



Nibley City
City Council and Planning Commission Special Combined
Meeting/Workshop
Thursday, September 19, 2019
455 W. 3200 S.
Nibley, UT

6:00 p.m. Call to Order and Roll Call
 Approval of Agenda
 Approval of Planning Commission Minutes by Planning Commission

1. Mobile Workshop: Rural Preservation Subdivision and Subdivision Open Space. See the attached map and packet for details. The public is invited.
2. Report and Action Items

*Planning Commission agenda items may be tabled if 1) Additional information is needed in order to take action on the item, OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.** The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.



Nibley City Council and Planning Commission
Agenda Report for
Sept. 19, 2019

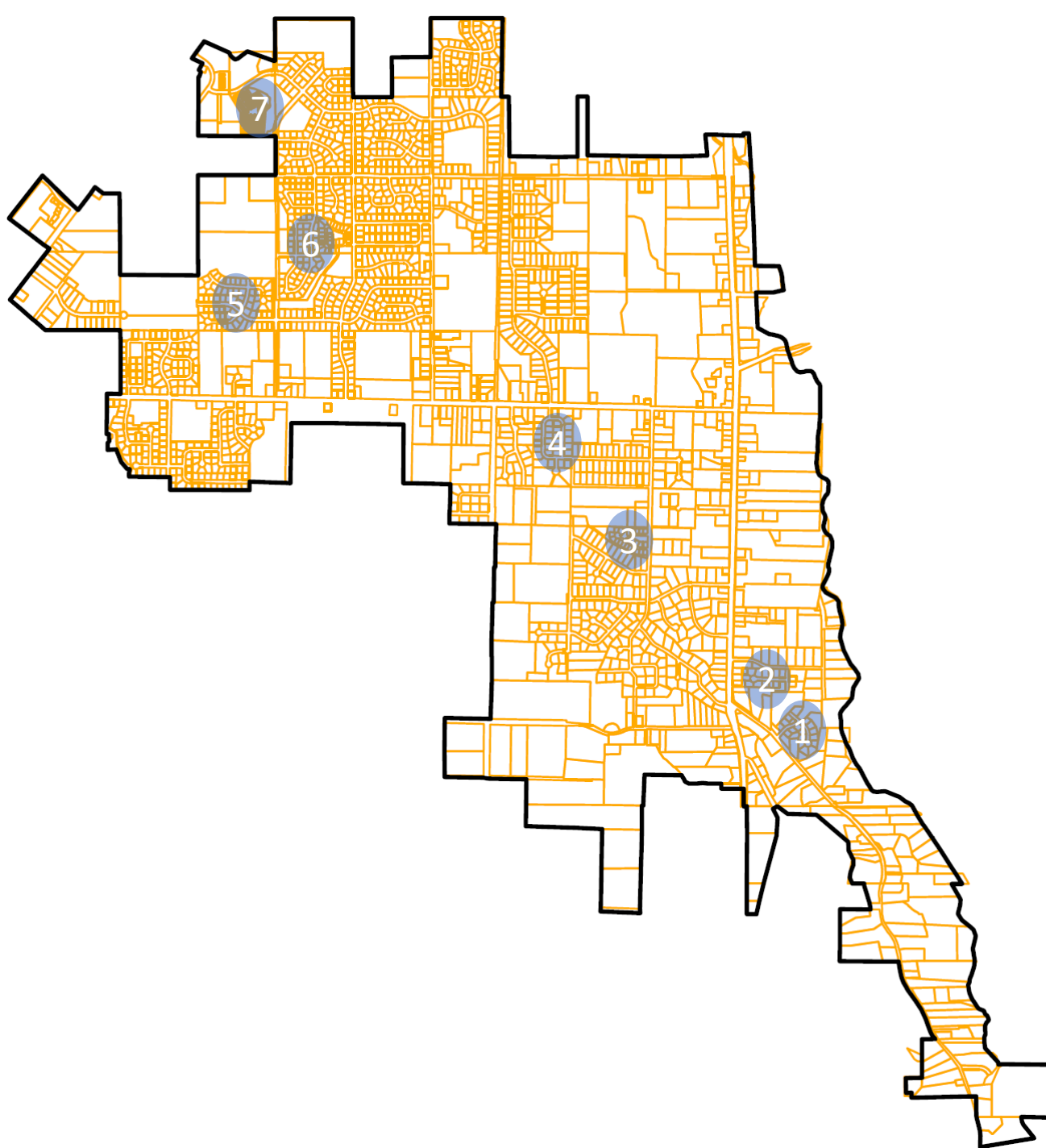
Agenda Item #1

Description	Mobile Workshop: Rural Preservation Subdivision and Subdivision Open Space. See the attached map and packet for details. The public is invited.
Department	Planning
Presenter	Stephen Nelson, City Planner
Action Type	Workshop
Findings	N/A
Recommendation	Review concepts and make general recommendations
Reviewed By	City Planner

Background

Nibley City Council and Planning Commission will tour the following sites. The goals of the tour will be to help the City to evaluate current subdivision ordinances and open space preservation.

The tour will depart from Nibley City Hall at 6:00 p.m. and will follow the order as listed. Members of the public are invited to join the tour.



Subdivision and Open Space Tour

September 19, 2019 at 6:00 p.m. Start at Nibley City Hall

1. Cottonwoods 4030 S and Hollow Road
2. Meadow Creek 3850 S and 150 E
3. The Cottages 250 W and 3515 S
4. Apple Creek 3200 S and 500 W
5. Stonebridge 1200 W and 2980 S
6. Maple View Estates/Sunset Park 1000 W and 2770 S
7. Spring Creek Crossing Nibley Park Ave and 1240 W

Things to look at:

1. Type of Open Space
2. Lot Size
3. Amenities and Beautification
4. Trail and Transportation System

1: Cottonwoods 4030 S and Hollow Road

Average Lot Size	.29 Acres
Largest Lot	.42
Smallest Lot	.25
Total Open Space	3.7
Open Space Ratio	42%
Roads	Public



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2: Meadow Creek 3850 S and 150 E

Average Lot Size	.42 Acres (Includes Private Open Space)
Largest Lot	1.11 (Conservancy Lot: Private Open Space)
Smallest Lot	.25
Total Open Space	2.57
Open Space Ratio	37%
Roads	Public





VICINITY MAP

MICHAEL WESLEY NORTON
1496/1788

POINT OF BEGINNING
SOUTHWEST CORNER OF LOT 1A,
BROOK FIELD MEADOWS SUBDIVISION
(AMENDED) LOCATED NORTH 2,352.16 FEET
AND EAST 25.71 FEET FROM THE SOUTHWEST
CORNER OF SECTION 27, T11N, R1E, S.L.B.&M.

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SR

NOTES:

- NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
- 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.
- STREET TREES MUST BE INSTALLED PER REQUIREMENTS OF NIBLEY CITY CODE BEFORE A BUILDING PERMIT WILL BE ISSUED.
- LOTS 1(R)-5(R), INCLUSIVE, AND LOTS 11(R), 12(R) & 15(R) ARE SUBJECT TO CERTAIN RESTRICTIONS IMPOSED BY BEING "CONSERVANCY" LOTS. WHILE BUILDABLE, PROPOSED STRUCTURES ON SAID LOTS ARE REQUIRED TO FIT WITHIN APPLICABLE SETBACKS IN THOSE PORTIONS OF THE LOTS OUTSIDE OF THE CONSERVATION EASEMENT AREA. PERMANENT STRUCTURES ARE NOT ALLOWED WITHIN THE CONSERVATION EASEMENT AREAS SHOWN HEREON. THESE LOTS ARE ALSO SUBJECT TO THE REQUIREMENTS DEFINED PER THE MEADOW CREEK SUBDIVISION LAND MAINTENANCE PLAN AVAILABLE AT NIBLEY CITY OFFICES AND THE CACHE COUNTY RECORDERS OFFICE.
- WHILE INCLUDED WITHIN THE BOUNDS OF THIS SUBDIVISION, PARCELS "A" AND "B" ARE NON-BUILDABLE PARCELS THAT WILL BE CONVEYED TO, AND COMBINED WITH OTHER PROPERTIES OUTSIDE THE BOUNDARY OF THIS PLAT.
- VERTICAL DATA SHOWN HEREON IS BASED ON THE NAVD88 ELEVATION OF 4546.58 PUBLISHED BY CACHE COUNTY ON AN ALUMINUM CAP MONUMENT MARKING THE GPS MONUMENT "NIBL" LOCATED NEAR THE FRONT OF THE NIBLEY CITY PUBLIC WORKS.
- HORIZONTAL DATUM FOR THIS PLAT IS BASED ON FOUND MONUMENTS IN ADJACENT SUBDIVISION PLATS AND A RELATIVE BEARING BETWEEN THE CALCULATED POSITION OF THE SOUTHWEST CORNER OF SECTION 27 AND A 2" ALUMINUM CAP FOUND MARKING THE NORTHEAST CORNER OF SAID SECTION OF N42°22'18"E WITH A CALCULATED DISTANCE OF 7490.07 FEET. THE SUBSEQUENT RECTANGULAR TIE TO THE POINT OF BEGINNING FOR THIS PLAT IS NORTH 2,352.16 FEET AND EAST 25.71 FEET FROM THE SOUTHWEST CORNER OF SECTION 27, T11N, R1E, S.L.B.&M.

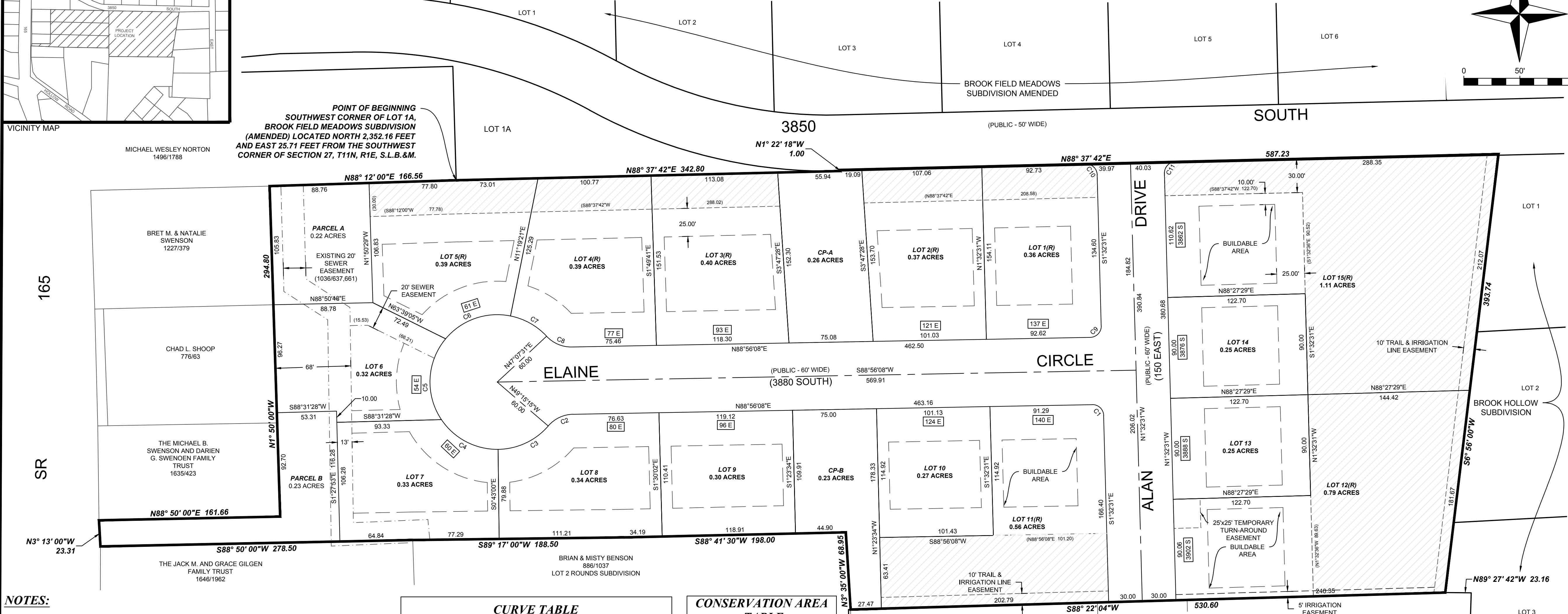
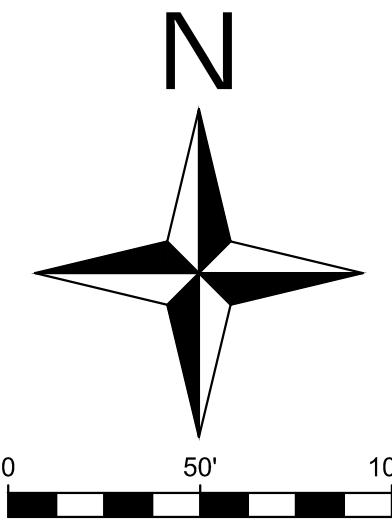
civilsolutionsgroup inc.

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



MEADOW CREEK SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 27, AND THE SE1/4 SECTION 28, T11N, R1E, S.L.B.& M.
NIBLEY, CACHE COUNTY, UTAH



CURVE TABLE					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	10.00	89°31'21"	15.62	N46° 18' 11"W	14.08
C2	30.00	48°11'23"	25.23	S64° 50' 27"W	24.49
C3	60.00	48°32'15"	50.83	S65° 00' 53"W	49.32
C4	60.00	56°46'04"	59.45	N62° 19' 58"W	57.05
C5	60.00	73°55'07"	77.41	N3° 00' 37"E	72.15
C6	60.00	61°21'11"	64.25	N70° 38' 46"E	61.22
C7	60.00	35°48'10"	37.49	S60° 46' 34"E	36.89
C8	30.00	48°11'23"	25.23	S66° 58' 10"E	24.49
C9	10.00	90°28'39"	15.79	N43° 41' 48"E	14.20
C10	10.00	89°49'47"	15.68	N46° 27' 25"W	14.12
C11	10.00	90°10'13"	15.74	S43° 32' 35"W	14.16

'ASBUILT' DESCRIPTION OF EXISTING SEWER EASEMENT THROUGH MEADOW CREEK SUBDIVISION

A 20.00-foot-wide sewer easement across a portion of the SE1/4 of Section 28, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, the centerline of which is more particularly described as follows:

Beginning at a point on an existing sewer line located S88°12'00"W along a fence line 146.30 feet from the southwest corner of Lot 1a, BROOK FIELD MEADOWS Subdivision (Amended), as monumented and constructed, according to the Official Plat thereof on file in the Office of the Cache County Recorder, said point is also located North 2,347.57 feet and West 120.51 feet from the Southeast Corner of Section 28, T11N, R1E, S.L.B.& M.; thence along an existing sewer line the following 5 (five) courses and distances: S1°38'55"E 89.00 feet; thence S57°10'20"E 46.58 feet; thence S0°54'42"E 196.73 feet; thence N87°33'20"E 67.31 feet; thence S5°30'50"E 8.10 feet to a point of terminus located S19°38'49"E 335.65 feet from the point of beginning.

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____
COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CONSERVATION AREA TABLE

LOT	CONSERVATION AREA	TOTAL LOT AREA
1(R)	3,059 SF	0.36 ACRES
2(R)	3,194 SF	0.37 ACRES
3(R)	3,407 SF	0.40 ACRES
4(R)	3,128 SF	0.39 ACRES
5(R)	4,441 SF	0.39 ACRES
11(R)	0.29 ACRES	0.56 ACRES
12(R)	0.54 ACRES	0.79 ACRES
15(R)	0.86 ACRES	1.11 ACRES
CP-A	0.26 ACRES	0.26 ACRES
CP-B	0.23 ACRES	0.23 ACRES

LEGEND

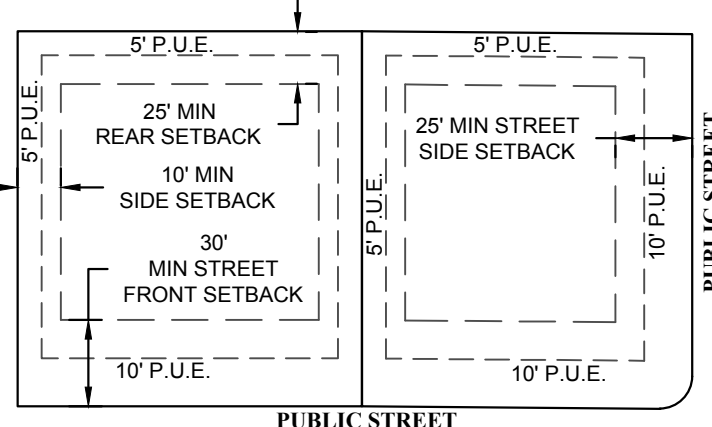
- XXX LOT ADDRESSES
--- CONSERVATION AREA (SEE NOTE #6)
--- RESTRICTED LOT (SEE NOTE #6)
CP-X CONSERVANCY PARCEL HEREBY DEDICATED TO NIBLEY CITY

OWNER(S)

MICHAEL B. & DARLEN G. SWENSON
THE MICHAEL B. & DARLEN G. SWENSON TRUST
ALLAN B. SWENSON AND ELAINE B. SWENSON,
TRUSTEES OF THE ALLAN B. SWENSON FAMILY TRUST
3900 SOUTH MAIN STREET
NIBLEY, UT 84321

SUBDIVIDER ENGINEER & SURVEYOR

BRET SWENSON
435.757.2382
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
DENNIS CARLISLE, PLS
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84322
435-213-3762



LOWEST ALLOWABLE FINISHED FLOOR ELEVATION

LOWEST ALLOWABLE FINISHED FLOOR ELEVATION (SEE NOTE #8 FOR DATUM)							
LOT	ELEVATION	LOT	ELEVATION	LOT	ELEVATION	LOT	ELEVATION
1(R)	4592	4(R)	4588	7	4587	10	4592
2(R)	4592	5(R)	4587	8	4589	11(R)	4591
3(R)	4589	6	4587	9	4590	12(R)	4590

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF _____, 20__.

CITY ATTORNEY _____ DATE _____

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT OF WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
- ANY OTHER PROVISION OF LAW.

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

NIBLEY CITY MAYOR _____ DATE _____

NIBLEY CITY RECORDER _____ DATE _____

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 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.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 27, and the SE1/4 of Section 28, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows:

Beginning at the southwest corner of Lot 1a, BROOK FIELD MEADOWS Subdivision (Amended), as monumented and constructed, according to the Official Plat thereof on file in the Office of the Cache County Recorder, said point being located North 2,352.16 feet and West 25.71 feet from the Southwest Corner of Section 27, T11N, R1E, S.L.B.& M. (Basis of Bearing: N42°22'18"E between the calculated position of the Southwest Corner and the Northeast Corner of said Section 27; thence N88°37'42"E along said lot 342.80 feet; thence N1°22'18"W 1.00 foot to the southerly right-of-way line of 3850 South; thence N88°37'42"E along said right-of-way line 587.23 feet to the westerly line of BROOK HOLLOW Subdivision, as monumented and constructed, according to the Official Plat thereof on file in the Office of the Cache County Recorder, said point being located N1°46'21"E 248.21 feet and N89°27'42"W 23.16 feet from a rebar & cap (found) at a northerly corner of Conservancy Parcel 6, of said THE COTTONWOODS Subdivision; thence S88°22'04"W along said line 530.60 feet to a fence line; thence along an existing fence line the following four (4) courses and distances: N3°13'00"W 23.32 feet; thence S88°41'13"W 198.00 feet; thence S89°17'00"W 188.50 feet; thence S88°50'00"W 278.50 feet to the easterly line of State Route 165; thence N3°13'00"W 23.32 feet; thence N88°50'00"E 161.66 feet; thence N1°50'00"W along the extension of, and along a fence line 294.80 feet to a fence line; thence N88°12'00"E along a fence line 166.56 feet to the point of beginning.

Contains: 8.84+-/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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:

MEADOW CREEK SUBDIVISION

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.

