

LEISHMAN & SONS SITE PLAN

PARCEL 01-005-0003

250 N 100 E

CITY COUNCIL MEETING

JULY 2, 2020

ZONING: M-1 (Light Industrial)

UTILITIES:

Power: Available on 200 East

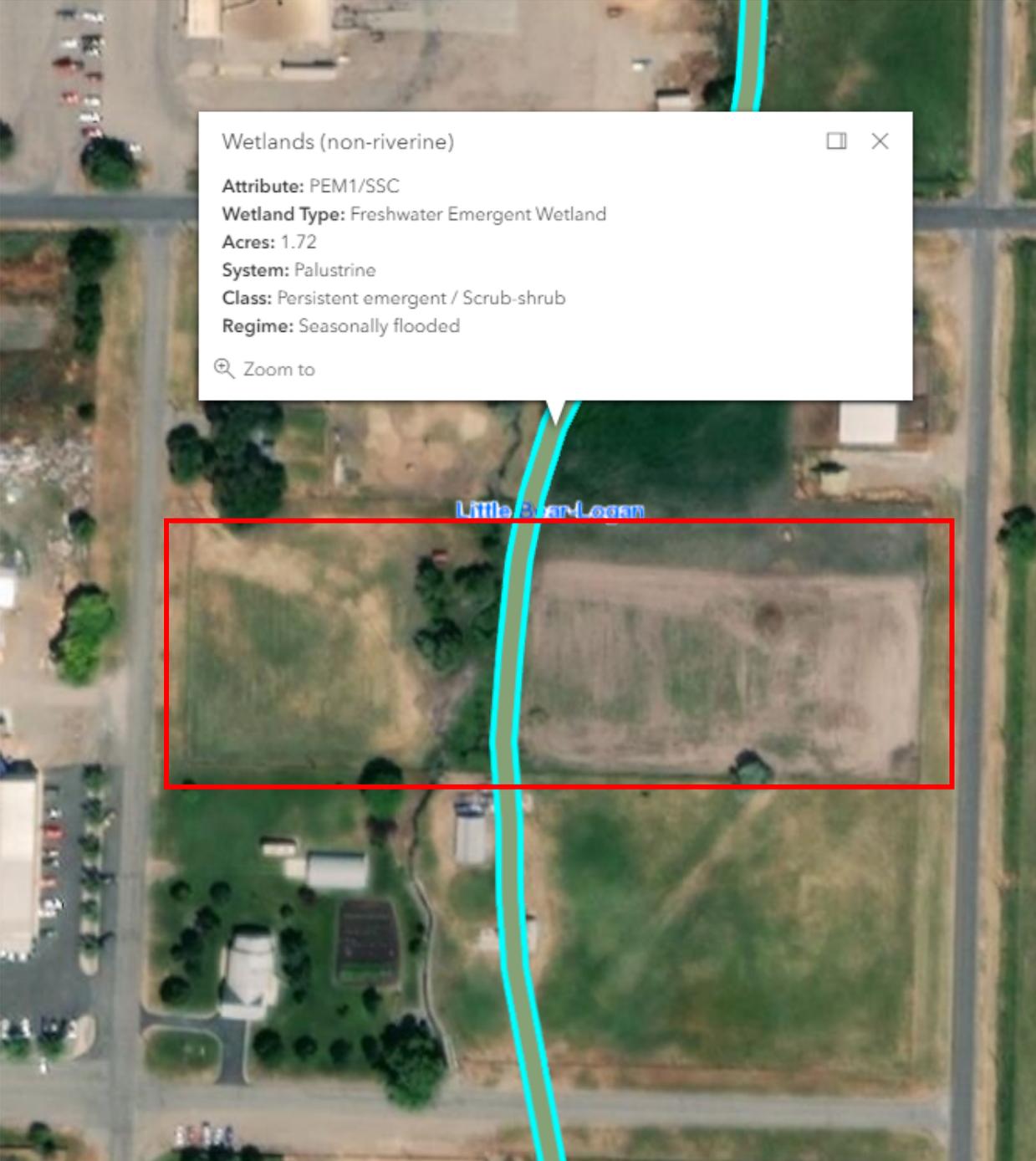
Culinary: Available on 100 East

Sewer: Available on 100 East

Irrigation: Not adjacent to property. 8 inch available at 200 North. Distance to the main is 335 feet from the southwest corner, 520 feet from the northwest corner.

