



Nibley City
Planning Commission Meeting
Thursday, October 3, 2019
455 W. 3200 S.
Nibley, UT

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

1. Discussions and Consideration of a Recommendation of a Final Plat Phase 1 for Mount Vista Subdivision, located at 600 W and 3400 S
2. Workshop: Rural Preservation Subdivision
3. Workshop: Dark Sky Ordinance
4. Staff 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 Planning Commission
Agenda Report for
Oct 3, 2019**

Agenda Item #1

Description	Discussions and Consideration of a Recommendation of a Final Plat Phase 1 for Mount Vista Subdivision, located at 600 W and 3400 S
Department	Planning
Presenter	Stephen Nelson, City Planner
Action Type	Administrative Recommendation
Findings	Listed within report
Recommendation	Review and make a recommendation to the City Council
Reviewed By	City Planner, City Public Works Director, and City Engineer

Background

Mountain Vista Subdivision Final Plat Phase 1 is a Rural Preservation Subdivision application proposed by Visionary Homes. The project is located between 450 W and 640 W and located around 3575 S.

Mount Vista Phase 1	
Total Gross Acres	7.18
Total Open Space Land	2.05
Total Lots	14

The lots sizes, description, frontages, and setback comply with the Nibley City code and the approved preliminary plat. There are few items that need to be addressed on the plat listed within the findings section of this report. Staff also finds that the street layout matches the approved preliminary plat and is compliant with the Nibley City standards and Transportation Master Plan.

Access and Fire Turnaround

The developer will need to provide a second access to the development until the road is completed and connected to 450 W. This second access needs to be able to support emergency vehicles.

Utility Lines and Construction Drawings

Nibley City's public works department and City Engineer is reviewing the construction drawings to ensure that all required improvements will be built to Nibley City standards.

Open Space and Maintenance Plan

The Developer has provided an update to the maintenance plan that encompasses the entire development. Nibley City Code requires that the following items be addressed in the final maintenance plan.

NCC 21.10.020 (L)(3)

Final Maintenance Plan: The developer shall submit a plan outlining maintenance and operations of the Open Space Land and providing for and addressing the means for the permanent maintenance of the Open Space Land within the proposed Rural Preservation Subdivision application for the subdivision. The developer shall provide a final maintenance plan with the final plat and the plan shall contain the following:

1. Ownership agreements for Open Space Land;
2. A description of the use of the Open Space Land and how that use complies with this section;
3. The establishment of necessary regular and periodic operation and maintenance responsibilities for the various kinds of Open Space Land (e.g., lawns, playing fields, meadow, pasture, wetlands, stream corridors, hillsides, cropland, woodlands, etc.);
4. The estimated staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance of the Open Space Land, and the operation of any common facilities located thereon, on an ongoing basis, including means for funding long-term capital improvements as well as regular yearly operating and maintenance costs; and
5. The landscaping plans for parcels that will be owned by an owners association or by the City.
6. **Approval:** The Final Maintenance Plan must be approved by the City Council prior to or concurrent with final plat approval for the subdivision. The Final Maintenance Plan shall be recorded against the property within the subdivision and shall include provisions for the City's corrective action rights as set forth herein. Any changes or amendments to the Final Maintenance Plan must be approved by the City Council.

Ownership:

Every parcel of open space, except for three and five, will be owned and maintained by the Mount Vista Homeowners Association. Parcels three and five are proposed to be owned by Nibley City.

A Description of Use:

A description of the proposed uses are contained within the maintenance plan and remain largely the same as proposed during the preliminary plat. The parcel in phase one will be planted with natural grasses and have a trail access.

Estimated Cost and Maintenance Needs:

The developer is currently evaluating the estimated cost for maintenance. The Developer has included the following statement in the maintenance plan:

“all open space parcels privately owned by the Association, all maintenance will be the responsibility of said entity, or its assigns. The management company that will be contracted with is Advantage Management (AM). They will be responsible for establishing the necessary HOA dues and collecting said dues in order to pay the maintenance company of their choosing. All maintenance of the HOA owned parcels will be done by a private maintenance company that is contracted through AM. The HOA for this subdivision will not have any employees. All insurance requirements for the maintenance company will be provided by the maintenance company to AM prior to signing the contract.

All long-term capital improvement projects will be funded by a portion of the HOA fees as well as a reinvestment fee that will be collected from each homeowner at the time of closing. The HOA fee and reinvestment fee amounts will be determined by AM prior to plat recording.”

Landscaping Plans:

The developer has turned in all landscaping plans as required. The planting plans are being reviewed by staff to ensure there are no concerns. Open space landscape plans still need the following information:

1. Plan for the canals in open space. Will the canals in the open space will remain open? An open canal would be complaint and more in the spirit of the code.
2. What if any irrigation is going to be added in Open Space 2
3. Are the trails going to be asphalt or cement?
4. Trees for stormwater pond: It does not look like there are the trees required for the retention pound to meet the listed criteria.
5. Landscape plans are being reviewed by City’s Public Works Department

Recommended Findings for Mount Vista Final Plat Phase 1:

1. The lots, streets, and layout match the approved preliminary plat and comply with Nibley City Code
2. The Plat needs the following updates:
 - a. Add the date of preparation
 - b. Setback lines drawn within the lot lines
 - c. Each lot needs a street address, and two for those that could front two different roads
 - d. Note 5: Nibley City would prefer to issue building permits and have trees planted after the home is finished. Nibley City will propose an agreement within the development agreement and have a plan similar to that in Apple Creek. Street trees along open space and parks should be put in when open space is developed.
 - e. A note should be added to allow public access to the trails.
3. Second Temp Access for the project must be installed before construction
4. Construction Drawings still need further review by City Engineer and must be approved





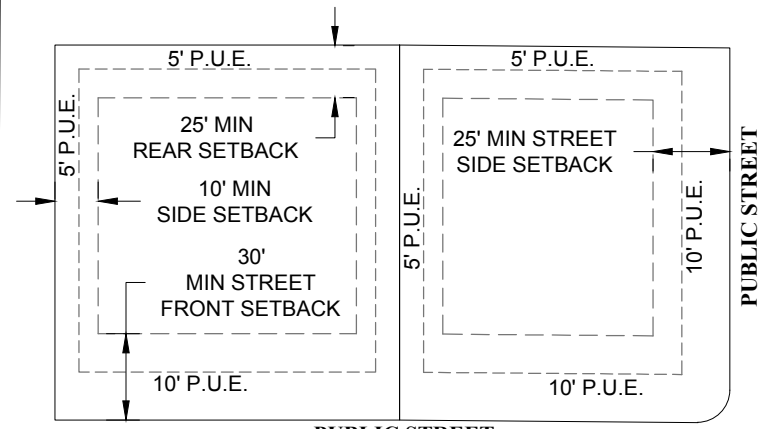
VICINITY MAP

NTS

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.
- 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 BUILDING.
- PARCEL A (OPEN SPACE) IS A NON-BUILDABLE LOT HEREBY DEDICATED AND MAINTAINED BY THE PROJECT HOA.

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	233.00	52°25'06"	213.17	N27°03'55"E 205.81
C2	200.00	21°21'20"	74.55	N11°32'12"E 74.11
C3	167.00	21°21'20"	62.25	N11°32'12"E 61.89
C4	15.00	89°54'15"	23.54	N44°05'36"W 21.20
C5	70.00	89°57'17"	109.90	S45°58'38"W 98.96
C6	100.00	90°01'50"	157.13	N45°56'22"E 141.46
C7	130.00	25°50'06"	58.62	N13°55'03"E 58.12
C8	130.00	27°56'49"	63.41	N40°48'30"E 62.78
C9	130.00	25°07'50"	57.02	N67°20'50"E 56.56
C10	130.00	11°02'31"	25.05	N85°26'01"E 25.01
C11	15.00	90°05'45"	23.59	N45°54'24"E 21.23
C12	130.00	89°57'17"	204.10	N45°58'38"E 183.77
C13	233.00	21°21'33"	86.86	S11°32'09"W 86.36



PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

OWNER(S)/SUBDIVIDER

VISIONARY HOMES
30 East 2500 North
North Logan, UT 84341

ENGINEER & SURVEYOR

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

ENGINEER'S APPROVAL

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

ATTORNEY APPROVAL

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

CITY ATTORNEY

DATE

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 CONFIRMING 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 1-800-366-8552.

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.

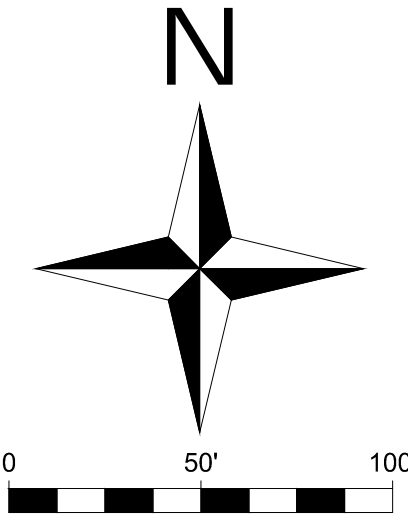
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT 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:

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

MOUNT VISTA SUBDIVISION

PHASE 1

LOCATED IN A PORTION OF LOT 7, BLOCK 17, MILLVILLE WEST FIELD FARM SURVEY
NW1/4 OF SECTION 28, T11N, R1E, S.L.B.&M.
NIBLEY CITY, UTAH



NORTHWEST CORNER
OF SECTION 21,
T11N, R1E, S.L.B.&M.
BRASS CAP (RING & LID)

BASIS OF BEARING:
N0°27'11"W 2654.35

WEST 1/4 CORNER
OF SECTION 21,
T11N, R1E, S.L.B.&M.
BRASS CAP (RING & LID)

3430 SOUTH

16

11

SCOTT FARM
SUBDIVISION
(AMENDED)

LOWEST ALLOWABLE FINISHED FLOOR ELEVATION (SEE NOTE #6 FOR DATUM)														
LOT	1	2	3	4	5	6	7	8	9	10	11	12	13	14
BASEMENT FFE	4546.2	4548.4	4549.2	4542.2	4540.9	4539.8	4538.5	4537.2	4536.8	4538.3	4538.9	4540.3	4539.4	4539.1

FUTURE DEVELOPMENT

48" RADIUS TEMP
TURN-AROUND
EASEMENT

48" RADIUS TEMP
TURN-AROUND
EASEMENT

R=233.00
Δ=31°03'38"
L=126.31
CHORD= N37°44'41"W 124.77

PARCEL A
(OPEN SPACE)
2.06 ACRES
(SEE NOTE #7)

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

DATE

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lot 7, Block 17, MILLVILLE WEST FIELD FARM SURVEY, located in the NW1/4 of Section 28, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Nibley, Utah, more particularly described as follows:

Beginning at the intersection of the easterly line of the Union Pacific Railroad (formerly Oregon Short Line Railroad) and the southerly line of ASHBURY ESTATES PHASE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located South 2,614.76 feet and East 1,081.97 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B. & M. (Basis of Bearing: N0°27'11"W along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 21); thence S89°02'20"E along the south line of said Subdivision 626.35 feet to the southwest corner of Lot 35, Phase 1, APPLE CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S89°06'20"E (plat: S89°05'23"E) along said lot & Plat 67.91 feet to a point located 67.00 feet east of the Northwest Corner of the East 1/2 of Lot 7, Block 17, MILLVILLE WEST FIELD FARM SURVEY; thence S0°54'21"W parallel with, and 67.00 feet easterly of the west line of the East 1/2 of said Lot 501.37 feet; thence S27°55'19"W 81.92 feet; thence S69°55'19"W 193.32 feet; thence N35°06'00"W 105.02 feet; thence Northeasterly along the arc of a 233.00 foot radius non-tangent curve (radius bears: N36°43'30"W) to the left 126.31 feet through a central angle of 31°03'38" (chord: N37°44'41"E 124.77 feet); thence N67°47'08"W 66.00 feet; thence N89°00'00"W 105.35 feet; thence N1°00'00"E 90.00 feet; thence N89°00'00"W 323.50 feet to the easterly right-of-way line of said railroad; thence N1°00'00"E along said easterly line 344.67 feet to the point of beginning.

Contains: 7.18+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS 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:

MOUNT VISTA SUBDIVISION PHASE 1

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.

(SIGNATURE)

BY: _____ (PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, 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 _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID SAID CORPORATION EXECUTED THE SAME. _____ ACKNOWLEDGED TO ME THAT

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

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.

PLANNING COMMISSION CHAIR

DATE

MOUNT VISTA SUBDIVISION

PHASE 1

LOCATED IN A PORTION OF LOT 7, BLOCK 17, MILLVILLE WEST FIELD FARM SURVEY
NW1/4 OF SECTION 28, T11N, R1E, S.L.B.&M.
NIBLEY CITY, UTAH

RECORDED

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

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

\$ _____
FEE _____ CACHE COUNTY RECORDER





Native Grasses Seed Mix

BOTANICAL NAME	COMMON NAME	P.L.S. lbs./acre
Distichlis spicata	Inland Saltgrass	7.0
Bouteloua rothrockii	Rothrock's Grama	2.0
Festuca pratensis	Meadow Fescue	8.0



Distichlis spicata



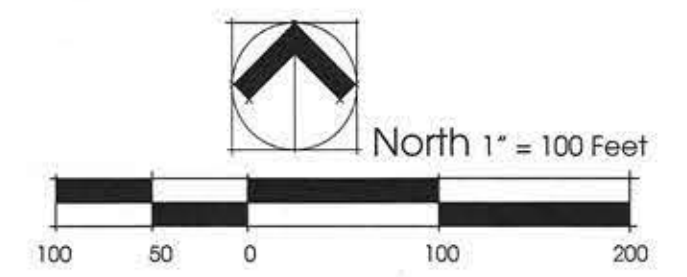
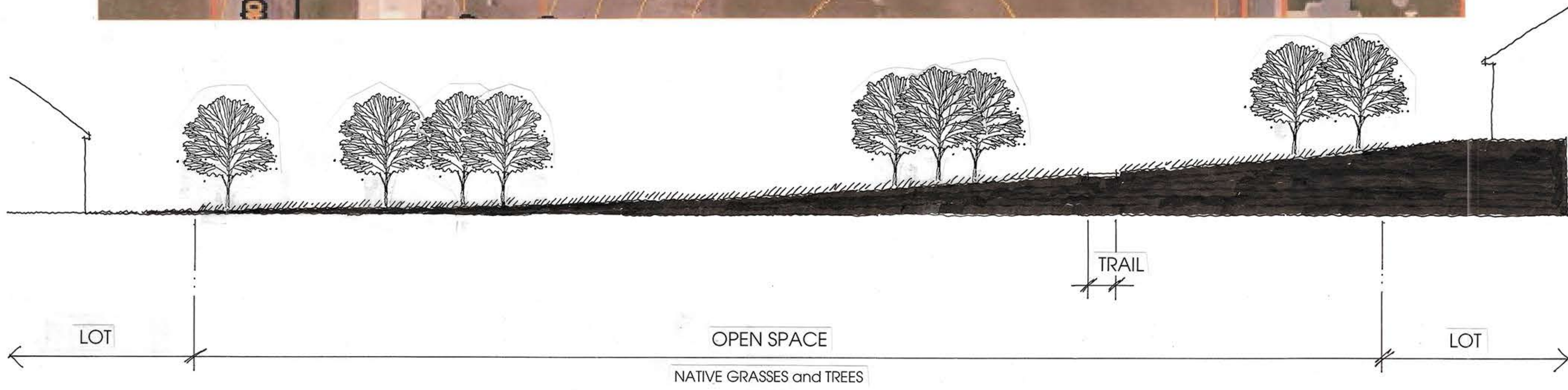
Bouteloua rothrockii



Festuca pratensis

Preliminary Plant List

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
Orange circle	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
Blue circle	Street Trees	Fraxinus p.l. 'Palmore'	Palmore Ash	2" cal.
Green circle	Street Trees	Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
Dark green circle	Shade Trees	Celtis occidentalis	Common Hackberry	2" cal.
Light green circle	Shade Trees	Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
Purple circle	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 1/2" cal.



3 JULY 2019
Conceptual Planting Plan

MOUNTAIN VISTA

Ironwood Construction, 50 East 2500 North, North Logan, Utah



FINAL MAINTENANCE PLAN
FOR THE
MOUNTAIN VISTA SUBDIVISION

LOCATED AT APPROXIMATELY

3530 SOUTH 450 W

NIBLEY, UT

September 10, 2019



Introduction

The following maintenance plan was prepared in accordance with section 21.10.020(L)(3) of the Nibley city municipal code. The intent of this document is to outline the ownership and maintenance plans for the open space that is proposed as a part of the Mountain Vista Rural Preservation Subdivision. A copy of the landscape plan is attached as exhibit 'A' to the end of this document.

Open Space Ownership

Each parcel of open space contained within this subdivision will be owned by the Mountain Vista Home Owners Association, Inc., except for the parcel 3 and potentially parcel 5. The proposed open space parcels will be subject to a perpetual access easement granting the public access to the open space parcels and accompanying amenities. The city has expressed interest in the park parcel in phase 2 becoming a public park. If that is the case, the parcel for the park will be deeded to the city after the phase 2 plat is recorded.

Maintenance Responsibility

For all open space parcels privately owned by the Association, all maintenance will be the responsibility of said entity, or its assigns. The management company that will be contracted with is Advantage Management (AM). They will be responsible for establishing the necessary HOA dues and collecting said dues in order to pay the maintenance company of their choosing. All maintenance of the HOA owned parcels will be done by a private maintenance company that is contracted through AM. The HOA for this subdivision will not have any employees. All insurance requirements for the maintenance company will be provided by the maintenance company to AM prior to signing the contract.

All long-term capital improvement projects will be funded by a portion of the HOA fees as well as a reinvestment fee that will be collected from each homeowner at the time of closing. The HOA fee and reinvestment fee amounts will be determined by AM prior to plat recording.

Maintenance Plan

Open Space Area 1: This parcel will be maintained once per week by the maintenance company. Maintenance will include lawn mowing and trimming and general cleanup. Trees will be pruned and trimmed as needed.

Open Space Area 2: This parcel will need to be maintained on a less regular basis as the native grasses are slower growing. We anticipate that mowing by the maintenance company will need to happen 2-3 times through the growing season. General cleanup will take place as needed. Trail repairs will also take place on an as needed basis.

Open Space Area 3: This parcel as per city code (21.10.020(I)(7)) will be owned and maintained by the city.

Open Space Area 4: This parcel will be maintained once per week by the maintenance company. Maintenance will include lawn mowing and trimming and general cleanup.

Open Space Area 5: it is anticipated that this parcel will become a public park and will be owned and maintained by the city.

Open Space Area 6: This parcel will need to be maintained on a less regular basis as the native grasses are slower growing. We anticipate that mowing by the maintenance company will need to happen 2-3 times through the growing season. General cleanup will take place as needed. Trail repairs will also take place on an as needed basis.

Open Space Description and Standards

Each parcel of proposed open space must meet three of the seven criteria listed in section 21.10.020(I) of the Nibley City code. The following paragraphs detail how each parcel meets the required criteria to be considered as open space.

Open Space Area 1: Area 1 will be landscaped in such a way that it will provide a small, but still useable park area. The area will be manicured grass with deciduous and evergreen trees densely planted to create an area that is not only a great visual buffer for those on the go, but also an inviting area to stop at during a leisurely walk with the kids. This area meets criteria 2, 5, and 6.

Open Space Area 2: Area 2 encompasses 5.4 acres and preserves a significant feature on the property which is the hillside that traverses the north-south along the entire project. There will be a public trail that will traverse the parcel for approximately 1200 feet. While enjoying the trail and accompanying corridor, which is up to 320 feet wide, trail users will enjoy native grass landscapes. The parcel will also provide a large swath of open space that runs nearly the length of the project from north to south. With the elevation differences on this parcel it lends itself well to be the sledding hill for kids from this neighborhood and surrounding neighborhoods. This area meets criteria 1, 2, 5, and 6.

Open Space Area 3: This parcel contains the storm water storage area. The parcel will be landscaped per all code requirements to be eligible to be counted towards the required open space area. The landscape requirement for this area is significant requiring 1 tree per 300 square feet. This parcel is just under 1 acre (0.94 ac) and will function as a recreation space for residents. The sidewalks and nearby trail system provide pedestrian access to make this accessible. This parcel meets criteria 5, 6, and 7.

Open Space Area 4: This parcel is a trail corridor connection to the property to the south of the proposed subdivision. This parcel meets criteria 2, 5, and 6.

Open Space Area 5: The park parcel. This 2-acre parcel provides great public access to a large park area. The city's park master plan shows this park as being in an area that is not currently being served by a city park. Residents of the Mountain Vista Subdivision, as well as neighboring property owners will enjoy the recreation space that this park provides. This parcel would be an excellent candidate for a local city park if the city chose to pursue that option. This parcel will be fully landscaped with trees and manicured grass. This parcel meets criteria 2, 5, and 6.

