

VICINITY MAP
DATE OF PREPARATION
FEBRUARY 28, 2022

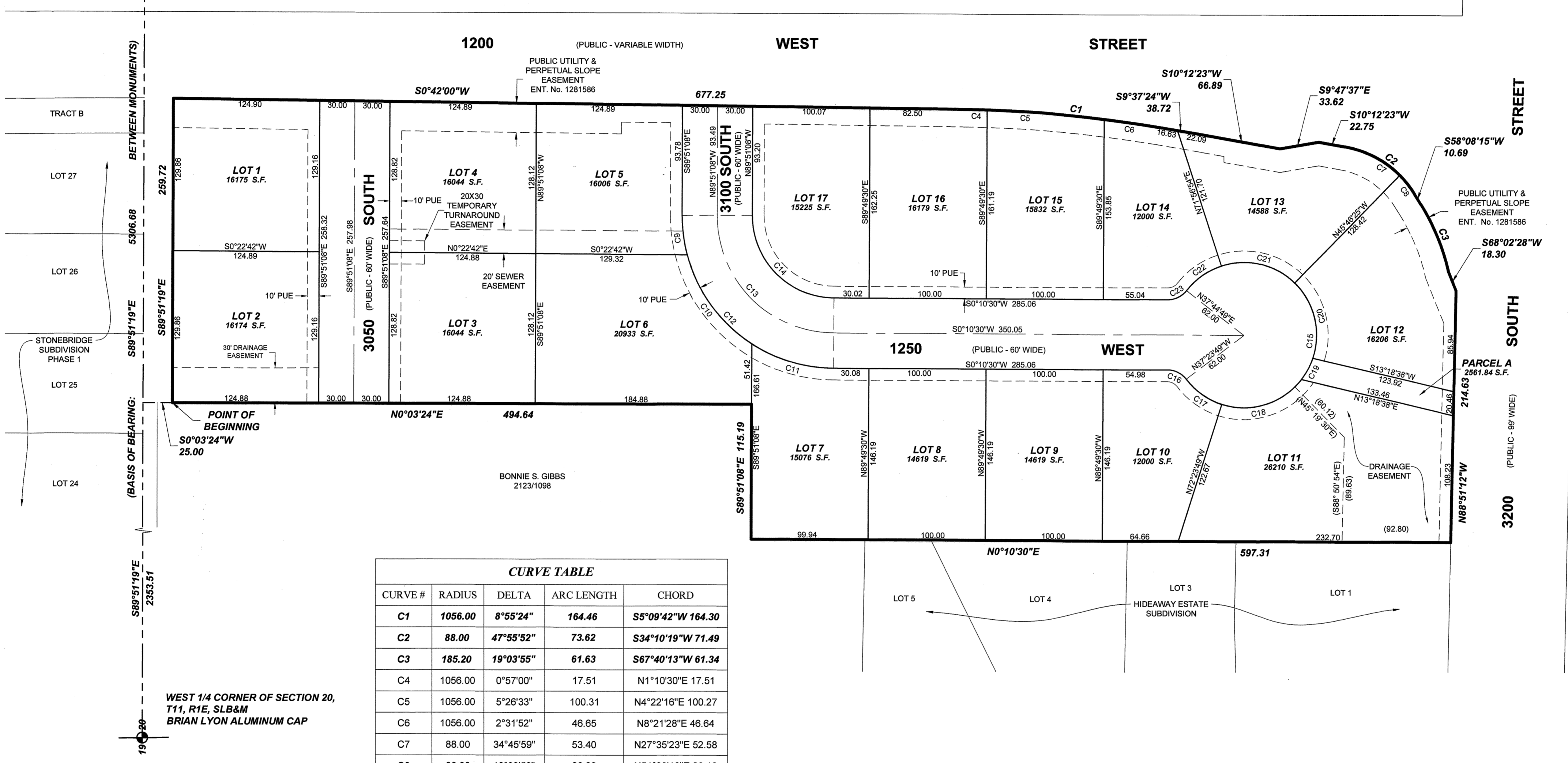
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

