

HYRUM CITY PLANNING COMMISSION MEETING

APRIL 11, 2019

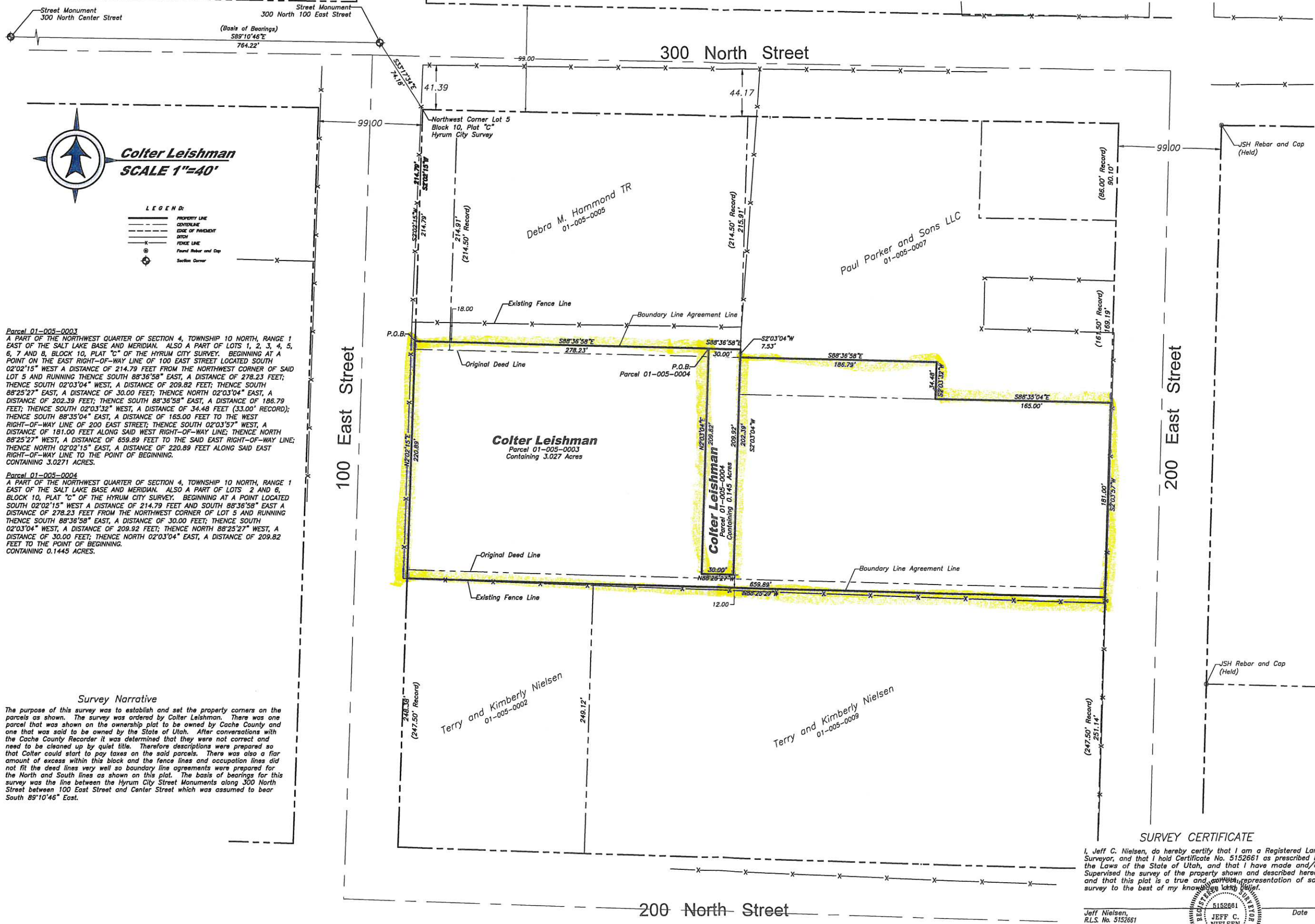
COLTER LEISHMAN

PROPERTY REZONE

~250 NORTH 100 EAST

Colter Leishman is requesting to have his property at approximately 250 North 100 East rezoned from RA (Residential Agricultural) to M1 (Light Manufacturing). He would like to move his construction business to this location. He currently operates as a home occupation from property by his residence.

Property both to the East & the West of this parcel are currently zoned M1 so it shouldn't create an impact on those properties. The properties to the North & South are zoned RA. The City sent a notice of agenda to all the connecting properties and we will share any responses we receive.



Colter Leishman
SCALE 1"=40'

LEGEND:

	PROPERTY LINE
	CENTRIELINE
	EDGE OF PAVEMENT
	DITCH
	FENCE LINE
	Found Rebar and Cap
	Section 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 699.89 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 209.82 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.

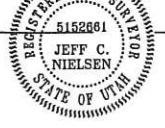
Survey Narrative

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.

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



FORESIGHT SURVEYING
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(435) 755-3213 Fax

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.

No.	Date	By	Revision

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