

**REISER MINI-SUBDIVISION**  
**107 EAST MAIN STREET**  
**PLANNING COMMISSION MEETING**  
**JULY 9, 2020**

ZONING: R-2 (Residential)

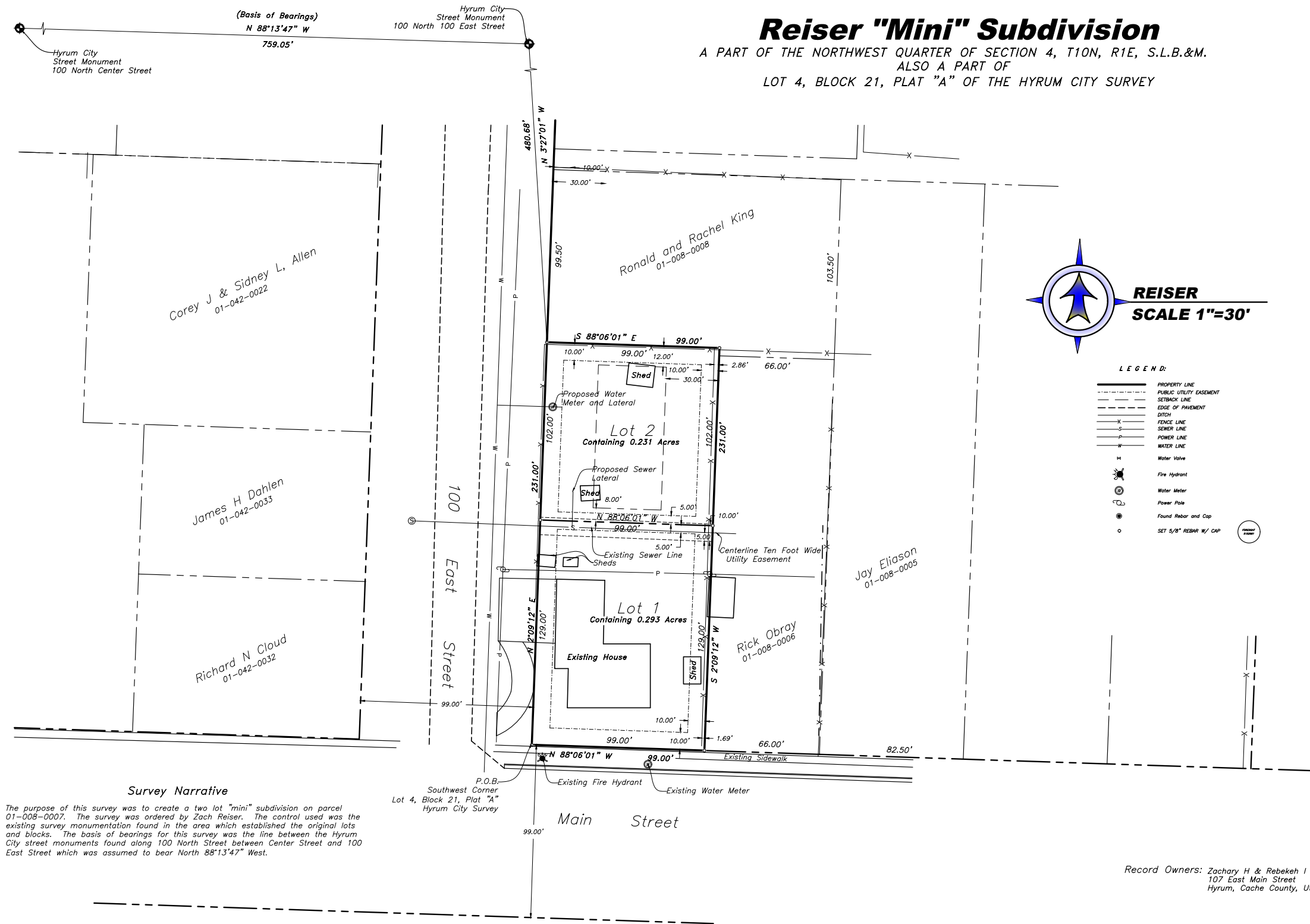
UTILITIES:

Power:	Available on 100 East
Culinary:	Available on 100 East
Sewer:	Available on parcel (8 inch)
Irrigation:	Available on 100 East

PARKING & ROADS: 100 East is paved.

