

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE TWO FOUND CITY STREET MONUMENTS IN THE INTERSECTION OF STATE HIGHWAY NO. 165 AND 5400 SOUTH STREET AND 764.50 FEET SOUTH IN STATE HIGHWAY NO. 165, SHOWN HEREON AS: S00°00'06"W

Narrative

THE PURPOSE OF THIS SURVEY IS TO CREATE A THREE LOT SUBDIVISION PLAT FOR ROYAL SEAL INVESTMENTS. THE WEST LINE WAS FIXED BY THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 165. ALL OTHER LINES WERE FIXED BY CLIENT REQUEST. ALL REAR BOUNDARY AND LOT CORNERS TO BE MARKED WITH A 5/8" REBAR AND RED CAP. ALL FRONT LOT AND BOUNDARY CORNERS TO BE MARKED WITH A LEAD PLUG AND TACK SET IN THE TOP OF CURB AT THE EXTENSION OF THE LOT SIDELINES.

Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 3, T.10N., R.1E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 165 AND A 40.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S77°32'37"E, SAID POINT BEING S00°00'06"W ALONG THE LINE BETWEEN THE TWO FOUND CITY STREET MONUMENTS IN THE INTERSECTION OF 5400 SOUTH STREET AND SAID STATE HIGHWAY AND IN SAID STATE HIGHWAY BEING S00°00'06"W 764.50 FEET APART, 77.56 FEET AND S89°59'54"E 50.26 FEET FROM THE MONUMENT IN SAID INTERSECTION OF SAID 5400 SOUTH STREET AND STATE HIGHWAY NO. 165; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°39'26" A DISTANCE OF 45.14 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5400 SOUTH STREET AND A 1136.35 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N00°07'59"W; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°59'30" A DISTANCE OF 218.00 FEET; THENCE S00°00'06"W 189.60 FEET; THENCE S89°59'54"E 17.25 FEET; THENCE S00°00'06"W 192.00 FEET; THENCE N89°59'54"W 264.00 FEET TO SAID EAST LINE OF SAID STATE HIGHWAY NO. 165; THENCE N00°00'06"E ALONG SAID EAST LINE 329.88 FEET TO THE POINT OF BEGINNING.

