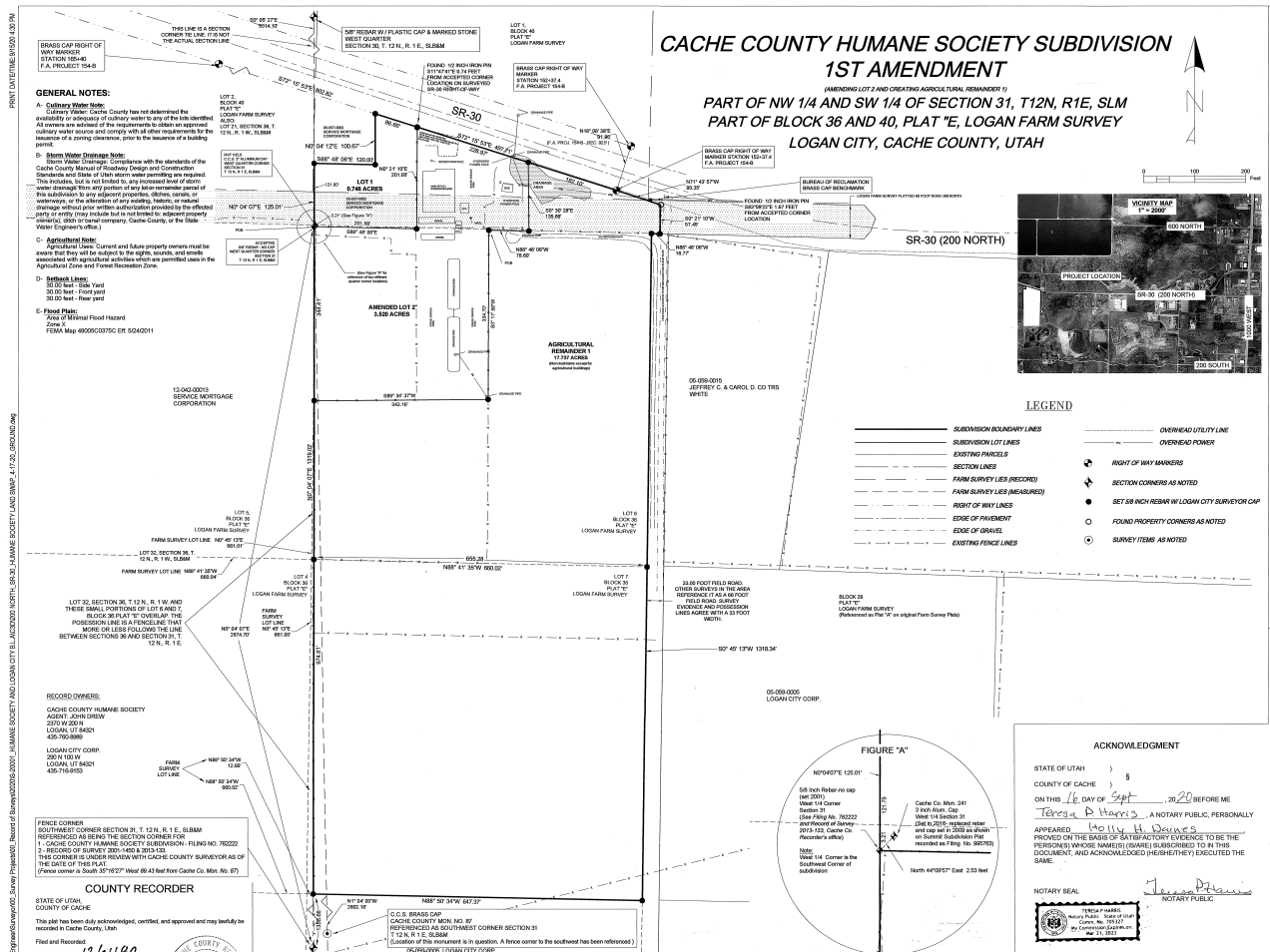
CACHE COUNTY HUMANE SOCIETY SUBDIVISION 1ST AMENDMENT

(AMENDING LOT 2 AND CREATING AGRICULTURAL REMAINDER 1)

PART OF NW 1/4 AND SW 1/4 OF SECTION 31, T12N, R1E, SLM
PART OF BLOCK 36 AND 40, PLAT "E, LOGAN FARM SURVEY
LOGAN CITY, CACHE COUNTY, UTAH



GENERAL NOTES:

A- **Culinary Water Note:**
Culinary Water: Cache County has not determined the availability or adequacy of culinary water to any of the lots identified. All owners are advised of the requirements to obtain an approved culinary water source and comply with all other requirements for the issuance of a zoning clearance, prior to the issuance of a building permit.

