

**FINDINGS OF FACT**  
**PLANNING COMMISSION MEETING**  
**JANUARY 11, 2018**  
**JENSEN MINI SUBDIVISION**  
**355 NORTH 900 WEST**

**1. ZONING**

R-2 OK- Mini subdivisions allowed

**2. SEWER**

Available on 900 West

**3. CULINARY WATER**

Available on 900 West

**4. PRESSURIZED IRRIGATION**

Available on 900 West

**5. ELECTRICAL**

Available on 900 West

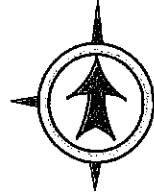
**6. FRONTAGE & AREA**

OK

NOTES: The Jensen's are requesting a lot split to add one new lot to the South of the existing house. This lot split appears to meet city code requirements and City Staff recommends approval.

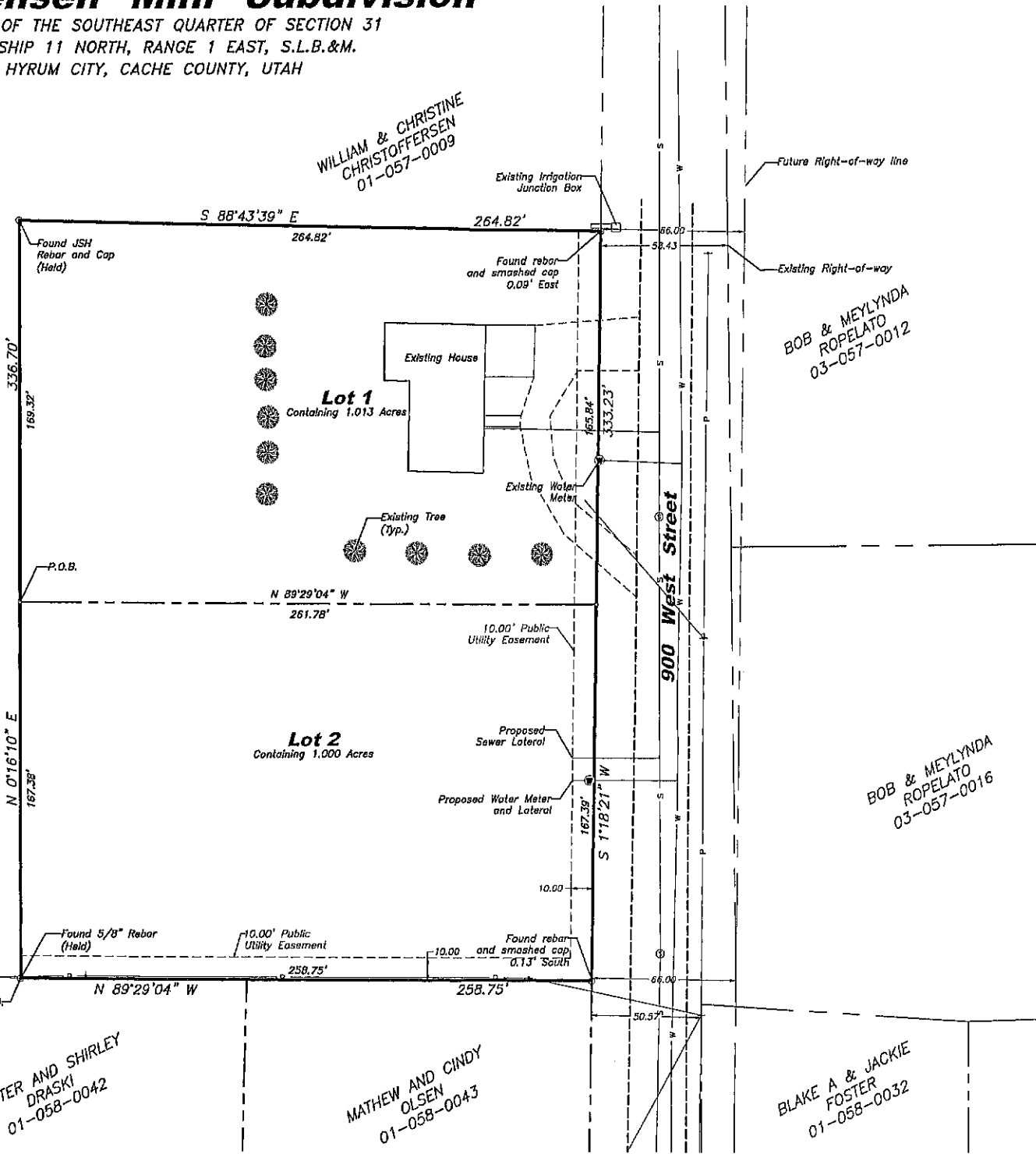
# A&M Jensen "Mini" Subdivision

A PART OF THE SOUTHEAST QUARTER OF SECTION 31  
TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.&M.  
HYRUM CITY, CACHE COUNTY, UTAH



A&M Jensen "Mini"  
Subdivision  
SCALE 1"=30'

- LEGEND:**
- PROPERTY LINE
  - CENTERLINE
  - EDGE OF PAVEMENT
  - FENCE LINE
  - SEWER LINE
  - GAS LINE
  - POWER LINE
  - WATER LINE
  - WATER METER
  - WATER VALVE
  - WATER SINK
  - POWER POLE
  - STREET MONUMENT
  - FOUND REBAR AND CAP
  - STAKE MARKERS
  - SET 5/8" REBAR W/ CAP



WILLIAM & CHRISTINE  
CHRISTOFFERSEN  
01-057-0009

GLEN & ADRYNNE  
CHIDESTER  
01-058-0002

CHESTER AND SHIRLEY  
DRASKI  
01-058-0042

MATHEW AND CINDY  
OLSEN  
01-058-0043

BLAKE A & JACKIE  
FOSTER  
01-058-0032

BOB & MEYLYNDA  
ROPELATO  
03-057-0012

BOB & MEYLYNDA  
ROPELATO  
03-057-0016

### 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: A&M JENSEN "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

### Boundary Descriptions

**Lot 1**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED SOUTH 88°41'14" EAST, A DISTANCE OF 196.15 FEET AND NORTH 00°16'10" EAST, A DISTANCE OF 167.38 FEET FROM THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER AND RUNNING THENCE NORTH 00°16'10" EAST, A DISTANCE OF 169.32 FEET; THENCE SOUTH 88°43'39" EAST, A DISTANCE OF 264.