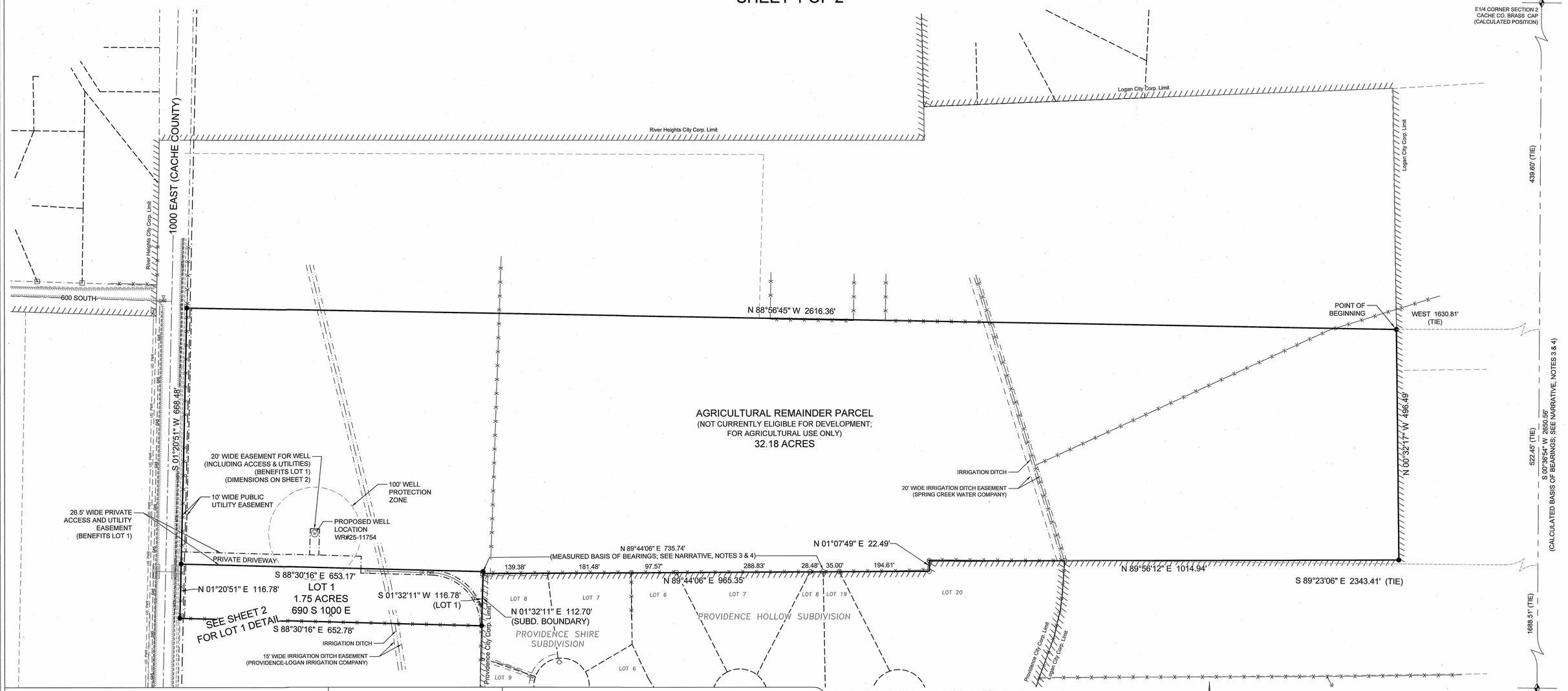
2022-3687(1)

ZOLLINGER SOUTH SUBDIVISION

CACHE COUNTY, UTAH

N1/2 SW1/4 & NW1/4 SE1/4 OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST, SLB&M

