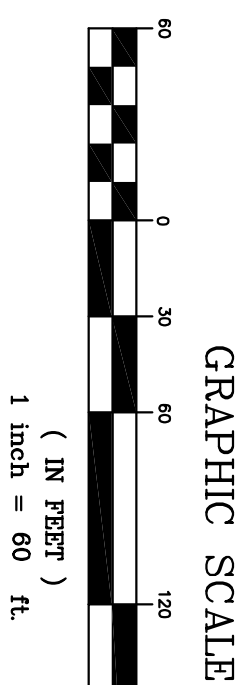
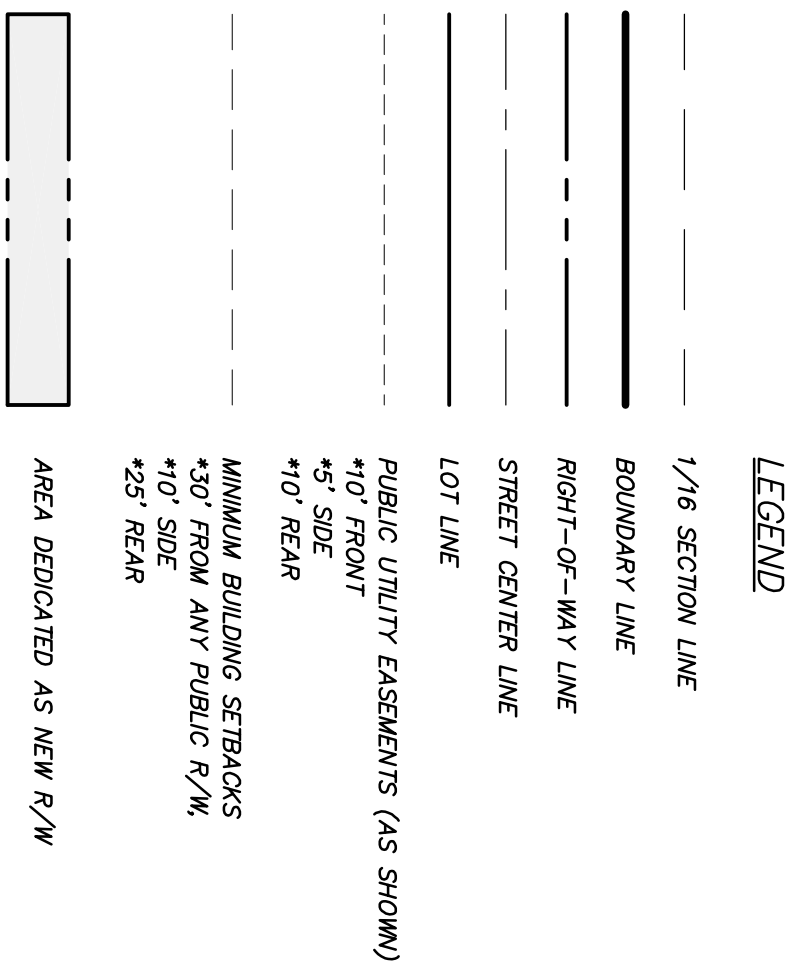


**FINAL PLAT**  
**NIBLEY PARK ESTATES PHASE 2**  
 PART OF THE SE 1/4 OF SEC. 17, T11N, R1E, S1M  
 NIBLEY CITY, CACHE COUNTY, UTAH  
 JANUARY 13, 2004

