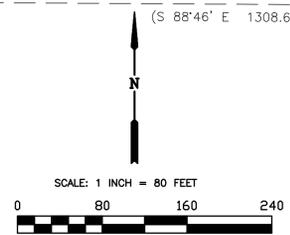


# RIVER MEADOWS ESTATES SUBDIVISION, PHASE 1

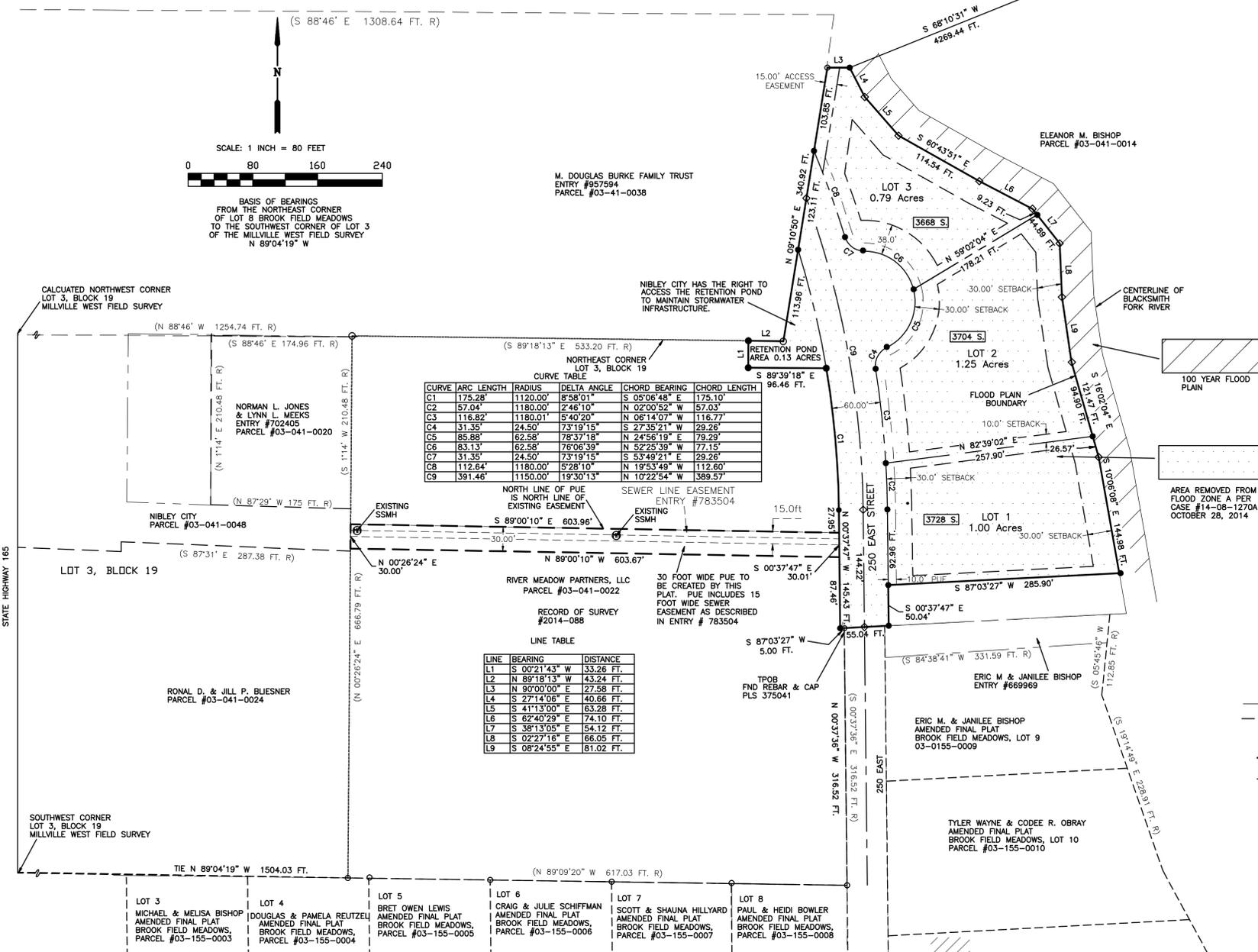
## FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN NIBLEY CITY, CACHE COUNTY, UTAH  
OCTOBER 2014