MICHAEL B. SWENSON _____ DARLEN G. SWENSON _____

TRUSTEE, THE MICHAEL B. SWENSON & DARLEN SWENSON G. FAMILY TRUST _____ TRUSTEE, THE ALLAN B. SWENSON FAMILY TRUST _____

PERSONAL ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME MICHAEL B. SWENSON AND DARLEN G. SWENSON, 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 PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

ACKNOWLEDGMENT-TRUSTEE

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME MICHAEL B. SWENSON, TRUSTEE AND DARLEN G. SWENSON, TRUSTEE, WHOSE IDENTITIES ARE PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT THEY ARE THE TRUSTEES UNDER THE MICHAEL B. SWENSON AND DARLEN G. SWENSON FAMILY TRUST, DATED THE 25TH DAY OF JUNE 2001, THE SIGNERS OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PUSUANT TO, AND IN ACCORDANCE WITH, THE POWERS VESTED IN THEM BY THE TERMS OF SAID TRUST AGREEMENT.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

ACKNOWLEDGMENT-TRUSTEE

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME ALLAN B. SWENSON, TRUSTEE AND ELAINE B. SWENSON, TRUSTEE, WHOSE IDENTITIES ARE PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT THEY ARE THE TRUSTEES UNDER THE ALLAN B. SWENSON FAMILY TRUST, DATED THE 28TH DAY OF MARCH, 1984, THE SIGNERS OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PUSUANT TO, AND IN ACCORDANCE WITH, THE POWERS VESTED IN THEM BY THE TERMS OF SAID TRUST AGREEMENT.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE _____ CACHE COUNTY RECORDER

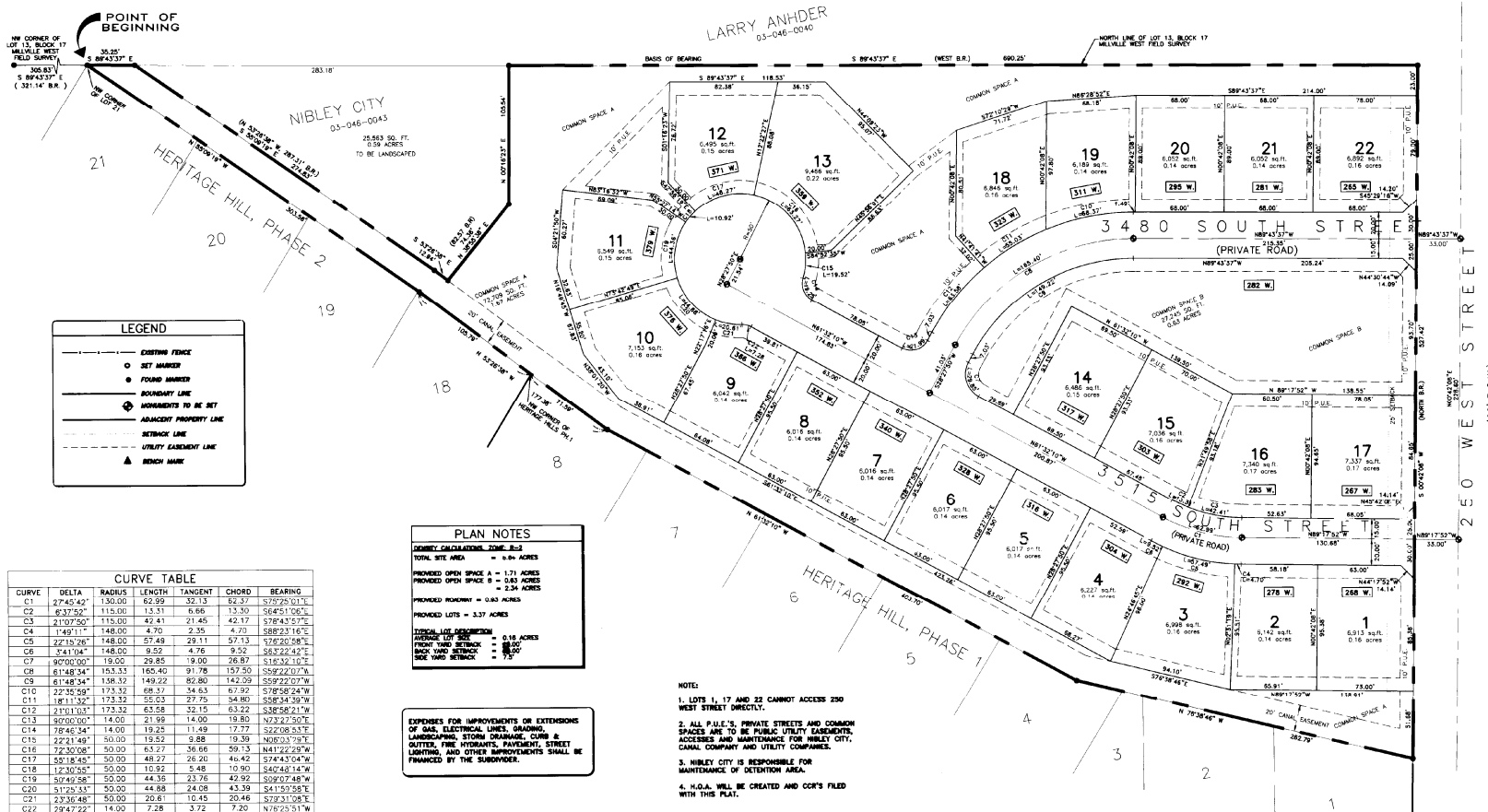
3: The Cottages 250 W and 3515 S

Average Lot Size	.15
Largest Lot	.22
Smallest Lot	.14
Total Open Space	2.89
Open Space Ratio	46%
Roads	Private



PART OF SECTION 28, TOWNSHIP 11 NORTH,
RANGE 1 EAST OF THE SALT LAKE BASE & MERIDIAN.
NIBLEY, CACHE COUNTY, UTAH

SCALE: 1" = 40'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	27°45'42"	110.00	62.99	92.13	8.37	37°25'10"E
C2	63°37'52"	115.00	15.31	36.16	13.50	56°04'11"E
C3	21°07'50"	115.00	42.41	21.45	42.17	78°43'57"E
C4	14°45'10"	145.00	10.35	2.35	10.35	14°45'10"E
C5	22°15'26"	148.00	57.49	28.48	11.73	76°20'58"E
C6	54°10'44"	158.00	9.52	4.76	9.52	58°22'42"E
C7	90°00'00"	158.00	158.00	0.00	26.81	51°16'12"E
C8	14°45'10"	155.13	105.40	17.98	157.50	51°16'12"E
C9	61°48'34"	138.32	149.22	82.80	142.92	59°22'07"E
C10	22°35'59"	173.32	66.57	54.63	67.92	87°58'54"E
C11	22°35'59"	173.32	66.57	54.63	67.92	51°16'12"E
C12	21°01'33"	173.32	65.58	32.15	63.22	83°56'14"E
C13	90°00'00"	140.00	21.99	14.00	14.00	73°24'30"E
C14	78°46'34"	140.00	20.25	11.31	14.00	52°08'08"E
C15	22°15'26"	50.00	19.92	9.88	19.92	76°20'58"E
C16	72°30'08"	50.00	63.27	26.66	59.13	84°12'22"E
C17	50°18'45"	50.00	48.27	26.26	44.92	57°43'04"E
C18	50°18'45"	50.00	48.27	26.26	44.92	57°43'04"E
C19	50°49'58"	50.00	44.35	23.70	42.99	50°07'48"E
C20	51°25'33"	50.00	44.88	24.48	44.35	51°41'59"E
C21	23°48'48"	50.00	20.61	10.45	20.61	87°31'31"E
C22	23°48'48"	50.00	20.61	10.45	20.61	87°31'31"E

PLAN NOTES	
<u>DENSITY CALCULATIONS, ZONE R-2</u>	
TOTAL SITE AREA	= 0.84 ACRES
PROVIDED OPEN SPACE A	= 1.71 ACRES
PROVIDED OPEN SPACE B	= 0.83 ACRES
	= 2.34 ACRES
PROVIDED ROOFTOP	= 0.83 ACRES
PROVIDED LOTS	= 3.37 ACRES
<u>TYPICAL LOT DESCRIPTION</u>	
AVERAGE LOT SIZE	= 0.18 ACRES
FRONT YARD SETBACK	= 20.0'
BACK YARD SETBACK	= 20.0'
SIDE YARD SETBACK	= 7.5'

EXPENSES FOR IMPROVEMENTS OR EXTENSIONS OF GAS, ELECTRICAL LINES, GRADING, LANDSCAPING, STORM DRAINAGE, CURB & GUTTER, FIRE HYDRANTS, PAVEMENT, STREET LIGHTING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER.

NOTE:

2. ALL P.U.E.'S, PRIVATE STREETS AND COMMON SPACES ARE TO BE PUBLIC UTILITY EASEMENTS, ACCESSORIES AND MAINTENANCE FOR NIBLEY CITY, CANAL COMPANY AND UTILITY COMPANIES.
3. NIBLEY CITY IS RESPONSIBLE FOR MAINTENANCE OF DETENTION AREA.
4. H.O.A. WILL BE CREATED AND CCR'S FILED WITH THIS PLAT.

[illegible]

I, LAYNE J. SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334691, AS PREScribed UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS. HEREINAFTER TO BE KNOWN AS: THE "COTTAGE TRACT," BEING A RESIDENTIAL DEVELOPMENT, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

LAYNE J. SMITH

PART OF LOT 13, BLOCK 17, MILLVILLE WEST FIELDS SURVEY,
ALSO KNOWN AS J.W. FOXES CHURCH FARM SURVEY AS
RECORDED IN THE OFFICE OF THE CACHE COUNTY RECORDER
DESCRIBED AS:

[illegible]

SURVEY INFORMATION:

1. BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF LOT 13, BLOCK 17 MILLVILLE WEST FIELD SURVEY WHICH BEARS SOUTH 89°43'37"EAST.
2. PURPOSE: THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF THIS PROPERTY INTO LOTS AS SHOWN.
3. RETRACEMENT: SOUTHWEST LINES BY THE NORTH LINES OF HERITAGE HILLS, PHASE 1 AND PHASE 2, EAST LINE BY THE WEST RIGHT-OF-WAY OF 230 WEST STREET, NORTH LINE BY THE NORTH LINE OF LOT 13, BLOCK 17 MILLVILLE WEST FIELD SURVEY.
4. PROPERTY CORNERS TO BE MARKED BY 5/8" REBAR AND PLASTIC CAPS.

OWNER/SUBDIVIDER:
COTTAGE DEVELOPMENTS, INC.

ADDRESS:
793 WEST 3200 SOUTH
NIBLEY, UT 84321

PHONE : 435-757-9999

2	REVISIONS AS PER REVIEW COMMENTS DATED - MAY 25, 2005	06/07/05
1	REVISIONS AS PER REVIEW COMMENTS DATED - APRIL 4, 2005	05/11/05
	REVISION	DATE



Project Title:

**THE COTTAGES
COMMUNITY P.U.D.**

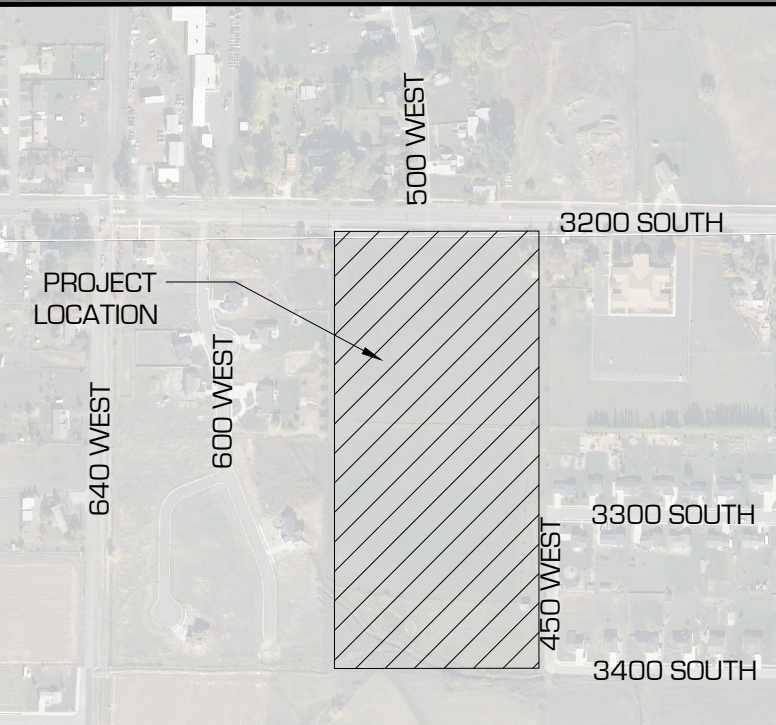
NIBLEY, CACHE COUNTY, UTAH

Drawn By: S.HGGINS	Project Number: 04-054	FP1
Designed By: S.HGGINS	Date: 07/06/06	
Reviewed By: LSMTH	Sheet Scale: 1" = 40'	
F:\DRAWING\04-054\04-054.dwg		
		1 of 1

4: Apple Creek 3200 S and 500 W

Average Lot Size	.47 Acres (Includes Private Open Space)
Largest Lot	2.42 (Conservancy Lot: Private Open Space)
Smallest Lot	.29
Total Open Space	3.33
Open Space Ratio	20%
Roads	Public





VICINITY MAP

N.T.S.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	84.135	130.000	037°04'53"	82.67'	N63°48'19"W
C2	97.100	130.000	042°47'45"	94.86'	N23°52'00"W
C3	7.953	130.000	003°30'19"	7.95'	N00°42'58"W
C4	157.112	100.000	090°01'06"	141.44'	S43°58'22"E
C5	109.978	70.000	090°01'06"	99.01'	S43°58'22"E
C6	28.721	130.000	012°39'31"	28.66'	N07°21'57"E
C7	86.790	130.000	038°15'06"	85.19'	N32°49'15"E
C8	62.805	130.000	027°40'50"	62.20'	N65°47'13"E
C9	109.933	70.000	089°58'54"	98.98'	S46°01'38"W
C10	157.048	100.000	089°58'54"	141.40'	S46°01'38"W
C11	17.914	20.000	051°19'08"	17.32'	N26°37'27"E
C12	118.212	60.000	112°53'03"	100.00'	N04°09'31"W
C13	56.620	60.000	054°04'04"	54.54'	S73°10'38"W
C14	101.049	60.000	096°29'40"	89.52'	S02°06'16"E
C15	17.913	20.000	051°19'01"	17.32'	S24°41'37"E
C16	12.609	70.000	010°19'14"	12.59'	N83°49'18"W
C17	12.379	130.000	005°27'21"	12.37'	N86°15'14"W
C18	20.094	60.000	019°11'17"	20.00'	S70°11'41"E

Line Table		
Line #	Length	Direction
L1	41.31	S38° 03' 12"E
L2	14.00	N00° 59' 38"E
L3	30.00	S89° 00' 22"E
L4	30.00	S88° 47' 54"E
L5	18.00	S00° 59' 38"W
L6	107.68	S88° 54' 08"E
L7	18.00	N00° 50' 50"E
L8	130.90	N00° 59' 47"E
L9	131.53	S88° 54' 08"E
L10	4.34	S00° 59' 38"W
L11	241.78	N00° 59' 02"E
L12	105.14	N89° 00' 57"W
L13	213.20	N42° 58' 52"W
L14	54.61	N00° 21' 55"E
L15	43.07	N89° 04' 18"W
L16	64.69	S19° 48' 19"W
L17	10.01	S72° 47' 13"E
L18	147.33	S01° 11' 57"W
L19	147.75	S46° 12' 40"E
L20	202.90	S46° 08' 46"E
L21	51.52	S89° 00' 57"E
L22	58.75	N19° 48' 19"E
L23	26.61	S72° 47' 13"E
L24	200.78	S88° 35' 59"E
L25	325.37	N89° 05' 23"W
L26	113.58	S43° 51' 24"E
L27	34.24	N00° 58' 55"E

ROCKY MOUNTAIN POWER NOTE:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27a-803(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: (1) A RECORDED EASEMENT OR RIGHT OF WAY (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR (4) ANY OTHER PROVISION OF LAW.

QUESTAR GAS NOTE:

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

OWNER/DEVELOPER

SHAUN DUSTIN
169 W 3300 S
LOGAN UT 84321-6796
435.770.0147

ENGINEER

MICHAEL TAYLOR
CIVIL SOLUTIONS GROUP, INC.
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84322
435.213.3762

SURVEYOR

CLINT HANSEN
ADVANCED LAND SURVEYING
1770 RESEARCH PARK WAY #111
LOGAN, UT 84341
435.770.1585

civilsolutionsgroup inc.

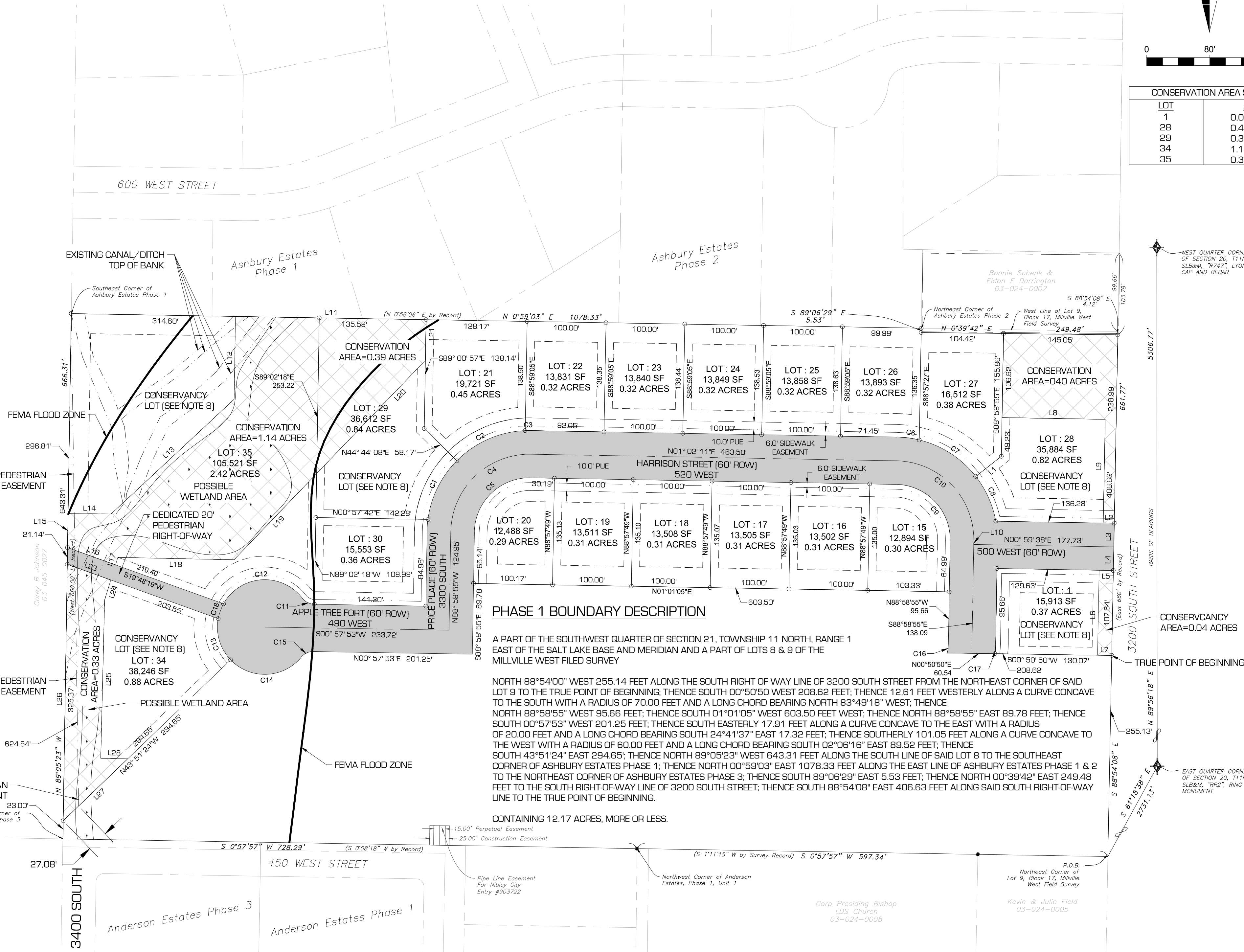
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



LEGEND	
---	BOUNDARY
---	CENTERLINE
---	SIDEWALK EASEMENT
---	PUBLIC UTILITY EASEMENT
○	PROPERTY CORNER SET
●	PROPERTY CORNER FOUND
▨	CONSERVATION AREA
---	RIGHT OF WAY DEDICATION AREA
---	SETBACK LINE

APPLE CREEK SUBDIVISION, PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN



PHASE 1 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN AND A PART OF LOTS 8 & 9 OF THE MILLVILLE WEST FILED SURVEY

NORTH 88°54'00" WEST 255.14 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF 3200 SOUTH STREET FROM THE NORTH-EAST CORNER OF SAID LOT 9 TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 00°50'50" WEST 208.62 FEET; THENCE 12.61 FEET WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 70.00 FEET AND A LONG CHORD BEARING NORTH 83°49'18" WEST; THENCE NORTH 88°58'55" WEST 95.66 FEET; THENCE SOUTH 01°01'05" WEST 603.50 FEET WEST; THENCE NORTH 88°58'55" EAST 89.78 FEET; THENCE SOUTH 00°57'53" WEST 201.25 FEET; THENCE SOUTH EASTERLY 17.91 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 20.00 FEET AND A LONG CHORD BEARING SOUTH 24°41'37" EAST 17.32 FEET; THENCE SOUTHERLY 101.05 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 60.00 FEET AND A LONG CHORD BEARING SOUTH 02°06'16" EAST 89.52 FEET; THENCE SOUTH 43°51'24" EAST 294.65'; THENCE NORTH 89°05'23" WEST 643.31 FEET ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF ASHBURY ESTATES PHASE 1; THENCE NORTH 00°59'03" EAST 1078.33 FEET ALONG THE EAST LINE OF ASHBURY ESTATES PHASE 1 & 2 TO THE NORTHEAST CORNER OF ASHBURY ESTATES PHASE 3; THENCE SOUTH 89°06'29" EAST 5.53 FEET; THENCE NORTH 00°39'42" EAST 249.48 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 3200 SOUTH STREET; THENCE SOUTH 88°54'08" EAST 406.63 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING 12.17 ACRES, MORE OR LESS.

