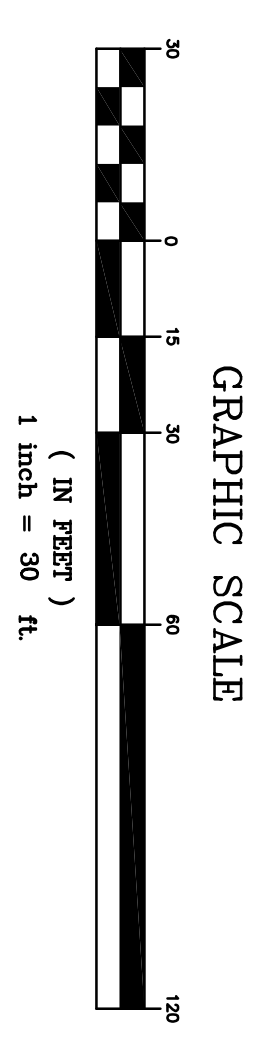
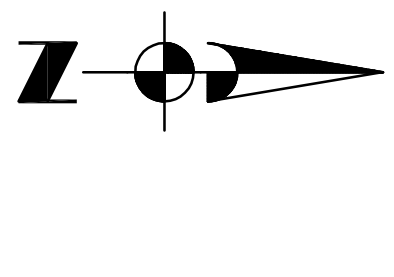


# PARKSIDE ESTATES SUBDIVISION

FINAL PLAT

PART OF THE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN, LOGAN CITY, CACHE COUNTY, UTAH  
FEBRUARY, 2007



### LEGEND

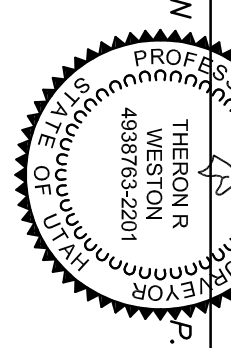
- PROPERTY LINE
- RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY
- CENTERLINE
- PUBLIC UTILITY EASEMENT
- (TO WHERE SHOWN, EXCEPTIONS NOTED)
- MINIMUM BUILDING SETBACK
- 25 FEET FROM FRONT
- 8 FEET FROM SIDES
- PRIVATE RIGHT-OF-WAY / PUE
- STORMWATER DETENTION POND / OPEN SPACE (TO BE MAINTAINED BY H.O.A.)
- DITCH DRAINAGE EASEMENT
- PRIVATE DRIVEWAY / RUE
- 1234 STREET ADDRESS
- FOUND KNIGHTON & CROW REBAR & CAP
- SET REBAR & CAP

### NOTES AND RESTRICTIONS

- (1) PUBLIC UTILITY EASEMENTS, NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT FOR PUBLIC STORMWATER CONTROL PURPOSES AS APPROVED BY THE CITY ENGINEER. ALL PRIVATE STREETS AND DRIVEWAYS ARE BLANKET PUBLIC UTILITY EASEMENTS.
- (2) ALL LOTS SHOWN ON THIS PLAT HAVE RIGHTS OF RIGHTS-OF-WAY CROSS THE PRIVATE
- (3) LOTS 1 AND 15 ARE SUBJECT TO EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN DETENTION PONDS. NO GRADES MAY BE ALTERED IN THESE AREAS WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER. THE FINISH FLOOR ELEVATIONS MUST BE AT LEAST ONE FOOT HIGHER THAN THE POND TOP BANK, AND ARE TO HAVE NO DRIVEWAY ACCESS ONTO PARK AVENUE.
- (4) LOTS 3, 4, 5, 6, 7, AND 8 ARE SUBJECT TO AN EASEMENT FOR THE DITCH FLOW LINE AS SHOWN HEREON.
- (5) LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 MAY CONTAIN PENDING WELLS AND APPROVAL FROM THE U. S. ARMY CORPS OF ENGINEERS (U.S.A.C.E.).
- (6) LOTS 14, 16, AND 17 ARE SUBJECT TO A PRIVATE DRIVEWAY / BLANKET PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
- (7) ALL LOTS ARE TO HAVE A MINIMUM 20 FOOT GARAGE SETBACK MEASURED FROM THE BACK OF THE CURB. PARKING MATERIALS IS TO BE OWNED AND MAINTAINED BY LOGAN CITY.
- (8) SOLID WASTE PICKUP LOCATIONS WITHIN THE SUBDIVISION SHALL BE DESIGNATED BY THE LOGAN CITY ENVIRONMENTAL DEPARTMENT.
- (9) DUE TO HIGH WATER TABLE, BASEMENTS ARE NOT ALLOWED, AND FINISHED FLOOR ELEVATIONS SHALL NOT BE LOWER THAN EXISTING NATURAL GRADE.