Open Space Area 6: This parcel will provide a contiguous open space connection to the neighboring parcels to the north. This area will also provide buffering between this subdivision and the larger lots to the east, it will also provide buffering between this subdivision and traffic

on 450 West street. The sidewalk along the entire south side of the parcel will provide access for the public to enjoy this hillside parcel. This parcel meets criteria 2, 4, and 5.

Exhibit 'A'

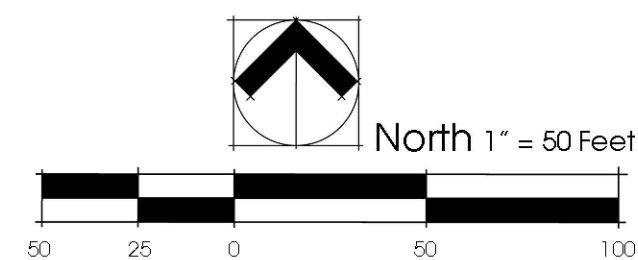
Landscape Plan



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
B		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.
C		Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" cal.
D	Shade Trees	Cetis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

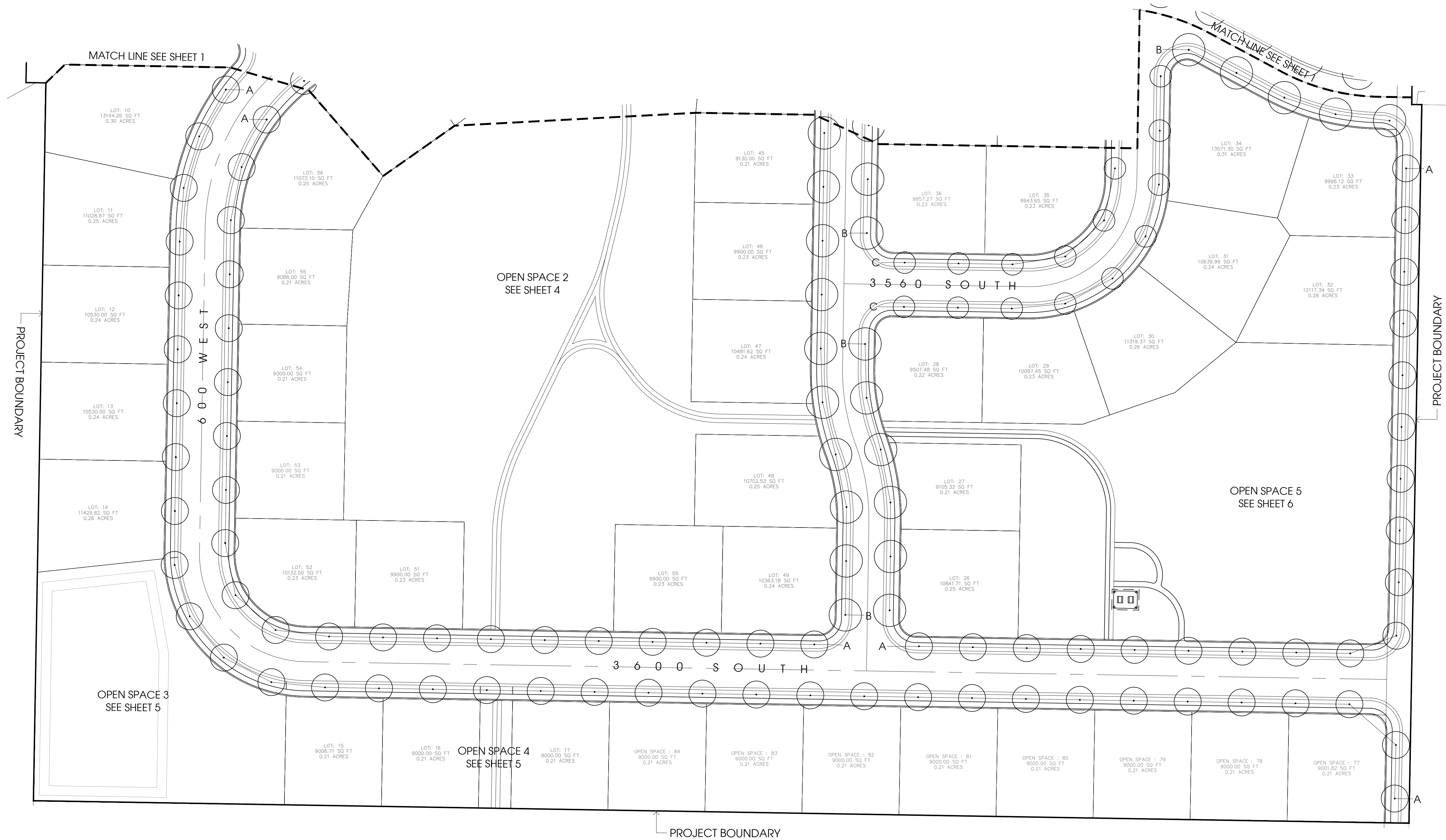
- Planting Notes . Street Trees
- Street trees are to be located at approximately 50 feet on center and as shown on the plan.
 - Street trees are to be installed by the Developer when home is built and occupied.
 - If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
 - Street trees shall be centered in the park strip between the sidewalk and curb.
 - All park strips are to be planted with lawn—either seed or sod is acceptable. Planting is the responsibility of the homeowner and is to be maintained by the homeowner.
 - Refer to the Planting Specification.



17 SEPTEMBER 2019
SHEET 1
Street Tree Plan

MOUNTAIN VISTA

Ironwood Construction . 50 East 2500 North . North Logan, Utah

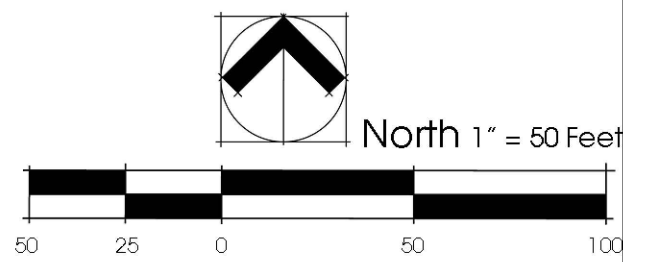


Plant List

Mountain Vista . Nibley, Utah . Ironwood Construction				
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D	Shade Trees	Celtis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 1/2" cal.

Planting Notes . Street Trees

- Street trees are to be located at approximately 50 feet on center and as shown on the plan.
- Street trees are to be installed by the Developer when home is built and occupied.
- If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
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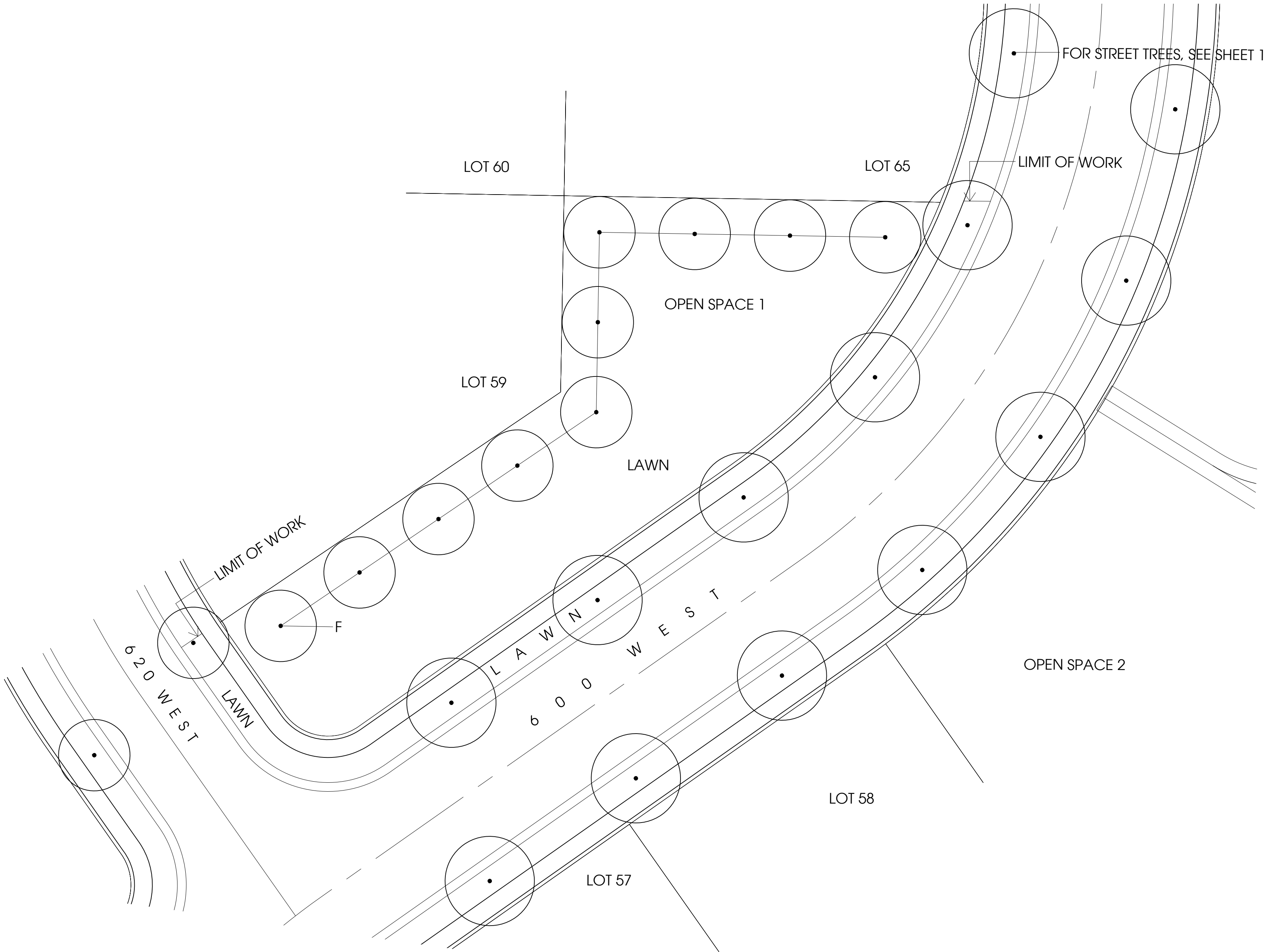


17 SEPTEMBER 2019
SHEET 2
Street Tree Plan

MOUNTAIN VISTA

Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
A	Street Trees	Acer t. x Acer p. 'Warrenred'	Pacific Sunset Maple	2" cal.
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D	Shade Trees	Cetlis occidentalis	Common Hackberry	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

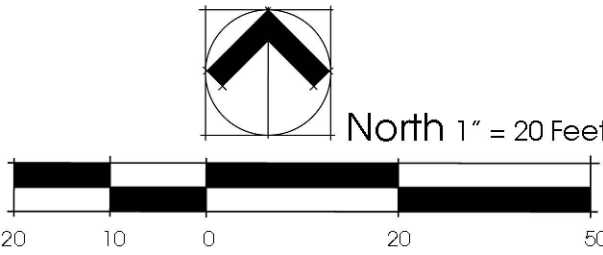
- Planting Notes . Open Spaces: OS-1, OS-3, OS-4, OS-5
1.

Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2.

Backfill for all planting pits shall be native material excavated from the pit.
3.

All lawn areas shall be installed with sod consisting of primarily *Poa praeetensis*; *Kentucky Bluegrass* species.
4.

Refer to Planting Specification.



17 SEPTEMBER 2019

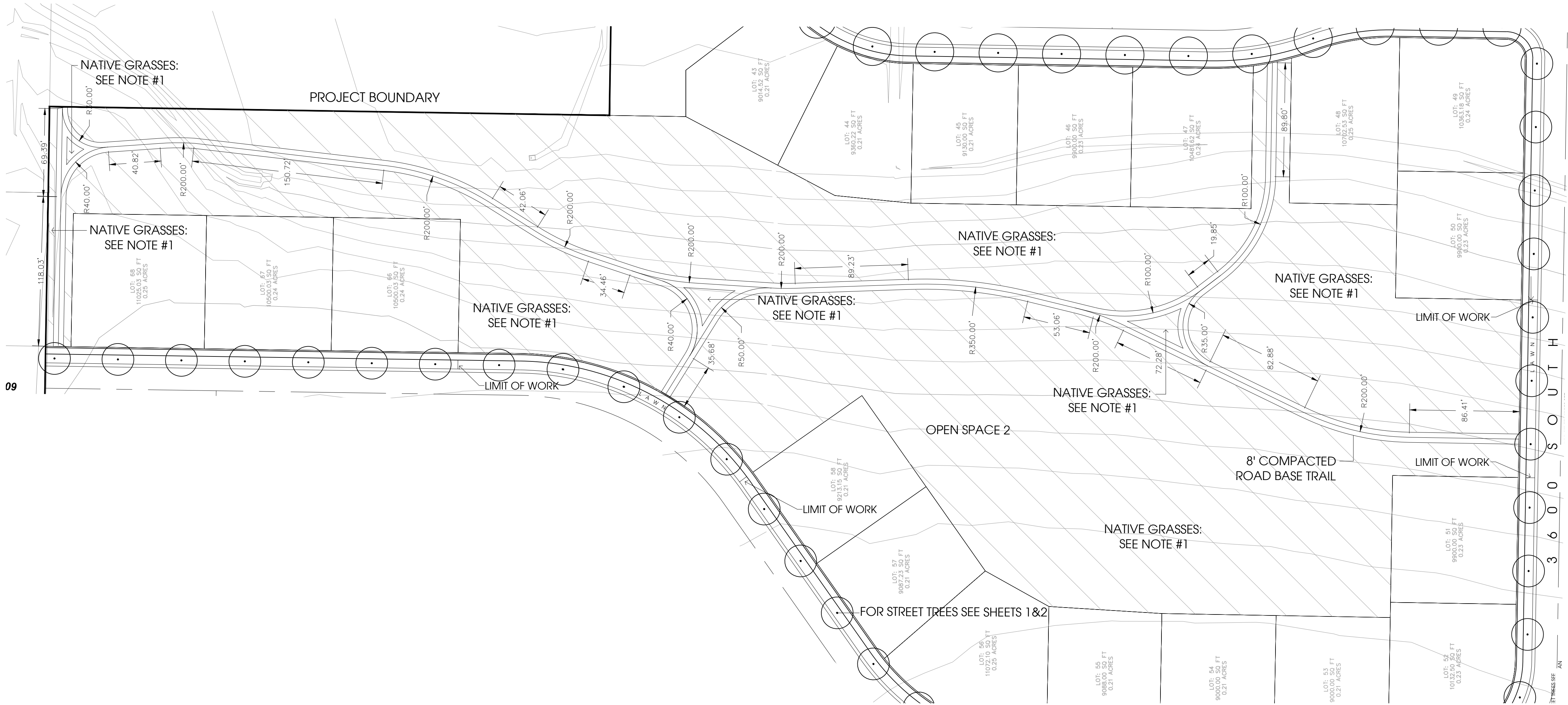
SHEET 3

Planting Plan: OPEN SPACE 1

MOUNTAIN VISTA

Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

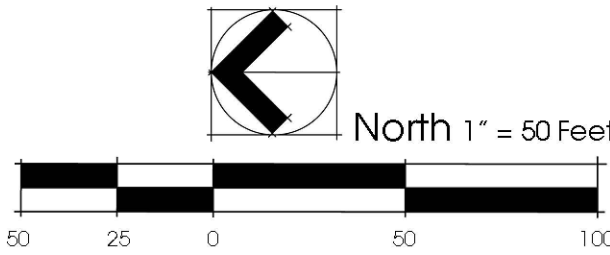
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E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 1/2" cal.

Native Grasses Seed Mix

KEY	BOTANICAL NAME	COMMON NAME	P.L.S lbs./acre
	Distichlis spicata	Inland Saltgrass	7.0
	Bouteloua rothrockii	Rothrock's Grama	2.0
	Festuca pratensis	Meadow Fescue	8.0

Planting Notes . OS- 2 and OS-6

1. Preserve native vegetation to maximum extent possible. Where the existing vegetation is disturbed during construction, re-seed these areas with the seed mix specified on this drawing.
2. Provide and place four (4) inches of topsoil over all areas designated to receive sod prior to commencement of planting operations.
3. Backfill for all tree planting pits shall be native material excavated from the pit.
4. All lawn in park strips shall be installed with sod consisting of primarily *Poa pratensis*, *Kentucky Bluegrass* species.
5. Refer to Planting Specification.



17 SEPTEMBER 2019
SHEET 4
Planting Plan: OPEN SPACE 2

MOUNTAIN VISTA

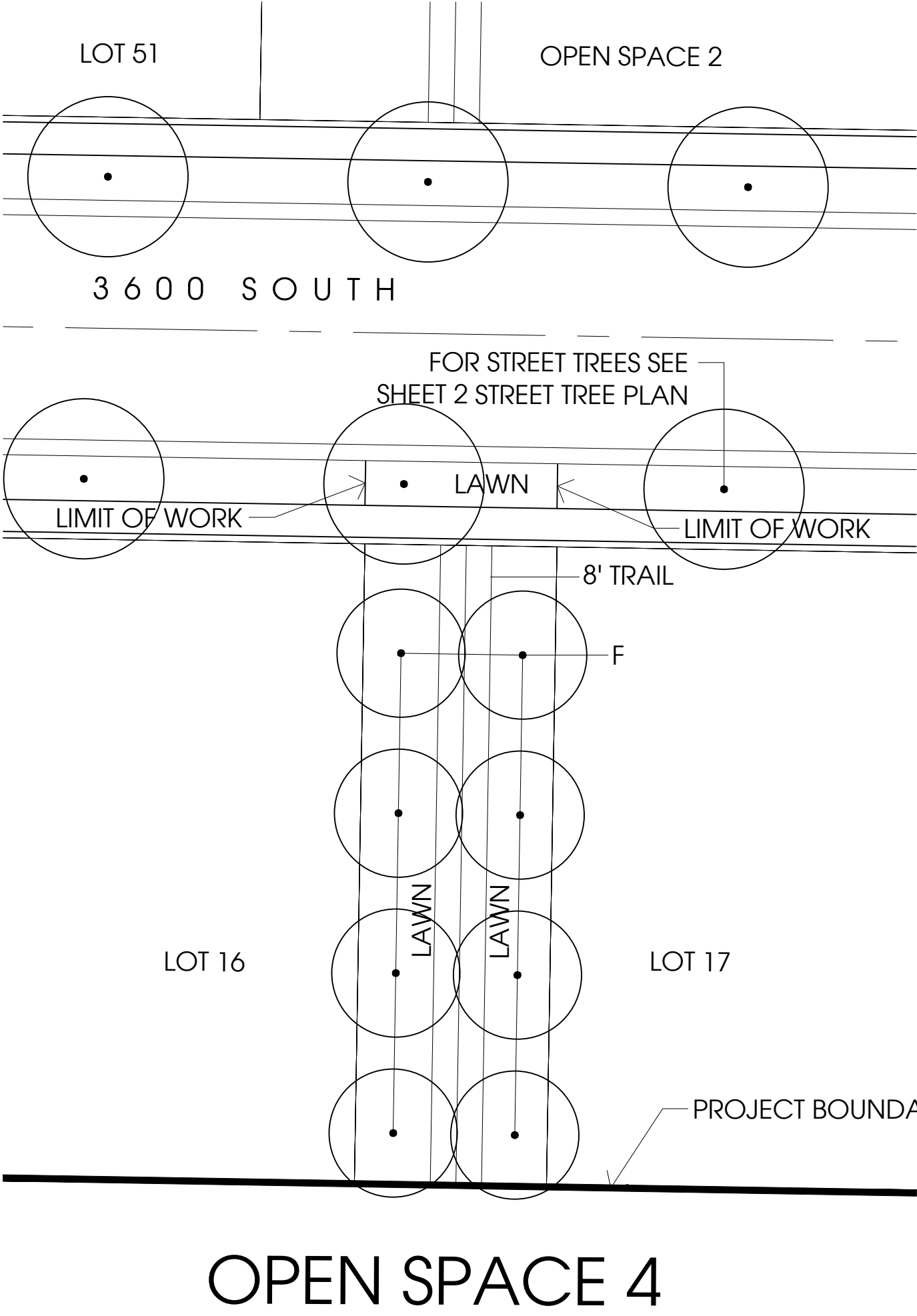
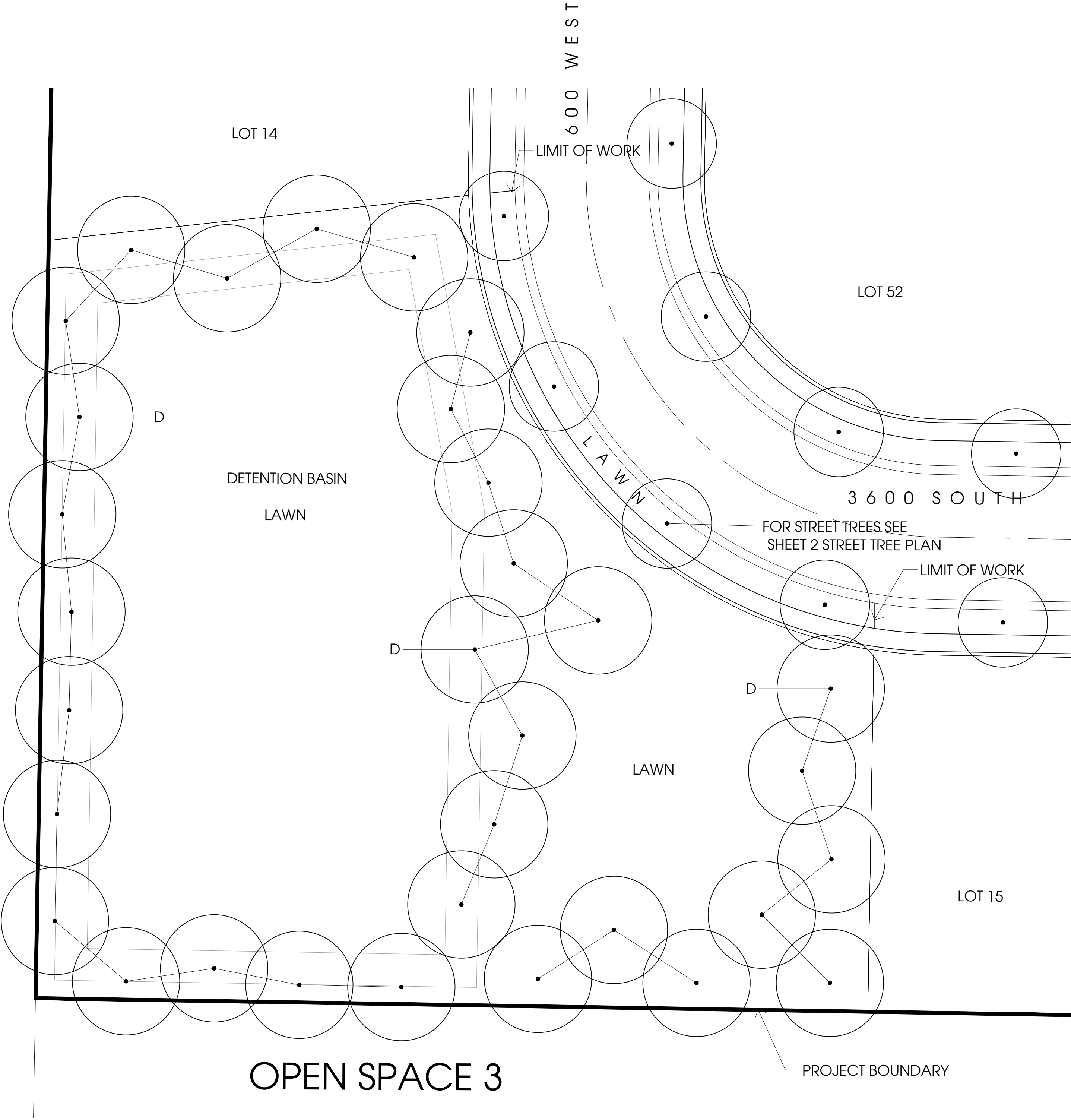
Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



