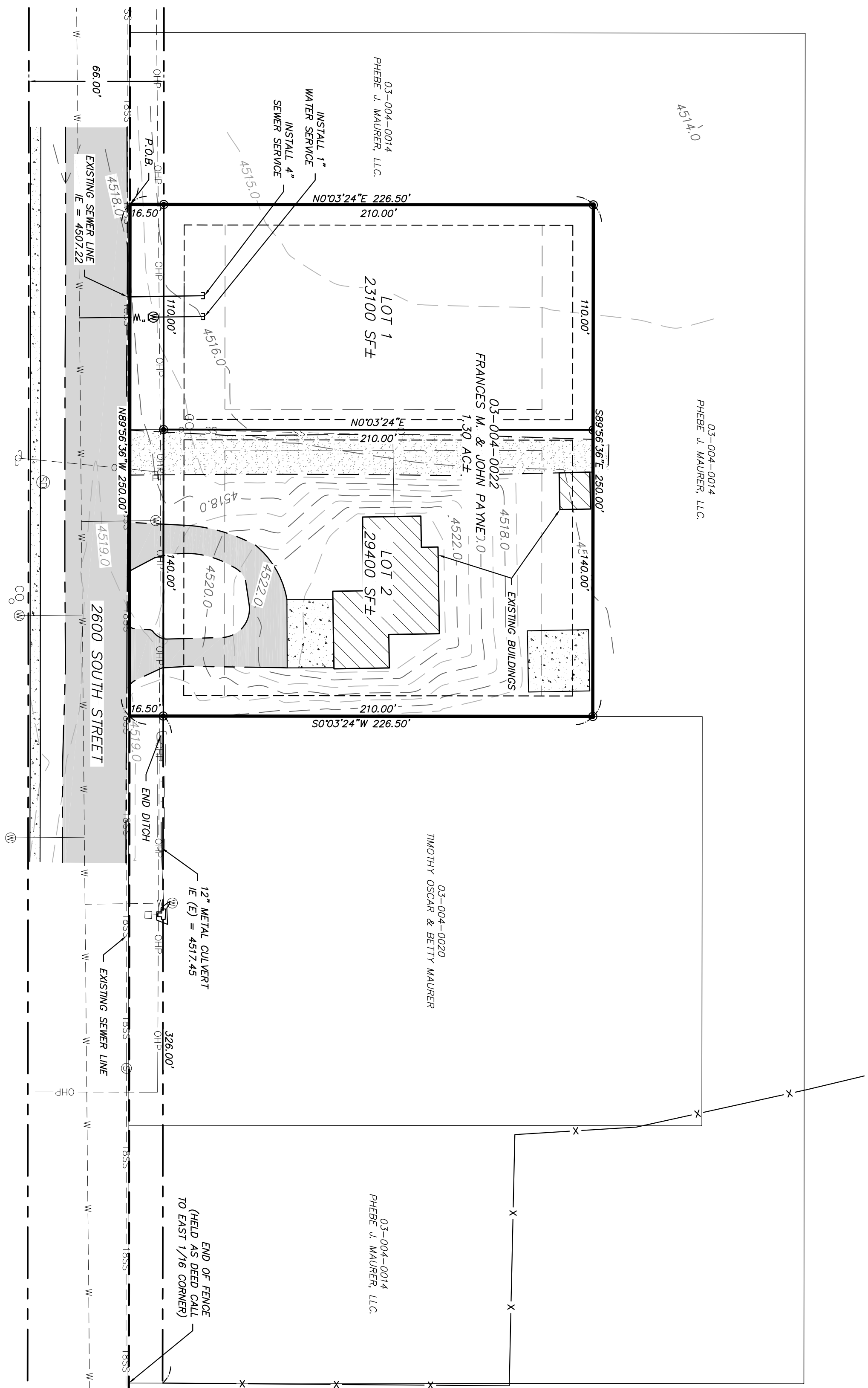
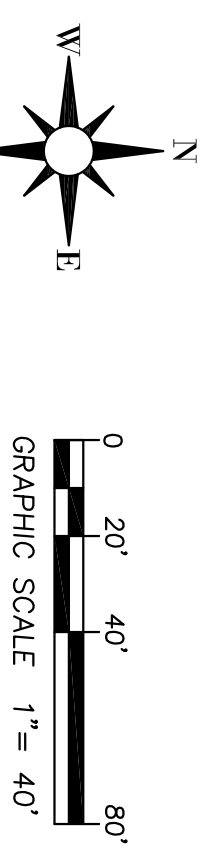