B- **Storm Water Drainage Note:**
Storm Water Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction Standards and State of Utah storm water permitting are required. This includes, but is not limited to, any increased level of storm water drainage from any portion of any lot or remainder parcel of this subdivision to any adjacent properties, ditches, canals, or waterways, or the alteration of any existing, historic, or natural drainage without prior written authorization provided by the effected party or entity (may include but is not limited to: adjacent property owner(s), ditch or canal company, Cache County, or the State Water Engineer's office.)

C- **Agricultural Note:**
Agricultural Uses: Current and future property owners must be aware that they will be subject to the sights, sounds, and smells associated with agricultural activities which are permitted uses in the Agricultural Zone and Forest Recreation Zone.

D- **Setback Lines:**
30.00 feet - Side Yard
30.00 feet - Front yard
30.00 feet - Rear yard

E- **Flood Plain:**
Area of Minimal Flood Hazard
Zone X
FEMA Map 49005C0375C Eff. 5/24/2011

SURVEY CERTIFICATE

I, ETHAN A. TALBOT, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 9347230-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TO BE HEREAFTER KNOWN AS CACHE COUNTY HUMANE SOCIETY SUBDIVISION, 1ST AMENDMENT, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

Ethan Talbot
Ethan Talbot
P.L.S. No. 9347230-2201

PROFESSIONAL LAND SURVEYOR 9347230-2201 ETHAN TALBOT STATE OF UTAH

9/15/20
Date

SUBDIVISION AMENDMENT BOUNDARY

A PARCEL OF LAND BEING IN THE SOUTH PORTION OF BLOCK 40 AND THE NORTH PORTION OF BLOCK 36, PLAT "E" LOGAN FARM SURVEY, SITUATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH. THE BOUNDARY OF SAID PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 31 AS SHOWN ON THE CACHE COUNTY HUMANE SOCIETY SUBDIVISION PLAT RECORDED AS FILING NO. 762222 IN CACHE COUNTY, UTAH (SAID POINT BEING SOUTH 44° 09' 57" WEST 2.53 FEET FROM CACHE COUNTY MONUMENT NO. 241, *(SAID POINT IS ALSO NORTH 00° 04' 07" EAST 2674.70 FROM A FENCE CORNER ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 31, AND ALSO BEING NORTH 1° 04' 00" WEST 2662.18 FEET FROM CACHE COUNTY MONUMENT NO. 87)*
THENCE, NORTH 00° 04' 07" EAST 3.21 FEET, MORE OR LESS, ALONG THE WEST LINE OF SECTION 31 TO THE NORTH LINE OF LOT 5, BLOCK 36, PLAT "E", LOGAN FARM SURVEY;
THENCE, NORTH 00° 04' 07" EAST 121.80 FEET CONTINUING ALONG THE WEST LINE OF SAID SECTION TO A POINT;
THENCE, SOUTH 89° 48' 00" EAST 120.00 FEET TO A POINT;
THENCE, NORTH 00° 04' 12" EAST 100.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SR-30 (SAID POINT BEING SOUTH 72° 15' 53" EAST 802.62 FEET FROM A STATE RIGHT OF WAY MARKER AT STATION 185+40.27 F.A. PROJECT 154-B);
THENCE, SOUTH 72° 15' 53" EAST 497.71 FEET ALONG SAID RIGHT OF WAY TO A STATE RIGHT OF WAY MARKER AT STATION 192+37.40 F.A. PROJECT 154-B;
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 71° 43' 57" EAST 90.35 FEET TO THE NORTHEAST CORNER OF AGRICULTURAL REMAINDER 1;
THENCE, SOUTH 00° 23' 10" WEST 57.45 FEET TO A POINT 2.62 FEET EAST, MORE OR LESS, FROM A FENCE CORNER;
THENCE, NORTH 89° 48' 00" WEST 16.77 FEET TO A POINT ON THE EAST LINE OF LOT 6, BLOCK 36, PLAT "E", LOGAN FARM SURVEY (SAID POINT IS SOUTH 00° 40' 13" WEST 0.22 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6);
THENCE, SOUTH 00° 40' 13" WEST 1318.34 FEET ALONG THE EAST LINE OF SAID BLOCK TO THE SOUTHEAST CORNER OF LOT 7;
THENCE, NORTH 88° 50' 34" WEST 647.37 FEET TO THE WEST LINE OF SECTION 31(SAID POINT BEING SOUTH 88° 50' 34" EAST 12.65 FEET FROM THE SOUTHWEST CORNER OF LOT 7);
THENCE NORTH 00° 04' 07" EAST 1319.02 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING.

PARCEL CONTAINS 968463.13 SQ. FT OR 22.009 ACRES, MORE OR LESS

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY LOGAN CITY AND THE CACHE COUNTY HUMANE SOCIETY TO AMEND LOT 2, CACHE COUNTY HUMANE SOCIETY SUBDIVISION AND CREATE A NEW AGRICULTURAL REMAINDER DUE TO A PARCEL TRADE BETWEEN BOTH SAID PARTIES.

