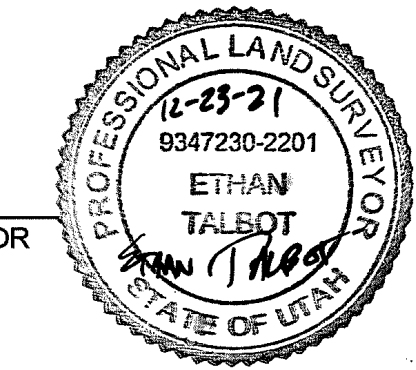


ENVIRONMENTAL NORTH SUBDIVISION

PART OF LOT 5, BLOCK 27, PLAT "E", LOGAN FARM SURVEY
PART OF THE SOUTHEAST QUARTER OF SECTION 31,
T. 12 N., R. 1 E., SLB&M
LOGAN CITY, CACHE COUNTY, UTAH

SURVEY CERTIFICATE

I, ETHAN TALBOT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 9347230-2201 IN ACCORDANCE WITH UTAH STATE CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, AND THAT THE SAME HAS, OR WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



Ethan Talbot
ETHAN TALBOT - LOGAN CITY SURVEYOR

12-23-2021
DATE

SUBDIVISION BOUNDARY DESCRIPTION

A parcel of land being part of Lot 5 of Block 27, Plat "E", Logan Farm Survey in the Southeast Quarter of Section 31 in Township 12 North, Range 1 East, S.L.B.&M. The boundary of said parcel of land is described as follows:
Beginning on the South right-of-way of Utah SR-30 at a found Brass Cap marker at Back Station 110+83.3 and Ahead Station 113+00.0 of Utah N.R.S. Project 154-B (Said point is North 85° 44' 59" East 1171.74 Feet and North 78.48 Feet from Monument 284B).
Thence, along said right of way South 88° 43' 05" East 141.23 feet to a point;
Thence, South 45° 16' 22" East 87.19 feet (Rec. - Southwesterly 90 feet) following an existing fence line to a point;
Thence, South 01° 26' 46" West 596.85 feet (Rec. - South 588 feet) following an existing fence line to a rebar with an aluminum cap;
Thence, North 88° 25' 57" West 663.25 feet (Rec. - West 660 feet) to a rebar with plastic cap;
Thence, North 01° 03' 42" East 653.04 feet (Rec. - North 648 feet) along an existing fence line to a point on the south right-of-way line of SR-30;
Thence, South 88° 46' 33" East 462.94 feet to said right-of-way marker being the POINT OF BEGINNING;
Contains 433,954.96 Sq. Ft. or 9.962 Acres, more or less.

SHEET NO. 1/1

DATE: DECEMBER 2, 2021
SURVEY DATE: JANUARY 2021

SURVEYED BY: E. TALBOT
DRAFTED: E. TALBOT
CHECKED: S. ODD

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS ENVIRONMENTAL NORTH SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF January A.D. 2022.
Holly H. Daines
HOLLY H. DAINES, LOGAN CITY MAYOR

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE)
ON THIS 10th DAY OF January, IN THE YEAR 2022,
BEFORE ME *Teresa P. Harris*, A NOTARY PUBLIC,
PERSONALLY APPEARED *Holly H. Daines*, LOGAN CITY MAYOR,
PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.
NOTARY PUBLIC *Teresa P. Harris*
COMMISSION EXPIRES March 21, 2023

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE LOGAN CITY MAYOR THIS 10th DAY OF January 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Holly H. Daines
HOLLY H. DAINES, MAYOR

