

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# Cache Valley Mall Subdivision

Logan City, Cache County, Utah, May 2018  
A Part of the Northwest Quarter of Section 27 and a Part of the Northeast Quarter of Section 28, Township 12 North, Range 1 East, Salt Lake Base & Meridian

### SURVEYOR'S CERTIFICATE

I, K. Greg 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 by the Authority of the Owners, I have completed a Survey of the Property Described and Shown Hereon 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 ten (10) lots, know hereafter as Cache Valley Mall Subdivision and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the Plat hereon.

Signed this 23<sup>rd</sup> day of May, 2018.



K. Greg Hansen P.L.S.  
Utah Land Surveyor License No. 167819

### SUBDIVISION BOUNDARY DESCRIPTION

A PART OF BLOCK 1, PLAT "D", LOGAN FARM SURVEY, LOGAN, CACHE COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 200 EAST STREET AND THE NORTH RIGHT-OF-WAY LINE OF 1250 NORTH STREET;

RUNNING THENCE NORTH 88°33'59" WEST 1358.84 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF 1250 NORTH STREET IN PART TO THE EAST RIGHT-OF-WAY LINE OF MAIN STREET (U.S. HIGHWAY 91); THENCE NORTH 01°08'20" EAST 58.69 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOGAN CITY CORPORATION PROPERTY TAX ID NO. 05-014-0059 PER ENTRY NO. 768508 AS RECORDED IN THE CACHE COUNTY RECORDERS OFFICE; THENCE ALONG THE BOUNDARY OF SAID LOGAN CITY CORPORATION PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 88°31'25" EAST 35.00 FEET; AND (2) NORTH 43°41'33" WEST 49.64 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 01°08'20" EAST 87.74 FEET; (2) NORTH 06°01'50" EAST 46.93 FEET; (3) NORTH 01°12'00" EAST 92.31 FEET; AND (4) NORTH 46°08'18" EAST 42.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1400 NORTH STREET; THENCE SOUTH 88°10'46" EAST 97.55 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF GARR & P. ASSOCIATES PROPERTY TAX ID NO. 05-014-0043 PER ENTRY NO. 539399; THENCE ALONG THE BOUNDARY OF SAID GARR & P. ASSOCIATES PROPERTY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°08'20" WEST 165.85 FEET; (2) SOUTH 86°49'01" EAST 73.60 FEET; AND (3) NORTH 01°08'20" EAST 167.60 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 88°10'46" EAST 1037.43 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF ROBERT F. STOKES PROPERTY TAX ID NO. 05-014-0007 PER ENTRY NO. 481693; THENCE ALONG THE BOUNDARY OF SAID ROBERT F. STOKES PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°31'17" WEST 122.10 FEET; AND (2) SOUTH 86°56'14" EAST 124.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 200 EAST STREET; THENCE SOUTH 01°31'17" WEST 1000.66 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 34.679 ACRES.

#### Notes:

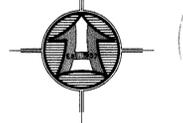
- 1- Lots 1 through 8 as depicted hereon, are subject to the Declaration of Easements, Covenants, Conditions and Restrictions, which will be recorded with this plat.
- 2- All of the surfaces areas on this plat that are not covered or occupied by a permanent structure are considered common area and as such are public utility easements as defined in the Declaration of Easements, Covenants, Conditions and Restrictions.
- 3- All paved surfaces and existing drive approaches are covered with a pass-through easement on each of the 8 lots as shown and described hereon as defined in the Declaration of Easements, Covenants, Conditions and Restrictions.
- 4- No structures may be built within any Public utility Easement, Except approved by the City Engineer.
- 5- Not all easements were able to be plotted as shown on ALTA Survey performed by Millman National Land Services on Jan. 30, 2018 and signed by Gerald L. Holton PLS No. 7219137-2201 but may affect subject property. Plottable easements are shown hereon.
- 6- Existing water and sewer lines shown hereon were determined from said ALTA Survey.
- 7- The proposed blanket Public Utility Easements hereon shall not be cause for any damage to the structures, services, or land of the Owner's, their Successors and Assigns by reason of the installation, operation, and maintenance of the public utilities adjacent to current improvements. Some improvements or services, being sub-surface or aerial, may be not be identified on this drawing.