FINISHED FLOOR ELEVATION PER GROUNDWATER STUDY

LOT	FINISH FLOOR ELEVATION	LOT	FINISH FLOOR ELEVATION
1	4540.50	28	4539.80
15	4540.50	29	4543.50
16	4540.50	30	4544.00
17	4541.00	34	4546.25
18	4541.50		
19	4542.00	35	BELOW THE CANAL: SLAB ON GRADE ABOVE CANAL: 4552.00
20	4542.00		
21	4541.50		
22	4541.00		
23	4541.00		
24	4540.50		
25	4540.50		
26	4510.50		
27	4539.80		

NOTE 1: MINIMUM FINISHED FLOOR ELEVATIONS ARE DERIVED FROM GROUNDWATER ELEVATIONS OBSERVED IN TEST PITS COMPLETED AND OGGED ON 4/13/2017 BY DUSTIN ENGINEERS, LLC AND AS DOCUMENTED IN THE FINISHED FLOOR ELEVATION REPORT. ELEVATIONS MUST BE APPLIED IN THE CONTEXT OF THE REPORT OR THEY ARE INVALID.

NOTE 2: ELEVATION ARE CALCULATED BY EXTRAPOLATING GROUNDWATER ELEVATIONS FROM FIVE TEST PITS, AND ADDING 2.0 FEET TO OBSERVED AND EXTRAPOLATED ELEVATIONS FOR EACH BUILDING LOT.

NOTE 3: IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY AND VALIDATE LOCAL CONDITIONS INCLUDING THE SPECIFIC GROUNDWATER DEPTH AT EACH LOT AND PROVIDE THE MITIGATION NECESSARY TO PROTECT THE STRUCTURE FROM GROUNDWATER INTRUSION.

NOTE 4: BUILDERS MAY REQUEST A DIFFERENT FINISHED FLOOR MINIMUM ELEVATION BASED ON A SITE SPECIFIC REPORT SEALED BY A PROFESSIONAL ENGINEER OR GEOLOGIST LICENSED IN THE STATE OF UTAH. THE REPORT SHALL DEMONSTRATE TO THE SATISFACTION OF THE CITY ENGINEER THAT THE PROPOSED LIMIT COMPLIES WITH THE INTENT OF CITY CODE FOR MITIGATION OF GROUNDWATER INTRUSION. SUCH CRITERIA MAY BE SATISFIED BY IMPLEMENTATION OF APPROPRIATE GROUNDWATER MITIGATION STRATEGIES INCLUDING FOUNDATION DRAINS, DEWATERING PUMPS, AND OTHER ACTIVE AND PASSIVE ENGINEERING PRACTICES.

NOTE 5: GROUNDWATER ELEVATIONS PROVIDING THE BASIS FOR THIS TABLE ARE BASED ON OBSERVABLE CONDITIONS AT THE SITE ON THE DATE OF THE OBSERVATIONS. THESE MINIMUM FLOOR ELEVATIONS ARE SUBJECT TO REVISIONS AS A FUNCTION OF GROUNDWATER CONDITIONS WHICH CAN BE IMPACTED BY FACTORS RANGING FROM

CHANGES IN LAND USE AND AGRICULTURAL PRACTICES TO CLIMATE CHANGE, LANDSCAPE IRRIGATION, AND OTHER FACTORS OUTSIDE THE SCOPE OR CONTROL OF THE CITY OR DUSTIN ENGINEERS. BUILDERS AND DEVELOPERS ARE THEREFORE RESPONSIBLE FOR IMPLEMENTING BEST PRACTICES AS REQUIRED TO ACCOMMODATE FUTURE CHANGES IN GROUNDWATER ELEVATIONS AT EACH LOT.

PREPARED: July 4, 2017

SURVEYOR'S CERTIFICATE

I, CLINTON G. HANSEN, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 7881387 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

APPLE CREEK SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

CLINTON G HANSEN, PLS
LS#7881387

DATE

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS APPLE CREEK SUBDIVISION, PHASE 1, 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 AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS ____ DAY OF ____ 2017.

SHAUN DUSTIN, MANAGING MEMBER
TIN ROPE, LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF CACHE)

ON THE ____ DAY OF ____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, SHAUN DUSTIN, WHO ACKNOWLEDGED TO ME THAT THEY ARE THE OWNER AND MANAGING MEMBER OF TIN ROPE LLC, THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR AND IN BEHALF OF THE CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT THE CORPORATION EXECUTED THE SAME.

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTES:

- NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
- SETBACKS ARE NOT SHOWN. ALL BUILDINGS SHALL BE SUBJECT TO SETBACKS REQUIRED BY CITY CODES IN EFFECT WHEN PERMITS ARE ISSUED.
- 10' PUBLIC UTILITY EASEMENTS SHALL START AT THE EDGE OF THE SIDEWALK EASEMENT.
- 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 THE 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 ANY OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.
- A 6' SIDEWALK EASEMENT IS INCLUDED ON BOTH SIDES OF THE DEDICATED RIGHT OF WAY FOR INSTALLATION AND MAINTENANCE OF THE SIDEWALK.
- LOTS 1, 28, 29, 34 AND 35 ARE CONSERVANCY LOTS AND ARE BUILDABLE LOTS. STRUCTURES MUST FIT WITHIN APPLICABLE SETBACKS IN THE NON-CONSERVATION EASEMENT AREA. THE LOTS ARE SUBJECT TO OPEN SPACE DESIGNATION AS STATED ON THIS PLAT AND THE APPLE CREEK SUBDIVISION CONSERVATION SUBDIVISION LAND MAINTENANCE PLAN.
- ALL DRIVEWAYS SHALL BE LIMITED TO A MAXIMUM WIDTH OF 30'.
- STREET TREES MUST BE INSTALLED PER REQUIREMENTS OF NIBLEY CITY CODE BEFORE A BUILDING PERMIT WILL BE ISSUED.
- POSSIBLE WETLAND AREAS SHOWN WERE ESTABLISHED FROM DATA OBTAINED FROM THE NATIONAL WETLANDS INVENTORY.
- FEMA FLOOD ZONE AREAS SHOWN WERE ESTABLISHED FROM DATA OBTAINED FROM THE FEMA FLOOD MAPPING SERVICE.
- EXISTING TOP OF BANK DITCH LINES ARE SHOWN FOR REFERENCE ONLY. POSSIBLE EXISTING USE AND ACCESS EASEMENTS MAY EXIST ON RECORD.
- SETBACKS ARE:
FRONT: 30'
REAR: 25'
SIDE: 10'

COUNTY RECORDERS NO.

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

DATE: _____ TIME: _____ FEE: _____

ABSTRACTED _____

INDEX _____
FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____



VICINITY MAP

N.T.S.

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	79.122	130.000	034°52'19"	77.91° S66°05'25"E
C2	20.000	130.000	008°48'53"	19.98° S44°14'49"E
C3	75.517	130.000	033°16'59"	74.46° N23°11'53"W
C4	17.259	130.000	007°36'23"	17.25° N02°45'12"W
C5	144.653	100.000	082°52'47"	132.37° N40°23'24"W
C6	109.995	70.000	090°01'55"	99.02° N43°57'58"W
C7	12.609	70.000	010°19'14"	12.59° S83°49'18"E
C8	17.913	20.000	051°19'01"	17.32° S24°41'37"E
C9	101.050	60.000	096°29'43"	89.52° S02°06'16"E

Line Table		
Line #	Length	Direction
L1	18.00	N00° 50' 50"E
L2	125.42	S88° 54' 08"E
L3	97.50	N01° 02' 16"E
L4	82.25	N41° 20' 45"E
L5	60.00	S00° 57' 53"W
L6	113.58	S43° 51' 24"E
L7	6.00	S89° 07' 41"E
L8	313.87	N00° 57' 57"E
L9	86.00	N89° 02' 03"W
L10	233.31	S00° 58' 55"W

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN AND A PART OF LOTS 8 & 9 OF THE MILLVILLE WEST FILED SURVEY

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE SOUTH 00°57'57" WEST 597.34 FEET ALONG THE EAST LINE OF SAID LOT 8 & 9 TO THE NORTHWEST CORNER OF ANDERSON ESTATES PHASE 1 UNIT 1; THENCE SOUTH 00°57'57" WEST (SOUTH 00°08'18" WEST BY RECORD) 728.29 FEET TO THE SOUTHWEST CORNER OF ANDERSON ESTATES PHASE 3 AND THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89°05'23" WEST 23.00 FEET ALONG THE SOUTH LINE OF SAID LOT 8; THENCE ALONG THE EASTERN BOUNDARY OF APPLE CREEK SUBDIVISION PHASE 1 THE FOLLOWING NINE COURSES:

1. THENCE NORTH 43°5'12"4" WEST 294.65 FEET;
2. THENCE NORTHERLY 101.05 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 60 FEET AND A LONG CHORD BEARING NORTH 02°06'16" WEST 89.52 FEET;
3. THENCE NORTHERLY 17.91 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 20 FEET AND A LONG BEARING NORTH 24°41'37" WEST 17.32 FEET;
4. THENCE NORTH 00°57'53" EAST 201.25 FEET;
5. THENCE NORTH 88°58'55" WEST 89.78 FEET;
6. THENCE NORTH 01°01'05" EAST 603.50 FEET;
7. THENCE SOUTH 88°58'55" EAST 64.99 FEET;
8. THENCE EASTERLY 12.61 FEET ALONG A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 70.00 FEET AND A LONG BEARING SOUTH 83°49'18" EAST 12.59 FEET;
9. THENCE SOUTH 00°57'50" WEST 208.62 FEET TO THE NORTH LINE OF LOT 1 APPLE CREEK SUBDIVISION; THENCE SOUTH 88°54'08" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 3200 SOUTH STREET 251.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.09 ACRES, MORE OR LESS.

ROCKY MOUNTAIN POWER NOTE:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: (1) A RECORDED EASEMENT OR RIGHT OF WAY (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR (4) ANY OTHER PROVISION OF LAW.

QUESTAR GAS NOTE:

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ENGINEER

MICHAEL TAYLOR
CIVIL SOLUTIONS GROUP, INC.
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84322
435.213.3762

SURVEYOR

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OWNER/DEVELOPER

SHAUN DUSTIN
169 W 3300 S
LOGAN UT 84321-6796
435.770.0147

AGRICULTURAL NOTE:

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.

LOT ADDRESS TABLE:

LOT	ADDRESS
2	472
3	3226
4	3238
5	3250
6	3262
7	3274
8	3286
9	3297
10	3275
11	3263
12	3251
13	3239
14	3227
31	3320
32	460
33	470

LOT	FINISH FLOOR ELEVATION
2	4541.50
3	4543.00
4	4543.00
5	4543.50
6	4544.00
7	4545.00
8	4545.50
9	4544.00
10	4543.50
11	4543.00
12	4542.50
13	4542.00
14	4541.50
31	4545.50
32	4546.00
33	4546.25

NOTE 1: MINIMUM FINISHED FLOOR ELEVATIONS ARE DERIVED FROM GROUNDWATER ELEVATIONS OBSERVED IN TEST PITS COMPLETED AND OGGED ON 4/13/2017 BY DUSTIN ENGINEERS, LLC AND AS DOCUMENTED IN THE FINISHED FLOOR ELEVATION REPORT. ELEVATIONS MUST BE APPLIED IN THE CONTEXT OF THE REPORT OR THEY ARE INVALID.

NOTE 2: ELEVATION ARE CALCULATED BY EXTRAPOLATING GROUNDWATER ELEVATIONS FROM FIVE TEST PITS, AND ADDING 2.0 FEET TO OBSERVED AND EXTRAPOLATED ELEVATIONS FOR EACH BUILDING LOT.

NOTE 3: IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY AND VALIDATE LOCAL CONDITIONS INCLUDING THE SPECIFIC GROUNDWATER DEPTH AT EACH LOT AND PROVIDE THE MITIGATION NECESSARY PROTECT THE STRUCTURE FROM GROUNDWATER INTRUSION.

NOTE 4: BUILDERS MAY REQUEST A DIFFERENT FINISHED FLOOR MINIMUM ELEVATION BASED ON A SITE SPECIFIC REPORT SEALED BY A PROFESSIONAL ENGINEER OR GEOLOGIST LICENSED IN THE STATE OF UTAH. THE REPORT SHALL DEMONSTRATE TO THE SATISFACTION OF THE CITY ENGINEER THAT THE PROPOSED LIMIT COMPLIES WITH THE INTENT OF CITY CODE FOR MITIGATION OF GROUNDWATER INTRUSION. SUCH CRITERIA MAY BE SATISFIED BY IMPLEMENTATION OF APPROPRIATE GROUNDWATER MITIGATION STRATEGIES INCLUDING FOUNDATION DRAINS, DEWATERING PUMPS, AND OTHER ACTIVE AND PASSIVE ENGINEERING PRACTICES.

NOTE 5: GROUNDWATER ELEVATIONS PROVIDING THE BASIS FOR THIS TABLE ARE BASED ON OBSERVABLE CONDITIONS AT THE SITE ON THE DATE OF THE OBSERVATIONS. THESE MINIMUM FLOOR ELEVATIONS ARE SUBJECT TO REVISIONS AS A FUNCTION OF GROUNDWATER CONDITIONS WHICH CAN BE IMPACTED BY FACTORS RANGING FROM

CHANGES IN LAND USE AND AGRICULTURAL PRACTICES TO CLIMATE CHANGE, LANDSCAPE IRRIGATION, AND OTHER FACTORS OUTSIDE THE SCOPE OR CONTROL OF THE CITY OR DUSTIN ENGINEERS. BUILDERS AND DEVELOPERS ARE THEREFORE RESPONSIBLE FOR IMPLEMENTING BEST PRACTICES AS REQUIRED TO ACCOMMODATE FUTURE CHANGES IN GROUNDWATER ELEVATIONS AT EACH LOT.

*ELEVATIONS SHOWN ARE TIED TO NATIONAL GEODETIC SURVEY BENCHMARK #MRO450 WITH ELEVATION 4783.47, NAVD88 DATUM.

*NIBLEY CITY MONUMENT KNOWN ELEVATION=4543.58, MEASURED ELEVATION = 4543.30.

PREPARED: July 4, 2017

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



LEGEND	
	BOUNDARY
	CENTERLINE
	SIDEWALK EASEMENT
	PUBLIC UTILITY EASEMENT
	PROPERTY CORNER SET
	PROPERTY CORNER FOUND
	CONSERVATION AREA
	RIGHT OF WAY DEDICATION AREA
	SETBACK LINE

UTILITY COMPANY APPROVALS

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
QUESTAR GAS	DATE
COMCAST CABLE CO.	DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 2017.	
CITY ATTORNEY	DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2017, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.	
PLANNING COMMISSION CHAIR	DATE

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	
NIBLEY CITY MAYOR	DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATE

I, CLINTON G. HANSEN, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 7881387 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

APPLE CREEK SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

CLINTON G HANSEN, PLS
LS#7881387

DATE

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS APPLE CREEK SUBDIVISION, PHASE 2, 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 AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____, 2017.

SHAUN DUSTIN, MANAGING MEMBER
TIN ROPE, LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF CACHE) SS. _____

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, SHAUN DUSTIN, WHO ACKNOWLEDGED TO ME THAT THEY ARE THE OWNER AND MANAGING MEMBER OF TIN ROPE LLC, THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR AND IN BEHALF OF THE CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT THE CORPORATION EXECUTED THE SAME.

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTES:

1. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
3. SETBACKS ARE NOT SHOWN. ALL BUILDINGS SHALL BE SUBJECT TO SETBACKS REQUIRED BY CITY ORDOS IN EFFECT WHEN PERMITS ARE ISSUED.
4. 10' PUBLIC UTILITY EASEMENTS SHALL START AT THE EDGE OF THE SIDEWALK EASEMENT.
5. 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.
6. AREAS IN THE 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.
7. A 6' SIDEWALK EASEMENT IS INCLUDED ON BOTH SIDE OF THE DEDICATED RIGHT OF WAY FOR INSTALLATION AND MAINTENANCE OF THE SIDEWALK.
8. LOTS 2 AND 33 ARE CONSERVANCY LOTS AND ARE BUILDABLE LOTS. STRUCTURES MUST FIT WITHIN APPLICABLE SETBACKS IN THE NON-CONSERVATION EASEMENT AREA. THESE LOTS ARE SUBJECT TO OPEN SPACE DESIGNATION AS STATED ON THIS PLAT AND THE APPLE CREEK SUBDIVISION CONSERVATION SUBDIVISION LAND MAINTENANCE PLAN.
9. ALL DRIVEWAYS SHALL BE LIMITED TO A MAXIMUM WIDTH OF 30'.
10. STREET TREES MUST BE INSTALLED PER REQUIREMENTS OF NIBLEY CITY CODE BEFORE A BUILDING PERMIT WILL BE ISSUED.
11. POSSIBLE WETLAND AREAS SHOWN WERE ESTABLISHED FROM DATA OBTAINED FROM THE NATIONAL WETLANDS INVENTORY.
12. FEMA FLOOD ZONE AREAS SHOWN WERE ESTABLISHED FROM DATA OBTAINED FROM THE FEMA FLOOD MAPPING SERVICE.
13. EXISTING TOP OF BANK DITCH LINES ARE SHOWN FOR REFERENCE ONLY. POSSIBLE EXISTING USE AND ACCESS EASEMENTS MAY EXIST ON RECORD.
14. SETBACKS ARE:
FRONT: 30'
REAR: 25'
SIDES: 10'

COUNTY RECORDERS NO.