PAYNE LANDING SUBDIVISION
PART OF SE 1/4 SECTION 16, TOWNSHIP 11 NORTH,
RANGE 1 EAST, SALT LAKE MERIDIAN
NIBLEY CITY, CACHE COUNTY, UTAH



NOTES & RESTRICTIONS

1. ALL REQUIREMENTS NECESSARY FOR PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE FINANCED BY PURCHASER OR SELLER AND NOT BY NIBLEY CITY.
2. THE SOUTH 16.50-FEET OF PARCEL 03-004-0022 IS TO BE DEDICATED TO NIBLEY CITY.
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 CONSIDERED AS A DESIRABLE USE FOR THIS PROPERTY. 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 SURFACE OR GROUNDWATER PROBLEMS. IN ADDITION, CONCERNS FOR BUILDING ELEVATION AND/OR SPREADING AND DRAINAGE ARE TO BE ADDRESSED BY EACH BUILDING OWNER AND CONTRACTOR. THE CITY HAS CONDUCTED EACH AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE. REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, 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.

LEGEND

--- BOUNDARY	NEW LOT LINE
--- EXISTING PARCEL LINE	RIGHT-OF-WAY
--- PUBLIC UTILITY EASEMENT	9/10" WIDE OR AS NOTED
--- PRIMARY BUILDING SETBACKS	4'0" FRONT
--- 10' SIDEYARD	2'0" REAR
--- FENCE	PROPOSED SANITARY SEWER LINE AND SIZE
--- 1" W --- 1" W	PROPOSED WATER LINE AND SIZE
--- 1" W --- 1" W	EXISTING EDGE OF ASPHALT
--- 18SS --- 18SS	EXISTING SANITARY SEWER LINE & SIZE
--- 6" W --- 6" W	EXISTING WATER LINE AND SIZE
--- 6" W --- 6" W	EXISTING OVERHEAD POWER
--- EXISTING DITCH FLOWLINE	EXISTING ASPHALT
--- EXISTING ASPHALT	EXISTING CONCRETE
--- EXISTING CONCRETE	EXISTING GRAVEL
--- PROPOSED WATER METER	EXISTING WATER METER
--- EXISTING SANITARY SEWER MANHOLE	EXISTING SANITARY SEWER CLEANOUT
--- EXISTING WATER METER	EXISTING STORM DRAIN MANHOLE
--- EXISTING STORM DRAIN MANHOLE	EXISTING POWER POLE
--- EXISTING POWER POLE	EXISTING TELEPHONE RECESSED
--- EXISTING TELEPHONE RECESSED	SET 5/8" REBAR W/SPRINKLER PLASTIC CAP STAMPED STEVEN C EARL PLS 318575"

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL 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 LOTS AND STREETS SHOWN ON THIS PLAT. THE LOTS HAVE BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN NIBLEY CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE S89°56'36"E 748.40 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING;
 THENCE N0°03'24"E 226.50 FEET;
 THENCE S89°56'36"E 250.00 FEET;
 THENCE S0°03'24"W 226.50 FEET TO SAID SOUTH LINE;
 THENCE N89°56'36"W 250.00 FEET TO THE POINT OF BEGINNING,
 CONTAINING 1.30 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 PAYNE LANDING SUBDIVISION DO HEREBY DEDICATE, GRANT AND CONVEY TO NIBLEY CITY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND WHICH ARE TO BE USED FOR THE PURPOSES OF SAID CITY THOSE CERTAIN STREETS AS EASEMENTS 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. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.

