

**PLANNING COMMISSION MEETING**  
**MARCH 9, 2017**  
**SHANE MAUGHAN MINI SUBDIVISION**  
**371 SOUTH 200 WEST**

**1. ZONING**

C-2 OK

**2. SEWER**

Available on 200 West

**3. CULINARY WATER**

Available on 200 West

**4. PRESSURIZED IRRIGATION**

Available on 200 West

**5. ELECTRICAL**

Available on 200 West

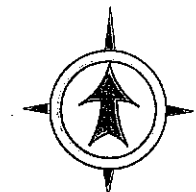
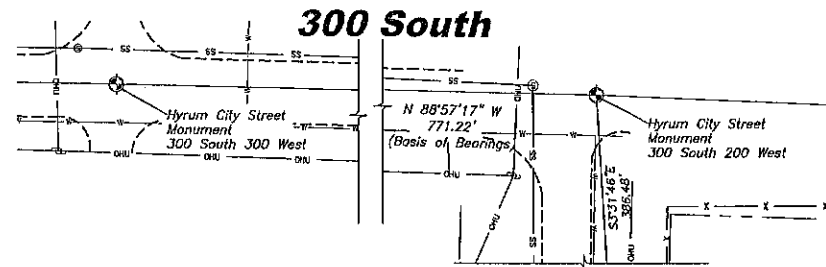
**6. FRONTAGE & AREA**

OK

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

# Shane Maughan "Mini" Subdivision

A PART OF THE NORTHEAST QUARTER OF SECTION 8  
TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B.&M.  
ALSO BEING ALL OF LOT 3, BLOCK 4, PLAT "B" OF THE HYRUM CITY J.G. WILSON'S ANNEX  
HYRUM CITY, CACHE COUNTY, UTAH



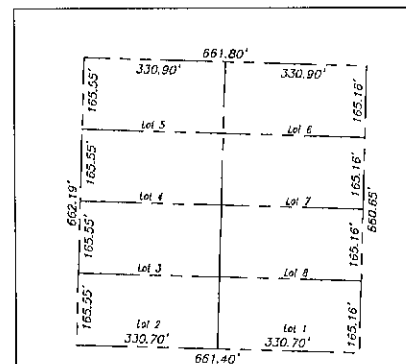
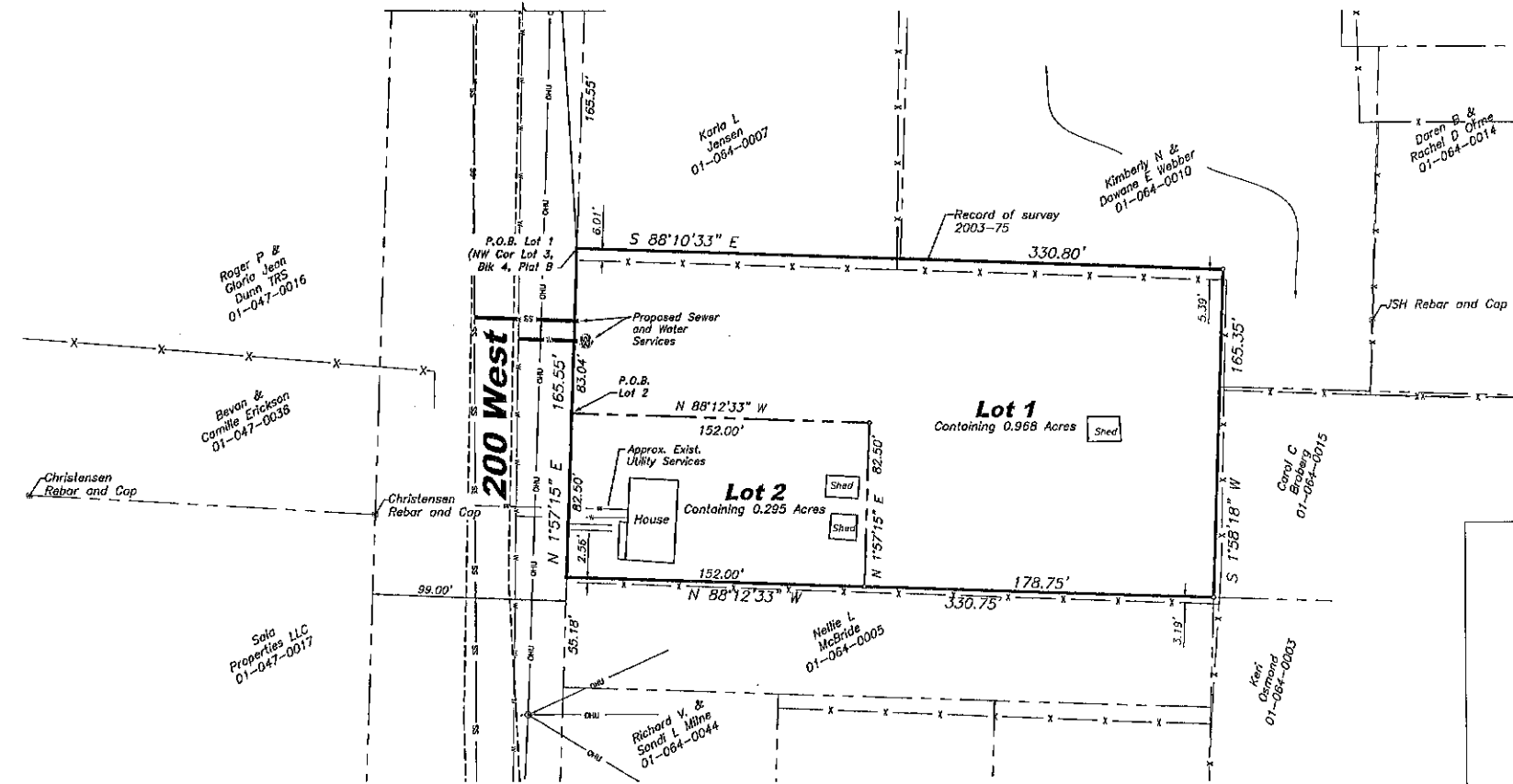
February 27, 2017

