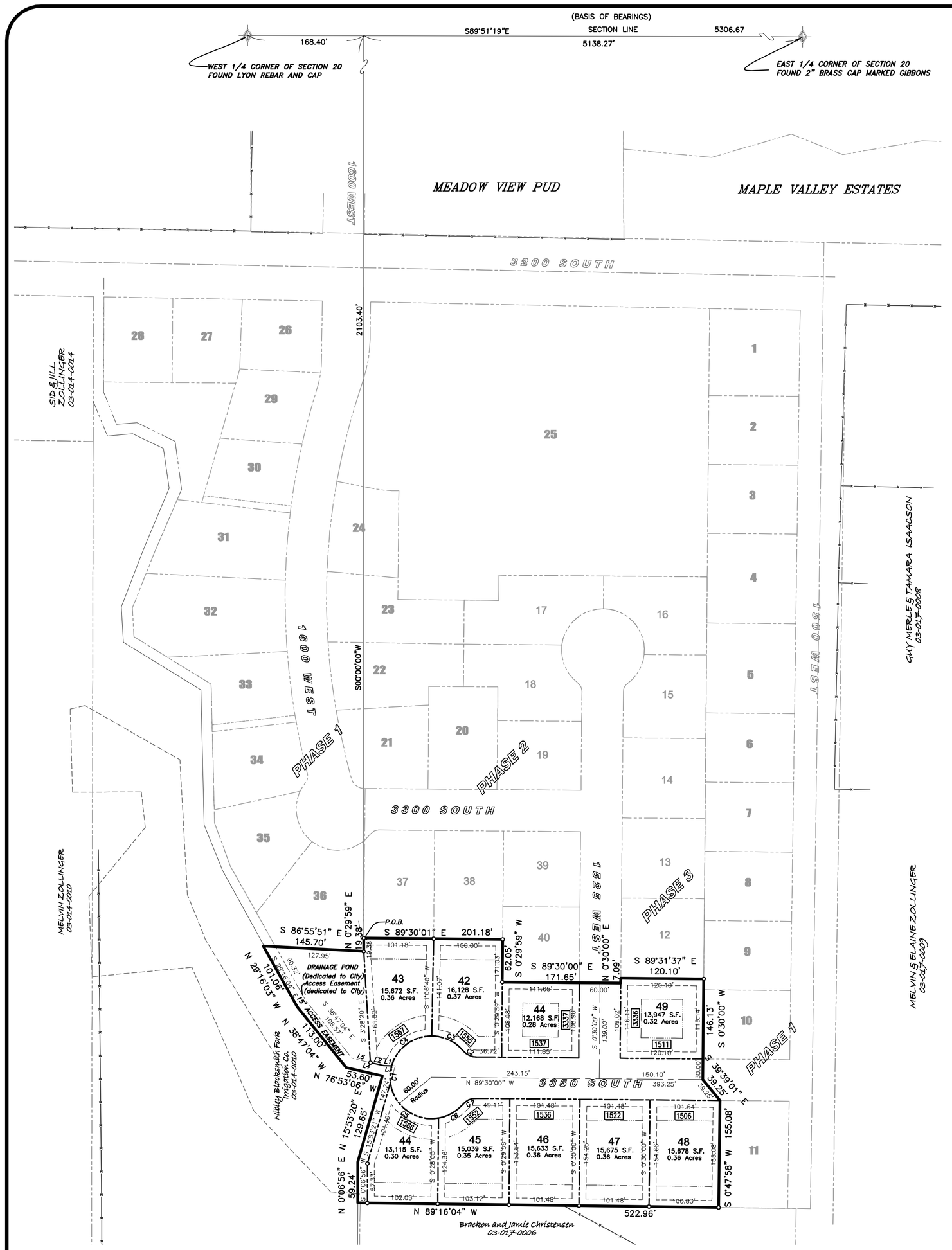
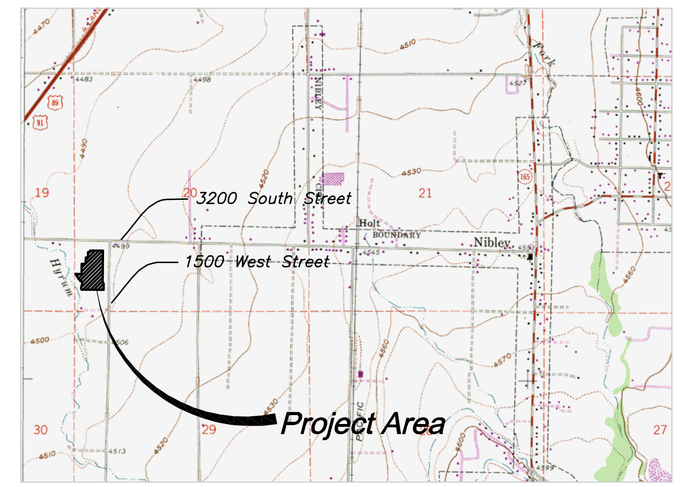


