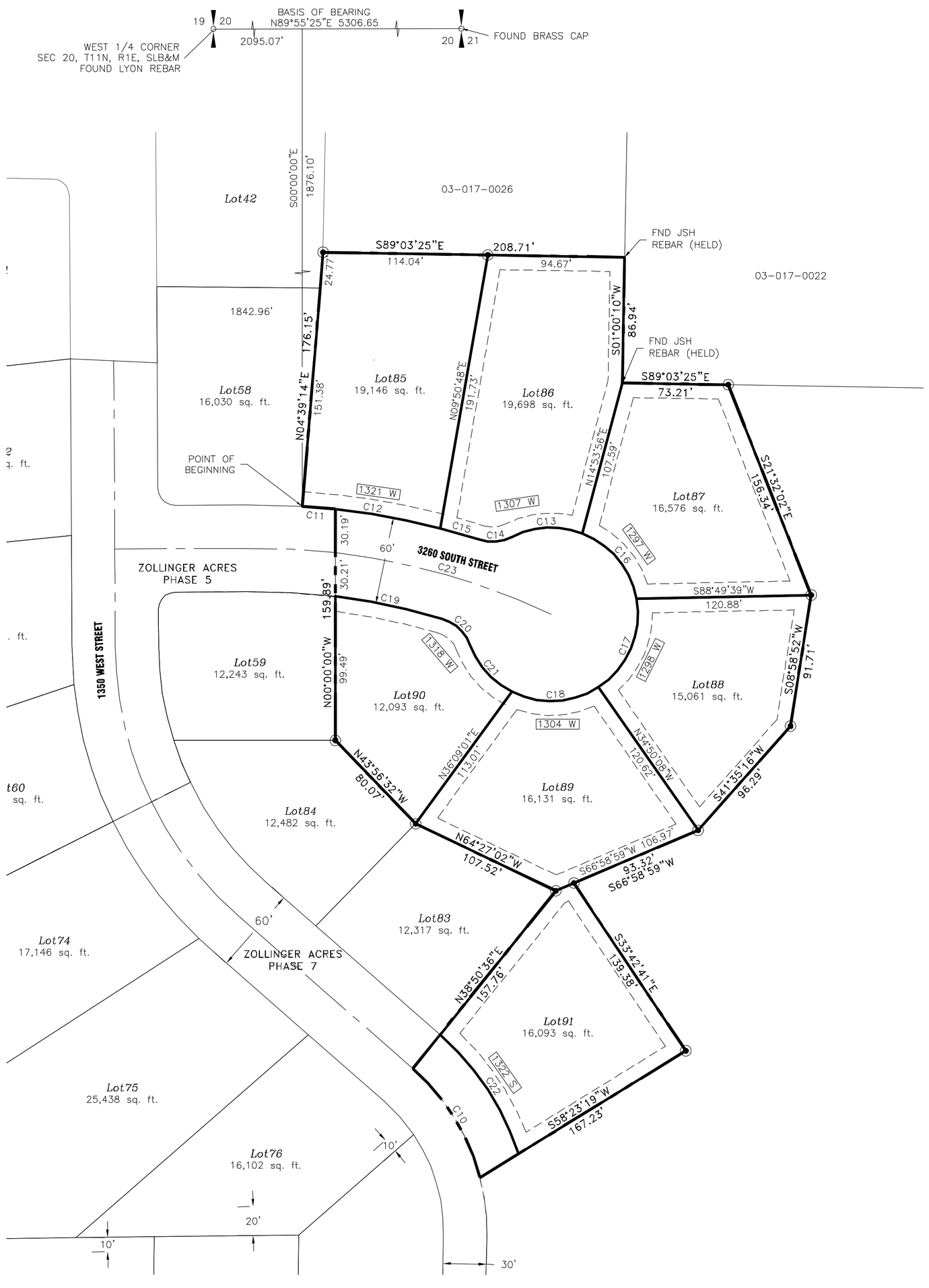
ZOLLINGER ACRES SUBDIVISION
PHASE 8

PART OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN

FINAL PLAT



LEGEND

9 / 16	QUARTER SECTION CORNER		BOUNDARY LINE
			LOT LINE
	SET 5/8" REBAR W/ CAP LS#275617 SEE NOTE#8		EASEMENT
1471 S	STREET ADDRESS	N85°29'12"E 199.07'	BOUNDARY LENGTH AND BEARINGS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	89.88	150.00	34°19'57"	N31°38'48"W	88.54
C11	22.87	506.77	2°35'08"	N85°08'20"W	22.87
C12	96.88	506.77	10°57'12"	N80°57'18"W	96.73
C13	50.19	60.00	47°55'49"	S87°09'20"W	48.74
C14	23.30	30.00	44°30'03"	N85°26'27"E	22.72
C15	28.03	506.77	3°10'10"	N73°53'37"W	28.03
C16	61.23	60.00	58°28'15"	N39°38'38"W	58.61
C17	70.53	60.00	67°20'49"	N23°15'54"E	66.54
C18	62.81	60.00	59°58'39"	N86°55'38"E	59.98
C19	75.48	446.77	9°40'47"	N78°10'34"W	75.39
C20	27.57	30.00	52°39'00"	N47°00'40"W	26.61
C21	44.40	60.00	42°23'52"	S41°53'06"E	43.39
C22	98.68	180.00	31°24'39"	N33°06'28"W	97.45
C23	156.04	476.77	18°45'06"	N74°04'53"W	155.34