- NOTES:
1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
4. 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.
5. 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. NO FINISHED FLOOR SHALL BE BUILT AT AN ELEVATION LOWER THAN SIX INCHES (6") ABOVE FINISHED CURB OR CENTERLINE OF THE STREET, WHICHEVER IS HIGHER, UNLESS AN INDIVIDUAL LOT OWNER IS ABLE TO PROVIDE A STAMPED REPORT MEETING THE QUALIFICATIONS AS LISTED WITHIN NIBLEY CITY CODE 21.06.080 (B)(2) FOR THEIR LOT, AND UNLESS THAT REPORT IS REVIEWED AND APPROVED BY THE CITY ENGINEER. BASEMENTS ARE RESTRICTED UNLESS DETERMINED SUITABLE ON AN INDIVIDUAL BASIS BY A PROFESSIONAL ENGINEER.
6. PARCEL A IS A NON-BUILDABLE OPEN SPACE PARCEL HEREBY DEDICATED TO, AND MAINTAINED BY NIBLEY CITY. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE. THE OPEN SPACE PARCEL IS DESIGNATED AS A PUBLIC UTILITY EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.
7. STORMWATER MANAGEMENT FOR EACH INDIVIDUAL LOT HAS NOT BEEN DESIGNED WITH THE SUBDIVISION CONSTRUCTION PLANS ASSOCIATED WITH THESE LOTS. LOT OWNERS ARE RESPONSIBLE TO ENSURE STORMWATER FROM THEIR PROPERTY IS EITHER RETAINED ON THE PROPERTY OR FLOWS TO A SWALE IN THE RIGHT-OF-WAY DIRECTLY ADJACENT TO THE PROPERTY. PROPERTY OWNERS MAY NOT ALLOW STORMWATER TO PASS FROM THEIR LOT ONTO ANOTHER LOT. ON SOME LOTS, A SUBSTANTIAL AMOUNT OF FILL MAY NEED TO BE BROUGHT IN TO MEET THIS REQUIREMENT.
8. NO VEHICULAR ACCESS ALLOWED FROM ANY LOT DIRECTLY TO 1200 WEST OR 3200 SOUTH STREET.
9. LOTS 2 & 11 ARE ENCUMBERED WITH A DRAINAGE EASEMENT AND A DESIGNATED STORMWATER HOLDING BASIN HAS BEEN CONSTRUCTED ON THESE LOTS FOR THE PURPOSE OF STORING STORMWATER AND NUISANCE WATER FROM THE RIGHTS-OF-WAYS AND SUBDIVISION LOTS. THE BASINS ARE DESIGNATED TO HOLD THE 100-YEAR STORM EVENT AND ARE THUS LARGER THAN WHAT IS REQUIRED FOR MOST STORMS. BASINS ALSO FUNCTION AS STORMWATER CLEANING MECHANISMS TO FILTER WATER BEFORE ALLOWING IT TO PROGRESS DOWNSTREAM. PROPERTY OWNERS SHALL NOT ALTER, BUILD IN, FILL IN OR OTHERWISE CHANGE THE MINIMUM CAPACITY OF THE BASIN WITHOUT APPROVAL FROM THE CITY ENGINEER. ADDITIONALLY, THE FOLLOWING IS NOT PERMITTED WITHIN BASINS: CONVERTING LANDSCAPING TO BARE EARTH, RAISING LIVESTOCK, GROWING CROPS/GARDENS, OR OTHER ACTIVITIES THAT WOULD IMPACT OR OTHERWISE DEGRADE THE QUALITY OF WATER DISCHARGED FROM THE BASIN.
10. LOTS 3 & 4 ARE ENCUMBERED WITH A TEMPORARY TURNAROUND EASEMENT. PROPERTY OWNERS SHALL NOT ALTER, BUILD IN, PARK IN, FILL IN OR OTHERWISE CHANGE THE TEMPORARY TURNAROUND EASEMENT. IT IS TO REMAIN UNALTERED AND NO PARKING ALLOWED UNTIL THE CITY APPROVES REMOVAL OF THE TURNAROUND.

ADDRESS TABLE with columns for LOT # and ADDRESS, listing addresses from 1225 W 3050 S to 3108 S 1250 W.

CURVE TABLE with columns for CURVE #, RADIUS, DELTA, ARC LENGTH, and CHORD, listing curves C1 through C23.

FINAL PLAT OF HERITAGE CROSSING SUBDIVISION



LEGEND (BEARING/DISTANCE) EASEMENT DIMENSIONS, PUE, LOT LINE, PROPERTY BOUNDARY

CITY/PLANNING COMMISSION APPROVAL AND ACCEPTANCE PRESENTED TO THE NIBLEY CITY PLANNING COMMISSION THIS 22 DAY OF SEPTEMBER 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED.