R. MICHAEL KELLY
CONSULTANTS

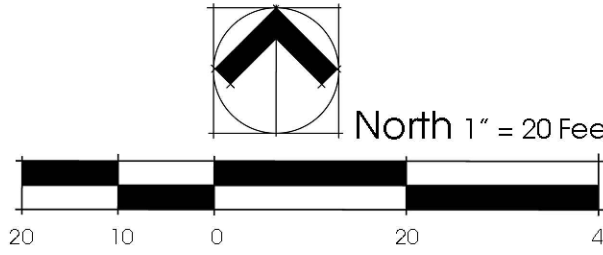
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
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E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Tree	Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.

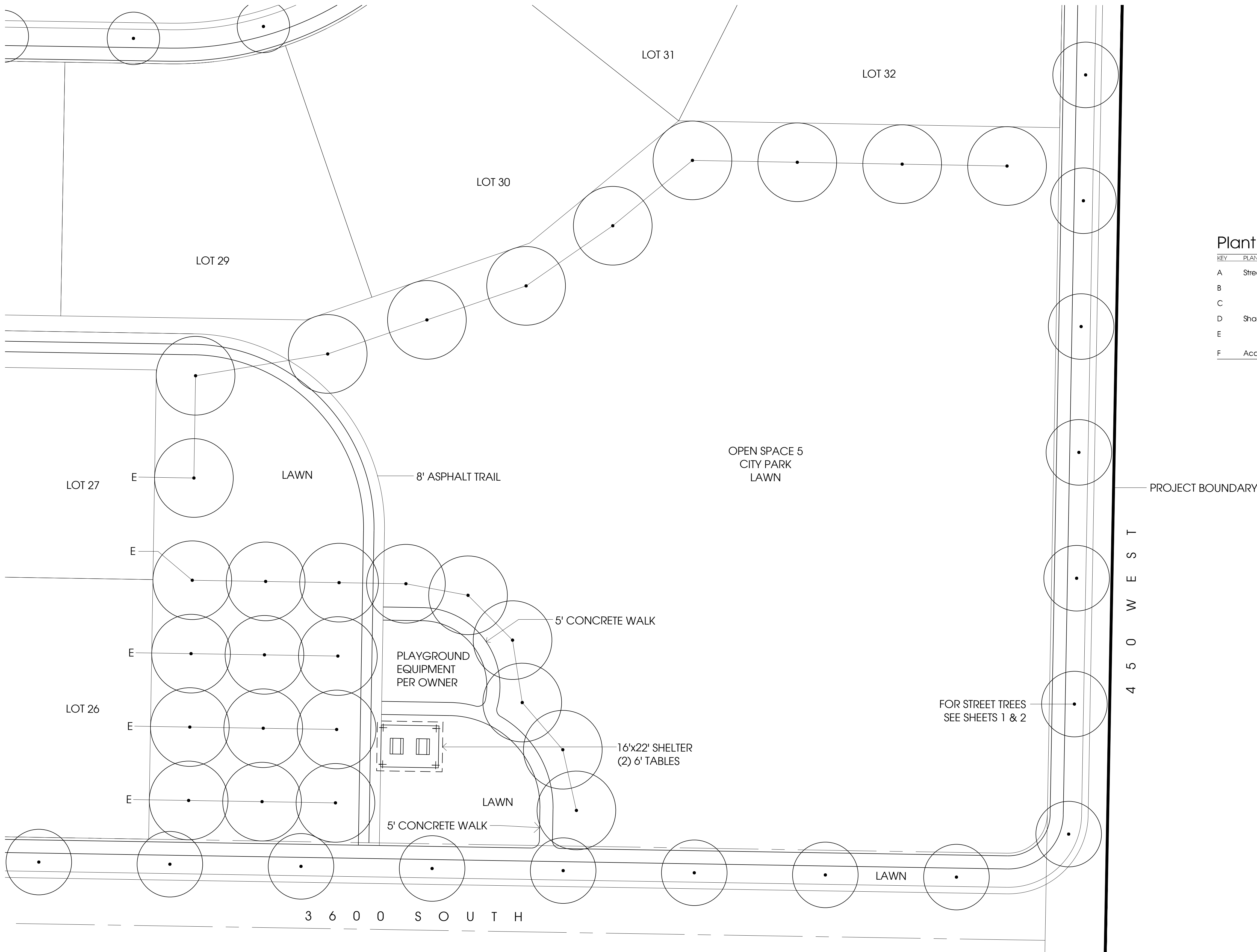
- Planting Notes . Open Spaces: OS-1, OS-3, OS-4, OS-5
1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 2. Backfill for all planting pits shall be native material excavated from the pit.
 3. All lawn areas shall be installed with sod consisting of primarily *Poa pratensis* Kentucky Bluegrass species.
 4. Refer to Planting Specification.



17 SEPTEMBER 2019
SHEET 5
Planting Plan: OPEN SPACE 3, OPEN SPACE 4

MOUNTAIN VISTA

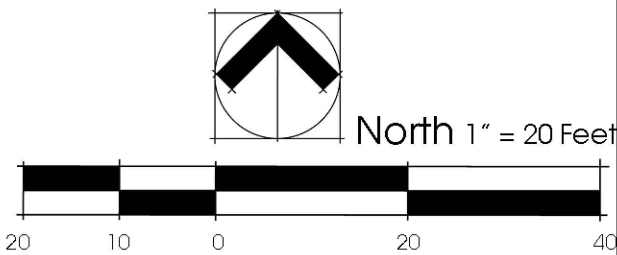
Nibley, Utah
Ironwood Construction . 50 East 2500 North . North Logan, Utah



Plant List . Mountain Vista . Nibley, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
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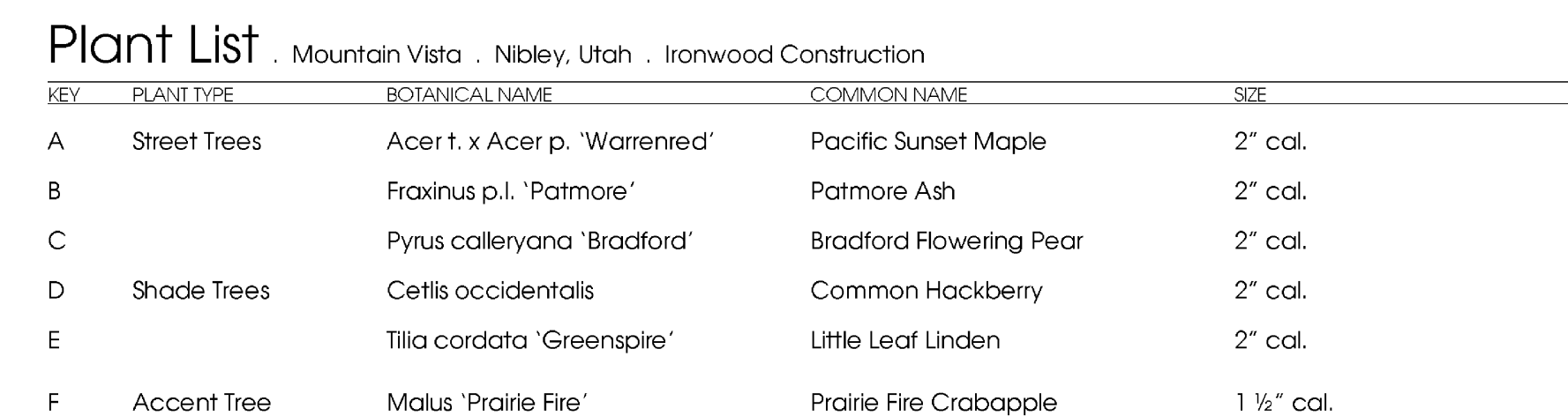
- Planting Notes . Open Spaces: OS-1, OS-3, OS-4, OS-5
1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 2. Backfill for all planting pits shall be native material excavated from the pit.
 3. All lawn areas shall be installed with sod consisting of primarily *Poa praeferensis*, *Kentucky Bluegrass* species.
 4. Refer to Planting Specification.



17 SEPTEMBER 2019
SHEET 6
Planting Plan: OPEN SPACE 5

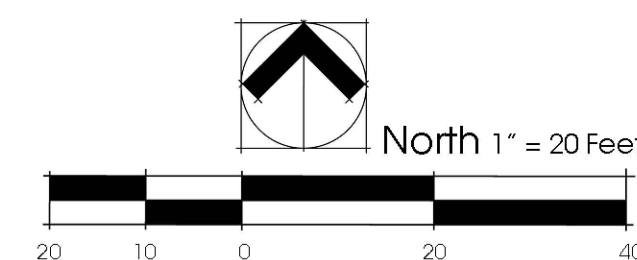
MOUNTAIN VISTA

Nibley, Utah
Ironwood Construction . 50 East 2500 North . North Logan, Utah



KEY	BOTANICAL NAME	COMMON NAME	PLS lbs./acre
	<i>Distichlis spicata</i>	Inland Saltgrass	7.0
	<i>Bouteloua rothrockii</i>	Rothrock's Grama	2.0
	<i>Festuca pratensis</i>	Meadow Fescue	8.0

1. Preserve native vegetation to maximum extent possible. Where the existing vegetation is disturbed during construction, re-seed these areas with the seed mix specified on this drawing.
2. Provide and place four (4) inches of topsoil over all areas designated to receive sod prior to commencement of planting operations.
3. Backfill for tree and shrub planting pits shall be native material excavated from the pits.
4. All lawns in park streets shall be installed with sod consisting of primarily *Poa pratensis*, Kentucky Bluegrass species.
5. Refer to Planting Specification.



Planting Plan: OPEN SPACE 6

Nibley, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah



R. MICHAEL KELLY
CONSULTANTS

LAND PLANNING • LANDSCAPE ARCHITECTURE

P.O. Box 469, Millville, UT 84326 435.753.2955

Agenda Item #2

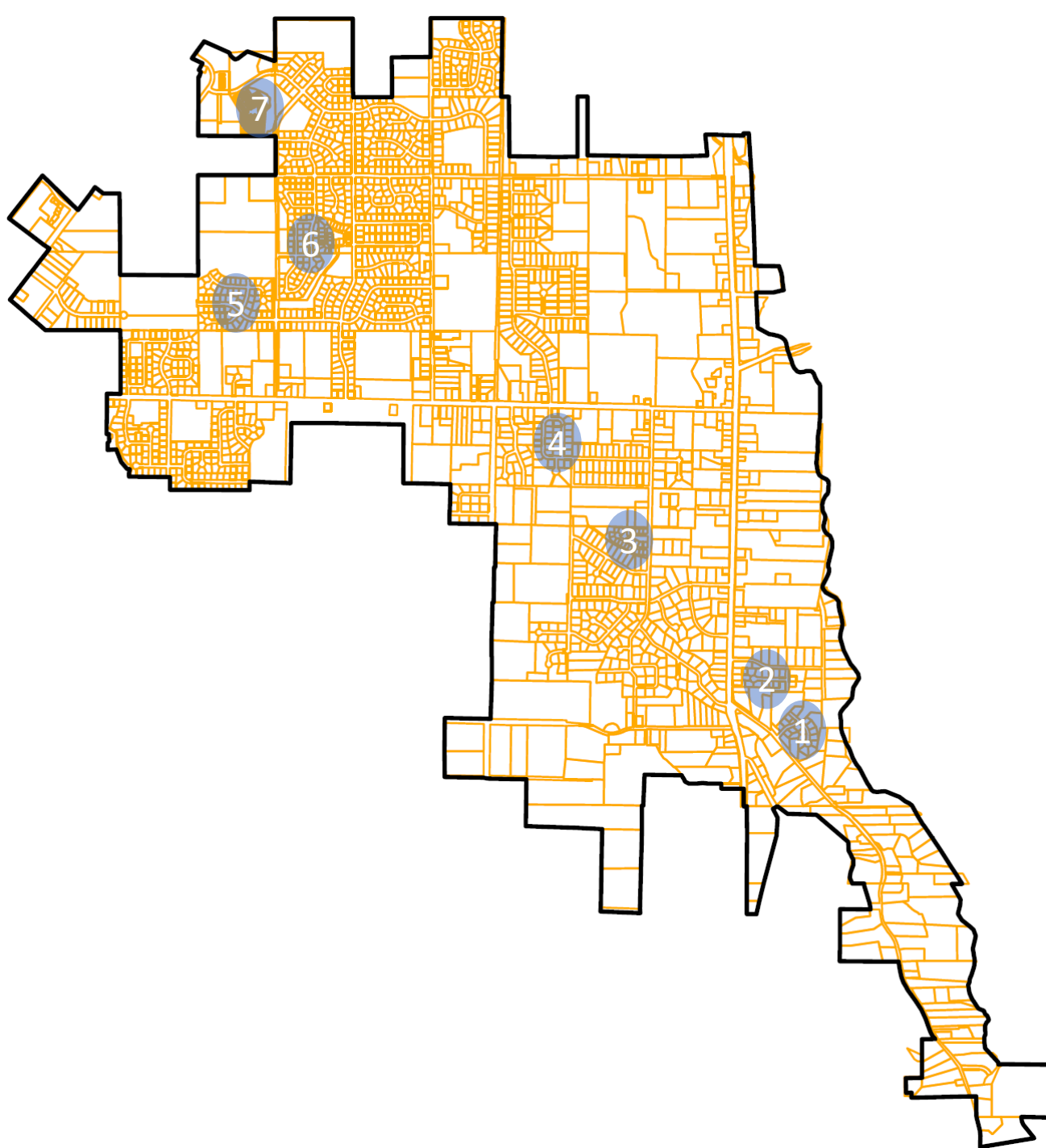
Description	Workshop: Rural Preservation Subdivision
Department	Planning
Presenter	Stephen Nelson, City Planner
Action Type	Workshop
Findings	N/A
Recommendation	Review concepts and make general recommendations
Reviewed By	City Planner

Background

Since the City adopted the Rural Preservation Subdivision Ordinance back in July of 2019, the City has received two application for the new ordinance, the Mountain Vista Subdivision and the Rural Preservation Subdivision. Based on these subdivisions, there has been some general feedback from the public, members of the Planning Commission, and members of the City Council. Based on this feedback, Commissioner Mansell asked that the Rural Preservation Subdivision be placed back on the agenda for a workshop.

As Commissioner Mansell and the City Planner have discussed, there are maybe a few ways to enhance the ordinance. The City's General Plan, the City Council, the Planning Commission, and the residents want to preserve the open space in the City, but there are unresolved concerns about ownership and maintenance of the land. The City is generally are reluctant to take ownership, and the City Council and Planning Commission have been hesitant in the past to trust an HOA or trust a private property owner to manage it. The real question is how the City foresees the future of housing and open space.

- Does the City want to see standard R-2 and R-2A developments with little shared open space but for a few parks and stormwater ponds?
- Would the City rather take ownership of open space like parks, or have open space in private ownership either as HOA or part of private property with specific restriction?
- Would the City rather have parks as open space or farm fields?
- Do we want open space scattered throughout the City in these smaller open spaces, or should the City attempt to buy larger pieces of land for preservation?



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



Page - 1

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.

165

SR

N3° 13' 00" W
23.31

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.

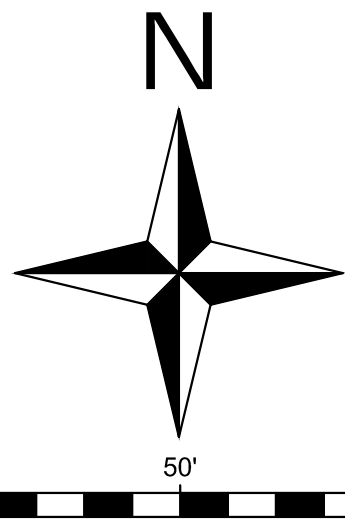
civilsolutionsgroup inc.

