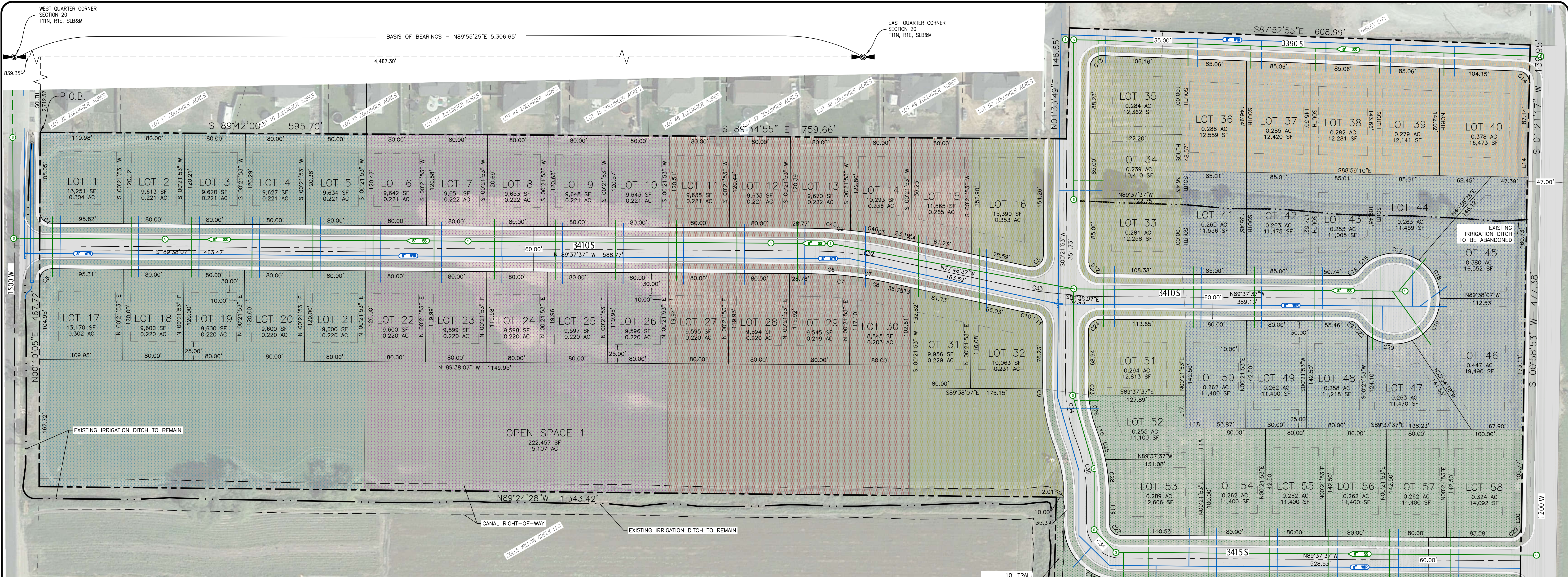
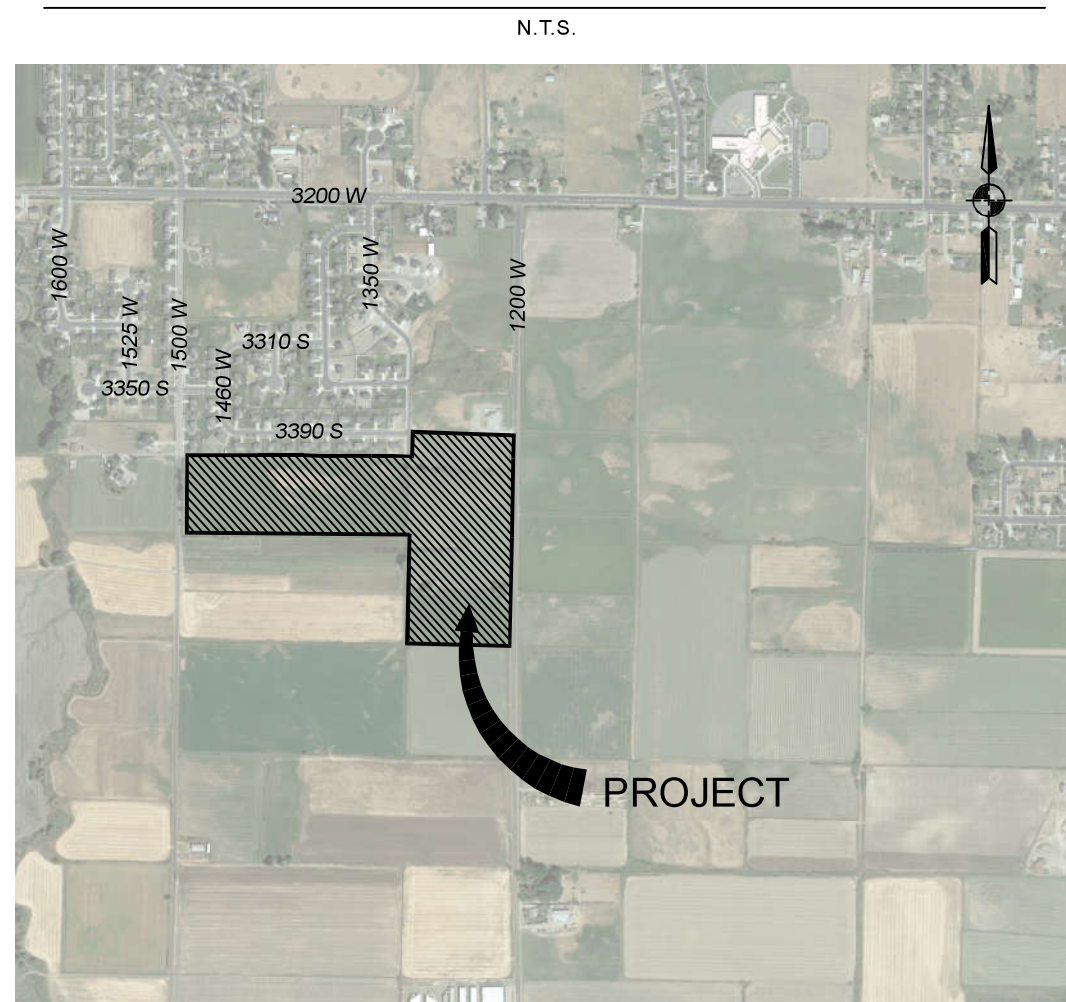