### Legend

Subject Property Line	Telephone Pedestal
Interior Lot Line	Fire Hydrant
Adjoining Property Line	Water Meter
Centerline	Water Valve
Public Utility Easement	Sewer Manhole
Existing Easement	Power Pole
Existing Building	Set 24"x5/8" Rebar with Cap
Parking Stripe	Found rebar set by others
Fence Line	Street Monument
Storm Drain Existing	Section Corner
Water Line Existing	
Sewer Line Existing	
Power Line Existing	
Telephone Line Existing	
Gas Line Existing	
Existing Curb and Gutter	

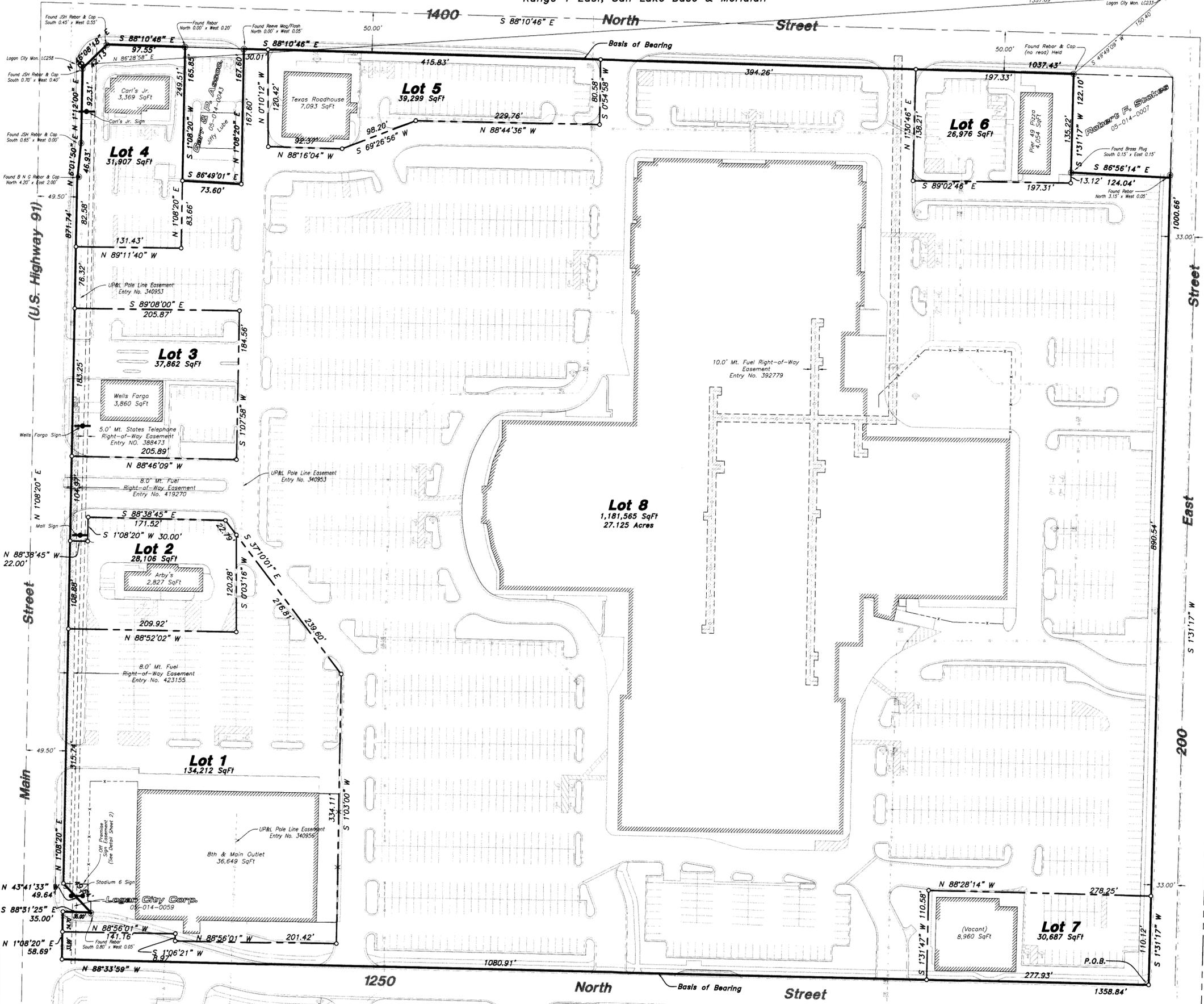
**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302