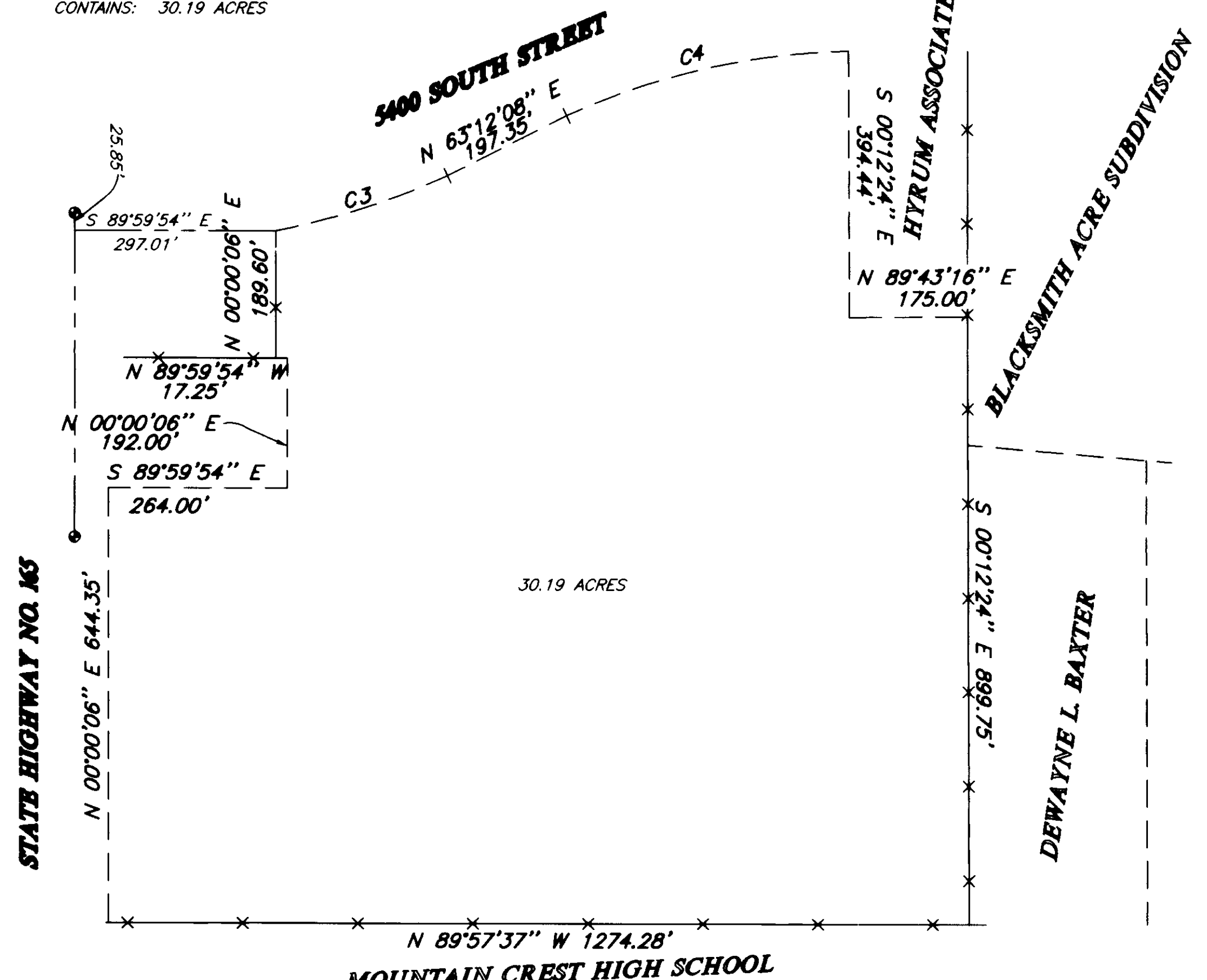
CONTAINS: 2.15 ACRES

Remainder Description

PART OF THE SOUTHWEST QUARTER OF SECTION 3, T.10N., R.1E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

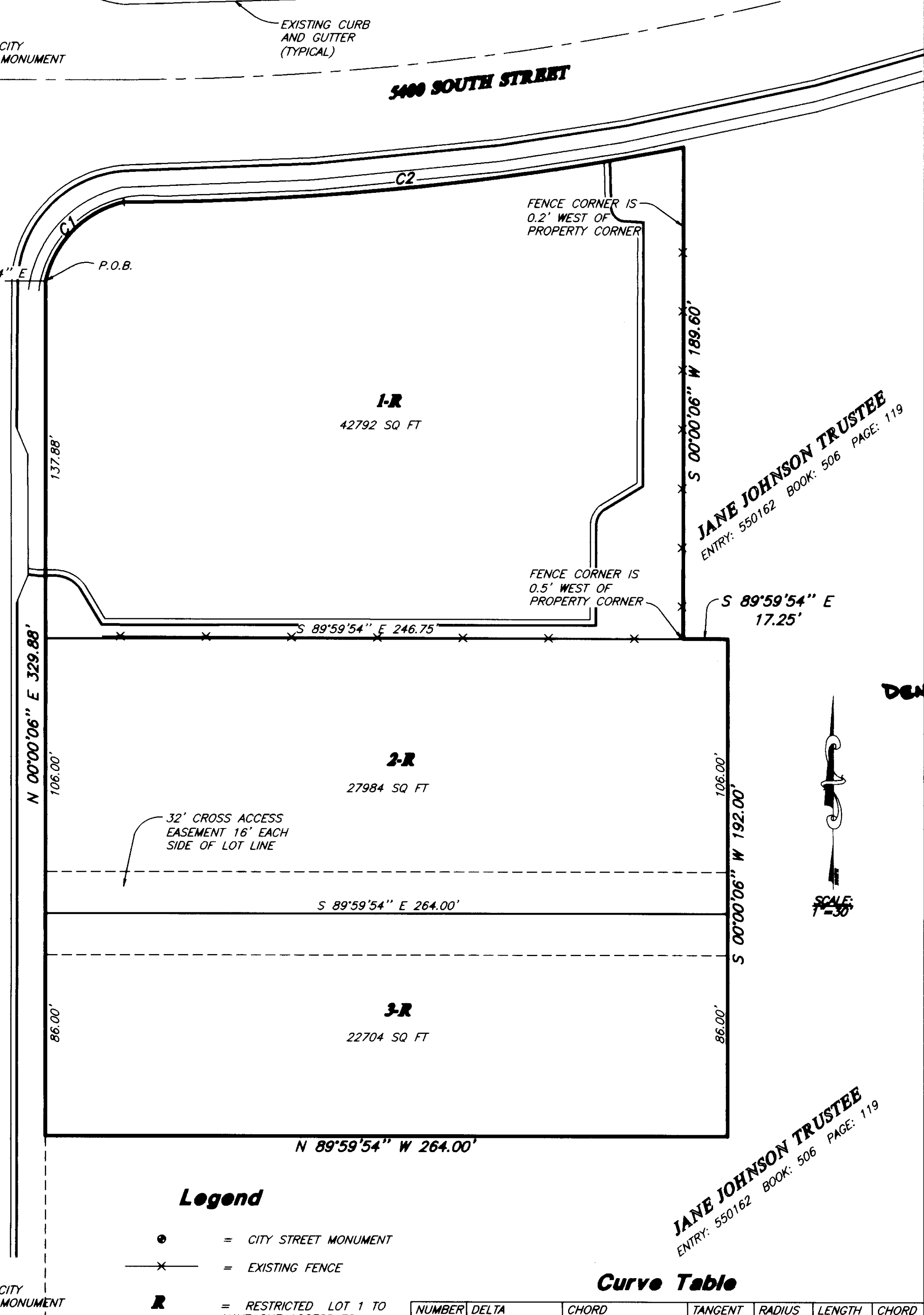
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5400 SOUTH STREET AND A 1136.35 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N11°07'29"W, SAID POINT BEING S00°00'06"W ALONG THE LINE BETWEEN THE TWO FOUND CITY STREET MONUMENTS IN THE INTERSECTION OF 5400 SOUTH STREET AND SAID STATE HIGHWAY AND IN SAID STATE HIGHWAY BEING S00°00'06"W 764.50 FEET APART, 25.85 FEET AND S89°59'54"E 297.01 FEET FROM THE MONUMENT IN SAID INTERSECTION OF SAID 5400 SOUTH STREET AND STATE HIGHWAY NO. 165; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°29'41" A DISTANCE OF 267.64 FEET, N63°12'08"E 197.35 FEET TO A 1053.85 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S24°37'10"E, AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°27'06" A DISTANCE OF 431.35 FEET TO THE HYRUM ASSOCIATES PROPERTY; THENCE S00°12'24"E 394.44 FEET AND N89°43'16"E 175.00 FEET TO THE BAXTER PROPERTY; THENCE S00°12'24"E ALONG SAID BAXTER PROPERTY 899.75 FEET TO THE MOUNTAIN CREST HIGH SCHOOL PROPERTY; THENCE N89°57'37"W ALONG SAID HIGH SCHOOL PROPERTY 1274.28 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 165; THENCE N00°00'06"E ALONG SAID EAST LINE 644.35 FEET; THENCE S89°59'54"E 264.00 FEET; THENCE N00°00'06"E 192.00 FEET; THENCE N89°59'54"W 17.25 FEET; THENCE N00°00'06"E 189.60 FEET TO THE POINT OF BEGINNING.

