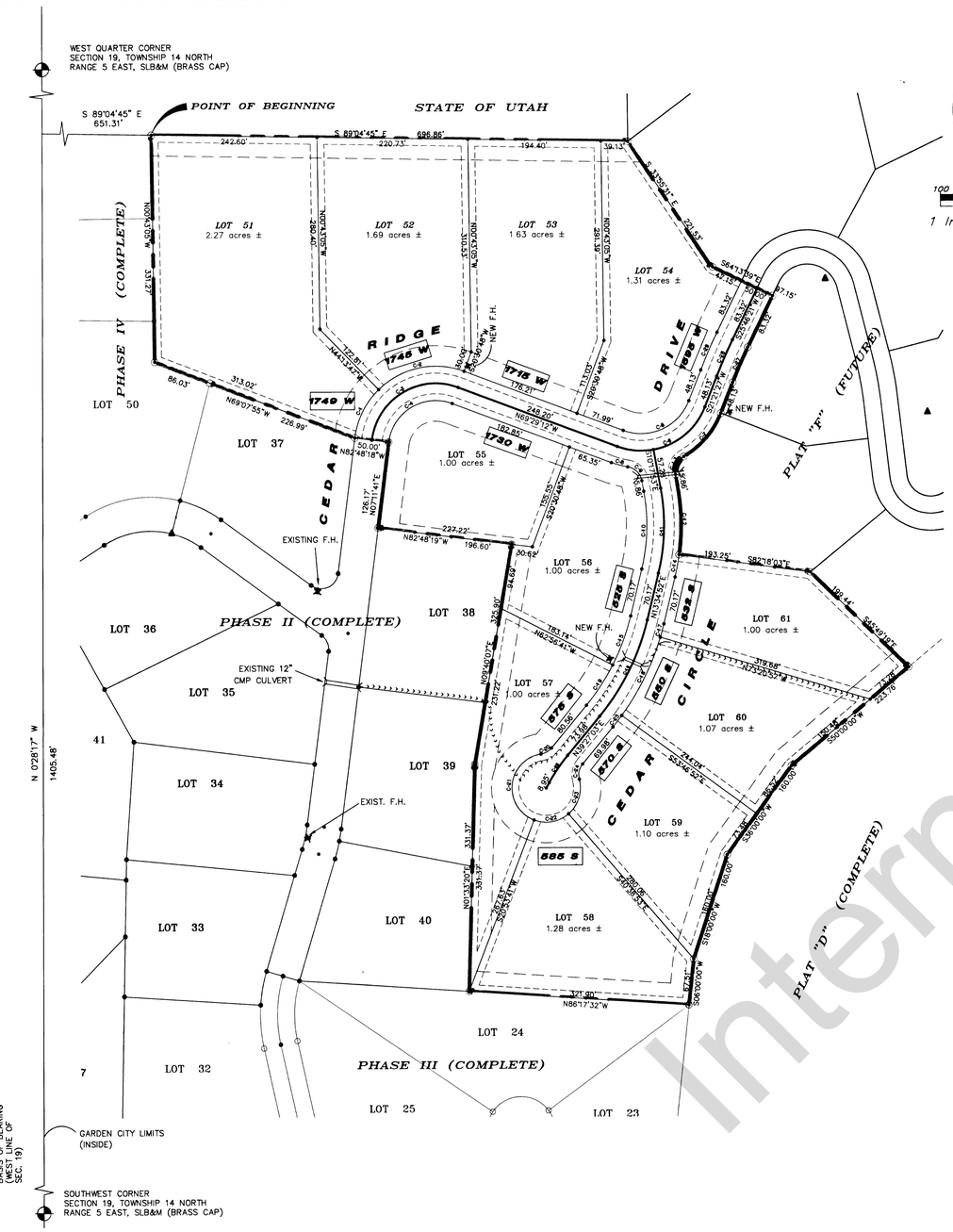
FINAL PLAT

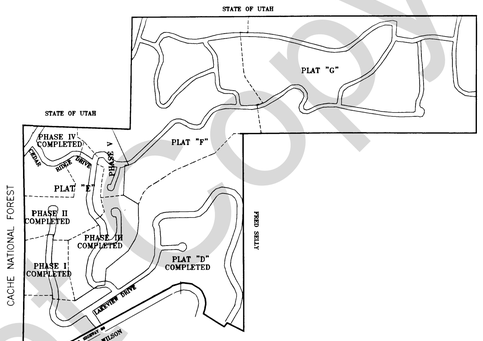
BRIDGERLAND VILLAGE PLAT "E", PHASE V

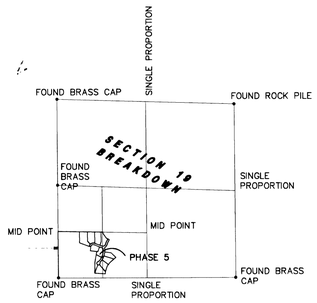
SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN
GARDEN CITY, UTAH