PARKING & ROADS: Onsite parking is proposed. To be topped with road base.

NOTES: Site Plan was recommended by the Planning Commission without conditions. Irrigation connection was not required. Developer stated that the water table is high at this location and plans to xeriscape with native/drought tolerant plants. The Hyrum Canal, a non-riverine wetlands is located on the parcel.



Wetlands (non-riverine)



Attribute: PEM1/SSC
Wetland Type: Freshwater Emergent Wetland
Acres: 1.72
System: Palustrine
Class: Persistent emergent / Scrub-shrub
Regime: Seasonally flooded

Zoom to

Little River Logan



Colter Leishman
SCALE 1"=40'

- LEGEND:**
- PROPERTY LINE
 - - - - - CENTERLINE
 - - - - - EDGE OF PAVED DITCH
 - - - - - FENCE LINE
 - ⊗ Found Rebar and Cap
 - ⊙ Station Corner

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 LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 10, PLAT "C" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 100 EAST STREET LOCATED SOUTH 02°02'15" WEST A DISTANCE OF 214.79 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE SOUTH 88°36'58" EAST, A DISTANCE OF 278.23 FEET; THENCE SOUTH 02°03'04" WEST, A DISTANCE OF 209.82 FEET; THENCE SOUTH 88°25'27" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 02°03'04" EAST, A DISTANCE OF 202.39 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 (33.00' RECORD); THENCE SOUTH 88°35'04" EAST, A DISTANCE OF 165.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 200 EAST STREET; THENCE SOUTH 02°03'57" WEST, A DISTANCE OF 181.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 88°25'27" WEST, A DISTANCE OF 659.89 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 02°02'15" EAST, A DISTANCE OF 220.89 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 3.0271 ACRES.

Parcel 01-005-0004
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 LOTS 2 AND 6, BLOCK 10, PLAT "C" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT LOCATED SOUTH 02°02'15" WEST A DISTANCE OF 214.79 FEET AND SOUTH 88°36'58" EAST A DISTANCE OF 278.23 FEET FROM THE NORTHWEST CORNER OF LOT 5 AND RUNNING THENCE SOUTH 88°36'58" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 02°03'04" WEST, A DISTANCE OF 209.92 FEET; THENCE NORTH 88°25'27" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 02°03'04" EAST, A DISTANCE OF 209.82 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1445 ACRES.