| CURVE | LENGTH | RADIUS | TRANSVERSE CHORD | CHORD BEARING      | DELTA    |
|-------|--------|--------|------------------|--------------------|----------|
| C1    | 18.85  | 124.00 | 18.87            | S45.33.33 E        | 90.0000  |
| C2    | 18.85  | 124.00 | 18.87            | S45.33.33 E        | 90.0000  |
| C3    | 18.85  | 124.00 | 18.87            | S45.33.33 E        | 90.0000  |
| C4    | 18.85  | 124.00 | 18.87            | S45.33.33 E        | 90.0000  |
| C5    | 18.85  | 124.00 | 18.87            | S45.33.33 E        | 90.0000  |
| C6    | 15.41  | 10.00  | 9.21             | S3.93 N71.48.01 W  | 88.1846  |
| C7    | 201.17 | 358.00 | 103.32           | S18.53 S23.18.19 W | 32.714.5 |
| C8    | 188.62 | 325.00 | 93.79            | S18.23 S23.18.19 W | 32.714.5 |
| C9    | 16.09  | 10.00  | 10.39            | S18.72.25 W        | 24.93.43 |
| C10   | 12.82  | 282.00 | 64.32            | S28.59.10 E        | 48.99.21 |
| C11   | 35.51  | 300.00 | 68.51            | S39.21 N62.42.08 W | 91.72.0  |
| C12   | 35.51  | 300.00 | 68.51            | S39.21 N62.42.08 W | 91.72.0  |
| C13   | 39.09  | 282.00 | 78.51            | S39.06 N62.42.08 W | 82.32.1  |
| C14   | 92.17  | 220.00 | 46.27            | S1.50 N15.35.29 W  | 24.00.19 |
| C15   | 104.24 | 250.00 | 53.15            | S1.50 N15.35.29 W  | 24.00.19 |
| C16   | 117.31 | 280.00 | 59.53            | S1.64 N15.35.29 W  | 24.00.19 |
| C17   | 13.09  | 15.00  | 6.99             | S2.68 N21.21.31 E  | 48.99.21 |
| C18   | 288.77 | 55.00  | 46.16            | S2.68 N21.21.31 E  | 48.99.21 |
| C19   | 13.09  | 15.00  | 6.99             | S2.68 N21.21.31 E  | 48.99.21 |
| C20   | 60.6   | 282.00 | 30.28            | S4.31 N63.00.41 E  | 15.35.29 |
| C21   | 60.6   | 282.00 | 30.28            | S4.31 N63.00.41 E  | 15.35.29 |
| C22   | 59.23  | 358.00 | 18.64            | S9.21 S70.53.26 W  | 14.48.29 |
| C23   | 92.53  | 358.00 | 46.52            | S9.21 S70.53.26 W  | 14.48.29 |
| C24   | 69.41  | 358.00 | 34.81            | S9.50 S70.53.26 W  | 14.48.29 |
| C25   | 75.09  | 358.00 | 37.68            | S4.91 N20.43.59 E  | 13.22.48 |
| C26   | 83.60  | 358.00 | 41.99            | S4.91 N20.43.59 E  | 13.22.48 |
| C27   | 88.25  | 55.00  | 56.89            | S9.08 S20.33.20 W  | 91.56.02 |
| C28   | 63.33  | 55.00  | 37.08            | S1.71 S29.33.09 E  | 61.78.56 |
| C29   | 50.02  | 58.00  | 26.80            | S1.71 S29.33.09 E  | 61.78.56 |
| C30   | 31.67  | 280.00 | 15.85            | S1.65 N62.52.45 W  | 62.25.00 |
| C31   | 31.67  | 280.00 | 15.85            | S1.65 N62.52.45 W  | 62.25.00 |
| C32   | 85.64  | 280.00 | 43.16            | S5.31 N19.52.54 W  | 17.31.29 |

