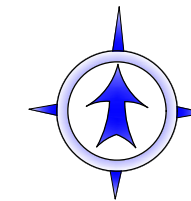


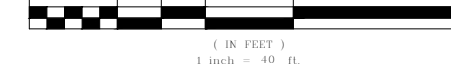
Trexler "MINI" Subdivision

A PART OF BLOCK 1, PLAT "A" HYRUM CITY SURVEY
HYRUM, CACHE COUNTY, UTAH



April 27, 2022

GRAPHIC SCALE



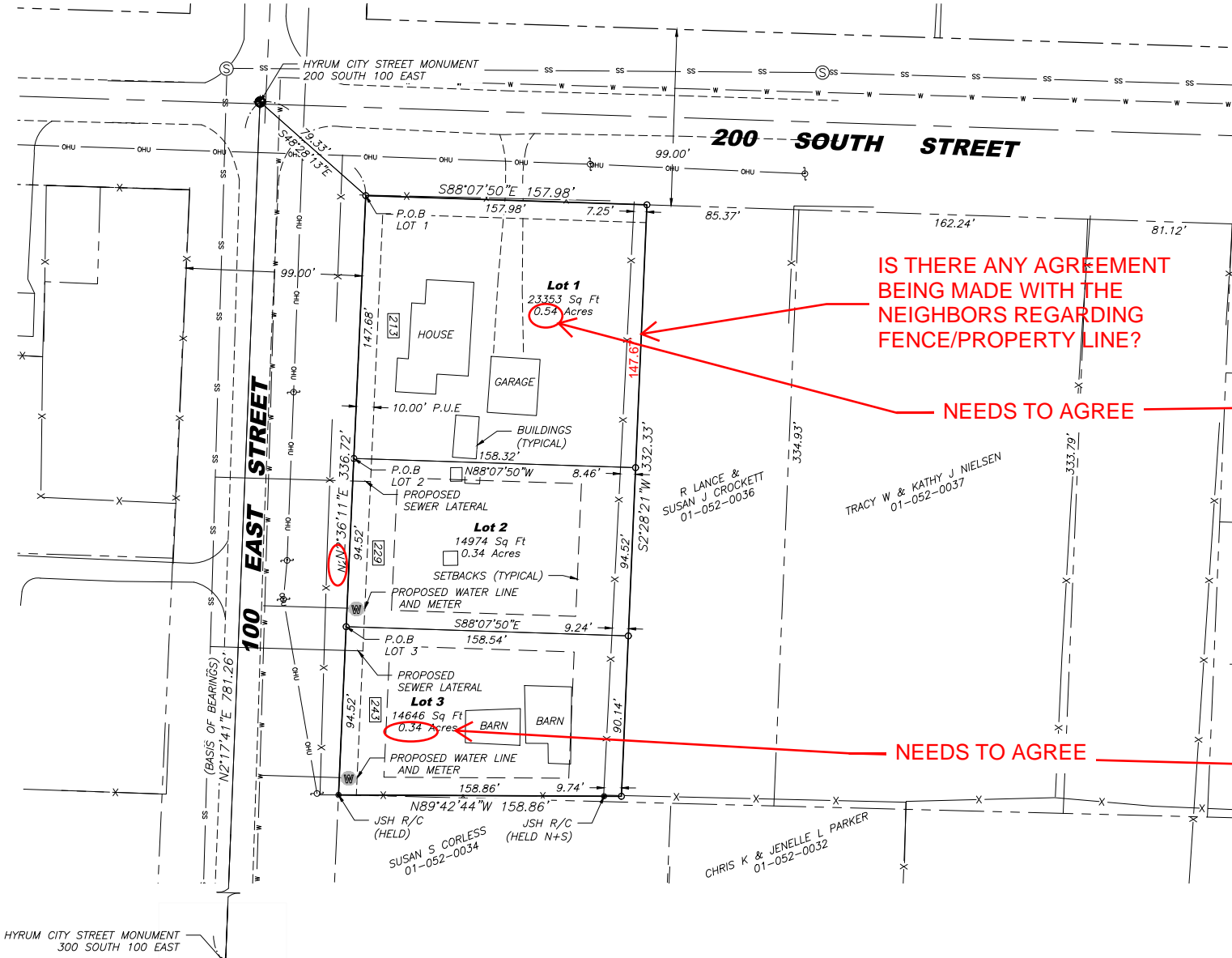
Vicinity Map
Hyrum, Utah

LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK
- FENCE LINE
- EDGE OF PAVEMENT
- WATER LINE
- SEWER LINE
- OHU OVERHEAD UTILITY
- XXXX LOT ADDRESS
- ○ UTILITY POLE
- ○ WATER METER
- ○ FIRE HYDRANT
- ○ SEWER MANHOLE
- ○ FOUND REBAR
- ○ STREET MONUMENT
- ○ SET 3/4" REBAR W/CAP

Survey Narrative

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON PARCEL 01-052-0045. THE SURVEY WAS ORDERED BY COLTER LEISHMAN. 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 200 SOUTH STREET AND 100 EAST STREETS AND 300 SOUTH AND 100 EAST STREETS AND WAS ASSUMED TO BEAR SOUTH 02°17'41" WEST.



