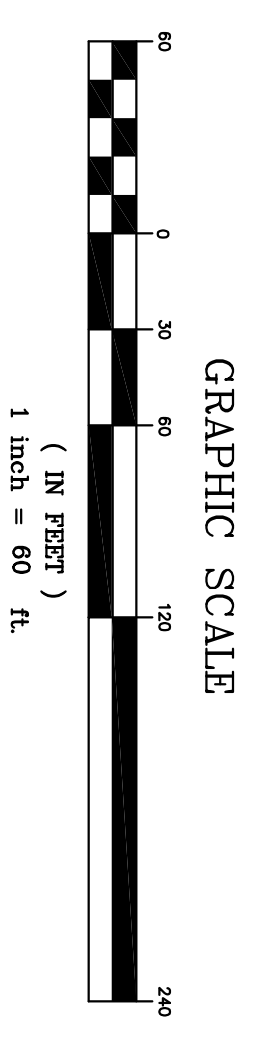


FINAL PLAT
NIBLEY PARK ESTATES PHASE 1
 PART OF THE SE 1/4 OF SEC. 17, T11N, R1E, S1M
 NIBLEY CITY, CACHE COUNTY, UTAH
 MARCH 10, 2004

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CSA | BEARING | DELTA |
|-------|--------|--------|---------|--------|--------|----------------|--------|
| C1 | 288.72 | 53.00 | 46.16 | 20.71 | 500.35 | 48 E 82°59'23" | 100.00 |
| C2 | 148.00 | 26.00 | 23.00 | 10.35 | 250.18 | 48 E 82°59'23" | 50.00 |
| C3 | 110.00 | 18.00 | 8.91 | 7.68 | 162.32 | 48 E 82°59'23" | 45.00 |
| C4 | 61.60 | 10.00 | 5.82 | 4.93 | 89.93 | 48 E 82°59'23" | 25.00 |
| C5 | 92.40 | 90.00 | 50.23 | 88.39 | 109.99 | 34 E 58°49'14" | 58.49 |
| C6 | 123.19 | 120.00 | 67.64 | 117.85 | 109.99 | 34 E 58°49'14" | 58.49 |
| C7 | 144.66 | 300.00 | 73.69 | 143.53 | 171.51 | 45 W 23°32'25" | 73.69 |
| C8 | 125.44 | 300.00 | 63.65 | 124.53 | 171.51 | 45 W 23°32'25" | 73.69 |
| C9 | 106.20 | 282.00 | 53.81 | 105.50 | 120.48 | 45 W 23°32'25" | 73.69 |
| C10 | 13.71 | 10.00 | 10.00 | 14.14 | 114.29 | 03 W 90°00'00" | 0.00 |
| C11 | 13.71 | 10.00 | 10.00 | 14.14 | 114.29 | 03 W 90°00'00" | 0.00 |
| C12 | 143.68 | 252.00 | 70.86 | 144.46 | 123.04 | 48 E 82°59'23" | 50.00 |
| C13 | 164.02 | 300.00 | 84.11 | 161.98 | 152.04 | 48 E 82°59'23" | 50.00 |
| C14 | 182.06 | 333.00 | 93.37 | 179.80 | 172.04 | 48 E 82°59'23" | 50.00 |
| C15 | 18.83 | 12.00 | 11.98 | 16.95 | 144.18 | 40 E 89°53'33" | 11.98 |
| C16 | 18.83 | 12.00 | 11.98 | 16.95 | 144.18 | 40 E 89°53'33" | 11.98 |
| C17 | 46.83 | 55.00 | 24.58 | 44.88 | 164.40 | 51 W 48°02'28" | 24.58 |
| C18 | 63.53 | 55.00 | 37.06 | 61.47 | 157.15 | 57 W 67°28'56" | 37.06 |
| C19 | 63.53 | 55.00 | 37.06 | 61.47 | 157.15 | 57 W 67°28'56" | 37.06 |
| C20 | 42.00 | 42.00 | 42.00 | 42.00 | 184.43 | 30 E 82°21'04" | 42.00 |
| C21 | 42.00 | 42.00 | 42.00 | 42.00 | 184.43 | 30 E 82°21'04" | 42.00 |
| C22 | 81.56 | 120.00 | 42.43 | 80.00 | 160.34 | 51 E 38°56'33" | 42.43 |
| C23 | 22.05 | 120.00 | 11.05 | 22.02 | 143.50 | 46 E 10°31'37" | 11.05 |
| C24 | 53.95 | 333.00 | 27.03 | 53.89 | 164.03 | 30 E 97°59'55" | 27.03 |
| C25 | 92.02 | 333.00 | 46.31 | 91.23 | 178.36 | 38 E 15°50'00" | 46.31 |
| C26 | 36.09 | 333.00 | 18.06 | 36.07 | 182.78 | 15 E 61°2'36" | 18.06 |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 8.25 | N89°24'11"E |
| L2 | 8.25 | N89°24'11"E |

