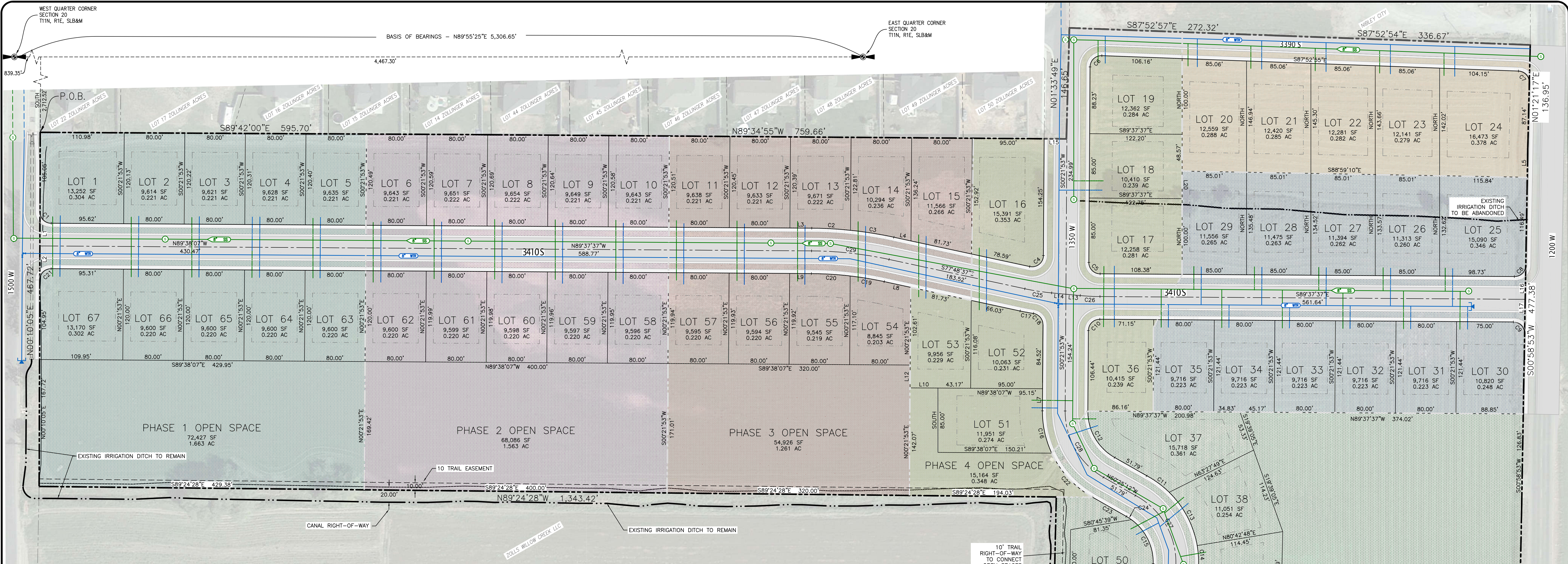
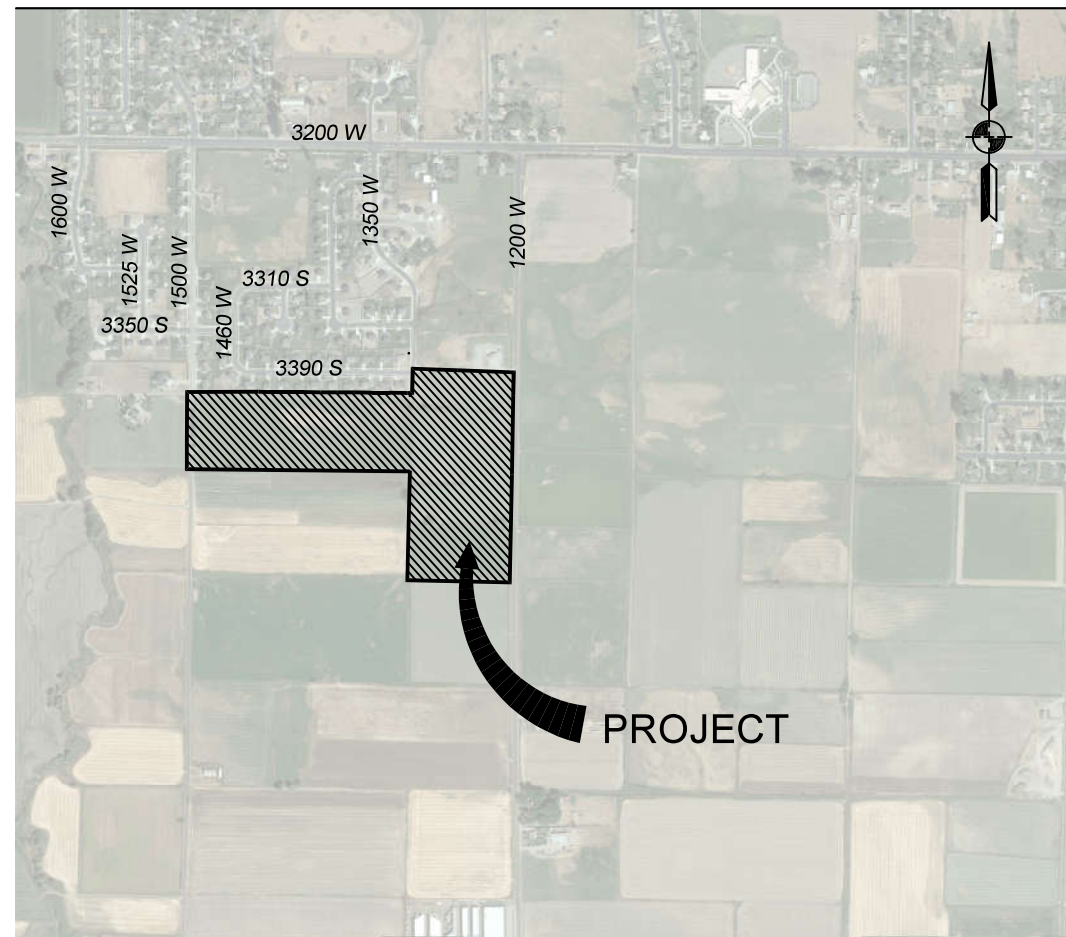




