FINAL PLAT SIERRA PARK PHASE 1

PART OF SEC 17, T11N, R1E, SLM NIBLEY CITY, CACHE COUNTY, UTAH FEBRUARY 5, 2007



- - RIGHT-OF-WAY LINE — — — — PUBLIC UTILITY EASEMENT
10-FEET MIDE, EXCEPTIONS NOTED

LANDSCAPE EASEMENT 10-FEET MIDE NEW PUBLIC STREET

1234 STREET ADDRESS

	CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CD. BEARING	DELTA		
C1	167.20	317.00	85.59	165.26"	N72'43'02'E	3073'10"		
C2	213.02	383.00	109.34	210.28	\$73'32'27"W	31'52'00"		
ಚ	23.42	15.00"	14.86"	21.12	N4415'00'E	89'28'18"		
C4	185.85	350.00	95.17	183.68"	N72'49'11"E	30'25'28"		
C5	194.66	350.00	99.92"	192.16"	573'32'27"W	31 52'00"		
C6	204.51	383.00	104.76	202.09"	N72'54'16 E	30'35'39"		
C7	26.97	317.00	13.49	26.96	S60 02'41 W	4 52 28		
C8	149.34	317.00	76.08	147.96	S75'58'41 W	26'59'33"		
C9	66.78	490.00	33.44	66.73	S03 25 07 W	7'48'31"		
C10	47.41	490.00	23.72	47.39	S18'39'23 W	5'32'37"		
C11	73.22	490.00	36.68	73.15	S11'36'14"W	833'42		

L1	24.46	NOO-29-09-W
L2	20.77	N89'30'27"E
L3	33.00	S00'29'09 E
L4	16.30"	N15"53"05"E
L5	33.02	N00'00'00'E
L6	33.02	N00'00'00"E
L7	38.08	N1975'06"E
L8	30,38	N56'49'48"E
L9	24.23	S78"58'09"E
L10	45.44	S36'55'11"W
L11	53.56	S51 54 25 W
L12	28.60"	\$13*09*10*W
L13	60.45	S11 59 27 E
L14	43.66	S10 29 39 W
L15	35.97° 42.31°	S0519'37"E
L16	42.31	S48'31'27'E
L17	16.80	S62'54'29'E
L18	15.00	SJ2'2J'3J'E
L19	15.00*	N27'31'05"W
L20	13.90	N70'52'18"W
L21	23.01	N19"24"36"W
L22	32.57	N501717*W
L23	28.01	NO7'45'39"W
L24	21.76	N42"27"02"W
L25	53,52	S54'30'39"E
L26	38.44	S88'26'48"E
L27	27.67	N22'33'32"W
L28	37.80	N20'27'47'E
L29	53.60*	N00'06'52 E
L30	50.58	N18'30'59"W
L31	46.85"	N26'30'42"W
L32	39.14	N68'34'18"W
L33	85.35	N50'53'17 E
L34	39.33	N50'53'17"E N88'07'45"E
L35	30.83*	S27'38'05 E

LINE TABLE

NOTES & RESTRICTIONS

INVITED OR TESTIFULINING.

(I) THIS PROPERTY IS COATED IN THE WONITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICPATED 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 STRAINONS MOST BE SOON AGRICULTURAL PRACTICES AND ON BEAR A OWNER THREAT TO THE PURBLE THAT IN AN SAFETY.