### SURVEY CERTIFICATE

I, THERON R. WESTON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4938763 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



TERON R. WESTON P.L.S. NO. 4938763 DATE \_\_\_\_\_

### BOUNDARY DESCRIPTION

PART OF LOT 6, BLOCK 6, PLAT "B" OF THE LOGAN ISLAND SURVEY, ALSO PART OF THE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN, LOCATED IN THE CITY OF LOGAN, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:  
BEGINNING 199.02 FEET NORTH 00°54'28" EAST FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 6, PLAT "B" OF THE LOGAN ISLAND SURVEY; AND THENCE NORTH 0°03'53" EAST 297.00 FEET ALONG THE EAST RIGHT OF WAY LINE OF PARK AVENUE; 799.91 FEET (387.00 FEET BY RECORD) THENCE SOUTH 89°49'02" EAST 100.67 FEET (100.67 FEET BY RECORD) THENCE SOUTH 66°26'29" EAST 299.00 FEET (297.00 FEET BY RECORD) ALONG WEST RIGHT OF WAY LINE OF SAID RAILROAD; THENCE NORTH 89°49'02" WEST 418.97 FEET (427.00 FEET BY RECORD) TO THE POINT OF BEGINNING.  
CONTAINING 2.72 ACRES.

### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE PROPERTY RECORDED IN BOOK 537 AND PAGE 1041 IN THE OFFICE OF THE CACHE COUNTY RECORDER.  
RETRACEMENT OF THE NORTH BOUNDARY LINE WAS BY FOUND CROW CAPS AND A LEFT HANSEN CAP FOUND IN THE PARK PLACE P.U.D. HOLDING THE SOUTH LINE OF SAID PARK PLACE AND FENCE LINE; THE EAST BOUNDARY LINE WAS RETRACED BY THE WEST RIGHT OF WAY LINE OF THE ONE-CON TRACED BY WILSON AND BRIGHT OF LINE; THE OTHER BOUNDARY LINES WERE RETRACED BY THE CENTERLINE OF THE PARK AVENUE. THE SOUTH BOUNDARY LINE HAS A DEED OVERLAP WITH THE PARK AVENUE SUBDIVISION PHASE 2 NORTH BOUNDARY LINE. THE RETRACED PROPERTY HAS SENIOR RIGHTS OVER PARK AVENUE SUBDIVISION. THE RETRACED PARCEL WHICH IS PART OF PARK AVENUE SUBDIVISION, ALSO EVIDENCE OF THE SOUTHWEST CORNER OF LOT 6, BLOCK 6, PLAT "B" OF THE LOGAN ISLAND SURVEY, HOLDING RAILROAD FENCE CORNER AS A POINT ON THE SOUTH LINE OF SAID LOT 6, AND HOLDING THE DISTANCE AND CALL ALONG THE EAST BOUNDARY LINE OF THE PARK AVENUE. THE CORNER IS CONSIDERED TO BE 15.5 FEET SOUTH OF THE PARK AVENUE. THE CORNER IS SET OUT IN THE PARK AVENUE SUBDIVISION, WHERE THE CORNER WAS NOT SET OR HAVE ANY EVIDENCE TO SUPPORT THE CALL.

THE BASIS OF BEARINGS USED WAS GEODETIC, BASED ON WGS-84, NORTH BEING PROJECTED FROM THE NAD83 MONUMENT SET BY THE COUNTY SURVEYOR AT LATITUDE 41°40'30.084425"N, LONGITUDE 111°50'51.43813"W, 5/8" REBAR AND PLASTIC CAPS STAMPED "TERON WESTON 4938763" WERE SET AT ALL CORNERS, AND LEAD EXPANSION NAILS WITH STAINLESS STEEL WASHERS ARE TO BE SET AT THE INTERSECTION OF THE SIDE LOT LINES AND CURB AFTER CONSTRUCTION.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: PARKSIDE ESTATES SUBDIVISION, CERTAIN STRIPS AS EASEMENTS FOR SAME TO BE DEDICATED TO LOGAN CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE, ALSO A SEVEN FOOT DEDICATION ALONG THE EAST RIGHT OF WAY OF PARK AVENUE FOR RIGHT OF WAY EXPANSION.  
IN WITNESS I HAVE HERETO SET MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2007.  
LOGAN PARKSIDE ESTATES, LLC  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF CACHE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE SAID COUNTY OF CACHE, IN THE SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.  
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

THIS SUBDIVISION, ENTERED INTO CITY RECORDS AS PLANNING COMMISSION DOCKET # 08-098 WAS HEARD BEFORE THE COMMISSION IN A PUBLIC HEARING ON THE 9th DAY OF NOVEMBER, A.D. 2006 AND WAS APPROVED IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS AND DESIGN SHOWN UPON THIS PLAT MAP.  
DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_

DATE: 2/27/07  
DRAWN BY: JKW  
CHECKED BY: RMB/TRW  
APPROVED BY: 888-0501  
JOB#: LOGAN, UTAH

### MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE LOGAN CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2007 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
MAYOR \_\_\_\_\_ ATTEST



**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.  
DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

**CITY ATTORNEY**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2007.  
ATTORNEY \_\_\_\_\_

**CITY ENVIRONMENTAL 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.  
LOGAN CITY ENVIRONMENTAL DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY RECORDER'S NO.**  
STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
ABSTRACTED \_\_\_\_\_  
INDEX \_\_\_\_\_ FILED IN: FILE OF PLATS \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_