SHEET 1 OF 2



BOUNDARY DESCRIPTION

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S 00°36'54" W 962.05 FEET ALONG THE SECTION LINE, N 89°23'06" W 2343.41 FEET TO THE NORTHEAST CORNER OF PROVIDENCE HOLLOW SUBDIVISION, N 89°56'12" E 722.74 FEET, AND N 00°32'17" W 496.49 FEET TO THE TRUE POINT OF BEGINNING (SAID TRUE POINT OF BEGINNING ALSO DESCRIBED AS BEING SOUTH 493.59 FEET AND EAST 1015.77 FEET, BY RECORD, FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; RUNNING THENCE N 88°56'45" W 2616.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1000 EAST STREET; THENCE S 01°20'51" W 668.48 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A FENCE; THENCE S 88°30'16" E 652.78 FEET ALONG SAID FENCE (SAID FENCE BEING THAT FENCE REFERENCED IN BOUNDARY LINE AGREEMENT IN BOOK 962 AT PAGE 346, ENTRY NO. 745054, CACHE COUNTY RECORDER'S OFFICE) TO THE WEST BOUNDARY OF PROVIDENCE SHIRE SUBDIVISION; THENCE N 01°32'11" E 112.70 FEET ALONG SAID WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE ALONG THE NORTH BOUNDARIES OF PROVIDENCE SHIRE SUBDIVISION AND PROVIDENCE HOLLOW SUBDIVISION, N 89°44'06" E 965.35 FEET, N 01°07'49" E 22.49 FEET, AND N 89°56'12" E 292.20 FEET; THENCE CONTINUING N 89°56'12" E 722.74 FEET; THENCE N 00°32'17" W 496.49 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 33.34 ACRES.

SURVEYOR'S CERTIFICATE

I, G. THOMAS TORGERSEN, CERTIFY THAT I AM A LICENSED LAND SURVEYOR, LICENSE NUMBER 8205593, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE DIRECTED A SURVEY OF THE REAL PROPERTY SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL OF LAND FOR CLIENT IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
2. MONUMENTS USED FOR THE CONTROL OF THIS SURVEY WERE THOSE EXISTING MONUMENTS AS SHOWN.
3. BASIS OF BEARINGS (CALCULATED) IS S 00°36'54" W FROM THE EAST QUARTER CORNER TO THE SOUTHEAST CORNER OF SAID SECTION 2. BASIS OF BEARINGS (MEASURED) IS N 89°44'06" E FROM THE NORTHWEST CORNER OF PROVIDENCE SHIRE SUBDIVISION TO THE NORTHEAST CORNER OF LOT 8, PROVIDENCE HOLLOW SUBDIVISION.
4. THE POSITIONS OF THE SECTION CORNERS SHOWN HEREON WERE CALCULATED BASED ON FOUND MONUMENTS FOR PROVIDENCE HOLLOW AND PROVIDENCE SHIRE SUBDIVISIONS AND THE OFFICIAL PLATS THEREOF. THESE POSITIONS ARE PRIMARILY BASED ON MEASUREMENT OF THE NORTHWEST CORNER OF PROVIDENCE SHIRE SUBDIVISION AND NORTHEAST CORNER OF LOT 8, PROVIDENCE HOLLOW SUBDIVISION (SEE NOTE 3 ABOVE); ALL OTHER EXISTING PROPERTY CORNER MONUMENTS SHOWN HEREON WERE ALSO LOCATED AND VERIFIED TO MATCH WITHIN STANDARD TOLERANCES.