LOGAN CITY ENGINEER APPROVAL

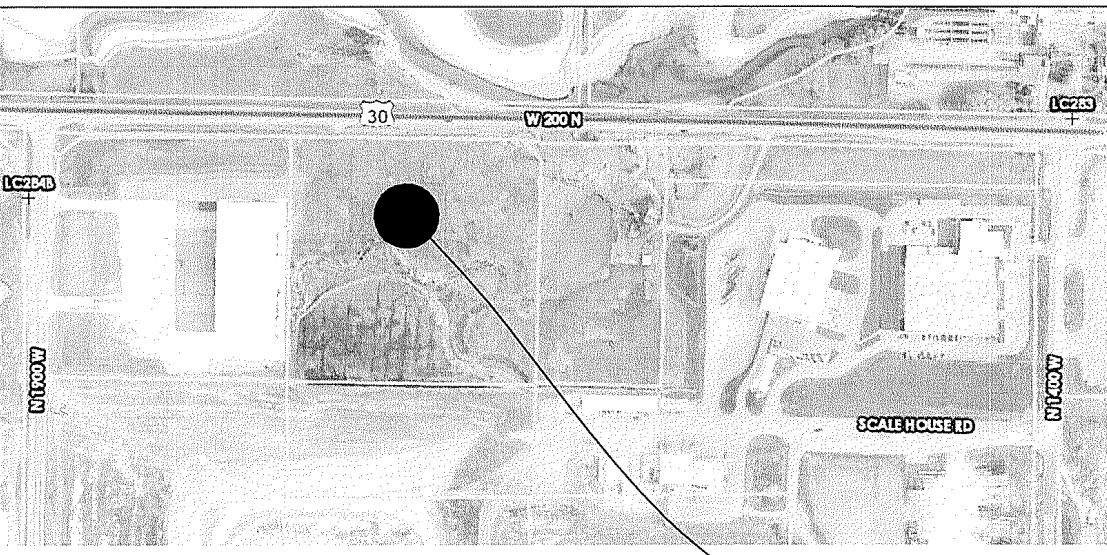
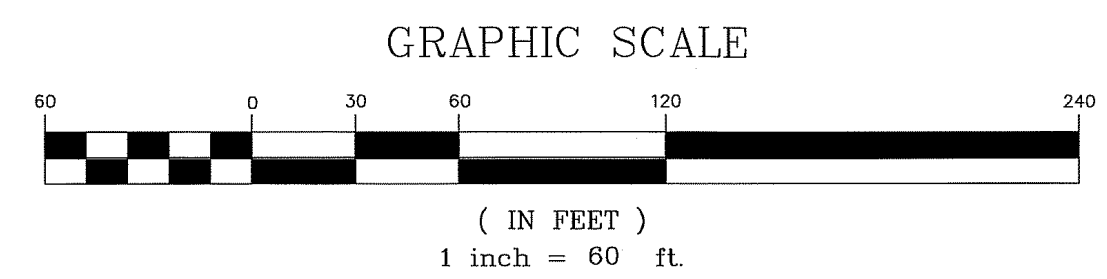
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS 10th DAY OF January 2022.
William Young
WILLIAM YOUNG, CITY ENGINEER

COMMUNITY DEVELOPMENT DIRECTOR

I HAVE REVIEWED THIS PLAT AND ENSURE THAT THE SUBDIVIDER HAS COMPLIED WITH ALL CONDITIONS OF SUBDIVISION APPROVAL AND THE CURRENT LAND DEVELOPMENT CODE
Mike Desimone
MIKE DESIMONE, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: 1/6/22