FOUND CACHE COUNTY BRASS CAP MARKER AT THE NORTHEAST CORNER OF SECTION 27

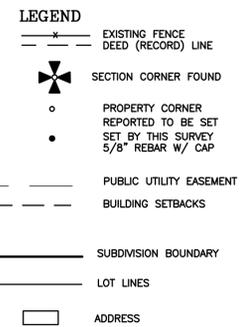


BASIS OF BEARINGS FROM THE NORTHEAST CORNER OF LOT 8 BROOK FIELD MEADOWS TO THE SOUTHWEST CORNER OF LOT 3 OF THE MILLVILLE WEST FIELD SURVEY N 89°04'19" W



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.28'	1120.00'	8°58'01"	S 05°06'48" E	175.10'
C2	57.04'	1180.00'	2°48'10"	N 02°00'52" W	57.03'
C3	116.82'	1180.01'	5°40'20"	N 06°14'07" W	116.77'
C4	31.35'	24.50'	7°31'15"	S 27°35'21" W	29.26'
C5	85.88'	62.58'	78°37'18"	N 24°56'19" E	79.29'
C6	83.13'	62.58'	76°06'39"	N 52°25'39" W	77.15'
C7	31.35'	24.50'	7°31'15"	S 53°49'21" E	29.26'
C8	112.64'	1180.00'	5°28'10"	N 19°53'49" W	112.60'
C9	391.46'	1150.00'	19°30'13"	N 10°22'54" W	389.57'

LINE	BEARING	DISTANCE
L1	S 00°21'43" W	33.26 FT.
L2	N 89°18'13" W	43.24 FT.
L3	N 90°00'00" E	27.58 FT.
L4	S 27°14'06" E	40.66 FT.
L5	S 41°13'00" E	63.28 FT.
L6	S 82°40'29" E	74.10 FT.
L7	S 38°13'05" E	54.12 FT.
L8	S 02°27'16" E	66.05 FT.
L9	S 08°24'55" E	81.02 FT.



### GENERAL NOTES:

- NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT EXCEPT AS APPROVED BY THE CITY ENGINEER. PUBLIC UTILITY EASEMENTS ARE SHOWN ALONG THE FRONT OF THE LOTS.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SIGNAGE, STREET LIGHTING, CURBS AND CUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
- SET BACKS SHOWN REFLECT CITY CODE AS OF DATE PLAT RECORDED. ALL BUILDINGS SHALL BE SUBJECT TO SETBACKS REQUIRED BY CITY CODES IN EFFECT WHEN PERMITS ARE ISSUED.
- 10' PUBLIC UTILITY EASEMENTS ARE ALONG THE FRONT OF LOTS.
- THIS PROPERTY 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 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.
- AREAS IN NIBLEY HAVE UNDER GROUND WATER 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 WILL SOLVE SUBSURFACE OR GROUND WATER 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 GROUND WATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.

- CURRENT ZONE: R1-A
- ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS.
- BUILDING SETBACKS:
  - FRONT SETBACKS: 30.0 FT.
  - SIDEYARD SETBACKS: 10.0 FT.
  - SIDEYARD SETBACKS (ADJACENT ROW): 25.0 FT.
  - REAR SETBACKS: 30.0 FT.
- TOTAL PROPERTY AREA: 4.1 ACRES
- ROAD AREA: 0.89 ACRES
- LOT AREA: 3.08 ACRES (3 LOTS)
- RETENTION POND AREA 0.13 ACRES (TO BE RETAINED BY OWNER)
- PUBLIC UTILITY EASEMENTS ARE 10.0 FT. ALONG FRONT OF LOTS.

