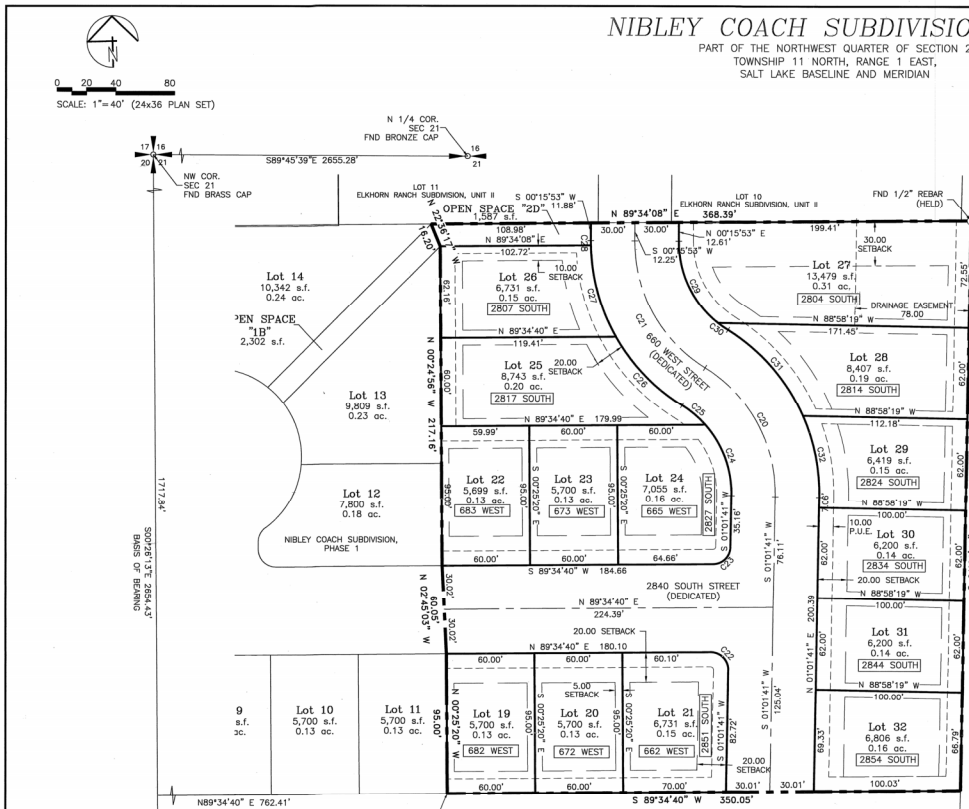


2005-3979



1. Brian G. Lyon, a Registered Land Surveyor, holds Certificate No. 27567, 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 hereafter known as NIBLEY COACH SUBDIVISION, PHASE 2, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 4 day of Sept 2025

27567
BRIAN G. LYON
STATE OF UTAH

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 Northeast 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 1717.84 feet along the West line of the Northwest Quarter of said Section 21; thence N 89°34'40" E 762.41 feet to the Southwest Corner of Lot 11, Nibley Coach Subdivision, Phase 1 and POINT OF BEGINNING and running thence along the boundary of Nibley Coach Subdivision, Phase 1 the next four courses:

1) thence N 0°25'20" W 95.00 feet;
2) thence N 0°24'03" W 60.00 feet;
3) thence N 0°24'56" W 217.16 feet;
4) thence N 2°34'17" W 16.20 feet;

thence N 89°34'08" E 368.39 feet (N89°30'12"E, By Record) along the boundary of Elkhorn Ranch Unit II recorded in the Cache County Recorder's Office under Entry No. 442245 on April 8, 1981; thence S 0°10'14" W 387.34 feet along the Railroad right of way; thence N 89°34'40" W 350.05 feet to the point of beginning, containing 3.171 acres, more or less.

Notes:

1. Single family lot building setbacks:
Front/Corner 20'
Side 5'
Rear 15'
Side from existing Residential Zone: 30'

2. All required necessary public improvements and utilities shall be financed by purchaser or seller and not by Nibley City.

3. No structures may be built within any public utility easement.

4. 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. 5/4" 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.

6. This survey was requested by Ryan Reeves. The Basis of Bearing is S 0°25'13" E between the Northwest Corner and the West Quarter Corner of Section 21, Township 11 North, Range 1 East of the Salt Lake Base and Meridian.

7. Areas in Nibley have groundwater problems due to the varying depth 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.

8. Open Space Parcel 20 is dedicated to Nibley City as a public trail right-of-way.

9. HOA/Development or adjacent property owner, as applicable, is responsible for maintenance of trails throughout the development.

ENBRIDGE ENERGY/
ROCKY MOUNTAIN POWER NOTES

1. 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 approval 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 the plat, including those set forth in the General 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 1-800-368-6333.

2. 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.

3. Pursuant to Utah Code Ann. § 17-27b-603(4)(c) Rocky Mountain Power accepts delivery of the PUE as described in the 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 constitute approval or acknowledgment of any terms contained in the plat, including those set forth in the General Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Rocky Mountain Power's Right-of-Way Department at 1-800-368-6333.