NOTES

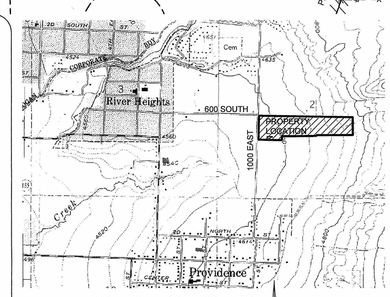
A. CULINARY WATER: CACHE COUNTY HAS NOT DETERMINED THE AVAILABILITY OR ADEQUACY OF CULINARY WATER TO ANY OF THE LOTS IDENTIFIED. ALL OWNERS ARE ADVISED OF THE REQUIREMENTS TO OBTAIN AN APPROVED CULINARY WATER SOURCE AND COMPLY WITH ALL OTHER REQUIREMENTS FOR THE ISSUANCE OF A ZONING CLEARANCE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

B. STORM WATER DRAINAGE: 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 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. PRIVATE DRIVEWAY:
1) THE PRIVATE DRIVEWAY SHOWN HEREON IS NOT DEDICATED TO CACHE COUNTY, AND NO MAINTENANCE OR SNOW REMOVAL WILL BE PROVIDED BY CACHE COUNTY.
2) THE PRIVATE DRIVEWAY SHALL BE USED BY ALL LOTS IN THIS SUBDIVISION FOR ACCESS TO THE PUBLIC ROAD.

E. AGRICULTURE PROTECTION AREA: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON THE ACCEPTANCE OF ANY CIRCUMSTANCE RELATED TO LAND USE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.



VICINITY MAP

SEE SHEET 2
FOR LEGEND
& APPROVALS

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. 1332459
DATE: 2 DEC 2022
TIME: 4:02 PM
BOOK: 2022
PAGE: 3683
REQUEST OF: DALLAS TORGERSEN
SUB CONDITIONS
CACHE COUNTY RECORDER

TORGERSEN ENGINEERING
265 NORTH 600 EAST
RICHFIELD, UTAH 84701
OFFICE (435) 893-0081
WWW.TORGENG.COM

OWNER / DEVELOPER
RONALD L. & DAINA W. ZOLLINGER, TRUSTEES
1000 RIVER HEIGHTS BLVD. LOGAN, UT 84321
(435) 760-2995

FINAL PLAT
ZOLLINGER SOUTH SUBDIVISION
CACHE COUNTY, UTAH
N1/2 SW1/4 & NW1/4 SE1/4 OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST, SLB&M