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

DATE: _____ TIME: _____ FEE: _____

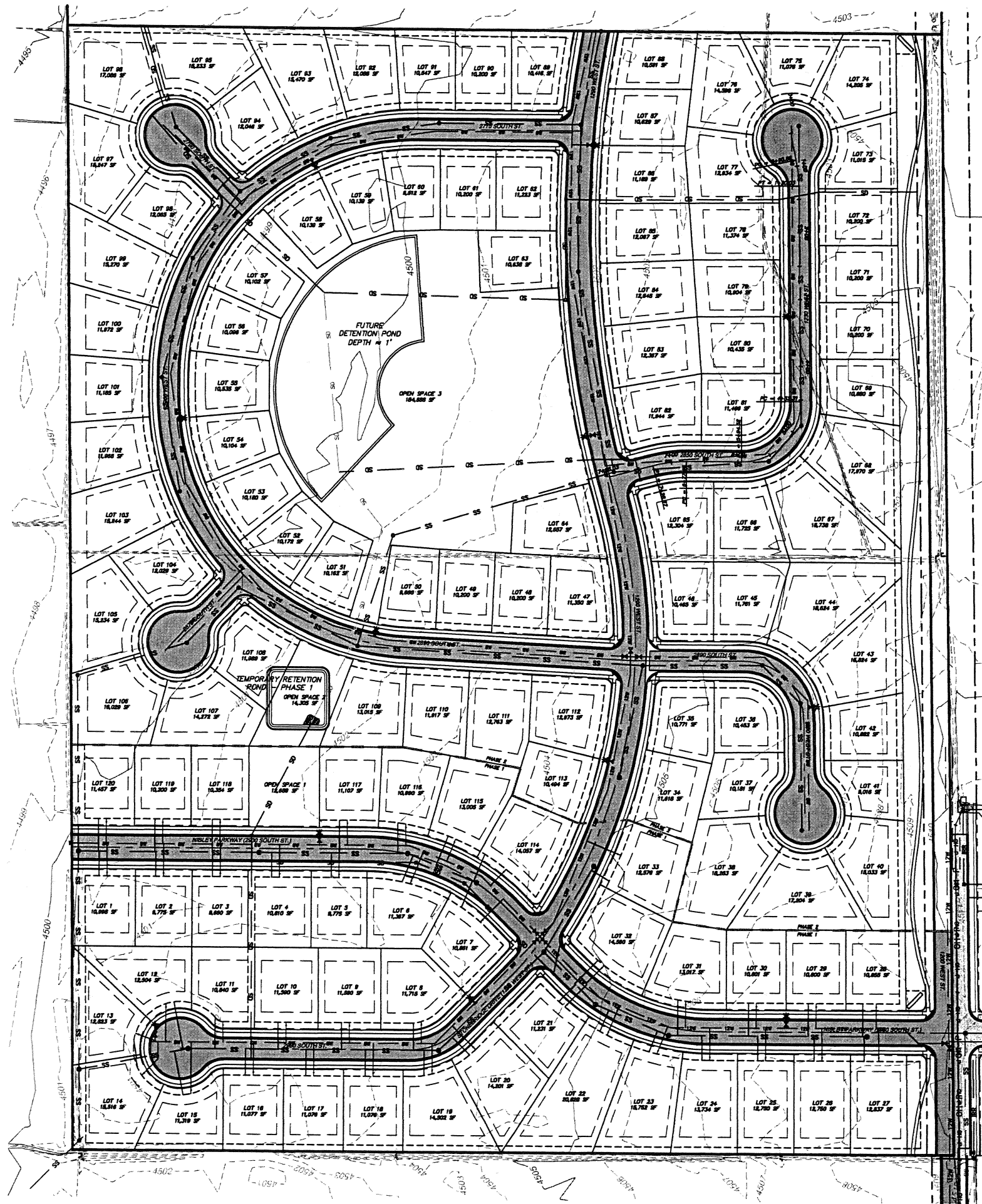
ABSTRACTED _____

INDEX _____
FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

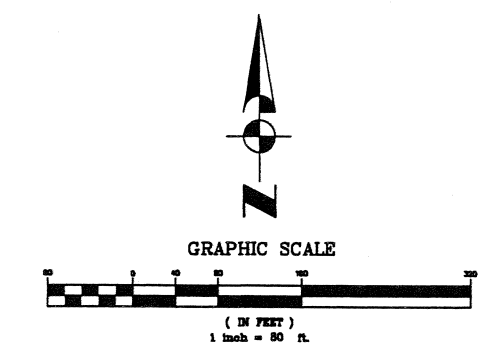
5: Stonebridge 1200 W and 2980 S

Average Lot Size	.28
Largest Lot	.47
Smallest Lot	.20
Total Open Space	1.28
Open Space Ratio	6% (most is planned for the last phase)
Roads	Public





- LEGEND**
- PHASE LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - PUBLIC UTILITY EASEMENT
 - MINIMUM BUILDING SETBACK
 - ROAD CENTERLINE
 - STD. CURB & GUTTER
 - SS --- SANITARY SEWER
 - BW --- WATER LINE & SIZE
 - OH-P --- OVERHEAD POWER
 - P --- UNDERGROUND POWER
 - TELE --- UNDERGROUND TELEPHONE
 - GAS --- UNDERGROUND NATURAL GAS
 - SD --- STORM DRAIN PIPE
 - --- STORM DRAIN BOX
 - ⊙ --- FIRE HYDRANT
 - ⊙ --- MANHOLE
 - NEW PAVEMENT
 - EXISTING PAVEMENT
 - 4500.0 --- EXISTING CONTOUR



**OVERALL
DETENTION PLAN**

STONEBRIDGE SUBDIVISION
1200 WEST 2980 SOUTH
Nibley, Utah



Cache • Landmark
Engineers
Surveyors
Planners

1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 11 SEPT. 2008

SCALE: 1" = 80'

CALCULATED BY: D. CASTEEL

CHECKED BY: R. BLOSSOM

APPROVED BY: R. BLOSSOM

PROJECT NUMBER: 835-0401

SHEET:

C-1



SURVEY CERTIFICATE

I, STEVEN C. EARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS STONEBRIDGE PHASE 1, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 21ST DAY OF SEPTEMBER, 2006.

Steven C. Earl
STEVEN C. EARL

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S03°01'N 2299.22 FEET ALONG THE LONGITUDINAL MID-SECTION LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE S03°01'N 335.99 FEET ALONG SAID MID-SECTION LINE TO THE CENTER QUARTER CORNER OF SAID SECTION; THENCE S03°01'N 606.00 FEET ALONG THE WEST SIXTEENTH LINE OF SAID SECTION; THENCE S80°21'46"E 180.44 FEET; THENCE S68°09'15"E 111.17 FEET; THENCE N82°02'32"E 42.64 FEET; THENCE S70°04'14"E 103.28 FEET; THENCE S13°59'07"W 121.71 FEET; THENCE S82°03'10"E 81.93 FEET; THENCE N89°54'58"E 340.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.29 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, HAVE CAUSED THIS PLAT TO BE SUBMITTED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS STONEBRIDGE PHASE 1, 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, WITHOUT 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 AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY. WE ALSO DEDICATE TRACTS A AND B TO THE PUBLIC. FURTHERMORE, WE DEDICATE OPEN SPACE 1 TO STONEBRIDGE HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND THIS 22ND DAY OF SEPTEMBER, A.D. 2006.

BY: *Neil Anderson*
NEIL ANDERSON, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS 21ST DAY OF SEPTEMBER, 2006, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF CACHE IN THE SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO ADDEDLY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY NEIL ANDERSON, FOR THE PURPOSE OF CREATING RESIDENTIAL BUILDING LOTS. MONUMENTS SET DURING PREVIOUS SURVEYS DONE BY TM GIBBONS WERE FOUND AND HELD. NO MAJOR DISCREPANCIES WERE FOUND. FENCE CORNERS WERE FOUND NEAR MANY OF THE PROPERTY CORNERS SET, WHICH SERVED AS SUPPLEMENTAL CHECKS OF THE POSITIONS CALCULATED. THE BASIS OF BEARINGS USED WAS GEODETIC, BASED ON THE NGS 84 MODEL, NORTH BEING PRODUCED FROM THE CACHE COUNTY NIBLEY CITY GPS MONUMENT, SET IN 1998, LOCATED AT LATITUDE 41°40'50.00"N, LONGITUDE 111°50'51.48"W, ELEVATION 4548.58 FEET. NUMBER 5 REBAR WITH CAPS STAMPED "STEVEN C. EARL PLS 318575" WERE SET AT ALL LOT CORNERS, EXCEPTIONS INDICATED. LEAD PINS IN STAINLESS STEEL WASHERS ARE TO BE SET AT THE INTERSECTION OF THE CURB WITH THE PROLONGED SIDE LOT LINES AFTER CONSTRUCTION.

FINAL PLAT

STONEBRIDGE PHASE 1



Cache - Landmark
Engineers
Surveyors
Planners

101 West 400 North
Salt Lake City, UT 84111
Phone: 313.843.5211
Fax: 313.715.0999

DATE: 21 SEPT. 2006

SCALE: 1"=80'

CALCULATIONS BY: S. EARL

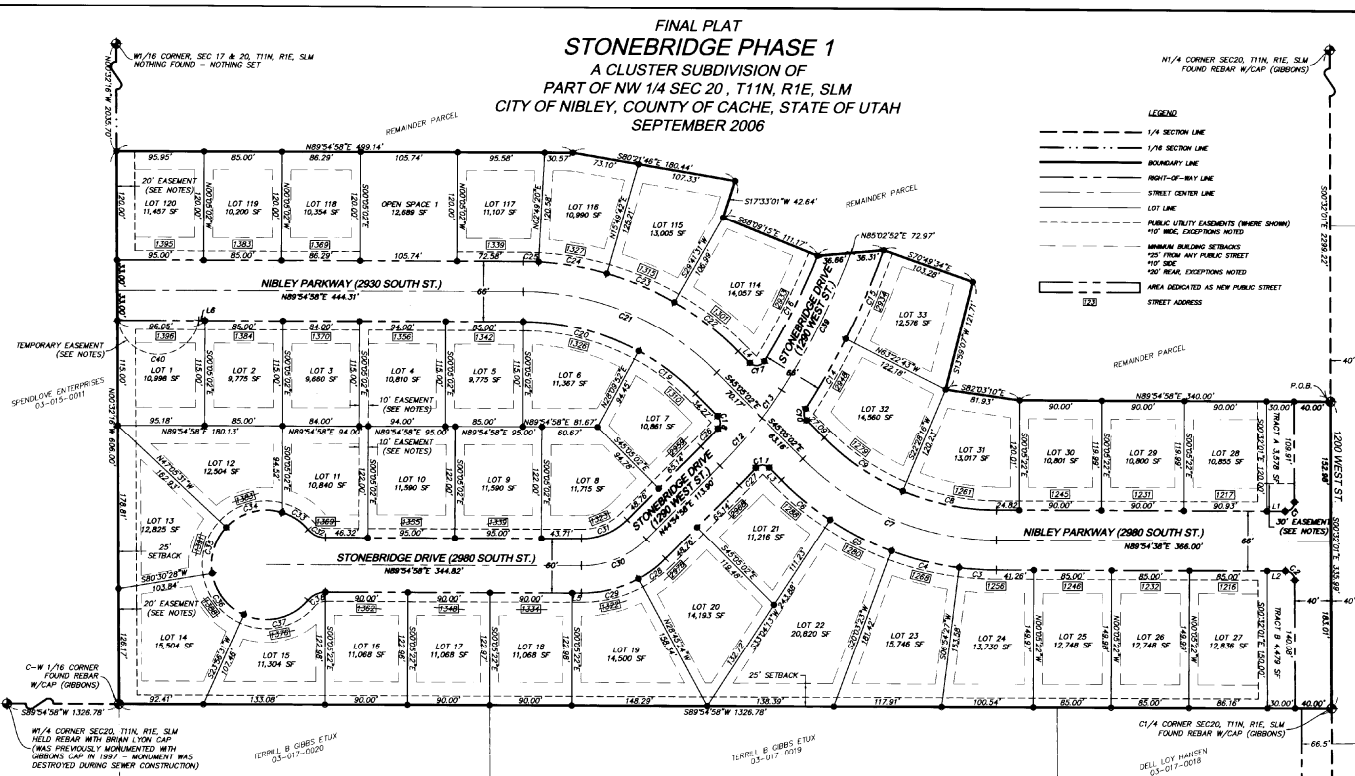
DRAWN BY: D. CASTLE

CHECKED BY: S. WILLIAMS

PROJECT NUMBER: 839-0401

SHEET: 1 of 1

FINAL PLAT
STONEBRIDGE PHASE 1
A CLUSTER SUBDIVISION OF
PART OF NW 1/4 SEC 20, T11N, R1E, SLM
CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH
SEPTEMBER 2006



NOTES & RESTRICTIONS

- (1) ALL REQUIRED NECESSARY PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE FINANCED BY PURCHASER OR SELLER AND NOT BY NIBLEY CITY.
- (2) NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
- (3) 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.
- (4) 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 RELATIVE 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.
- (5) LOTS 1, 13, 14, AND 120 ARE SUBJECT TO A 20-FOOT WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A SEWER AND AN IRRIGATION PIPELINE AND A FUTURE STORM DRAIN LINE.
- (6) LOTS 4 AND 11 ARE SUBJECT TO A 10-FOOT WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A STORM DRAIN PIPELINE.
- (7) TRACT A IS SUBJECT TO A 30 FOOT EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A NEW SUBDIVISION SIGN.
- (8) LOT 1 IS SUBJECT TO A TEMPORARY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A TEMPORARY TURNAROUND. SAID EASEMENT WILL BE ABANDONED UPON COMPLETION OF NIBLEY PARKWAY.
- (9) LOTS 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, AND 27 ARE SUBJECT TO A 25-FOOT REAR BUILDING SETBACK.

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	15.79	10.00	10.00	N44°41'30"E	14.20	90°26'38"
C2	15.63	10.00	8.82	N45°18'14"E	14.08	89°32'17"
C3	40.67	233.00	20.38	S86°35'42"E	40.64	83°59'49"
C4	76.27	111.00	48.58	S76°02'30"E	76.24	120°05'41"
C5	76.64	133.00	37.68	S63°00'30"E	74.47	130°00'30"
C6	68.85	333.00	34.55	S81°02'22"E	68.73	115°05'45"
C7	235.65	300.00	124.26	S67°35'12"E	228.84	45°00'20"
C8	105.13	267.00	53.26	S78°48'21"E	104.46	44°50'20"
C9	104.59	267.00	52.88	S56°18'21"E	103.63	44°26'42"
C10	11.60	10.00	8.89	S90°07'22"E	12.58	175°20'20"
C11	16.20	10.00	10.51	S88°20'08"E	14.49	82°48'38"
C12	69.86	300.00	34.99	N40°54'47"E	69.81	87°00'21"
C13	37.33	500.00	18.67	N34°46'19"E	37.32	47°0'38"
C14	88.27	813.00	44.15	N22°43'42"E	88.17	63°30'31"
C15	125.49	813.00	55.91	S88°25'54"E	125.60	2°46'01"
C16	69.86	300.00	34.99	N40°54'47"E	69.81	87°00'21"
C17	17.07	10.00	12.69	N83°09'38"E	15.71	103°30'45"
C18	15.13	10.00	8.44	N01°14'17"E	15.71	86°40'49"
C19	78.06	267.00	38.31	N53°27'35"E	77.79	16°45'06"
C20	131.64	267.00	67.19	N75°37'55"E	130.31	48°14'34"

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C21	238.62	300.00	124.26	N67°35'12"E	229.61	45°00'20"
C22	68.48	333.00	44.80	N52°41'45"E	68.22	13°13'27"
C23	80.58	333.00	40.49	N67°14'24"E	80.36	13°01'50"
C24	75.19	333.00	37.68	N80°40'28"E	75.43	13°04'41"
C25	16.89	133.00	8.45	N88°37'21"E	16.89	2°24'22"
C26	27.23	470.00	13.62	N43°32'23"E	27.23	17°01'11"
C27	26.15	530.00	13.08	N43°30'28"E	26.15	2°49'38"
C28	37.05	133.00	16.65	N30°14'47"E	36.82	16°19'38"
C29	65.06	130.00	33.22	N75°34'43"E	64.38	28°40'24"
C30	78.54	100.00	41.42	N60°12'48"E	78.54	45°00'00"
C31	54.88	70.00	28.89	N67°24'58"E	53.58	45°00'00"
C32	21.67	25.00	11.57	S65°15'20"E	21.00	49°39'25"
C33	34.63	60.00	17.81	N58°32'20"E	34.16	13°04'36"
C34	66.58	60.00	37.19	S74°42'33"E	63.22	63°34'47"
C35	54.69	60.00	28.51	S18°46'49"E	52.86	34°44'41"
C36	52.24	60.00	32.29	S37°46'30"E	50.86	36°35'27"
C37	77.21	60.00	44.99	N72°04'40"E	71.99	23°43'43"
C38	21.60	25.00	11.56	S65°03'53"E	21.01	49°42'10"
C39	168.38	780.00	84.52	N26°26'55"E	168.06	12°22'07"
C40	128.30	45.00	266.17	N89°54'58"E	88.74	160°48'30"

LINE	LENGTH	BEARING
L1	19.90	N89°54'58"E
L2	20.08	N89°54'58"E
L3	18.84	S45°55'02"E
L4	16.05	S45°55'02"E
L5	15.00	N89°54'58"E
L6	6.78	N89°54'58"E

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS 21ST DAY OF SEPTEMBER, A.D. 2006, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Neale K. Kight
MAYOR

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS 21ST DAY OF SEPTEMBER, A.D. 2006, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

Walter D. Smith
PLANNING COMMISSION CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 21ST DAY OF SEPTEMBER, A.D. 2006.

Paul J. Smith
CITY ATTORNEY

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE CITY AND THE CITY ORDINANCE, THIS 21ST DAY OF SEPTEMBER, A.D. 2006.

Walter D. Smith
CITY ENGINEER

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

QUESTAR GAS *David L. Smith* DATE 9-22-06
ROCKY MOUNTAIN POWER *David L. Smith* DATE 9-22-06
QWEST COMMUNICATIONS *David L. Smith* DATE 9-22-06
COMCAST CORPORATION *David L. Smith* DATE 9-22-06

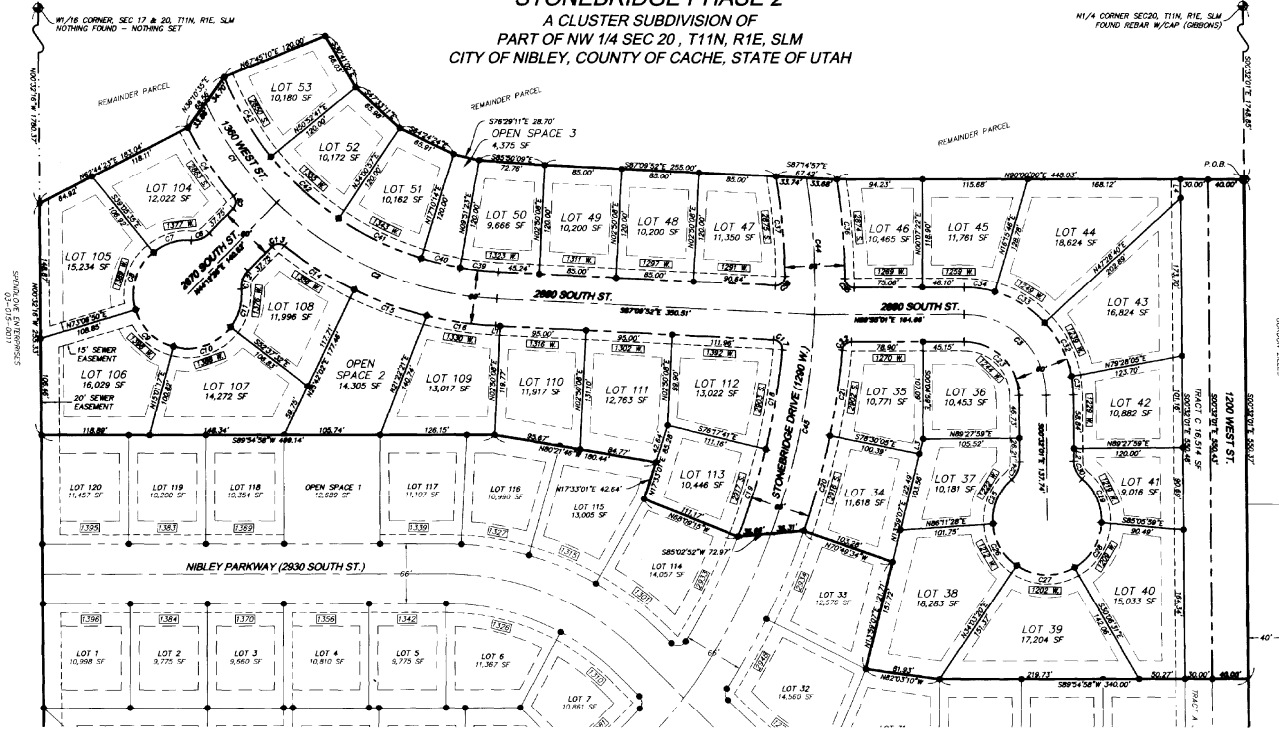
COUNTY RECORDER'S NO. 927150

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF *NEIL ANDERSON*
DATE 9-22-06 TIME 11:53 AM FEE 28.88
ABSTRACTED

Michael L. Blad
COUNTY RECORDER

FINAL PLAT
STONEBRIDGE PHASE 2
 A CLUSTER SUBDIVISION OF
 PART OF NW 1/4 SEC 20, T11N, R1E, SLM
 CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH

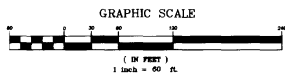
N1/4 CORNER SEC20, T11N, R1E, SLM
 FOUND REBAR W/CAP (GIBBENS)



CURVE TABLE									
CURVE	LENGTH	RADIUS	CHORD	CO. BEARING	DELTA	CURVE	LENGTH	RADIUS	CHORD
C1	130.81	275.00	66.72	S33°24'31"E	107°14'	C24	21.66	25.00	11.67
C2	270.78	275.00	141.59	S88°38'51"E	112°24'	C25	55.65	80.00	29.89
C3	160.86	80.00	78.28	S10°18'20"E	67°20'	C26	54.80	80.00	29.80
C4	91.36	100.00	50.00	S33°24'31"E	123°00'	C27	87.19	80.00	37.41
C5	14.74	50.00	8.08	S10°18'20"E	67°20'	C28	80.00	80.00	36.61
C6	21.66	25.00	11.67	S33°24'31"E	107°14'	C29	55.65	80.00	29.89
C7	60.01	80.00	33.62	S10°18'20"E	67°20'	C30	21.66	25.00	11.67
C8	70.89	80.00	39.31	S10°18'20"E	67°20'	C31	20.84	120.00	10.90
C9	80.84	80.00	39.31	S10°18'20"E	67°20'	C32	87.00	120.00	35.56
C10	70.89	80.00	39.31	S10°18'20"E	67°20'	C33	80.84	120.00	35.56
C11	44.67	100.00	23.41	S33°24'31"E	123°00'	C34	34.21	120.00	17.83
C12	21.66	25.00	11.67	S10°18'20"E	67°20'	C35	18.08	100.00	8.88
C13	14.74	50.00	8.08	S10°18'20"E	67°20'	C36	108.98	813.00	54.88
C14	91.47	100.00	49.91	S10°18'20"E	67°20'	C37	110.87	247.00	55.77
C15	60.01	80.00	33.62	S10°18'20"E	67°20'	C38	16.38	10.00	10.70
C16	70.89	80.00	39.31	S10°18'20"E	67°20'	C39	42.28	145.00	22.46
C17	70.89	80.00	39.31	S10°18'20"E	67°20'	C40	44.04	145.00	22.46
C18	111.90	127.00	55.75	S10°18'20"E	67°20'	C41	101.43	145.00	51.08
C19	101.43	145.00	51.08	S10°18'20"E	67°20'	C42	101.43	145.00	51.08
C20	108.81	813.00	54.88	S10°18'20"E	67°20'	C43	101.43	145.00	51.08
C21	91.47	100.00	49.91	S10°18'20"E	67°20'	C44	112.19	780.00	73.61
C22	14.86	10.00	8.18	S33°24'31"E	107°14'	C45	27.47	780.00	14.86
C23	91.47	100.00	49.91	S10°18'20"E	67°20'				

LEGEND	
---	1/4 SECTION LINE
---	1/4 SECTION LINE
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTER LINE
---	LOT LINE
---	PUBLIC UTILITY EASEMENTS (WHERE SHOWN)
---	MINIMUM BUILDING SETBACK
---	25' FROM ANY PUBLIC STREET
---	"NO" AREA, EXCEPTIONS NOTED
---	"NO" AREA DEDICATED AS NEW PUBLIC STREET
---	STREET ADDRESS

LINE TABLE	
LINE	BEARING
1	S 89° 10' 00" E
2	S 10° 18' 20" E
3	S 33° 24' 31" E
4	S 10° 18' 20" E



NOTES & RESTRICTIONS

- (1) ALL REQUIRED NECESSARY PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE FINANCED BY PURCHASER OR SELLER AND NOT BY NIBLEY CITY.
- (2) NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
- (3) 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 ACTIVITIES MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BE A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
- (4) 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.
- (5) LOT 108 IS SUBJECT TO EASEMENTS AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A SANITARY SEWER PIPELINE AND APPURTENANCES.
- (6) OPEN SPACES 2 AND 3 AND TRACT C ARE SUBJECT TO BLANKET EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- (7) LOTS 40, 41, 42, 43, 44, 105, AND 106 ARE SUBJECT TO A 25-FOOT REAR BUILDING SETBACK.

