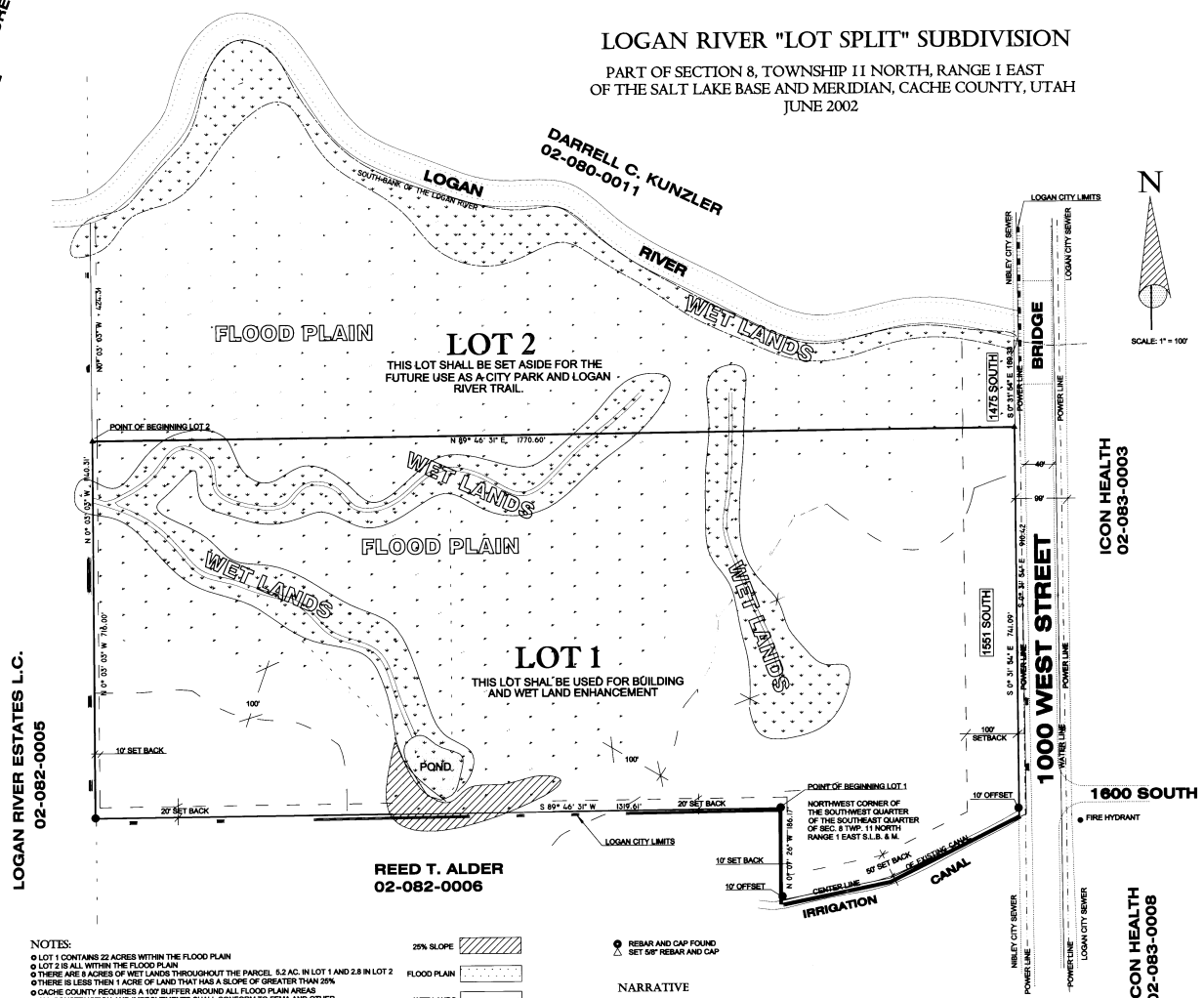
2002-1572

LOGAN RIVER "LOT SPLIT" SUBDIVISION

PART OF SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST
OF THE SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH
JUNE 2002



NOTES:

- LOT 1 CONTAINS 22 ACRES WITHIN THE FLOOD PLAIN
- LOT 2 IS ALL WITHIN THE FLOOD PLAIN
- THERE ARE 8 ACRES OF WET LANDS THROUGHOUT THE PARCEL. 5.2 AC. IN LOT 1 AND 2.8 IN LOT 2
- THERE IS LESS THEN 1 ACRE OF LAND THAT HAS A SLOPE OF GREATER THAN 25%
- CACHE COUNTY REQUIRES A 100' BUFFER AROUND ALL FLOOD PLAIN AREAS
- ALL CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO FEMA AND OTHER FEDERAL, STATE AND LOCAL REGULATIONS
- CULINARY WATER SHAL BE OBTAINED FROM LOGAN CITY
- SEWER SERVICE SHALL BE WITH THE LOGAN CITY SEWER SYSTEM
- STORM WATER SHALL BE MAINTAINED ON THE LOTS.
- SETBACKS ARE FOR PRIMARY BUILDINGS ONLY
- OWNERS OF THE LOTS SHALL BE SUBJECT TO THE SIGHTS, SOUNDS AND SMELL OF AGRICULTURE WHICH IS A PERMITTED USE IN THIS ZONE.

25% SLOPE
FLOOD PLAIN
WET LANDS
LOGAN RIVER

● REBAR AND CAP FOUND
△ SET 5/8" REBAR AND CAP

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PORTION OF THE PARCEL INTO AN AREA SUITABLE FOR BUILDING. A SURVEY PERFORMED BY LARWEST WAS USED AS A BASIS TO BEGIN. LINES WERE REMEASURED AND POINTS WERE FOUND TO VERIFY THE SURVEY. THE BASIS OF BEARING FOR THIS SURVEY IS MONUMENT # 304 AND 305 OF THE LOGAN CITY GPS CONTROL. THE BEARING BETWEEN THESE MONUMENTS IS S 56° 23' 53" E

SURVEYOR CERTIFICATE

I, PRESTON B. WARD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD UTAH LICENSE NO. 163583. I FURTHER CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME AT THE REQUEST OF CACHE COUNTY AND LOGAN CITY.

PRESTON B. WARD RLS
UT. NO. 163583

REGISTERED LAND SURVEYOR — PRESTON B. WARD — 163583 — State of Utah

BOUNDARY DESCRIPTION

PART OF SECTION 8 TOWNSHIP 11 NORTH RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN BEING FURTHER DESCRIBED AS:

BEGINNING AT THE NORTH-WEST CORNER OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AND RUNNING THENCE SOUTH 195 FEET TO THE CENTER LINE OF THE DITCH; THENCE NORTHEASTERLY ALONG SAID DITCH TO THE WEST LINE OF 1000 WEST STREET; THENCE NORTHEASTERLY ALONG THE STREET TO THE SOUTH BANK OF THE LOGAN RIVER; THENCE WESTERLY ALONG SAID RIVER TO THE CENTER LINE OF NORTHEAST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION 8; THENCE RUNNING SOUTH TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 8; THENCE FOLLOWING THE SOUTH LINE EAST TO THE POINT OF BEGINNING.

CONT. 48.14 ACRES MORE OR LESS

LOT 1

BEGINNING AT THE NORTH-WEST CORNER OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THENCE RUNNING SOUTH 89° 46' 31" W 1319.61 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE N 0° 03' 03" W 716.00 FEET; THENCE N 89° 46' 31" E 1770.60 FEET TO THE WEST RIGHT OF WAY LINE OF 1000 WEST STREET; THENCE S 0° 31' 54" E 741.09 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE CENTERLINE OF AN EXISTING IRRIGATION CANAL; THENCE S 63° 59' 22" W 279.04 FEET MORE OR LESS AND S 78° 52' 34" W 210.00 FEET MORE OR LESS ALONG SAID CENTERLINE OF CANAL; THENCE N 0° 07' 26" W 186.17 FEET TO THE POINT OF BEGINNING.