#	REVISION	BY	CHKD	DATE

DESIGN BY: GTT
DRAWING BY: RJB
CHECKED BY: RKT
DATE: 10/11/2022

SHEET 1 OF 2
Scale: 1" = 100'
Drawing # 20318

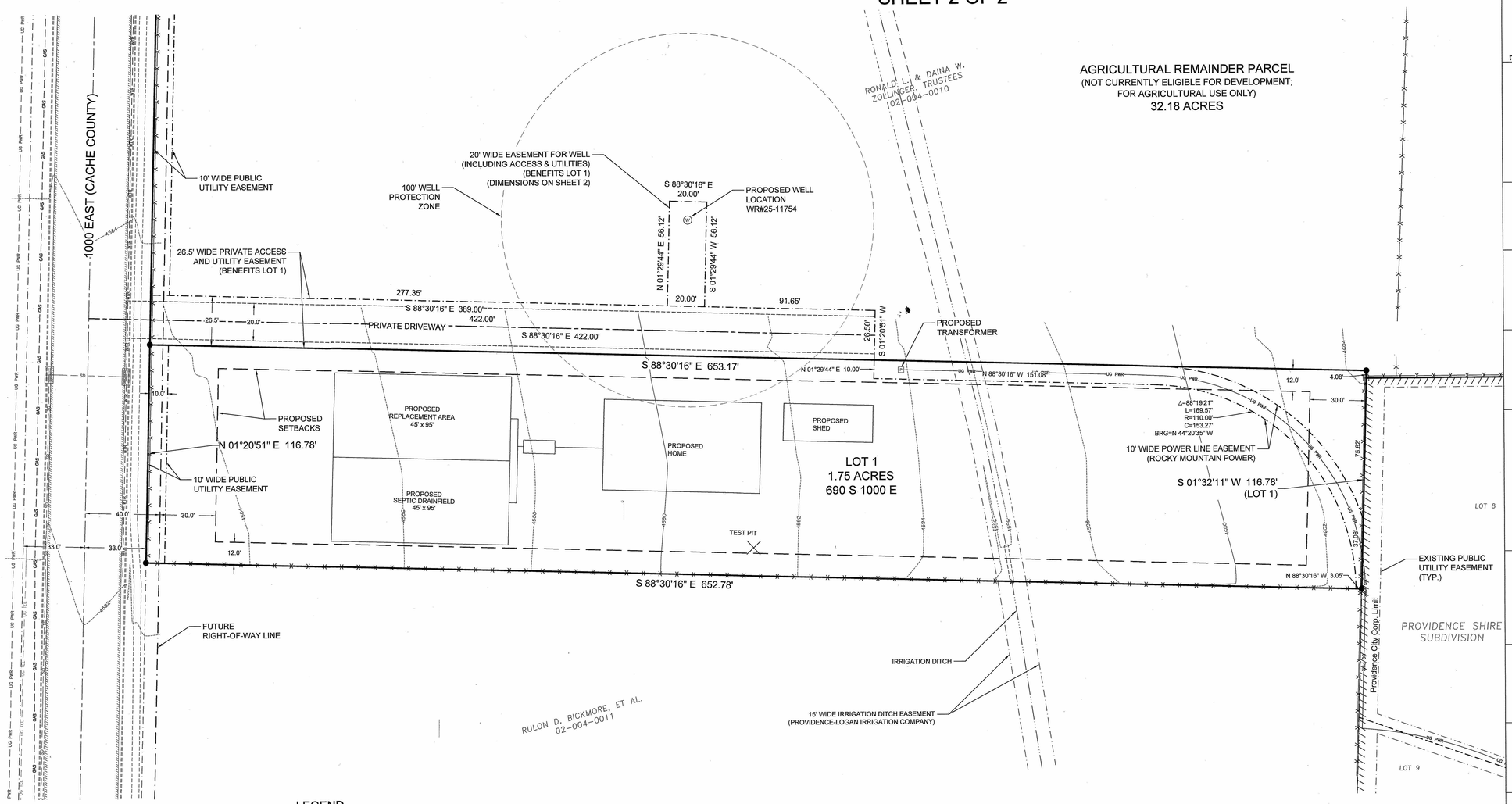
2022-3687(2)

ZOLLINGER SOUTH SUBDIVISION

CACHE COUNTY, UTAH

N1/2 SW1/4 & NW1/4 SE1/4 OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST, SLB&M

SHEET 2 OF 2



LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT BOUNDARY
- SECTION LINE
- DEED LINE
- SURVEY/SUBDIVISION BY OTHERS
- EXISTING STREET RIGHT OF WAY LINE
- FUTURE STREET RIGHT OF WAY LINE
- STREET CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CURB, GUTTER & SIDEWALK
- PROPOSED UG POWER
- PROPOSED GRAVEL ROAD
- PROPOSED SET BACK
- SECTION MONUMENT AS NOTED
- REBAR & CAP MARKED 375041 (CHRISTENSEN)
- REBAR & CAP MARKED 5152661 (NIELSEN)
- SET REBAR & CAP MARKED TORGERSEN ENG.
- EXISTING UG TELEPHONE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UG POWER
- EXISTING ASPHALT ROAD
- EXISTING PIPE AS NOTED
- EXISTING FENCE
- EXISTING CURB, GUTTER & SIDEWALK
- EXISTING DITCH FLOWLINE
- EXISTING STORM DRAIN
- EXISTING MAJOR CONTOUR (10' INTERVAL)
- EXISTING MINOR CONTOUR (2' INTERVAL)
- EXISTING STORM DRAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED ELEC. TRANSFORMER

N

30' 0 30' 60'

SCALE: 1" = 30'