VICINITY MAP
N.T.S.



NOTES

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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

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TABULATIONS

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

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 - 4.85 = 27.64 ac
Max number of homes 27.64 x 2 = 55

Open space required = 27.64 x 0.40 = 11.06
Open space provided = 11.36 ac
Open space ratio = 11.36 / 27.64 = .411
Incentive multiplier = 1.35

Max number of homes = 1.35 x 55 = 74 homes

67 lots designed
Min width = 80 ft

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.51'	21.16'	N44°44'01"W	89°48'12"
C2	13.00'	61.51'	51.29'	N86°51'13"W	6°52'48"
C3	530.00'	58.00'	57.97'	N80°56'43"W	6°16'12"
C4	15.00'	26.66'	23.29'	S51°16'38"W	101°49'50"
C5	15.00'	23.56'	21.21'	N44°37'52"W	89°59'29"
C6	15.00'	24.02'	21.54'	N46°14'29"E	91°45'12"
C7	15.00'	23.36'	21.07'	S43°15'49"E	89°14'12"
C8	15.00'	23.40'	21.10'	S45°40'38"W	89°23'31"
C9	15.00'	23.72'	21.33'	S44°19'22"E	90°36'29"
C10	15.00'	23.56'	21.21'	N45°22'08"E	90°00'31"
C11	130.00'	33.83'	33.73'	N52°57'54"W	14°54'36"
C12	70.00'	74.26'	70.83'	N30°01'40"W	60°47'05"
C13	130.00'	80.78'	78.49'	N27°42'11"W	35°36'11"
C14	130.00'	25.50'	25.46'	N04°17'14"W	11°14'23"
C15	70.00'	67.42'	64.84'	S26°15'27"E	55°10'49"
C16	130.00'	37.67'	37.57'	S12°20'34"E	25°24'55"
C17	330.00'	17.93'	17.93'	S78°22'01"E	3°06'42"
C18	15.00'	21.28'	19.54'	S40°16'46"E	81°17'17"
C19	470.00'	45.59'	45.58'	S80°55'22"E	6°33'29"
C20	470.00'	51.34'	51.31'	S86°29'52"E	6°15'30"
C21	15.00'	23.61'	21.25'	N45°15'59"E	90°11'48"
C22	130.00'	80.25'	78.98'	S42°44'07"E	35°22'10"
C23	30.11567'	51.79'	51.79'	S60°25'12"E	0°05'55"
C24	70.00'	8.03'	8.03'	S57°08'02"E	6°34'21"
C25	300.00'	35.74'	35.71'	S81°13'22"E	6°49'30"
C26	300.00'	26.14'	26.13'	S87°07'52"E	4°59'29"
C27	100.00'	102.78'	102.64'	N29°32'37"W	61°45'09"
C28	100.00'	106.09'	101.18'	S30°01'40"E	80°47'05"
C29	500.00'	103.12'	102.94'	N83°43'07"W	11°49'00"

