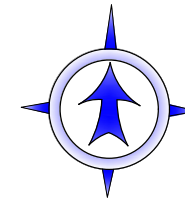


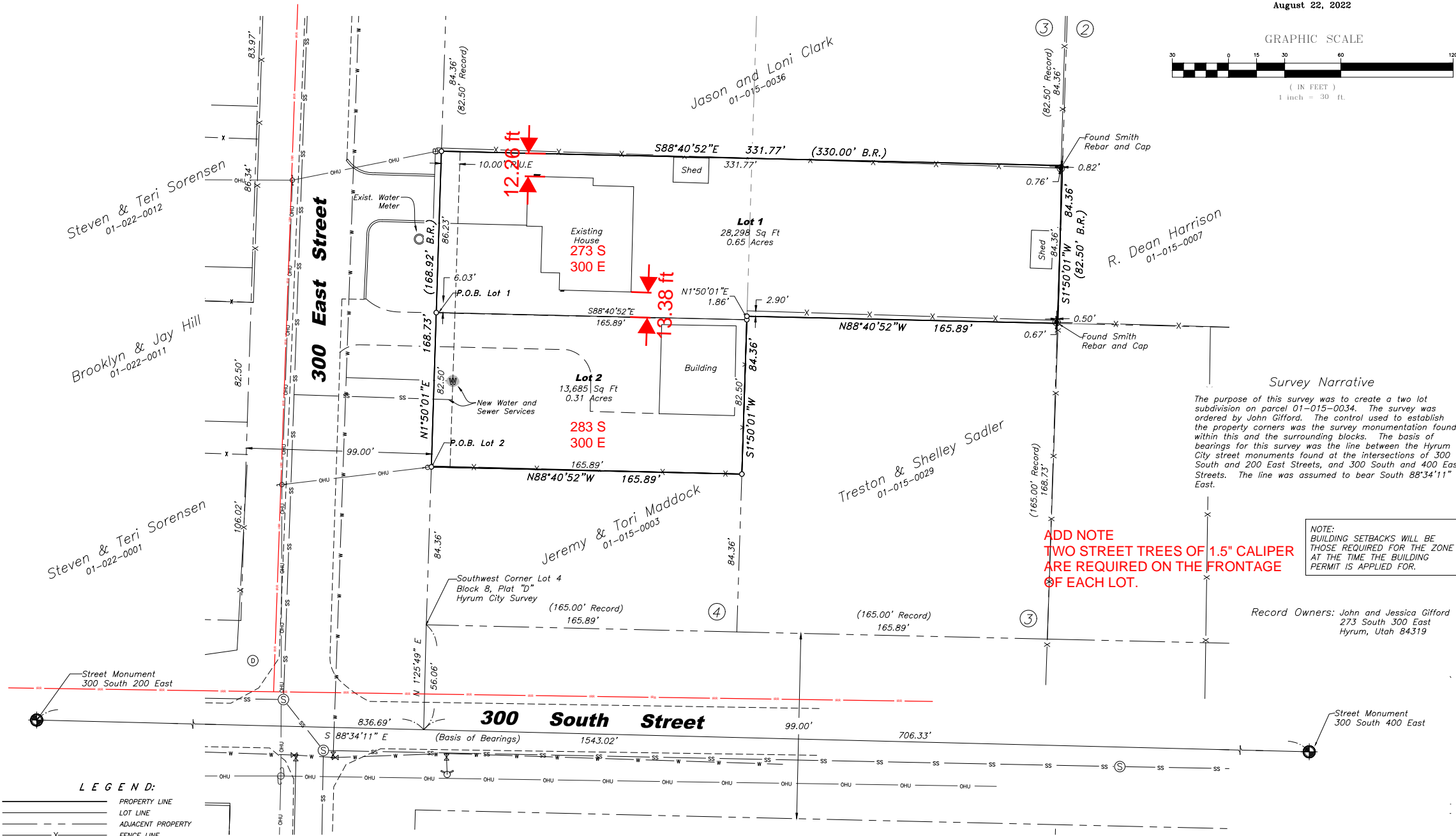
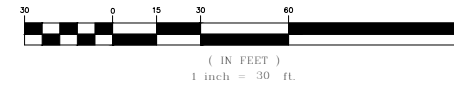
# Gifford "Mini" Subdivision

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

GRAPHIC SCALE



### Survey Narrative

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 surrounding 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. The line was assumed to bear South 88°34'11" East.

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

ADD NOTE  
TWO STREET TREES OF 1.5" CALIPER  
ARE REQUIRED ON THE FRONTAGE  
OF EACH LOT.

Record Owners: John and Jessica Gifford  
273 South 300 East  
Hyrum, Utah 84319

### 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: GIFFORD "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

### Boundary Descriptions

**SUBDIVISION 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 SURVEY.

**BEGINNING** AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET LOCATED NORTH 1°50'01" EAST, A DISTANCE OF 84.36 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTH 01°50'01" EAST, A DISTANCE OF 168.73 FEET; THENCE SOUTH 88°40'52" EAST, A DISTANCE OF 331.77 FEET; THENCE SOUTH 01°50'01" WEST, A DISTANCE OF 84.36 FEET; THENCE NORTH 88°40'52" WEST, A DISTANCE OF 165.89 FEET; THENCE SOUTH 01°50'01" WEST, A DISTANCE OF 84.36 FEET; THENCE NORTH 88°40'52" WEST, A DISTANCE OF 165.89 FEET TO 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 1°50'01" EAST, A DISTANCE OF 168.86 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING 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 1°50'01" WEST, A DISTANCE OF 84.36 FEET; THENCE NORTH 88°40'52" WEST, A DISTANCE OF 165.89 FEET; THENCE SOUTH 1°50'01" 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°50'01" EAST, 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



**FORESIGHT**  
LAND SURVEYING

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

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

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF CACHE ) SS.  
THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, WHO PROVED ON BASIS OF \_\_\_\_\_ SATISFACTORY EVIDENCE TO BE \_\_\_\_\_ AND IS SAID PERSON WHOSE NAME IS OF \_\_\_\_\_ 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

**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 _____
QWEST	DATE _____

**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 \_\_\_\_\_, 2022.  
DATE \_\_\_\_\_ HYRUM CITY ATTORNEY \_\_\_\_\_

**LAND USE AUTHORITY**  
PRESENTED TO THE HYRUM CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.  
BY: \_\_\_\_\_ CHAIRPERSON