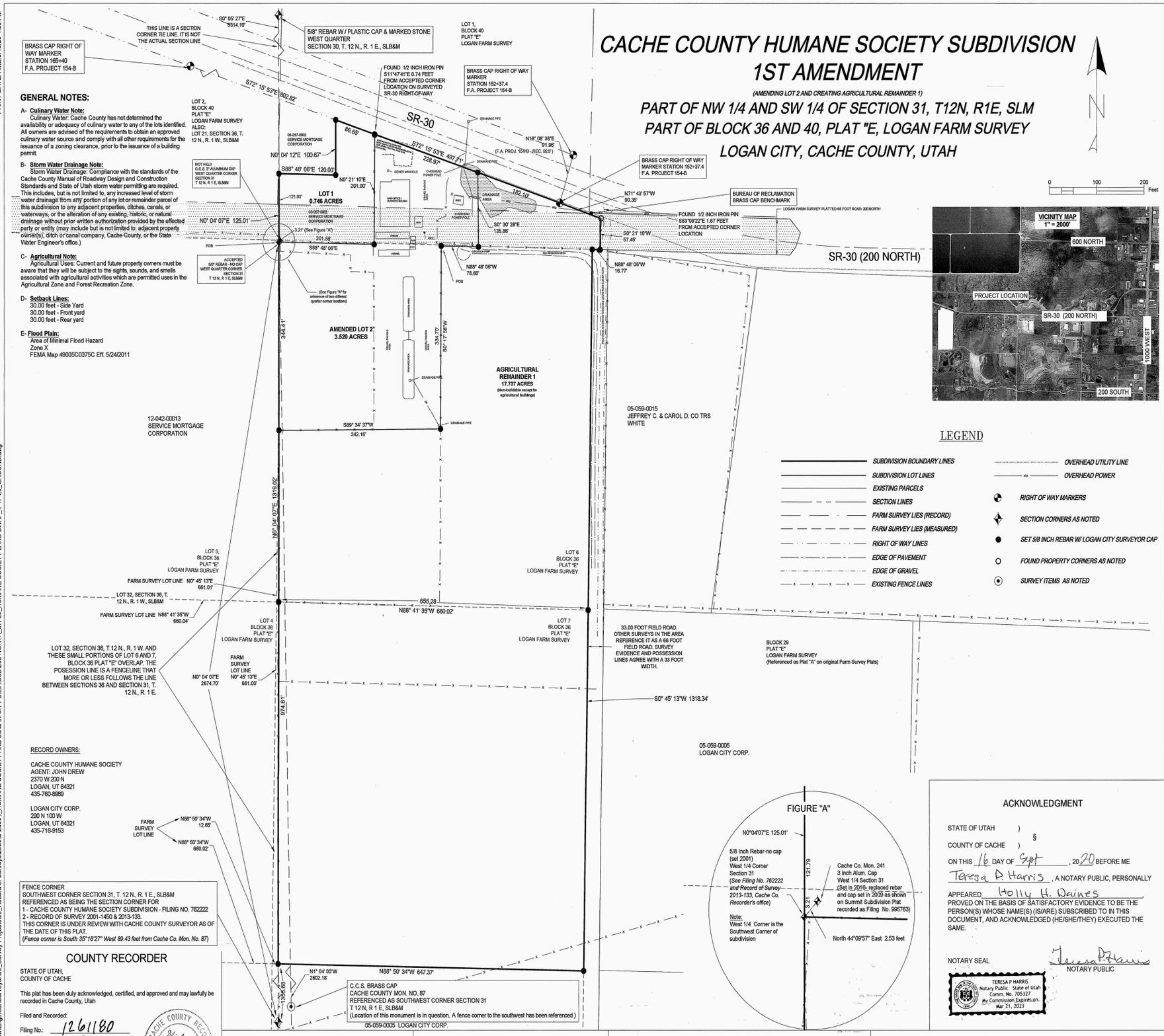
PRINT DATE/TIME:9/15/20 4:30 PM

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

LEGEND

- SUBDIVISION BOUNDARY LINES
- SUBDIVISION LOT LINES
- EXISTING PARCELS
- SECTION LINES
- FARM SURVEY LIES (RECORD)
- FARM SURVEY LIES (MEASURED)
- RIGHT OF WAY LINES
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING FENCE LINES
- OVERHEAD UTILITY LINE
- OVERHEAD POWER
- RIGHT OF WAY MARKERS
- SECTION CORNERS AS NOTED
- SET 5/8 INCH REBAR W/ LOGAN CITY SURVEYOR CAP
- FOUND PROPERTY CORNERS AS NOTED
- SURVEY ITEMS AS NOTED

RECORD OWNERS:

CACHE COUNTY HUMANE SOCIETY
AGENT: JOHN DREW
2370 W 200 N
LOGAN, UT 84321
435-760-8989

LOGAN CITY CORP.
290 N 100 W
LOGAN, UT 84321
435-716-9153

FENCE CORNER
SOUTHWEST CORNER SECTION 31, T. 12 N., R. 1 E., SLB&M
REFERENCED AS BEING THE SECTION CORNER FOR
1 - CACHE COUNTY HUMANE SOCIETY SUBDIVISION - FILING NO. 762222
2 - RECORD OF SURVEY 2001-1450 & 2013-133.
THIS CORNER IS UNDER REVIEW WITH CACHE COUNTY SURVEYOR AS OF THE DATE OF THIS PLAT.
(Fence corner is South 35°16'27" West 89.43 feet from Cache Co. Mon. No. 87)