A FINAL PLAT FOR:

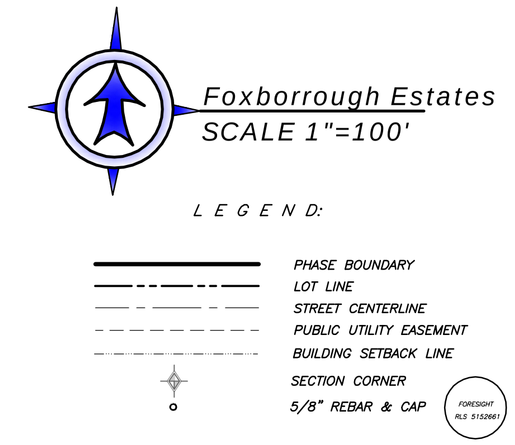
FOXBORROUGH ESTATES SUBDIVISION PHASE 4

NIBLEY CITY, CACHE COUNTY, UTAH

A PART OF THE SW1/4 OF SEC. 20 AND THE SE1/4 OF SEC. 19
TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.&M.



Vicinity Map



NOTED & RESTRICTIONS

1– ALL REQUIRED NECESSARY PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE FINANCED BY PURCHASER OR SELLER AND NOT BY NIBLEY CITY.

2– NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.

3– THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURE PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURE USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH OR SAFETY.

4– 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 WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR GRADING AND DRAINAGE ARE UNIQUE TO EACH BUILDING LOT 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 OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.

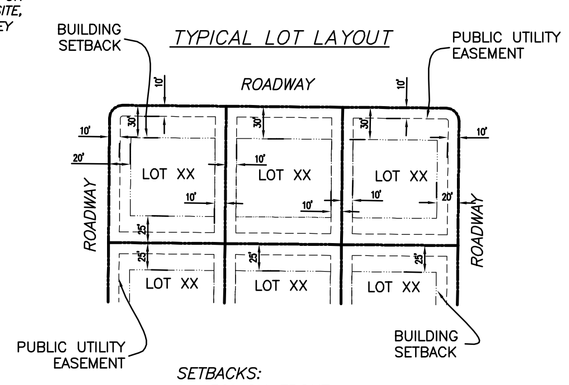
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	292.54	60.00	279°21'34"	S 0°28'10" W	77.65
C2	21.66	25.00	49°38'57"	S 64°40'31" E	20.99
C3	52.00	60.00	49°39'17"	N 64°40'41" W	50.39
C4	77.71	60.00	74°12'41"	S 53°23'20" W	72.39
C5	96.45	60.00	92°5'58"	S 53°47'3" E	86.39
C6	41.23	60.00	39°22'35"	N 60°28'41" E	40.43
C7	21.69	25.00	49°42'37"	S 65°38'42" W	21.02

LINE TABLE

LINE	LENGTH	BEARING
L1	11.81	N 89°30'00" W
L2	19.41	N 76°53'04" W
L3	17.03	S 89°30'00" E
L4	46.76	S 76°53'04" E
L5	27.35	S 76°53'04" E

TYPICAL LOT LAYOUT



SETBACKS:
1– 30' ON FRONT
2– 25' ON BACK
3– 10' ON SIDE OR 20' ON SIDE IF SIDE IS ON A ROADWAY

PUBLIC UTILITY EASEMENTS
1– 10' OFF PROPERTY LINE FOR LIMITS AROUND ENTIRE LOT

DEVELOPER:
FOXBORROUGH ESTATES, LLC
1065 EAST 100 NORTH
LOGAN, UTAH 84321

14–1 Phase Final.dwg 2/28/2014

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS: FOXBORROUGH ESTATES SUBDIVISION PHASE 4, AND THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN.