IN WITNESS WE HAVE HEREBY SET OUR SIGNATURES THIS _____ DAY OF _____ A.D. 2015.

BY: FRANCIS M. PAYNE

BY: JOHN PAYNE

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF CACHE } §
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____ A.D. 2015, BY FRANCIS M. PAYNE AND JOHN PAYNE, WIFE AND HUSBAND.

NOTARY PUBLIC _____

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY MATTHEW PAYNE TO SUBDIVIDE THE PROPERTY AS SHOWN. PREVIOUS SURVEYS DONE IN THE AREA WERE REVERSED. A FENCE LOCATED NEAR THE EAST 1/16 LINE OF THE SECTION WAS REMOVED AND THE CORNER MARKERS WERE RE-SET. THIS MATCHED ALL POSSESSION LINES IN THE IMMEDIATE AREA. NO MAJOR DISCREPANCIES WERE FOUND.

THE BASIS OF BEARINGS USED WAS A SINGLE POINT NORTH PROJECTION (NGS 84 MODEL) FROM THE CACHE COUNTY SURVEYOR'S NIBLEY CITY OPS MONUMENT SET IN 1998. 24 INCH LONG 5/8" REBARS WITH ORANGE PLASTIC CAPS STAMPED "STEVEN C EARL PLS 318575" WERE SET AT ALL CORNERS, EXCEPTIONS NOTED.

UTILITY COMPANY APPROVALS

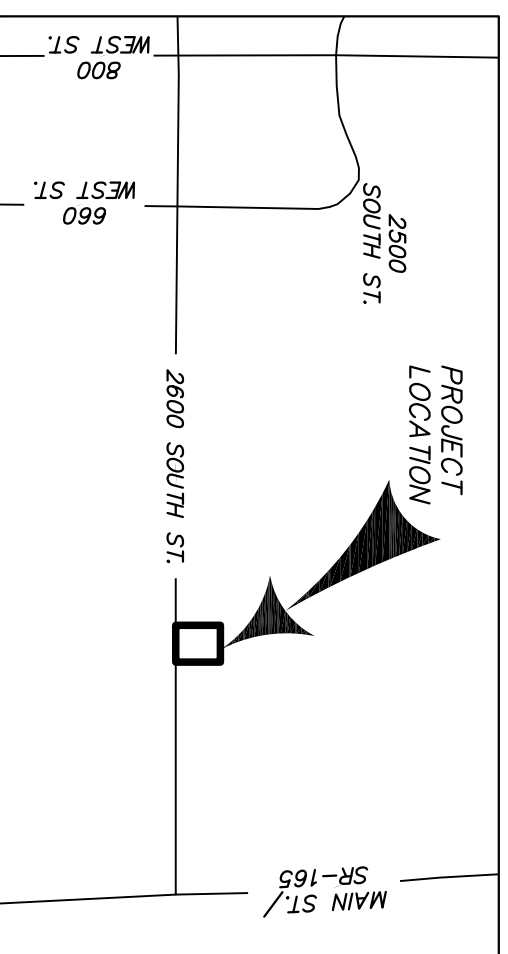
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED
 QUESTIONAR GAS _____ DATE _____
 ROCKY MOUNTAIN POWER _____ DATE _____
 CENTURY LINK COMMUNICATIONS _____ DATE _____
 COMCAST CORPORATION _____ DATE _____

COUNTY RECORDER'S NO.

