

PLANNING COMMISSION MEETING
MARCH 9, 2017
WONDERFUL LIFE PROPERTIES MINI SUBDIVISION
127 EAST 300 SOUTH

1. ZONING

C-2 OK

2. SEWER

Available on 100 East and 300 South

3. CULINARY WATER

Available on 100 East & 300 South

4. PRESSURIZED IRRIGATION

Available on 100 East and 300 South

5. ELECTRICAL

Available on 100 East & 300 South

6. FRONTAGE & AREA

OK

NOTES: This is a simple lot split. There is an existing house on lot 2

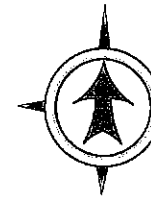
Wonderful Life Properties "Mini" Subdivision

A PART OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE SOUTHWEST QUARTER OF SECTION 4

TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B.&M.

ALSO BEING A PART OF LOT 2, BLOCK 1, PLAT "A" OF THE HYRUM CITY SURVEY

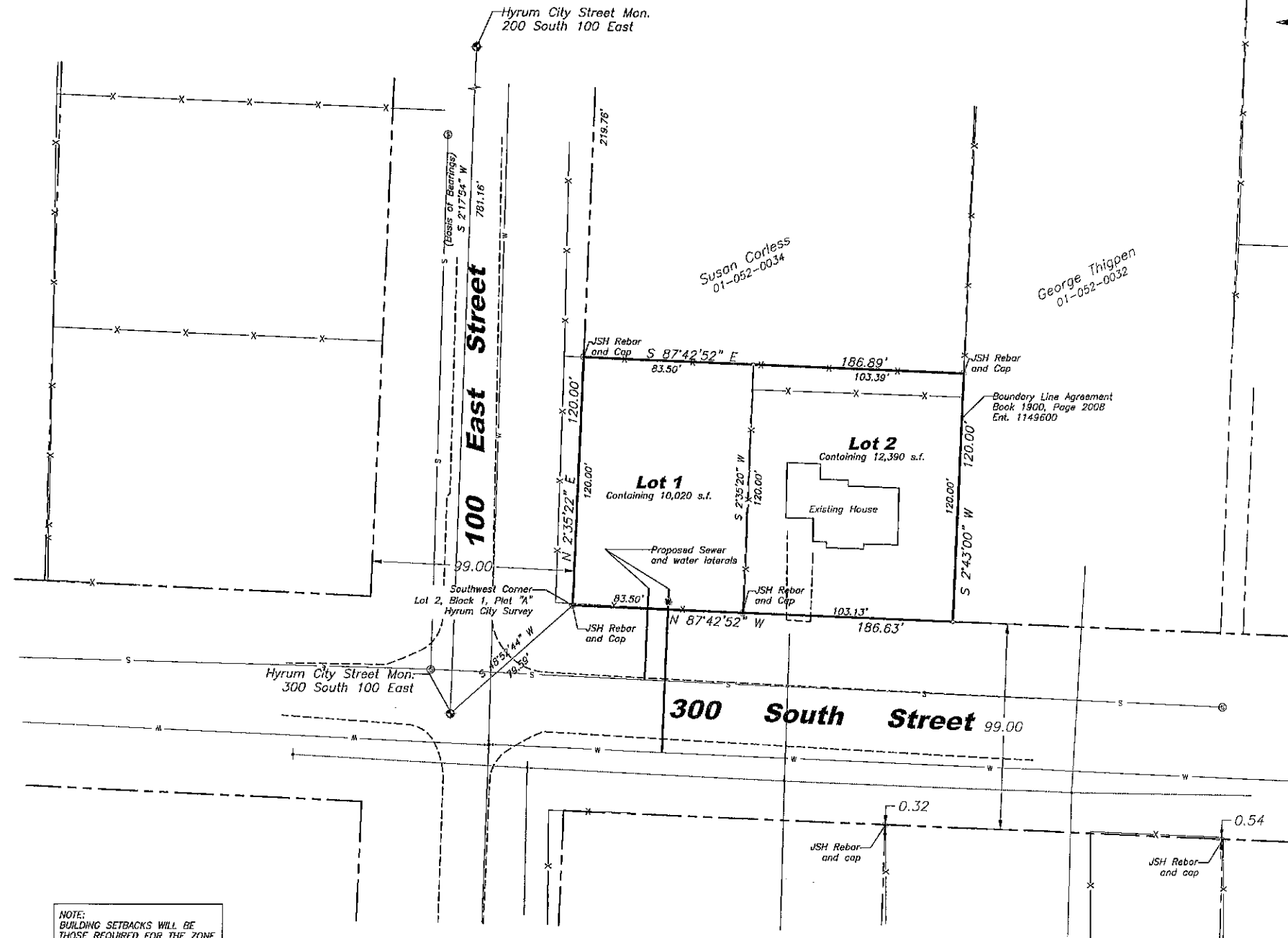
HYRUM CITY, CACHE COUNTY, UTAH



Wonderful Life
SCALE 1"=30'

LEGEND:

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- x- FENCE LINE
- s- SEWER LINE
- c- GAS LINE
- p- POWER LINE
- w- WATER LINE
- W Water Valve
- M Water Meter
- P Power Pole
- Street Measurement
- Found Rebar and Cap
- Sewer Manhole
- Set 3/4" Rebar w/ Cap



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: WONDERFUL LIFE PROPERTIES "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

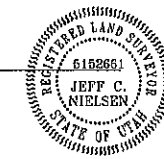
Boundary Descriptions

Lot 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO A PART OF LOT 2, BLOCK 1, PLAT "A" OF THE HYRUM CITY SURVEY. BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE NORTH 02°35'22" EAST, A DISTANCE OF 120.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF 100 EAST STREET; THENCE SOUTH 87°42'52" EAST, A DISTANCE OF 83.50 FEET; THENCE SOUTH 02°35'20" WEST, A DISTANCE OF 120.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 300 SOUTH STREET; THENCE NORTH 87°42'52" WEST, A DISTANCE OF 83.50 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.230 ACRES.

Lot 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO A PART OF LOT 2, BLOCK 1, PLAT "A" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 300 SOUTH STREET LOCATED SOUTH 87°42'52" EAST A DISTANCE OF 83.50 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE NORTH 02°35'20" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 87°42'52" EAST, A DISTANCE OF 103.39 FEET TO AN EXISTING LINE BEING DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED IN BOOK 1900, PAGE 2008, ENTRY NO. 1149600; THENCE SOUTH 02°43'00" WEST, A DISTANCE OF 120.00 FEET ALONG SAID LINE TO THE NORTH RIGHT-OF-WAY LINE OF 300 SOUTH STREET; THENCE NORTH 87°42'52" WEST, A DISTANCE OF 103.13 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.284 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
17-12.dwg February 28, 2017

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

Record Owners: Daniel Todd Edwards
875 West 300 North
Hyrum, Utah 84319
Phone: (435) 245-0558

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: WONDERFUL LIFE PROPERTIES "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____.

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

COUNTY RECORDERS NO. _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____, TIME: _____, FEE: _____, DATE: _____, 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 _____

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