North

Scale in Feet
100 0 50 100
1 Inch = 100 Feet





CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	119.18	80.24	41.71	78.73	S26°28'57"W	38°34'32"
C-2	119.18	134.67	75.55	127.62	S78°08'31"W	64°44'35"
C-3	94.18	169.83	119.08	147.74	S58°51'15"W	103°19'07"
C-4	69.18	124.75	87.47	108.52	S58°51'15"W	103°19'07"
C-5	75.00	116.70	73.90	105.28	N65°56'08"E	89°09'21"
C-6	100.00	155.61	98.54	140.38	N65°56'08"E	89°09'21"
C-7	125.00	84.81	44.11	83.19	N40°47'39"E	38°52'25"
C-8	125.00	24.74	12.41	24.70	S75°09'24"E	11°20'25"
C-9	25.00	30.77	17.68	28.87	N45°33'45"W	70°31'44"
C-10	275.00	114.61	58.15	113.78	N01°38'29"E	23°52'46"
C-11	300.00	125.03	63.44	124.13	N01°38'29"E	23°52'46"
C-12	325.00	102.09	51.47	101.67	N01°17'58"W	17°59'50"
C-13	25.00	30.77	17.68	28.87	S24°57'58"W	70°31'44"
C-14	325.00	33.37	16.70	33.35	N10°38'24"E	05°52'56"
C-15	325.00	76.43	38.39	76.25	N20°19'05"E	13°28'26"
C-16	350.00	158.03	80.38	156.69	N26°30'58"E	25°52'11"
C-17	375.00	20.09	10.05	20.09	N15°06'58"E	03°04'11"
C-18	375.00	128.07	64.67	127.45	N26°26'05"E	19°34'05"
C-19	325.00	70.31	35.29	70.18	N33°15'11"E	12°23'44"
C-20	25.00	18.27	9.56	17.86	N60°22'59"E	41°51'52"
C-21	50.00	131.27	189.38	96.69	S06°36'18"W	150°33'14"
C-22	50.00	53.71	29.77	51.16	N80°07'24"E	61°32'34"
C-23	50.00	55.71	31.15	52.88	N17°25'50"E	63°50'34"
C-24	25.00	23.54	12.72	22.68	S12°28'48"W	53°56'30"
C-25	375.00	21.15	10.58	21.15	N37°50'06"E	03°13'55"
C-26	270.00	48.07	24.10	48.01	S34°21'00"W	10°12'07"
C-27	725.00	55.86	27.95	55.85	S23°33'54"W	04°24'54"
C-28	750.00	57.79	28.91	57.78	S23°33'54"W	04°24'54"
C-29	775.00	59.72	29.87	59.70	S23°33'54"W	04°24'54"

- 5/8" REBAR AND PLASTIC CAPS SET AT ALL PROPERTY CORNERS.
- 30' SET BACK FOR FRONT AND BACK YARDS 10' SET BACK FOR SIDE YARDS.
- 10' WIDE PUBLIC UTILITY EASEMENT AS SHOWN

–STORM RUN OFF WILL BE DISCHARGED ON THE LOT OWNER'S LAND OR INTO EXISTING NATURAL DRAINAGE CHANNELS.

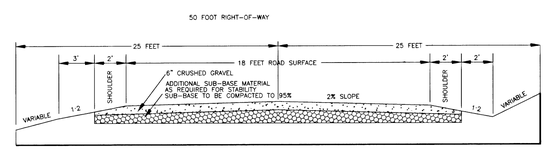
–CULINARY WATER WILL COME FROM THE RESERVOIRS LOCATED ABOVE PLAT "C".

–FIRE HYDRANTS REQUIRED IN PHASE V ARE CAPABLE OF PRODUCING 500 GPM AT 20 PSI.

–ALL LOTS HAVE THE MINIMUM ONE ACRE REQUIRED BY THE STATE BOARD OF HEALTH FOR SEPTIC TANKS.

–TOTAL ACREAGE:
PHASE V – 15.94 ACRES

SURVEY NARRATIVE:
1. BASIS OF BEARING FOR THIS SURVEY IS N0°28'17"W ALONG THE WEST LINE OF SECTION 19 AS INDICATED BY BRASS CAP MONUMENTS FOUND AT THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 19.
2. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF THE OWNER'S LAND AS SHOWN ON THIS PLAT.
3. RETRACEMENT: THE EASTERLY LINES ARE NEW. THE WESTERLY AND SOUTHERLY LINES BY FOUND REBAR ALONG EXISTING PHASES. THE NORTHERLY LINE BY STANDARD SECTION BREAKDOWN. MONUMENTS WERE FOUND AT THE NORTHEAST, NORTHWEST, SOUTHWEST, SOUTHEAST, AND WEST QUARTER CORNERS.



