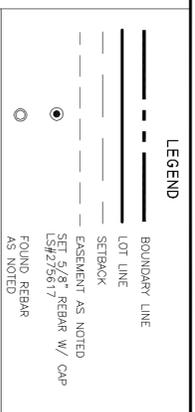
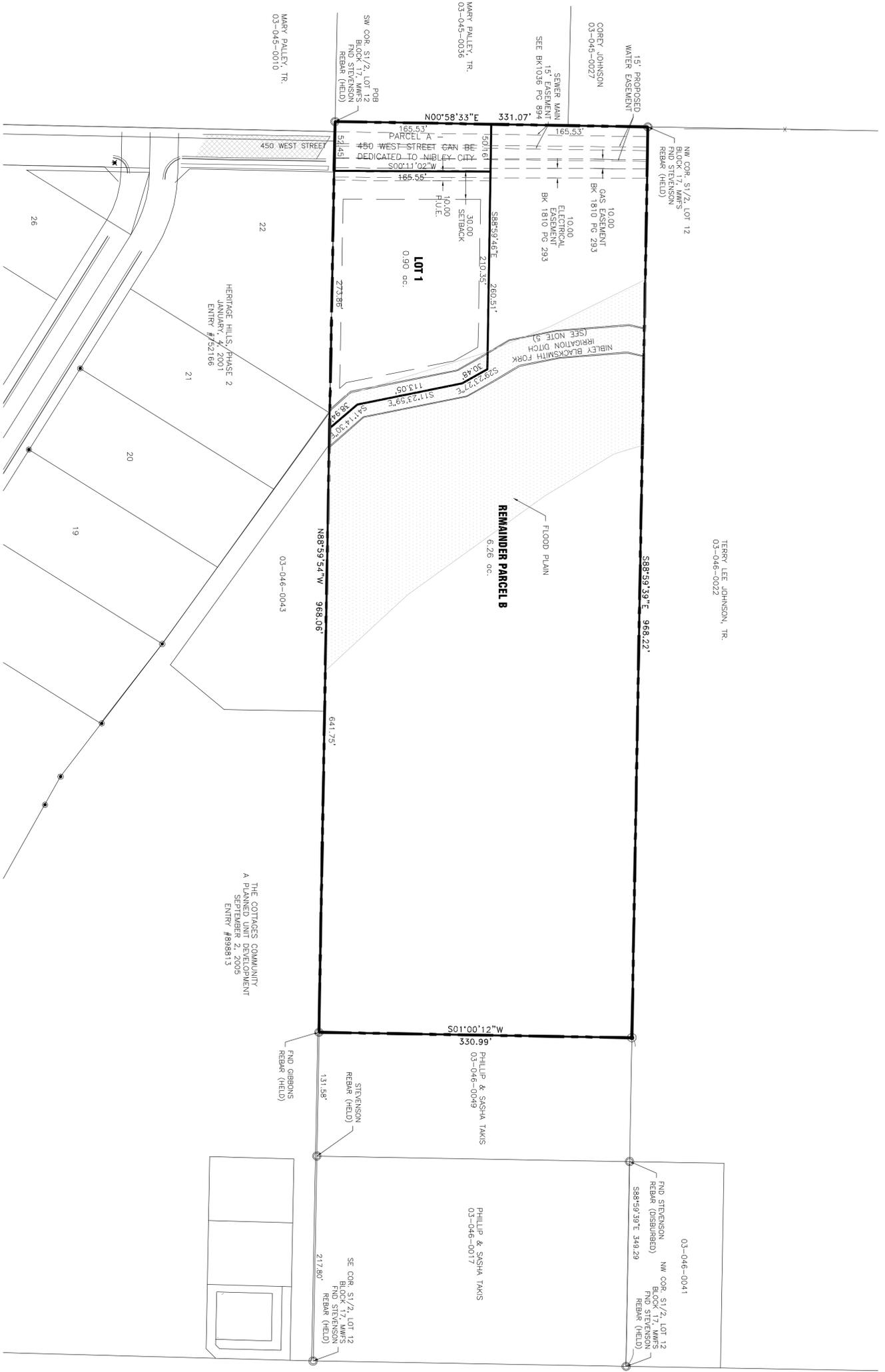


**ANDERSON LOT SPLIT SUBDIVISION**  
 PART OF LOT 12, BLOCK 17,  
 MILVILLE WEST SURVEY  
 LOCATED IN  
 PART OF SECTION 28,  
 TOWNSHIP 11 NORTH, RANGE 1 EAST,  
 SALT LAKE BASELINE AND MERIDIAN



**SURVEYOR'S CERTIFICATE**

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, State of Utah, and hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided and located into lots the same, and have caused to be recorded in the public records of Salt Lake County, Utah, a plat of said subdivision, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



**SURVEYOR NOTES/NARRATIVE**

- The purpose of this survey was to divide Parcel 03-046-0040 into two parcels, Parcel 03-046-0041 and Parcel 03-046-0042.
- The Basis of Bearing N88°59'53"W along the south line of Lot 12, Block 17, Milville West Survey.
- The boundary was established using found rebar as shown.

