



VICINITY MAP  
NTS

OWNER INFORMATION

NIBLEY MEADOWS, LLC  
1950 N 2200 W SUITE 9,  
SALT LAKE CITY, UTAH 84116

DATE OF PREPARATION

SEPTEMBER 09, 2025  
REVISED:  
PROJECT # 19-368

LEGEND

	BOUNDARY LINE
	SECTION LINE
	TIE LINE
	SECTION MONUMENT
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	REBAR & CAP (SET)
	BOUNDARY DIMENSION
	ORIGINAL LOT LINE (REMOVED BY THIS PLAT)

NOTES:

- THE PURPOSE OF THIS AMENDED PLAT IS:
  - TO COMBINE LOT 1001 AND PARCEL 1 OF NIBLEY MEADOWS SUBDIVISION, PHASE 1 INTO LOT 1001A AS DEPICTED ON THIS PLAT.
  - TO COMBINE AND DEDICATE TO NIBLEY CITY PARCELS 2, 3A, 3B AND LOTS 1007 AND 1008 OF THE NIBLEY MEADOWS SUBDIVISION, PHASE 1 INTO PARCEL 2A AS DEPICTED ON THIS PLAT.
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
- AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER.

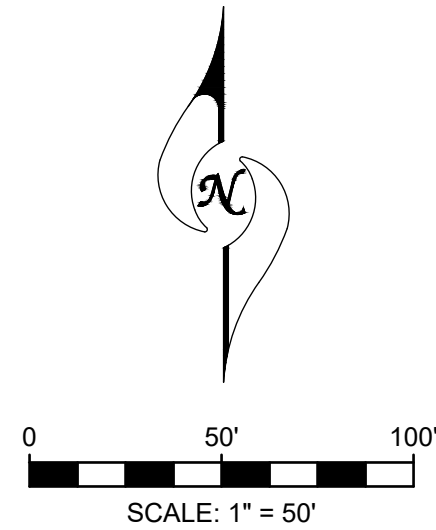
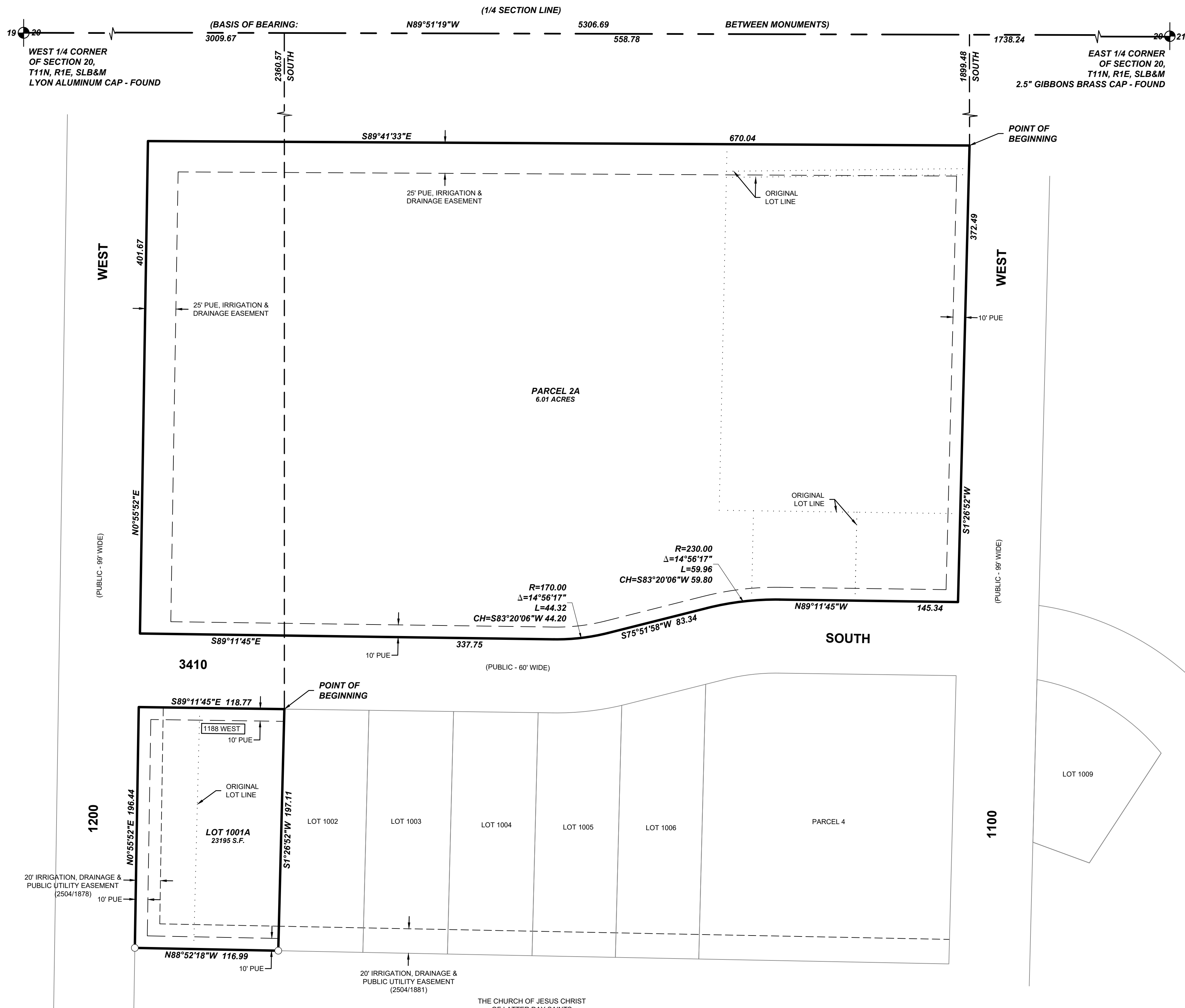
civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net