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°10'05"W	44.95'	L11	N88°40'03"W	20.00'
L2	S00°10'05"W	45.05'	L12	S00°21'58"W	30.21'
L3	N89°37'37"W	28.77'	L13	S84°38'07"E	18.96'
L4	N77°48'37"W	23.19'	L14	N84°38'07"W	18.96'
L5	S00°58'53"W	37.76'	L15	S89°33'59"E	29.38'
L6	S01°19'57"W	37.46'	L16	S00°58'53"W	44.84'
L7	S00°21'53"W	29.21'	L17	S00°58'53"W	45.16'
L8	S77°48'37"E	35.75'	L18	N88°40'03"W	30.00'
L9	S89°37'37"E	28.76'	L19	N88°40'03"W	30.00'
L10	S89°38'07"E	36.83'	L20	SOUTH	36.43'

BOUNDARY DESCRIPTION

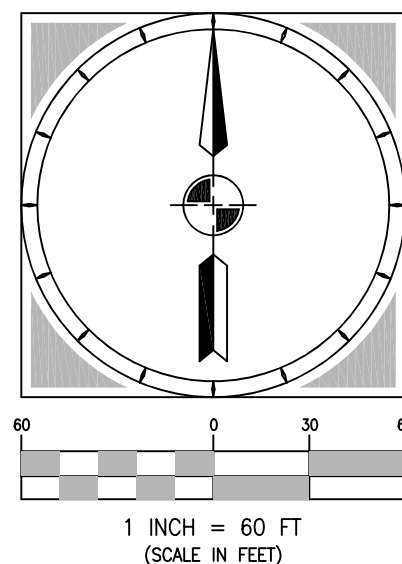
BEGINNING AT A POINT N89°55'25"E 839.35 FEET AND SOUTH 2,712.52 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

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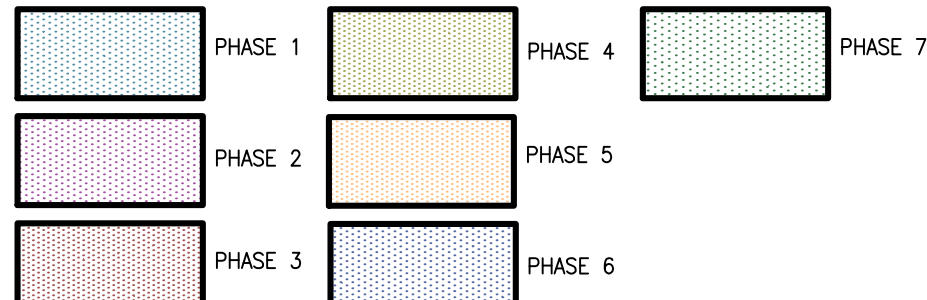
PARCEL CONTAINS 32,492 ACRES, OR 1,415,343 SQUARE FEET