(2) NO STRUCTURES MAY BE BUILT WITHIN LANGSCAPE EXISENSITY, THESE EXISTINGS ARE TO BE USED FOR LANGSCAPING PLANT MATERIAL ONLY, TRACES ARE NOT ALLOWED WITHIN THESE EXISENSITY OF WITHIN THE TOTAL THE AGRICULTURAL USES AND STRUCTURES MAY BE BUILT WITHIN THE OTHER TO THE USE AGRICULTURAL USES AND THE AGRICULTURAL OF THE OTHER TO THE USE AGRICULTURAL USES AND THE AGRICULTURAL OF THE OTHER THAT AGRICULTURAL USES AND THE AGRICULTURAL

ARE NOT ALLOWED WITHIN THESE CONSESSED TO THE RESEMENTS AS SHOWN FOR THE INSTALLATION, ACCESS, AND MAINTENANCE OF AN IRRIGATION PIPELINE.
(3) LOTS 1 AND 2 ARE SURECET TO 15-FEET WIDE EASEMENTS AS SHOWN FOR THE INSTALLATION, ACCESS, AND MAINTENANCE OF A STORM DRAIN PIPELINE.

ASSEMBLY MO 2 ARE SUBJECT TO 15-FETT MORE CASSIMITY AS SHOWN FOR THE INSTALLATION, ACCESS, AND MAINTENANCE OF THE MORE CASSIMITY AS SHOWN FOR THE INSTALLATION, ACCESS, AND MAINTENANCE OF A STORM DRAIN PRELINE.

(3) LOT 1 IS SUBJECT TO A 15-FETT MORE EASTMENT AS SHOWN FOR THE INSTALLATION, ACCESS, AND MAINTENANCE OF A STORM DRAIN PRELINE.

(6) ALL AREAS DESIGNATED AS WETLANDS MAY NOT BE DISTURDED WITHOUT WRITTEN PERMISSION FROM THE UNITED STATES ABMY CORPS.

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(6) CASSING SECONATED AS WETLANDS ON THIS PAIR OF DESIGNATION AND TAN PURPOSES OF IVE THE CASSILLATION AND THE SECONATION AND THE SECONATION AND THE SECONATION AND THE SECONATION AND TAN PURPOSES OF IVE THE CASSILLATION SET OF DECIDENT AS A BLANKET DRAINING EXPENSIVE TO THE METLAND MITGATION SET REQUIRED AND A BLANKET DRAINING EXPENSIVE TO THE WETLAND MITGATION SET REQUIRED AND A BLANKET DRAINING EXPENSIVE TO THE WETLAND MITGATION SET REQUIRED AND THE SECONATION OF THE

SURVEY NARRATIVE
THIS SURVEY WAS DRORED BY BILL BERTOLIO FOR THE PURPOSE OF SUBDIMDING THE SUBJECT PROPERTY. A PREVIOUS SURVEY DONE BY TIM GBBONS
FOR CLAIR WEBB WAS RETRACED AND ACCEPTED. THE SOUTH-SOUTH 1/84 LINE WAS CALCULATED USING STANDARD GOVERNMENT SECTION SUBDIVISION
PROCEDURES. FENCES AND IRRIGATION DITCHES WERE HELD AS CALLED OUT FOR OTHER COURSES.

THE BASIS OF BEARINGS USED WAS GEOGETIC, BASED ON WIGS-84, NORTH BEING PROJECTED FROM THE NIBLEY OPS MONUMENT SET BY THE COUNTY SURVEYOR AT LATITURE 4140/30.08425/N, LONGITURE 11150/31.43813/W. NUMBER 5 REBARS WITH CAPS STAMPED "STEVEN C EARL PLS 318978" MERE SET AT ALL LOT COMMERS.

LYNN V. NIELSEN 03-007-0010 LYNN V. NELSEN 03-007-0023 S29'34'24"E 60.35" S40'06'34"E 19.2 STORM DR \$78'48'42"F 24.89 S6672'42"E 14.69 \$4704'08'F 45.23' 27127 C5 The same of the company of the compa · MITIGATION SITE 1.95 AC SEE DEED RESTRICTIONS BASII REMAINDER PARCEL 8.78 AC EXCLUDING WETLANDS & STORM BASINS DĚLIŇEATEĎ WETLAND 1.40 AC 2/05/2007 S. EARL S. EARL D. CASTEEL T. GIBBONS 885-0401.3 NIBLEY, UT DATE: CALCULATED BY: DRAFTED BY: CHECKED BY: APPROVED BY: JOB#: LOCATION:

SURVEY CERTIFICATE

I, STEVEN C. EARL, A REGISTRED LAND SURVEYOR, HOLD CERTIFICATE NO. 318373—2001, AS PRESCRIBED BY THE LANS OF THE STATE OF UTAL. 1885 TO THE STATE OF THE STATE OF

SIGNED ON THIS 578 DAY OF FEBRUARY, 2007.



