2008-2386

LOT SPLIT SUBDIVISION
CORRECTED PLAT
for
CTR RANCHING & LLOYD & DELLA HANSEN

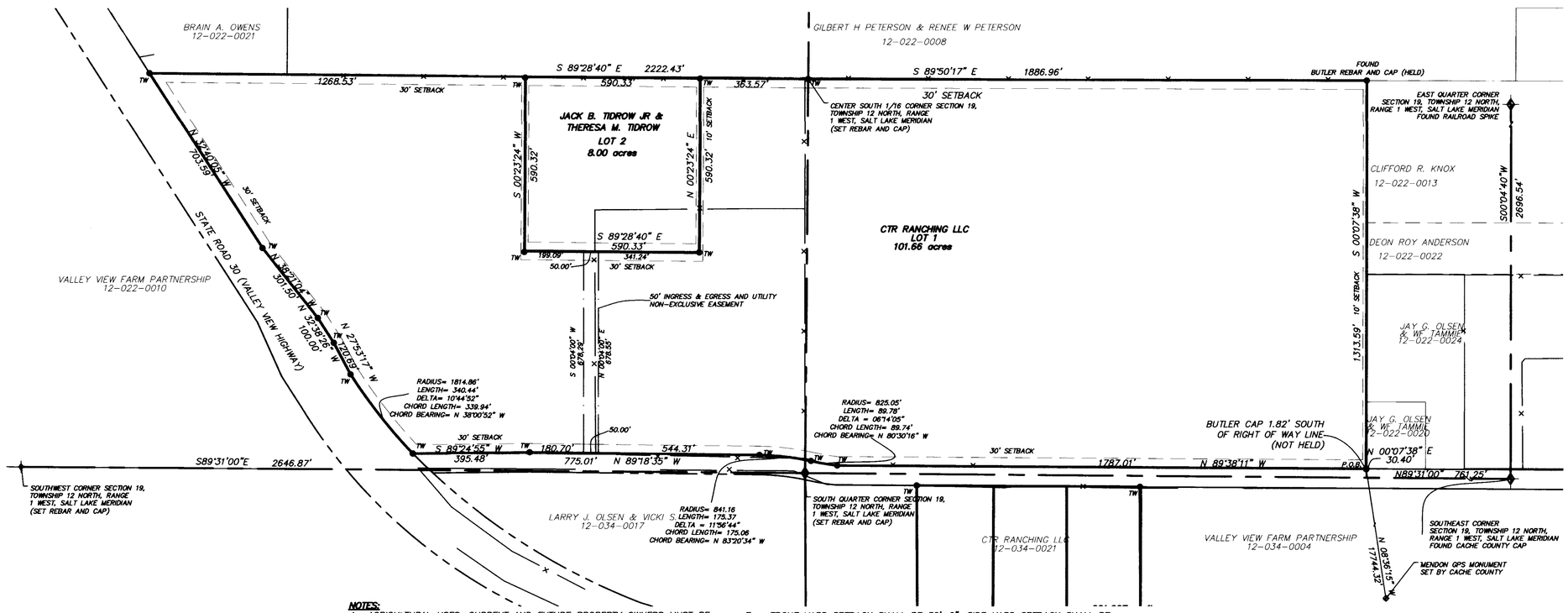
PART OF SOUTH 1/2 SEC.19 , T12N, R1W, SLM
CACHE COUNTY, UTAH

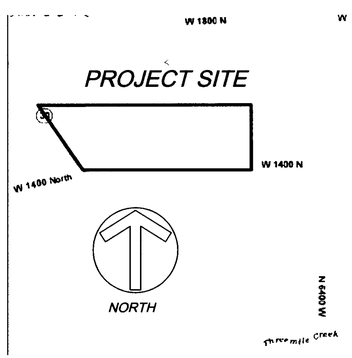
NORTH

GRAPHIC SCALE

300 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.





NOTES:

A. 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.

B. 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.

C. SETBACK NOTES:
1) THE BUILDING SETBACK LINES SHOWN ON THIS SUBDIVISION PLAT ARE FOR PRIMARY BUILDING ONLY.
2) SETBACKS FROM NATURAL WATERWAYS SHALL BE FIFTY (50) FEET FOR ALL STRUCTURES AND ONE HUNDRED (100) FEET FOR ALL ON-SITE SEPTIC SYSTEMS.
3) SETBACKS FROM MANMADE WATERWAYS SHALL BE 16.5 FEET FOR ALL STRUCTURES.
4) THERE IS A 100-FOOT BUFFER SETBACK FROM ANY MAPPED 100-YEAR FLOOD PLAIN; IF THE PROPERTY OWNER(S) WISHES TO CONSTRUCT A STRUCTURE WITHIN THE 100-FOOT BUFFER SETBACK, FIRM REQUIREMENTS FOR FLOOD PLAIN SHALL BE MET.
5) AREAS WITHIN THE SHOWN FLOOD ZONE ARE REQUIRED TO COMPLETE A LOMR-F STUDY BEFORE A BUILDING PERMIT CAN BE ISSUED.