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LEGEND



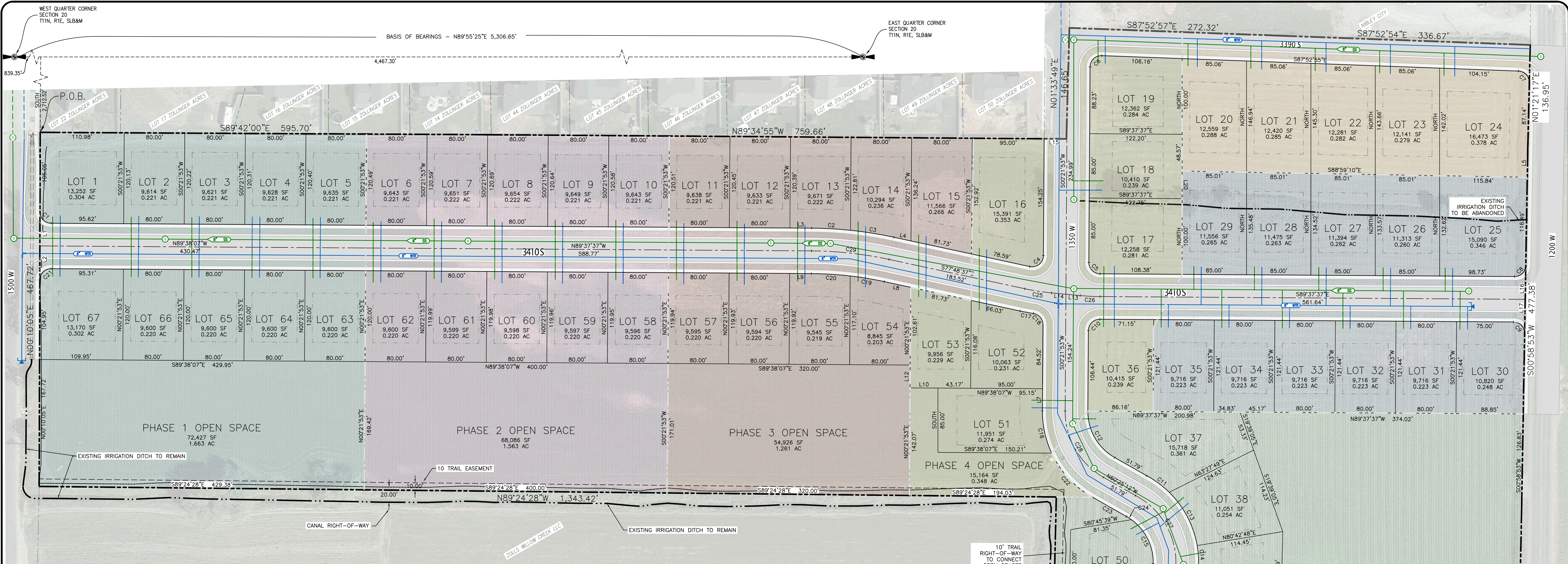
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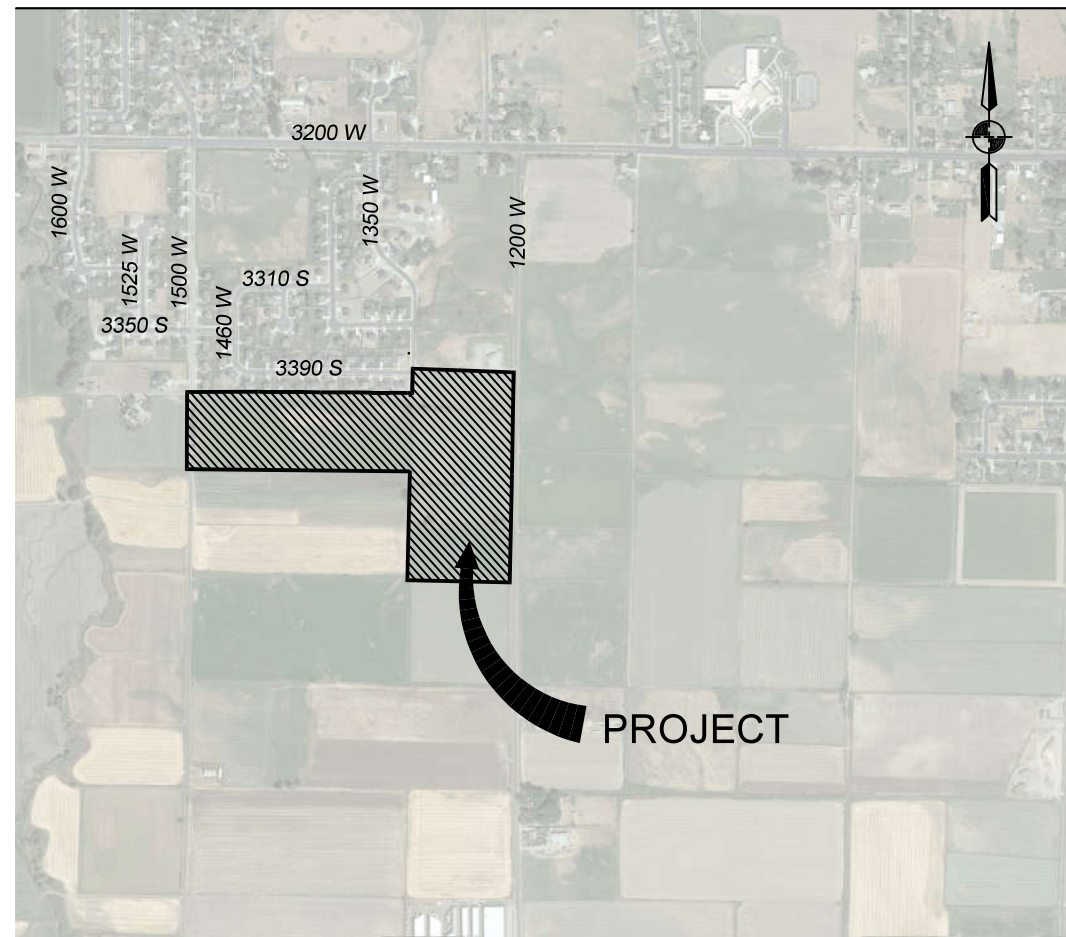
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NIBLEY FARMS PRELIMINARY PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 1 EAST, SLB&M,
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VICINITY MAP
N.T.S.