SURVEY CERTIFICATE

I, STEVEN C. EARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 118578-2201, AS INFERRED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREIN, AND HAVE CORRELATED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS STONEBRIDGE PHASE 2, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, T11N/36N 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S03°01'17" 1748.85 FEET ALONG THE LONGITUDINAL MID-SECTION LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE S03°01'17" 350.37 FEET ALONG SAID MID-SECTION LINE TO THE NORTHEAST CORNER OF STONEBRIDGE PHASE 1; THENCE ALONG THE NORTH BOUNDARY OF SAID STONEBRIDGE PHASE 1 FOR THE FOLLOWING NAME COURSES:
 (1) S89°54'58"W 340.00 FEET; (2) N02°03'10"W 81.83 FEET; (3) N13°59'07"E 121.71 FEET; (4) N07°04'34"W 102.28 FEET; (5) S89°03'57"W 72.87 FEET; (6) N08°01'30"E 111.17 FEET; (7) N17°33'01"E 42.84 FEET; (8) N02°44'48"W 100.44 FEET; (9) S89°54'58"W 498.14 FEET TO A POINT IN THE WEST SIXTEENTH LINE OF SAID SECTION; THENCE N02°14'18"W 255.33 FEET ALONG SAID SIXTEENTH LINE; THENCE N02°44'23"E 183.04 FEET; THENCE N08°10'30"E 68.56 FEET; THENCE N07°45'10"E 120.00 FEET; THENCE S30°41'50"E 66.03 FEET; THENCE S45°31'17"E 65.88 FEET; THENCE S84°54'24"E 65.81 FEET; THENCE S76°29'11"E 28.70 FEET; THENCE S85°00'09"E 72.76 FEET; THENCE S87°09'32"E 255.00 FEET; THENCE S87°45'57"E 67.42 FEET; THENCE N07°00'00"E 448.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.58 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SURVEYED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS STONEBRIDGE PHASE 2, 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 AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY. WE ALSO DEDICATE TRACT C TO THE PUBLIC. FURTHERMORE, WE DEDICATE OPEN SPACES 2 AND 3 TO STONEBRIDGE HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 25th DAY OF November, A.D. 2013.

By Anthony Wilson
 Stonebridge Phase II, L.L.C.

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF CACHE)
 ON THIS 25th DAY OF November, 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF CACHE IN THE SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO JOINTLY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
KATHLEEN P. HUBBELL
 NOTARY PUBLIC

SURVEY NARRATIVE

THIS PLAT WAS ORDERED BY GARY NIELSON, FOR THE PURPOSE OF CREATING RESIDENTIAL BUILDING LOTS. THE BASES OF BEARINGS USED WAS GEODETIC, BASED ON THE NAD-83 MODEL, NORTH BEING PROJECTED FROM THE CACHE COUNTY NIBLEY CITY GPS MONUMENT, SET IN 1998, LOCATED AT LATITUDE 41°40'30.0829"N, LONGITUDE 111°50'51.4301"W, ELEVATION 4548.58 FEET. NUMBER 5 REBAR WITH CAPS STAMPED "STEVEN C. EARL, PLS 118578" WERE SET AT ALL LOT CORNERS, EXCEPTIONS INDICATED. LEAD PINS W/STAINLESS STEEL WASHERS ARE TO BE SET AT THE INTERSECTION OF THE CURVE WITH THE PROLONGED SIDE LOT LINES AFTER CONSTRUCTION.

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED
 QUESTAIR GAS Quade Hildreth DATE 10-29-13
 ROCKY MOUNTAIN POWER Steve Hildreth DATE 10-29-13
 CENTURY LINK COMMUNICATIONS Steve Hildreth DATE 11-4-13
 COMCAST CORPORATION Steve Hildreth DATE 11-4-13

COUNTY RECORDER'S NO. 1098449

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE CLERK'S OFFICE OF THE COUNTY OF CACHE, UTAH, ON 11-25-13, TIME 3:28 P.M., FOR 16.00
 INDEXED 11-25-13 2:16
 FILED IN FILE OF PLATS
Michael J. Lund
 COUNTY RECORDER

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS 25th DAY OF November, A.D. 2013, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.
Anthony Wilson
 PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS 25th DAY OF November, A.D. 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Anthony Wilson
 MAYOR

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS 11th DAY OF November, A.D. 2013.
Ross Wilson
 CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14th DAY OF November, A.D. 2013.
Anthony Wilson
 CITY ATTORNEY



FINAL PLAT

STONEBRIDGE PHASE 2



CACHE LANDMARK
 Engineers
 Surveyors
 Planners
 101 West 400 North
 Suite 130
 Lehi, UT 84053
 435.713.8099
 DATE: 26 OCTOBER 2013
 SCALE: 1" = 40'
 CALCULATED BY: S. EARL
 DRAFTING BY: S. EARL
 CHECKED BY: M. PHILLIPS
 PROJECT NUMBER: 835-101
 SHEET: 1 of 1

6.1: Sunset Parks 1000 W and 2770 S

Average Lot Size	.15
Largest Lot	.24
Smallest Lot	.12
Total Open Space	1.32
Open Space Ratio	23%
Roads	Private



FINAL PLAT
SUNSETPARKS P.U.D.
 PART OF THE NE 1/4 OF SEC. 20, T11N, R1E, SLM
 NIBLEY CITY, CACHE COUNTY, UTAH
 FEBRUARY 18, 2005

LINE	LENGTH	BEARING
1	31.82	N45°26'40"W
2	17.44	N45°26'40"W
3	27.48	S89°36'20"E
4	10.00	S00°00'00"E
5	11.01	S00°00'00"E
6	12.86	N00°23'30"W
7	17.44	N00°23'30"W
8	8.06	N76°48'32"E
9	28.00	N44°34'24"E
10	10.00	S00°00'00"E
11	35.00	S00°23'30"E
12	11.22	S00°23'30"E

NOTES

- ALL REQUIRED NECESSARY PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE FINANCED BY PURCHASER OR SELLER AND NOT BY NIBLEY CITY.
- NO BUILDINGS ARE ALLOWED WITHIN PUBLIC UTILITY EASEMENTS OR OTHER EASEMENTS.
- 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 DISCREET THREAT TO PUBLIC HEALTH AND SAFETY.
- DEVELOPER SHALL COORDINATE PLACEMENT OF MAIL BOXES WITH U.S. POSTAL SERVICE.
- LOT 12 IS SUBJECT TO A 10-FOOT WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A STORM DRAIN PIPELINE.
- LOT 13 IS SUBJECT TO A 10-FOOT WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A SEWER PIPELINE.
- OPEN SPACE 3 IS ALSO DEDICATED AS A PUBLIC UTILITY EASEMENT.
- PUBLIC TRAIL EASEMENT IS SUBJECT TO A BLANKET EASEMENT FOR THE COLLEGE IRRIGATION COMPANY TO INSTALL AND MAINTAIN AN IRRIGATION PIPELINE.
- OPEN SPACE 1 AND 3 ARE ALSO SUBJECT TO A 10-FOOT WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF AN IRRIGATION PIPELINE.
- SUNSET PARK IS A PRIVATE STREET TO BE CONSTRUCTED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE AREA CONTAINED WITHIN THIS STREET IS DEDICATED AS A PUBLIC UTILITY EASEMENT.
- LOT 1 IS SUBJECT TO A 10-FOOT WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF AN IRRIGATION PIPELINE.

LEGEND

- SECTION LINE
- BOUNDARY LINE
- PUBLIC RIGHT-OF-WAY LINE
- PRIVATE RIGHT-OF-WAY LINE
- CENTER LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- 10-FOOT WIDE AS SHOWN
- BUILDING SETBACK
- FRONT 20' / REAR 8' / SIDE 5' & 8'
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- STREET ADDRESS
- POINT OF BEGINNING

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	237.14	433.00	121.62	N74°42'37"W	234.10	112°24'41"
C2	201.00	357.00	102.00	S74°42'37"E	198.90	116°42'44"
C3	219.08	400.00	112.35	S74°42'37"E	216.35	112°42'49"
C4	219.08	400.00	112.35	N74°42'37"W	216.34	112°42'49"
C5	220.99	367.00	103.08	N74°42'37"W	218.43	112°42'49"
C6	234.10	433.00	121.62	S74°42'37"E	231.20	112°24'41"
C7	15.89	10.00	3.88	N45°26'40"W	14.13	89°34'13"
C8	68.28	443.00	34.71	S89°36'20"E	69.91	87°17'10"
C9	52.83	443.00	26.45	S78°01'28"E	52.80	84°32'59"
C10	52.83	443.00	26.44	S21°11'17"E	52.75	83°28'58"
C11	52.83	443.00	26.44	S44°13'32"E	52.75	83°28'58"
C12	14.86	443.00	7.41	S68°41'37"E	14.86	155°15'
C13	48.13	357.00	24.30	S62°23'38"E	48.39	143°21'
C14	80.37	357.00	40.38	N73°31'16"W	80.20	123°55'
C15	66.82	357.00	33.51	N80°15'57"W	66.72	104°32'
C16	16.46	15.00	10.81	N14°46'18"E	17.35	70°14'44"
C17	5.15	15.00	2.60	N79°29'27"E	5.12	194°01'4"
C18	27.68	50.00	16.58	N39°09'21"E	27.52	93°18'08"
C19	66.85	35.00	8.43	S13°03'02"W	66.39	270°50'10"
C20	22.89	42.50	14.52	N67°14'42"E	22.44	174°14'42"
C21	22.89	42.50	14.52	N67°14'42"E	22.44	174°14'42"
C22	27.79	42.50	14.51	N62°52'11"E	27.30	172°02'09"
C23	38.32	42.50	20.57	N42°46'36"W	37.03	151°36'36"
C24	5.70	42.50	2.90	S74°42'37"E	5.79	74°41'45"
C25	17.72	35.00	8.06	N82°25'52"E	17.53	293°01'48"
C26	88.96	45.00	41.40	N62°43'37"W	85.55	79°38'18"
C27	41.79	35.00	20.89	N42°43'37"W	39.50	236°16'12"
C28	187.51	577.00	84.35	S72°58'32"E	186.82	163°30'11"
C29	202.24	597.00	102.41	S68°13'37"E	200.65	217°12'26"
C30	42.27	543.00	21.14	S78°35'27"E	42.26	422°38'
C31	64.75	543.00	32.41	S71°11'17"E	64.71	84°28'58"
C32	64.75	543.00	32.41	S64°13'37"E	64.71	84°28'58"
C33	18.22	543.00	9.11	S68°28'37"E	18.21	153°12'
C34	34.79	577.00	17.42	N62°43'37"W	34.75	242°01'
C35	3.85	297.00	1.93	N87°14'03"W	3.85	101°43'
C36	14.29	35.00	7.24	S55°26'13"E	14.19	232°11'28"
C37	31.30	42.50	16.40	N65°04'24"W	30.80	462°02'05"
C38	38.13	42.50	20.46	S87°51'12"W	36.87	51°24'26"
C39	41.24	42.50	22.40	S14°21'14"W	39.84	252°30'30"
C40	19.40	42.50	9.77	S02°03'38"E	19.40	192°10'12"
C41	16.55	35.00	8.43	N14°32'02"W	16.39	270°50'10"
C42	10.03	45.00	5.00	S57°26'51"W	8.30	116°36'49"
C43	81.23	50.00	40.89	S57°26'51"W	51.4	116°36'49"
C44	19.17	242.50	9.59	N01°16'21"W	19.17	431°47'
C45	17.83	233.00	8.82	N01°16'21"W	17.83	431°47'
C46	46.88	577.00	23.50	S81°20'24"E	46.97	430°34'
C47	47.02	30.00	23.90	S45°24'30"E	45.35	89°48'03"
C48	77.08	49.50	49.33	S45°24'30"E	69.80	89°48'03"
C49	11.04	35.00	5.57	N08°12'30"E	10.99	183°42'25"
C50	5.51	35.00	2.76	N02°19'14"E	5.50	200°45'
C51	31.86	42.50	16.10	S01°03'21"W	31.71	171°02'29"
C52	34.71	42.50	16.39	S47°28'32"E	33.79	464°20'20"
C53	34.13	42.50	16.04	N63°17'21"E	33.72	480°24'04"
C54	16.55	35.00	8.43	S70°06'49"W	16.39	270°50'10"
C55	36.69	215.00	16.57	N83°23'37"E	36.68	832°24'
C56	8.59	217.00	4.30	N29°36'32"E	8.59	216°07'10"
C57	38.51	202.50	19.31	N64°15'30"E	38.45	105°14'49"
C58	34.80	183.00	17.45	N84°15'30"E	34.75	105°14'49"
C59	35.45	50.00	15.71	N84°16'38"W	35.86	145°13'19"
C60	20.84	50.00	10.63	S78°17'42"E	20.79	233°48'48"
C61	23.51	15.00	14.65	N45°26'40"W	21.18	89°34'13"

SURVEY CERTIFICATE

I, STEVEN C. EARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 31857-2005, AS PROVIDED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT WHICH IS ACCURATELY DESCRIBED THEREIN, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS SUNSETPARKS P.U.D., AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 20TH DAY OF MARCH, 2005.

STEVEN C. EARL
 31857-2005
 UTAH SURVEYOR

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF 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 NORTHEAST SIXTEENTH CORNER OF SAID SECTION 20;
 THENCE S89°42'24"W 601.49 FEET (594 FEET B.R.) ALONG THE NORTH SIXTEENTH LINE OF SAID SECTION;
 THENCE N03°07'17"W 680.11 FEET ALONG THE EAST LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED FILED AS ENTRY 184721, BOOK 76, PAGE 142, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, TO A POINT IN THE NORTH-NORTH 1/4 LINE OF SAID SECTION;
 THENCE N89°36'20"E 85.23 FEET ALONG SAID NORTH-NORTH 1/4 LINE TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 433.00 FEET;
 THENCE EASTERLY 237.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'43" TO A POINT OF REVERSE CURVATURE, THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 433.00 FEET;
 THENCE EASTERLY 201.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'43" TO A POINT OF REVERSE CURVATURE, THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 433.00 FEET;
 THENCE S02°29'33"E 544.20 FEET TO THE POINT OF BEGINNING.
 CONTAINING 8.31 ACRES, MORE OR LESS.

NARRATIVE

THIS SURVEY WAS ORDERED BY NEIL ANDERSON FOR THE PURPOSE OF CREATING NEW RESIDENTIAL BUILDING LOTS. NO MAJOR DISCREPANCIES WERE FOUND. THE BASIS OF BEARINGS USED WAS GEODETIC BASED ON WGS-84. NORTH WAS PROJECTED FROM THE CACHE COUNTY / NIBLEY CITY GPS MONUMENT LOCATED AT LATITUDE 41°40'30.08425"N, LONGITUDE 111°50'14.5817"W. NUMBER 5 REBAR WITH PLASTIC CAPS STAMPED "STEVEN C. EARL, PLS 31857-2005" WERE SET AT ALL REAR PROPERTY CORNERS. LEAD NAIL WITH STAINLESS STEEL WASHERS ARE TO BE SET IN THE CURB AT INTERSECTION WITH PROLONGED SIDE LOT LINES AT THE FRONT OF EACH LOT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS "SUNSETPARKS P.U.D.", DO HEREBY DEDICATE, GRANT AND CONVEY TO NIBLEY CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. WE ALSO DEDICATE, GRANT AND CONVEY TO THE SUNSETPARKS HOMEOWNERS ASSOCIATION ALL THOSE PARTS OR PORTIONS OF LAND DESIGNATED AS PRIVATE STREETS AND OPEN SPACES. WE ALSO DEDICATE TO NIBLEY CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS 24TH DAY OF March, A.D. 2005.

SUNSETPARKS, LLC

BY: *Randy O'Neil*
 RANDY O'NEIL, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF CACHE
 ON THIS 24TH DAY OF March, 2005, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DECLARATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES July 4, 2005

**PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE**

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS 17TH DAY OF March, A.D. 2005, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

Larry D. Jensen
 PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS 17TH DAY OF March, A.D. 2005, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Randy O'Neil
 MAYOR

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

QUESTAR GAS *[Signature]* DATE 3-21-05

UTAH POWER *[Signature]* DATE 3-21-05

ONSET COMMUNICATIONS *[Signature]* DATE 3-21-05

COMCAST *[Signature]* DATE 3-21-05

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 18TH DAY OF April, A.D. 2005.

Michael P. Jand
 COUNTY RECORDER

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION THEREIN IN THIS OFFICE AND THE CITY ORDINANCE.

3-31-05
 DATE

[Signature]
 CITY ENGINEER



CACHE LANDMARK
 ENGINEERS SURVEYORS & PLANNERS
 666 NORTH MAIN, SUITE 300
 LOGAN, UT 84301 • (435) 731-0099

DATE: 2/18/2005
 CALCULATED BY: S. EARL
 CHECKED BY: M. CASTELL
 APPROVED BY: J. GIBBONS
 JOB#: 85-1402
 LOCATION: NIBLEY, UT

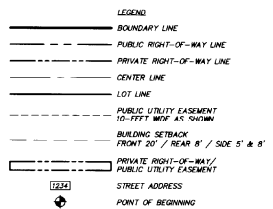
PARTIAL AMENDED
FINAL PLAT
SUNSETPARKS P.U.D.

