



I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by 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 and streets to be hereafter known as NIBLEY COACH SUBDIVISION, LOT 6 & 7 AMENDED, and that the same has been surveyed and staked on the ground as shown on this plat.

Lots 6, 7 and Open Space 1A of Nibley Coach Subdivision, Phase 1, recorded in the Cache County Recorder's Office under Entry No. 1386021 on October 31, 2025 also Part of the Northwest Quarter of Section 21, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Northwest Corner of Section 21, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian monumented with a brass cap; thence S00°26'13"E 1717.84 feet along the West line of the Northwest Quarter of said Section 21; thence N 89°34'40" E 349.80 feet to the Southwest Corner of Lot 6, Nibley Cough Subdivision, Phase 1 recorded in the Cache County Recorder's Office under Entry No. 1386021 on October 31, 2025 and POINT OF BEGINNING and running

thence N 00°25'20" W 95.00 feet along the west line of said Lot 6 to the south right of way line of 2840 South Street;
thence N 89°34'40" E 172.61 feet to the Northeast Corner of Lot 7, Nibley Coach Subdivision, Phase 1;
thence S 00°25'20" E 95.00 feet along the east line of said Lot 7 to the south line of Nibley Coach Subdivision, Phase 1;
thence S 89°34'40" W 172.61 feet along said south line to the point of beginning, containing 0.38 acres, more or less.

1. Single family lot building setbacks:
 - Front 20'
 - Side 5'
 - Rear 15'
2. All required necessary public improvements and utilities shall be financed by purchaser or seller and not by Nibley City.
3. No structures may be built within any public utility easement.
4. 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 may be sound agricultural practices and not bear a direct threat to public health and safety.
5. 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curb once it is placed.
6. This survey was requested by Rolando Gallart with the CapitaGroup. The purpose of this survey was to Amend Lots 6, 7 and Open Space 1A of Nibley CDD Subdivision. Plans were recorded in the Coche County Recorder's Office under Entry No. 1386021 on October 31, 2025. The boundary line between Lot 7 and Open Space 1A was adjusted to the east by 2.5 feet. A 5 foot irrigation easement was also added to the east side of Lot 6. The Basis of Bearing is S 00°26'13" E between the Northwest Corner and West Quarter Corner of Section 21, Township 11 North, Range 1 East of the Salt Lake and Meridian.
7. Areas in Nibley have groundwater problems due to the varying depth of a water table. The City's approval of a final plat, building permit or construction plans does not constitute a representation by the City that building at any specified elevation or location would solve subsurface or groundwater problems. In addition, concerns for building elevation and/or groundwater problems are unique to each building site, remain solely with the building permit application, property owner and/or contractor. Nibley City is not responsible for any subsurface or groundwater problems which may occur, nor for such concerns including, but not limited to, building location and/or elevation, site grading and drainage.
8. Open Space Parcel 1A is dedicated to Nibley City as a public trail right-of-way and canal easement for Open Space 1A.
9. HOA /Development or adjacent property owner, as applicable, is responsible for maintenance of trails throughout the development.
10. Open Space Parcel 1A is also a Canal Easement.

STATE OF UTAH }
COUNTY OF CACHE }

On the _____ day of _____ A.D.,
20____, personally appeared before me,

_____, personally appeared before me, _____ of Nibley City, Inc., a Utah Municipal Corporation, signer of the within instrument who declared to me, that they signed this instrument on behalf of the corporation.

Notary Public Signature _____
 Notary Public Full Name _____
 Commission Number _____
 My Commission Expires _____
 A Notary Public Commissioned in Utah

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED IN TO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS: "NIBLEY COACH SUBDIVISION LOT 6 & 7 AMENDED", 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 AND DO FURTHER DEDICATE THE EASEMENTS AND ENCUMBRANCES AS SHOWN, WITH THE SAME, AS PUBLIC AS CHANGERS OF OTHER DEDICATED PROPERTY.

A) PARCEL 1A: GRANT AND DEDICATE TO NIBLEY CITY ALL OF PARCEL 1A

In witness whereof, I have hereunto set my hand this _____ day of _____, 20____.

By: _____

Jay Jenks, Manager,
TL&P Holdings, LLC

_____, _____
Nibble City Corporation

STATE OF UTAH
COUNTY OF _____

On this ____ day of _____, A.D. 20____, personally appeared before me _____, Manager of TL&P Holdings, LLC, who, being by me duly sworn, did say for himself that he is the Manager of TL&P Holdings, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said LLC by authority of its Articles of Organization and he duly acknowledged to me that TL&P Holdings, LLC executed the same

Notary Public Signature _____
 Notary Public Full Name _____
 Commission Number _____
 My Commission Expires _____
 A Notary Public Commissioned in Utah

Owner: TL&P HOLDINGS, LLC
222 W 2850 N, SUITE B
NORTH LOGAN, UTAH 84341

[illegible]

WINBLEY COACH SUBDIVISION,
LOT 6 & 7 AMENDED

FINAL PLAT

DATE : NOV,2025

DRAWING No. 1