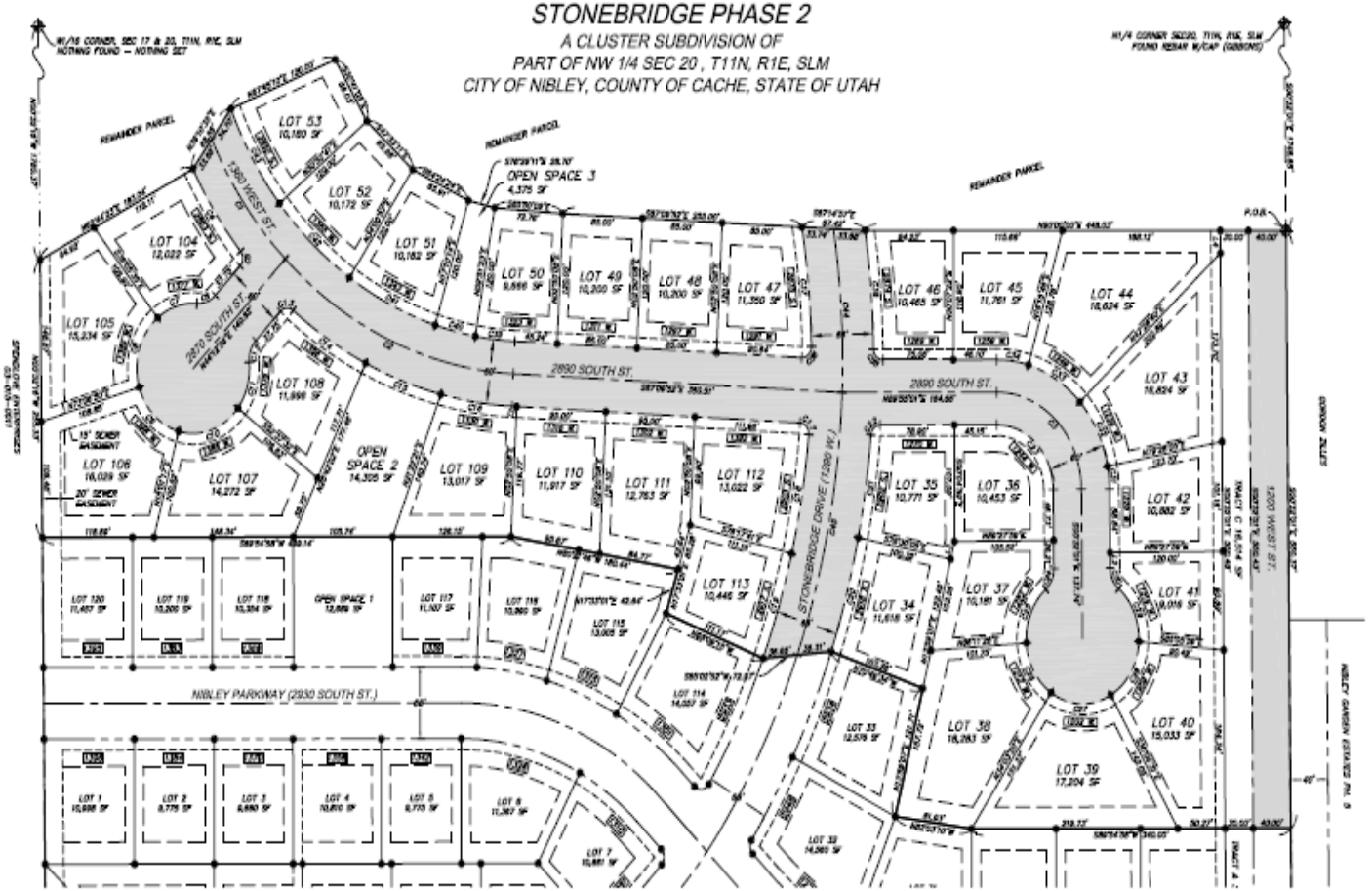
FINAL PLAT

STONEBRIDGE PHASE 2

A CLUSTER SUBDIVISION OF
PART OF NW 1/4 SEC 20 , T11N, R1E, SLM
CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING	CH.LN
C1	139.67'	225.00'	88.70°	126.06'	S33°24'21"E	89°46'01"
C2	270.78'	225.00'	143.68'	264.67'	S69°39'16"E	41°33'18"
C3	140.88'	85.00'	94.95'	125.78'	N48°18'26"E	85°04'08"
C4	91.39'	455.00'	45.65'	91.20'	S33°47'39"E	11°30'45"
C5	14.76'	10.00'	84.57'	13.46'	N61°16'06"E	84°34'01"
C6	31.68'	55.00'	11.02'	31.60'	S89°56'58"W	49°46'01"
C7	45.01'	55.00'	23.62'	43.89'	S73°57'48"W	43°36'48"
C8	29.68'	55.00'	45.13'	28.82'	S12°50'28"W	31°47'36"
C9	65.63'	55.00'	33.30'	58.86'	S48°59'52"E	68°22'52"
C10	79.84'	55.00'	83.20'	N71°11'30"E	67°36'48"
C11	44.87'	55.00'	23.34'	43.63'	N13°53'10"E	46°43'46"
C12	31.68'	55.00'	11.02'	31.60'	S89°56'58"W	49°46'01"
C13	14.76'	10.00'	84.57'	13.46'	S66°06'26"W	84°34'01"
C14	91.43'	455.00'	45.91'	91.24'	S32°47'26"E	11°30'54"
C15	65.01'	455.00'	82.77'	65.06'	S39°37'11"E	12°15'23"
C16	76.70'	455.00'	38.48'	76.60'	S61°14'21"E	9°39'31"
C17	16.14'	10.00'	92.46'	14.43'	N40°58'37"W	92°29'56"
C18	111.37'	747.00'	85.76'	111.26'	N32°28'13"E	8°32'12"
C19	101.13'	747.00'	36.64'	101.05'	N41°20'21"E	7°45'31"
C20	108.91'	853.00'	34.64'	108.83'	N51°20'31"E	7°18'51"
C21	69.39'	853.00'	43.74'	69.37'	N58°06'19"E	4°39'56"
C22	14.66'	10.00'	8.18'	13.53'	S47°26'06"E	83°58'24"
C23	83.78'	60.00'	80.01'	84.52'	S48°58'26"W	89°16'39"
C24	31.68'	55.00'	11.02'	31.60'	N89°56'58"E	49°46'01"
C25	45.45'	60.00'	26.68'	43.80'	S73°57'48"W	43°24'17"
C26	64.89'	60.00'	26.35'	62.12'	S29°56'36"E	62°00'01"
C27	62.12'	60.00'	37.61'	63.74'	S89°01'29"E	84°59'31"
C28	45.45'	60.00'	26.68'	43.80'	N13°51'02"E	43°24'17"
C29	33.92'	60.00'	26.26'	33.32'	N23°26'09"W	32°23'03"
C30	31.68'	55.00'	11.02'	31.60'	S89°56'58"W	49°46'01"
C31	33.84'	150.00'	10.55'	33.61'	N33°31'56"E	8°38'53"
C32	87.60'	150.00'	34.42'	86.12'	N52°31'26"E	31°56'24"
C33	65.16'	150.00'	23.92'	64.67'	N78°57'27"E	31°17'04"