D. STORM DRAINAGE: NO INCREASED LEVEL OF STORM WATER DRAINAGE SHALL BE ALLOWED TO FLOW FROM ANY PORTION OF ANY LOT OR REMAINDER PARCEL OF THIS SUBDIVISION TO ANY ADJACENT PROPERTIES, DITCHES, CANALS, OR WATERWAYS NOR MAY ANY EXISTING, HISTORIC, OR NATURAL DRAINAGE BE ALTERED WITHOUT PRIOR WRITTEN AUTHORIZATION PROVIDED BY THE AFFECTED 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)

E. FRONT YARD SETBACK SHALL BE 30'-0". SIDE YARD SETBACK SHALL BE 12'-0". REAR YARD SETBACK SHALL BE 30'-0".

F. THIS CORRECTED PLAT CORRECTS, REPLACES AND SUPERSEDES IN ALL RESPECTS THE PREVIOUS LOT SPLIT SUBDIVISION PLAT RECORDED FEBRUARY 4, 2004 AS FILLING NUMBER 853865 OF THE RECORDS OF THE CACHE COUNTY RECORDER.

G. CC&R'S ARE RECORDED WITH THIS CORRECTED PLAT REGARDING FUTURE DEVELOPMENT AND ANY OTHER AGREEMENTS.

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.

OWNERS:

CTR RANCHING LLC.
CRAIG HANSEN
6517 SOUTH CANYON COVE DRIVE
SALT LAKE CITY, UTAH 84121

JACK B. TIDROW JR. &
THERESA M. TIDROW
6855 WEST 1400 NORTH
MENDON, UTAH 84325

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJOINING PROPERTIES
- RIGHT-OF-WAY
- BUILDING SETBACK
- EXISTING FENCE
- INGRESS & EGRESS EASEMENT
- EXISTING BUILDING
- TW REBAR SET BY THERON WESTON
- FOUND SURVEY MARKER
- SECTION CORNER
- GIS/ GPS MONUMENT

SURVEY CERTIFICATE

I, THERON R. WESTON, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 4938763-2201, 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 LOT SPLIT SUBDIVISION CORRECTED PLAT for CTR RANCHING & LLOYD & DELLA HANSEN, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 3 DAY OF September 2008.

THERON R. WESTON 4938763-2201

THERON R WESTON 4938763-2201 PROFESSIONAL LAND SURVEYOR STATE OF UTAH

BOUNDARY DESCRIPTION

PART OF SOUTH HALF OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN, LOCATED IN THE COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING NORTH 89°31'00" WEST 761.25 FEET AND NORTH 00°07'38" EAST 30.40 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN;

THENCE NORTH 89°38'11" WEST 1787.01 FEET;
THENCE NORTHWESTERLY 89.78 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 825.05 FEET WITH THE CENTRAL ANGLE 06°14'05", LONG CHORD BEARING NORTH 80°30'16" WEST 89.74 FEET;
THENCE NORTHWESTERLY 175.37 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 841.16 FEET WITH A CENTRAL ANGLE 11°56'44", LONG CHORD BEARING NORTH 83°20'34" WEST 175.06 FEET;
THENCE NORTH 89°18'35" WEST 775.01 FEET;
THENCE SOUTH 89°24'55" WEST, 395.48 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 30 (VALLEY VIEW HIGHWAY);
THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID STATE ROAD 30 NEXT SIX (6) COURSES:
(1) 340.44 FEET ALONG CURVE TO THE RIGHT WITH A RADIUS OF 1814.86 FEET WITH A CENTRAL ANGLE 10°44'52", LONG CHORD BEARING NORTH 38°00'52" WEST 339.94 FEET;
(2) THENCE NORTH 27°53'17" WEST 120.69 FEET;
(3) THENCE NORTH 32°38'26" WEST 100.00 FEET;
(4) THENCE NORTH 38°21'04" WEST 301.50 FEET;
(5) THENCE NORTH 32°40'05" WEST 703.59 FEET TO THE NORTH LINE OF SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19;
THENCE SOUTH 89°28'40" EAST 2222.43 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE CENTER SOUTH 1/16 CORNER SAID SECTION;
THENCE SOUTH 89°50'17" EAST 1886.96 FEET ALONG NORTH LINE OF SAID SOUTH HALF;
THENCE SOUTH 00°07'38" WEST 1313.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 109.66 ACRES, MORE OR LESS.

