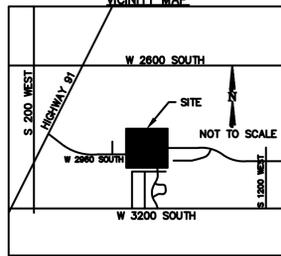


MALOUF SUBDIVISION

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



LOT 1
19.139 ACRES
1525 W 2960 S

REMAINDER PARCEL
PARCEL# 03-015-0011
9.259 ACRES

Curve Table					Line Table			
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD	Line #	Length	Direction
C1	307.11	60.00	293°16'07"	N0°04'00"W	66.00	L1	59.45'	N89° 56'00"E
C2	163.52	60.00	156°08'43"	N68°37'42"W	117.41	L2	9.07	N89° 56' 00"E
C3	143.60	60.00	137°07'23"	N78°00'23"E	111.70	L3	9.61	N89° 56' 00"E
C4	502	473.00	60°48'29"	S59°31'21"W	478.77	L4	43.53	S89° 55' 36"W
C5	236.53	458.00	29°35'22"	S14°18'31"W	233.91	L5	15.13	N60° 24' 54"W
C6	706.94	448.00	90°24'46"	N44°43'13"E	635.85	L6	15.00	S60° 24' 54"E
C7	10.00	473.00	1°12'41"	S29°43'27"W	10.00	L7	9.69	S0° 29' 10"E
C8	476.26	458.00	59°34'48"	S60°08'12"W	455.09	L8	9.76	N0° 29' 10"W
						L9	43.65	S89° 55' 36"W
						L10	43.73	N89° 55' 36"E

NOTES:
1. STORM WATER DETENTION FOR EACH LOT TO BE PROVIDED ON EACH LOT IN LANDSCAPED AND PAVED AREAS.
2. THIS PLAT 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 SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
3. AREAS IN NIBLEY CITY HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF A FLUCTUATING WATER TABLE. THE CITY'S APPROVAL OF A 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 LOT AND SITE. RESPONSIBILITY FOR 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 ANY SUBSURFACE OR GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING, AND DRAINAGE.

LEGEND
 SECTION CORNER MONUMENT
 SET 5/8" REBAR & CAP MARKED "CIR ENGINEERING" AT PROPERTY CORNERS
 BOUNDARY LINE _____
 RIGHT-OF-WAY LINE _____
 EASEMENT LINE _____
 50' BUILDING & LANDSCAPE SETBACK LINE _____

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
 _____ DATE _____ CITY ENGINEER
COUNTY RECORDER'S NO. _____
 STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____ FEE _____
 ABSTRACTED _____
 INDEX _____
 FILED IN: INDEX OF PLATS _____ COUNTY RECORDER

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 know 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.
 Contains 1 Lot.
 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), MPI GROUP, LLC, 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 _____, 2014.

ACKNOWLEDGMENT
 STATE OF UTAH } ss _____
 COUNTY OF CACHE }
 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 who, after being duly sworn, testified to me that they signed it freely and voluntarily and for the purposes therein mentioned.
 Notary Public: _____
 My Commission Expires: _____

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, AD _____.
 _____ CITY ATTORNEY

NIBLEY CITY WAS ACCEPTED BY CITY COUNCIL APPROVAL AND ACCEPTANCE
 PRESENTED TO THE NIBLEY CITY MAYOR THIS _____ OF _____ A.D. 2014, 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. 2014, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL
 _____ PLANNING COMMISSION CHAIRMAN

PROJECT: MALOUF SUBDIVISION
 SHEET: 10F1
 PROJECT ID: _____ DATE: 5/22/14
 FILE NAME: _____ SCALE: 1"=60'
 DESIGNER: _____
 REVISIONS: _____ BY: _____ DATE: _____
 PROJECT ENGINEER: SDT
 FOR: MPI GROUP, LLC
 LOCATION: NIBLEY, UTAH
 CIR ENGINEERING, L.L.C.
 3032 SOUTH 1030 WEST, SUITE 202
 SLC, Utah 84119 - 801-949-6296