Survey Narrative

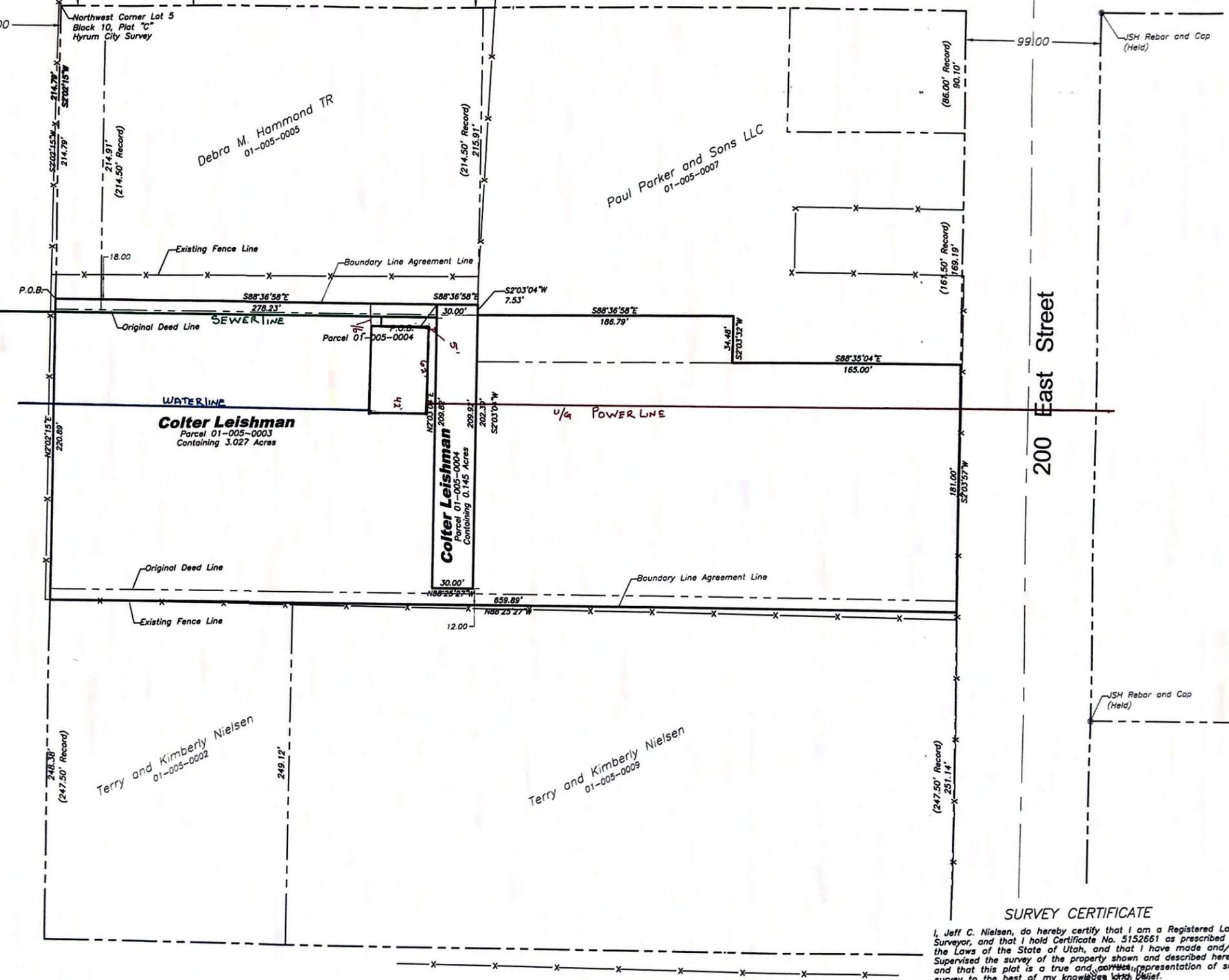
The purpose of this survey was to establish and set the property corners on the parcels as shown. The survey was ordered by Colter Leishman. There was one parcel that was shown on the ownership plat to be owned by Cache County and one that was said to be owned by the State of Utah. After conversations with the Cache County Recorder it was determined that they were not correct and need to be cleaned up by quiet title. Therefore descriptions were prepared so that Colter could start to pay taxes on the said parcels. There was also a fair amount of excess within this block and the fence lines and occupation lines did not fit the deed lines very well so boundary line agreements were prepared for the North and South lines as shown on this plat. The basis of bearings for this survey was the line between the Hyrum City Street Monuments along 300 North Street between 100 East Street and Center Street which was assumed to bear South 89°10'46" East.

100 East Street

300 North Street

200 East Street

200 North Street



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.