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

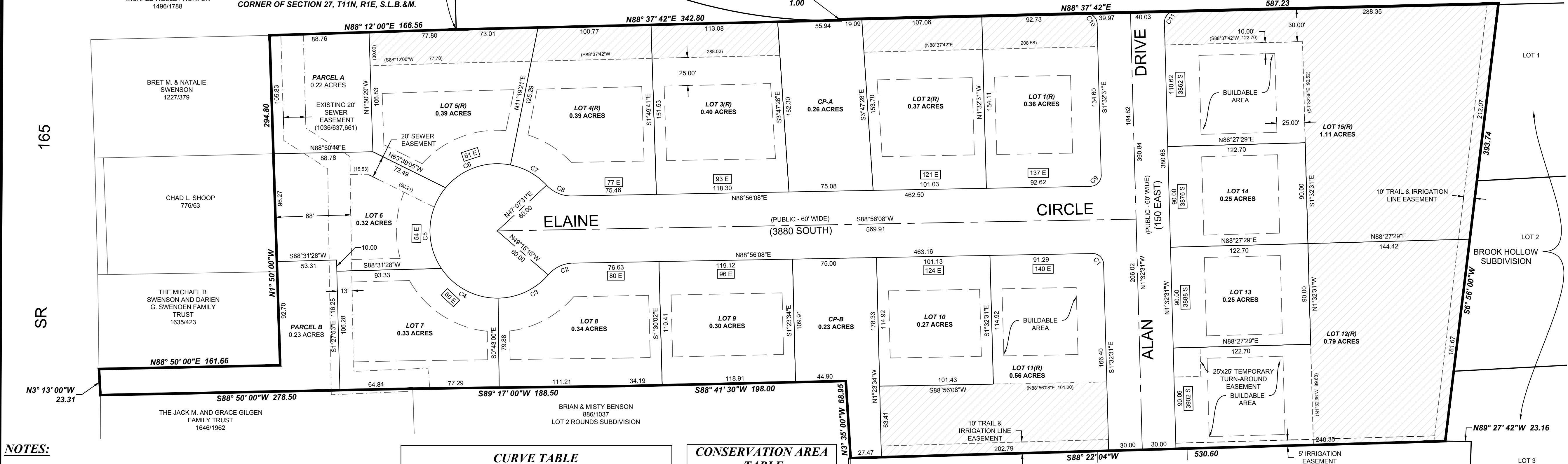


MEADOW CREEK SUBDIVISION

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



SOUTH



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

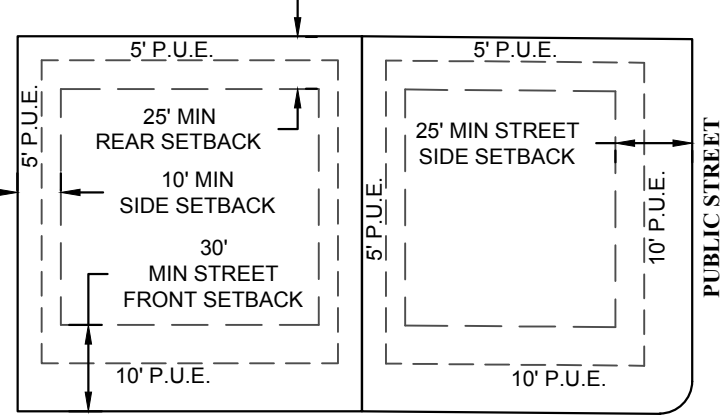
- LOT ADDRESSES
 CONSERVATION AREA (SEE NOTE #6)
 RESTRICTED LOT (SEE NOTE #6)
 CONSERVANCY PARCEL HEREBY DEDICATED TO NIBLEY CITY

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



PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

LOWEST ALLOWABLE FINISHED FLOOR ELEVATION

(SEE NOTE #8 FOR DATUM)

LOT	ELEVATION	LOT	ELEVATION	LOT	ELEVATION	LOT	ELEVATION	LOT	ELEVATION
1(R)	4592	4(R)	4588	7	4587	10	4592	13	4590
2(R)	4592	5(R)	4587	8	4589	11(R)	4591	14	4592
3(R)	4589	6	4587	9	4590	12(R)	4590	15(R)	4592

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°50'00"W 68.95 feet; thence S88°41'30"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 PUSANT 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 PUSANT 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: _____

\$ _____ CEE _____ CACHE COUNTY RECORDER

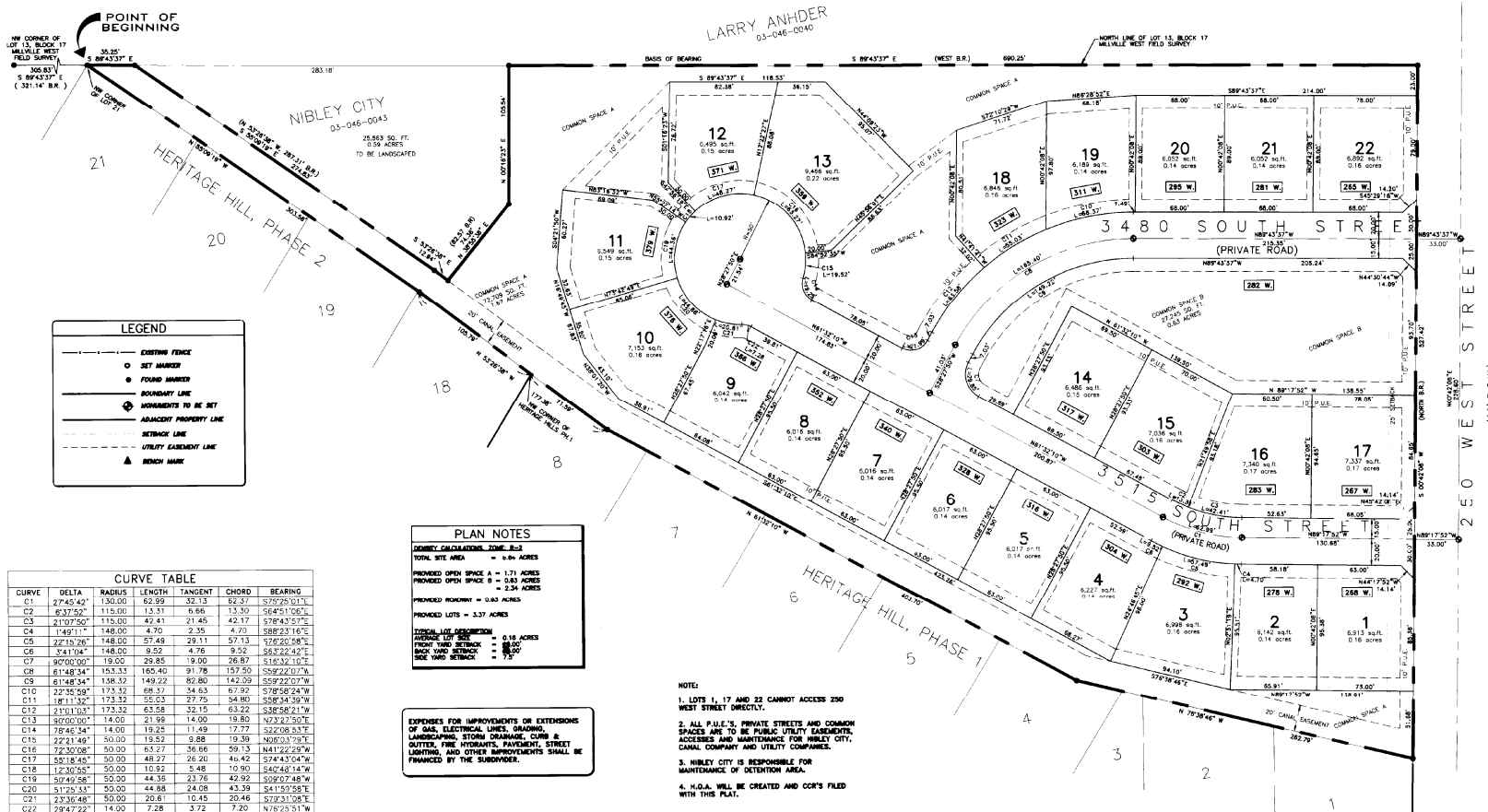
3: The Cottages 250 W and 3515 S

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	52.80	142.92	59°22'07"E
C10	22°35'59"	173.32	66.57	64.63	67.92	87°58'54"E
C11	22°35'59"	173.32	66.57	64.63	67.92	87°58'54"E
C12	21°01'33"	173.32	65.58	32.15	63.22	83°56'51"E
C13	90°00'00"	140.00	21.99	14.00	14.00	93°24'30"E
C14	78°46'34"	140.00	20.25	11.31	14.00	93°24'30"E
C15	22°35'59"	50.00	19.92	9.88	19.92	52°08'08"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	44.45	23.70	42.99	59°07'48"E
C20	51°25'33"	50.00	44.88	24.48	44.92	54°15'59"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

1. LOTS 1, 17 AND 22 CANNOT ACCESS 250 WEST STREET DIRECTLY.
2. ALL P.U.E.'S, PRIVATE STREETS AND COMMON SPACES ARE TO BE PUBLIC UTILITY EASEMENTS, ACCESSSES 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 COR'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. 3345681, 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 THE MAP HEREIN AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

THE COTTAGES COMMUNITY, PLANNED UNIT DEVELOPMENT, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

LAYNE J. SMITH

BOUNDARY DESCRIPTION

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:

BEGINNING AT THE NORTHWEST CORNER OF LOT 21, HERITAGE HILLS, PHASE 2, SAID POINT LYING SOUTH 89°43'37" EAST, 305.63 FEET FROM THE NORTHWEST CORNER OF LOT 13, BLOCK 17, MILLVILLE WEST FIELD SURVEY (SOUTH 89°43'37" EAST, 321.14' BY RECORD) AND RUNNING THENCE ALONG THE NORTH LINE OF HERITAGE HILLS PHASE 1 AND PHASE 2 THE FOLLOWING 3 COURSES:

(1) SOUTH 55°59'19" WEST, 303.58 FEET;
 (2) SOUTH 57°32'38" WEST, 108.79 FEET TO THE NORTH
 WEST CORNER OF SAID HERITAGE HILLS, PHASE 1;
 (3) SOUTH 52°26'38" EAST, 71.59 FEET;
 (4) SOUTH CONTINUING ALONG THE SAID NORTH LINE OF
 HERITAGE HILLS, PHASE 1 THE FOLLOWING 2 COURSES;
 (1) SOUTH 51°52'10" EAST, 463.70 FEET;
 (2) SOUTH 76°38'46" EAST, 202.73 FEET;
 (3) SOUTH ALONG THE WEST STREET CORNER
 THENCE NORTH 00°42'08" EAST ALONG SAID WEST LINE
 527.42 FEET TO THE NORTH LINE OF SAID LOT 15, BLOCK 1
 HAYVILLE WEST FEEL
 (4) SOUTH ALONG THE NORTH 89°43'37" WEST ALONG NORTH LINE,
 690.25 FEET;
 (5) THENCE SOUTH 09°16'23" WEST, 105.64 FEET; THENCE SOUTH
 51°52'10" WEST, 74.96 FEET (80.27' BY RECORD);
 (6) THENCE NORTH 53°26'38" WEST, 12.94 AND NORTH 55°00'11"
 WEST, 274.83 FEET (SOUTH 52°26'38" WEST, 287.31' BY
 RECORD);
 (7) THENCE NORTH 89°43'37" WEST, 35.25 FEET TO THE POINT
 OF BEGINNING.
 CONTAINING 6.64 ACRES ±.

SURVEY MANUWRITE:

1. BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF LOT 13, BLOCK 17 MILLVILLE WEST FIELD SURVEY WHICH BEARS SOUTH 89°45'37"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 250 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, UTAH 84321
PHONE : 435-757-8999

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
NO	REVISION		DATE



Project Title:

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

INBURY, CACHE COUNTY, UTAH

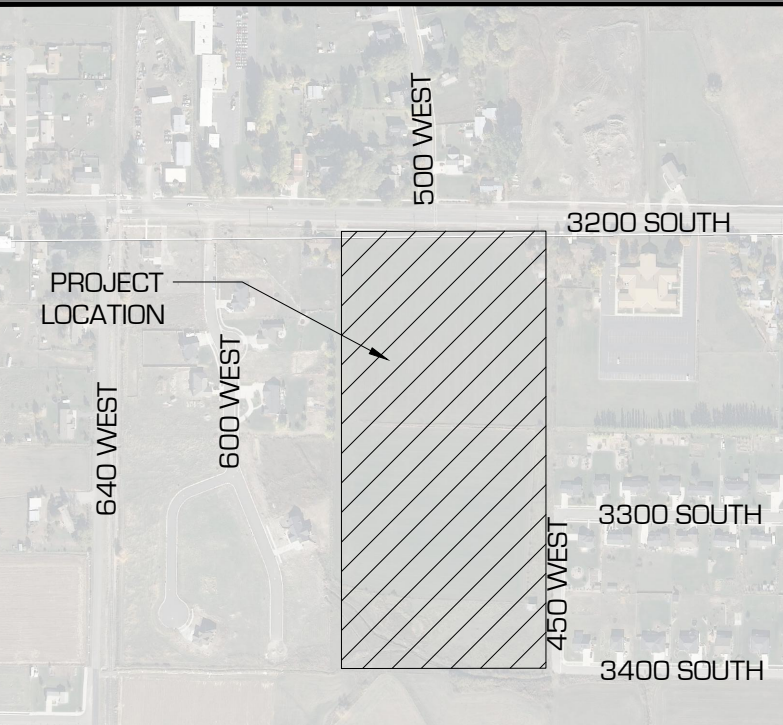
Sheet Title: **FINAL
PLAT**

Drawn By: S.HIGGINS	Project Number: 04-064	Sheet No.: FP1
Designed By: S.HIGGINS	Date: 07/04/08	
Reviewed By: LSMTH	Sheet Scale: 1" = 40'	
F:/DRAFTING/C/J04-064/04-064r6		

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
L23	58.75	N19° 48' 19"E
L24	26.61	S72° 47' 13"E
L25	200.78	S88° 35' 59"E
L26	325.37	N89° 05' 23"W
L27	113.58	S43° 51' 24"E
L28	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 PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

OWNER/DEVELOPER	ENGINEER	SURVEYOR
SHAUN DUSTIN 169 W 3300 S LOGAN UT 84321-6796 435.770.0147	MICHAEL TAYLOR CIVIL SOLUTIONS GROUP, INC. 540 W GOLF COURSE RD SUITE B1 PROVIDENCE, UT 84322 435.213.3762	CLINT HANSEN ADVANCED LAND SURVEYING 1770 RESEARCH PARK WAY #111 LOGAN, UT 84341 435.770.1585

civilsolutionsgroup inc.

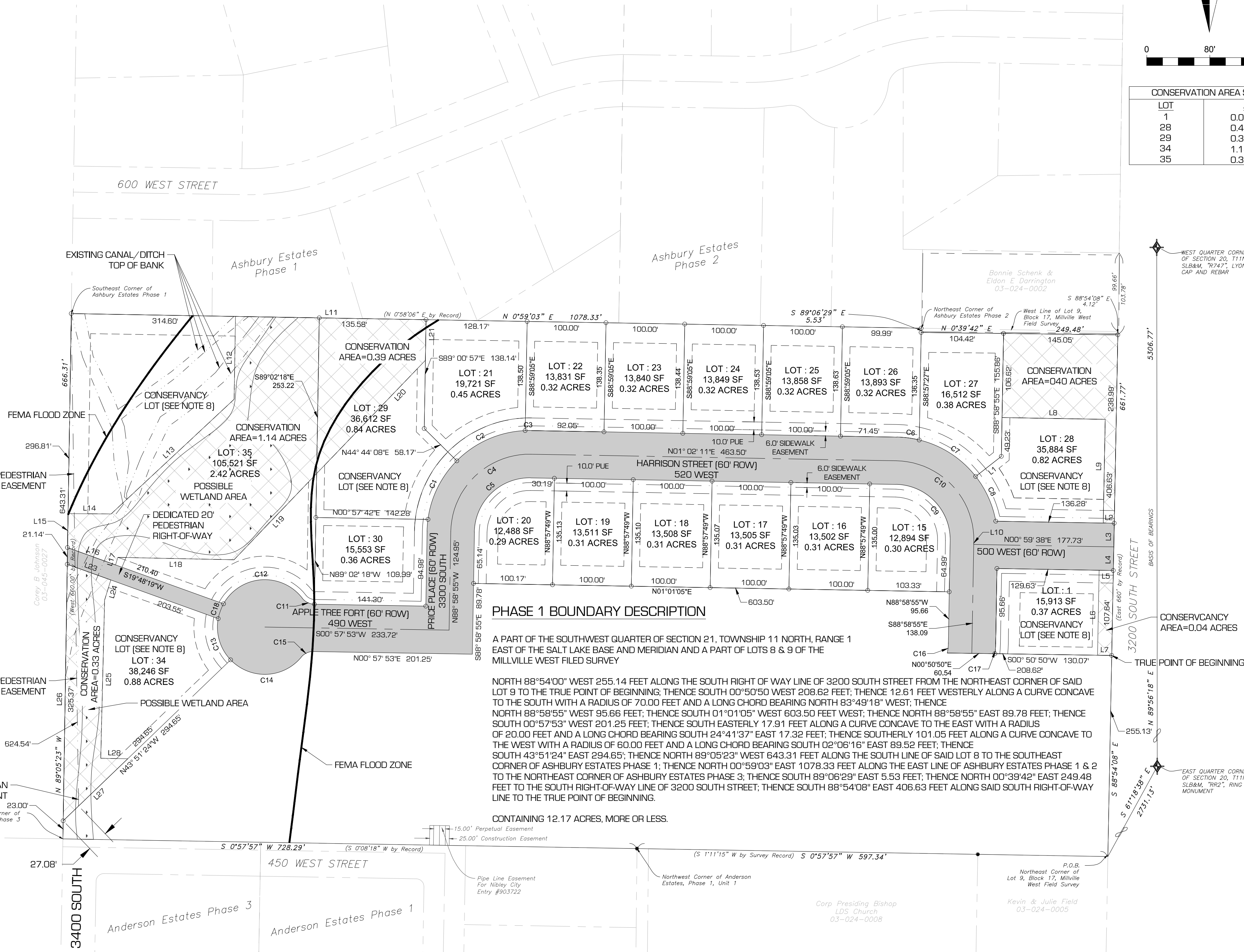
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



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.

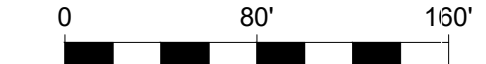
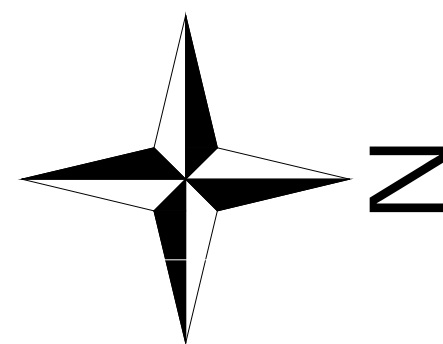
NOTE 3: IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY AND VALIDATE LOCAL CONDITIONS INCLUDING THE SPECIFIC GROUNDWATER DEPTH AT EACH LOT AND PROVIDE THE MITIGATION NECESSARY TO PROTECT THE STRUCTURE FROM GROUNDWATER INTRUSION.

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



CONSERVATION AREA SUMMARY	
LOT	AREA
1	0.04 ACRES
28	0.40 ACRES
29	0.39 ACRES
34	1.14 ACRES
35	0.33 ACRES

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 Length	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°50'50" 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 APPROVING 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

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

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.

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*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.

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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: _____

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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'.
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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: _____

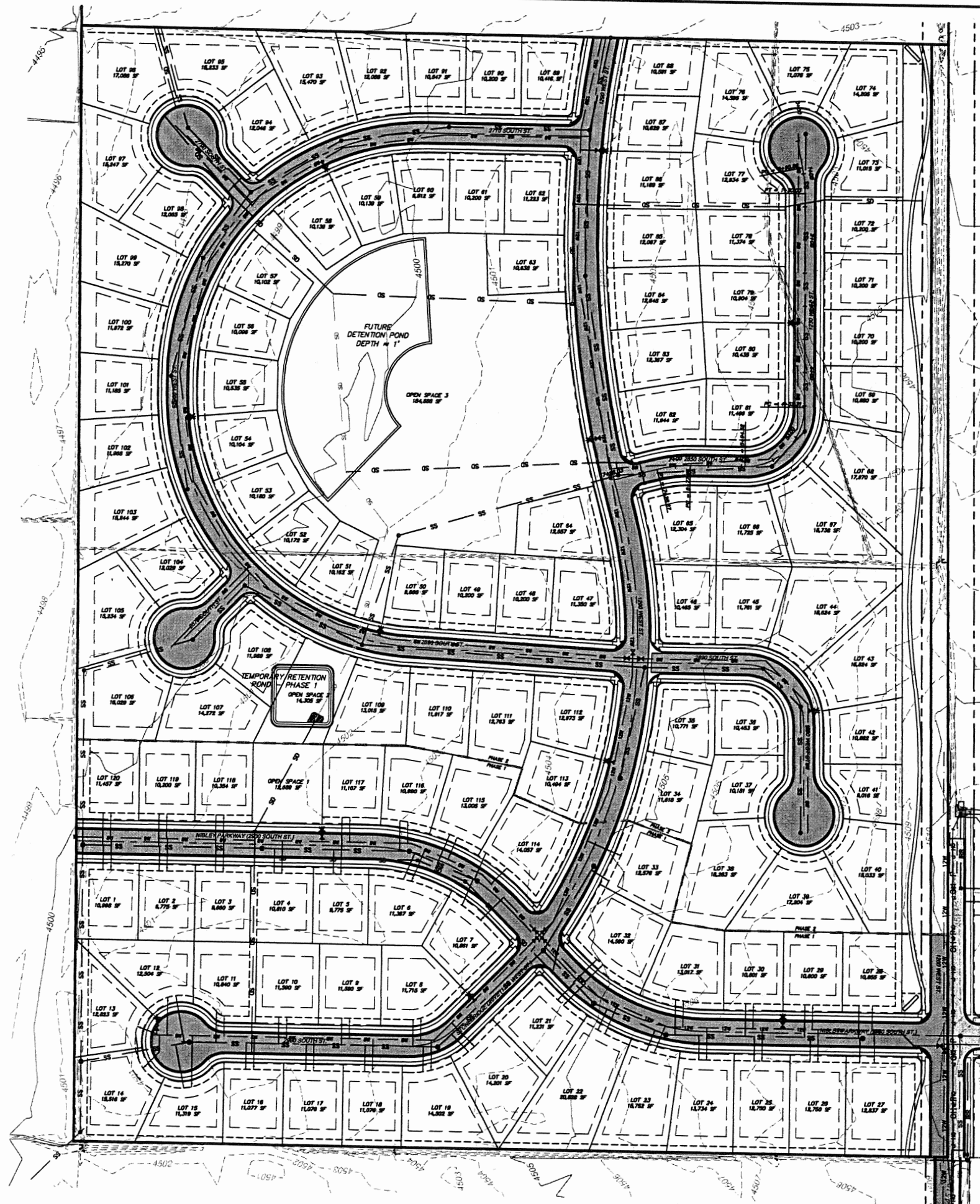
ABSTRACTED _____

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



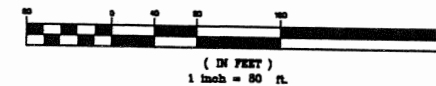


LEGEND

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



GRAPHIC SCALE



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 NUMBERS: 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°21'01" E 229.22 FEET ALONG THE LONGITUDINAL MID-SECTION LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE S03°21'01" E 335.99 FEET ALONG SAID MID-SECTION LINE TO THE CENTER QUARTER CORNER OF SAID SECTION; THENCE S03°21'01" E 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°02'26" E 72.97 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 ADDED 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 EVIDENCE 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