NARRATIVE

THE SURVEY WAS ORDERED BY CRAIG HANSEN, FOR THE PURPOSE OF CORRECTING A LOT SPLIT SUBDIVISION FOR CTR RANCHING & LLOYD & DELLA HANSEN PLAT FILED IN THE CACHE COUNTY RECORDER OFFICE (FILING NUMBER 853865). THE CORRECTIONS OF THE PLAT INCLUDING CHANGING LOT 2 FROM 3 ACRES TO 8 ACRES, SHOWING THE NEW EAST RIGHT OF WAY LINE OF STATE ROAD 30 AND RECORDING NEW CC&R'S. THE RETRACEMENT OF BOUNDARY WAS BY FOUND SURVEY MARKERS AND EXISTING FENCES. THE BASIS OF BEARINGS USED WAS GEODETIC, BASED ON A SINGLE POINT NORTH PROJECTION FROM THE MENDON MONUMENT, SET BY CACHE COUNTY SURVEYOR AND FILED WITH THE NGS IN 1999, BASED ON THE WGS-84 MODEL. ALL CORNERS WERE MARKED WITH 5/8 REBARS WITH PLASTIC CAPS MARKED "THERON R. WESTON RLS 4938763", EXCEPTIONS INDICATED.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREINAFTER KNOWN AS: "LOT SPLIT SUBDIVISION CORRECTED PLAT for CTR RANCHING & LLOYD & DELLA HANSEN". WE ALSO PROVIDE A 50 FEET WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND ALSO FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES FOR LOT 2.

THE UNDERSIGNED HEREBY ACCEPT THE BOUNDARY LINES AS PLATTED AND QUITCLAIM TO ADJACENT PROPERTY OWNERS RESPECTIVELY ANY RIGHT, TITLE, AND INTEREST IN PROPERTY OUTSIDE OF THEIR SPECIFIC LOT BOUNDARIES.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____ A.D. 2008.

CTR RANCHING, LLC.
BY: _____
CRAIG HANSEN

_____
JACK B. TIDROW JR.

_____
THERESA M. TIDROW

ACKNOWLEDGEMENT

STATE OF UTAH)
:SS
COUNTY OF Cache)

ON THIS 20 DAY OF Oct, 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF _____ IN THE SAID STATE OF UTAH, CRAIG HANSEN, THE OWNER OF LOT 1, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

_____
NOTARY PUBLIC

NOTARY PUBLIC JENNIE LEE JOHNSON My Commission Expires 10-08-2009 150 Celebrity Place Logan, UT 84341 STATE OF UTAH

ACKNOWLEDGEMENT

STATE OF UTAH)
:SS
COUNTY OF CACHE)

ON THIS 10 DAY OF November, 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF CACHE IN THE SAID STATE OF UTAH, JACK B. TIDROW JR. AND THERESA M. TIDROW, THE OWNERS OF LOT 2, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

_____
NOTARY PUBLIC

Notary Public DIXIE L. PAGE 179 N Main Rm 208 Logan UT 84321 My Commission Expires 11/12/2009 State of Utah

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

17 NOV 2008
DATE

_____
COUNTY SURVEYOR

CACHE COUNTY PLANNING COMMISSION

THIS PLAT HAS BEEN REVIEWED BY THE CACHE COUNTY PLANNING COMMISSION ON 7 August 2008, IT IS THE RECOMMENDATION OF THIS BOARD TO APPROVE/DENY THIS SUBDIVISION BASED ON FINDINGS.

_____
CHAIRPERSON

CACHE COUNTY COUNCIL

THIS PLAT HAS BEEN REVIEWED BY THE CACHE COUNTY COUNCIL ON 26 August 2008, AT WHICH TIME BY MAJORITY VOTE IT HAS BEEN APPROVED.

_____ _____
CHAIRPERSON ATTESTED TO BY THE COUNTY CLERK

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THE SUBDIVISION DESCRIBED HEREON HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT.
THIS 21 DAY OF OCTOBER 2008

_____
HEALTH DIRECTOR

COUNTY RECORDER'S NO. 984696

STATE OF UTAH, COUNTY OF CACHE , RECORDED AND FILED AT THE REQUEST OF OWNER
DATE 24 NOV 2008 TIME 11:31 AM FEE 32.00
ABSTRACTED _____

INDEX 2008-2386
•FILED IN: FILE OF PLATS

MICHAEL L. GLEED
COUNTY RECORDER

COUNTY ATTORNEY APPROVAL

APPROVED AS TO FORM
THIS 27 DAY OF OCTOBER A.D. 2008.

_____
ATTORNEY

CACHE•LANDMARK

DATE:	01/30/08
CALCULATED BY:	TRW
DRAWN BY:	TRW
CHECKED BY:	JAY
JOB#:	07098CTR
LOCATION:	CACHE COUNTY, UT