NORTH

0 50

SCALE 1" = 50'-0"

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do 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 therewith, and have subdivided said tract of land into lots and streets to be hereafter known as ZOLLINGER ACRES SUBDIVISION, PHASE 8, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____day of _____ 20___.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
8/19/16
STATE OF UTAH

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 20, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the West Quarter Corner of Section 20, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian monumented with a 5/8" rebar said point being S 89°55'25" W 5306.65 feet (Basis of Bearing) from the East Quarter Corner of said Section 20 monumented with a Brass Cap, thence N 89°55'25" E 2095.07 feet along the quarter section line; thence South 1597.36 feet to the Southeast Corner of Lot 58 and the POINT OF BEGINNING and running

thence N 04°39'14" E 176.15 feet along the boundary of Zollinger Acres Subdivision, Phase 5; thence S 89°03'25" E 208.71 feet along the south line of Parcel 03-017-0026 to a JSH rebar;
thence S 01°00'10" W 86.94 feet to a JSH rebar;
thence S 89°03'25" E 73.21 feet;
thence S 21°32'02" E 156.34 feet;
thence S 08°58'52" W 91.71 feet;
thence S 41°35'16" W 96.29 feet;
thence S 66°58'59" W 93.32 feet;
thence S 33°42'41" E 139.38 feet;
thence S 58°23'19" W 167.23 feet to the boundary of Zollinger Acres Subdivision, Phase 7;
thence along the boundary of Zollinger Acres Subdivision, Phase 7 the next four courses:
1) thence Northwesterly, a distance of 89.88 feet along a non tangent curve to the left of which the radius point lies S 75°31'10" W a radius of 150.00 feet, and having a central angle of 34°19'57" and a chord that bears N 31°38'48" W 88.54 feet;
2) thence N 38°50'36" E 157.76 feet;
3) thence N 64°27'02" W 107.52 feet;
4) thence N 43°56'32" W 80.07 feet;
thence along the boundary of Zollinger Acres, Phase 5 the next two courses:
1) thence North 159.89 feet;
2) thence Westerly, a distance of 22.87 feet along a non tangent curve to the left of which the radius point lies S 06°09'14" W a radius of 506.77 feet, and having a central angle of 02°35'08" and a chord that bears N 85°08'20" W 22.87 feet; to the point of beginning,
containing 3.10 acres, more or less.

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

NOTES:

1. Building setbacks are as follows:
   Front yard = 30 feet
   Side yard:
   All lots = 10 feet from adjacent lot
   Corner lots = 20 feet side on street
   Rear yard = 25 feet

2. Lot easements unless otherwise noted are as follows:
   10' off property line for limits around entire Lot

3. All required necessary public improvements and utilities shall be financed by purchaser or seller and not by Nibley City

4. No structures may be built within any public utility easement, except as approved by the City Engineer.

5. This property is located in the vicinity of property that is used for agricultural purposes. It may be anticipated that such agricultural uses and activites 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 public health and safety.

6. 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 elevations 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.

7. This subdivision is shown on Record of Survey #07-238 recorded in the Cache County Surveyor's Office.

8. 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curb once it is placed.

UTILITY EASEMENT DEDICATION

MV PROPERTIES, LLC OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH ALL AREAS DESIGNATED ON THIS PLAT AS PUBLIC UTILITY EASEMENTS OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED IN TO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS: "ZOLLINGER ACRES SUBDIVISION PHASE 8", 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 MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENENACE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AND DRAINAGE AREAS AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY.

In witness whereof, I have hereunto set my hand this _____ day of _____, 20___.

By: Jared B. Nielsen
MANAGER, MV PROPERTIES, LLC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

On this _____ day of _____ A.D. 20___, personally appeared before me Jared B. Nielsen, Manager of MV Properties, LLC, who, being by me duly sworn, did say for himself that he is the Manager of MV Properties, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said LLC by authority of its Articles of Organization and he duly acknowledged to me that MV Properties, LLC executed the same

MY COMMISSION EXPIRES_____

NOTARY PUBLIC
RESIDING AT _____

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

Presented to the Nibley City Planning Commission chairman this _____ day of _____ A.D., 20___, at 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 _____

UTILITIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

CENTURY LINK REPRESENATIVE

COMCAST CABLE REPRESENTATIVE

ROCKY MNTN POWER REPRESENATIVE

QUESTAR REPRESENATIVE

COUNTY RECORDER

State of Utah, County of Cache, recorded and filed at the request of _____
Date _____ Time _____ Fee _____
Entry _____

Index _____
Filed in: File of plats

County Recorder

ATTORNEY APPROVAL

Approved as 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 correct and in accordance with information on file in this office and the City Ordinance.

Date _____ City Engineer _____