ENGINEER'S APPROVAL 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.

ATTORNEY APPROVAL APPROVED AS TO FORM THIS 9TH DAY OF SEPT 2022.

UTILITY COMPANIES DOMINION ENERGY, COMCAST CABLE, ROCKY MOUNTAIN POWER, CENTURYLINK COMMUNICATIONS, *QUESTAR GAS COMPANY, d/b/a DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS...

SURVEYOR'S CERTIFICATE I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE...

BOUNDARY DESCRIPTION All of that Real Property described in Deed Book 2299 Page 973 of the Official Records of Cache County located in the SW1/4 of Section 20, Township 11 North, Range 1 East, Salt Lake Base and Meridian, Nibley, Utah, more particularly described as a composite as follows: Beginning at the northwest corner of parcel 03-017-0018 as described in the 3200 SOUTH & 1200 WEST ROUNDABOUT BOUNDARY LINE ADJUSTMENTS AND ROADWAY DEDICATIONS according to the Official Records thereof on file in the Office of the Cache County Recorder, located S89°51'19"E along the 1/4 Section line 2,353.51 feet and S0°03'24"W 25.00 feet from the West 1/4 Corner of Section 20, T11N, R1E, S1B&M; thence along said BOUNDARY LINE ADJUSTMENTS AND ROADWAY DEDICATIONS the following fifteen (15) courses and distances: thence S89°51'19"E 259.72 feet; thence S0°42'00"W 677.25 feet; thence along the arc of a 1056.00 radius curve to the right 164.46 feet through a central angle of 8°55'24" (chord: S5°09'42"W 164.30 feet); thence S9°37'24"W 38.72 feet; thence S10°12'23"W 66.89 feet; thence S9°47'37"E 33.62 feet; thence S10°12'23"W 22.75 feet; thence along the arc of a 88.00 foot radius curve to the right 73.62 feet through a central angle of 47°55'52" (chord: S34°10'19"W 71.49 feet); thence S58°02'28"W 18.30 feet; thence along the arc of a 185.20 foot radius curve to the right 61.63 feet through a central angle of 19°03'55" (chord: S67°40'13"W 61.34 feet); thence S68°02'28"W 18.30 feet; thence N88°51'12"W 214.63 feet; thence N0°10'30"E 597.31 feet; thence S89°51'08"E 115.19 feet; thence N0°03'24"E 494.64 feet to the point of beginning. Contains: 7.73+/- acres

OWNER'S DEDICATION KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

HERITAGE CROSSING SUBDIVISION AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 6 DAY OF SEPTEMBER 2022. HERITAGE CROSSING, LLC BY: Tony Hill ITS: AUTHORIZED AGENT

CORPORATE ACKNOWLEDGMENT ON THIS 6th DAY OF September, 2022, PERSONALLY APPEARED BEFORE ME Tony Hill, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE Authorized Agent of HERITAGE CROSSING, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 02/11/2023 STEPHANIE HEINER Notary Public, State of Utah Commission #704554 My Commission Expires 02/11/2023

CITY COUNCIL APPROVAL AND ACCEPTANCE PRESENTED TO THE NIBLEY CITY COUNCIL THIS DAY OF 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. NIBLEY CITY MAYOR DATE NIBLEY CITY RECORDER DATE

FINAL PLAT OF HERITAGE CROSSING SUBDIVISION SW1/4 OF SECTION 20, T11N, R1E, SLB&M NIBLEY, UTAH SHEET 1 OF 1 RECORDED # 1327977 STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: HERITAGE CROSSING LLC DATE: 9/12/2022 TIME: 2:30 PM BOOK: 03 PAGE: 222 \$ 26.00 FEE S. G. D. O. CACHE COUNTY RECORDER

civilsolutionsgroup inc. CACHE VALLEY | P: 435.213.3762 SALT LAKE | P: 801.216.3192 UTAH VALLEY | P: 801.874.1432 info@civilsolutionsgroup.net www.civilsolutionsgroup.net

ROCKY MOUNTAIN POWER 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: (1) A RECORDED EASEMENT OR RIGHT OF WAY (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR (4) ANY OTHER PROVISION OF LAW.