**BOUNDARY DESCRIPTION**

A part of Section 28, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian also part of the South Half of Lot 12, Block 17, Milville West Survey, described as follows: Beginning at the Southwest Corner of Lot 12, Block 17, Milville West Field Survey monumented with a Stevenson rebar and thence N 00°58'33" E 331.07 feet along the west line of said Lot 12 to a Stevenson rebar; thence S 88°59'39" E 968.22 feet along the north line of the South Half of said Lot 12; thence S 01°00'12" W 330.99 feet to a Gibbons rebar on the east line of said Lot 12; thence N 88°59'54" W 968.06 feet along the south line of said Lot 12 to the point of beginning, containing 7.36 acres.

**NOTES**

- 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 agricultural purposes. It may be anticipated that such uses will 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 public health and safety.
- Parcel A reserved for future extension of 450 West Street.
- Nibley Blacksmith Fork Irrigation Ditch has a prescriptive easement of 12' east of the east bank.
- Aeas 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 warranty of the accuracy of the groundwater information or location will solve subsurface or groundwater problems. In addition, concerns for building elevations and/or grading and drainage are unique to each building lot site. Responsibility for these stated 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: 30' Front, 10' Side, 25' Rear.

**OWNERS DEDICATION**

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE ABOVE-DESCRIBED TRACT OF LAND, LOTS HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS KNOWN AS: ANDERSON LOT SPLIT SUBDIVISION,

In witness whereof, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: James B. Anderson

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 ) SS  
 County of Cache

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, personally appeared before me JAMES B. ANDERSON, the signer of the within instrument, who duly acknowledged to me that he executed the same.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_

**PLANNING COMMISSION APPROVAL AND ACCEPTANCE**

Presented to the Nibley City Planning Commission, which time this subdivision was recommended to the City Council for approval.

\_\_\_\_\_  
 Planning Commission Chairman

Date \_\_\_\_\_

**MAYOR'S APPROVAL AND ACCEPTANCE**

Presented to the Nibley City Mayor this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, at which time this subdivision was approved and accepted.

\_\_\_\_\_  
 Mayor

Date \_\_\_\_\_

**CITY ENGINEER CERTIFICATE**

I certify that I have examined this plat and find it to be in conformity with the information on file in this office and the City Ordinance.

\_\_\_\_\_  
 City Engineer

Date \_\_\_\_\_

**ANDERSON LOT SPLIT SUBDIVISION**  
 PART OF LOT 12, BLOCK 17,  
 MILVILLE WEST SURVEY  
 LOCATED IN  
 PART OF SECTION 28,  
 TOWNSHIP 11 NORTH, RANGE 1 EAST,  
 SALT LAKE BASELINE AND MERIDIAN

DRAWING TITLE  
**PRELIMINARY PLAT**

No.	REVISIONS / SUBMISSIONS	DATE

REVIEWED: \_\_\_\_\_ DRAWN: \_\_\_\_\_  
 CAD FILE: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_

DATE: JAN 14, 2015  
 DRAWING No. 1

**ALLIANCE CONSULTING ENGINEERS**  
 150 EAST 200 NORTH SUITE P  
 LOGAN, UTAH 84321  
 (435) 755-5211  
 allianceengr@westoffice.net

SEAL

**COUNTY RECORDER**

State of Utah, County of Cache, recorded and filed at the request of \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_

Index \_\_\_\_\_ Filed in: File of plats \_\_\_\_\_

County Recorder \_\_\_\_\_

**ATTORNEY APPROVAL**

Approved on to form this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
 City Attorney

**CITY ENGINEER CERTIFICATE**

I certify that I have examined this plat and find it to be in conformity with the information on file in this office and the City Ordinance.

\_\_\_\_\_  
 City Engineer

**MAYOR'S APPROVAL AND ACCEPTANCE**

Presented to the Nibley City Mayor this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, at which time this subdivision was approved and accepted.

\_\_\_\_\_  
 Mayor

**PLANNING COMMISSION APPROVAL AND ACCEPTANCE**

Presented to the Nibley City Planning Commission, which time this subdivision was recommended to the City Council for approval.

\_\_\_\_\_  
 Planning Commission Chairman