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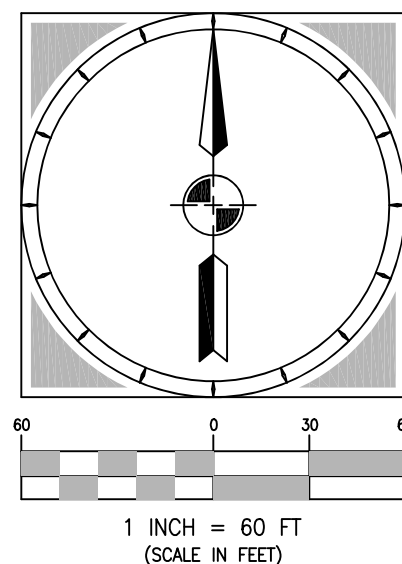
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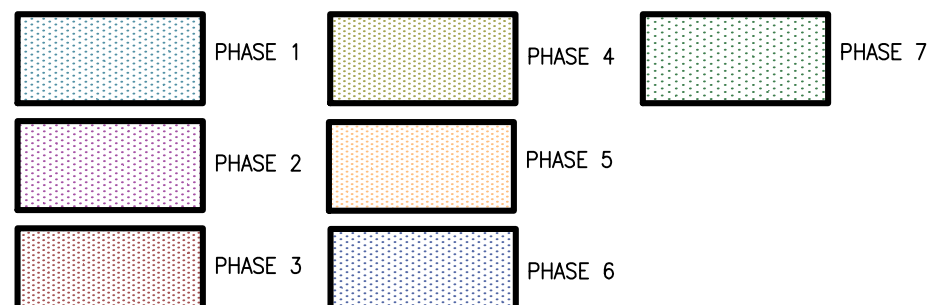
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