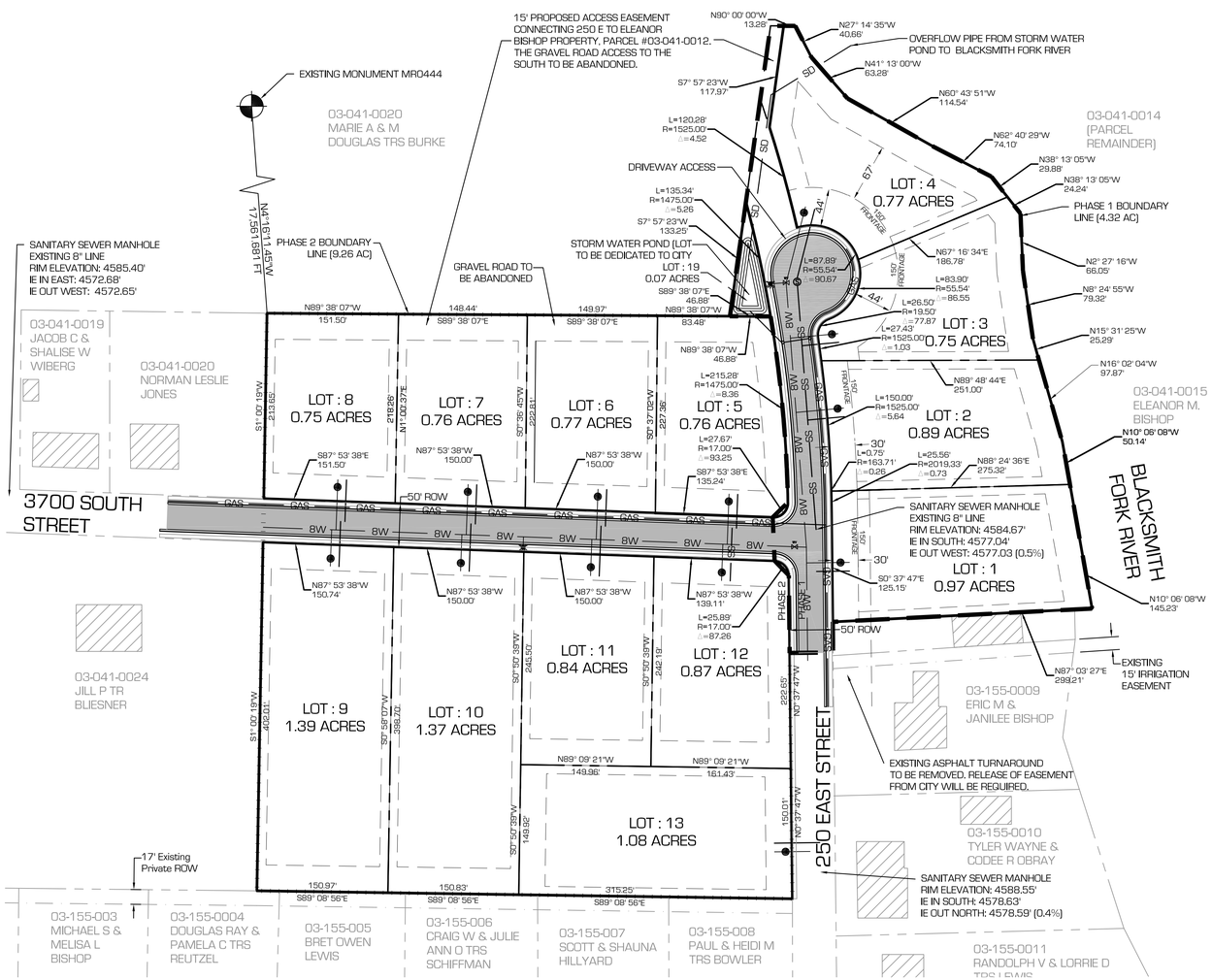
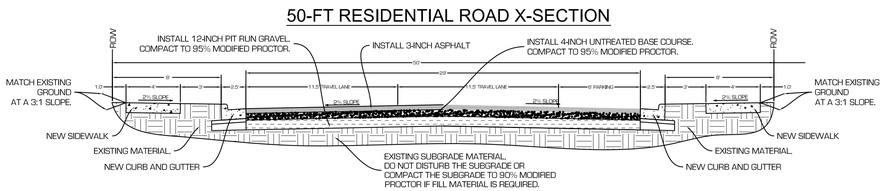
RIVER MEADOWS SUBDIVISION
PRELIMINARY PLAT