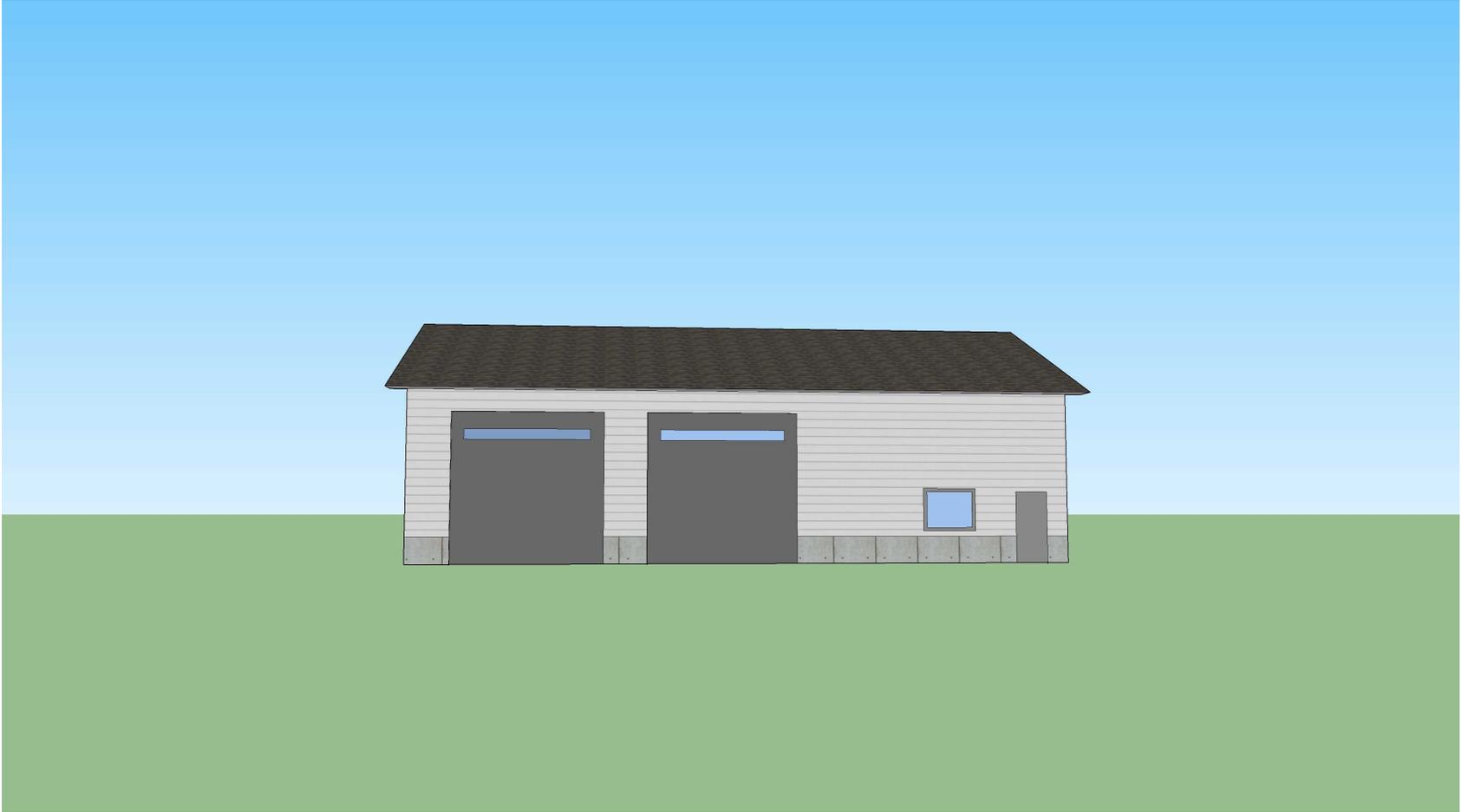
Jeff Nielsen, R.L.S. No. 5152661
 Date: 6/27/19
 State of Utah

