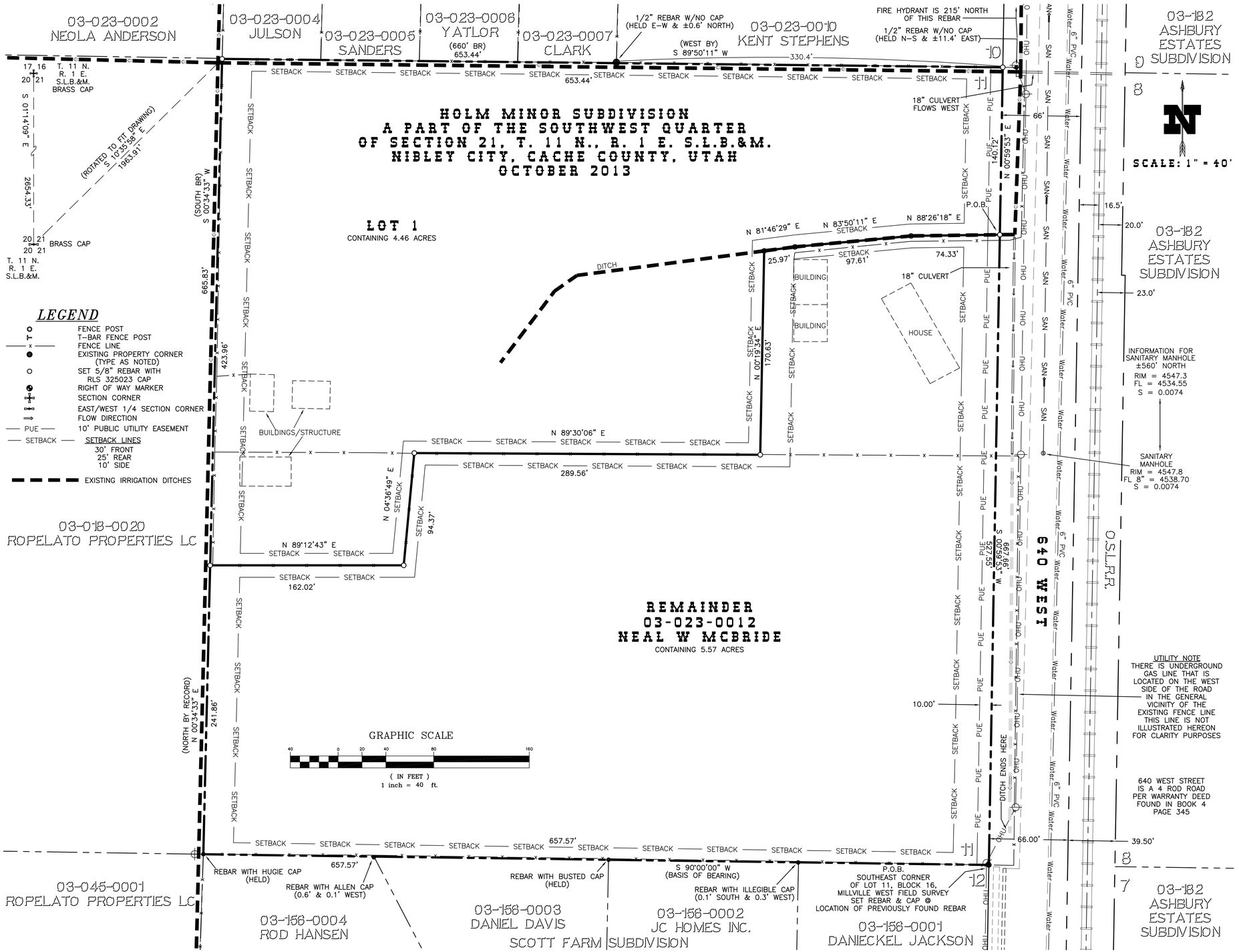

LEGEND

- FENCE POST
- T-BAR FENCE POST
- FENCE LINE
- EXISTING PROPERTY CORNER (TYPE AS NOTED)
- SET 5/8" REBAR WITH RLS 325023 CAP
- RIGHT OF WAY MARKER
- SECTION CORNER
- EAST/WEST 1/4 SECTION CORNER
- FLOW DIRECTION
- PUE — 10' PUBLIC UTILITY EASEMENT
- SETBACK — SETBACK LINES: 30' FRONT, 25' REAR, 10' SIDE
- EXISTING IRRIGATION DITCHES

SURVEYOR'S CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 INTO TWO LOTS, HEREINAFTER TO BE KNOWN AS THE: "HOLM MINOR SUBDIVISION ". AND THE SAME HAS BEEN CORRECTLY SURVEYED.