PROJECT FILE



Cache - Landmark
Engineers
Surveyors
Planners

101 West 400 North
Salt Lake City, UT 84111
Phone: 313.843.521
435.713.0999

DATE: 21 SEPT. 2006

SCALE: 1"=80'

CALCULATIONS BY: S. EARL

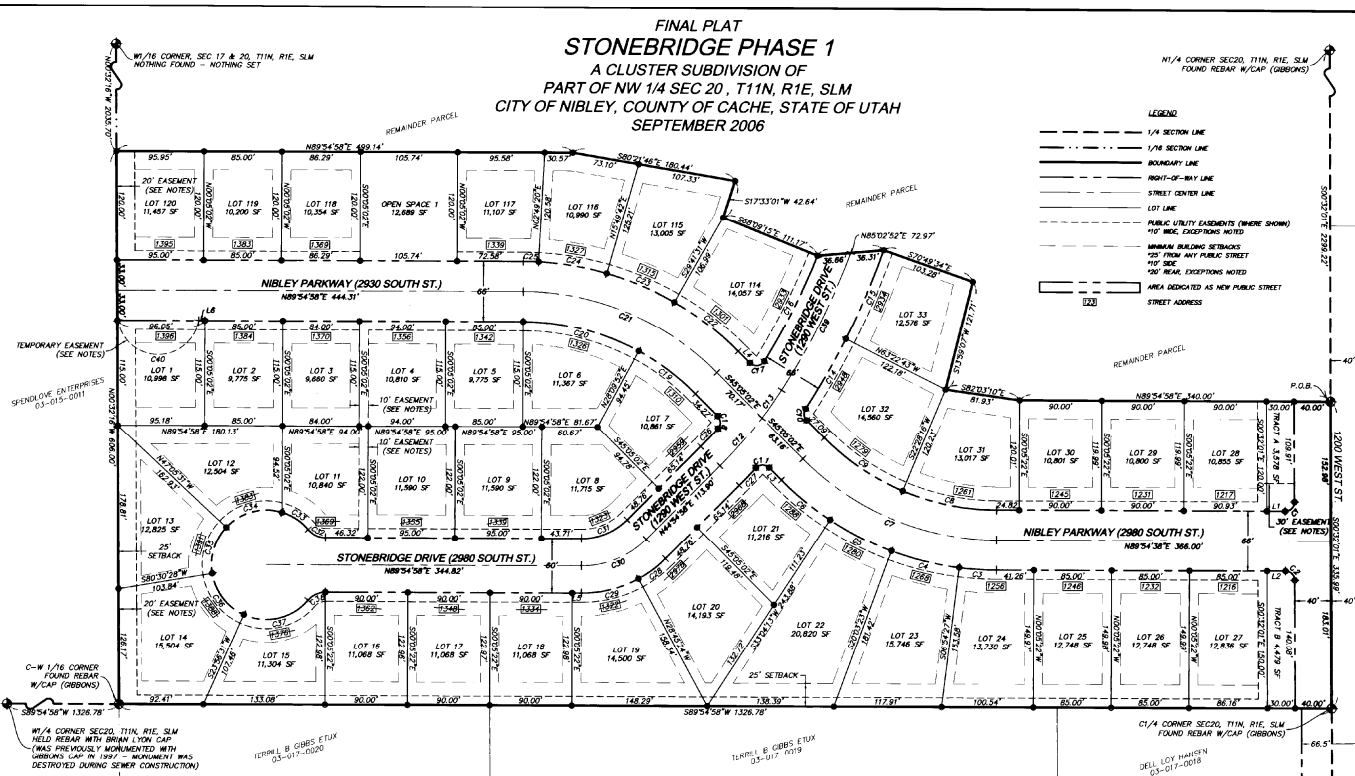
DRAWN BY: D. CASTLE

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°41'18"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°35'21"E	40.64	83°59'49"
C4	76.27	111.00	48.58	S76°02'10"E	76.24	120°05'41"
C5	76.64	133.00	37.68	S63°00'30"E	76.47	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	S65°35'12"E	235.64	45°00'00"
C8	105.13	267.00	53.26	S78°48'21"E	104.46	45°00'00"
C9	104.59	267.00	52.88	S76°18'21"E	103.83	44°26'42"
C10	11.80	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°01'38"
C14	88.27	813.00	44.15	N22°43'42"E	88.17	63°33'01"
C15	125.49	913.00	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°21'35"E	77.79	16°45'06"
C20	131.64	267.00	67.19	N75°21'35"E	130.31	48°14'34"

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C21	235.62	300.00	124.26	N67°35'02"E	235.61	45°00'00"
C22	68.48	333.00	34.55	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°40'48"E	75.43	13°04'41"
C25	16.89	133.00	8.45	N88°17'21"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°30'08"E	26.15	2°49'39"
C28	37.05	133.00	16.65	N33°04'47"E	36.82	16°19'38"
C29	65.06	130.00	33.22	N75°34'43"E	64.38	28°40'42"
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°33'27"
C37	77.21	60.00	44.99	N72°04'40"E	71.99	23°43'43"
C38	21.60	25.00	11.56	S65°01'53"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	10.00	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 *David L. Smith*

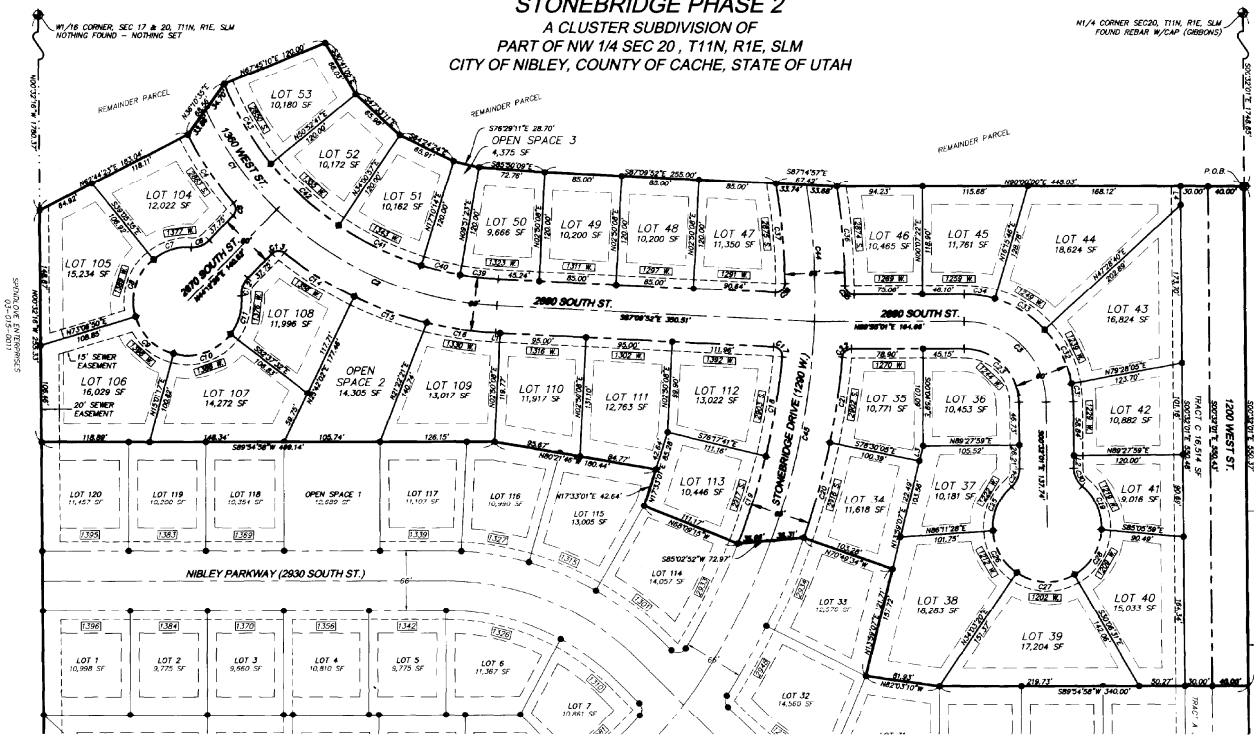
DATE 9-22-06 TIME 11:53 AM FEE 28.88

INDEX 2006-2103
FILED IN FILE OF PLATS

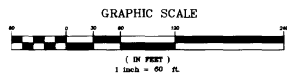
Michael L. Blad
COUNTY RECORDER

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	ANGLE	CHORD	CO. BEARING	DELTA	CURVE	LENGTH	RADIUS	ANGLE	CHORD	CO. BEARING	DELTA
C1	130.81	275.00	66.72	130.19	S332°21'N	20°58'21"	C24	21.68	25.00	11.87	21.00	N25°18'21"E	68°30'42"
C2	270.78	275.00	141.59	288.83	S88°38'51"E	11°52'15"	C25	55.65	80.00	28.88	53.85	S82°50'57"E	52°07'18"
C3	160.86	80.00	89.30	178.28	N65°18'21"E	68°30'42"	C26	54.80	80.00	28.88	53.85	N88°51'34"E	52°07'18"
C4	81.36	100.00	50.00	81.36	S332°26'N	12°30'00"	C27	87.19	80.00	37.41	83.74	S88°21'30"E	64°58'21"
C5	14.74	50.00	8.08	14.74	N01°38'21"E	88°28'00"	C28	80.00	80.00	36.61	57.06	N43°13'30"E	57°29'24"
C6	21.68	25.00	11.87	21.00	N88°38'51"E	48°30'42"	C29	55.65	80.00	28.88	53.85	N43°13'30"E	57°29'24"
C7	60.01	80.00	33.62	61.88	S77°21'N	62°08'00"	C30	21.68	25.00	11.87	21.00	S332°21'N	20°58'21"
C8	70.89	80.00	36.81	66.82	S77°26'N	67°18'00"	C31	20.84	120.00	10.90	20.81	N62°31'38"E	83°28'24"
C9	80.84	80.00	38.91	68.85	S77°31'N	67°28'00"	C32	87.00	120.00	35.56	86.12	N62°31'38"E	83°28'24"
C10	70.89	80.00	36.81	66.82	N77°21'N	62°08'00"	C33	80.84	120.00	35.56	86.12	N62°31'38"E	83°28'24"
C11	44.67	100.00	22.51	43.83	S132°21'N	42°30'00"	C34	80.84	120.00	35.56	86.12	N62°31'38"E	83°28'24"
C12	21.68	25.00	11.87	21.00	S132°26'N	42°30'00"	C35	18.08	100.00	8.88	18.04	S58°28'21"E	88°12'00"
C13	14.74	50.00	8.08	14.74	S88°38'51"E	48°30'42"	C36	108.98	813.00	54.88	106.41	N62°31'38"E	73°21'24"
C14	81.36	100.00	50.00	81.36	S77°21'N	62°08'00"	C37	110.87	217.00	55.17	110.87	N62°31'38"E	73°21'24"
C15	60.01	80.00	33.62	61.88	S77°26'N	67°18'00"	C38	16.98	10.00	10.70	14.61	N62°31'38"E	83°28'24"
C16	70.89	80.00	36.81	66.82	S88°38'51"E	48°30'42"	C39	42.28	245.00	22.46	42.21	N62°31'38"E	73°21'24"
C17	16.12	100.00	10.62	16.12	N62°31'38"E	83°28'24"	C40	44.04	245.00	22.46	44.01	S78°28'21"E	71°07'24"
C18	171.90	245.00	50.75	171.90	N62°31'38"E	83°28'24"	C41	101.43	245.00	50.75	101.43	S84°28'21"E	10°30'00"
C19	101.43	245.00	50.75	101.43	N72°30'21"E	73°21'24"	C42	101.43	245.00	50.75	101.43	S84°28'21"E	10°30'00"
C20	108.81	813.00	54.88	106.81	N43°13'30"E	73°21'24"	C43	101.43	245.00	50.75	101.43	S84°28'21"E	10°30'00"
C21	81.36	100.00	50.00	81.36	N62°31'38"E	73°21'24"	C44	112.19	780.00	73.81	110.87	N62°31'38"E	73°21'24"
C22	14.86	10.00	8.18	13.53	S47°20'48"E	85°08'24"	C45	27.27	780.00	14.86	27.27	N73°13'24"E	10°30'00"
C23	81.36	100.00	50.00	81.36	N43°13'30"E	73°21'24"							



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	
---	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

NOTES & RESTRICTIONS

- (1) ALL REQUIRED NECESSARY PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE FINANCED BY PURCHASER OR SELLER AND NOT BY NIBLEY CITY.
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- (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 INFORMED 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, R1E, SLM, AS INTERSECTED BY THE LAWS OF THE STATE OF UTAH, 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 174.85 FEET ALONG THE LONGITUDINAL MID-SECTION LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE S03°01'N 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°53'58"W 72.87 FEET; (6) N08°01'30"E 111.17 FEET; (7) N17°33'01"E 42.84 FEET; (8) N08°01'48"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°10'35"E 68.56 FEET; THENCE N07°45'10"E 120.00 FEET; THENCE S30°41'50"E 66.03 FEET; THENCE S45°11'17"E 65.88 FEET; THENCE S84°54'24"E 65.81 FEET; THENCE S76°29'11"E 28.70 FEET; THENCE S85°00'08"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 SAID TRACT OF LAND TO THE PUBLIC AS 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 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 Steve Earl
 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.
Steven C. Earl
 NOTARY PUBLIC

SURVEY NARRATIVE

THIS PLAT WAS ORDERED BY GARY NILSON, 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 1988, 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
 QUESTAR 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 11-13-13, TIME 3:28 P.M., FOR 16.00
 ABSTRACTED
Michael J. Lind
 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.
Steve Earl
 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.
Steve Earl
 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

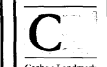
APPROVAL AS TO FORM

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



FINAL PLAT

STONEBRIDGE PHASE 2



CACHE LANDMARK
 Engineers
 Surveyors
 Planners
 1011 West 400 North
 Suite 130
 Logan, UT 84301
 435.713.4099
 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	105.00	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	230.99	367.00	103.08	N74°42'37"W	228.43	124°42'41"
C6	237.15	433.00	121.63	S74°42'37"E	234.10	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	144.00	7.41	S68°49'17"E	14.86	145°16'15"
C13	48.13	357.00	24.30	N62°23'30"E	48.39	74°27'21"
C14	80.37	357.00	40.38	N73°31'16"W	80.20	123°55'55"
C15	66.82	357.00	33.51	N80°15'57"W	66.72	104°32'27"
C16	16.46	16.00	10.81	N14°46'18"E	17.35	70°14'44"
C17	5.15	16.00	2.60	N79°29'17"E	5.12	194°01'14"
C18	27.68	50.00	16.58	N39°09'12"E	25.52	93°18'08"
C19	66.55	35.00	8.43	S13°03'02"W	16.39	270°50'10"
C20	22.89	42.50	14.52	N67°14'42"E	17.44	174°17'43"
C21	22.89	42.50	14.52	N67°14'42"E	17.44	174°17'43"
C22	27.79	42.50	14.41	N62°52'11"E	27.30	172°02'09"
C23	38.32	42.50	20.57	N74°46'30"W	37.03	201°36'36"
C24	5.70	42.50	2.90	S74°46'30"W	5.79	74°14'45"
C25	17.72	35.00	9.06	N82°25'52"E	17.53	293°00'48"
C26	88.96	45.00	41.40	N62°43'37"E	85.55	79°38'18"
C27	41.79	35.00	23.59	N42°43'37"E	39.50	236°16'12"
C28	187.51	577.00	84.35	S72°58'32"E	186.82	163°38'01"
C29	202.24	597.00	102.41	S68°13'37"E	200.65	217°12'26"
C30	42.27	543.00	21.14	S78°45'37"E	42.26	422°38'38"
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	133°12'17"
C34	34.79	257.00	17.42	N62°43'37"E	34.75	242°01'21"
C35	3.85	257.00	1.83	N67°14'42"E	3.85	101°14'41"
C36	14.29	35.00	7.74	S55°26'13"E	14.19	232°12'18"
C37	31.30	42.50	16.40	N65°04'34"W	30.80	462°02'05"
C38	38.13	42.50	20.46	S87°51'12"W	36.87	81°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	102°10'12"
C41	16.55	35.00	8.43	N14°32'02"W	16.39	270°50'10"
C42	10.03	45.00	5.09	S57°26'51"W	8.30	116°36'49"
C43	81.23	50.00	40.88	S57°26'51"W	51.4	116°36'49"
C44	19.17	242.50	9.59	N01°16'21"W	19.17	431°47'47"
C45	17.83	233.00	8.82	N01°16'21"W	17.83	431°47'47"
C46	46.88	577.00	23.50	S81°20'24"E	46.97	430°34'47"
C47	47.02	30.00	29.80	S45°24'30"E	45.35	89°48'03"
C48	77.08	49.50	49.31	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	N62°19'14"E	5.50	200°45'45"
C51	31.86	42.50	16.10	S01°03'01"W	31.71	171°02'20"
C52	34.71	42.50	16.39	S47°28'32"E	33.79	464°27'20"
C53	34.13	42.50	16.04	N63°17'17"E	33.73	480°24'04"
C54	16.55	35.00	8.43	S70°06'49"W	16.39	270°50'10"
C55	36.69	257.00	18.27	N62°43'37"E	36.68	832°24'47"
C56	8.59	257.00	4.30	N29°36'37"E	8.59	216°07'07"
C57	38.51	202.50	19.31	N64°15'30"E	38.45	105°34'49"
C58	34.80	183.00	17.45	N64°15'30"E	34.75	105°34'49"
C59	35.45	50.00	15.71	N87°44'38"W	35.86	145°13'17"
C60	20.84	50.00	10.63	S78°17'42"E	20.79	233°48'48"
C61	23.51	15.00	14.65	N45°23'30"W	21.18	89°48'03"

SURVEY CERTIFICATE

I, STEVEN C. EARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 31857-2005, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, 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
REGISTERED LAND SURVEYOR
31857-2005

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 February, 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 February, 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 28TH DAY OF April, A.D. 2005.

Michael P. Ford
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) 751-0099

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

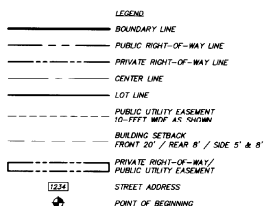
PARTIAL AMENDED
FINAL PLAT
SUNSETPARKS P.U.D.

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

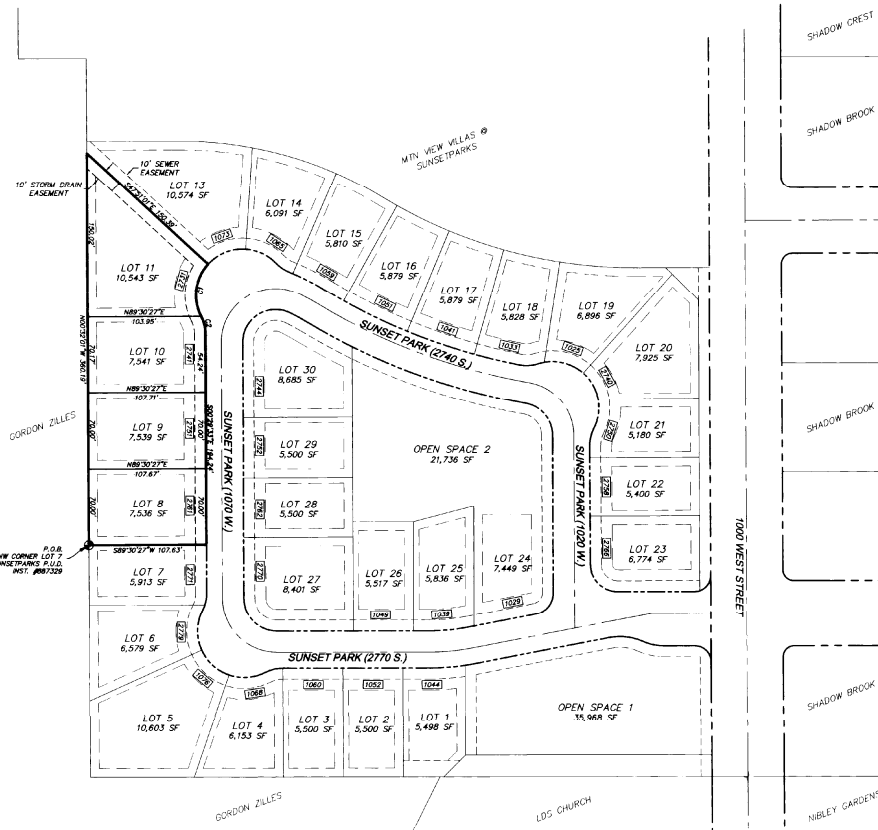
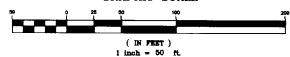
NOTES

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 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



C

CACHE • LANDMARK

REAL ESTATE BROKERS

1000 WEST STREET, SUITE 100
NIBLEY, UTAH 84050

PROJECT #835-1101

COUNTY RECORDER'S NO. 10509323

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF SUNSETPARKS P.U.D.