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF 900 WEST STREET; THENCE SOUTH 01°18'21" WEST, A DISTANCE OF 165.84 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 89°29'04" WEST, A DISTANCE OF 261.78 FEET TO THE POINT OF BEGINNING. CONTAINING 1.013 ACRES.

**Lot 2**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED SOUTH 88°41'14" EAST, A DISTANCE OF 196.15 FEET FROM THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER AND RUNNING THENCE NORTH 00°16'10" EAST, A DISTANCE OF 167.38 FEET; THENCE SOUTH 89°29'04" EAST, A DISTANCE OF 261.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF 900 WEST STREET; THENCE SOUTH 01°18'21" WEST, A DISTANCE OF 167.39 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 89°29'04" WEST, A DISTANCE OF 258.75 FEET TO THE POINT OF BEGINNING. CONTAINING 1.000 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  
17-182.dwg December 27, 2017

**ACKNOWLEDGMENT**  
state of UTAH  
County of CACHE  
on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
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 \_\_\_\_\_, 20\_\_\_\_,  
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

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

Record Owners: Andrew and Michelle Jensen  
355 North 900 West  
Hyrum, Utah 84319  
Phone: (435) 770-5242

**CITY COUNCIL APPROVAL AND ACCEPTANCE**  
PRESENTED TO THE HYRUM CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, 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: A&M JENSEN "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 \_\_\_\_\_, 20\_\_\_\_.

**COUNTY RECORDERS NO.**  
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_  
DATE: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
\_\_\_\_\_  
CACHE COUNTY RECORDER

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
DATE  
\_\_\_\_\_  
HYRUM CITY ATTORNEY