CONTAINS: 30.19 ACRES



ROYAL SEAL SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 3, T.10N., R.1E., S.L.B.&M., U.S. SURVEY
HYRUM CITY, CACHE COUNTY, UTAH
MAY, 2003



Legend

- = CITY STREET MONUMENT
- X— = EXISTING FENCE
- R = RESTRICTED LOT 1 TO HAVE ONE ACCESS TO HIGHWAY NO. 165, LOTS 2 & 3 TO HAVE ONE SHARED ACCESS TO HIGHWAY NO. 165

Curve Table

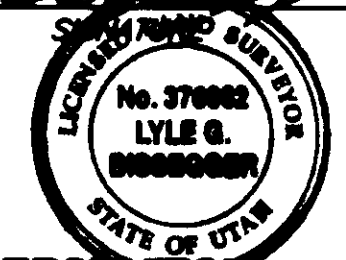
NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	64°39'26"	N 44°47'06" E	25.31	40.00	45.14	42.78
C2	10°59'30"	N 84°22'16" E	109.33	1136.35	218.00	217.66
C3	13°29'41"	N 72°07'40" E	134.44	1136.35	267.64	267.02
C4	23°27'06"	N 77°06'23" E	218.74	1053.85	431.35	428.34

SURVEYOR'S CERTIFICATE

I, LYLE G. BISSECKER, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF ROYAL SEAL SUBDIVISION IN HYRUM CITY, CACHE COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HYRUM CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 21ST DAY OF MAY, 2003

378082
UTAH LICENSE NUMBER



OWNERS CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: ROYAL SEAL SUBDIVISION DO HEREBY WARRANT AND SAVE HYRUM CITY HARMLESS FROM ANY EASEMENTS AND ENCUMBRANCES AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 21ST DAY OF JANUARY, A.D., 2003

I. K. G. Ladd
ROYAL SEAL INVESTMENTS INC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DEWAIN
ON THE 21ST DAY OF JANUARY, 2003, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND FOR SAID COUNTY OF DEWAIN IN SAID STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Anthony V. G. ...
NOTARY PUBLIC

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
EXECUTIVE BLDG. 4155 S. HARRISON BLVD. #310
OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666

ENGINEERS 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.

DATE _____ ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 2003 BY THE _____ CITY COUNCIL

CACHE COUNTY RECORDER
COUNTY RECORDER'S NO. 853909
STATE OF UTAH, COUNTY OF CACHE, RECORDED AT THE REQUEST OF Hyrum City
DATE 5 FEB 2002 TIME 1:52:02 FEE 32.00
INDEX 2004-1768
FILE IN: FILE OF PLATS

COUNTY SURVEYOR'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.
MICHAEL L. ...
COUNTY SURVEYOR

UTILITY COMPANY APPROVALS
QUESTAR
UTAH POWER & LIGHT CO.
US WEST COMMUNICATIONS
LOCAL CABLE TV COMPANY

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2003
ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 19TH DAY OF April, 2003 BY THE Hyrum City PLANNING COMMISSION.
CHAIRPERSON

MAYOR APPROVAL AND ACCEPTANCE
PRESENTED TO THE Hyrum City MAYOR THIS 17TH DAY OF April, 2003 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR

PROJECT NO.: 4464-07
DATE: 2-25-03
SCALE: 1"=30'
SURVEYED: L. BISSECKER
DRAWN: H. GIBBY
CHECKED:
REVISED: 05-21-2003 NSJ