DATE 10/01/11 TIME 2:37 PM FEE \$ 5.00
INDEXED
FILED IN FILE OF PLATS

Michael J. Sted
COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14TH DAY OF October A.D. 2011.

David J. Anderson
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 ENGINEER

PLANNING COMMISSION CHAIRMAN
APPROVAL AND ACCEPTANCE

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

Michael K. Kight
PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

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

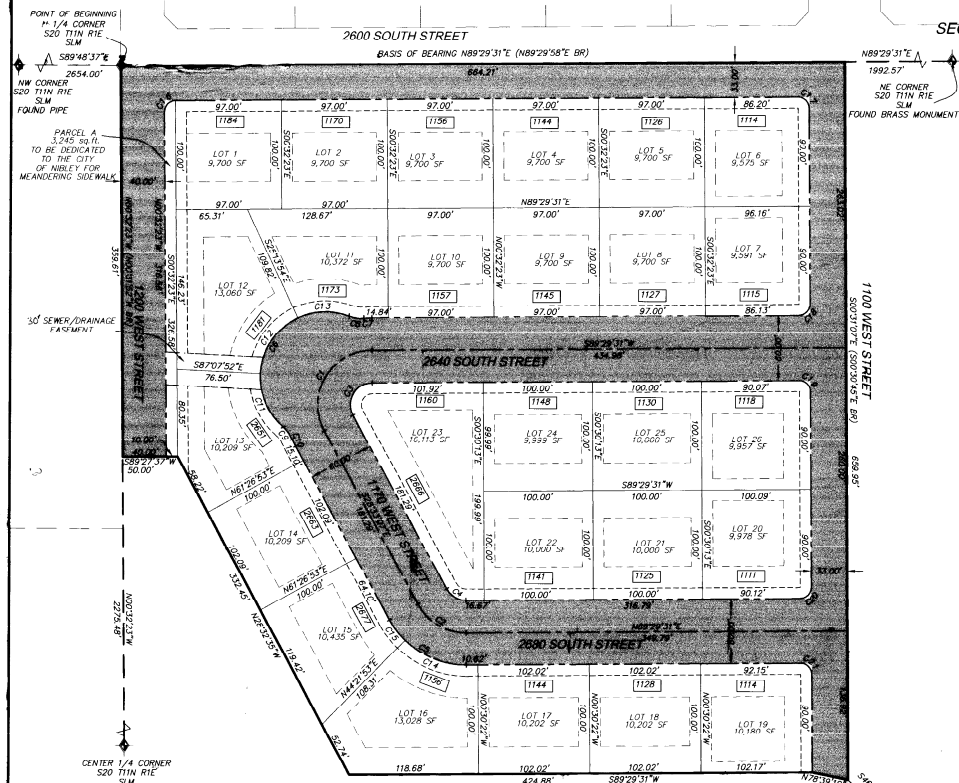
Michael K. Kight
MAYOR

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 STREETS
- 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	54.02	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	324.96	118.34	S20°28'16"W	160°28'43"
C7	7.32	80.00	3.66	7.32	S86°32'18"W	57°44'00"
C8	11.94	30.00	7.10	13.62	S89°31'44"E	26°37'39"
C9	11.94	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°44'00"
C11	33.30	60.00	29.79	33.30	S33°35'39"E	57°44'00"
C12	64.82	60.00	35.98	61.71	S33°35'39"E	61°53'58"
C13	48.28	60.00	29.74	48.28	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°00'00"
C16	15.71	10.00	10.01	14.15	S44°28'34"W	90°01'54"
C17	15.71	10.00	10.01	14.14	N45°30'48"W	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 SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONSENTS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT AND SITE. RESPONSIBILITY FOR UNPREDICTABLE 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 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.
- PARCEL A IS TO BE DEDICATED TO NIBLEY CITY FOR THE PURPOSE OF A 4' WALKING SIDEWALK AND LANDSCAPE. 6' NO 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 OF 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 PARTISAN "AT" TO NIBLEY CITY.

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

NEIGHBORHOOD NON-PROFIT HOUSING CORP.

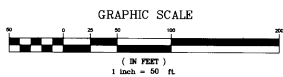
BY: KIM DATMYLER
KIM DATMYLER, EXECUTIVE DIRECTOR

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS _____ DAY OF _____, 2011, PERSONALLY APPEARED BEFORE ME, KIM DATMYLER, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME ONLY 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 DATMYLER 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 NEIGHBORHOOD NON-PROFIT HOUSING CORPORATION
DATE 2011 JUN 23 TIME 2:16 P FEE 56.00
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.

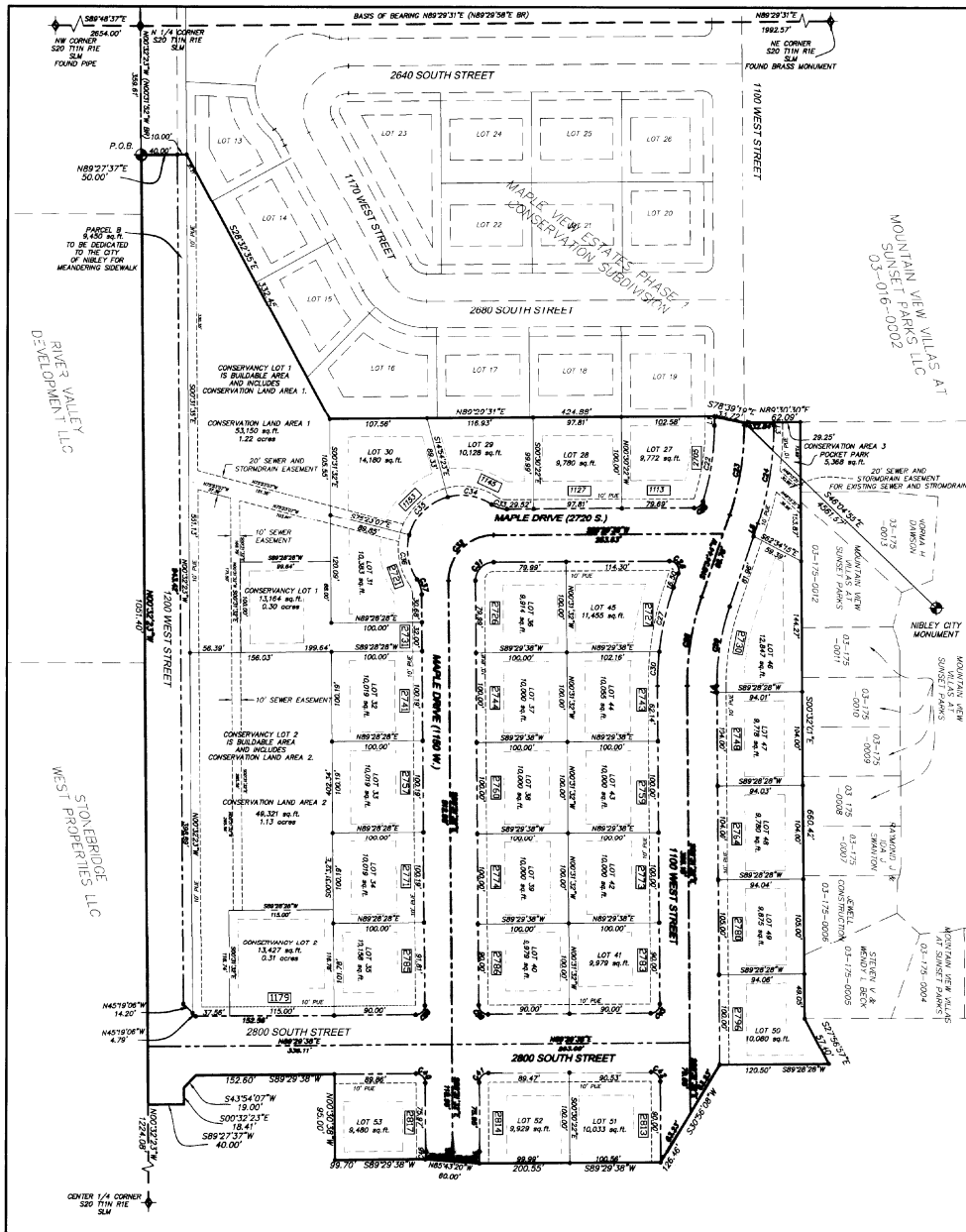
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2011.

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

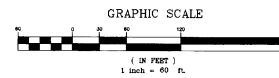


- LEGEND**
- BOUNDARY
 - 10' PUBLIC UTILITIES EASEMENT (WHERE SHOWN)
 - ADJOINING PROPERTIES
 - RIGHT-OF-WAY
 - CENTER LINE
 - LOT LINE
 - CONSERVATION RESIDENTIAL LOT LINE
 - SECTION LINE
 - MINIMUM BUILDING SETBACKS
 - 30' FRONT
 - 20' SIDE STREETS
 - 10' SIDE
 - 25' REAR
 - STREET ADDRESS
 - AREA DEDICATED AS NEW STREET
 - FOUND SECTION CORNER
 - SET LOT CORNER
 - NIBLEY CITY MONUMENT

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	CHORD LENGTH
C22	84.40	287.00	43.58	N 08°12'31" E	84.40	
C23	118.81	333.00	58.88	N 08°32'31" E	118.81	
C24	12.85	10.00	7.25	N 50°32'30" E	10.74	
C25	18.01	100.00	10.40	N 89°27'37" E	18.00	
C26	23.06	333.00	36.48	S 121°27'08" E	72.80	
C27	100.00	300.00	50.48	S 09°11'36" E	86.97	
C28	89.03	287.00	44.63	S 08°05'36" E	86.93	
C29	37.94	333.00	18.89	S 04°24'18" E	37.92	
C30	31.42	30.00	20.01	S 44°28'03" E	28.39	
C31	78.56	60.00	50.02	S 44°28'03" E	70.77	
C32	17.79	30.00	8.18	S 73°21'36" E	17.59	
C33	50.14	60.00	28.84	N 80°24'31" E	46.15	
C34	83.33	60.00	34.88	S 44°21'14" E	60.43	
C35	51.43	60.00	27.41	S 08°30'31" E	48.80	
C36	17.79	30.00	8.18	N 17°30'18" E	17.55	
C37	15.71	10.00	10.00	S 45°20'27" E	14.14	
C38	15.70	10.00	10.00	S 45°20'27" E	14.14	
C39	15.70	10.00	10.00	S 45°20'27" E	14.14	
C40	15.70	10.00	10.00	S 45°20'27" E	14.14	
C41	15.70	10.00	10.00	S 45°20'27" E	14.14	
C42	15.70	10.00	10.00	S 45°20'27" E	14.14	
C43	14.06	180.00	7.04	N 01°54'46" E	14.06	
C44	11.58	180.00	5.78	N 01°54'46" E	11.58	
C45	8.04	120.00	4.52	N 01°57'56" E	8.04	

LINE TABLE

LINE	LENGTH	BEARING
L1	18.17	S00°22'41" W
L2	1.8	S00°20'12" E
L3	3.18	S00°30'18" E
L4	14.72	S00°30'30" W
L5	14.61	S08°34'44" W



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 2 CONSERVATION SUBDIVISION" AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

THERON R. WESTON
P.L.S. NO. 4938763
DATE: MAY 12, 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 N40°12'31"W 156.61 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) N89°27'37"E 50.00 FEET;
(2) S28°32'35"E 332.45 FEET;
(3) N89°29'31"E 424.88 FEET;
(4) S78°39'19"E 33.72 FEET;
THENCE N89°30'30"E 62.09 FEET;
THENCE S00°32'01"E 680.42 FEET ALONG THE WEST LINE OF MOUNTAIN VIEW VILLAS AT SUNSET PARKS;
THENCE S27°46'19"E 57.40 FEET;
THENCE S89°28'28"W 120.50 FEET;
THENCE S30°56'08"W 126.46 FEET;
THENCE S89°19'18"W 200.55 FEET;
THENCE N85°43'20"W 60.00 FEET;
THENCE S89°29'38"W 98.70 FEET;
THENCE N00°07'01"W 95.00 FEET;
THENCE S89°29'38"W 152.60 FEET;
THENCE S43°54'07"W 18.00 FEET;
THENCE S00°12'33"E 18.41 FEET;
THENCE S89°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 N00°32'23"W 1081.40 FEET, ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 13.86 ACRES +/-

NARRATIVE

THIS SURVEY WAS ORDERED BY NEIGHBORHOOD NONPROFIT HOUSING CORPORATION FOR THE PURPOSE OF A BOUNDARY SURVEY. RETRACMENT 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 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

**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: 12-2013 FILE: 12-2013
DRAWN BY: T. WESTON REVIEWED BY: THERON WESTON

FINAL PLAT

**MAPLE VIEW ESTATES PHASE 2
CONSERVATION SUBDIVISION**
1200 WEST 3600 SOUTH
NIBLEY, UTAH 84321

DATE: January 1, 2013
SCALE: 1" = 60'-0"
CADD: T. WESTON
REVIEWED: March 30, 2013
REVISION: MAY 6, 2013
PROJECT NUMBER: 012-2013
SHEET: 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: N00°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) N89°41'31"E 30.00 FEET;
 (2) S28°52'35"E 336.25 FEET;
 (3) N89°29'31"E 424.88 FEET;
 (4) S18°01'19"E 11.72 FEET;
 THENCE N89°30'30"E 63.00 FEET;
 THENCE S00°32'01"E 640.42 FEET ALONG THE WEST LINE OF MOUNTAIN VIEW MISTAR SUNSET PARKS;
 THENCE S27°56'57"E 57.40 FEET;
 THENCE S89°28'38"W 320.50 FEET;
 THENCE S30°56'08"W 126.46 FEET;
 THENCE S89°29'38"W 300.50 FEET;
 THENCE N89°41'30"W 40.00 FEET;
 THENCE S89°29'38"W 90.70 FEET;
 THENCE N00°30'38"W 95.00 FEET;
 THENCE S89°29'38"W 152.60 FEET;
 THENCE S42°47'17"E 18.00 FEET;
 THENCE S00°32'23"E 18.41 FEET;
 THENCE S89°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 N00°32'23"W 1051.40 FEET, ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

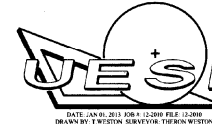
CONTAINING 12.00 ACRES +/-

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 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 HEREUNTO 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/ATTENDED, 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
 INDEXED
 INDEX 2013-2695
 FILED IN: FILE OF PLATS
 COUNTY RECORDER

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.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY ATTORNEY

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

ATTORNEY

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.

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: May 21, 2013
 ENGINEER

FINAL PLAT

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

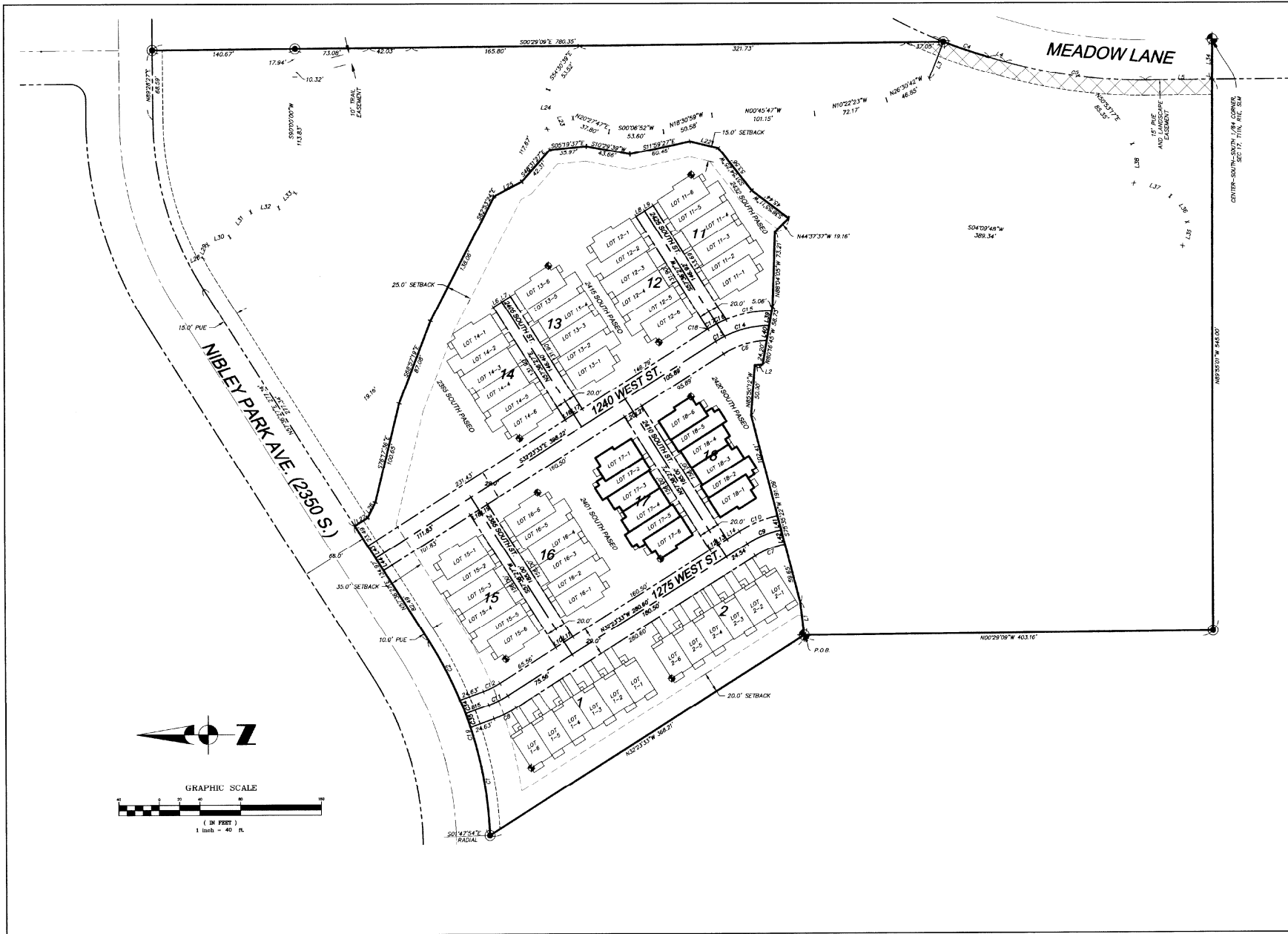
DATE: January 1, 2013
 SCALE: 1" = 80'-0"
 DRAWN BY: T. WESTON
 PROJECTED: March 30, 2015
 REVIEWED: MAY 6, 2013
 PROJECT NUMBER: 012-0015
 SHEET

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
 Leapers, 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)

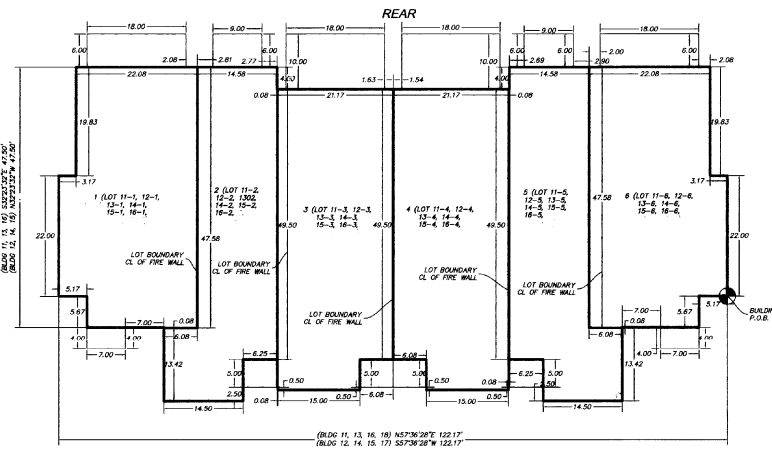
C

Cache • Landmark
Engineers
Surveyors
Planners

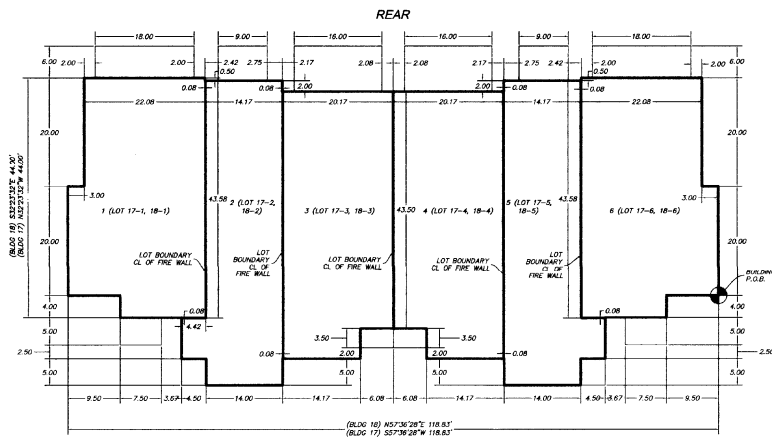
1011 W. 400 N.
Box 100, P.O. Box 130
Logan, UT 84321
UTS 7110099