PART OF THE NW QUARTER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST
OF THE SALT LAKE BASE AND MERIDIAN, COUNTY OF CACHE, STATE OF UTAH

SCALE: 1"=80'

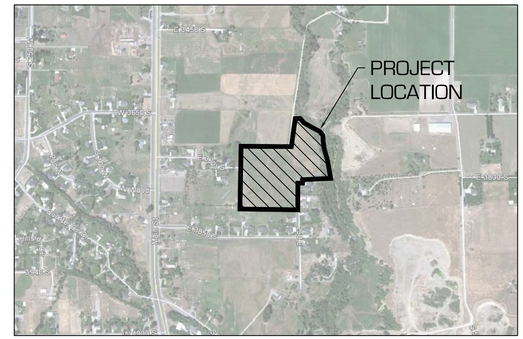


50-FT RESIDENTIAL ROAD X-SECTION



NOTES:
1. CURB SHALL BE 30" STANDARD CURB AND GUTTER.
2. INSTALL 4" ROAD BASE OR GRAVEL UNDER THE CURB AND EXTEND ROAD BASE AND PIT RUN GRAVEL 1-FOOT BEHIND CURB.
3. THE CONTRACTOR SHALL COMPACT ALL IMPORTED MATERIAL TO 95% MODIFIED PROCTOR.
4. THE CONTRACTOR SHALL BUILD THE ROAD ACCORDING TO THE CONSTRUCTION PLAN ELEVATIONS AS PROVIDED BY CONSTRUCTION STAKING METHODS.

VICINITY MAP:



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH, ALSO BEING IN PART OF LOT 3 OF BLOCK 19, MILLVILLE WEST FIELD SURVEY AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF THE AMENDED FINAL PLAT FOR BROOK FIELD MEADOWS SUBDIVISION, SAID POINT BEING AT A FENCE CORNER, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 3 BEARS NORTH 89° 04' 19" WEST 1504.03 FEET;

THENCE NORTH 89° 09' 20" WEST 617.03 FEET ALONG A FENCE LINE, ALSO BEING THE NORTH LINE OF SAID BROOK FIELD MEADOWS SUBDIVISION TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041 SET ON THE SOUTHEAST CORNER OF THAT PARCEL OF LAND OWNED BY RONALD D. AND JILL P. BLIESNER, BEING PARCEL NUMBER 03-041-0024 IN THE OFFICIAL RECORDS OF CACHE COUNTY;

THENCE NORTH 01° 00' 19" EAST 665.74 FEET ALONG THE EAST LINE OF SAID BLIESNER PARCEL AND IT'S EXTENSION TO A 5/8" REBAR WITH CAP SET ON A FENCE LINE, ALSO BEING THE NORTH LINE OF SAID LOT 3;

THENCE SOUTH 89° 38' 07" EAST 533.39 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP SET ON THE SOUTHEAST CORNER OF THAT PARCEL OF LAND OWNED BY THE M. DOUGLAS BURKE FAMILY TRUST, BEING PARCEL NUMBER 03-041-0038 IN THE OFFICIAL RECORDS OF CACHE COUNTY;

THENCE NORTH 07° 57' 23" EAST 337.85 FEET ALONG THE EAST LINE OF SAID BURKE PARCEL TO A 5/8" REBAR WITH CAP;

THENCE EAST 28.43 FEET TO A POINT ON THE WEST BANK OF THE BLACKSMITH FORK RIVER;

THENCE FOLLOWING SAID WEST BANK THE NEXT 9 COURSES:

THENCE SOUTH 27° 14' 06" EAST 40.66 FEET;

THENCE SOUTH 41° 13' 00" EAST 63.28 FEET;

THENCE SOUTH 60° 43' 51" EAST 114.54 FEET;

THENCE SOUTH 62° 40' 29" EAST 74.10 FEET;

THENCE SOUTH 38° 13' 05" EAST 54.12 FEET;

THENCE SOUTH 02° 27' 16" EAST 66.05 FEET;

THENCE SOUTH 08° 24' 55" EAST 81.02 FEET;

THENCE SOUTH 16° 02' 04" EAST 121.47 FEET;

THENCE SOUTH 10° 06' 08" EAST 195.37 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID BROOK FIELD MEADOWS SUBDIVISION, SAID POINT BEING AT THE EXTENSION OF A FENCE LINE;

THENCE SOUTH 87° 03' 27" WEST 349.25 FEET ALONG THE NORTH LINE AND IT'S EXTENSION OF SAID LOT 9, ALSO BEING ALONG SAID EXTENSION OF FENCE LINE AND FENCE LINE TO A FENCE CORNER;

THENCE SOUTH 00° 37' 36" EAST 316.52 FEET ALONG SAID FENCE LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING 13.54 ACRES OF LAND.

GENERAL NOTES:

1. A.A. HUDSON PERFORMED THE BOUNDARY SURVEY & DRAFTED THE SURVEY RELATED CONTENT.
2. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDHOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.
   ZONE: R1-A
   MIN. LOT SIZE: 3/4 ACRE
   FRONT SETBACK: 30'
   SIDEYARD SETBACK: 10'
   SIDEYARD STEBACK (ADJACENT ROW): 25'
   REAR SETBACK: 30'
3. PROPERTY OWNER & SUBDIVIDER:
   TYLER OBRAY
   3818 S 250 E
   NIBLEY, UT 84321
   P. 435.753.1161

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY/PARCEL LINE
- PROPOSED PHASE 1 BOUNDARY
- PROPOSED PHASE 2 BOUNDARY
- SS — EX. SEWER LINE
- W — EX. WATER LINE
- SS — PROPOSED SEWER SERVICE
- 8W — PROPOSED 8" WATER LINE
- SD — PROPOSED STORM DRAIN
- GAS — PROPOSED NATURAL GAS
- ROADWAY CENTERLINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK
- 5440 — CONTOUR EXISTING
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING GRAVEL ROAD
- EXISTING BUILDING
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING CONCRETE
- PROPOSED CONCRETE
- X — EXISTING FENCE
- EXISTING TREE

DESIGN ENGINEER'S CERTIFICATE

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS.

DATE _____ DESIGN ENGINEER _____

ENGINEER'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 THE CITY ORDINANCE.

DATE _____ CITY ENGINEER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____DAY OF_____A.D. 2014.

CITY ATTORNEY _____

OWNER'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

DATE _____ OWNER _____

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

COUNTY RECORDER'S NO._____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST _____
DATE_____TIME_____FEE_____
ABSTRACTED_____
INDEX_____ _____
FILED IN: FILE OF PLATS COUNTY RECORDER

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 _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION CHAIRMAN THIS_____DAY OF_____A.D. 2014, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

DATE _____ PLANNING COMMISSION CHAIRMAN _____

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____A.D. 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____

CULINARY WATER AND SANITARY SEWER AUTHORITY APPROVALS

PLAT APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

DATE _____ CULINARY WATER AND SANITARY SEWER AUTHORITY _____

LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING

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PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3762
www.civilsolutionsgroup.net

RIVER MEADOWS SUBSIVISION
PRELIMINARY PLAT
250 EAST 3750 SOUTH
NIBLEY, UTAH 84321

MARK:	DATE:	DESCRIPTION:

PROJECT #: 728-1401
DRAWN BY: M. TAYLOR
REVIEWED BY: D. MACFARLANE
ISSUED: 07.01.2014

PRELIMINARY PLAT

C-101