(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

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. 9/22/25 Date CITY PLANNER	CITY MANAGER APPROVAL AND ACCEPTANCE Presented to Nibley City this 15 day of Oct 2025, at which time this subdivision was approved and accepted. City Manager Date 10.15.25 City Recorder	UTILITIES APPROVAL THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED. CONQUEST CABLE REPRESENTATIVE Date JENNIFER PETERSON ROCKY MOUNTAIN POWER REPRESENTATIVE Date CHRYSTAL BROWN NIBLEY CITY WATER DEPARTMENT Date NIBLEY CITY SEWER DEPARTMENT Date NIBLEY CITY STORMWATER DEPARTMENT	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 INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS: NIBLEY COACH 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 AND DRAINAGE AREAS AS SHOWN, WITH THE SAME. WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY. In witness whereof, I have hereunto set my hand this 11 day of Sept 2025. By: [Signature] Jay Jenks, Manager, TLP Holdings, LLC	ACKNOWLEDGEMENT STATE OF UTAH COUNTY OF [Blank] On this 11 day of September 2025, I personally appeared before me [Signature], Manager of TLP Holdings, LLC, who, being by me duly sworn, did say for himself that he is the Manager of TLP 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 he duly acknowledged to me that TLP Holdings, LLC executed the same. Notary Public Signature: [Signature] Notary Public Full Name: JENNIFER TAYLOR BOWLEY Commission Number: 2025-00000000 My Commission Expires: 12-31-29 A Notary Public Commissioned in Utah
COUNTY RECORDER State of Utah, County of Cache, recorded and filed at the request of [Signature] Date 9/22/25 Time 10:10 AM Fee \$78.00 Entry Index: 2025-3979 Filed in: File of plats County Recorder	ATTORNEY APPROVAL Approved as to form this 8 day of October A.D., 2025. [Signature] Attorney	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		

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C201	100.00	104.29	99.59	S 29°50'09" E	285°43'41"
C202	100.00	102.91	98.43	S 29°13'03" E	285°57'23"
C203	12.00	19.15	17.16	S 44°41'49" E	217°17'02"
C204	12.00	18.35	16.75	S 45°18'11" W	268°02'40"
C205	70.00	52.47	51.25	N 20°29'49" W	42°57'01"
C206	70.00	50.50	50.49	S 50°18'40" E	116°44'40"
C207	130.00	65.61	64.92	N 44°14'28" W	285°05'00"
C208	130.00	65.06	64.38	S 12°28'45" E	284°20'30"
C209	70.00	55.06	54.37	S 09°29'21" E	172°29'20"
C210	70.00	63.63	61.46	S 25°46'59" E	52°02'04"
C211	70.00	84.1	8.40	N 35°15'55" W	63°02'30"
C212	130.00	78.80	77.60	N 41°20'08" W	34°43'48"
C213	130.00	56.72	56.27	N 11°28'15" W	24°59'53"

SURVEYOR'S CERTIFICATE 1. Brian G. Lyon, a Registered Land Surveyor, holds Certificate No. 27567, 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 hereafter known as NIBLEY COACH SUBDIVISION, PHASE 2, and that the same has been surveyed and staked on the ground as shown on this plat. Signed on this 4 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 Northeast 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 1717.84 feet along the West line of the Northwest Quarter of said Section 21; thence N 89°34'40" E 762.41 feet to the Southwest Corner of Lot 11, Nibley Coach Subdivision, Phase 1 and POINT OF BEGINNING and running thence along the boundary of Nibley Coach Subdivision, Phase 1 the next four courses: 1) thence N 0°25'20" W 95.00 feet; 2) thence N 0°24'03" W 60.00 feet; 3) thence N 0°24'56" W 217.16 feet; 4) thence N 2°34'17" W 16.20 feet; thence N 89°34'08" E 368.39 feet (N89°30'12"E, By Record) along the boundary of Elkhorn Ranch Unit II recorded in the Cache County Recorder's Office under Entry No. 442245 on April 8, 1981; thence S 0°10'14" W 387.34 feet along the Railroad right of way; thence N 89°34'40" W 350.05 feet to the point of beginning, containing 3.171 acres, more or less.
Notes: 1. Single family lot building setbacks: Front/Corner 20' Side 5' Rear 15' Side from existing Residential Zone: 30'	ENBRIDGE ENERGY/ ROCKY MOUNTAIN POWER NOTES 1. 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 approval 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 the plat, including those set forth in the General 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 1-800-368-6333. 2. 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. 3. Pursuant to Utah Code Ann. § 17-27b-603(4)(c) Rocky Mountain Power accepts delivery of the PUE as described in the 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 constitute approval or acknowledgment of any terms contained in the plat, including those set forth in the General Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Rocky Mountain Power's Right-of-Way Department at 1-800-368-6333. (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
ALLIANCE CONSULTING ENGINEERS 150 EAST 200 NORTH SUITE P CODY, WY 82401 (307) 755-4121 alliance@alliancece.com	FINAL PLAT NIBLEY COACH SUBDIVISION, PHASE 2 PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN DATE: FEB. 2025 DRAWING NO: 1