FEET; (5) NORTH 07°39'10" EAST, A DISTANCE OF 43.30 FEET; (6) NORTH 21°12'15" WEST, A DISTANCE OF 10.02 FEET; (7) NORTH 28°27'51" WEST, A DISTANCE OF 23.60 FEET; (8) NORTH 17°50'49" WEST, A DISTANCE OF 27.13 FEET; (9) NORTH 06°30'46" EAST, A DISTANCE OF 36.32 FEET; (10) NORTH 30°40'28" EAST, A DISTANCE OF 23.73 FEET; (11) NORTH 20°48'10" EAST, A DISTANCE OF 27.13 FEET TO AN EXISTING BOUNDARY LINE AGREEMENT ENTRY NO. 1205452; THENCE NORTH 88°25'27" WEST, ALONG SAID BOUNDARY LINE AGREEMENT AND NORTH LINE OF THE KIM NIELSEN "MINI" SUBDIVISION A DISTANCE OF 218.55 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 10; THENCE NORTH 02°02'15" EAST, ALONG SAID WEST LINE A DISTANCE OF 220.89 FEET TO BOUNDARY LINE AGREEMENT ENTRY NO. 1216934; THENCE SOUTH 88°36'58" EAST, ALONG SAID BOUNDARY LINE AGREEMENT A DISTANCE OF 308.23 FEET; THENCE SOUTH 02°03'04" WEST, A DISTANCE OF 7.53 FEET; THENCE SOUTH 88°36'58" EAST, A DISTANCE OF 186.79 FEET; THENCE SOUTH 02°03'32" WEST, A DISTANCE OF 34.48 FEET; THENCE SOUTH 88°35'04" EAST, A DISTANCE OF 165.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 10; THENCE SOUTH 02°03'57" WEST, ALONG SAID EAST LINE A DISTANCE OF 432.15 FEET TO THE POINT OF BEGINNING. CONTAINING 5.05 ACRES.

PARCEL 01-005-0009

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF BLOCK 10, PLAT "C", HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 10 LOCATED NORTH 88°11'03" WEST, A DISTANCE OF 89.92 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 247.50 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 122.00 FEET; THENCE SOUTH 88°11'03" WEST, A DISTANCE OF 247.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.69 ACRES.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN PARCELS 01-005-0009 AND 01-005-0003. THE SURVEY WAS ORDERED BY COLTER LEISHMAN. THE CONTROL USED WERE FOUND SURVEY MARKERS AND SURVEYS DONE IN THE AREA. THE BASIS OF BEARING IS THE LINE BETWEEN THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 100 EAST AND 200 NORTH AND THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 EAST AND 200 NORTH ASSUMED TO BEAR SOUTH 87°47'03" EAST, A DISTANCE OF 754.73 FEET.



Line #	Length	Direction
L1	8.05	N4° 48' 22"W
L2	18.69	N19° 54' 50"W
L3	14.76	N9° 51' 10"W
L4	28.63	N0° 40' 06"W
L5	43.30	N7° 39' 10"E
L6	10.02	N21° 12' 15"W

Line #	Length	Direction
L7	23.60	N28° 27' 51"W
L8	27.13	N17° 50' 49"W
L9	36.32	N6° 30' 46"E
L10	23.73	N30° 40' 28"E
L11	27.13	N20° 48' 10"E

- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT PROPERTY
 - - - RIGHT-OF-WAY LINE
 - x FENCE LINE
 - EDGE OF PAVEMENT
 - FOUND REBAR
 - HYRUM CITY STREET MONUMENT
 - SET 5/8" REBAR W/CAP

SURVEY CERTIFICATE

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152661 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.



Job Number: 24-202
 Drawn By: JH
 Date: 10/21/2024
 Scale: 1"=40'
 Title: 24-202B.dwg

A BOUNDARY LINE ADJUSTMENT FOR:
COLTER LEISHMAN
 140 EAST 200 NORTH
 HYRUM, CACHE COUNTY, UTAH
 A PART OF THE NORTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B. & M.

FORESIGHT
 LAND SURVEYING
 2005 North 600 West, Logan, Utah
 435-753-1910

No.	Date	By	Revision