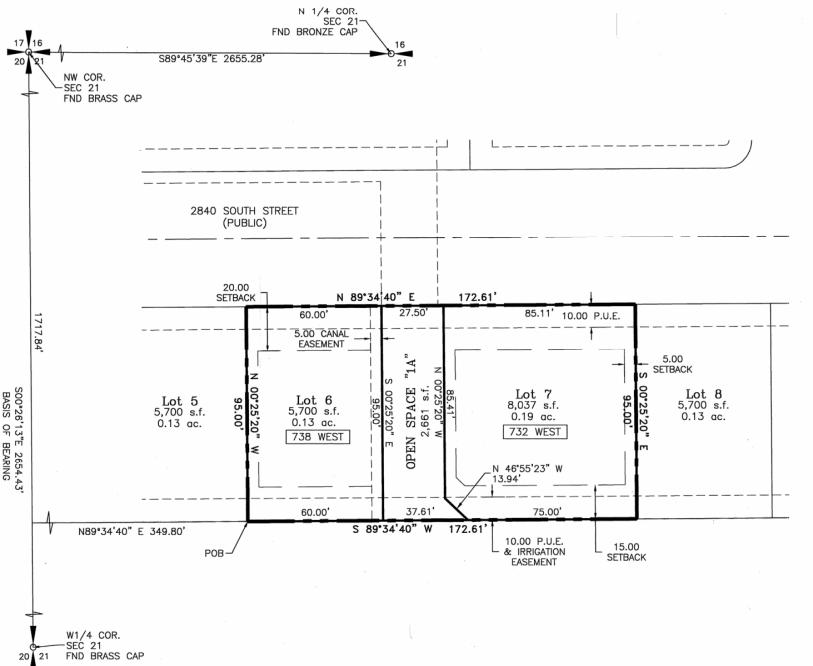


# NIBLEY COACH SUBDIVISION, LOT 6 & 7 AMENDED

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
- 16 LOT LINE
- 16 PUBLIC UTILITY EASEMENT
- 16 SETBACK LINE



**SURVEYOR'S CERTIFICATE**  
I, Brian G. Lyon, a Registered Surveyor, certificate No. 275617, as prescribed by the laws of the State of Utah, do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plan, and that the same is divided into lots and streets, and the lots of land into lots and streets to be hereafter known as NIBLEY COACH SUBDIVISION, LOT 6 & 7 AMENDED, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 30 day of Nov. 2025



**BOUNDARY DESCRIPTION**  
Lots 6, 7 and Open Space 1A of Nibley Coach Subdivision, Phase 1, recorded in the Cache County Recorder's Office under Entry No. 1386021 on October 31, 2025 also 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 marked with a brass cap, thence S00°26'13"E 1717.84 feet along the West line of the Northwest Quarter of said Section 21; thence N 89°34'40"E 349.80 feet to the Southwest Corner of Lot 6, Nibley Coach Subdivision, Phase 1 recorded in the Cache County Recorder's Office under Entry No. 1386021 on October 31, 2025 and POINT OF BEGINNING and running

thence N 00°25'20" W 95.00 feet along the west line of said Lot 6 to the south right of way line of 2840 South Street; thence N 89°34'40" E 172.61 feet to the Northeast Corner of Lot 7, Nibley Coach Subdivision, Phase 1 recorded in the Cache County Recorder's Office under Entry No. 1386021 on October 31, 2025 and running thence S 00°25'20" E 95.00 feet along the east line of said Lot 7 to the south line of Nibley Coach Subdivision, Phase 1; thence S 89°34'40" W 172.61 feet along said south line to the point of beginning, containing 0.38 acres, more or less.

## Notes:

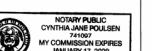
1. Single family lot building setbacks:  
Front 20'  
Side 5'  
Rear 15'
2. All required necessary public improvements and utilities shall be financed by purchaser or seller and not by Nibley City.
3. No structures may be built without a public utility agreement.
4. This property is located in the vicinity that is used for agricultural purposes. It may be anticipated that the agricultural and active uses may be conducted in the 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.
5. S/5/8" caps with cop 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 Rondoro Group with the Capital Group. The purpose of this survey is to amend Lots 6, 7 and Open Space 1A of Nibley Coach Subdivision, Phase 1 recorded in the Cache County Recorder's Office under Entry No. 1386021 on October 31, 2025. The boundary line between Lot 7 and Open Space 1A was adjusted to the east by 2.5 feet. A 5 foot irrigation easement was also added to the east side of Lot 7. 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 Baseline and Meridian.
7. Areas in the above 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 land is free of groundwater problems. Landowners should be aware of 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 application, property owner and/or contractor. Nibley City is not responsible for any subsurface or groundwater problems which may occur, nor for such occurrences, including, but not limited to, building location and/or elevation, site grading and drainage.
8. Open Space Parcel 1A is dedicated to Nibley City as a public trail right-of-way and is subject to all applicable laws.
9. HOA /Development or adjacent property owner, as applicable, is responsible for maintenance of trails throughout the development.
10. Open Space Parcel 1A is also a Canal Easement.

## CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF Cache

On the 30 day of December A.D., 2025, before me, Jessie Mainman, City Manager of Nibley City, Inc., a Utah Municipal Corporation, signer of this instrument who declared to me, that they signed this instrument on behalf of the Corporation.

Notary Public Signature: Cheryl Boddy  
Notary Public Full Name: Cheryl Boddy  
Commission Number: 740289  
My Commission Expires: 11/29/28  
A Notary Public Commissioned in Utah



## OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED PROPERTY, BEING CALLED THEREIN TO BE SUBDIVIDED IN TO LOTS AND STREETS, 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 OF NIBLEY CITY, UTAH, FROM ALL CLAIMS AND LIABILITIES ARISING 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 WORKS AS GIVEN FOR OTHERS DEDICATED PROPERTY.

A) PARCEL 1A: GRANT AND DEDICATE TO NIBLEY CITY ALL OF PARCEL 1A.

In witness whereof, I, the undersigned set my hand this 18 day of December, 2025.

By: Jay Jenkins, Manager,  
TL&P Holdings, LLC  
Nibley City Corporation

Cynthia Jane Poulson  
City Manager

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF Cache

On this 1 day of December, 2025 personally appeared before me, Jay Jenkins, Manager of TL&P Holdings, LLC, who, being by me duly sworn, says that he is the Manager of TL&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 he duly acknowledged to me that TL&P Holdings, LLC executed the same.

Notary Public Signature: Cynthia Jane Poulson  
Notary Public Full Name: Cynthia Jane Poulson  
Commission Number: 740289  
My Commission Expires: 11/29/28  
A Notary Public Commissioned in Utah

## NIBLEY COACH SUBDIVISION, LOT 6 & 7 AMENDED

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

DRAWING TITLE: NIBBLEY COACH SUBDIVISION, LOT 6 & 7 AMENDED  
DRAWING DATE: NOV. 2025  
DRAWING NO. 1

ALLIANCE CONSULTING  
150 EAST 200 NORTH SUITE P  
(435)755-5121