GRAPHIC SCALE



LEGEND:

- SUBDIVISION LINE
- - - LOT LINE
- - - ADJACENT PROPERTY LINE
- - - EXIST. EDGE OF PAVEMENT
- x - x - EXIST. FENCE LINE
- ss - EXIST. SEWER LINE
- w - w - EXIST. WATER LINE
- o - o - OVERHEAD POWER LINE
- ⊕ Water Valve
- ⊙ Fire Hydrant
- ⊖ Power Pole
- ⊗ Water Meter
- ⊙ Found Rebar and Cap
- ⊙ Found City Monument
- SET 5/8" REBAR W/ CAP



Block 4 Layout  
No Scale

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

Record Owners: Joyce J Maughan, TR  
371 South 200 West  
Hyrum, Utah 84319

**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: SHANE MAUGHAN "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 \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE**

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152861 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: SHANE MAUGHAN "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

**Boundary Descriptions**

**LOT 1**  
A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B.&M. ALSO, A PART OF LOT 3, BLOCK 4, PLAT "B", HYRUM CITY J.G. WILSON'S ANNEX SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT BEING ON THE EAST LINE OF 200 WEST STREET AND LOCATED SOUTH 3°31'46" EAST, A DISTANCE OF 386.48 FEET FROM THE HYRUM CITY MONUMENT AT THE INTERSECTION OF 300 SOUTH AND 200 WEST STREETS, AND RUNNING THENCE SOUTH 88°10'33" EAST, A DISTANCE OF 330.80 FEET; THENCE SOUTH 1°58'18" WEST, A DISTANCE OF 165.35 FEET; THENCE NORTH 88°12'33" WEST, A DISTANCE OF 178.75 FEET; THENCE NORTH 1°57'15" EAST, A DISTANCE OF 82.50 FEET; THENCE NORTH 88°12'33" WEST, A DISTANCE OF 152.00 FEET TO THE EAST LINE OF SAID 200 WEST STREET; THENCE ALONG SAID EAST LINE NORTH 1°57'15" EAST, A DISTANCE OF 83.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.968 ACRES

**LOT 2**  
A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B.&M. ALSO, A PART OF LOT 3, BLOCK 4, PLAT "B", HYRUM CITY J.G. WILSON'S ANNEX SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF 200 WEST STREET LOCATED SOUTH 1°57'15" WEST A DISTANCE OF 83.04 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3, SAID NORTHWEST CORNER BEING LOCATED SOUTH 3°31'46" EAST, A DISTANCE OF 386.48 FEET FROM THE HYRUM CITY MONUMENT AT THE INTERSECTION OF 300 SOUTH AND 200 WEST STREETS, AND RUNNING THENCE SOUTH 88°12'33" EAST, A DISTANCE OF 152.00 FEET; THENCE SOUTH 1°57'15" WEST, A DISTANCE OF 82.50 FEET; THENCE NORTH 88°12'33" WEST, A DISTANCE OF 152.00 FEET TO THE EAST LINE OF 200 WEST STREET; THENCE ALONG SAID EAST LINE NORTH 1°57'15" EAST, A DISTANCE OF 82.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.295 ACRES

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

5152861  
JEFF C. NIELSEN  
REGISTERED LAND SURVEYOR  
STATE OF UTAH

**FORESIGHT SURVEYING**  
Professional Land Surveyors

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

16-134.dwg November 29, 2016

**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\_\_\_\_

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\_\_\_\_\_  
NOTARY PUBLIC