FORESIGHT SURVEYING
 2005 North 600 West Suite D
 Logan, Utah 84301
 (435) 753-1910 Office
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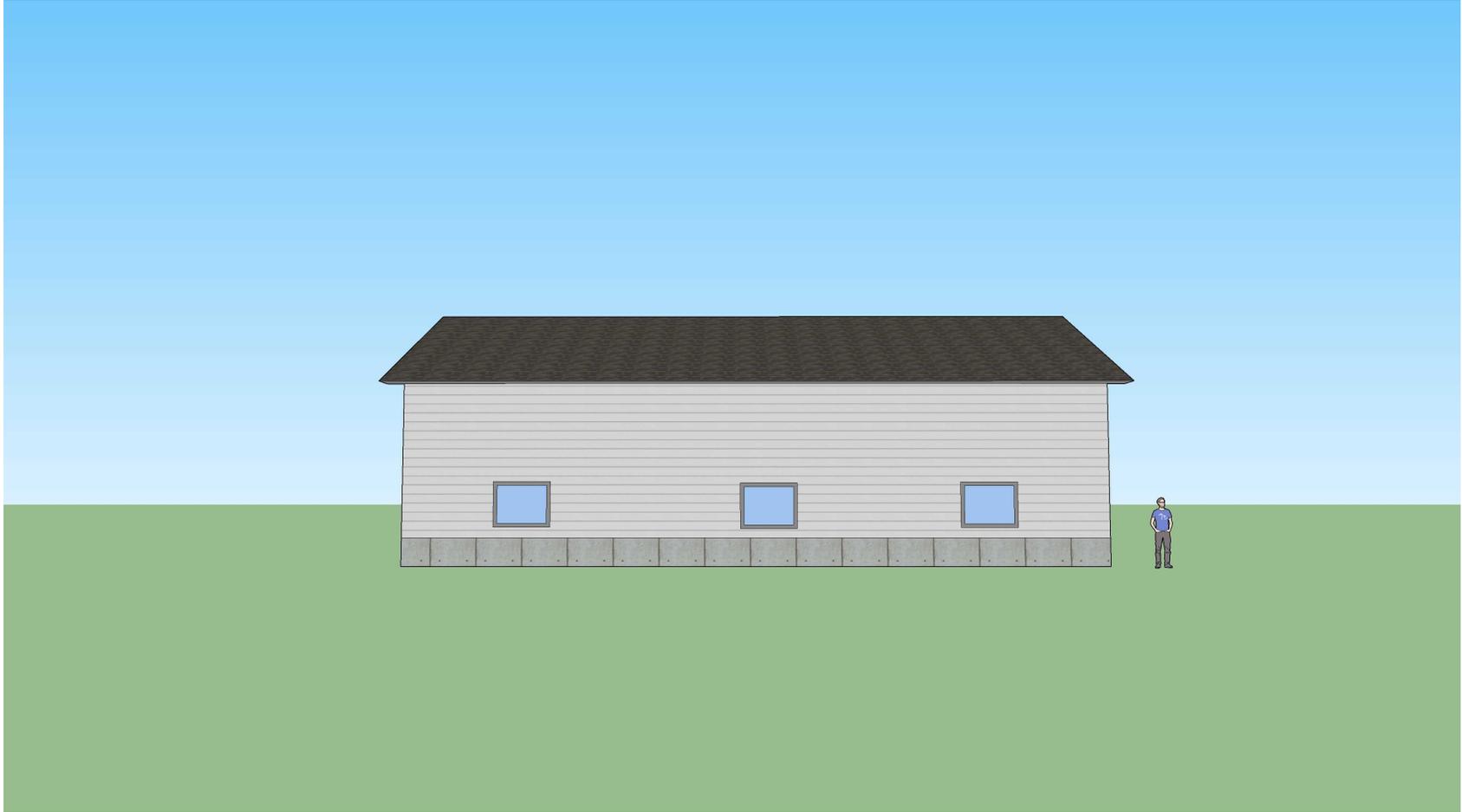
Colter Leishman
 250 South 100 East
 Hyrum, Cache County, Utah
 A PART OF THE NORTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B. & M.