IS THERE ANY AGREEMENT BEING MADE WITH THE NEIGHBORS REGARDING FENCE/PROPERTY LINE?

NEEDS TO AGREE

NEEDS TO AGREE

PLEASE CORRECT ADDRESS

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

Boundary Descriptions
SUBDIVISION BOUNDARY
A PART OF LOT 4 AND 5 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A THE NORTHWEST CORNER OF SAID BLOCK 1 POINT BEING LOCATED AND SOUTH 48°28'13" EAST, A DISTANCE OF 79.33 FEET FROM THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 100 EAST FROM WHICH THE STREET MONUMENT IS THE INTERSECTION OF 300 SOUTH AND 100 EAST BEARS NORTH 02°17'41" EAST, A DISTANCE OF 781.26 FEET; THENCE SOUTH 88°07'50" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 157.98 FEET; THENCE SOUTH 02°28'21" WEST, A DISTANCE OF 332.33 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 89°42'44" WEST, ALONG SAID FENCE A DISTANCE OF 158.86 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE NORTH 02°36'11" EAST, ALONG SAID WEST LINE A DISTANCE OF 336.72 FEET TO THE POINT OF BEGINNING. CONTAINING 1.21 ACRES.

LOT 1
A PART OF LOT 5 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 1 POINT BEING LOCATED AND SOUTH 48°28'13" EAST, A DISTANCE OF 79.33 FEET FROM THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 100 EAST FROM WHICH THE STREET MONUMENT IS THE INTERSECTION OF 300 SOUTH AND 100 EAST BEARS NORTH 02°17'41" EAST, A DISTANCE OF 781.26 FEET; THENCE SOUTH 88°07'50" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 157.98 FEET; THENCE SOUTH 02°28'21" WEST, A DISTANCE OF 147.67 FEET; THENCE NORTH 88°07'50" WEST, A DISTANCE OF 158.32 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE NORTH 02°36'11" EAST, ALONG SAID WEST LINE A DISTANCE OF 147.68 FEET TO THE POINT OF BEGINNING. CONTAINING 0.53 ACRES.

LOT 2
A PART OF LOT 4 AND 5 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 1 POINT BEING LOCATED AND SOUTH 48°28'13" EAST, A DISTANCE OF 79.33 FEET AND SOUTH 02°36'11" WEST, A DISTANCE OF 147.68 FEET FROM THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 100 EAST FROM WHICH THE STREET MONUMENT IS THE INTERSECTION OF 300 SOUTH AND 100 EAST BEARS NORTH 02°17'41" EAST, A DISTANCE OF 781.26 FEET; THENCE SOUTH 88°07'50" EAST, A DISTANCE OF 158.32 FEET; THENCE SOUTH 02°28'21" WEST, A DISTANCE OF 94.52 FEET; THENCE NORTH 88°07'50" WEST, A DISTANCE OF 158.54 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE NORTH 02°36'11" EAST, ALONG SAID BLOCK 1 A DISTANCE OF 94.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.34 ACRES.

LOT 3
A PART OF LOT 4 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 1 POINT BEING LOCATED AND SOUTH 48°28'13" EAST, A DISTANCE OF 79.33 FEET AND SOUTH 02°36'11" WEST, A DISTANCE OF 242.20 FEET FROM THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 100 EAST FROM WHICH THE STREET MONUMENT IS THE INTERSECTION OF 300 SOUTH AND 100 EAST BEARS NORTH 02°17'41" EAST, A DISTANCE OF 781.26 FEET; THENCE SOUTH 88°07'50" EAST, A DISTANCE OF 158.54 FEET; THENCE SOUTH 02°28'21" WEST, A DISTANCE OF 90.14 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 89°42'44" WEST, ALONG SAID FENCE A DISTANCE OF 158.86 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE NORTH 02°36'11" EAST, ALONG SAID BLOCK 1 A DISTANCE OF 94.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.33 ACRES.

DRAFT
SIGNATURE: _____ DATE: _____
JEFF C. NIELSEN
STATE OF UTAH

ACKNOWLEDGMENT
STATE OF UTAH) ss.
COUNTY OF CACHE)
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 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:
1. 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.
2. Builders will be responsible to provide underground conduit along 400 North Street for electrical service.
NEED TO ADD NOTE FOR STREET TREES
3. 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'

Record Owners: Sasha Trexler
213 South 100 North
Hyrum, UT 84319

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: _____

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 _____

OWNERS DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: TREXLER "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 _____, 2022.
SIGN _____ SIGN _____
PRINT _____ PRINT _____
TITLE (OWNER) _____ TITLE (OWNER) _____