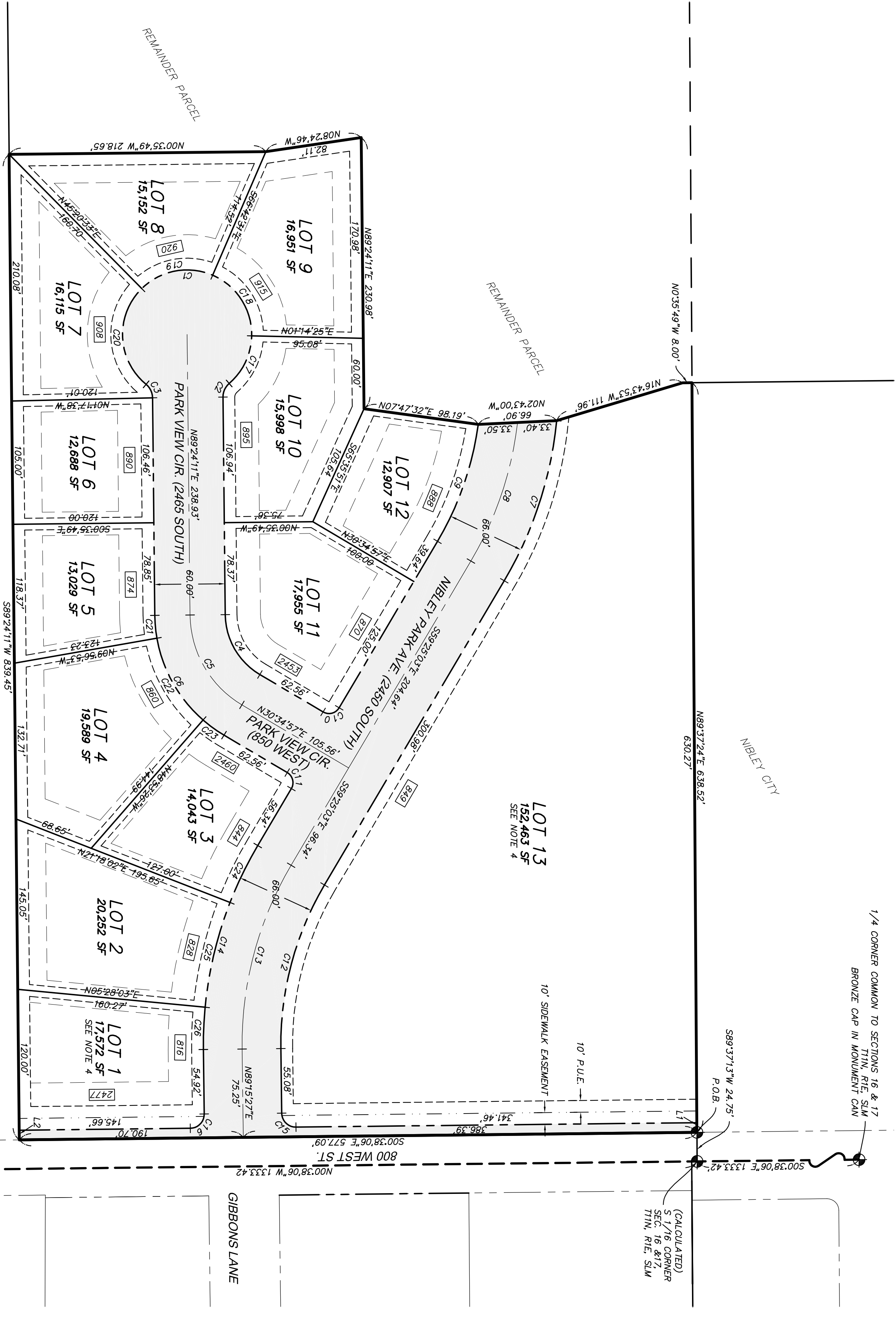
- LEGEND**
- SECTION LINE
 - 1/16 SECTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - STREET CENTER LINE
 - LOT LINE
 - 10' SIDEWALK EASEMENT
 - PUBLIC UTILITY EASEMENTS (AS SHOWN)
 - *10' FRONT
 - *5' SIDE
 - *10' REAR
 - MINIMUM BUILDING SETBACKS
 - **40' FROM 800 WEST ST.
 - **20' EXCEPT 800 WEST ST.
 - *10' SIDE
 - **5' REAR
 - AREA DEDICATED AS NEW R/W
 - STREET ADDRESS