DUE TO THE LOGAN CITY PARCEL BEING A LOT AND BLOCK DESCRIPTION FOR PLAT "E", BLOCK 36, LOGAN FARM SURVEY, IT WAS NECESSARY TO DEFINE LOT 6 AND LOT 7 OF BLOCK 36, TO DO THIS IT WAS NECESSARY TO DEFINE THE CURRENT RIGHT OF WAY OF 200 NORTH (SR-30). THIS HELPED IN DEFINING THE RECORD RIGHT OF WAY OF 200 NORTH AS PLATTED ON THE ORIGINAL LOGAN FARM SURVEYS. OLD FENCE LINES WERE ALSO USED IN DEFINING THE LOTS FOR BLOCK 36. THE OLD FENCE LINES WERE ALSO USED IN DEFINING THE LOTS FOR BLOCK 29 PLAT "A" OF THE ORIGINAL LOGAN FARM SURVEYS. THE LOGAN CITY SURVEY PLAT "A", BOMB OF THE BLOCKS WAS DOWN UP WELL TO POSSESSION LINES WHILE SOME OF THE BLOCKS DO NOT. MY OPINION IS THE DIFFERENCE IS CAUSED BY THE DISAGREEMENT IN THE RECORD AND ACTUAL FIELD ROAD WIDTHS THAT WERE USED AS THE BLOCKS WERE DEVELOPED TO THE WEST.

THE WEST QUARTER CORNER OF SECTION 31 WAS FOUND TO HAVE TWO DIFFERENT MONUMENTS. A 5/8" REBAR AND CAP WERE SET IN 2001 FOR THE QUARTER CORNER SEE FILING NO. 762222 AND RECORD OF SURVEY 2013-133, CACHE CO. RECORDER'S OFFICE. ANOTHER REBAR AND CAP WAS SET IN 2009 AS SHOWN ON SUMMIT SUBDIVISION PLAT RECORDED AS FILING NO. 980763. THIS CORNER WAS REPLACED IN 2016 BY THE CACHE COUNTY SURVEYOR. THIS CORNER IS 2.5 FEET, NORTH 44°09'57" EAST FROM THE 2001 REBAR AND CAP. THE 2009 MONUMENT WAS USED TO DEFINE THE WEST LINE AND USED TO SET THE QUARTER CORNER. I HELD THE REBAR SET IN 2001 AS THE QUARTER CORNER AND CALLING THE 2009 MONUMENT A REFERENCE MONUMENT.

THE WEST LINE OF SECTION 31, ALSO BEING THE MERIDIAN LINE, HAS BEEN THE ESTABLISHED POSSESSION LINE FOR THE LOGAN CITY PARCEL AND THE PARCEL TO THE WEST. THE WEST LINES OF LOT 6 AND 7 DOES NOT FOLLOW THIS POSSESSION LINE. SECTION 36 T. 12 N., R. 1 W. LAND OWNERSHIP DESCRIPTIONS DO NOT USE THE LOGAN FARM SURVEY LOTS AND BLOCKS. SECTION 36 USES A SEPARATE LOTTING ALLOCATION REFERENCE. THE SOUTH LINE OF THE ORIGINAL CACHE COUNTY HUMANE SOCIETY SUBDIVISION WAS DESCRIBED AS FOLLOWING THE EAST-WEST QUARTER SECTION LINE OF SECTION 31. I DID NOT FIND ANY EVIDENCE THAT THIS LINE WAS EVER SURVEYED. THE SOUTH LINE OF THE ORIGINAL SUBDIVISION IS 3.21 FEET ON THE WEST AND +/- 3.21 FEET ON THE EAST AND +/- 3.21 FEET ON THE WEST. A SMALL PORTION OF LOT 5 WAS ALSO FOUND TO BE ON THE LOGAN CITY PARCEL SIDE OF THE WEST LINE OF SECTION 31.

THE BASIS OF BEARINGS USED WAS THE UTAH STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83)

THIS PLAT SERVES TO IDENTIFY AND CLARIFY THE BOUNDARIES OF LOT 1, LOT 2 AMENDED AND AGRICULTURAL REMAINDER 1, CACHE COUNTY HUMANE SOCIETY SUBDIVISION, 1ST AMENDMENT

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PROJECT FILE LOCATION: G:\autoCAD\Engineer\Surveying\10_Survey Projects\01_Record of Surveys\2020\9-2020_HUMANE SOCIETY AND LOGAN CITY BL\ACE2020 NORTH_SR-30_HUMANE SOCIETY AND LOGAN CITY BL-