C34	34.32'	150.00'	13.93'	34.24'	N61°34'28"E	18°36'49"
C35	15.56'	10.00'	8.59'	14.05'	S42°26'28"E	89°11'59"
C36	108.92'	853.00'	34.66'	108.83'	N54°36'36"E	7°18'51"
C37	116.53'	747.00'	89.37'	116.41'	N55°17'36"E	8°56'41"
C38	16.39'	10.00'	10.75'	14.61'	N49°57'28"E	93°53'54"
C39	43.98'	345.00'	21.19'	43.95'	S56°39'11"E	7°18'21"
C40	44.04'	345.00'	23.65'	44.01'	S79°29'11"E	7°18'21"
C41	101.43'	345.00'	33.08'	101.07'	S64°24'24"E	16°50'42"
C42	100.82'	345.00'	30.14'	100.47'	S47°29'31"E	16°44'54"
C43	100.61'	345.00'	30.17'	100.24'	S30°46'08"E	16°42'39"
C44	101.19'	280.00'	79.83'	100.62'	N31°57'05"E	18°33'49"
C45	247.27'	280.00'	124.68'	248.53'	N11°52'26"E	16°08'49"

LINE TABLE

LINE	LENGTH	BEARING
L1	5.01'	S87°09'32"E
L2	34.96'	N00°21'28"E
L3	17.06'	N13°26'01"E
L4	20.56'	S00°21'28"W

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGEND

- 1/4 SECTION LINE
- 1/16 SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- STREET CENTER LINE
- LOT LINE
- PUBLIC UTILITY EASEMENTS (WHERE SHOWN) *10' ROW, EXCEPTIONS NOTED*
- MINIMUM BUILDING SETBACKS *25' FROM ANY PUBLIC STREET; 10' SIDE; 25' REAR, EXCEPTIONS NOTED*
- AREA DESIGNED AS NEW PUBLIC STREET
- STREET ADDRESS

NOTES & 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 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 THAT 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.
(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 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 GROUNDWATER PROBLEMS WHICH MAY OCCUR, NOR FOR OTHER SUCH CONCERNS, INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATION AND/OR ELEVATION, SITE GRADING AND DRAINAGE.
(5) LOT 108 IS SUBJECT TO EASEMENTS AS SHOWN FOR THE INSTALLATION AND MAINTENANCE OF A SANITARY SEWER PIPELINE AND APPURTENANCES.
(6) OPEN SPACES 2 AND 3 AND TRACT C ARE SUBJECT TO BLANKET EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.
(7) LOTS 40, 41, 42, 43, 44, 105, AND 106 ARE SUBJECT TO A 25–FEET REAR BUILDING SETBACK.

