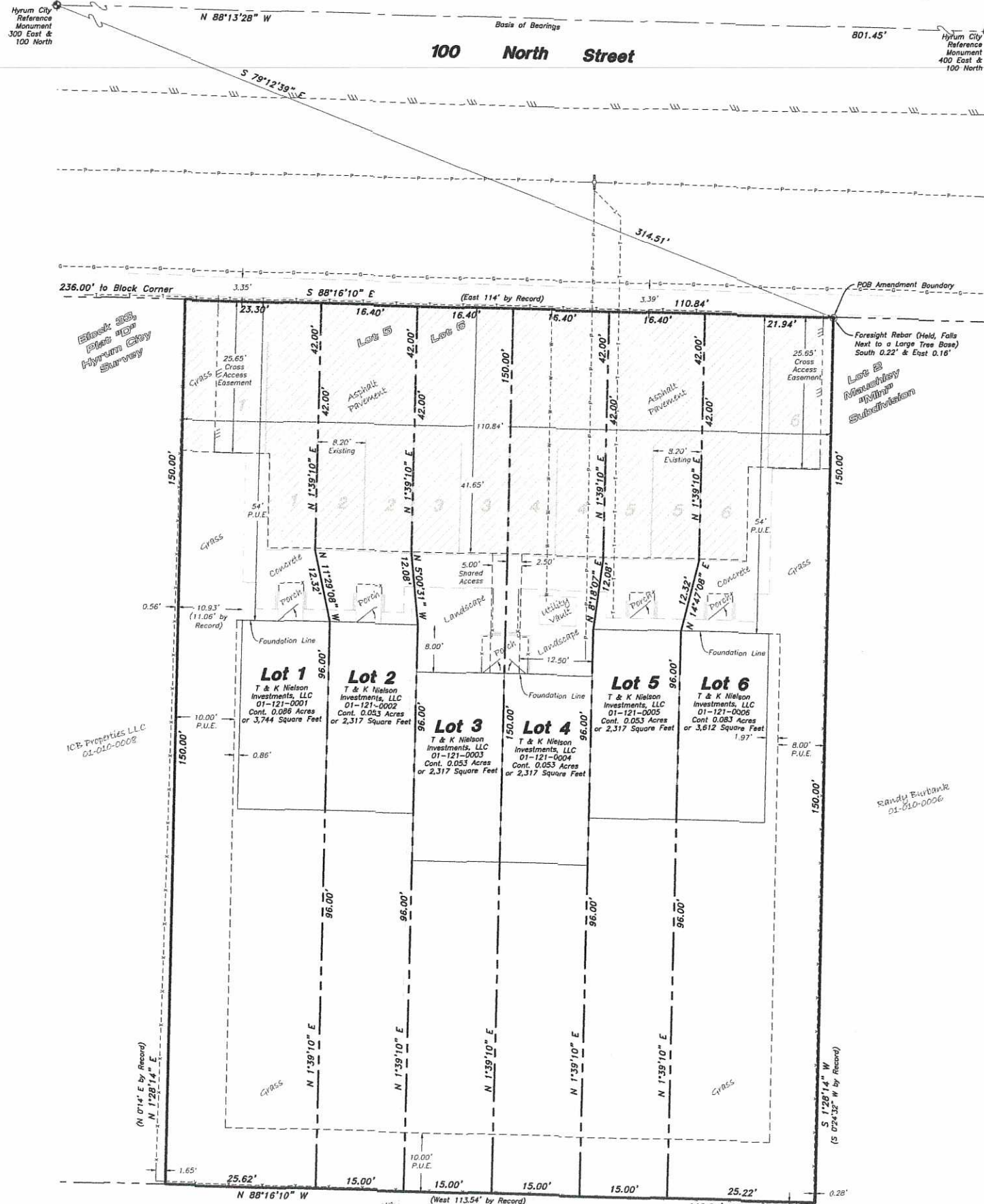


WOODCREST TOWNHOMES
FINAL PLAT AMENDMENT
CITY COUNCIL MEETING
NOVEMBER 16, 2017

Tony Nielson is requesting an amendment to the Woodcrest Townhouse Subdivision Plat. Tony purchased this six-plex several years ago as a rental property. He put a lot into it fixing it up and it looks much better than when he purchased it. He has decided to get out of the Landlord business and would like to sell these townhomes as individual units. Each unit already has an individual tax ID number so this process is more a lot line adjustment for each building. Currently each apartment has its own electric meter but they all share a common water meter. Tony has met with a plumber friend of his that indicated it would cost about \$25,000 total to put each unit on an individual water meter. This could be a problem, and this needs to be a requirement of approval, that they have separate water meters or an HOA to govern this if there were ever any water usage overages. This could be an improvement for these properties to be individually owned units so there will be more of a stable long-term use. The Planning Commission recommends approval with the following condition: That a legal HOA is created by Mr. Nielsen, before he sells, to handle future maintenance of common ground including, exterior items including: roofing, siding, water billing, snow removal, etc.