Job Number:	18-025
Drawn By:	JN
Date:	5/16/2018
Scale:	1"=40'
File:	18-025.dwg

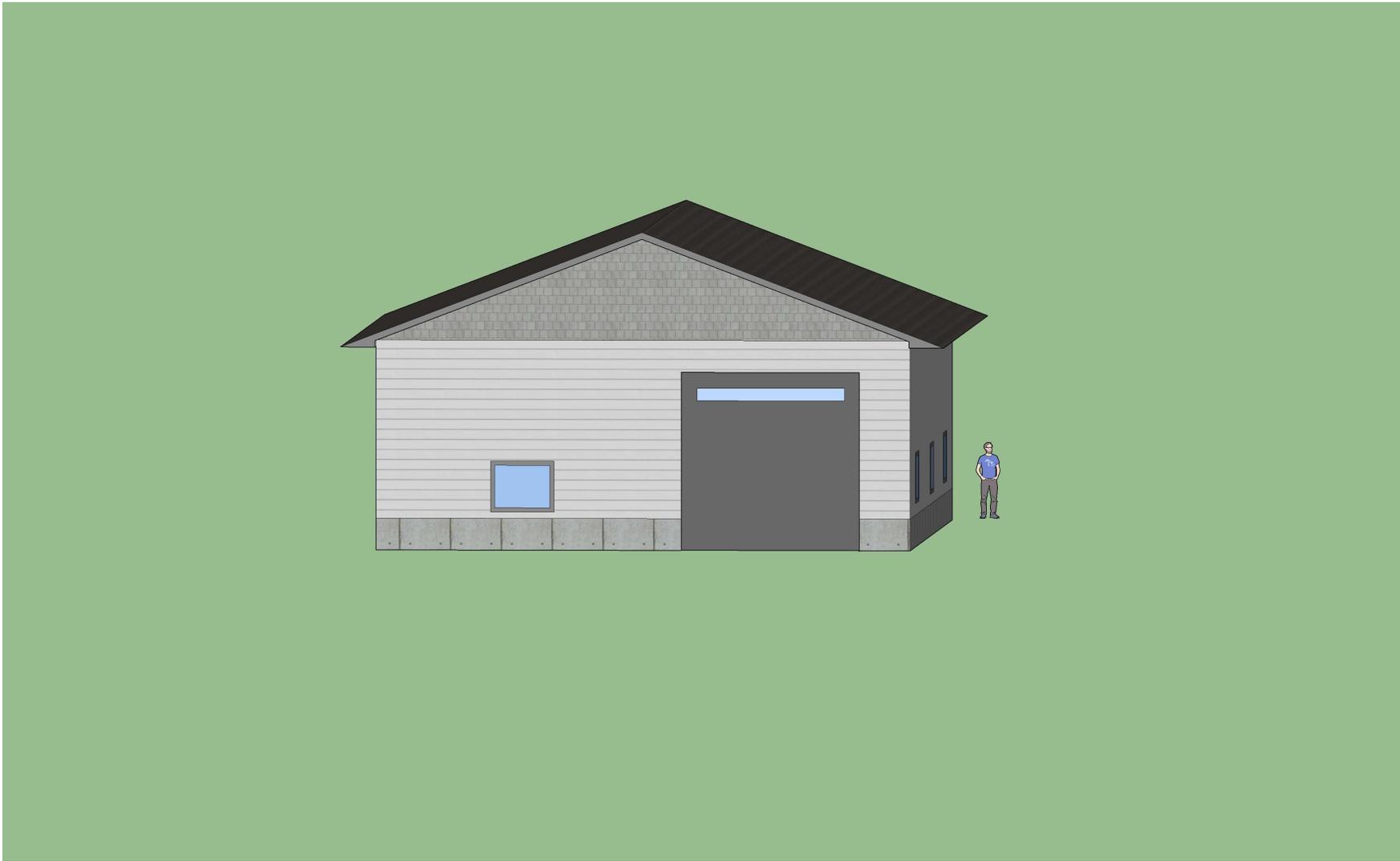