Boundary Description

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF LOT 37, FOXBORROUGH ESTATES PHASE 2 LOCATED SOUTH 89°51'19" EAST, A DISTANCE OF 168.40 FEET AND SOUTH 00°00'00" EAST, A DISTANCE OF 2,103.40 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20 AND RUNNING THENCE SOUTH 89°30'01" EAST, A DISTANCE OF 201.18 FEET ALONG THE SOUTH LINE OF SAID PHASE 2 TO THE WEST LINE OF FOXBORROUGH ESTATES PHASE 3; THENCE ALONG THE WEST AND SOUTH LINES OF SAID PHASE 3 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°29'59" WEST, A DISTANCE OF 62.05 FEET (2) SOUTH 89°30'00" EAST, A DISTANCE OF 171.65 FEET; (3) NORTH 00°30'00" EAST, A DISTANCE OF 7.09 FEET; (4) SOUTH 89°31'37" EAST, A DISTANCE OF 120.10 FEET TO THE WEST LINE OF FOXBORROUGH ESTATES PHASE 1 REVISED; THENCE ALONG THE WEST LINES OF SAID PHASE 1 REVISED THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°30'00" WEST, A DISTANCE OF 146.13 FEET; (2) SOUTH 39°39'01" EAST, A DISTANCE OF 39.25 FEET; (3) SOUTH 00°47'58" WEST, A DISTANCE OF 155.08 FEET TO THE NORTH LINE OF PARCEL 03–017–0006; THENCE ALONG THE NORTH AND EAST LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°16'04" WEST, A DISTANCE OF 522.96 FEET; (2) NORTH 00°06'56" EAST, A DISTANCE OF 59.24 FEET; (3) NORTH 15°53'20" EAST, A DISTANCE OF 129.65 FEET; THENCE NORTH 76°53'06" WEST, A DISTANCE OF 53.60 FEET; THENCE NORTH 38°47'04" WEST, A DISTANCE OF 113.00 FEET; THENCE NORTH 29°16'03" WEST, A DISTANCE OF 101.06 FEET; THENCE SOUTH 86°55'51" EAST, A DISTANCE OF 145.70 FEET; THENCE NORTH 00°29'59" EAST, A DISTANCE OF 19.38 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.384 ACRES AND NINE LOTS..

SIGNATURE — REGISTERED LAND SURVEYOR 5152661 JEFF C. NIELSEN STATE OF UTAH — DATE

PREPARED BY

CARTWRIGHT
CONSULTING ENGINEERS
595 S. Riverwoods Pkwy, Logan, Utah 84321
T (435) 753-2850 F (435) 753-2851

215 North Redwood Road
North Salt Lake City, Utah 84054
T (801) 936-1515 F (801) 936-1465

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Professional Land Surveyors
2005 North 600 West Suite D
Logan, Utah 84321
(435) 753–1910 Office
(435–755–3213 Fax

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS _____ DAY OF _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF CACHE, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, _____IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS _____ DAY OF _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF CACHE, IN THE STATE OF UTAH, BRIAN SEAMONS WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT FOXBORROUGH ESTATES IS A UTAH LIMITED LIABILITY COMPANY, AND THAT BRIAN SEAMONS SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF FOXBORROUGH ESTATES, A UTAH LIMITED LIABILITY COMPANY, AS IT'S MANAGING MEMBER AND THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF _____A.D, 2014 BY THE NIBLEY CITY PLANNING COMMISSION.

CHAIRMAN

CITY COUNCIL'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ DAY 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

QWEST COMMUNICATIONS — Date

COMCAST CORPORATION — Date

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS: "FOXBORROUGH ESTATES SUBDIVISION PHASE 4" DO HEREBY DEDICATE, GRANT AND CONVEY TO NIBLEY CITY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, DRAINAGE PONDS AND ACCESS WAYS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO NIBLEY CITY THOSE CERTAIN STRIPS AS EASEMENTS AND FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON; THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

FOXBORROUGH ESTATES, LLC

BY:_____, HAVE EXECUTED THIS PLAT AND
BRIAN SEAMONS,
MANAGING MEMBER

DEDICATION THE _____ DAY OF _____, 2014.

COUNTY RECORDER NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF_____
DATE_____TIME_____FEE_____
ABSTRACTED_____

INDEX_____
FILED IN: FILE OF PLATS — CACHE COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____DAY OF _____, A.D. 2014.

CITY ATTORNEY

CITY ENGINEER 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

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