LOTS 8-11
PART OF THE NE 1/4 OF SEC. 20, T11N, R1E, SLM
NIBLEY CITY, CACHE COUNTY, UTAH
SEPTEMBER 1, 2011

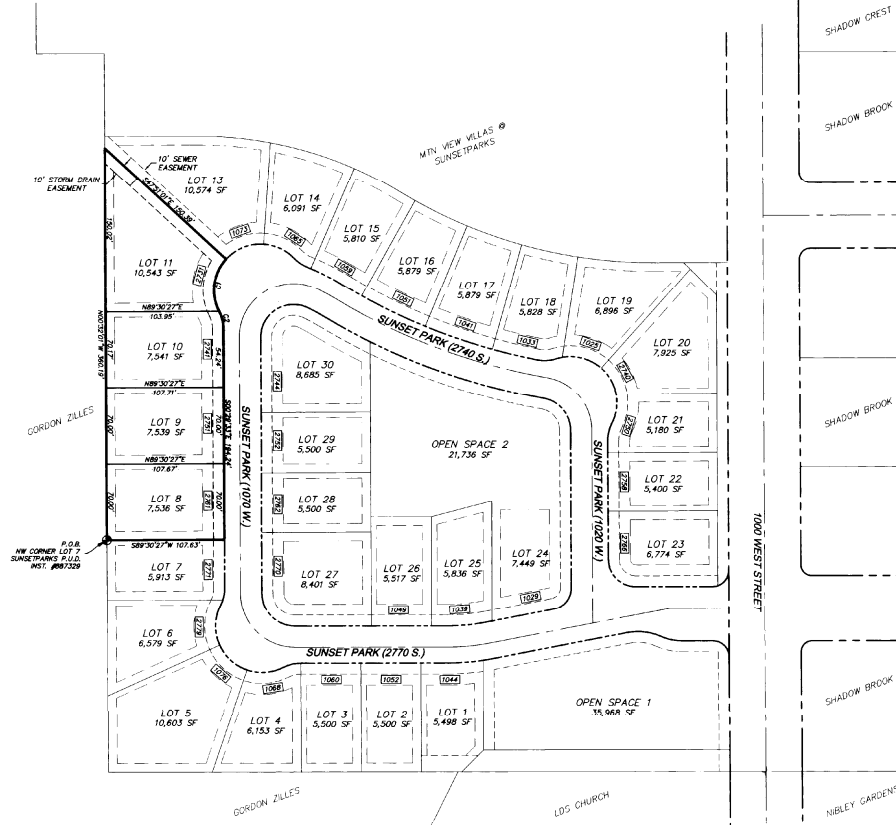
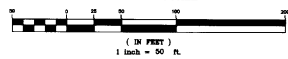
NOTES

1. ALL REQUIRED NECESSARY PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE FINANCED BY PURCHASER OR SELLER AND NOT BY NIBLEY CITY.
2. NO BUILDINGS ARE ALLOWED WITHIN PUBLIC UTILITY EASEMENTS OR OTHER EASEMENTS.
3. 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 ACTIVITIES MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO PUBLIC HEALTH AND SAFETY.
4. DEVELOPER SHALL COORDINATE PLACEMENT OF MAIL BOXES WITH U.S. POSTAL SERVICE.
5. LOT 11 IS SUBJECT TO A 10-FOOT WIDE EASEMENT AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A STORM DRAIN PIPELINE. THIS EASEMENT IS ALSO DEDICATED AS A PUBLIC RIGHT-OF-WAY.
6. LOTS 8, 9, 10, AND 11 HAVE BEEN EXPANDED AND LOT 12 HAS BEEN ELIMINATED.

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT CHORD	DELTA
C1	91.22'	42.50'	286.81'	148.50°
C2	16.24'	33.00'	6.44'	16.24°



GRAPHIC SCALE



SURVEY CERTIFICATE

I, STEVEN C. EARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREIN, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS PARTIAL AMENDED FINAL PLAT OF SUNSETPARKS P.U.D. LOTS 8-11, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



BOUNDARY DESCRIPTION

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

- BEGINNING AT THE NORTHWEST CORNER OF LOT 7 SUNSETPARKS P.U.D., INSTRUMENT NUMBER 887329;
THENCE N00°32'01"W 360.19 FEET ALONG THE WEST BOUNDARY OF SAID SUNSETPARKS P.U.D. TO THE SOUTHWESTERN CORNER OF LOT 11 OF SAID SUNSETPARKS P.U.D.;
THENCE S47°57'01"E 150.39 FEET ALONG SAID SOUTHWESTERN LINE TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 42.50 FEET, A RADIAL TO THE BEGINNING OF WHICH BEARS N47°57'01"E;
THENCE ALONG THE WESTERN LINE OF 1070 WEST STREET THE FOLLOWING THREE COURSES:
1. SOUTHERLY 51.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°43'42" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 33.00 FEET;
2. SOUTHERLY 16.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°00'10";
3. S00°29'33"E 194.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE S89°30'27"W 107.63 FEET ALONG THE NORTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.
- CONTAINING 0.76 ACRES, MORE OR LESS.

NARRATIVE

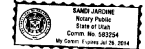
THIS SURVEY WAS ORDERED BY RANDY GNEWM FOR THE PURPOSE OF REVISING 5 EXISTING LOTS TO CREATE 4 RESIDENTIAL BUILDING LOTS. NO MAJOR DISCREPANCIES WERE FOUND. THE BASIS OF BEARINGS USED WAS GEODETIC, BASED ON WGS-84. NORTH WAS PROJECTED FROM THE CACHE COUNTY / NIBLEY CITY OPS MONUMENT SET IN 1998 AT 825 WEST 3200 SOUTH STREET IN NIBLEY. NUMBER 5 REBAR WITH PLASTIC CAPS STAMPED "STEVEN C. EARL, PLS 318575" WERE SET AT ALL REAR PROPERTY CORNERS. LEAD NAILS WITH STAINLESS STEEL WASHERS WERE SET IN THE CURB AT INTERSECTION WITH PROLONGED SIDE LOT LINES AT THE FRONT OF EACH LOT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ME, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS PARTIAL AMENDED FINAL PLAT OF SUNSETPARKS P.U.D. LOTS 8-11 DO DEDICATE, GRANT AND CONVEY TO THE SUNSETPARKS HOMEOWNERS' ASSOCIATION ALL THOSE PARTS OR PORTIONS OF LAND DESIGNATED AS PRIVATE STREETS AND OPEN SPACES. WE ALSO DEDICATE TO NIBLEY CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS 20th DAY OF SEP 2011 A.D. 2011.

SUNSETPARKS, LLC

BY: *Randy Gnewm*
RANDY GNEWM, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THE 20th DAY OF SEP 2011, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES 08-01-2014



CACHE • LANDMARK

A LANDMARK COMPANY

1100 SOUTH 1000 WEST, SUITE 100, NIBLEY, UT 84067

PROJECT #335-1101

COUNTY RECORDER'S NO. 105093233

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF "OWNER"
DATE 10/01/2011 TIME 2:37 PM FEE \$3.00INDEX 2011-2596
FILED IN: FILE OF PLATS*Michael J. Sted*
COUNTY RECORDER

APPROVAL AS TO FORM

I, *Michael J. Sted*, APPROVED AS TO FORM THIS 10th DAY OF SEP 2011, A.D. 2011.*Michael J. Sted*
CITY ATTORNEY

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

10/06/11
DATE*Ed Blossom*
CITY ENGINEERPLANNING COMMISSION CHAIRMAN
APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS DAY OF SEP 2011, A.D. 2011, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

Michael J. Sted
PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS 20th DAY OF SEP 2011, A.D. 2011, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

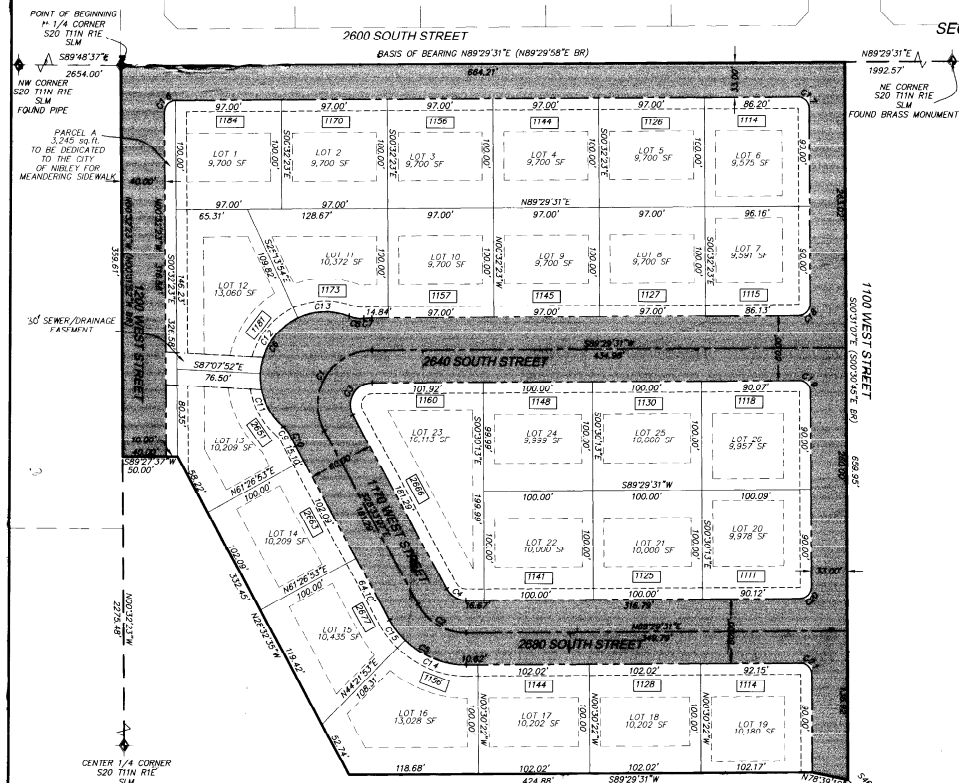
Michael K. Kight
MAYOR

6.2: Maple View Estates 1100 W and 2600 S

Average Lot Size	.24
Largest Lot	.37
Smallest Lot	.21
Total Open Space	6.48
Open Space Ratio	.25
Roads	Public



**MAPLE VIEW ESTATES PHASE 1
CONSERVATION SUBDIVISION
FINAL PLAT**
PART OF NORTHEAST QUARTER OF
SECTION 20 TOWNSHIP 11 NORTH, RANGE 1 EAST
OF THE SALT LAKE MERIDIAN
NIBLEY CITY, UTAH



LEGEND

- BOUNDARY
- 10' PUBLIC UTILITIES EASEMENT (WHERE SHOWN)
- ADJOINING PROPERTIES
- RIGHT-OF-WAY
- CENTER LINE
- SEWER/ DRAINAGE EASEMENT
- LOT LINE
- SECTION LINE
- MINIMUM BUILDING SETBACKS
- 30' FRONT
- 20' SIDE
- 10' SIDE
- 25' REAR
- STREET ADDRESS
- AREA DEDICATED AS NEW STREET

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	103.01	32.00	33.29	85.74	S30°28'16"W	118°02'46"
C2	54.07	50.00	30.02	51.47	S89°31'44"E	61°57'14"
C3	41.21	20.00	33.32	34.29	S30°28'16"W	118°02'46"
C4	21.63	20.00	12.01	20.59	S89°31'44"E	61°57'14"
C5	86.50	80.00	48.03	82.35	S89°31'44"E	61°57'14"
C6	166.40	60.00	124.96	118.34	S20°28'16"E	160°28'43"
C7	7.32	80.00	3.66	7.32	S86°32'18"W	57°44'40"
C8	11.94	30.00	7.10	13.62	S89°31'44"E	26°37'39"
C9	15.94	30.00	7.10	13.62	N38°37'16"E	26°37'39"
C10	7.32	80.00	3.66	7.32	S23°35'47"E	57°44'40"
C11	33.30	60.00	29.79	33.30	S33°35'39"E	57°44'40"
C12	64.82	60.00	35.98	61.71	S33°35'39"E	61°53'58"
C13	48.28	60.00	29.74	48.50	S87°42'22"W	163°02'31"
C14	62.63	80.00	33.03	61.08	S88°14'14"E	44°54'12"
C15	23.85	80.00	12.02	23.78	S37°05'37"E	17°02'00"
C16	15.71	10.00	10.01	14.15	S44°28'34"W	90°01'54"
C17	15.71	10.00	10.00	14.14	N45°30'48"E	89°58'22"
C18	15.71	10.00	10.00	14.14	N44°59'12"E	90°00'38"
C19	15.71	10.00	10.00	14.14	N45°30'44"W	89°59'14"

NOTES & RESTRICTIONS

- SET BACKS SHOWN REFLECT CITY CODE AS OF DATE PLAT RECORDED. ALL BUILDINGS SHALL BE SUBJECT TO SETBACKS REQUIRED BY CITY CODES IN EFFECT WHEN PERMITS ARE ISSUED.
- 10' PUBLIC UTILITY EASEMENTS ALONG THE FRONT OF LOTS.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF PROXIMITY 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 PRACTICES AND SITUATIONS MUST BE SOLID AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
- AREAS IN THE 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 SURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONSENTS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR DETERMINING CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT OWNER.
- AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR ANY SURFACE 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.
- PARCEL A IS TO BE DEDICATED TO NIBLEY CITY FOR THE PURPOSE OF A 4" WALKING SIDEWALK AND LANDSCAPE. 6" ACCESS ALLOWED FROM ANY LOT DIRECTLY TO 1200 WEST STREET.
- ALL DRIVEWAYS TO BE A MINIMUM OF 60' FROM INTERSECTIONS.
- 10' 30" SEWER/DRAINAGE EASEMENT BETWEEN LOTS 12 AND 13 BEING 15' FEET WIDE ON EACH LOT. ALSO IS DESIGNATED THAT NO BUILDINGS ARE ALLOWED WITHIN THE EASEMENT.

SURVEY CERTIFICATE

I, THERON R. WESTON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4938763 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: "MAPLE VIEW ESTATES PHASE 1 CONSERVATION SUBDIVISION" AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

THERON R. WESTON
THERON WESTON
4938763-2011
P.L.S. NO. 4938763
DATE 6/23/2011

BOUNDARY DESCRIPTION

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

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN AND THENCE NORTH 89°29'31" EAST 654.21 FEET ALONG THE NORTH LINE OF SAID SECTION 20 TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SAID SECTION 20, THENCE SOUTH 00°31'07" EAST 659.95 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE NORTH 78°39'18" WEST 33.72 FEET, THENCE NORTH 89°29'31" WEST 424.88 FEET, THENCE NORTH 28°32'37" WEST 332.44 FEET, THENCE SOUTH 89°29'31" WEST 80.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, THENCE NORTH 00°32'23" WEST 359.61 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 9.10 ACRES +/-

NARRATIVE

THIS SURVEY WAS ORDERED BY NEIGHBORHOOD NONPROFIT HOUSING CORPORATION FOR THE PURPOSE OF A BOUNDARY SURVEY. RETRACTION OF THE PROPERTY WAS FOUND BY SURVEY MARKERS AND EXISTING FENCES. THE BASIS OF BEARINGS 89°29'31"W BETWEEN TWO SURVEY MARKERS AS SHOWN. NUMBER 5 REBAR WITH PLASTIC CAPS STAMPED "THERON R. WESTON PLS 4938763" WERE SET AT ALL PROPERTY CORNERS.

OWNER/ SUBDIVIDER:
NEIGHBORHOOD NONPROFIT
HOUSING CORPORATION
195 W. GOLF COURSE ROAD
SUITE 1
LOGAN, UT 84321
(435) 753-1112

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SURVEYED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS: "MAPLE VIEW ESTATES PHASE 1 CONSERVATION SUBDIVISION", DO HEREBY DEDICATE FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE CITY OF NIBLEY 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 AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY. WE ALSO OFFICIALLY PART "A" TO NIBLEY CITY.

IN WITNESS WE HAVE HEREIN SET OUR SIGNATURES THIS DAY OF _____ A.D. 2011.

NEIGHBORHOOD NON-PROFIT HOUSING CORP.

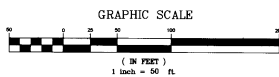
By: _____
KIM DATWYLER, EXECUTIVE DIRECTOR

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE
ON _____ DAY OF _____, 2011, PERSONALLY APPEARED BEFORE ME, KIM DATWYLER, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME JULY SWORN/AFFIRMED, DO SAY THAT HE/SHE IS THE EXECUTIVE DIRECTOR OF NEIGHBORHOOD NON-PROFIT HOUSING CORPORATION AND SAID DOCUMENT WAS SIGNED BY HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID KIM DATWYLER ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

UTILITY COMPANY APPROVALS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED
QUESTAR
ROCKY MOUNTAIN POWER
COMCAST
QWEST



COUNTY SURVEYOR'S CERTIFICATE
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE, AND STATE LAW.
DATE _____ COUNTY SURVEYOR _____
COUNTY RECORDER'S NO. 1143825
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____
DATE 6/23/2011 TIME 2:16 P.M. FEE \$6.00
ABSTRACTED
INDEXED 2011-2578
FILED IN: FILE OF PLATS
Michael L. Seal
COUNTY RECORDER

PLANNING COMMISSION APPROVAL
PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____ A.D. 2011 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

DIRECTOR OF COMMUNITY DEVELOPMENT
CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2011.

CITY ATTORNEY

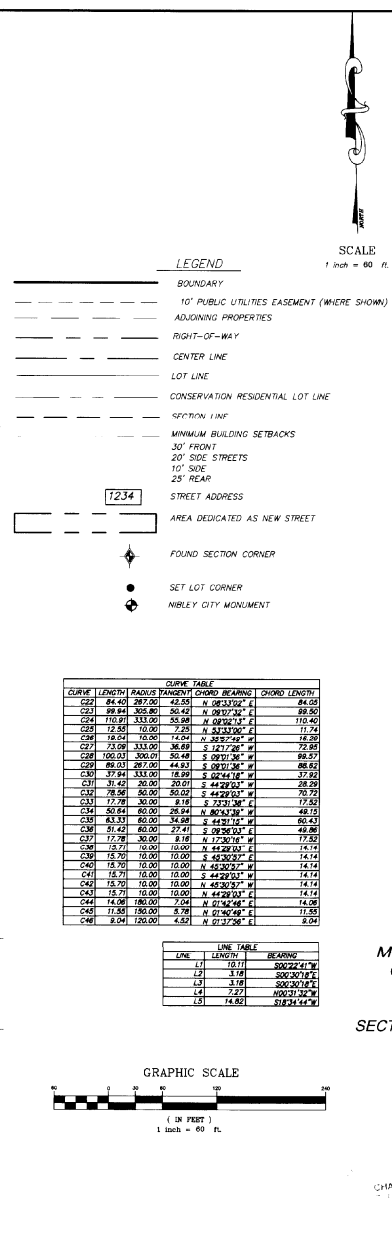
MAYOR APPROVAL AND ACCEPTANCE
PRESENTED TO THE NIBLEY CITY MAYOR THIS _____ DAY OF _____ A.D. 2011 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR
ENGINEER'S CERTIFICATE
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND CITY ORDINANCE.
DATE 2/24/11

ENGINEER

FINAL PLAT
MAPLE VIEW ESTATES PHASE 1
CONSERVATION SUBDIVISION
TOWNSHIP 2600 SOUTH
NIBLEY, UTAH 84321

T.W. Land Surveying
Boundary
Topographical
Construction
1541 North 4800 West
Cortland, UT 84308
435.754.7033
435.764.1670
DATE January 5, 2011
SCALE 1" = 50' 0"
CAL BY T. WESTON
APPROVED BY _____
PROJECT NUMBER 012-0210
SHEET 1/1



I, THERON R. WEGON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4938763 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AND THAT THE TRACT IS BEING DIVIDED INTO LOTS AND STREETS AND WATER TO BE KNOWN AS: "MAPLE WOOD ESTATES PHASE 2 CONSERVATION SUBDIVISION", AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

THERON R. WESTON THERON R. WESTON P.L.S. NO. 4938763 DATE
 4903763-2201
 STATE OF UTAH

PART OF NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 11 NORTH RANGE 1
EAST OF THE SALT LAKE MERIDIAN, CITY OF NIBLEY, COUNTY OF CACHE,
STATE OF UTAH DESCRIBED AS FOLLOWS.

CONTAINING 13.86 ACRES +/-

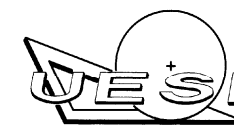
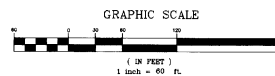
NARRATIVE

THIS SURVEY WAS ORDERED BY NEIGHBORHOOD NONPROFIT HOUSING CORPORATION FOR THE PURPOSE OF A BOUNDARY SURVEY. RETRACEMENT OF THE PROPERTY WAS FOUND BY SURVEY MARKERS AND EXISTING FENCES. THE BASIS OF BEARINGS S89°29'31"W BETWEEN TWO SURVEY MARKERS AS SHOWN. NUMBER 5 REBAR WITH PLASTIC CAPS STAMPED "THERON R WESTON PLS 49.58763" WERE SET AT ALL PROPERTY CORNERS.