Final Plat for
Woodcrest Townhouses 1st Amendment
 A Part of the Northwest Quarter of Section 4, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian and
 a Part of Lots 5 & 6, Block 33, Plat "D" of the Hyrum City, Cache County, Utah



SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have hereby subdivided said tract into six (6) lots, know hereafter as **Woodcrest Townhouses 1st Amendment** in Hyrum City, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Cache County Recorder's Office and from said survey made by me on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Logan City concerning zoning requirements regarding lot measurements have been complied with and have placed monuments as represented on this plat in accordance with Logan Municipal Code Chapter 15.28.

Signed this _____ day of _____, 20__.



Clinton G. Hansen P.L.S.
 Utah Land Surveyor License No. 7881387

AMENDMENT BOUNDARY

A Part of the Northwest Quarter of Section 4, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian and a Part of Lots 5 & 6, Block 33, Plat "D" of the Hyrum City, Cache County, Utah

Beginning at the Northwest Corner of the Mauchley "Mini" Subdivision, Entry #1,111,269 of the Official Records of Cache County, said Point Located 236.00 Feet South 88°16'10" East of the Northwest Corner of said Block 33 and Running Thence South 01°28'14" West (South 00°24'32" West by Record) 150.00 Feet Along the West Line of said Mauchley "Mini" Subdivision; Thence North 88°16'10" West 110.84 Feet (West 113.54 Feet by Record); Thence North 01°28'14" East (North 00°14' East by Record) 150.00 Feet to the North Line of said Block 33; Thence South 88°16'10" East 110.84 Feet (East 114.00 Feet by Record) to the Point of Beginning. Containing 0.382 Acres.

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the tract of land depicted and described hereon, having caused the same to be subdivided into lots the whole to be hereinafter known as the **Woodcrest Townhouses 1st Amendment**, and we hereby grant and convey public utility easements for utility maintenance, installation, upgrades, and repairs to all existing service lines or future service lines that can be installed above or below the ground and along the most feasible route for and against all lots within the subdivision and we hereby grant and convey a cross access easement to and for all lots within the subdivision to access 100 North Street and we hereby grant and convey a shared access easement, centered on the lot line between lot 3 & lot 4, for the owner's of Lot 3 & Lot 4 for pedestrian access to the porch that Lot 3 & Lot 4 share in common and we hereby set our signatures this _____ Day of _____, 20__.

 Karen Nielson
 CORPORATE ACKNOWLEDGMENT

State of Utah }
 County of _____ }
 On this _____ day of _____, 20__.

Karen Nielson, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signer of the attached Owner's Dedication, who duly acknowledged to me she signed it freely and voluntarily and for the purpose therein mentioned on behalf of said Company.

 Notary Public

HYRUM CITY PLANNING COMMISSION'S CERTIFICATE OF APPROVAL
 Approved by the Hyrum City Planning Commission This _____ Day of _____ A.D. 20__

HYRUM CITY COUNCIL'S CERTIFICATE OF APPROVAL
 Approved by the Hyrum City Council This _____ Day of _____ A.D. 20__

 Chairperson
 _____ Date

 Date

Attest

HYRUM CITY CULLINARY WATER AUTHORITY
 Approved by the Hyrum City Cullinary Water Authority This _____ Day of _____ A.D. 20__

 Authority
 _____ Date

HYRUM CITY ENGINEER'S CERTIFICATE
 I Certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

 Authority
 _____ Date

HYRUM CITY SANITARY SEWER AUTHORITY
 Approved by the Hyrum City Sanitary Sewer Authority This _____ Day of _____ A.D. 20__

 Authority
 _____ Date

City Engineer
 _____ Date

COUNTY RECORDER'S NO. _____

State of Utah, County Cache, Recorded and Filed at the Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed In: File of Plats _____

 County Recorder

Developer:
 Tony Nielson
 384 Juniper Court
 Wellsville Utah

Scale: 1" = 10'
 0 10' 20'
 Scale in Feet

- LEGEND**
- Subdivision Boundary Line
 - Lot Line
 - Adjoining property Line
 - Fence Line
 - Edge of Asphalt
 - Existing Communications
 - Existing Power
 - Existing Gas
 - Existing Sewer
 - Existing Water
 - Easement Line
 - Power Pole
 - Fire Hydrant
 - Set 5/8" by 24" Rebar With Cap
 - Public Utility Easement (P.U.E.)
 - Cross Access Easement

- NOTES:**
- The Development Contains 6 Lots and 0.382 Acres. Approx. 0.06 Acres per Lot.
 - All area, on all lots, North of the North Foundation Line is a P.U.E.
 - The cross access easement is both vehicular and pedestrian.
 - Both owner's of Lot 3 & Lot 4 will be responsible for shared maintenance and/or repairs of the concrete walkway along the shared access easement.

NARRATIVE

The purpose of this survey was to amend the Subdivision as shown and described hereon. The survey was ordered by Tony Nielson. The control used to establish the property corners was the Cache County and Hyrum City Survey monumentation around Block 33, Plat "D" of the Hyrum City Survey, located in the Northwest Quarter of Section 4, Township 10 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is a line from the Hyrum Reference Monuments at 300 East and 100 North to 400 East and 100 North which bears North 88°13'28" West State Plane Grid Utah North NAD83(2011) Datum.

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