#### VICINITY MAP



#### NOTES

##### PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:  
FRONT: 10 FEET  
REAR: 10 FEET  
SIDE: 5 FEET

##### ZONING INFORMATION

ZONE: R-2

APPROVED MINIMUM SETBACKS ARE AS FOLLOWS:  
FRONT: 30 FEET  
REAR: 25 FEET  
SIDE: 10 FEET

CORNER LOTS ARE SUBJECT TO A 25 FOOT BUILDING SETBACK ON THE STREET THAT IS NOT BEING FRONTED ON. ALL SETBACKS ARE SUBJECT TO NIBLEY CITY ZONING ORDINANCE REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED.

#### TABULATIONS

|                  | ZONED    | SUBDIVISION |
|------------------|----------|-------------|
| MINIMUM LOT SIZE | 7,800 sf | 8,845 sf    |
| AVERAGE LOT SIZE | 9,200 sf | 10,552 sf   |
| FRONTAGE         | 80'      | 80'         |

|                                   |          |
|-----------------------------------|----------|
| TOTAL GROSS ACRES SUBDIVIDED LAND | 32.49 ac |
| TOTAL DEVELOPABLE ACRES           | 27.81 ac |
| TOTAL CONSERVATION LAND           | 10.84 ac |
| CONSERVATION PERCENTAGE           | 40.23%   |
| INCENTIVE MULTIPLIER              | 1.35     |
| TOTAL LOTS ALLOWED                | 76       |
| ESTIMATED RIGHT-OF-WAY DEDICATION | 4.68 ac  |

Size of parcel = 1415332.74 sf = 32.49 ac  
Net developable (city default) = 32.49 ac x 0.8 = 26.0 ac  
Net developable (calculated) = 32.49 ac - 4.68 = 27.81 ac  
Max number of homes 27.81 x 2 = 56

Open space shown = 444,355 sf = 10.03 ac  
Open space ratio = 11,189 / 27.81 = .4023  
Incentive multiplier = 1.35

Max number of homes = 1.35 x 56 = 76 homes

65 lots designed  
Min width = 80 ft

#### BOUNDARY DESCRIPTION

BEGINNING AT A POINT N89°55'25"E 839.35 FEET AND SOUTH 2,712.52 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE S89°42'00"E 595.70 FEET;  
THENCE S89°34'55"E 759.66 FEET;  
THENCE N01°33'49"E 146.65 FEET;  
THENCE S87°52'55"E 608.99' FEET;  
THENCE S87°52'54"E 336.67 FEET;  
THENCE S01°21'17"W 136.95 FEET;  
THENCE S00°58'53"W 477.38 FEET;  
THENCE EAST 0.00 FEET;  
THENCE S01°06'13"W 652.51 FEET;  
THENCE N88°40'16"W 617.35 FEET;  
THENCE N01°19'57"E 655.44 FEET;  
THENCE N89°24'28"W 1,343.42 FEET;  
THENCE N00°10'05"E 467.72 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 32.492 ACRES, OR 1,415,343 SQUARE FEET

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°55'25" EAST BETWEEN THE SURVEY MONUMENTS AT THE WEST AND EAST ONE-QUARTER CORNERS OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

#### UTILITY LEGEND

| EXISTING UTILITIES | PROPOSED UTILITIES |
|--------------------|--------------------|
| EX WATER           | WATER              |
| EX SEWER           | SEWER              |
| VALVE              | WATER METER        |
| SEWER MANHOLE      | WATERLINE LABEL    |
|                    | SEWER LINE LABEL   |
|                    | SEWER MANHOLE      |

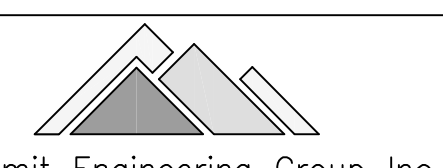
#### LEGEND

|         |         |         |         |
|---------|---------|---------|---------|
| PHASE 1 | PHASE 3 | PHASE 5 | PHASE 7 |
| PHASE 2 | PHASE 4 | PHASE 6 |         |

PROJECT  
C19-025

SHEET  
1 OF 2

ISSUE DATE  
08-14-19



Structural • Civil • Surveying  
55 WEST CENTER • P.O. BOX 176  
HEBER CITY, UTAH 84032  
P: 435-854-9229 • F: 435-854-9231

COPYRIGHT © 2019  
SUMMIT ENGINEERING GROUP INC.  
DRAWING ALTERATION  
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO ATTEST THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND EXACT DESCRIPTION OF THE ALTERATIONS.

## NIBLEY FARMS PRELIMINARY PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 1 EAST, SLB&M,  
NIBLEY CITY, CACHE COUNTY, UTAH