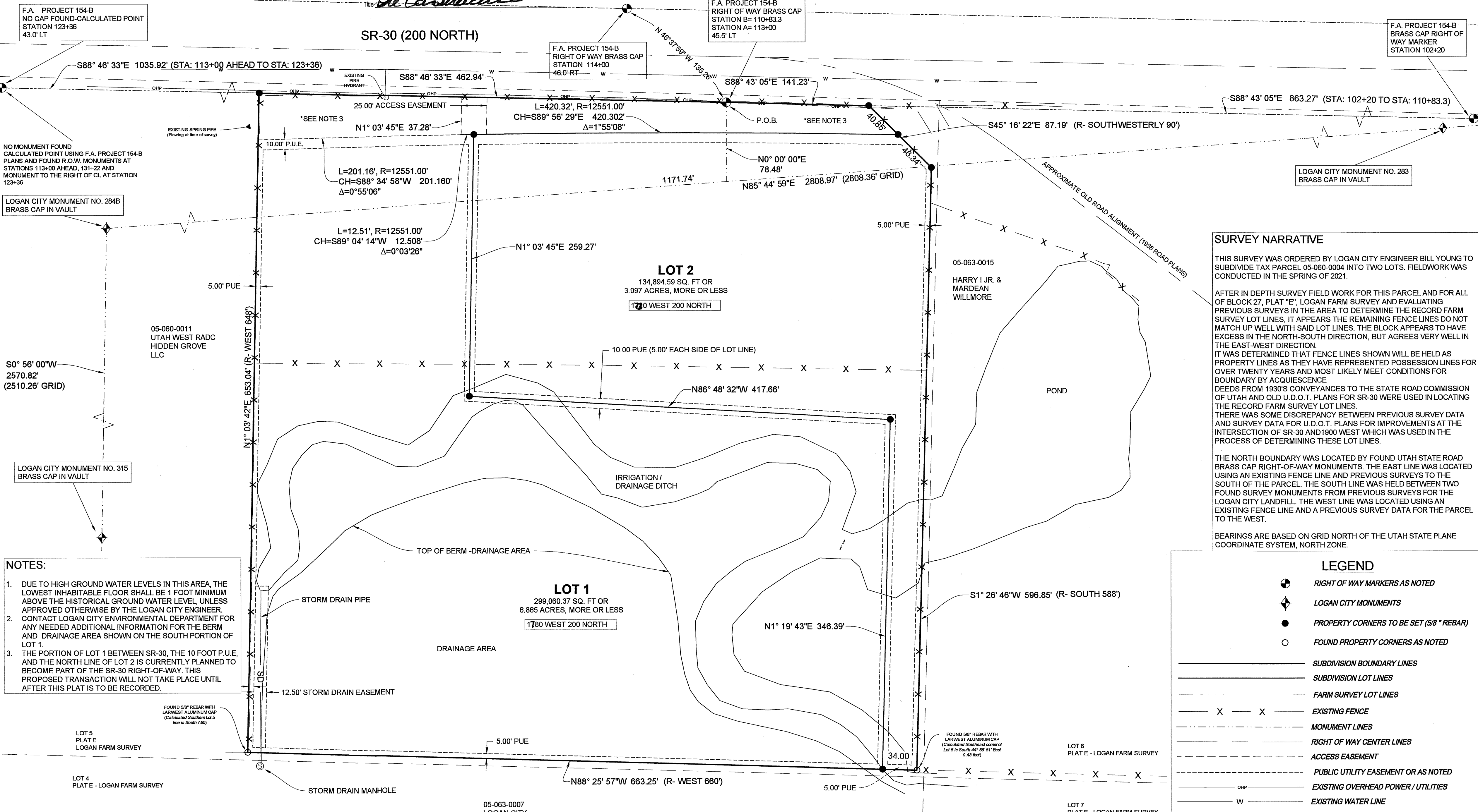
ENVIRONMENTAL NORTH SUBDIVISION

LOGAN CITY ENGINEERING
290 NORTH 100 WEST
LOGAN, UTAH 84321



VICINITY MAP: 1 INCH = 100 FEET PROJECT LOCATION

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.



- NOTES:
- DUE TO HIGH GROUND WATER LEVELS IN THIS AREA, THE LOWEST INHABITABLE FLOOR SHALL BE 1 FOOT MINIMUM ABOVE THE HISTORICAL GROUND WATER LEVEL, UNLESS APPROVED OTHERWISE BY THE LOGAN CITY ENGINEER.
 - CONTACT LOGAN CITY ENVIRONMENTAL DEPARTMENT FOR ANY NEEDED ADDITIONAL INFORMATION FOR THE BERM AND DRAINAGE AREA SHOWN ON THE SOUTH PORTION OF LOT 1.
 - THE PORTION OF LOT 1 BETWEEN SR-30, THE 10 FOOT P.U.E. AND THE NORTH LINE OF LOT 2 IS CURRENTLY PLANNED TO BECOME PART OF THE SR-30 RIGHT-OF-WAY. THIS PROPOSED TRANSACTION WILL NOT TAKE PLACE UNTIL AFTER THIS PLAT IS TO BE RECORDED.