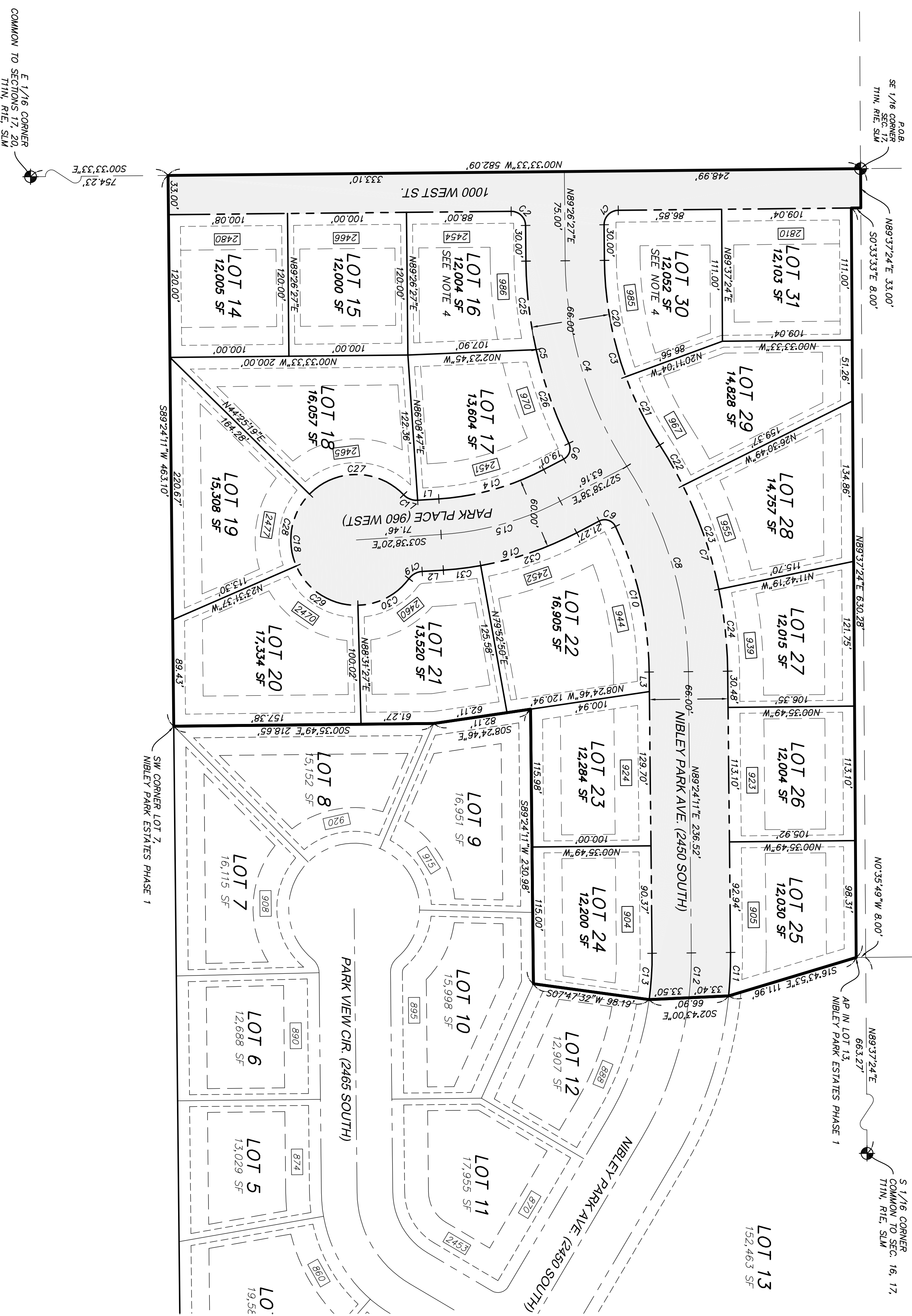
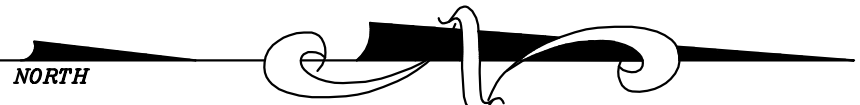
| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 17.84  | S03.38.20 E |
| L2   | 17.84  | S03.38.20 E |
| L3   | 16.49  | N69.24.11 E |



**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 PERMANENT BUILDINGS ARE ALLOWED WITHIN PUBLIC UTILITY EASEMENTS OR OTHER EASEMENTS.
  3. THIS PERMIT 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 SHOULD BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO PUBLIC HEALTH AND SAFETY.
  4. LOTS 16 AND 30 ARE NOT ALLOWED TO HAVE A DRIVEWAY ACCESS ONTO 1000 WEST STREET.
  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.

DATE \_\_\_\_\_ PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2004.

DATE \_\_\_\_\_ 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.

