

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PREScribed UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREINAFTER TO BE KNOWN AS: BRIAN D. AND RHONDA LEE ANDERSON SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEIED AS SHOWN.

Boundary Description

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, ALSO BEING A PART OF LOT 10, BLOCK 16, OF THE MILLVILLE PLAT SURVEY, BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE NORTH 01°45'37" EAST, A DISTANCE OF 440.05 FEET; THENCE SOUTH 88°52'00" EAST, A DISTANCE OF 99.01 FEET; THENCE NORTH 01°45'37" EAST, A DISTANCE OF 440.05 FEET; THENCE SOUTH 88°52'00" EAST, A DISTANCE OF 99.01 FEET; THENCE NORTH 01°45'37" WEST, A DISTANCE OF 219.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 3200 SOUTH STREET; THENCE SOUTH 88°52'00" EAST, A DISTANCE OF 24.75 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 01°45'37" WEST, A DISTANCE OF 219.95 FEET; THENCE SOUTH 88°52'00" EAST, A DISTANCE OF 206.26 FEET; THENCE SOUTH 01°45'37" WEST, A DISTANCE OF 219.95 FEET TO THE POINT OF BEGINNING.



SIGNATURE

DATE

PREPARED BY

FORESIGHT SURVEYING
Professional Land Surveyors
2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435) 755-3213 Fax

14-12 B&R Anderson Subdivision
Prepared By: JCN March 7, 2014

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS _____ DAY OF _____, A.D. 2014, I, _____, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF CACHE, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, _____, IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS _____ DAY OF _____, A.D. 2014, I, _____, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF CACHE, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, _____, IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

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 SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS: BRIAN D. AND RHONDA LEE ANDERSON SUBDIVISION, DO HEREBY DEDICATE, GRANT 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 AND 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.

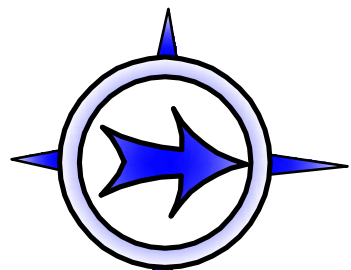
BY: _____, HAVE EXECUTED THIS PLAT AND

DEDICATION THE _____ DAY OF _____, 2014.

A FINAL PLAT FOR:

Brian D. and Rhonda Lee Anderson Subdivision

NIBLEY CITY, CACHE COUNTY, UTAH
A PART OF THE SW1/4 OF SEC. 21
TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.&M.



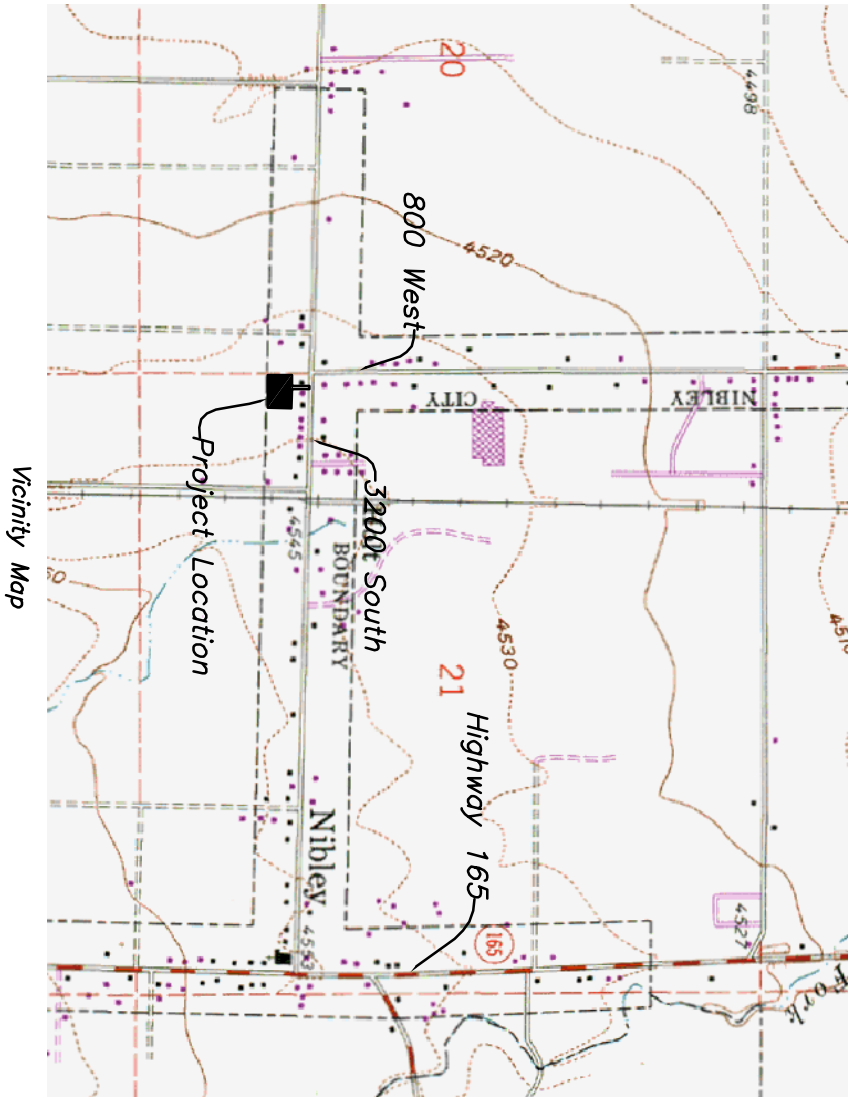
B&R Anderson
SCALE 1"=60'

L E G E N D:

- PHASE BOUNDARY
- LOT LINE
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- INGRESS-EGRESS and UTILITY EASEMENT



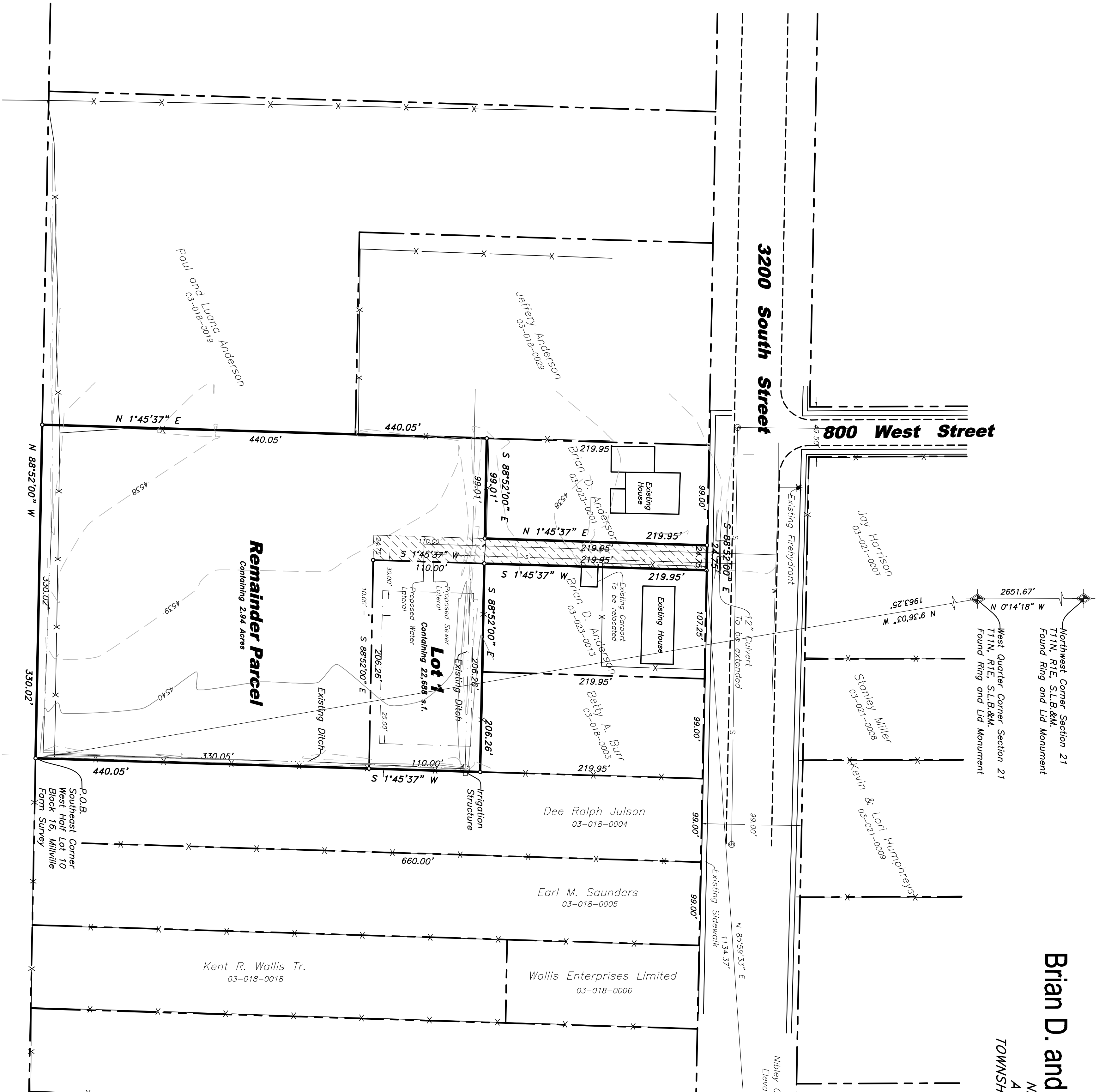
SECTION CORNER
5/8" REBAR & CAP



NOTED & RESTRICTIONS

- 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, EXCEPT AS APPROVED BY THE CITY ENGINEER.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURE PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. THE CITY ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS BEEN ADVISED THAT THERE IS NO DIRECT THREAT TO THE PUBLIC HEALTH OR SAFETY.
- AREAS IN NIBLEY CITY HAVE EXPERIENCED PROBLEMS DUE TO THE VARYING DEGREE OF 4. FLOUCTUATING WATER TABLE. THE CITY'S APPROVAL OF BUILDING PERMITS OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING THESE STATED CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR. NIBLEY CITY IS NOT RESPONSIBLE FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.

- SETBACKS:
- 1- 30' ON FRONT
 - 2- 25' ON BACK
 - 3- 10' ON SIDE OR 20' ON SIDE IF SIDE IS ON A ROADWAY
- PUBLIC UTILITY EASEMENTS
- 1- 10' OFF PROPERTY LINE FOR LIMITS AROUND ENTIRE LOT



PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2014, BY THE NIBLEY CITY PLANNING COMMISSION.

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 2014.

CITY ATTORNEY

CITY COUNCIL'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, A.D. 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

CITY ENGINEER 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.

CITY ENGINEER

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

QUESTAR GAS

Date

ROCKY MOUNTAIN POWER

Date

QWEST COMMUNICATIONS

Date

COMCAST CORPORATION

Date

COUNTY RECORDER NO.

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____ TIME _____ FEE _____ ABSTRACTED _____

INDEXED

FILED IN: FILE OF PLATS

CACHE COUNTY RECORDER