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

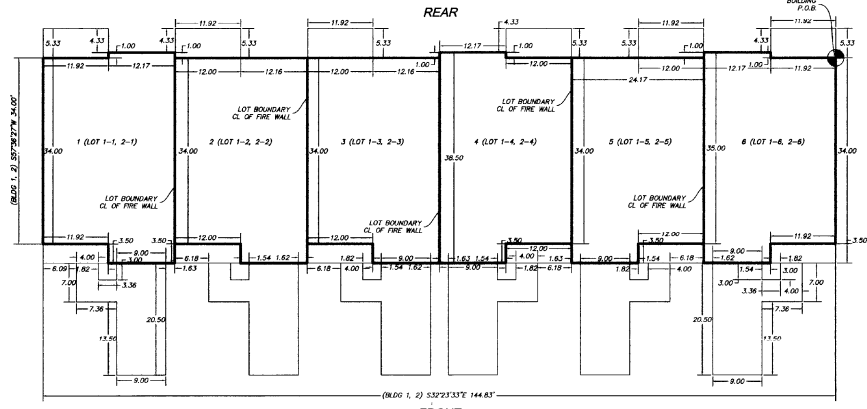
3 of 3



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 PHASE 1
PATIO BUILDING/CARDEN BUILDING (6 LOT)

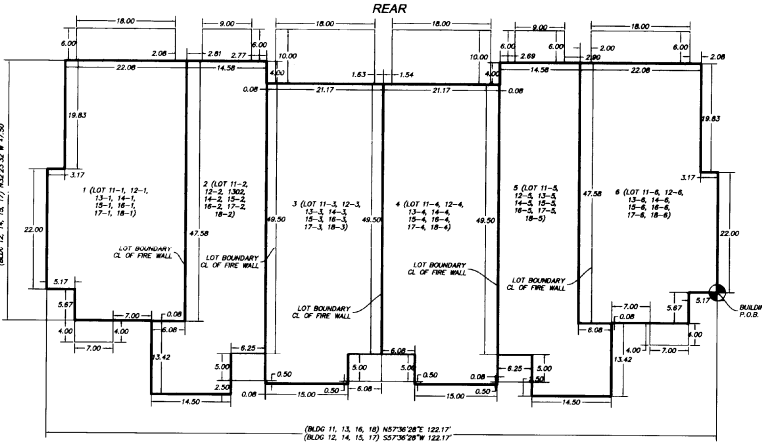
SPRING CREEK CROSSING
PHASE 1



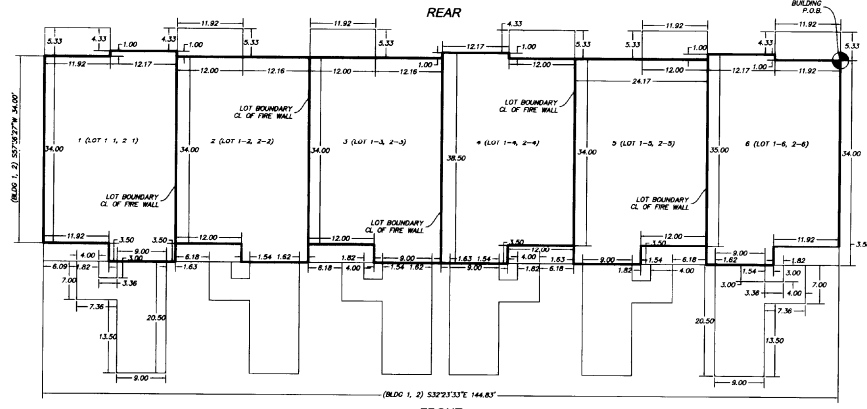
Cache & Landmark
Engineers
Surveyors
Planners

1011 W. 400 N.
Salt Lake City, UT 84113
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
SHEET:



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

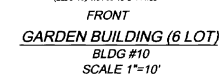
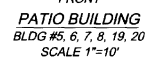


FRONT
GARDEN BUILDING (6 LOT)
BLDG #1, 2
SCALE 1"=10'

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
7	15-1	16-1	17-1	18-1
8	15-2	16-2	17-2	18-2
9	15-3	16-3	17-3	18-3
10	15-4	16-4	17-4	18-4
11	15-5	16-5	17-5	18-5
12	15-6	16-6	17-6	18-6

OWNERSHIP LEGEND	
[Symbol]	LOT(S)
[Symbol]	COMMON AREA
[Symbol]	LIMITED COMMON AREA
[Symbol]	JO (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



BUILDING LOT LEGEND

<u>DRAWING IDENTIFICATION NUMBER</u>	<u>LEGAL LOT NUMBER BUILDING #10</u>
1	10-1
2	10-2
3	10-3
4	10-4
5	10-5
6	10-6

<u>BUILDING LOT LEGEND</u>				
<u>LEGAL ADDRESS</u>	<u>LEGAL LOT NUMBER</u>	<u>LEGAL LOT NUMBER</u>	<u>LEGAL LOT NUMBER</u>	<u>LEGAL LOT NUMBER</u>
<u>IDENTIFICATION</u>	<u>BUILDING #1</u>	<u>BUILDING #2</u>	<u>BUILDING #3</u>	<u>BUILDING #4</u>
1	S-1	S-1	S-1	S-1
2	S-2	S-2	S-2	S-2
3	S-3	S-3	S-3	S-3
4	S-4	S-4	S-4	S-4
5	S-5	S-5	S-5	S-5
6	S-6	S-6	S-6	S-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'

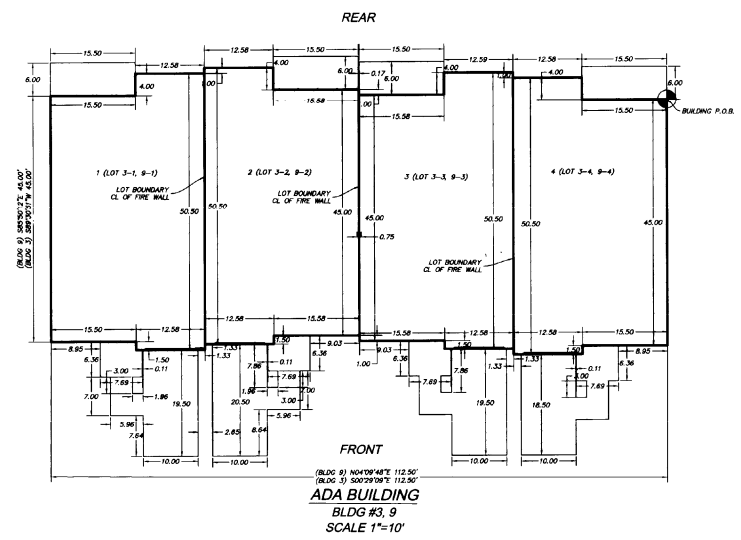
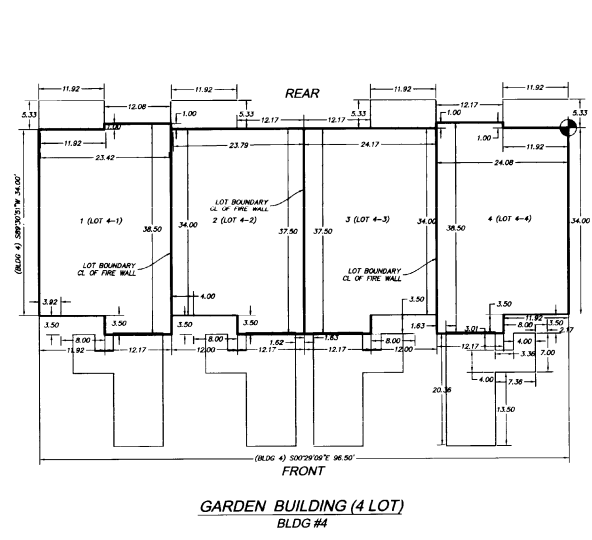
CALCULATIONS BY: D. MACFARLANE

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

The current RPS tries to do a little of each of these policies and is not committed to one or the other.

One of the other main concerns is that Conservation and Rural Preservation Subdivision Ordinances has had significant push back from surrounding neighborhoods when proposed. It is hard to say how much of it is from increased density, the smaller lots sizes, or just development in general, but these subdivisions tend to get more negative feedback than standard subdivisions. Staff has not asked neighbors or those that have commented about how they feel after the neighborhood has been developed. However, one of the main concerns that staff has is that citizens of Nibley are generally not aware of the RPS.

The City has a couple of options, some of which could be implemented separately or together to address some of these concerns:

- 1) We can revisit the standards and lot sizes listed within the RPS Ordinance if the City feel the listed criteria are not what the City wanted. This could include different open space requirements, larger lot sizes, etc.
- 2) We could also increase our efforts in communicating what the goals of the RPS are and how the ordinance addresses those goals. We could also add a note on the Zoning Map stating which zones are elidable for an RPS.
- 3) We could change the code to require a rezoning. We could do this either through an Overlay Zone like the R-PUD, or create a Rural Preservation Zone that a property owner would then come in and request.
- 4) Lastly, we could repeal the ordinance and lean on the R-PUD to fulfill our density needs.

On September 19, the Planning Commission and some from the City Council toured open space within Nibley City that has been preserved as part of subdivision development. At this meeting, the Planning Commission will talk about about the tour and the open space, including ways to enhance how open space is preserved.

Agenda Item #3

Description	Workshop: Dark Sky Ordinance
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 staff is proposing that the Planning Commission consider a recommendation to the City Council about adopting a new lighting ordinance that would address light pollution. Light pollution can be defined as the following:

The inappropriate or excessive use of artificial light...[and] can have serious environmental consequences for humans, wildlife, and our climate. Components of light pollution include:

Glare – excessive brightness that causes visual discomfort

Skyglow – brightening of the night sky over inhabited areas

Light trespass – light falling where it is not intended or needed

Clutter – bright, confusing and excessive groupings of light sources

(IDA, n.d.)

Light pollution is a significant problem across the United States and has a negative impact on humans and wildlife alike. Some of the main reasons Nibley City staff recommends consideration of the proposed ordinance is for the following:

1. Help protect the health of Nibley City Residents
2. Protect wildlife, particularly the fireflies located in firefly park and other parts of the community.
3. To help protect the rural feeling within Nibley City.
4. Set a precedent for other communities in Cache County.

5. Help light fixtures become more efficient



Firefly Park Buffer Area

Fireflies are incredibly vulnerable to light pollution. During the mating season, fireflies will use bioluminescence to attract mates. When light pollution is present, this can cause fireflies to fly towards the artificial light instead of another firefly. Because of these reasons, the proposed code would create a 500' buffer area around firefly park. The City is also considering offering some incentive to residents around Firefly Park to voluntarily switch out their lights for dark sky compliant lighting. The proposed ordinance would give resident within the buffer area until January 1, 2024.

More about Dark Sky Policy

Learn more about light pollution and the Dark Sky Movement at the following links:

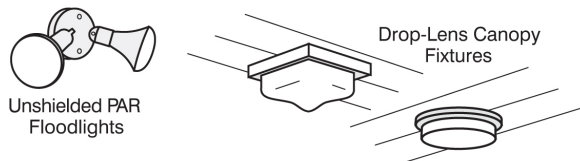
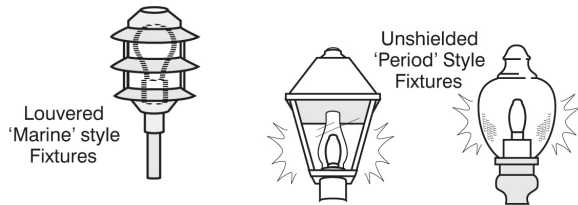
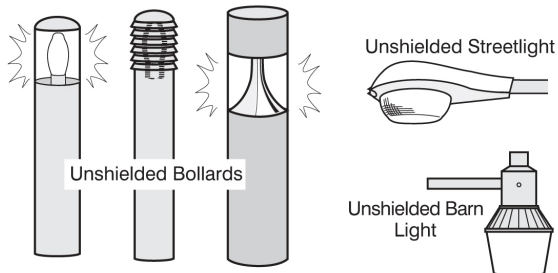
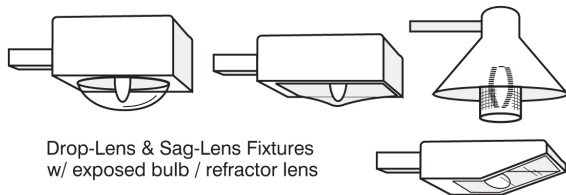
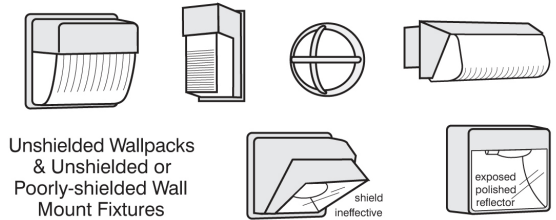
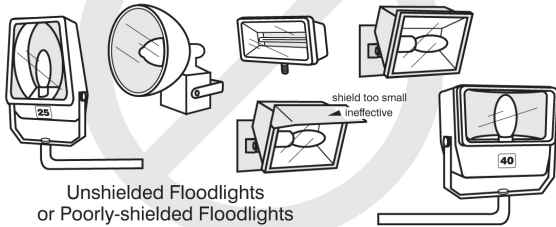
[*Why We Are Losing the Night Sky: By It's Okay to Be Smart*](#)

[The International Dark Sky Alliance](#)

Examples of Acceptable / Unacceptable Lighting Fixtures

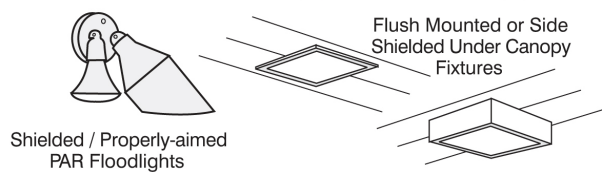
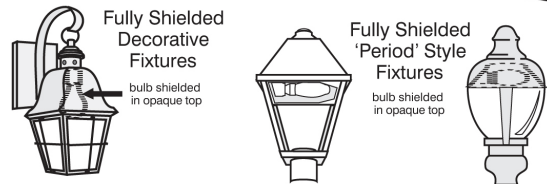
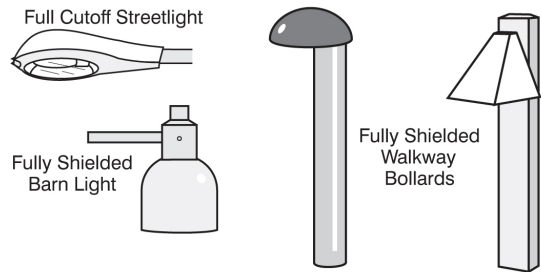
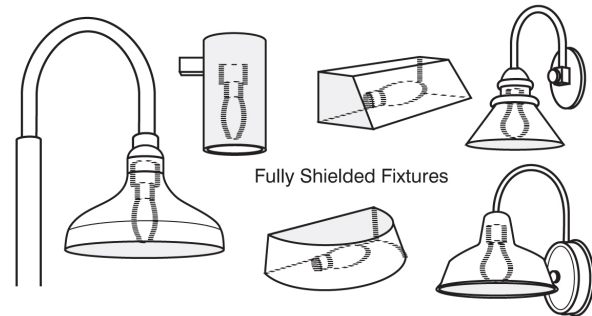
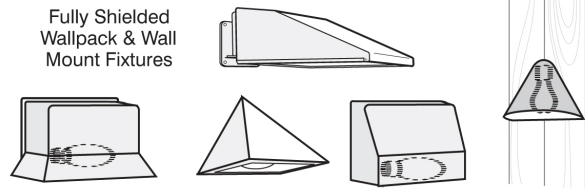
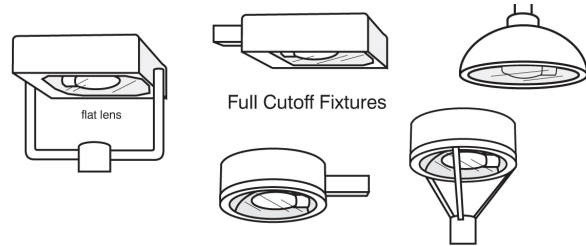
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



NIBLEY CITY LIGHTING ORDINANCE (draft)

10-12-14 LIGHTING

- A. **PURPOSE:** The purposes of this chapter are to:
1. Encourage outdoor lighting practices that will minimize light pollution, glare, light trespass and sky glow in order
 2. to preserve the natural dark of the night sky and to prevent lighting nuisances on properties.
 3. Promote energy conservation.
 4. Maintain nighttime safety, utility and security.
 5. Prevent unnecessary or inappropriate outdoor lighting.
 6. Maintain the rural atmosphere and character of the city.
 7. Protect the fragile ecosystem in and around Firefly Park.
- B. **DEFINITIONS:** For the purpose of this chapter, certain words, phrases and terms used herein shall have the meanings assigned to them by this section:
1. **ACCENT OR ARCHITECTURAL LIGHTING:** Lighting of building surfaces, landscape features, statues and similar items for the purpose of decoration or ornamentation; or lighting that does not contribute to the safety or security of residents, guests, employees or customers on a property.
 2. **CORRELATED COLOR TEMPERATURE (CCT):** A specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees kelvin (K).
 3. **DIRECT ILLUMINATION:** Illumination resulting from light emitted directly from a lamp, luminary or reflector. This does not include light reflected from other surfaces, such as the ground or building faces.
 4. **FLOODLIGHT:** A fixture or lamp designed to "flood" an area with light. A specific form of lamp or fixture designed to direct its output in a specific direction. Such lamps are often designated by the manufacturer and are commonly used in residential outdoor lighting.

5. FULL CUTOFF FIXTURE:

An outdoor light fixture designed so that the installed fixture emits no light above the horizontal plane. Full cutoff light fixtures must

be shielded in and of themselves. Surrounding structures, like canopies, are not to be considered when determining if the fixture is full cutoff. Full cutoff fixtures must be appropriately mounted so that the shielding prevents light from escaping above the horizontal and all light is directed downward.

6. INTERNALLY ILLUMINATED: As it relates to signs, any sign which has a light source entirely enclosed within the sign and not directly visible to the eye.

7. LIGHT POLLUTION: Any adverse effect of manmade light. Often used to denote "sky glow" from cities, but also includes glare, light trespass, visual clutter and other adverse effects of lighting.

8. LIGHT SOURCE: The part of a lighting fixture that produces light, e.g., the bulb.

9. LIGHT TRESPASS: Light falling where it is not wanted or needed. Spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.

10. MANUFACTURER'S CATALOG CUTS: A publication or other printed material of a lamp or lighting manufacturer offering visual and technical information about a lighting fixture or lamp.

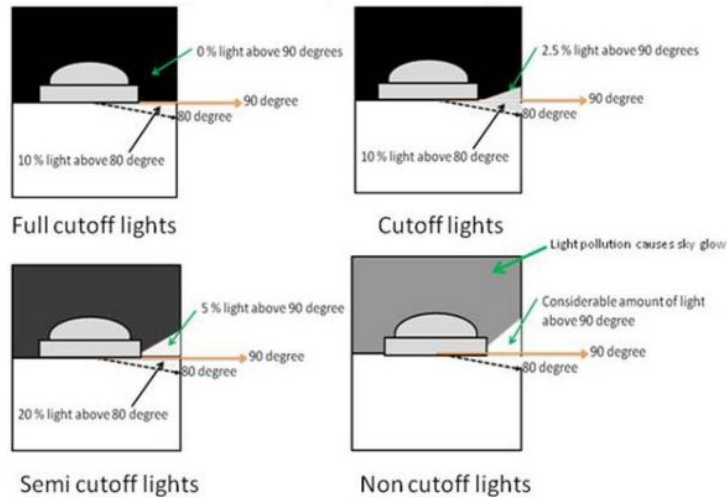
11. OUTDOOR LIGHT FIXTURE: An outdoor electrically powered illuminating lamp or similar device used for lighting structures, parking lots, pathways, service canopies, recreational areas, signs or other similar outdoor lighting uses.

12. RECREATIONAL LIGHTING: Lighting used to illuminate sports fields, ball courts, playgrounds or similar outdoor recreational facilities.

13. SECURITY LIGHTS: Lighting designed to illuminate a property or grounds for the purpose of visual security.

14. SPOTLIGHT: A fixture or lamp designed to light a small area very brightly. See definition of Floodlight.

15. TOWER: Any monopole, antenna or the like that exceeds eighteen feet (18') in height.



16. UNSHIELDED FIXTURE: A fixture that allows light to be emitted above the horizontal either directly from the lamp or indirectly from the fixture or reflector. Any fixture not full cutoff.