ELECTRONIC
REVIEW COPY
12-16-13

LOT 1 LEGAL DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE SOUOTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°59'53" EAST (NORTH BY RECORD) 527.55 FEET FROM THE SOUTHEAST CORNER OF LOT 11, BLOCK 16, MILLVILLE WEST FIELD SURVEY, SAID POINT OF REFERENCE ALSO BEING THE NORTHEAST CORNER OF THE SCOTT FARM SUBDIVISION AMENDED, AND RUNNING THENCE NORTH 00°59'53" EAST (NORTH BY RECORD) 140.12 FEET; THENCE SOUTH 89°50'11" WEST 653.44 FEET (WEST 660 FEET BY RECORD); THENCE SOUTH 00°34'33" WEST 423.96 FEET; THENCE NORTH 89°12'43" EAST 162.02 FEET; THENCE NORTH 04°36'49" EAST 94.37 FEET; THENCE NORTH 89°30'06" EAST 289.56 FEET; THENCE NORTH 00°19'34" EAST 170.63 FEET; THENCE NORTH 81°46'29" EAST 25.97 FEET; THENCE NORTH 83°50'11" EAST 97.61 FEET; THENCE NORTH 88°26'18" EAST 74.33 FEET TO THE POINT OF BEGINNING. CONTAINING 4.46 ACRES, MORE OR LESS.

REMAINDER PARCEL LEGAL DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE SOUOTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 16, MILLVILLE WEST FIELD SURVEY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SCOTT FARM SUBDIVISION AMENDED, AND RUNNING THENCE WEST 657.54 FEET TO A REBAR WITH CAP; THENCE NORTH 00°34'33" EAST (NORTH BY RECORD) 241.86 FEET; THENCE NORTH 89°12'43" EAST 162.02 FEET; THENCE NORTH 04°36'49" EAST 94.37 FEET; THENCE NORTH 89°30'06" EAST 289.56 FEET; THENCE NORTH 00°19'34" EAST 170.63 FEET; THENCE NORTH 81°46'29" EAST 25.97 FEET; THENCE NORTH 83°50'11" EAST 97.61 FEET; THENCE NORTH 88°26'18" EAST 74.33 FEET; THENCE SOUTH 00°59'53" WEST 527.55 FEET TO THE POINT OF BEGINNING. CONTAINING 5.57 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS FOR PARCEL 03-023-0012 AND TO DIVIDE SAID PARCEL INTO TWO PARCELS. THE SURVEY WAS ORDERED BY DENISE HOLM. THE BASIS OF BEARING IS THE NORTH LINE OF THE SCOTT FARM SUBDIVISION AND BEARS EAST-WEST PER THE RECORDED PLAT FOR SAID SUBDIVISION. THE CONTROL USED TO ESTABLISH THE PROPERTY LINES WAS THE EXISTING PROPERTY CORNER MONUMENTS AND FENCE LINES FOUND IN THE AREA. INITIAL FIELD WORK WAS COMPLETED 10-05-13.

COUNTY RECORDER'S NO._____

STATE OF UTAH, COUNTY OF _____, *RECORDED AND FILED AT THE REQUEST OF* _____
DATE _____ *TIME* _____ *FEE* _____
ABSTRACTED _____

INDEX _____
FILED IN: FILE OF PLATS _____ *COUNTY RECORDER*

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ *DAY OF* _____ *A.D. 20*_____
BY THE NIBLEY CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY COUNCIL THIS _____ *DAY OF 20*_____ *A.D. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.*

MAYOR *ATTEST*

SUBDIVISIONS
PROPERTY SURVEYS
TOPOGRAPHIC SURVEYS
CONSTRUCTION STAKING

JSH
JOB # 13-111
SURVEYING & DRAFTING INC.
P.O. BOX 300 o WELLSVILLE, UTAH 84339
(435) 245-9090 * TOLL FREE 1-888-420-0268