Visit us at [www.haies.net](http://www.haies.net)  
Brigham City Ogden Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272



Scale: 1" = 60'  
0 60 120  
Scale in Feet  
(Data in Parentheses is Record)

COUNTY RECORDER'S NO. 1199084  
State of Utah, County Cache, Recorded and Filed at the Request of CITY OWNERS  
Date 5 JULY 2018 Time 11:14 A.M. Fee 68.00  
Abstracted  
Index 2018-3147  
Filed In: File of Plats  
*Michael S. Glavin*  
County Recorder

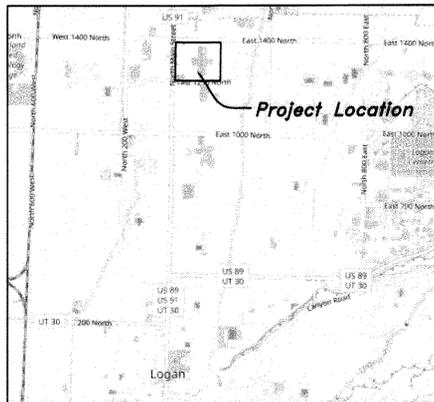


N:\2017\17-142 Cache Valley Mall\Drawings\17-142 V15 07:51 Redwpl\_7/5/2018 10:02:20 AM.DWG To: JF.ac3

NARRATIVE

The Purpose of this Survey was to Create a 6 Lot Subdivision From Property Tax ID No. 05-014-0006 as Shown and Described Hereon. This Survey was Ordered by Joe Ragusa of CMC Engineering. The Control used to Establish the Property Corners was the ALTA Survey performed by Millman National Land Services on Jan. 30, 2018 and signed by Gerald L. Holton PLS No. 721937-2201 and found rebar surrounding the subject property. The basis of bearing is the North Line of 1250 North Street which bears North 88°33'59" West, an assumed Bearing as shown on said ALTA Survey.

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Vicinity Map

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 CACHE VALLEY MALL SUBDIVISION, AND HEREBY DEDICATE, GRANT AND CONVEY TO LOGAN CITY, CACHE COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO LOGAN CITY THAT AREA DEFINED AS EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN HEREON AND AS DEFINED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY LOGAN CITY, UTILITY EASEMENTS AS SHOWN HEREON ARE FOR ACCESS INSTALLATION, MAINTENANCE AND DRAINAGE FACILITIES AND APPURTENANCES. WE HEREBY DECLARE THE PLAT NOTICES SHOWN HEREON ARE EFFECTIVE AND BINDING.

THIS 24 DAY OF May 2018.

CACHE VALLEY REALTY LLC, A UTAH LIMITED LIABILITY COMPANY

BY: NAMCO REALTY LLC, A NEW YORK LIMITED LIABILITY COMPANY ITS: MANAGING MEMBER

BY: NAMCO REALTY LTD., A BRITISH VIRGIN ISLANDS COMPANY ITS: MANAGING MEMBER

BY: IGAL NAMDAR, CEO & SOLE SHAREHOLDER

ON THE 24th DAY OF May 2018,

CACHE CH LLC, A UTAH LIMITED LIABILITY COMPANY

BY: MATIN HAKIMI, MANAGING MEMBER

ON THE 24th DAY OF May 2018,

CACHE NASSIM LLC, A UTAH LIMITED LIABILITY COMPANY

BY: ELLIOT NASSIM, MANAGING MEMBER

CORPORATE ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NASSAU ON THE 24 DAY OF May 2018,