FINAL PLAT  
OF  
**NIBLEY MEADOWS SUBDIVISION**  
**PHASE 1, 1<sup>ST</sup> AMENDMENT**

LOCATED IN LOT 11, BLOCK 15, AND LOT 8, BLOCK 16, MILLVILLE WEST FIELD SURVEY  
IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M  
NIBLEY, UTAH



**SURVEYOR'S CERTIFICATE**

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12606452-2201

**BOUNDARY DESCRIPTION**

**LOT 1001A**  
All of LOT 1001 and PARCEL 1 of NIBLEY MEADOWS Subdivision, Phase 1, according to the Official plat thereof on file in the Office of the Cache County Recorder.  
Contains: 23,195 +/- S.F.

**PARCEL 2A**  
All of LOTS 1007, 1008, PARCEL 2, 3A, and 3B of NIBLEY MEADOWS Subdivision, Phase 1, according to the Official plat thereof on file in the Office of the Cache County Recorder.  
Contains: 6.01 +/- ACRES

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**NIBLEY MEADOWS SUBDIVISION**  
**PHASE 1, 1<sup>ST</sup> AMENDMENT**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(SIGNATURE)  
NIBLEY MEADOWS, LLC

BY: WESTATES DEVELOPMENT MANAGEMENT, LLC  
ITS: MANAGER

BY: STAN T. ROWLAN  
ITS: MANAGER

**CORPORATE ACKNOWLEDGMENT**

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF NIBLEY MEADOWS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC (SIGNATURE)

RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_  
PRINTED FULL NAME OF NOTARY

**ADMINISTRATIVE LAND USE AUTHORITY APPROVAL**

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY MANAGER  
DATE

**CITY ENGINEER'S/ CITY PLANNER CERTIFICATE OF APPROVAL**

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND NIBLEY CITY'S SUBDIVISION ORDINANCE.

CITY ENGINEER/ CITY PLANNER  
DATE

**SHEET 1 OF 1**

FINAL PLAT  
OF  
**NIBLEY MEADOWS SUBDIVISION**  
**PHASE 1, 1<sup>ST</sup> AMENDMENT**

LOCATED IN LOT 11, BLOCK 15, AND LOT 8, BLOCK 16, MILLVILLE WEST FIELD SURVEY  
IN THE SE1/4 OF SECTION 20, T11N, R1E, SLB&M  
NIBLEY, UTAH

RECORDED #  
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

\$  
FEE \_\_\_\_\_  
CACHE COUNTY RECORDER