SURVEY NARRATIVE
THIS SURVEY WAS ORDERED BY LOGAN CITY ENGINEER BILL YOUNG TO SUBDIVIDE TAX PARCEL 05-060-0004 INTO TWO LOTS. FIELDWORK WAS CONDUCTED IN THE SPRING OF 2021.
AFTER IN DEPTH SURVEY FIELD WORK FOR THIS PARCEL AND FOR ALL OF BLOCK 27, PLAT "E", LOGAN FARM SURVEY AND EVALUATING PREVIOUS SURVEYS IN THE AREA TO DETERMINE THE RECORD FARM SURVEY LOT LINES, IT APPEARS THE REMAINING FENCE LINES DO NOT MATCH UP WELL WITH SAID LOT LINES. THE BLOCK APPEARS TO HAVE EXCESS IN THE NORTH-SOUTH DIRECTION, BUT AGREES VERY WELL IN THE EAST-WEST DIRECTION.
IT WAS DETERMINED THAT FENCE LINES SHOWN WILL BE HELD AS PROPERTY LINES AS THEY HAVE REPRESENTED POSSESSION LINES FOR OVER TWENTY YEARS AND MOST LIKELY MEET CONDITIONS FOR BOUNDARY BY ACQUESCENCE.
DEEDS FROM 1930'S CONVEYANCES TO THE STATE ROAD COMMISSION OF UTAH AND OLD U.D.O.T. PLANS FOR SR-30 WERE USED IN LOCATING THE RECORD FARM SURVEY LOT LINES.
THERE WAS SOME DISCREPANCY BETWEEN PREVIOUS SURVEY DATA AND SURVEY DATA FOR U.D.O.T. PLANS FOR IMPROVEMENTS AT THE INTERSECTION OF SR-30 AND 1900 WEST WHICH WAS USED IN THE PROCESS OF DETERMINING THESE LOT LINES.
THE NORTH BOUNDARY WAS LOCATED BY FOUND UTAH STATE ROAD BRASS CAP RIGHT-OF-WAY MONUMENTS. THE EAST LINE WAS LOCATED USING AN EXISTING FENCE LINE AND PREVIOUS SURVEYS TO THE SOUTH OF THE PARCEL. THE SOUTH LINE WAS HELD BETWEEN TWO FOUND SURVEY MONUMENTS FROM PREVIOUS SURVEYS FOR THE LOGAN CITY LANDFILL. THE WEST LINE WAS LOCATED USING AN EXISTING FENCE LINE AND A PREVIOUS SURVEY DATA FOR THE PARCEL TO THE WEST.
BEARINGS ARE BASED ON GRID NORTH OF THE UTAH STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

- LEGEND
- RIGHT OF WAY MARKERS AS NOTED
 - LOGAN CITY MONUMENTS
 - PROPERTY CORNERS TO BE SET (5/8" REBAR)
 - FOUND PROPERTY CORNERS AS NOTED
 - SUBDIVISION BOUNDARY LINES
 - SUBDIVISION LOT LINES
 - FARM SURVEY LOT LINES
 - EXISTING FENCE
 - MONUMENT LINES
 - RIGHT OF WAY CENTER LINES
 - ACCESS EASEMENT
 - PUBLIC UTILITY EASEMENT OR AS NOTED
 - EXISTING OVERHEAD POWER / UTILITIES
 - EXISTING WATER LINE

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED:

DOMINION ENERGY* *Cristi Seidel* DATE: 12-15-21 COMCAST CABLE *Jahill* DATE: 1-5-2021
CENTURYLINK COMMUNICATIONS *AD.98* DATE: 12/20/21

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

LOGAN CITY UTILITIES

WATER: *Kevin Kelly* DATE: 12-9-21
WASTEWATER COLLECTION: *Kevin Kelly* DATE: 12-9-21
WASTEWATER TREATMENT: *Kevin Kelly* DATE: 12/22/21
SOLID WASTE: *Kevin Kelly* DATE: 12/22/21
LIGHT & POWER: *Kevin Kelly* DATE: 12/9/21

IRRIGATION COMPANY APPROVAL

PRESENTED TO *J. Jeffrey Kuntzer*
THIS 5 DAY OF January 2022 AT
WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
J. Jeffrey Kuntzer 1-5-2022
IRRIGATION COMPANY REPRESENTATIVE DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 7 DAY OF January, A.D. 2022.
Kymber Housley
KYMBER HOUSLEY, CITY ATTORNEY

COUNTY RECORDER'S NO. 1309604

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:
Logan City
DATE: 1/11/22 TIME: 10:41 AM BOOK: 2022 PAGE: 3570
FEE: \$ 0.00
Devron Anderson (DEPUTY)
DEVRON ANDERSON, CACHE COUNTY RECORDER