No.	Date	By	Revision



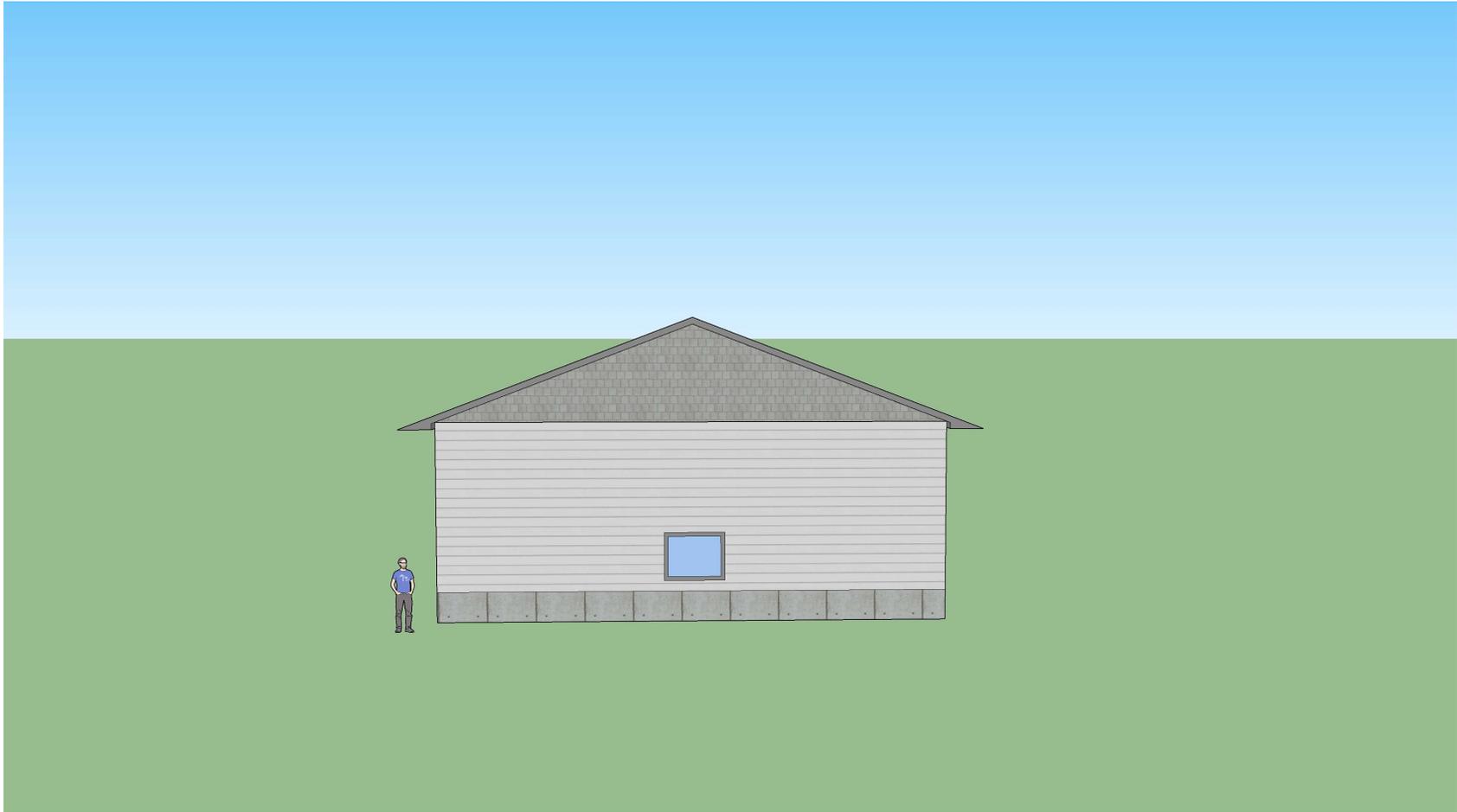
West Side



East Side



South Side



North Side

Plot Plan 250 N 100 E