SURVEY CERTIFICATE

I, STEVEN C. EARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 318575–2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE 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 STONEBRIDGE PHASE 2, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF NIBLEY, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION;
THENCE S0°32'01"E 1748.85 FEET ALONG THE LONGITUDINAL MID–SECTION LINE OF SAID SECTION TO THE POINT OF BEGINNING;
THENCE S0°32'01"E 550.37 FEET ALONG SAID MID–SECTION LINE TO THE NORTHEAST CORNER OF STONEBRIDGE PHASE 1;
THENCE ALONG THE NORTH BOUNDARY OF SAID STONEBRIDGE PHASE 1 FOR THE FOLLOWING NINE COURSES:
(1) S89°54'58"W 340.00 FEET; (2) N43°01'10"W 81.83 FEET;
(3) N13°59'07"E 121.71 FEET; (4) N70°49'34"W 103.06 FEET;
(5) N85°02'52"W 78.87 FEET; (6) N68°09'15"W 111.17 FEET;
(7) N17°33'01"E 42.64 FEET; (8) N80°21'48"W 180.44 FEET;
(9) S89°54'58"W 499.14 FEET TO A POINT IN THE WEST SIXTEENTH LINE OF SAID SECTION;
THENCE N0°33'16"W 255.33 FEET ALONG SAID SIXTEENTH LINE;
THENCE N62°44'23"E 183.04 FEET; THENCE N38°10'35"E 68.58 FEET;
THENCE N67°45'10"E 120.00 FEET; THENCE S30°41'05"E 66.03 FEET;
THENCE S47°33'11"E 65.98 FEET; THENCE S84°24'24"E 65.91 FEET;
THENCE S76°29'11"E 28.70 FEET; THENCE S85°50'09"E 72.76 FEET;
THENCE S87°09'32"E 255.00 FEET; THENCE S87°14'57"E 57.42 FEET;
THENCE N00°50'05"E 448.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.58 ACRES, MORE OR LESS.

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 HEREAFTER KNOWN AS STONEBRIDGE PHASE 2, 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 MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY. WE ALSO DEDICATE TRACT C TO THE PUBLIC. FURTHERMORE, WE DEDICATE OPEN SPACES 2 AND 3 TO STONEBRIDGE HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF I HAVE HERELUNTO SET MY HAND THIS _____ DAY OF _____ A.D. 2013.

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH)
: ss
COUNTY OF CACHE)

ON THIS _____ DAY OF _____, 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF CACHE IN THE SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

_____
NOTARY PUBLIC

SURVEY NARRATIVE

THIS PLAT WAS ORDERED BY GARY NILSON, FOR THE PURPOSE OF CREATING RESIDENTIAL BUILDING LOTS. THE BASIS OF BEARINGS USED WAS GEODETIC, BASED ON THE WGS–84 MODEL, NORTH BEING PROJECTED FROM THE CACHE COUNTY NIBLEY CITY GPS MONUMENT, SET IN 1998, LOCATED AT LATITUDE 41°40'30.08425"N, LONGITUDE 111°50'31.43813"W, ELEVATION 4546.58 FEET. NUMBER 5 REBAR WITH CAPS STAMPED "STEVEN C EARL PLS 318575" WERE SET AT ALL LOT CORNERS, EXCEPTIONS INDICATED. LEAD PINS W/STAINLESS STEEL WASHERS ARE TO BE SET AT THE INTERSECTION OF THE CURB WITH THE PROLOGATED SIDE LOT LINES AFTER CONSTRUCTION.

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

QUESTAR GAS _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK COMMUNICATIONS _____ DATE _____
COMCAST CORPORATION _____ DATE _____

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 2013, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____
PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY MAYOR THIS _____ DAY OF _____, 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
MAYOR

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, THIS _____ DAY OF _____, A.D. 2013.

_____
CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2013.

_____
CITY ATTORNEY

COUNTY RECORDER'S NO. _____

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

INDEX _____
FILED IN: FILE OF PLATS

_____
COUNTY RECORDER

FINAL PLAT

STONEBRIDGE PHASE 2

Civil Engineers Surveyors Planners
1111 Main #300 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 16 MAY 2013
SCALE: 1" = 60'
CALCULATIONS BY: S. EARL
DRAWN BY: S. EARL
CHECKED BY: S. EARL
PROJECT NUMBER: 836/1301
SHEET: 1 of 1