

2025-3978

NIBLEY COACH SUBDIVISION, PHASE 1

PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN

LEGEND

- 9 QUARTER SECTION CORNER
- 16
- BOUNDARY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SETBACK LINE
- FOUND REBAR AS NOTED

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, 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 therein, and have subdivided said tract of land into lots and streets to be hereinafter known as NIBLEY COACH SUBDIVISION, PHASE 1, and that the same has been surveyed and shown on the ground as shown on this plat.

Signed on this 10th day of Sept 2025



BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 21, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:
Commencing at the Northwest Corner of Section 21, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian monumented with a brass cap, thence S00°28'13"E 133.05 feet along the West line of the Northwest Quarter of said Section 21; thence N 89°33'47" E 24.75 feet to the POINT OF BEGINNING and running:
thence N 89°31'32" E 666.23 feet;
thence N 00°25'00" W 0.75 feet to a 3/8" rebar at the Southwest Corner of Lot 11, Elkhorn Ranch Unit II, as recorded in the Cache County Recorder's Office under Entry No. 442245 on April 8, 1981;
thence S 22°34'17" E 16.20 feet;
thence S 00°24'56" E 217.16 feet;
thence S 02°45'03" E 60.05 feet;
thence S 00°28'00" E 95.50 feet;
thence S 89°34'40" W 737.66 feet;
thence N 00°26'15" W 385.79 feet to the point of beginning, containing 6.525 acres, more or less.

Notes:

- Single family lot building setbacks:
Front 20'
Side 5'
Rear 15'
- All required necessary public improvements and utilities shall be financed by purchaser or seller and not by Nibley City.
- No structures may be built within any public utility 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 activities must be sound agricultural practices and not bear a direct threat to public health and safety.
- 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curb once it is placed.
- This survey was requested by Ryan Reeves. The Basis of Bearing is S 00°26'13" E between the Northwest Corner and West Quarter Corner of Section 21, Township 11 North, Range 1 East of the Salt Lake Base and Meridian.
- Areas in Nibley have groundwater problems due to the varying depths of a water table. The City's approval of a final plat, building permit or construction plans does not constitute a representation by the City that building at any specified elevation or location would solve subsurface or groundwater problems. In addition, concerns for building elevation and/or grading and drainage are unique to each building site, remain 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 such concerns including, but not limited to, building location and/or elevation, site grading and drainage.
- Open Space Parcel 1A and 1B are dedicated to Nibley City as public trail right-of-way and CANAL EASEMENT PARCELS 1A, 1B.
- No driveway access is allowed onto 800 West Street.
- HOA/Development or adjacent property owner, as applicable, is responsible for maintenance of trails throughout the development.
- Open Space Parcel 1A is also a Canal Easement.

ENBRIDGE ENERGY/ ROCKY MOUNTAIN POWER NOTES

- Enbridge Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Enbridge Energy 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 forth 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 Enbridge Energy's Right-of-Way department at 1-800-366-6332.
- Pursuant to Utah Code Ann § 24-2-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described herein of this plat.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(i) 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 acknowledges the easements, but does not warrant the easements in order to serve this development. 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 66, Damage to Underground Utility Facilities, or
(4) Any other provision of law.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____
On this _____ day of September, 2025, I, _____, personally appeared before me, _____, Manager of T&P Holdings, LLC, who, being by me duly sworn, did say for himself that he is the Manager of T&P Holdings, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said LLC by authority of its Articles of Organization and the duly acknowledged to me that T&P Holdings, LLC executed the same.

Notary Public Signature: _____
Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: 1-17-2029
A Notary Public Commissioned in Utah

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	17.65'	17.65'	N 88°23'57" W	4°02'46"
C2	280.00'	19.77'	19.77'	S 88°23'57" E	4°02'46"
C3	12.00'	18.88'	16.37'	N 89°33'47" E	90°00'00"
C4	12.00'	11.38'	10.95'	N 26°44'08" E	54°18'53"
C5	60.00'	51.47'	49.91'	S 89°34'40" W	49°08'17"
C6	60.00'	44.51'	43.50'	N 89°34'40" E	42°20'21"
C7	60.00'	15.04'	15.00'	N 44°26'56" W	14°21'42"
C8	60.00'	43.08'	42.14'	S 72°41'11" E	4°10'45"
C9	60.00'	51.97'	50.38'	N 61°56'50" E	49°37'41"
C10	60.00'	44.73'	43.70'	N 15°46'22" E	42°42'38"
C11	60.00'	51.47'	49.91'	N 89°34'40" W	49°08'17"
C12	12.00'	11.38'	10.95'	N 27°34'47" W	54°18'53"
C13	12.00'	18.88'	16.37'	S 44°34'40" W	90°00'00"
C14	220.00'	15.54'	15.53'	N 88°23'57" W	4°02'46"

OWNERS 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 IN LOTS AND STREETS TO BE HEREINAFTER KNOWN AS "NIBLEY COACH 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 AND DRAINAGE AREAS AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY.

A) PARCEL C. GRANT AND DEDICATE TO NIBLEY CITY PARCEL C.

In witness whereof, I have hereunto set my hand this 11th day of September, 2025.

By: _____
Notary Public Signature: _____
Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: 1-17-2029
A Notary Public Commissioned in Utah

UTILITIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED:

CONVEYOR'S REPRESENTATIVE
JENNIFER PETERSON
ROCKY MOUNTAIN POWER REPRESENTATIVE
ENBRIDGE ENERGY REPRESENTATIVE
NIBLEY CITY WATER DEPARTMENT
NIBLEY CITY SEWER DEPARTMENT
NIBLEY CITY STORMWATER DEPARTMENT

CITY MANAGER APPROVAL AND ACCEPTANCE

Presented to Nibley City this 15th day of Sept 2025 at which time this plat was approved and accepted.
Date: 15 OCT 2025
City Manager: _____
City Recorder: _____

CITY ENGINEER CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the City Ordinance.
Date: 10/15/2025
City Engineer: _____

CITY PLANNER

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the City Ordinance.
Date: 9/12/25
City Planner: _____

ATTORNEY APPROVAL

Approved as to form this 25th day of September, A.D. 2025.
Date: 9/25/25
Attorney: _____

COUNTY RECORDER

State of Utah, County of Cache, recorded and filed at the request of _____
Date: 10/01/2025 Time: 10:01 AM Fee: \$88.00
Entry: 1594061
Index: 2025-3978
Filed in file of plats: _____
County Recorder: _____

NIBLEY COACH SUBDIVISION, PHASE 1

FINAL PLAT

DATE: AUG, 2025

DRAWING NO. 1