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 CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE _____ COUNTY SURVEYOR _____

COUNTY RECORDER'S NO. _____
 STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____ TIME _____ FEE _____
 ABSTRACTED _____ INDEX _____
 FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____



- 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 SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO PUBLIC HEALTH AND SAFETY.
 4. LOTS 1 AND 13 ARE NOT ALLOWED TO HAVE A DRIVEWAY ACCESS ONTO 800 WEST STREET. LOTS 1 AND 13 ARE ALSO SUBJECT TO A SIDEWALK EASEMENT ALONG THE EASTERN 10'-FEET OF THESE LOTS. NO STRUCTURES MAY BE PLACED WITHIN THESE SIDEWALK EASEMENTS, INCLUDING FENCES. THEY ARE TO BE USED FOR SIDEWALKS AND LANDSCAPING PLANTS ONLY.
 5. INDIVIDUAL LOT OWNERS SHALL COORDINATE PLACEMENT OF MAIL BOXES WITH U.S. POSTAL SERVICE.

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE
 PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS DAY OF _____ A.D. 2004, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIRMAN _____

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2004.

CITY ATTORNEY _____

MAYOR'S APPROVAL AND ACCEPTANCE
 PRESENTED TO THE NIBLEY CITY MAYOR THIS _____ DAY OF _____ A.D. 2004, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____

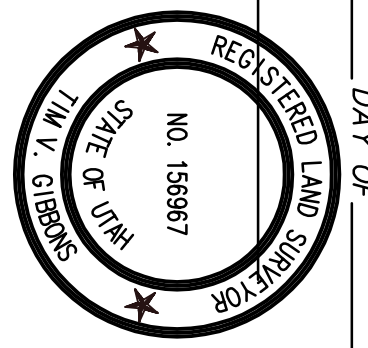
ENGINEER'S CERTIFICATE
 I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

DATE _____ CITY ENGINEER _____

UTILITY COMPANY APPROVALS
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

QUESTAR GAS _____ DATE _____
 UTAH POWER _____ DATE _____
 ONEST COMMUNICATIONS _____ DATE _____
 COMCAST _____ DATE _____

CACHE • LANDMARK ENGINEERING
 686 NORTH MAIN SUITE 303
 PHONE: (435) 713-0099



SURVEY CERTIFICATE
 I, TIM V. GIBBONS, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 156887, 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 THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS NIBLEY PARK ESTATES, PHASE 1, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS _____ DAY OF _____, 2004.