C. SCOPE AND APPLICABILITY:

1. Compliance: All exterior outdoor lighting of properties within the Firefly Park 500ft buffer zone (See Annex 1) need to be in compliance before January 1, 2024. All exterior outdoor lighting installed after the effective date hereof in all zones in the city shall conform to the requirements established by this chapter. This chapter does not apply to indoor lighting. However, light trespass from interior lighting that negatively impacts adjacent properties is also prohibited. For information on rebates on retrofits, go to: https://www.rockymountainpower.net/content/dam/rocky_mountain_power/doc/Business/Save_Energy_Money/UT_wattsmartBusiness_Lighting_Catalog.pdf
2. Nonconforming Uses: All existing outdoor lighting that does not meet the requirements of this chapter and is not exempted by this chapter shall be considered a nonconforming use. The city will encourage property owners to voluntarily bring nonconforming exterior lighting into compliance with this chapter. Where appropriate, the city may also provide assistance and expertise to homeowners in bringing their exterior lighting fixtures into compliance with this chapter.
3. 3. Modifications; Compliance Through Building Permit Process: The city may require exterior lighting fixtures to be brought into compliance, through the building permit process, if substantial modifications are made to the exterior of the building or if the footprint of the structure is enlarged.
4. Change Of Ownership: Properties that change ownership, whether residential or commercial, must bring exterior lighting into compliance with this chapter.
5. Conflicts: Should this chapter be found to conflict with other ordinances of the city, the more restrictive shall apply.

D. D. APPLICATION AND REVIEW PROCEDURE:

1. Lighting Plans Required: All sign permit applications, building permit applications and design development review applications shall include a lighting plan that shows evidence that the proposed lighting fixtures and light sources will comply with this chapter and shall include the following:

- a) Plans or drawings indicating the proposed location of lighting fixtures, height of lighting fixtures on the premises, and type of illumination devices, lamps, supports, shielding and reflectors used and installation and electrical details.
 - b) Illustrations, such as contained in a manufacturer's catalog cuts, of all proposed lighting fixtures. For commercial uses, photometric diagrams of proposed lighting fixtures are also required. In the event photometric diagrams are not available, the applicant must provide sufficient information regarding the light fixture, bulb wattage and shielding mechanisms for the planning commission to be able to determine compliance with the provisions of this chapter.
 - c) A table showing the total amount of proposed exterior lights, by fixture type, wattage, lumens, temperature (Kelvin), and lamp type.
2. Approval Procedure:
- a) The lighting plan for all new development shall be submitted for approval concurrent with the associated application process.
 - b) A certificate of occupancy shall not be issued until such time as the property is subject to a postinstallation nighttime inspection by the building inspector.

E. FULL CUTOFF FIXTURE REQUIREMENTS:

- 1. Required: Unless specifically exempted by this chapter, all outdoor lighting shall use full cutoff fixtures that are designed and constructed so that no light is emitted from the top or sides of the fixture. Lighting must be placed at a location, angle or height to prevent direct illumination outside the property boundaries where the light fixtures are located.
- 2. Characteristics: In order to qualify as a "full cutoff" fixture, a light fixture must have the top and sides made of completely opaque material such that light only escapes through the bottom of the fixture. Fixtures with translucent or transparent sides, or sides with perforations or slits, do not qualify as full cutoff. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover or other similar cover does not qualify as full cutoff.
- 3. Restrictions On Total Amount Of Unshielded Lighting: Outdoor lighting that is not subject to the shielding requirement in subsection 10-12-14 C of this chapter shall not exceed five thousand (5000) lumens per net acre for commercial properties, and one thousand (1000) lumens per net acre for residential properties.
- 4. Exemptions To Full Cutoff Fixture Requirements:

- a) Fixtures having a total light output less than one thousand (1000) lumens (approximately equal to a 60 watt incandescent bulb or a 15 watt compact fluorescent) are exempted from the full cutoff requirement provided:
 - b) The fixture has a top that is completely opaque such that no light is directed upward.
 - c) The fixture has sides that completely cover the light source and are made of opaque or semi opaque material. Fixtures with opaque sides may have incidental decorative perforations that emit small amounts of light. Semi opaque material, such as dark tinted glass or translucent plastic, may be used if the light source is not discernable behind the material. Completely transparent materials, such as clear glass, are not allowed.
 - d) The light source (light bulb or filament) must not be visible from any point outside the property on which the fixture is located.
 - e) Spotlights controlled by motion sensors having a light output less than one thousand (1000) lumens per lamp (allowing a maximum of a 60 watt incandescent or a 15 watt compact fluorescent bulb) are exempt from the full cutoff requirement, provided:
 - f) The fixture is a spotlight or other type of directed light that shall be directed at a forty five degree (45°) angle or less, where the zero angle is pointing straight down.
 - g) The fixture must not be placed in such a manner that results in illumination being directed outside the property boundaries where the light fixtures are located.
 - h) The fixture must be hooded or shielded to the extent necessary to prevent glare on adjacent properties or roadways.
5. Pathway lights less than eighteen inches (18") in height are exempted from the full cutoff fixture requirement, if the total light output from each pathway light is less than three hundred (300) lumens and the lights have opaque caps that direct light downward.
6. Architectural lights, water feature illumination and sign illumination are all exempted from the full cutoff fixture requirement, provided such illumination meets all other applicable standards of this chapter.

F. CONDITIONS AND STANDARDS GENERALLY:

- 1. Minimum Necessary: Outdoor lighting should be the minimum necessary to provide for safety and functionality. The lowest wattage light source necessary for a lighting application should be used.
- 2. Maximum Color Temperature Of All Lighting Fixtures: The correlated color temperature of any outdoor lighting fixture shall not exceed three thousand degrees kelvin (3000°K).

3. Maximum Lighting Allowed: The total amount of outdoor lighting, whether shielded or unshielded, shall not exceed twenty five thousand (25 000) lumens per net acre for commercial properties and five thousand (5000) lumens per acre for residential properties.

4. Allowable Applications: Outdoor lighting shall only be allowed in the following applications:

- a) To illuminate the entrances to buildings (including garage entrances).
- b) To illuminate pathways and walkways.
- c) To illuminate parking areas and parking area access lanes.
- d) To illuminate outdoor gathering areas, such as patios, pool and hot tub areas, outdoor dining areas and recreation areas.
- e) For security purposes, provided all the following conditions are met:
 - f) The lighting is activated by motion sensors and shuts off fifteen (15) minutes after each disturbance or when the activity involved is completed.
 - g) The lighting is placed and directed such that no direct illumination falls outside the property boundaries where the security lighting is placed.
 - h) To illuminate signage.
 - i) For architectural lighting, provided all of the following conditions are met:

5. The property where the architectural lighting is placed is on a property designated as commercial by the city.

6. The architectural lighting is compatible with the purposes of this chapter as determined by the planning commission.

7. All architectural lighting is mounted on and directed onto the front of a commercial building facing the street.

8. The architectural lighting is sufficiently shielded such that the light source is not visible beyond the property boundaries.

9. The architectural lighting is directed such that all light falls on the front of the building, and not on the adjacent ground or into the night sky.

10. The architectural lighting uses low wattage light sources.

11. The architectural lighting is not used to illuminate landscape, statues or other similar features.

- a) To illuminate outdoor water features, provided all of the following conditions are met:

12. The lighting is angled below the horizontal plane.

13. The lighting is placed underneath or behind the water such that the water diffuses the light from all points where the light is visible.

14. Each light source has a total light output of one thousand (1000) lumens or less and the total lighting is not greater than necessary to achieve the desired artistic effect.

15. Light Curfews:

- a) Commercial establishments shall turn off all outdoor lighting, except that listed below, by one hour after closing. (For the purposes of this section, motels and hotels are considered open around the clock when they are open for the season.)
- 16. Lighting to illuminate the entrance to the commercial establishment.
- 17. Parking lot and pathway lighting required for the safety of guests.
- 18. Recreational lighting (residential and commercial) shall be turned off by ten o'clock (10:00) P.M., except to conclude a community approved sporting event that is underway.

G. SPECIALIZED OUTDOOR LIGHTING:

- 1. Gas Station Canopies: Gas station canopies may be illuminated, provided all light fixtures are mounted on the undersurface of the canopy, all light fixtures are full cutoff and diffusers are not visible from locations off the property. Except for directed beam lighting, merely placing the fixtures on the underside of the canopy does not qualify as fully shielding the light fixture. Directed beam lighting mounted under the canopy is allowed, provided the light source cannot be seen from outside the property boundaries.
- 2. Roadway/Streetlights: Streetlights are allowable as recommended by the city engineer or city council. All streetlights shall utilize lamp types that are energy efficient and minimize sky glow and other negative impacts of artificial lighting.
- 3. Parking Lots:
 - a) Spot or flood lighting of parking lots from a building or other structure is prohibited.
 - b) The overall height of any light post used to illuminate parking lots in commercial zones shall not exceed fourteen feet (14'). All post mounted parking lot lights shall be set back from property lines a distance that is determined appropriate by the planning commission.
 - c) The overall height of any light post used to illuminate parking lots in residential zones shall not exceed six feet (6').
 - d) All parking lot lighting shall use full cutoff fixtures.
 - e) Recreational Lighting:
 - f) The planning commission shall review all requests for new recreational lighting fixtures for fields or courts. The planning commission shall approve such requests only after finding:
- 4. The recreational lighting has provisions for minimizing glare, spill light and up-light using louvers, hoods or shielding.
- 5. The recreational lighting does not exceed illumination levels for class IV sports lighting set by the Illuminating Engineering Society of North America.

6. The recreational lighting will only illuminate the field or court area and shall be shielded to prevent illumination falling outside of those areas.
7. The light source for the recreational light will not be visible from adjacent properties.

a) Pole mounted recreational lighting shall be limited to eighteen feet (18') in height. Pole mounted recreational lighting must be set back an appropriate distance from neighboring properties as determined in consultation with the planning commission.

b) The lighting for non-field and non-court areas shall conform to all provisions of this chapter.

8. Amphitheater Lighting: Outdoor amphitheaters may use illumination to light the performance area of the amphitheater and for the safety of the public. The following standards apply to all amphitheater lighting:

a) Lighting used to illuminate the performance area must be either directed spotlighting or full cutoff lighting. If directed spotlighting, the light source must be located and designed such that it is not visible beyond the property boundaries.

b) Lighting used to illuminate the performance area may only be turned on during performances or rehearsals.

c) Lighting used to illuminate the seating areas, pathways and other areas of the amphitheater must meet all standards of this chapter.

9. Signs: Signs may be unlighted, lighted externally, lighted internally or backlit. All sign lighting must be designed, directed and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighted signs must have stationary and constant lighting. (Note: For additional information on sign lighting standards, please refer to the city sign ordinance, chapter 3 of this title.)

a) Standards for Externally Illuminated Signs:

10. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads or properties or into the night sky.

11. Lighting for externally illuminated signs must be mounted at the top of the sign (or within 2 feet of the top of a building mounted sign), except for freestanding monument style signs which may be illuminated by ground mounted lighting.

a) Standards for Internally Illuminated Signs - Lighting Is Visible On Both Sides Of Sign:

12. Only sign copy areas and logos may be illuminated on an internally illuminated sign.

13. Internally illuminated signs shall use semi-opaque materials for sign copy such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy. Non-copy portions of the

sign (e.g., background and graphics) shall be made of completely opaque material.

a) Standards for Backlit Signs - Only One Side Of Sign Is Lit:

14. Backlit signs shall be designed such that the light source is not visible.

15. Backlit signs shall be designed such that harsh, direct illumination does not emanate out of the sign. Rather, the backlighting shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around sign copy are allowed.

16. Backlit signs shall use low wattage light sources.

17. d. Illuminated Window Signage: Illuminated window signs positioned to be primarily visible outside the business structure are allowed only if there are no more than two (2) signs per business space and each sign measures less than three and one-half (3 1/2) square feet in area. Such signs must not be illuminated when the business is closed.

H. HILLSIDES, RIDGELINES AND SPECIAL CASES:

1. In certain cases (such as, but not limited to, properties on or near ridgelines or hillsides), additional shielding may be required to mitigate glare or light trespass. The need for additional shielding will be considered as part of the review process performed by the planning commission prior to approval of any business or residence.

I. TOWERS:

1. All monopole, antenna, tower or support facility lighting not required by the federal aviation administration (FAA) or the federal communications commission (FCC) is prohibited.
2. When lighting is required by the FAA or the FCC, such lighting shall not exceed the minimum requirements of those agencies. Collision markers should have a dual mode for day and night to minimize impact to the night sky and migrating birds.
3. All other lighting used on the property not regulated by the FAA or FCC shall conform to this chapter.

J. EXEMPTIONS: The Follow shall have exceptiong to this chapter

1. Holiday lighting from November 15 to January 15 providing it does not create a hazard or nuisance to surrounding businesses or residences.
2. Traffic control signals and devices.
3. Temporary emergency lighting in use by law enforcement or government agencies, or at their direction.
4. The lighting of federal or state flags; provided, that the light is a narrow beam aimed and shielded to illuminate only the flag. Flag lighting should use appropriate illumination levels to light the flag, while at the same time fulfilling the purposes of this chapter.
5. Low voltage LED lights and solar lights used to illuminate pathways in residential areas, provided the lights are installed no more than eighteen

inches (18") above the adjacent ground level and have caps that direct the light downward.

6. The planning commission, as part of its review as outlined in this chapter, may approve lighting that does not conform to these standards if need is established. An applicant requesting such lighting is required to provide proof of requirements of property insurance or findings of competent research demonstrating the need for the requested lighting. The planning commission may attach other conditions to the approval of such lighting that will make the lighting comply with the spirit of this chapter.

K. K. PROHIBITED LIGHTING:

1. The following are prohibited:

- a) Up-lighting to illuminate buildings and other structures, or vegetation, except as allowed by other provisions in this chapter.
- b) Flashing, blinking, intermittent or other lights that move or give the impression of movement, not including holiday lighting between November 15 and January 15.
- c) Floodlights or spotlights affixed to buildings for lighting parking lots or sales display lot areas.
- d) Searchlights, laser source lights or any similar high intensity light.
- e) Except when used in window signage pursuant to subsection 9-4-7F4 of this chapter, neon or luminous tube lighting, either when outdoor mounted or indoor mounted if visible beyond the property boundaries.

L. VIOLATIONS:

1. The following constitute violations of this chapter:

- a) The installation, maintenance or operation of any lighting fixture not in compliance with the provisions of this chapter if such fixture is installed after this chapter is formally adopted.
- b) The alteration of outdoor lighting fixtures after a certificate of occupancy has been issued without the review and approval of the planning commission when such alteration does not conform to the provisions of this chapter.
- c) Failure to shield, correct or remove lighting that is installed, operated, maintained or altered in violation of this chapter.

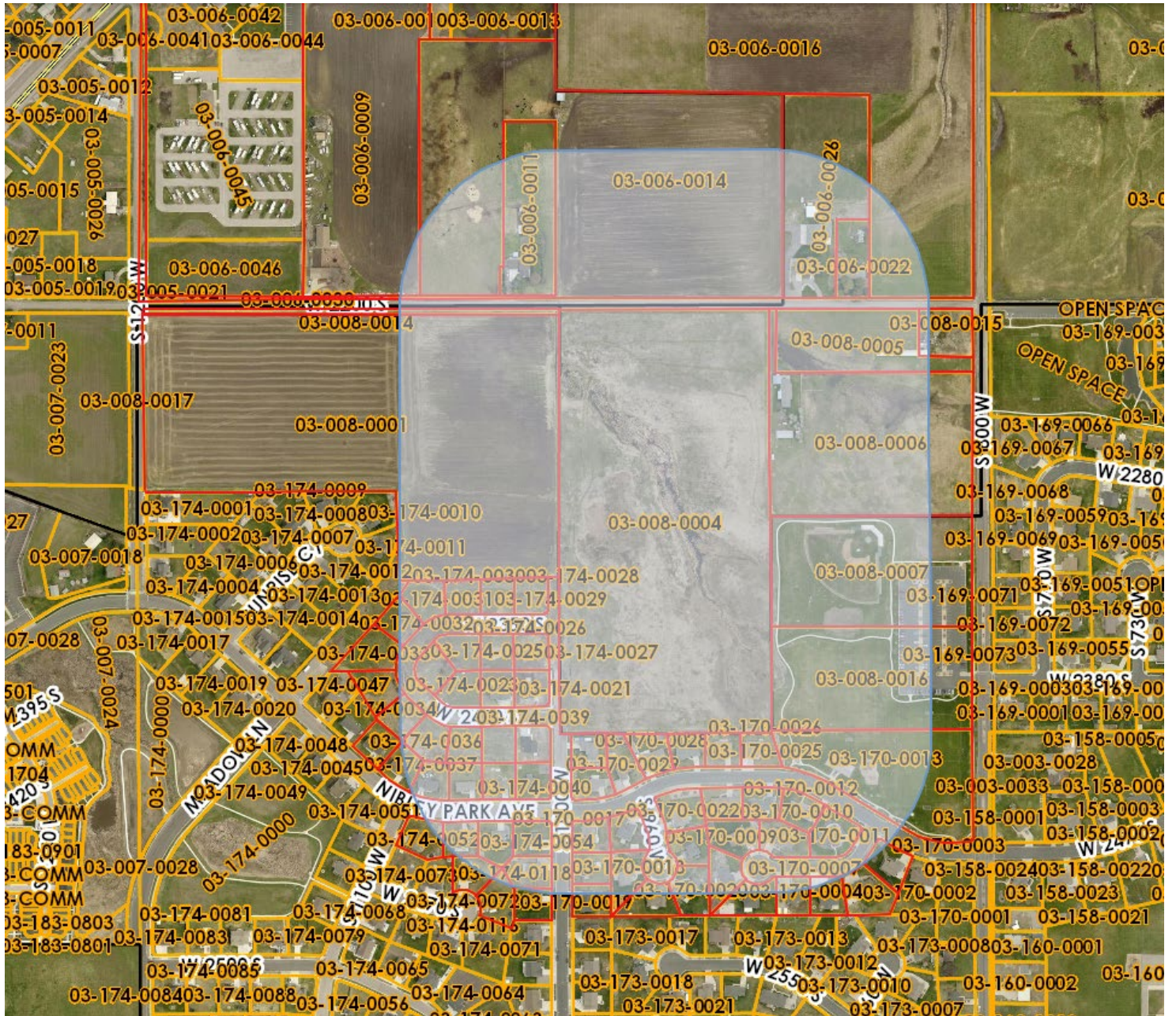
2. PENALTIES:

3. 1. Violations and Legal actions. If, after investigation, the planning director finds that any provision of this chapter is being violated, the planning director or designee shall give notice by hand delivery or by certified mail, return receipt requested, of such violation to the owner and/or

occupant of such premises, demanding that the violation be abated within 30 days of the date of hand delivery or of the date of mailing of the notice. The planning department staff shall be available to assist in working with the violator to correct said violation. If the violation is not abated within the 30-day period, the planning director or designee may institute actions and proceedings, either legal or equitable, to enjoin, restrain or abate any violations of this chapter and to collect penalties for such violations.

4. 2. Penalties. A violation of this chapter, or any provision thereof, shall be punishable by a civil penalty of \$75.00 per day, and each day of violation after the expiration of the 30-day period shall constitute a separate offense for the purpose of calculating the civil penalty.

1. 500 foot buffer zone around Firefly Park with accompanying mailing list for properties touched by buffer.

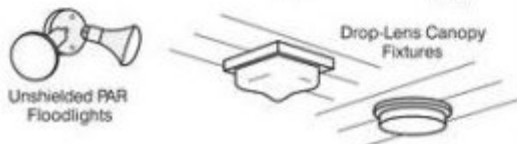
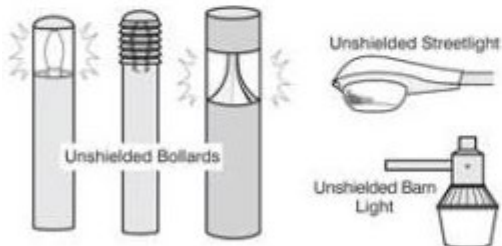
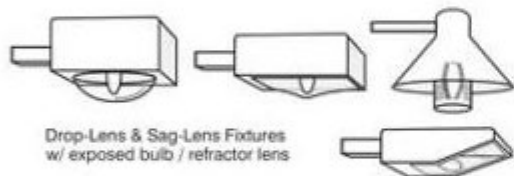
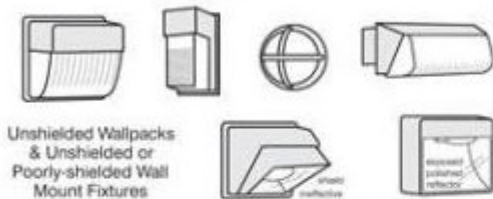


2. Illustrative examples for purposes of compliance

Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