CACHE VALLEY REALTY LLC, A UTAH LIMITED LIABILITY COMPANY

BY: NAMCO REALTY LLC, A NEW YORK LIMITED LIABILITY COMPANY ITS: MANAGING MEMBER

BY: NAMCO REALTY LTD., A BRITISH VIRGIN ISLANDS COMPANY ITS: MANAGING MEMBER

BY: IGAL NAMDAR, CEO & SOLE SHAREHOLDER

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, BEING DUTY SWORN, ACKNOWLEDGED TO ME THAT THEY/HE/SHE ARE/IS IN HIS CAPACITY AS CEO & SOLE SHAREHOLDER OF NAMCO REALTY LTD., A BRITISH VIRGIN ISLANDS COMPANY, THE MANAGING MEMBER OF NAMCO REALTY LLC, A NEW YORK LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF CACHE VALLEY REALTY LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THEY/HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY/HE/SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC SIGN AND AFFIX STAMP



CORPORATE ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NASSAU ON THE 24th DAY OF May 2018,

CACHE CH LLC, A UTAH LIMITED LIABILITY COMPANY

BY: MATIN HAKIMI, MANAGING MEMBER

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND FOR SAID STATE AND COUNTY, BEING DUTY SWORN, ACKNOWLEDGED TO ME THAT THEY/HE/SHE ARE/IS IN HIS CAPACITY AS MANAGING MEMBER OF CACHE CH LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THEY/HE/SHE SIGNED THE ABOVE OWNERS DEDICATION, WHO DUTY ACKNOWLEDGED TO ME THAT THEY/HE/SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC SIGN AND AFFIX STAMP

LOGAN 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.

Signature of Bill Young, City Engineer, dated 6/6/18.

LOGAN CITY ATTORNEY APPROVAL

Approved as to form This 27 Day of June A.D. 2018.

Signature of Logan City Attorney.

MAYOR'S APPROVAL AND ACCEPTANCE

Presented to the Logan City Mayor this 29 day of June A.D., 2018, at which time this Subdivision was approved and accepted.

Signature of Mayor Holly H. Daines, Attest.



LOGAN CITY UTILITIES

Water, Waste Water Collection, Waste Water treatment, Wetlands, Solid Waste, Light & Power. All with dates from 6-26-2018 to 6-28-2018.

CORPORATE ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NASSAU ON THE 24th DAY OF May 2018,

CACHE NASSIM LLC, A UTAH LIMITED LIABILITY COMPANY

BY: ELLIOT NASSIM, MANAGING MEMBER

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND FOR SAID STATE AND COUNTY, BEING DUTY SWORN, ACKNOWLEDGED TO ME THAT THEY/HE/SHE ARE/IS IN HIS CAPACITY AS MANAGING MEMBER OF CACHE NASSIM LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THEY/HE/SHE SIGNED THE ABOVE OWNERS DEDICATION, WHO DUTY ACKNOWLEDGED TO ME THAT THEY/HE/SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

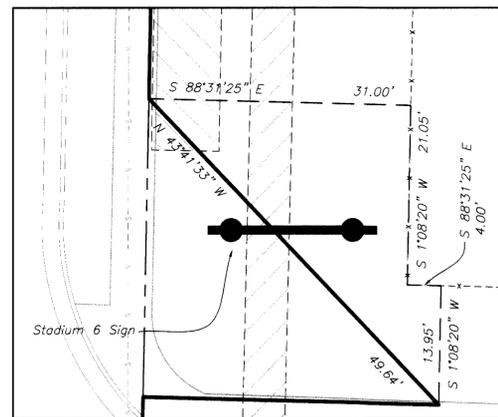
NOTARY PUBLIC SIGN AND AFFIX STAMP

DIRECTOR'S CERTIFICATE OF APPROVAL

This plat has been reviewed and approved by the Logan City Director of Community Development as Subdivision Permit No. PC 18-013.

Signature of Director, dated 6/15/18.

Off Premise Sign Easement Detail



Scale: 1" = 10'

OWNER'S CONSENT TO FILE PRELIMINARY PLAT

I/we, the undersigned, do hereby affirm that I/we are record owner(s) of the subject property proposed on this map for subdivision, and I/we consent to the filing of this preliminary plat map.

Signatures of Igal Namdar, Martin Hakimi, and Elliot Nassim.

HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors. 538 North Main Street, Brigham, Utah 84302. Visit us at www.haies.net

COUNTY RECORDER'S NO. 1199084. State of Utah, County Cache, Recorded and Filed at the Request of Date 5 JULY 2018 Time 11:14 AM. Fee Abstracted Index 2018-3147 Filed In: File of Plats. Michael L. Stead County Recorder