DATE \_\_\_\_\_ 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

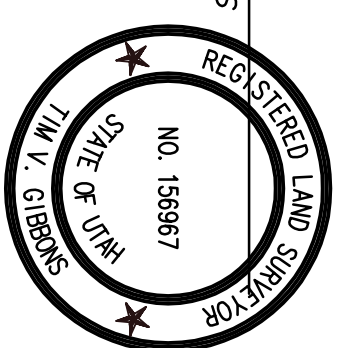
QUESTAR GAS \_\_\_\_\_ DATE \_\_\_\_\_  
 UTAH POWER \_\_\_\_\_ DATE \_\_\_\_\_  
 ONEST COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST \_\_\_\_\_ DATE \_\_\_\_\_



**CACHE • LANDMARK ENGINEERING**  
 686 NORTH MAIN SUITE 303  
 PHONE: (435) 713-0089

**SURVEY CERTIFICATE**  
 I, TIM V. GIBBONS, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 156967, 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 2, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.



**BOUNDARY DESCRIPTION**  
 A PART OF THE SOUTHWEST 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:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN THE WARRANTY DEED FILED IN BOOK 160, PAGE 300, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;  
 THENCE N89°37'24"E 33.00 FEET ALONG THE SOUTH SIXTEENTH LINE OF SAID SECTION 17;  
 THENCE S03°33'37" 8.00 FEET;  
 THENCE N89°37'24"E 60.28 FEET TO AN ANGLE POINT IN THE WEST BOUNDARY OF NIBLEY PARK ESTATES PHASE 1;  
 THENCE ALONG THE WESTERLY BOUNDARY OF NIBLEY PARK ESTATES PHASE 1 FOR THE FOLLOWING SIX COURSES:  
 (1) S16°43'53"E 111.96 FEET;  
 (2) S2°43'00"E 66.90 FEET;  
 (3) S7°47'32"W 98.19 FEET;  
 (4) S89°24'11"W 230.98 FEET;  
 (5) S82°44'46"E 82.11 FEET;  
 (6) S03°35'49"E 218.65 FEET TO A POINT IN THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 160, PAGE 300;  
 THENCE S89°24'11"W 483.10 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING IN THE EAST SIXTEENTH LINE OF SAID SECTION 17; THENCE N03°33'37" 582.09 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 7.49 ACRES, MORE OR LESS.

**NARRATIVE**

THIS SURVEY WAS ORDERED BY BILL BERTOLLO FOR THE PURPOSE OF CREATING NEW RESIDENTIAL BUILDING LOTS. NO MAJOR DISCREPANCIES WERE FOUND. THE BASIS OF BEARINGS USED WAS ASTROMONIC. TRUE NORTH WAS BASED ON WGS-84 AS PROJECTED FROM THE CACHE COUNTY / NIBLEY CITY GPS MONUMENT LOCATED AT LATITUDE 41°40'30.08425"N, LONGITUDE 111°50'51.43813"W. NUMBER 5 REBAR WITH PLASTIC CAPS STAMPED "TIM V GIBBONS RLS 156967" WERE SET AT ALL PROPERTY CORNERS. EXPANSION MILLS WITH WASHERS ARE TO BE SET IN THE CURB AT THE INTERSECTION WITH THE PROLONGATION OF THE SIDE LOT LINES AFTER THE CONSTRUCTION.

**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 AND DIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS "NIBLEY PARK ESTATES PHASE 2", DO HEREBY DEDICATE 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 THOROUGHFARES 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.

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

NIBLEY PARK ESTATES, LLC  
 BY: WILLIAM D. BERTOLLO, 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 ACKNOWLEDGED TO ME THAT NIBLEY PARK ESTATES, A UTAH LIMITED LIABILITY COMPANY, THAT WILLIAM D. BERTOLLO SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF THE COMPANY, FOR THE PURPOSES THEREIN MENTIONED AND THAT THE COMPANY EXECUTED THE SAME.  
 NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

DATE: 1/13/2004  
 CALCULATED BY: S. EARL  
 CHECKED BY: T. HANSEN  
 APPROVED BY: J. GIBBONS  
 JOB#: 03585-17  
 LOCATION: NIBLEY, UT