

COX FAMILY MINI-SUBDIVISION
~40 SOUTH 200 WEST
PLANNING COMMISSION MEETING
AUGUST 9, 2018

1. ZONING

R-2 OK

2. SEWER

Available on 200 West. Lift will be required.

3. CULINARY WATER

Available on 200 West

4. PRESSURIZED IRRIGATION

Available on 200 West

5. ELECTRICAL

Available on 200 West

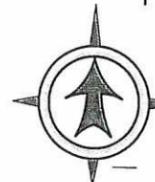
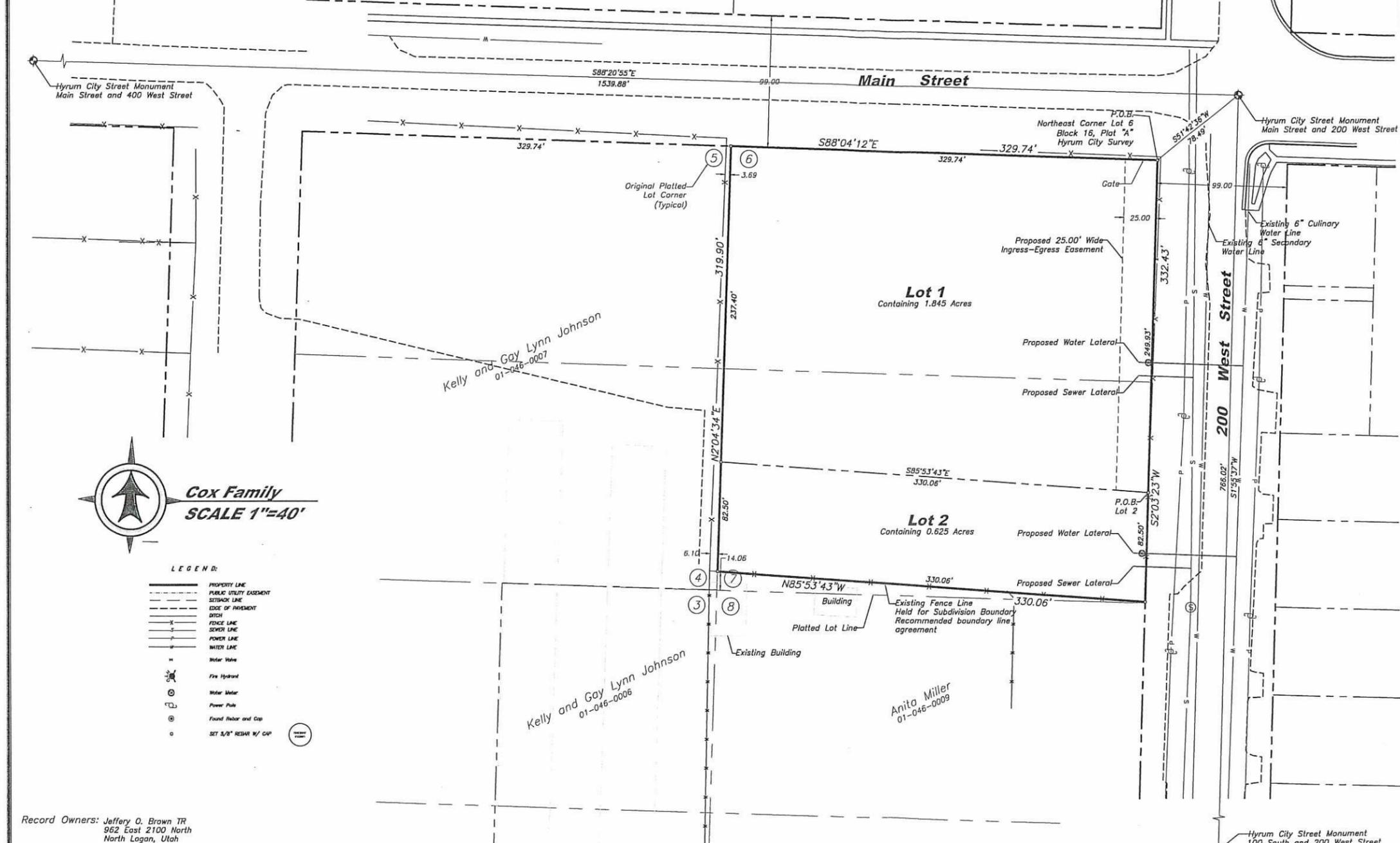
6. FRONTAGE & AREA

OK

NOTES: Utility mains are all available but all service laterals will need to be extended to the property. Also, they will have some extra expense in bring the utilities from 200 West because of the distance and slope. The road access to this property will need to be worked out with the City or UDOT. With the slopes it may require a frontage road along 200 West. This lot split appears to meet city code requirements and city staff recommends approval conditioned on access approval being finalized.

Cox Family "Mini" Subdivision

A PART OF THE SOUTHEAST QUARTER OF SECTION 5, T10N, R1E, S.L.B.&M.
ALSO A PART OF BLOCK 16, PLAT "A" HYRUM CITY SURVEY



Cox Family
SCALE 1"=40'

LEGEND:

- PROPERTY LINE
- - - PUBLIC UTILITY EASEMENT
- SETBACK LINE
- - - EDGE OF PAVEMENT
- - - DITCH
- - - FENCE LINE
- - - SEWER LINE
- - - POWER LINE
- - - WATER LINE
- W Water Valve
- Fire Hydrant
- Water Meter
- Power Pole
- Found Rebar and Cap
- SET 3/8" REBAR W/ CAP

Record Owners: Jeffery O. Brown TR
962 East 2100 North
North Logan, 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: COX FAMILY "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

Lot 1
A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO A PART OF LOTS 6 AND 7, BLOCK 16, PLAT "A" OF THE HYRUM CITY SURVEY. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6 AND RUNNING THENCE SOUTH 02°03'23" WEST, A DISTANCE OF 249.93 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE NORTH 85°53'43" WEST, A DISTANCE OF 330.03 FEET TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 02°04'34" EAST, A DISTANCE OF 237.40 FEET ALONG THE WEST LINES OF SAID LOTS 6 AND 7 TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE SOUTH 88°04'12" EAST, A DISTANCE OF 329.74 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. CONTAINING 1.845 ACRES.

Lot 2
A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO A PART OF LOT 7, BLOCK 16, PLAT "A" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED SOUTH 02°03'23" WEST A DISTANCE OF 249.93 FEET FROM THE NORTHEAST CORNER OF LOT 6, SAID BLOCK 16 AND RUNNING THENCE SOUTH 02°03'23" WEST, A DISTANCE OF 82.50 FEET ALONG THE SAID WEST RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE; THENCE NORTH 85°53'43" WEST, A DISTANCE OF 330.06 FEET ALONG SAID FENCE LINE TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 02°04'34" EAST, A DISTANCE OF 82.50 FEET ALONG SAID WEST LINE; THENCE SOUTH 85°53'43" EAST, A DISTANCE OF 330.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.6247 ACRES.



SIGNATURE _____ DATE _____

FORESIGHT SURVEYING
Professional Land Surveyors

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

18-104 July 02, 2018

ACKNOWLEDGMENT
state of UTAH
County of CACHE
on this ____ day of _____, 2018,
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 _____, 2018,
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. 2018, 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 _____

OWNERS DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: COX FAMILY "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.

_____, HAVE EXECUTED THIS PLAT AND DEDICATION THE _____ DAY OF _____, 2018.

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. 2018 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: _____ CHAIRPERSON

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 _____, 2018.

DATE _____ HYRUM CITY ATTORNEY _____