

NORTH 89°55'36" WEST 1326.97'

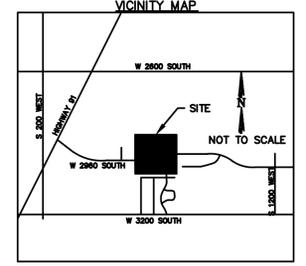
GLEN LEE HANSEN  
BOOK 725, PAGE 402

CALCULATED POSITION  
ONE SIXTEENTH CORNER  
SECTION 20, T11N, R1E,  
SLB&M

STONEBRIDGE WEST  
PROPERTIES  
BOOK 1427, PAGE 1070

# MALOUF SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20  
TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
NIBLEY, UTAH  
DECEMBER 2013



**LOT 1**  
18.061 ACRES

**REMAINDER PARCEL**  
0.059 ACRES

**LOT 3**  
3.216 ACRES

**LOT 2**  
4.184 ACRES

FOUND REBAR AND ALUMINUM CAP, NORTHWEST CORNER, SECTION 20, T11N, R1E, SLB&M

HERITAGE BUSINESS PARK PHASE 1

NIBLEY PARKWAY (2960 SOUTH)

HERITAGE BUSINESS PARK PHASE 1

FOUND REBAR AND ALUMINUM CAP, WEST QUARTER CORNER SECTION 20, T11N, R1E, SLB&M

MEADOWVIEW P.U.D.

MAPLE VALLEY ESTATES PHASE 4

MAPLE VALLEY ESTATES PHASE 4

STONEBRIDGE PHASE 1

STONEBRIDGE PHASE 2

10' PUBLIC UTILITY EASEMENT (TYP.)

SEWER EASEMENT DETAIL (BK 1361, PG. 1361)

FOUND BRASS CAP MONUMENT, EAST QUARTER CORNER SECTION 20, T11N, R1E, SLB&M

FOUND BRASS CAP MONUMENT, EAST QUARTER CORNER SECTION 20, T11N, R1E, SLB&M

**SURVEYOR'S CERTIFICATE**  
I, Cory Neerings, do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 5183760 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that, by the authority of the owner, I have completed a survey of the tract of land shown on this plat in accordance with Section 17-23-17. That I have verified all measurements and have placed monuments as represented on this plat, also that I have subdivided said tract of land into lots and streets to be hereafter known as MALOUF SUBDIVISION.



Signed on this \_\_\_\_ day of \_\_\_\_\_, 2013.

**BOUNDARY DESCRIPTION:**

A parcel of land situate in the Northwest Quarter of Section 20, Township 11 North, Range 1 East, Cache County, Utah. Said parcel being more particularly described as follows:  
Beginning at the West Quarter Corner of said Section 20; thence North 0°31'50" West 946.60 feet; thence South 89°35'23" East 1326.96 feet to a point on the West line of that parcel owned by Stonebridge West Properties as recorded as Entry No. 926640; thence South 0°31'40" East 935.40 feet along the West sixteenth line of said Section to the Southwest corner of the Stonebridge Phase 1 subdivision on file and of record with the Cache County Recorders Office; thence South 89°55'36" West 1326.78 feet along the South line of the Northwest Quarter of Section 20 to the point of beginning. The above-described parcel contains 1,248,480 square feet or 28.661 acres.  
Basis of Bearings is North 89°55'36" East between the West and East Quarter Corners of Section 20, Township 11 North, Range 1 East, Salt Lake Base and Meridian.

**OWNER'S DEDICATION**

Know all by these presents that we (I) the undersigned owner(s) of the described tract of land hereon, having caused the same to be subdivided into lots and streets to hereafter be known as MALOUF SUBDIVISION, 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 City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services. In witness whereof, we (I) \_\_\_\_\_ have hereunto set our (my) hand this \_\_\_\_ day of \_\_\_\_\_, 2013.

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF CACHE } ss \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_ A.D., personally appeared before me, the undersigned notary public in and for the said county of Cache in the said state of Utah, the signer of the above owner's dedication, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

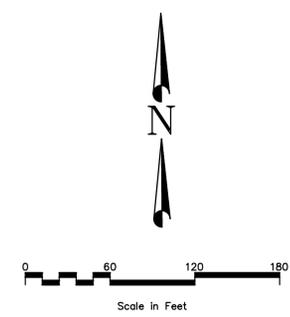
Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**LEGEND**

- SECTION CORNER MONUMENT
- 
- BOUNDARY LINE
- RIGHT-OF-WAY LINE

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD
C1	603.16	382.00	90°28'03"	N44°42'22"E	542.43
C2	655.27	415.00	90°28'03"	N44°42'22"E	589.29
C3	450.36	415.00	62°10'41"	N58°51'03"E	428.59
C4	453.15	448.00	57°57'18"	N60°57'44"E	434.08
C5	66.11	133.00	28°28'40"	S75°50'04"E	65.43
C6	34.04	67.00	29°06'46"	S75°31'01"E	33.68
C7	204.90	415.00	28°17'22"	N13°37'01"E	202.83
C8	188.15	448.00	24°03'47"	N11°30'13"E	186.77
C9	48.58	100.00	27°50'06"	S76°09'21"E	48.10

Line Table		
Line #	Length	BEARING
L1	6.40'	N89°55'36"E
L2	6.93'	N89°55'36"E
L3	6.67'	N89°55'36"E
L4	2.48'	S89°56'23"W
L5	33.28'	S62°14'18"E



**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD \_\_\_\_\_.

\_\_\_\_\_  
CITY ATTORNEY

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FINE IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE

\_\_\_\_\_  
CITY ENGINEER

**COUNTY SURVEYOR'S 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 FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COUNTY SURVEYOR

**NIBLEY CITY WAS ACCEPTED BY CITY COUNCIL APPROVAL AND ACCEPTANCE**

PRESENTED TO THE NIBLEY CITY MAYOR THIS \_\_\_\_\_ OF \_\_\_\_\_ A.D. 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
MAYOR

**UTILITY COMPANY APPROVALS**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

QUESTAR GAS \_\_\_\_\_ DATE \_\_\_\_\_

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_

CENTURY LINK COMM. \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST COMM. \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL AND ACCEPTANCE**

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

\_\_\_\_\_  
PLANNING COMMISSION CHAIRMAN

PROJECT: MALOUF SUBDIVISION

SHEET: 10F1

PROJECT ID: \_\_\_\_\_ DATE: 12/23/13

FILE NAME: \_\_\_\_\_ SCALE: 1"=60'

DESIGNER: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

BY DATE: \_\_\_\_\_

PROJECT ENGINEER: SDT

LOCATION: NIBLEY, UTAH

FOR: CIR ENGINEERING, L.L.C.  
3032 SOUTH 1030 WEST, SUITE 202  
SLC, Utah 84119 - 801-949-6296