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 STREETS (AS PERTAINS), THE WHOLE TO BE HEREAFTER KNOWN AS ZOLLINGER SOUTH SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN HEREON 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 MUNICIPALITYS USE, OPERATION, AND MAINTENANCE OF THE STREETS, AND DO FURTHER DEDICATE THE NEW EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES ON THIS 31 DAY OF OCT, 2022

RONALD L. ZOLLINGER, TRUSTEE — DAINA W. ZOLLINGER, TRUSTEE

RONALD L ZOLLINGER AND DAINA W ZOLLINGER REVOCABLE TRUST OCT 19, 2005

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS 31 DAY OF October, 2022 BEFORE ME Tyler Smith, A NOTARY PUBLIC, PERSONALLY APPEARED Ronald & Daina Zollinger 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 PUBLIC

TYLER SMITH
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 726814
COMM. EXP. 04/18/2026

TYLER SMITH
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 726814
COMM. EXP. 04/18/2026

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS 1 DAY OF November, 2022

BY: TITLE: EHS

SOLID WASTE DEPARTMENT APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVED THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS 28 DAY OF November, 20 22 A.D.

FIRE DEPARTMENT APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVED THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS 21 DAY OF November, 20 22 A.D.

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

DOMINION ENERGY — DATE 11-7-2022

ROCKY MOUNTAIN POWER — DATE 11-08-2022

CENTURYLINK COMMUNICATIONS — DATE

COMCAST CORPORATION — DATE

CACHE COUNTY PLANNING COMMISSION

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE CACHE COUNTY PLANNING COMMISSION ON THE 7 DAY OF April, 2022

DATED THIS 1 DAY OF December, 2022

CHAIR

DEPUTY COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

11/30/2022 — DATE — DEPUTY COUNTY SURVEYOR

COUNTY ATTORNEY'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THIS PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE.

12/1/2022 — DATE — CACHE COUNTY ATTORNEY

ACCEPTANCE BY LEGISLATIVE BODY

THE COUNTY COMMISSION OF CACHE COUNTY, UTAH, APPROVES THIS SUBDIVISION.

_____ DAY OF _____ A.D. 20_____

CHAIR

ATTEST_____ CLERK

SEAL

ADDITIONAL 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 STREETS (AS PERTAINS), THE WHOLE TO BE HEREAFTER KNOWN AS ZOLLINGER SOUTH SUBDIVISION, DO HEREBY DEDICATE, GRANT, AND CONVEY TO CACHE COUNTY ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY CACHE COUNTY. DOMINION ENERGY HAS ALL RIGHTS TO INSTALL AND MAINTAIN GAS LINES IN EASEMENTS OF ANY PRIVATE DRIVEWAYS OR PRIVATE ROADS AND ON ANY PUBLIC UTILITY EASEMENT DEPICTED ON THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES ON THIS 1st DAY OF November, 20 22.

RONALD L. ZOLLINGER, TRUSTEE — DAINA W. ZOLLINGER, TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS 10 DAY OF November, 20 22 BEFORE ME Tarissa Cwilliam, A NOTARY PUBLIC, PERSONALLY APPEARED Ronald & Daina Zollinger PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S/ARE) SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME

NOTARY PUBLIC

NOTARY PUBLIC
Tarissa Cwilliam
726975
My Commission Expires
09/30/2026
STATE OF UTAH

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.: 1332339
DATE: 2 DEC 2022
TIME: 4:02 PM
BOOK: 2022
PAGE: 3687
REQUEST OF: DOUG TORGERSEN

CHRISTY SAWYER DEPUTY
CACHE COUNTY RECORDER

PROFESSIONAL LAND SURVEYOR No. 5205593 DOUGLAS TORGERSEN 10/11/2022 STATE OF UTAH

TORGERSEN ENGINEERING
265 NORTH 600 EAST
RICHFIELD, UTAH 84701
OFFICE (435) 893-0081
WWW.TORGENG.COM

OWNER / DEVELOPER
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SHEET 2 OF 2

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