CONT. 30.43 ACRES MORE OR LESS

LOT 2

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THENCE RUNNING SOUTH 89° 46' 31" W 1319.61 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE N 0° 03' 03" W 716.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 0° 03' 03" W 424.30 FEET TO THE SOUTH BANK OF THE LOGAN RIVER; THENCE FOLLOWING THE MEANDERINGS OF SAID RIVER EASTERLY TO THE WEST RIGHT OF WAY LINE OF 1000 WEST STREET; THENCE S 0° 31' 54" E 180.33 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE S 89° 46' 31" W 1770.60 FEET TO THE TRUE POINT OF BEGINNING.

CONT. 17.71 ACRES MORE OR LESS

CACHE COUNTY SURVEYOR CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH STATE AND LOCAL CODES AND WITH INFORMATION ON FILE IN THIS OFFICE.

CACHE COUNTY SURVEYOR — DATE: 25 June 2002

CACHE COUNTY ZONING ADMINISTRATOR

I HAVE EXAMINED THIS PLAT AND FIND THAT IT IS IN CONFORMANCE TO SUBDIVISION AND LAND USE ORDINANCES FOR CACHE COUNTY, UTAH

CACHE COUNTY ZONING ADMINISTRATOR — DATE

CORPORATE ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS THAT LOGAN CITY IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HAVE CAUSED THE SAME TO BE DIVIDED AND TO HEREAFTER BE KNOWN AS " LOGAN RIVER "LOT SPLIT" SUBDIVISION

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS 25th DAY OF June 2002

MAYOR OF LOGAN CITY — ATTEST: LOGAN CITY RECORDER

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

THE SUBDIVISION DESCRIBED HEREON HAS BEEN APPROVED BY THE BEAR RIVER DISTRICT HEALTH DEPARTMENT THIS 25 DAY OF June 2002

DISTRICT SANITARIAN

CACHE COUNTY RECORDER

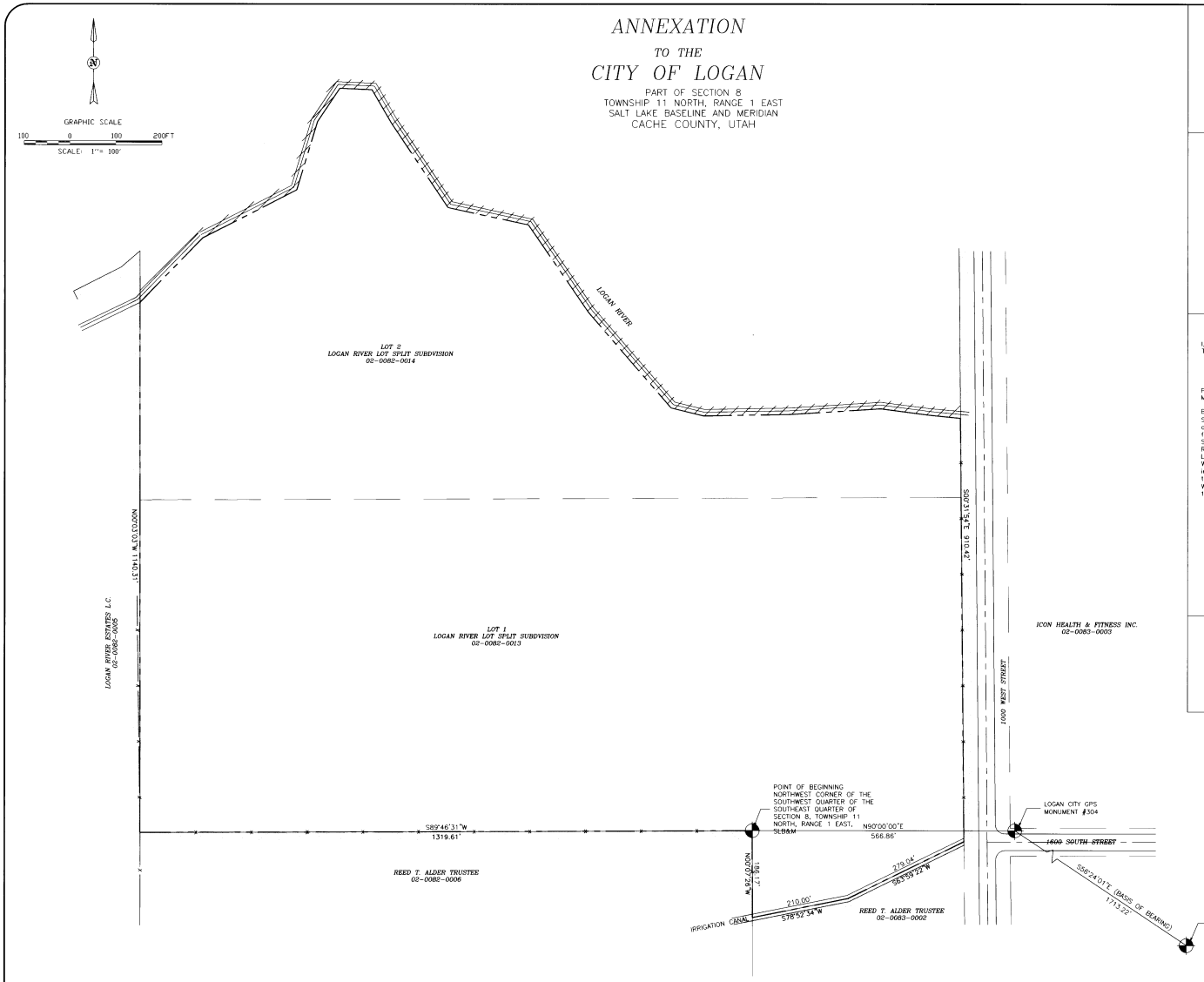
STATE OF UTAH COUNTY OF CACHE
RECORDED AT THE REQUEST OF CACHE CO.
DATE: 25 JUNE 2002
TIME: 3:08 P.M. FEE 0
ABSTRACTED 2002-1572
INDEX Entry # 791739