### LEGAL DESCRIPTION

FOR RIVER MEADOWS ESTATES SUBDIVISION PHASE 1

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 00° 37' 36" WEST 316.52 FEET TO A FOUND REBAR WITH CAP LABELED, PLS 375041, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87° 03' 27" WEST 5.00 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041;

THENCE NORTH 00° 37' 47" WEST 145.43 FEET TO THE BEGINNING OF A 1120.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 58' 01" A DISTANCE OF 175.28 FEET (CHORD = NORTH 05° 06' 47" WEST 175.10 FEET) TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 39' 18" WEST 96.46 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 21' 43" EAST 33.26 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 89° 18' 13" EAST 43.24 FEET TO A FOUND REBAR WITH CAP LABELED, PLS 375041;

THENCE NORTH 09° 10' 50" EAST 340.92 FEET TO A FOUND 5/8" REBAR WITH CAP;

THENCE EAST 27.58 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 144.98 FEET;

THENCE SOUTH 87° 03' 27" WEST 28.90 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 00° 37' 47" EAST 50.04 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 87° 03' 27" WEST 55.04 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 4.1 ACRES OF LAND.

### SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION, THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN AS RIVER MEADOWS ESTATES SUBDIVISION, PHASE 1 IN CACHE COUNTY, UTAH; THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE GROUND, AND THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF UTAH HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THIS IS A TRUE COPY OF SAID PLAT.

DATE: \_\_\_\_\_ TIMOTHY LYNN CHRISTENSEN

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HERINAFTER KNOWN AS RIVER MEADOWS ESTATES SUBDIVISION PHASE 1, DO HEREBY DEDICATE FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE CITY OF NIBLEY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN, WITH THE SAME WARRANTY AS GIVE FOR OTHER DEDICATE PROPERTY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

TYLER WAYNE OBRAY \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF CACHE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014, TYLER WAYNE OBRAY, KNOWN OR IDENTIFIED TO ME, TO BE THE MANAGER OR A MEMBER OF RIVER MEADOW PARTNERS, LLC, PERSONALLY APPEARED TO ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF CACHE IN SAID STATE OF UTAH, THE SIGNER OF THE OWNER'S DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC FOR \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### 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: \_\_\_\_\_

### UTILITY COMPANIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

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

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

COMCAST CABLE \_\_\_\_\_ DATE: \_\_\_\_\_

CENTURYLINK COMMUNICATIONS \_\_\_\_\_ DATE: \_\_\_\_\_

### COUNTY RECORDER'S NO. \_\_\_\_\_

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_

INDEXED \_\_\_\_\_ FILED IN: FILE OF PLATS \_\_\_\_\_ COUNTY RECORDER: \_\_\_\_\_

### PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION CHAIRMAN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014, AS THIS WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

### MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NORTH NIBLEY CITY MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014, AS THIS WAS APPROVED AND ACCEPTED.

MAYOR: \_\_\_\_\_

DRAWING: JEROME.DWG. VIEW: \_XXX

PROPERTY OWNER/SUBDIVIDER: ERIC MEADOWS PARTNERS, LLC 3918 SOUTH 2500 EAST NIBLEY, UTAH 84321 435-753-1161

FINAL PLAT FOR RIVER MEADOWS ESTATES SUBD., PHASE 1 SECTION 27, T. 11 N. R. 1 E. S. 11 BASE & MERIDIAN NIBLEY CITY, CACHE COUNTY, UTAH

SURVEYED BY: BY: MP OFFICE WORK BY: BY: MP FIELD BOOK NO. \_\_\_\_\_ COMPLETE DATE: OCT. 2014 PROJECT NO. 14075

LAND SURVEYORS AND ASSOCIATES 132 SOUTH STATE PRESTON, IDAHO 83263 (208)852-1155

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