Gifford "Mini" Subdivision A PART OF THE SOUTHWEST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M. ALSO BEING A PART OF LOTS 3 AND 4, BLOCK 8, PLAT "D", HYRUM CITY SURVEY HYRUM, CACHE COUNTY, UTAH August 22, 2022 3 2 GRAPHIC SCALE 94 Steven 8. Teri Steven 1. 022-0012 S88°40'52"E 331.77' (330.00' B.R.) -- 10.00°₹\U.E 0.82 Shed 0.76 Street 28,298 Sq Ft House 273 S 0.65 Acres 300 E 6.03 N1°50'01"E 1.86' East AP.O.B. Lot - 2.90' Brooklyn & Jay Hill S88'40'52"E 165.89 N88°40'52"W 165.89 0.67 √Found Smith Rebar and Cap 300 Building Lot 2 Survey Narrative 13,685 Sq Ft 0.31 Acres The purpose of this survey was to create a two lot subdivision on parcel 01–015–0034. The survey was ordered by John Gifford. The control used to establish the property corners was the survey monumentation found within this and the survounding blocks. The basis of bearings for this survey was the line between the Hyrum City street monuments found at the intersections of 300 South and 200 East Streets, and 300 South and 400 East Streets, and 300 South and 400 East Streets. The line was assumed to bear South 88'34'11" Fast. Shelley Sodler Shelley Sodler Treston 82 -0029 283 S P.O.B. Lot 2 300 E 165.89 N88°40'52"W 165.89 NOTE: BUILDING SETBACKS WILL BE THOSE REQUIRED FOR THE ZONE AT THE TIME THE BUILDING PERMIT IS APPLIED FOR. ADD NOTE WO STREET TREES OF 1.5" CALIPER ARE REQUIRED ON THE FRONTAGE -Southwest Corner Lot 4 Block 8, Plat "D" **ØF EACH LOT.** Hyrum City Survey (165.00' Record) Record Owners: John and Jessica Gifford 273 South 300 East Hyrum, Utah 84319 (165.00' Record) 165.89 (D) 300 South 200 East *300* South Street 99.00' (Basis of Bearings) STATE OF UTAH 1543.02 COUNTY OF CACHE / FGFND: PROPERTY LINE LOT LINE ADJACENT PROPERTY FENCE LINE FOGE OF PAVEMENT EDGE OF CONCRETE EASEMENT UTILITY LINE CITY ENGINEER'S CERTIFICATE UTILITY COMPANY APPROVALS OWNERS DEDICATION WATER LINE I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION THE UNDERSIONED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: GIFFORD "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. SEWER LINE THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED SEWER MANHOLE ON FILE IN THIS OFFICE. WATER METER LITHITY POLE HYRIM CITY CHINARY WATER AUTHORITY DATE FOUND REBAR HYRUM STREET MONUMENT POMESSAR A SET %" REBAR W/CAP DATE CITY ENGINEER HYRUM CITY SANITARY SEWER AUTHORITY DATE _, HAVE EXECUTED THIS PLAT AND HYRUM CITY POWER LAND USE AUTHORITY PLANNING COMMISSION APPROVAL CITY ATTORNEY APPROVAL DATE DEDICATION THE____DAY OF___ APPROVED THIS DAY OF A.D. 20 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION. PRESENTED TO THE HYRUM CITY COUNCIL THIS DAY OF A.D. 20 , AT WHICH TIM THIS SUBDIVISION WAS APPROVED AND ACCEPTED. I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY JOHN GIFFORD JESSICA GIFFORD COMCAST DATE ORDINANCE THIS DAY OF OWNER OWNER DOMINION ENERGY DATE HYRUM CITY ATTORNEY ATTEST MAYOR CHAIRPERSON OWEST DATE

SURVEYOR'S CERTIFICATE

. DO HEREBY CERTIFY THAT I AM A JEFF C. NIFLSEN 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: GIFFORD "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

SUBDINSION BOUNDARY PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ALSO, BEING PART OF LOTS 3 AND 4, BLOCK 8, PLAT "D", HYRUM CITY

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET LOCATED NORTH 1'50'0' CAST, A DISTANCE OF 84.36 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4 AND TRINNING THENCE NORTH O'15'0'0' EAST, AUNOS SAID RIGHT-OF-WAY A DISTANCE OF 188.73 FEET; THENCE SOUTH 88'40'52" EAST, A DISTANCE OF 331,77 FEET; THENCE SOUTH 0'50'0' WEST, A DISTANCE OF 84.36 FEET; THENCE NORTH 88'40'52" WEST, A DISTANCE OF 185.89 FEET, THENCE SOUTH 0'150'01" WEST, A DISTANCE OF 185.89 FEET OF THE POINT OF BEGINNING.
CONTAINING 0.96 ACRES IN 2 LOTS

LOT_1
PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN. ALSO, BEING PART OF LOTS 3 AND 4, BLOCK 8, PLAT ""D"", HYRUM CITY
SURVEY.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET LOCATED NORTH
"50"0" AST. A DISTANCE OF 166.86 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4 AND JO 07 DAST, A DISTANCE OF 100.00 FEEL FROM THE SOUTHWEST CONNER OF SAID LOT 4 AND TUNNING THENCE NORTH 1°50'01""EAST, A DISTANCE OF 86.23 FEET ALONG SAID EAST RIGHT-OF-WAY

LINE;
THENCE SOUTH 88'40'52" EAST, A DISTANCE OF 331.77 FEET;
THENCE SOUTH '15'0'1" WEST, A DISTANCE OF 63.8 FEET;
THENCE NORTH 88'40'52" WEST, A DISTANCE OF 165.80 FEET;
THENCE SOUTH '15'0'01" WEST, A DISTANCE OF 1.86 FEET;
THENCE SOUTH '15'0'01" WEST, A DISTANCE OF 1.86 FEET;
THENCE NORTH 88'40'52" WEST, A DISTANCE OF 165.89 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.65 ACRES

LOT 2 PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ALSO, BEING PART OF LOT 4, BLOCK 8, PLAT "D", HYRUM CITY SURVEY.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET LOCATED NORTH 1'50'0'-24ST, A DISTANCE OF 84.36 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTH 1'50'01" EAST, A DISTANCE OF 82.50 FEET ALONG SAID EAST RIGHT-OF-WAY

LINE; THENCE SOUTH 88"40"52" EAST, A DISTANCE OF 165.89 FEET; THENCE SOUTH 1"50"01" WEST, A DISTANCE OF 82.50 FEET; THENCE NORTH 88"40"52" WEST, A DISTANCE OF 165.89 FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES





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

Project No. 22-263 Prepared by JH 8/22/22

ACKNOWLEDGMENT

SATISFACTORY EVIDENCE TO BE ______,
OF ______AND IS SAID PERSON WHOSE NAME IS
SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY

SUBSCRIBED TO THIS INSTRUMENT AND HIM/HER ON BEHALF OF SAID _______
ITS BYLAWS.
WITNESS MY HAND AND OFFICIAL SEAL.

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER - EXPIRES

(SEAL)

COUNTY	RECORDER'S	N

STATE OF UTAH, COUNT	Y OF	, RECORDED AND	FILED
AT THE REQUEST OF: _			
DATE:	TIME:	FEE:	
ABSTRACTED			
INDEX	TS	COUNTY RECORDER	