CACHE COUNTY RECORDER

2004-1762

ANNEXATION
TO THE
CITY OF LOGAN

PART OF SECTION 8
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
CACHE COUNTY, UTAH



LEGEND

- ROAD ℄
- PROPERTY BOUNDARY
- NEW LOGAN CITY CORP LIMIT
- EXISTING LOGAN CITY CORP LIMITS
- ADJOINER

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE LOGAN CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF LOGAN, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE SECTION 10-2-403, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF ~~September~~, 20__.

RECORDER

APPROVED: MAYOR

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LOGAN CITY, CACHE COUNTY, UTAH.

BOUNDARY CERTIFICATE

Part of Section 8, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian more particularly described as:

Beginning at the Northwest Corner of the Southwest Quarter of the of the Southeast Quarter (S 1/4th Corner) of Section 8, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian and running thence S 89°46'31" W 1319.61 feet along the south line of the Northeast Quarter of the Southwest Quarter of Section 8; thence N 00°03'03" W 1140.31 feet to the south bank of the Logan River; thence easterly 2339.44 feet more or less along the said south bank of Logan River to the West right-of-way line of 1000 West Street; thence along said West right-of-way line S 00°31'54" E 910.42 feet to the centerline of an existing irrigation canal; thence along the centerline of said canal more or less the next two courses; thence S 63°59'22" W 279.04 feet more or less; thence S 78°52'34" W 210.00 feet more or less; thence leaving said canal centerline N 00°07'26" W 186.17 feet to the point of beginning, containing more or less 48.14 acres.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
6/23/03
STATE OF UTAH

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER AT 844 O'CLOCK A.M., 22 JANUARY, 2004, AND IS DULY RECORDED IN BOOK 2004, PAGE NO. 1762 ENTRY NO. 852550

COUNTY RECORDER

CACHE COUNTY RECORDER
SHELL
STATE OF UTAH

PROJECT

LOGAN CITY ANNEXATION PLAT
PART OF SECTION 8
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
CACHE COUNTY, UTAH

SCALE	DATE	JOB NO.	REVISION
1"=100'	6-2003		

DRAWN BY	DRAWING	REVISED BY
AM	logannnex.dwg	

ALLIANCE CONSULTING ENGINEERS
760 WEST 200 NORTH SUITE 8
LOGAN, UTAH 84321
(435) 755-5121

SHEET
1
OF
1 SHEETS