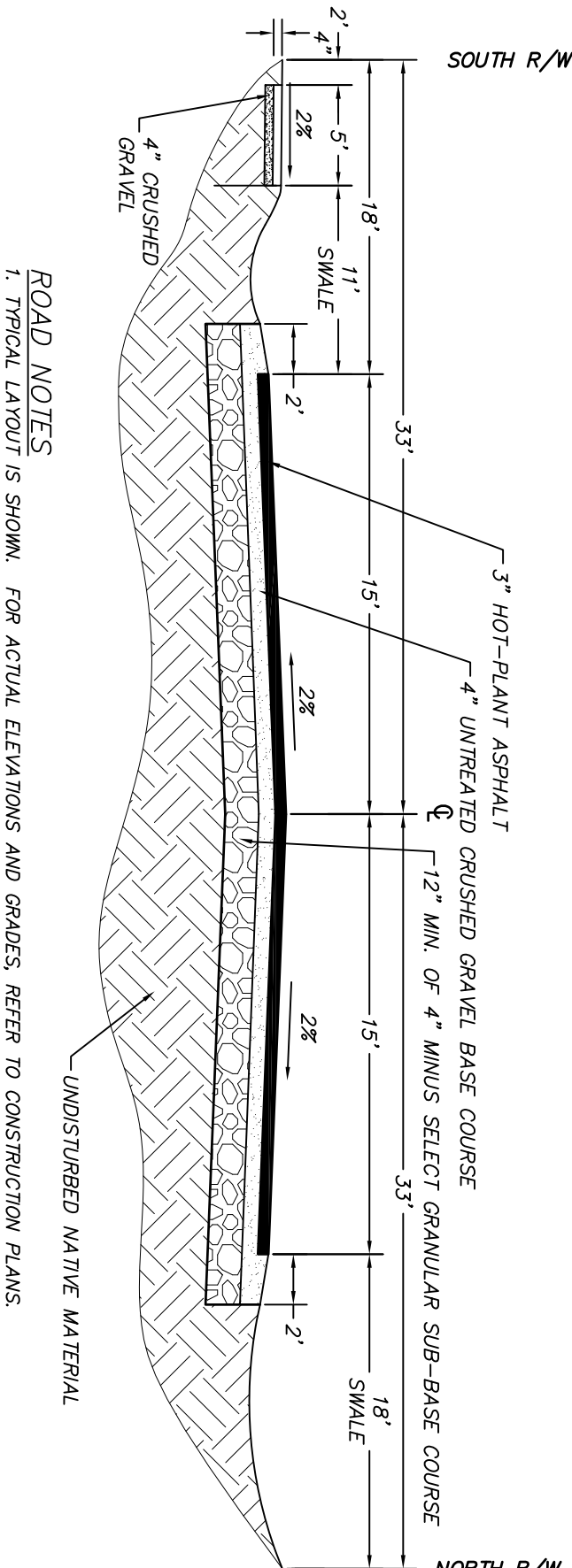
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____ TIME _____ FEE _____
 DATE _____
 ABSTRACTED _____

INDEX FILED IN: FILE OF PLATS _____ MICHAEL GLEED, COUNTY RECORDER

CONTACTS
 SUBDIVIDER:
 FRANCIS M. & JOHN PAYNE
 2600 SOUTH ST.
 NIBLEY, UT 84321
 ENGINEER/SURVEYOR:
 CACHE-LANDMARK ENGINEERING, INC.
 1011 W 400 N, STE. 130
 LOGAN, UT 84321
 ATTN: STEVEN EARL, P.E., P.L.S.
 (435) 715-0099



VICINITY MAP



APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2015.

CITY ATTORNEY _____

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 ORDINANCES. THIS _____ DAY OF _____ A.D. 2015.

CITY ENGINEER _____

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 2015, 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 _____ A.D. 2015, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____



PRELIMINARY PLAT

PAYNE LANDING SUBDIVISION

PROJECT TITLE: _____
 SHEET DESCRIPTION: _____
 SCALE: 1" = 40'
 CHECKED BY: C. RENNERT
 APPROVED BY: S. EARL
 PROJECT NUMBER: 15006PYN
 SHEET: 1 of 1