LEGAL DESCRIPTION

A PART SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/16 CORNER COMMON TO SECTION 17 & 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE S00°29'27"E 854.26 FEET ALONG THE EAST 1/16 LINE OF SAID SECTION 20;
THENCE ALONG THE NORTH BOUNDARY OF LOTS 19, 18, 17, 16, 15, 14, AND 13 OF SUNSETPARKS P.U.D. THE FOLLOWING FOUR COURSES:
(1) S89°36'13"W 100.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 443.00 FEET;
(2) WESTERLY 242.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'49" TO A POINT OF REVERSE CURVATURE, THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 357.00 FEET;
(3) WESTERLY 195.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'43";
(4) S89°36'20"W 85.05 FEET;
THENCE N00°32'01"W 76.00 FEET;
THENCE S89°36'20"W 62.02 FEET ALONG THE NORTH-NORTH 1/64 LINE OF SAID SECTION 20;
THENCE N00°30'45"W 660.04 FEET ALONG THE WEST-EAST 1/64 LINE OF SAID SECTION 20;
THENCE N89°29'58"E 664.23 FEET ALONG THE NORTH LINE OF SAID SECTION 20 TO THE POINT OF BEGINNING.

CONTAINING 11.97 ACRES, MORE OR LESS.

GENERAL NOTES

1. LOCATION OF NEAREST BENCHMARK IS NIBLEY CITY "GIBBONS PARK" GPS MONUMENT, ELEVATION 4505.98 FT.
2. PROPOSED STREET SECTIONS AND OTHER IMPROVEMENTS TO MEET NIBLEY CITY STANDARD.
3. AVERAGE LOT SIZE IS 14,003 SQUARE FEET.
4. THIS LAYOUT INCLUDES THE PURCHASE OF THE NIBLEY CITY PARCEL SHOWN AS PART OF LOT 29.

LEGEND

- BOUNDARY
- LOT LINE
- STREET RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
  - * 20' ALONG 1000 W., 1100 W., 2600 S.
  - * 5 / 10' AS SHOWN
- BUILDING SETBACK
  - * 30' FRONT
  - * 25' REAR
  - * 10' SIDE
  - * 20' STREET SIDE ON CORNER LOT
- 21"SS — EXISTING SEWER PIPE AND SIZE
- 12"W — EXISTING WATER PIPE AND SIZE
- 24"SD — EXISTING STORM DRAIN PIPE AND SIZE
- 24"IRR — EXISTING IRRIGATION PIPE AND SIZE
- UGP — EXISTING UNDERGROUND POWER
- COM — EXISTING UNDERGROUND COMMUNICATIONS
- F/O — EXISTING UNDERGROUND FIBER OPTIC CABLE
- 8"W — PROPOSED WATER
- 8"SS — PROPOSED SEWER
- SD — PROPOSED STORM DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED ASPHALT
- PROPOSED CURB & GUTTER
- PROPOSED 5' SIDEWALK

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	242.63'	443.00'	31°22'49"	N74°42'22"W	239.61'
C2	195.51'	357.00'	31°22'43"	N74°42'19"W	193.08'

N

0 25 50 100 Feet
1:600

OWNER/SUBDIVIDER
KELLY LOOSLE
3569 S HWY 23
PO BOX 386
WELLSVILLE, UT 84339
(435) 757-7786
cx@loosle.net

ENGINEER/SURVEYOR
CACHE-LANDMARK ENGINEERING, INC
ATTN: STEVEN EARL, PE, PLS
1011 W 400 N STE 130
LOGAN, UT 84321
(435) 713-0099
searl@cachelandmark.com

CERTIFICATE OF CLEAR TITLE
I CERTIFY THAT I HAVE CLEAR TITLE TO THE SUBJECT PROPERTY. I HAVE SUBMITTED A TITLE REPORT WITH THIS PLAT.

OWNER _____ DATE _____

NO.:	DATE:	DESCRIPTION:

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
6-15-16
STATE OF UTAH

SHEET DESCRIPTION:

PRELIMINARY PLAT

SUMMERFIELD PLACE

1060 W 2600 S
NIBLEY, UT

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 15 JUNE 2016
SCALE: 1" = 50'
DESIGN BY: S. EARL
CHECKED BY: S. EARL
APPROVED BY: S. EARL
PROJECT NUMBER: 555-1601
SHEET: C100

Z:\2016 Projects\555-1601 Summerfield Place Subdivision\ACAD\Survey\Preliminary Plat\555-1601 Preliminary Plat (Current).dwg, 6/15/2016 5:44:27 PM, searl