BOUNDARY DESCRIPTION

A PART 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:

BEONNING AT THE CENTER-SOUTH-SOUTH 1/64 CORNER OF SAID SECTION;
THENCE M89550TW 595.00 FEET ALONG THE SOUTH-SOUTH 1/64 LINE OF
SAID SECTION;
THENCE M9270STW 403.16 FEET;
THENCE M9270STW 403.16 FEET;
THENCE M9270STW 403.16 FEET;
THENCE THE FOLLOWING SIX COURSES ALONG A FENCE:
THENCE THE FOLLOWING SIX COURSES ALONG A FENCE:
(1) S2934747E 80.35 FEET; (2) S4070STW 12.66 FEET;
(3) S477040FE 86.25 FEET; (4) S607147E 18.26 FEET;
(3) S477040FE 86.27 FEET; (4) S607147E 18.26 FEET;
(3) S578047E 18.69 FEET; (2) S707147E 273.46 FEET;
THENCE M837057E 31.00 FEET TO A POINT IN THE LATITUDINAL MID-SECTION.

LINE OF SAID SECTION; THENCE SO'29'09"E 1284.88 FEET TO THE POINT OF BEGINNING

CONTAINING 21.81 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAWNE CAUSED THE SAME TO SERBING DESCRIBED TRACT OF LAND, HAWNE CAUSED THE SAME TO SERBING THE SAME THE SERBING THE SAME THE SERBING THE SAME THE SERBING THE

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS (++1)

BY: HORIZON ENTERPRISES, INC.

BY: Welliam D Bytolia WILLIAM D BERTOLIO, PRESIDENT

BY: JOHN A. HANSEN FAMILY, LLC

BY: O NANAGING MEMBER

BY: JOHN A. HANSEN TRUST

BY A HANSEN TRUSTEE

RY: SPINING CREEK CROSSING, INC.

BY: JASON CHRISTENSEN, PRESIDENT

PH. CHARTER ONE DEVELOPMENT COMPANY, LLC Charles School 1 9 10 4

GLENN L. WAY, MANAGING PARTNER

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF CACHE

COUNTY OF CAPITAL PARTY PARTY

Phannen Lindsay



MY COMMISSION EXPIRES 2-27-2009

ACKNOWLEDGEMENT

ON THIS DAY OF THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF CAME IN THE SAID STATE OF UTHAL GENEL MAY, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTAINLY, AND FOR THE PURPOSES THEREIM MENTIONS

NOTARY PUBLIC MY COMMISSION EXPIRES

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS CAN DAY OF A.D. 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CACHE • LANDMARK ENGINEERS • SURVEYORS • PLANNER 1011 WEST 400 NORTH, SUITE 130 LOGAN, UT 84321 • 435,713.0

UTILITY COMPANY APPROVALS

DATE

DATE

QUESTAR GAS

ROCKY MTN. POWER OWEST COMMUNICATIONS

COMCAST CORPORATION

COUNTY RECORDER'S NO. 948/78 TOTAL COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF CITY DATE 19.14 2007. TIME 4:39 P.M. FEE W INDEX 2007-2210

GRAPHIC SCALE

APPROVAL AS TO FORM AND VED AS TO FORM THIS 14th

PLANNING COMMISSION CHAIRMAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS DAY OF A.D. 2007, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVA

DAY OF Shithe A.D. 2007.

PLANNING COMMISSION CHAIRM.

Bruce X fry n

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

CITY ENGINEER

MAYOR