CURVE		CURVE TABLE		CURVE NUMBER
CURVE	RADIUS	CHORD BEARING	CHORD BEARING	
C22	84.40	287.50	100° 00' 00"	84.40
C23	89.84	305.42	100° 00' 00"	89.84
C24	95.28	323.34	100° 00' 00"	95.28
C25	100.72	341.26	100° 00' 00"	100.72
C26	106.16	359.18	100° 00' 00"	106.16
C27	111.60	377.10	100° 00' 00"	111.60
C28	117.04	395.02	100° 00' 00"	117.04
C29	122.48	412.94	100° 00' 00"	122.48
C30	127.92	430.86	100° 00' 00"	127.92
C31	133.36	448.78	100° 00' 00"	133.36
C32	138.80	466.70	100° 00' 00"	138.80
C33	144.24	484.62	100° 00' 00"	144.24
C34	149.68	502.54	100° 00' 00"	149.68
C35	155.12	520.46	100° 00' 00"	155.12
C36	160.56	538.38	100° 00' 00"	160.56
C37	166.00	556.30	100° 00' 00"	166.00
C38	171.44	574.22	100° 00' 00"	171.44
C39	176.88	592.14	100° 00' 00"	176.88
C40	182.32	610.06	100° 00' 00"	182.32
C41	187.76	627.98	100° 00' 00"	187.76
C42	193.20	645.90	100° 00' 00"	193.20
C43	198.64	663.82	100° 00' 00"	198.64
C44	204.08	681.74	100° 00' 00"	204.08
C45	209.52	700.00	100° 00' 00"	209.52
C46	214.96	718.26	100° 00' 00"	214.96
C47	220.40	736.52	100° 00' 00"	220.40
C48	225.84	754.78	100° 00' 00"	225.84
C49	231.28	773.04	100° 00' 00"	231.28
C50	236.72	791.30	100° 00' 00"	236.72
C51	242.16	809.56	100° 00' 00"	242.16
C52	247.60	827.82	100° 00' 00"	247.60
C53	253.04	846.08	100° 00' 00"	253.04
C54	258.48	864.34	100° 00' 00"	258.48
C55	263.92	882.60	100° 00' 00"	263.92
C56	269.36	900.86	100° 00' 00"	269.36
C57	274.80	919.12	100° 00' 00"	274.80
C58	280.24	937.38	100° 00' 00"	280.24
C59	285.68	955.64	100° 00' 00"	285.68
C60	291.12	973.90	100° 00' 00"	291.12
C61	296.56	992.16	100° 00' 00"	296.56
C62	302.00	1010.42	100° 00' 00"	302.00
C63	307.44	1028.68	100° 00' 00"	307.44
C64	312.88	1046.94	100° 00' 00"	312.88
C65	318.32	1065.20	100° 00' 00"	318.32
C66	323.76	1083.46	100° 00' 00"	323.76
C67	329.20	1101.72	100° 00' 00"	329.20
C68	334.64	1119.98	100° 00' 00"	334.64
C69	340.08	1138.24	100° 00' 00"	340.08
C70	345.52	1156.50	100° 00' 00"	345.52
C71	350.96	1174.76	100° 00' 00"	350.96
C72	356.40	1193.02	100° 00' 00"	356.40
C73	361.84	1211.28	100° 00' 00"	361.84
C74	367.28	1229.54	100° 00' 00"	367.28
C75	372.72	1247.80	100° 00' 00"	372.72
C76	378.16	1266.06	100° 00' 00"	378.16
C77	383.60	1284.32	100° 00' 00"	383.60
C78	389.04	1302.58	100° 00' 00"	389.04
C79	394.48	1320.84	100° 00' 00"	394.48
C80	400.00	1339.10	10	

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.11	S00°22'41"W
L2	3.18	S00°30'18"W
L3	3.18	S00°30'18"W
L4	7.27	N02°31'32"W
L5	14.82	S18°14'44"W

MAPLE VIEW ESTATES PHASE 2
CONSERVATION SUBDIVISION
FINAL PLAT
PART OF NORTHEAST QUARTER OF
SECTION 20 TOWNSHIP 11 NORTH, RANGE 1 EAST
OF THE SALT LAKE MERIDIAN
NIBLEY CITY, UTAH



DATE: JAN 01, 2013 JOB #: 12-2010 FILE: 12-2010
DRAWN BY: T.WESTON SURVEYOR: THERON WESTON

MAPLE VIEW ESTATES PHASE 2
CONSERVATION SUBDIVISION
1200WEST 2600 SOUTH
NIBLEY, UTAH 84321

DATE:	January 1, 2013
SCALE:	1" = 60'-0"
CALC BY:	T. WESTON
REVISED:	March 30, 2013
REVISED:	MAY 6, 2013
PROJECT NUMBER:	012-2010

1/2

SURVEY CERTIFICATE

I, THERON R. WESTON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4838763 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: "MAPLE VIEW ESTATES PHASE 2 CONSERVATION SUBDIVISION" AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

THERON R. WESTON
 THERON R. WESTON
 4838763
 P.L.S. NO. 4838763
 DATE: May 19, 2013

BOUNDARY DESCRIPTION

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

BEGINNING 000°32'23"W 359.61 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN AND THENCE ALONG THE SOUTH LINE OF MAPLE VIEW ESTATES CONSERVATION SUBDIVISION THE NEXT FOUR COURSES:
 (1) 000°32'23"W 359.61 FEET;
 (2) 328°52'35"E 336.45 FEET;
 (3) 089°29'31"W 424.88 FEET;
 (4) 338°19'17"E 11.72 FEET;
 THENCE 089°30'30"E 63.00 FEET;
 THENCE 000°32'01"E 640.42 FEET ALONG THE WEST LINE OF MOUNTAIN VIEW MISTAR SUNSET PARKS;
 THENCE 327°56'57"E 57.40 FEET;
 THENCE 089°28'28"W 320.50 FEET;
 THENCE 330°56'08"W 126.46 FEET;
 THENCE 089°29'30"W 300.55 FEET;
 THENCE 089°29'30"W 90.70 FEET;
 THENCE 000°30'38"W 95.00 FEET;
 THENCE 089°29'38"W 152.60 FEET;
 THENCE 343°47'17"E 18.00 FEET;
 THENCE 000°32'23"E 18.41 FEET;
 THENCE 089°27'37"W 40.00 FEET TO THE WEST LINE OF NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN;
 THENCE 000°32'23"W 1051.40 FEET, ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

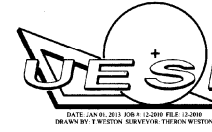
CONTAINING 12.08 ACRES +/-

NARRATIVE

THIS SURVEY WAS ORDERED BY NEIGHBORHOOD NONPROFIT HOUSING CORPORATION FOR THE PURPOSE OF A BOUNDARY SURVEY. RETRACEMENT OF THE PROPERTY WAS FOUND BY SURVEY MARKERS AND EXISTING FENCES. THE BASIS OF BEARINGS 089°29'31"W BETWEEN TWO SURVEY MARKERS AS SHOWN, NUMBER 3 REBAR WITH PLASTIC CAPS STAMPED "THERON R. WESTON PLS 4838763" WERE SET AT ALL PROPERTY CORNERS.

OWNER/ SUBDIVIDER:
 NEIGHBORHOOD NONPROFIT
 HOUSING CORPORATION
 195 W. GOLF COURSE ROAD
 SUITE 1
 LOGAN, UT 84321
 (435) 753-1112

MAPLE VIEW ESTATES PHASE 2
 CONSERVATION SUBDIVISION
 FINAL PLAT
 PART OF NORTHEAST QUARTER OF
 SECTION 20 TOWNSHIP 11 NORTH, RANGE 1 EAST
 OF THE SALT LAKE MERIDIAN
 NIBLEY CITY, UTAH



DATE: JAN 01, 2013 JOB # 1209 FILE 1209
 DRAWN BY: T. WESTON SURVEYOR: THERON WESTON

NOTES & RESTRICTIONS

1. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY, SEWER SYSTEMS, GAS, ELECTRICAL, SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
3. SET BACKS SHOWN REFLECT CITY CODE AS OF DATE PLAT RECORDED. ALL BUILDINGS SHALL BE SUBJECT TO SETBACKS REQUIRED BY CITY CODES IN EFFECT WHEN PERMITS ARE ISSUED.
4. 10' PUBLIC UTILITY EASEMENTS ALONG THE FRONT OF LOTS.
5. THIS PROPERTY IS LOCATED IN THE MORTGAGE 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 TO THE PUBLIC HEALTH AND SAFETY.
6. AREAS IN THE NIBLEY CITY RAW SEWAGEWATER PROGRAMS 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.
7. PARCEL B IS TO BE DEDICATED TO NIBLEY CITY FOR THE PURPOSE OF A 5' MEANDERING SIDEWALK AND LANDSCAPE.
8. NO ACCESS ALLOWED FROM ANY LOT DIRECTLY TO 1200 WEST STREET.
9. ALL DRIVEWAYS TO BE A MINIMUM OF 60' FROM INTERSECTIONS.
10. CONSERVANCY LOTS 1 AND 2 ARE BUILDABLE LOTS AND INCLUDE CONSERVATION AREAS 1 AND 2 AND ARE SUBJECT TO OPEN SPACE DESIGNATION AS STATED IN THE MAPLE VIEW ESTATES CONSERVATION SUBDIVISION FINAL PLAT AND THE MAPLE VIEW ESTATES CONSERVATION SUBDIVISION CONSERVATION LAND MAINTENANCE PLAN.
11. CONSERVATION AREA 3 (POCKET PARK) ARE SUBJECT TO OPEN SPACE DESIGNATION AS STATED IN THE MAPLE VIEW ESTATES CONSERVATION SUBDIVISION FINAL PLAT AND THE MAPLE VIEW ESTATES CONSERVATION SUBDIVISION CONSERVATION LAND MAINTENANCE PLAN.
12. 20' SEWER/DRAINAGE EASEMENT BETWEEN LOTS 30 AND 31, BEING 10' FEET WIDE ON EACH LOT, ALSO IS DESIGNATED THAT NO BUILDINGS ARE ALLOWED WITHIN THE EASEMENT.
13. CONSERVANCY LOTS 1 & 2 ARE BUILDABLE LOTS AND INCLUDE CONSERVATION AREAS 1 AND 2. RESPECTFULLY, HOWEVER, CONSERVATION AREAS 1 AND 2 ARE NOT BUILDABLE, EXCEPT AS PERMITTED BY ORDINANCE.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS "MAPLE VIEW ESTATES PHASE 2 CONSERVATION SUBDIVISION" DO HEREBY DEDICATE FOR PUBLIC USE, AND DO WARRENTY, DEFEND AND SAVE THE CITY OF NIBLEY 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 AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY. WE ALSO DEDICATE PARCEL "B" TO NIBLEY CITY.

and CONSERVATION AREA 3

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS 19 DAY OF May, A.D. 2013.

NEIGHBORHOOD NON-PROFIT HOUSING CORP.

BY: Kim Dattwiler
 KIM DATTWILER, EXECUTIVE DIRECTOR

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF CACHE
 ON THIS 19 DAY OF May, 2013, PERSONALLY APPEARED BEFORE ME, KIM DATTWILER, WHOSE DUTY IT IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY CROWNED/ATTORNEYS DID SAY THAT HE/SH/IT IS THE EXECUTIVE DIRECTOR OF NEIGHBORHOOD NON-PROFIT HOUSING CORPORATION AND SAID DOCUMENT WAS SIGNED BY HER/IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID KIM DATTWILER ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Spaid Hildner
 NOTARY PUBLIC



UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

QUESTAR: DATE 5-8-2013
 ROCKY MOUNTAIN POWER: DATE 5-10-13
 COMCAST: DATE 5-8-2013
 QWEST: DATE 5-9-2013

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE, AND STATE LAW.

DATE: COUNTY SURVEYOR: 1092534

COUNTY RECORDER'S NO. 1092534

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF SURVEYOR
 DATE: MAY 21, 2013 TIME: 5:52 PM FEE: \$9.00
 ABSTRACTED

INDEX 2013-2695
 FILED IN: FILE OF PLATS
 COUNTY RECORDER: Michael J. Allen

PLANNING COMMISSION APPROVAL

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS DAY OF May, A.D. 2013 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

DATE: DIRECTOR OF COMMUNITY DEVELOPMENT

CITY ATTORNEY

APPROVED AS TO FORM THIS DAY OF May, A.D. 2013.

DATE: ATTORNEY: Ross Wilson

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS DAY OF May, A.D. 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

DATE: MAYOR: Ross Wilson

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND CITY ORDINANCE.

DATE: May 21, 2013
 ENGINEER: Ross Wilson

FINAL PLAT

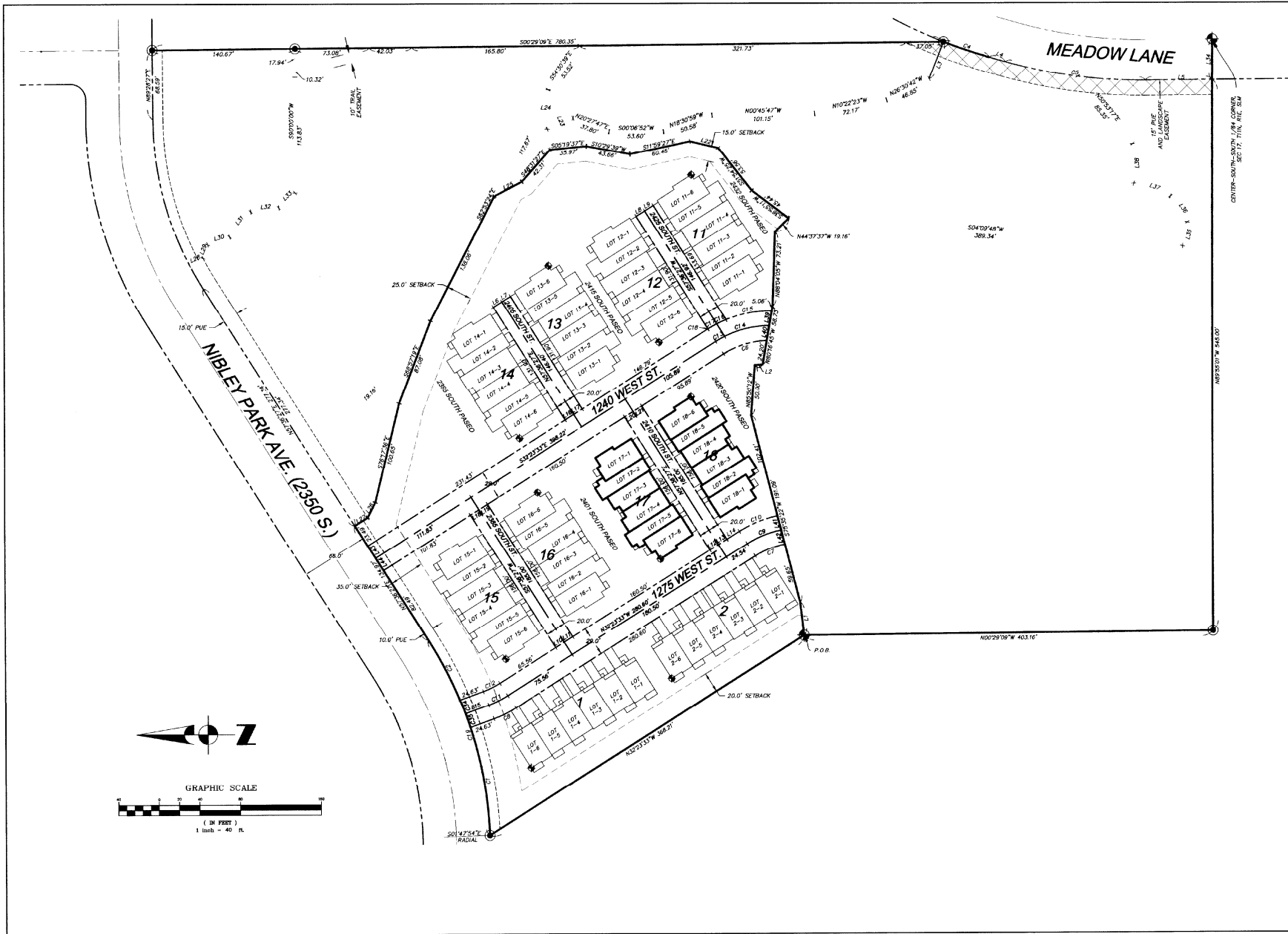
MAPLE VIEW ESTATES PHASE 2
 CONSERVATION SUBDIVISION
 1200WEST 2600 SOUTH
 NIBLEY, UTAH 84321

DATE: January 1, 2013
 SCALE: 1" = 80'-0"
 DRAWN BY: T. WESTON
 PREPARED BY: March 30, 2013
 REVIEWED BY: MAY 6, 2013
 PROJECT NUMBER: 012-0015
 SHEET: 2/2

7: Spring Creek Crossing Nibley Park Ave and 1240 W

Overall Density	8.72 units an acre
Net Developable Density	9.55
Total Open Space	6.38 acres
Open Space Ratio	47%
Roads	Private





**TOWNHOME PLAT MAP
PHASE I**

**SPRING CREEK CROSSING
PHASE I (2010 PARTIAL REVISION)**

C
 Cache • Landmark
 Engineers
 Surveyors
 Planners
 1011 W. 400 N.
 Suite 130
 Leptons, UT 84021
 435.713.0099
 DATE: 6 DECEMBER 2010
 SCALE: 1" = 40'
 CALCULATED BY: S. EARL
 DRAFTING BY: S. EARL
 PREPARED BY: J. YOUNGER
 PROJECT NUMBER: 05070MM
 SHEET:

2011-2585-3-



TOWNHOME PLAT PHASE 1
PATIO BUILDING / AVENUE BUILDING /
GARDEN BUILDING (6 LOT)

SPRING CREEK CROSSING
PHASE 1 (2010 PARTIAL REVISION)

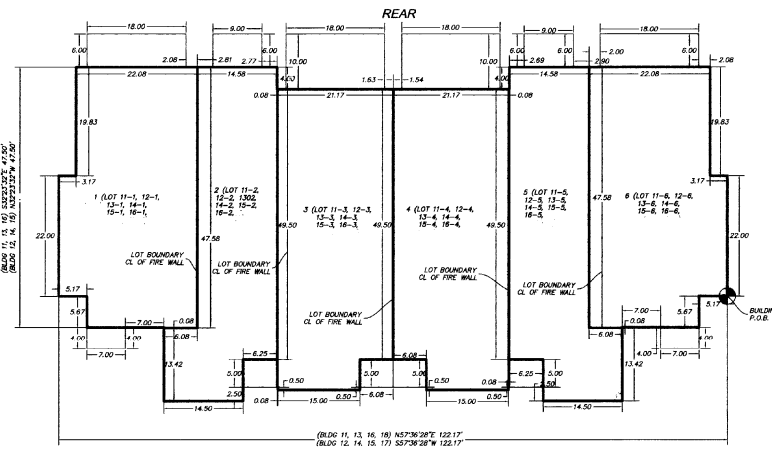
C

Cache • Landmark
Engineers
Surveyors
Planners

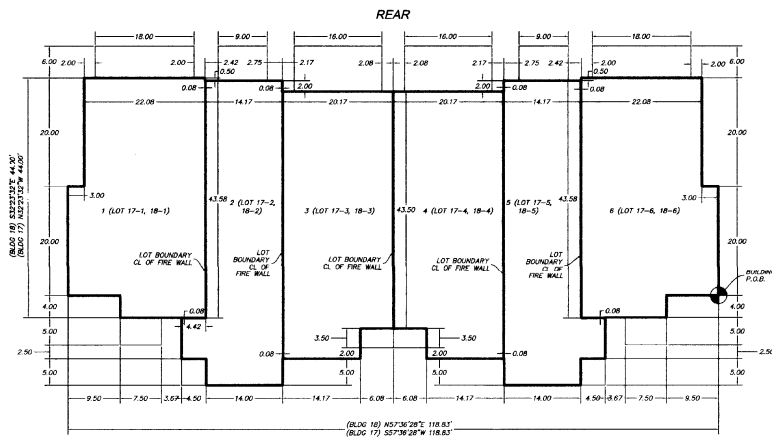
1011 W. 400 N.
Box 100, PMB 130
Logan, UT 84321
801.731.0099

DATE: 8 DECEMBER 2010
SCALE: 1" = 40'
CALCULATIONS BY: S. EARL
DRAWING BY: S. EARL
CHECKED BY: J. YOUNGER
PROJECT NUMBER: 06070000
SHEET:

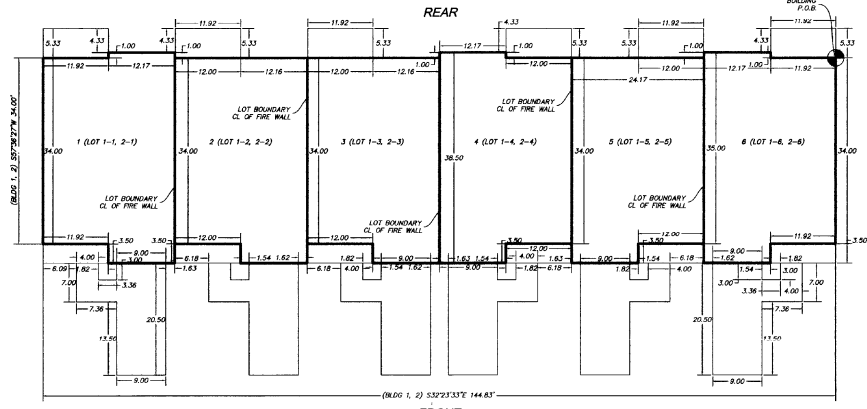
3 of 3



FRONT
PATIO BUILDING
BLDG #11, 12, 13, 14, 15, 16
SCALE 1"=10'



FRONT
AVENUE BUILDING
BLDG #17, 18
SCALE 1"=10'



FRONT
GARDEN BUILDING (6 LOT)
BLDG #1, 2
SCALE 1"=10'

OWNERSHIP LEGEND
LOT(S)
COMMON AREA
LIMITED COMMON AREA
30 (1-3, 2-3)
10# (LEGAL LOT NUMBER, LEGAL LOT NUMBER)

BUILDING LOT LEGEND		
DRAWING IDENTIFICATION NUMBER	LEGAL LOT NUMBER BUILDING #1	LEGAL LOT NUMBER BUILDING #2
1	11-1	12-1
2	11-2	12-2
3	11-3	12-3
4	11-4	12-4
5	11-5	12-5
6	11-6	12-6

BUILDING LOT LEGEND				
DRAWING IDENTIFICATION NUMBER	LEGAL LOT NUMBER BUILDING #1	LEGAL LOT NUMBER BUILDING #2	LEGAL LOT NUMBER BUILDING #3	LEGAL LOT NUMBER BUILDING #4
1	11-1	12-1	13-1	14-1
2	11-2	12-2	13-2	14-2
3	11-3	12-3	13-3	14-3
4	11-4	12-4	13-4	14-4
5	11-5	12-5	13-5	14-5
6	11-6	12-6	13-6	14-6

BUILDING LOT LEGEND			
DRAWING IDENTIFICATION NUMBER	LEGAL LOT NUMBER BUILDING #15	LEGAL LOT NUMBER BUILDING #16	LEGAL LOT NUMBER BUILDING #17
1	15-1	16-1	17-1
2	15-2	16-2	17-2
3	15-3	16-3	17-3
4	15-4	16-4	17-4
5	15-5	16-5	17-5
6	15-6	16-6	17-6



TOWNHOME PLAT MAP
PHASE 1

SPRING CREEK CROSSING
PHASE 1

PROJECT TITLE

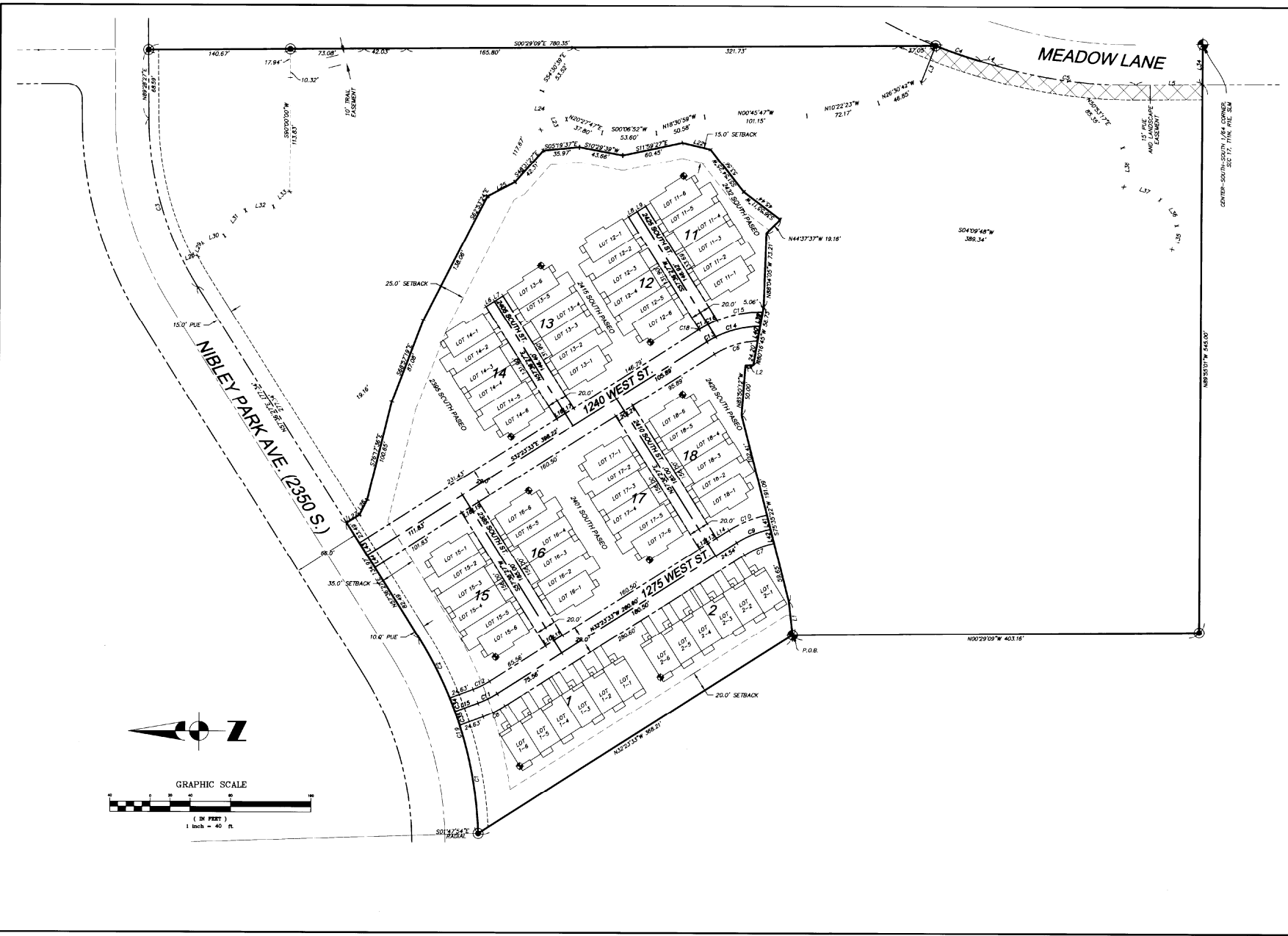


Cache & Landmark
Engineers
Surveyors
Planners

1011 W. 400 N.
Suite 130
Lehi, UT 84021
435.713.0699

DATE: 8 JUNE 2007
SCALE: 1" = 40'
CALCULATIONS BY: D. MACFARLANE
DRAWING BY: D. MACFARLANE
CHECKED BY: S. EARL
PROJECT NUMBER: 065-001
SHEET:

2 of 3





TOWNHOME PLAT PHASE 1
PATIO BUILDING/CARDEN BUILDING (6 LOT)

SPRING CREEK CROSSING
PHASE 1

PROJECT FILE

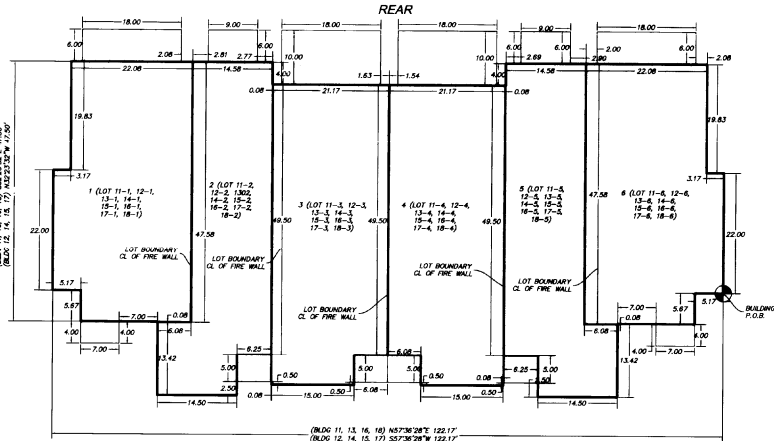


Cache & Landmark
Engineers
Surveyors
Planners

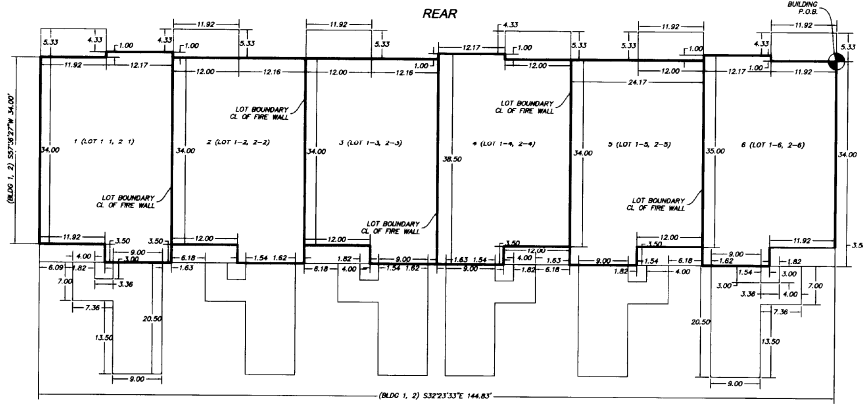
1011 W. 400 N.
Suite 130
Provo, UT 84601
435.713.0099

DATE: 8 JUNE 2007
SCALE: 1"=40'
CALCULATIONS BY: D. MACFARLANE
DRAWING BY: D. MACFARLANE
CHECKED BY: S. LEAL
PROJECT NUMBER: 805-0001

3 of 3



FRONT
PATIO BUILDING
BLDG #11, 12, 13, 14, 15, 16, 17, 18
SCALE 1"=10'



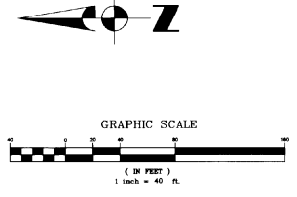
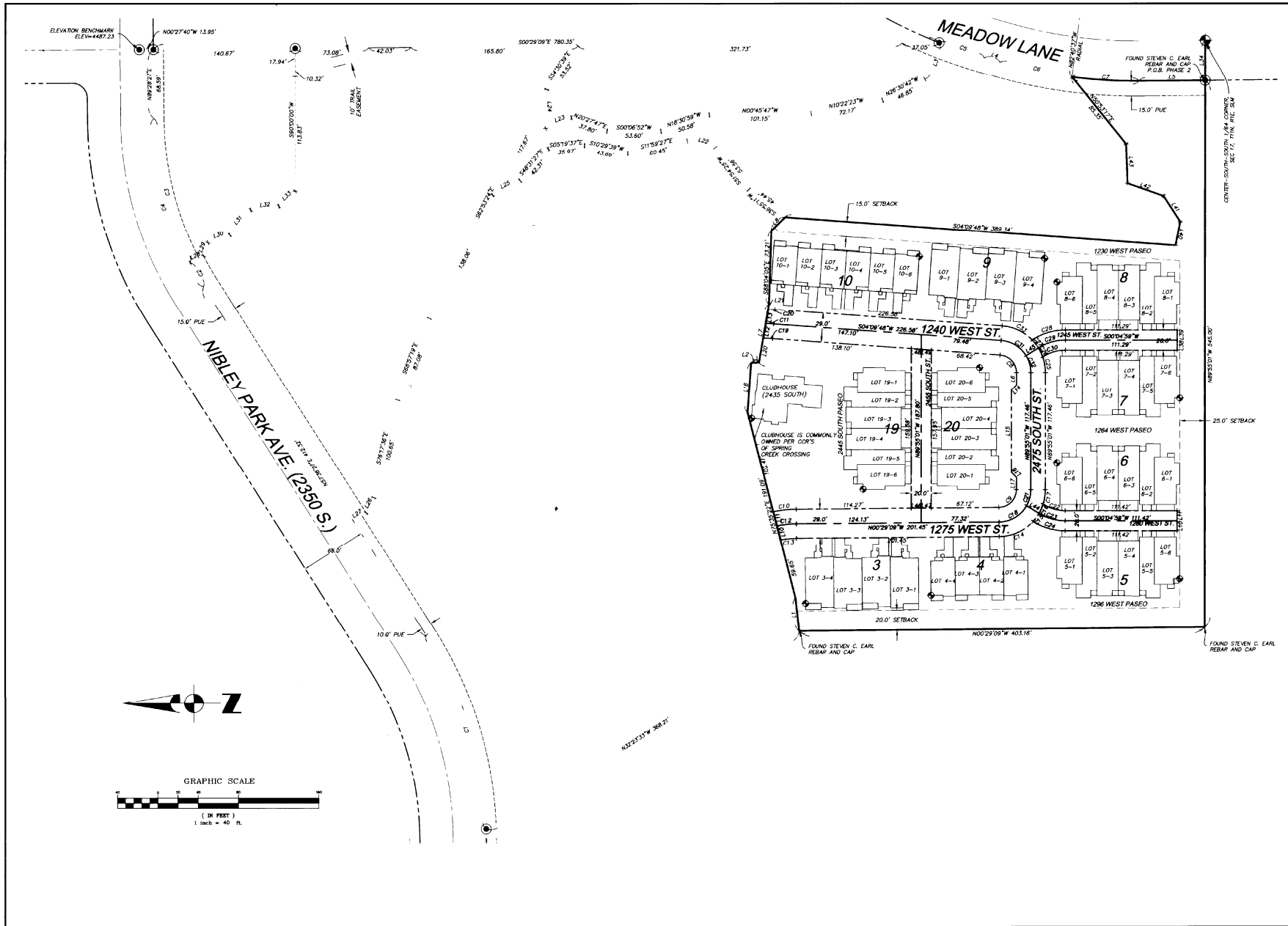
FRONT
GARDEN BUILDING (6 LOT)
BLDG #1, 2
SCALE 1"=10'

BUILDING LOT LEGEND				
DRAWING IDENTIFICATION NUMBER	LEGAL LOT NUMBER	LEGAL LOT NUMBER	LEGAL LOT NUMBER	LEGAL LOT NUMBER
1	11-1	12-1	13-1	14-1
2	11-2	12-2	13-2	14-2
3	11-3	12-3	13-3	14-3
4	11-4	12-4	13-4	14-4
5	11-5	12-5	13-5	14-5
6	11-6	12-6	13-6	14-6

DRAWING IDENTIFICATION NUMBER	LEGAL LOT NUMBER	LEGAL LOT NUMBER	LEGAL LOT NUMBER	LEGAL LOT NUMBER
1	15-1	16-1	17-1	18-1
2	15-2	16-2	17-2	18-2
3	15-3	16-3	17-3	18-3
4	15-4	16-4	17-4	18-4
5	15-5	16-5	17-5	18-5
6	15-6	16-6	17-6	18-6

OWNERSHIP LEGEND	
	LOT(S)
	COMMON AREA
	LIMITED COMMON AREA
30 (1-3, 2-3)	100 (LEGAL LOT NUMBER, LEGAL LOT NUMBER)

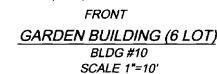
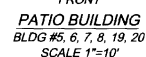
BUILDING LOT LEGEND		
DRAWING IDENTIFICATION NUMBER	LEGAL LOT NUMBER	LEGAL LOT NUMBER
1	1-1	2-1
2	1-2	2-2
3	1-3	2-3
4	1-4	2-4
5	1-5	2-5
6	1-6	2-6



**TOWNHOME PLAT MAP
PHASE 2**

**SPRING CREEK CROSSING
PHASE 2**

PROJECT TITLE C Cache • Landmark Engineers Surveyors Planners 1011 W. 400 N. Suite 130 Logan, UT 84321 435.713.0079	DATE 6 JUNE 2007 SCALE 1" = 40' CALCULATIONS BY D. MACFARLANE DRAWING BY D. MACFARLANE CHECKED BY S. EARL PROJECT NUMBER 865-0001 SHEET 2 of 4
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OWNERSHIP LEGEND

☐	IND(S)
☐	COMMON AREAS
☐	LIMITED COMMON AREAS

6 (10-6, 11-6) ID# (LEGAL LOT NUMBER, LEGAL LOT NUMBER)

BUILDING LOT LEGEND

DRAWING IDENTIFICATION NUMBER	LEGAL LOT NUMBER BUILDING #10
1	10-1
2	10-2
3	10-3
4	10-4
5	10-5
6	10-6

SPRING CREEK CROSSING
PHASE 2

Cache • Landmark
Engineers
Surveyors
Planners
1011 W. 400 N.
Suite 130
Logan, UT 84332
435.713.0099

DATE:	6 JUNE 2007
SCALE:	1" = 40'
CALCULATIONS BY:	D. MACFARLANE
DRAFTING BY:	D. MACFARLANE
CHECKED BY:	S. EARL
PROJECT NUMBER:	865-0601

3 of 4



TOWNHOME PLAT PHASE 2
GARDEN BUILDING (4 LOT)/ADA
BUILDING

SPRING CREEK CROSSING
PHASE 2

PROJECT TITLE



Cache • Landmark
Engineers
Surveyors
Planners

1011 W. 400 N.
Salt Lake City, UT 84119
801.466.1100

DATE: 6 JUNE 2007

SCALE: 1" = 40'

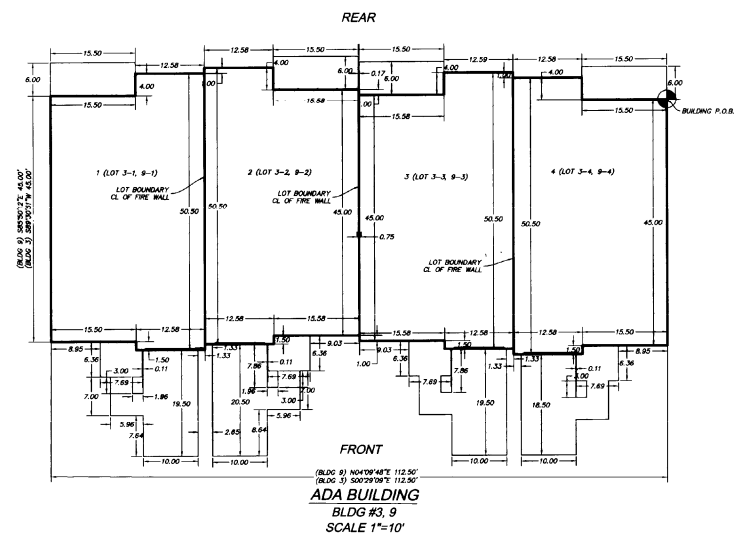
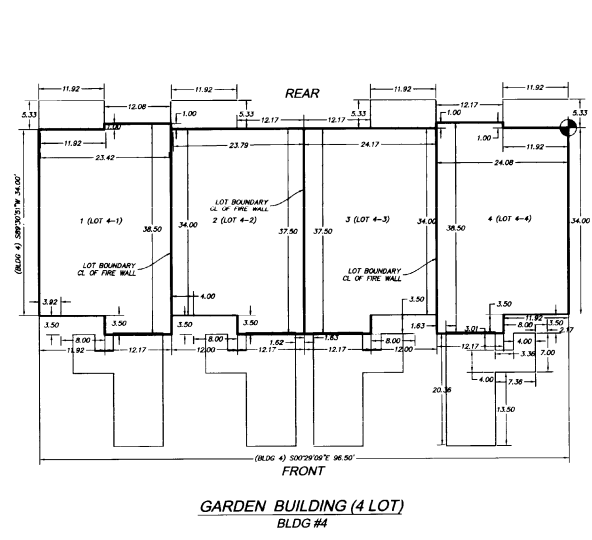
CALCULATIONS BY: D. MACFARLANE

DRAWING BY: D. MACFARLANE

CHECKED BY: S. EARL

PROJECT NUMBER: 800-0001

SHEET: 4 of 4



OWNERSHIP LEGEND

- LOT(S)
- COMMON AREAS
- LIMITED COMMON AREAS
- 6 (10-6, 11-6) 10# (LEGAL LOT NUMBER, LEGAL LOT NUMBER)

BUILDING LOT LEGEND

DRAWING IDENTIFICATION NUMBER	LEGAL LOT NUMBER BUILDING #4
1	4-1
2	4-2
3	4-3
4	4-4

BUILDING LOT LEGEND

DRAWING IDENTIFICATION NUMBER	LEGAL LOT NUMBER BUILDING #3	LEGAL LOT NUMBER BUILDING #9
1	3-1	9-1
2	3-2	9-2
3	3-3	9-3
4	3-4	9-4