TIM V. GIBBONS

BOUNDARY DESCRIPTION
 A PART OF THE SOUTHEAST QUARTER OF SECTION 17, 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 SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN;
 THENCE S89°37'31"W 24.75 FEET ALONG THE SOUTH SIXTEENTH LINE OF SAID SECTION 17 TO THE CORNER BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF THE FOUR DESCRIBED LOTS SHOWN IN THE BOOK AND PAGE 300, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;
 THENCE S0°38'08"E 577.09 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
 THENCE S89°24'11"W 839.45 FEET ALONG THE SOUTH LINE OF SAID PARCEL;
 THENCE N0°35'49"W 218.65 FEET;
 THENCE N82°44'46"W 82.11 FEET;
 THENCE N89°24'11"E 230.98 FEET;
 THENCE N7°47'32"E 98.19 FEET;
 THENCE N2°43'00"E 66.90 FEET;
 THENCE N16°43'53"W 111.96 FEET;
 THENCE N0°35'49"W 8.00 FEET TO THE SOUTH SIXTEENTH LINE OF SAID SECTION 17;
 THENCE N89°37'24"E 638.52 FEET TO THE POINT OF BEGINNING.
 CONTAINING 9.72 ACRES, MORE OR LESS.

NARRATIVE
 THIS SURVEY WAS ORDERED BY BILL BERTOLIO FOR THE PURPOSE OF CREATING NEW RESIDENTIAL BUILDING LOTS. NO MAJOR DISCREPANCIES WERE FOUND. THE BASIS OF BEARINGS USED WAS ASTROMONING. TRUE NORTH WAS BASED ON WGS-84 AS PROJECTED FROM THE CACHE COUNTY / NIBLEY CITY GCS MONUMENT LOCATED AT LATITUDE 41°40'30.08425"N, LONGITUDE 111°50'31.42813"W. NUMBER 3 REBAR WITH PLASTIC CAPS STRAPPED "TIM V GIBBONS RLS 156887" WERE SET AT ALL PROPERTY CORNERS. EXPANSION WALLS WITH MARKERS ARE TO BE SET TO THE CORNER AFTER CONSTRUCTION WITH THE PROLONGATION OF THE SIDE LOT LINES AFTER CONSTRUCTION.

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CONSIDERED THE SAME TO BE HEREAFTER KNOWN AS "NIBLEY PARK ESTATES PHASE 1", DO HEREBY DEDICATE, GRANT AND CONVEY TO NIBLEY CITY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND 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. WE ALSO DEDICATE TO NIBLEY CITY THOSE INTERESTS AND RIGHTS IN THE ABOVE DESCRIBED TRACT OF LAND THE SAME TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC SIDEWALKS, AND THE PASSAGE OF PEDESTRIANS THEREON.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS _____ DAY OF _____ A.D. 2004.

NIBLEY PARK ESTATES, LLC
 BY: WILLIAM D. BERTOLIO, MANAGING MEMBER

ACKNOWLEDGMENT
 STATE OF UTAH
 COUNTY OF CACHE

ON THIS _____ DAY OF _____, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF CACHE IN THE SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT NIBLEY PARK ESTATES, A UTAH LIMITED LIABILITY COMPANY, THAT WILLIAM D. BERTOLIO SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF THE COMPANY FOR THE PURPOSES HEREBY MENTIONED AND THAT THE COMPANY EXCLUDED THE SAME.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

CACHE • LANDMARK ENGINEERING
 686 NORTH MAIN SUITE 303
 PHONE: (435) 713-0099

LOGAN, UTAH 84321
 PHONE: (435) 713-0085

DATE: 3/10/2004
 CALCULATED BY: S. EARL
 CHECKED BY: T. HANSEN
 APPROVED BY: T. GIBBONS
 JOB#: 03585-17
 LOCATION: NIBLEY, UT