NOTES: It is recommended that upon development of Lot 2 that the Russian Olive trees be properly removed. Russian Olive trees are listed as noxious weeds by Utah.

**Reiser "Mini" Subdivision**  
A PART OF THE NORTHWEST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M.  
ALSO A PART OF  
LOT 4, BLOCK 21, PLAT "A" OF THE HYRUM CITY SURVEY



**REISER**  
**SCALE 1"=30'**

**LEGEND:**

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- SETBACK LINE
- EDGE OF PAVEMENT
- DITCH
- FENCE LINE
- SEWER LINE
- POWER LINE
- WATER LINE
- Water Valve
- Fire Hydrant
- Water Meter
- Power Pole
- Found Rebar and Cap
- SET 5/8" REBAR W/ CAP

**Survey Narrative**

The purpose of this survey was to create a two lot "mini" subdivision on parcel 01-008-0007. The survey was ordered by Zach Reiser. The control used was the existing survey monumentation found in the area which established the original lots and blocks. The basis of bearings for this survey was the line between the Hyrum City street monuments found along 100 North Street between Center Street and 100 East Street which was assumed to bear North 88°13'47" West.

Record Owners: Zachary H & Rebekah I Reiser  
107 East Main Street  
Hyrum, Cache County, Utah

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

**Boundary Descriptions**

**LOT 1**  
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 LOT 4, BLOCK 21, PLAT "A" OF THE HYRUM CITY SURVEY. BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTH 02°09'12" EAST, A DISTANCE OF 129.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF 100 EAST STREET; THENCE SOUTH 88°06'01" EAST, A DISTANCE OF 99.00 FEET; THENCE SOUTH 02°09'12" WEST, A DISTANCE OF 129.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 88°06'01" WEST, A DISTANCE OF 99.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.293 ACRES.

**LOT 2**  
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 LOT 4, BLOCK 21, PLAT "A" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 100 EAST STREET LOCATED NORTH 02°09'12" EAST, A DISTANCE OF 129.00 FEET FORM THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTH 02°09'12" EAST A DISTANCE OF 102.00 FEET; THENCE SOUTH 88°06'01" EAST, A DISTANCE OF 99.00 FEET; THENCE SOUTH 02°09'12" WEST, A DISTANCE OF 102.00 FEET; THENCE NORTH 88°06'01" WEST, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.231 ACRES.



**FORESIGHT**  
LAND SURVEYING

2005 North 600 West Suite D  
Logan, Utah 84321  
(435) 753-1910 Office  
(435)-755-3213 Fax

20-115.dwg June 8, 2020

**ACKNOWLEDGMENT**

state of UTAH  
County of CACHE  
on this \_\_\_\_ day of \_\_\_\_\_,  
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, \_\_\_\_\_ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.  
\_\_\_\_\_  
NOTARY PUBLIC

**ACKNOWLEDGMENT**

state of UTAH  
County of CACHE  
on this \_\_\_\_ day of \_\_\_\_\_,  
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, \_\_\_\_\_ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.  
\_\_\_\_\_  
NOTARY PUBLIC

**COUNTY SURVEYOR'S CERTIFICATE**

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE \_\_\_\_\_ CACHE COUNTY SURVEYOR \_\_\_\_\_

**CITY COUNCIL APPROVAL AND ACCEPTANCE**

PRESENTED TO THE HYRUM CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
ATTEST

**CITY ENGINEERS 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 \_\_\_\_\_

QUESTAR GAS \_\_\_\_\_ 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 \_\_\_\_\_, 2020.

DATE \_\_\_\_\_ HYRUM CITY ATTORNEY \_\_\_\_\_

**COUNTY RECORDERS NO.**

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

\_\_\_\_\_  
CACHE COUNTY RECORDER

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2020 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: \_\_\_\_\_  
CHAIRPERSON