FIGURE "A"

COUNTY RECORDER

STATE OF UTAH,
COUNTY OF CACHE

This plat has been duly acknowledged, certified, and approved and may lawfully be recorded in Cache County, Utah

Filed and Recorded:

Filing No.: 126180
Date: 29 SEPT 2020
Time: 2:17 pm
Book: 2020
Page: 3409
Request of: CITY

Michael L Gleed
Cache County Recorder

CACHE COUNTY RECORDER / Michael L Gleed / STATE OF UTAH

DEPUTY COUNTY SURVEYORS CERTIFICATE

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office: and further, I find that the minimum standards for plats required by County ordinance and State law

DEPUTY COUNTY SURVEYOR / STATE OF UTAH

Deputy County Surveyor — Date 9/29/2020

COUNTY ATTORNEY APPROVAL

I certify That I have examined this plat and approve this plat as to form as required by State law and County ordinances

Cache County Attorney — Date 9/25/2020

COUNTY PLANNING COMMISSION

This plat recommended for approval by the Cache County Planning Commission on the 9th day of July A.D. 20 20 Dated this 25 day of Sept A.D. 20 20

By: Nolan Gunnell
Chair

BEAR RIVER HEALTH DEPARTMENT

This subdivision described in this plat has been approved by the Bear River Health Department on the 24 day of SEPTEMBER 20 20

By:

Title: LEHS

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
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 2602.18 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 88° 48' 06" 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 802.82 FEET FROM A STATE RIGHT OF WAY MARKER AT STATION 165+40 OF 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 152+37.4 OF 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° 21' 10" WEST 57.45 FEET TO A POINT 2.62 FEET EAST, MORE OR LESS, FROM A FENCE CORNER;
THENCE, NORTH 88° 48' 06" 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° 45' 13" WEST 0.22 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6);
THENCE, SOUTH 00° 45' 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 958463.13 SQ. FT OR 22.003 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. THIS SURVEY INCLUDED EXTENSIVE LOGAN FARM SURVEY BLOCK RETRACEMENT EAST ALONG SR-30 (200 NORTH) TO 600 WEST TO TIE INTO LOGAN CITY SURVEY PLAT "A". SOME OF THE BLOCKS MATCH 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. 995763. THIS CORNER WAS REPLACED IN 2016 BY THE CACHE COUNTY SURVEYOR. THIS CORNER IS 2.5 FEET, MORE OR LESS, TO THE NORTHEAST OF THE REBAR SET IN 2001. BOTH SURVEYS REFERENCED THAT COUNTY SURVEY TIES WERE USED TO SET THE QUARTER CORNERS. 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 SEPERATE 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 TO SUPPORT THAT THIS IS THE QUARTER SECTION LINE. I AM ACCEPTING IT AS AN ESTABLISHED POSSESSION LINE THAT OVERLAPS INTO LOT 6, BLOCK 36, +/- 0.2 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

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 AND AN AGRICULTURAL REMAINDER AS SET FORTH TO BE HERE AFTER KNOWN AS THE CACHE COUNTY HUMANE SOCIETY SUBDIVISION 1ST AMENDMENT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS
THIS 16 DAY OF September A.D. 2020.

9/16/20 — Holly H. Daines
DATE — LOGAN CITY, MAYOR HOLLY DAINES

9/25/20 — [signature]
DATE — CACHE COUNTY HUMANE SOCIETY, AGENT: JOHN DREW

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF CACHE)

ON THIS 16 DAY OF Sept, 20 20 BEFORE ME
Teresa P. Harris, A NOTARY PUBLIC, PERSONALLY
APPEARED Holly H. Daines
PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME.

NOTARY SEAL — Teresa P Harris NOTARY PUBLIC

TERESA P HARRIS Notary Public State of Utah Comm. No. 705327 My Commission Expires on: Mar 21, 2023

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF CACHE)

ON THIS 25 DAY OF September 2020, BEFORE ME
Laurie T. Jones, A NOTARY PUBLIC, PERSONALLY
APPEARED John Drew
PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME.

NOTARY SEAL — Laurie T Jones NOTARY PUBLIC

LAURIE T. JONES Notary Public, State of Utah Commission # 710398 My Commission Expires February 04, 2024

LOGAN CITY ENGINEERING
290 NORTH 100 WEST
LOGAN, UTAH 84321

LOGAN CITY UNITED IN SERVICE — PUBLIC WORKS DEPARTMENT

SHEET NO:
1 of 1

PROJECT FILE LOCATION: G:\public\Engineer\Surveyor\00_Survey Projects\00_Record of Survey\2020\NS-20001_HUMANE SOCIETY AND LOGAN CITY B.L.AC\3D\200 NORTH_SR-30_HUMANE SOCIETY LAND SWAP_4-17-20_GROUND.dwg

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.