NO SCALE
STREET CROSS SECTION

CERTIFICATE OF SURVEY

I, LAYNE SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334561 AS PRESCRIBED UNDER 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 LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: BRIDGERLAND VILLAGE, PLAT "E", PHASE V AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

BOUNDARY DESCRIPTION

Bridgerland Village, Plat "E", Phase 5
94-103

Being part of the Southwest Quarter of Section 19, Township 14 North, Range 5 East, of the Salt Lake Base and Meridian, further described as follows:

Beginning at a point which lies the following two courses from the Southwest Corner of said Section 19:
(1) North 0°28'17" West, 1405.48 feet,
(2) South 89°04'45" East, 651.31 feet, and running thence South 89° 04'45" East, 696.86 feet;
thence South 33°55'31" East, 221.53 feet;
thence South 64°13'39" East, 97.15 feet;
thence South 25°46'21" West, 83.32 feet;
thence 55.87 feet along the arc of curve to the left whose radius is 725.00 feet, whose included angle is 4°24'54", and whose long chord bears South 23°33'54" West, 55.85 feet;
thence South 21°21'27" West, 48.13 feet;
thence 84.81 feet along the arc of a curve to the right whose radius is 125.00 feet, whose included angle is 38°52'23", and whose long chord bears South 40°47'39 West, 83.19 feet;
thence 30.77 feet along the arc of a curve to the left whose radius is 25.00 feet, whose included angle is 70°31'43", and whose long chord bears South 24°57'58" West, 28.87 feet;
thence South 10°17'53" East, 15.86 feet;
thence 102.09 feet along the arc of a curve to the right whose radius is 325.00 feet, whose included angle is 17°59'50, and whose long chord bears South 01°17'58" East, 101.67 feet;
thence South 82°18'03" East, 193.25 feet;
thence South 45°49'19" East, 199.44 feet;
thence along the boundary of Bridgerland Village Plat "D" the following four courses:
(1) South 50°00'00" West, 223.76 feet;
(2) South 36°00'00" West, 160.00 feet;
(3) South 18°00'00" West, 160.00 feet;
(4) South 06°00'00" West, 67.51 feet to the Northeast corner of Lot 24 of Plat "E", Phase 3;
thence along the North line of said Lot 24 North 86°17'32" West, 321.90 feet;
thence along the boundary of Plat "E", Phase 2 the following six courses:
(1) North 01°33'20" East, 331.37 feet;
(2) North 09°40'07" East, 325.90 feet;
(3) North 82°48'19" West, 196.60 feet;
(4) North 07°11'41" East, 126.17 feet;
(5) North 82°48'18" West, 50.00 feet;
(6) North 69°07'55" West, 226.99 feet to the Northeast Corner of Lot 50 Plat "E", Phase 4;
thence along said Phase 4 boundary North 69°07'55" West, 86.03 feet;
thence North 00°43'05" West, 331.27 feet to the point of beginning.

Containing 15.94 acres ±

30 July 1999 — PROFESSIONAL LAND SURVEYOR # 334561 LAYNE J. SMITH STATE OF UTAH — Layne J. Smith
DATE — SIGNATURE

NO.	REVISION	DATE

Professional Seal:

Project Title:
BRIDGERLAND VILLAGE
P.O. BOX 314
GARDEN CITY, UTAH

Sheet Title:
PLAT "E", PHASE V FINAL PLAT

Knighton and Crow • P. C.
CIVIL AND STRUCTURAL ENGINEERING - LAND SURVEYING AND TESTING
95 West Cliff Course Rd. Suite 101, Logan, Utah 84321 Ph. (801)752-8501 Fax (801)752-8597

Drawn By: D.B.	Project Number: 94-103	Sheet No.:
Designed By: D.B.	Date: 3/99	
Reviewed By: W.C.	Sheet Scale: 1" = 100'	of

File Name: 103EF-FDWG

HEALTH DEPARTMENT APPROVAL

THE CULINARY WATER SYSTEM AND WASTE DISPOSAL SYSTEM SHOWN ON THIS PLAT ARE APPROVED.

Aug 7 1999 — DATE
Jack B. Hoopt — DISTRICT HEALTH DEPT.

PLANNING COMMISSION APPROVAL

APPROVED THIS 18TH DAY OF August A.D., 1999 BY THE PLANNING COMMISSION.

Edward J. Morse — CHAIRPERSON

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.

8/3/99 — DATE
ENGINEER

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 SUB-DIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: BRIDGERLAND VILLAGE, PLAT "E", PHASE V, DO HEREBY FILE SAID SUBDIVISION WITHOUT DEDICATION OF STREETS, ALLEYS, COMMON AREAS, OR OTHER PUBLIC PLACES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 9th DAY OF August A.D. 1999.

Bridgerland Village, Inc.,
By: Ted Wilson, President
Attest: Waltie Stelzer, Secretary

TOWN BOARD APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 8 DAY OF August A.D., 1999, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Don Hughes — MAYOR
Aug 24, 99 — DATE

COUNTY RECORDER'S No. 54952

STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF BRIDGERLAND VILLAGE, INC
DATE 08/25/1999 TIME 4:20 pm FEE $1.00
ABSTRACTED
BOOK 18 PAGE 414
INDEX
FILED IN: FILE OF PLATS
Sabra Lee Ames — COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 16TH DAY OF August A.D., 1999.

Stephen Hoopt — ATTORNEY

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Davis

ON THE 9th DAY OF August 1999 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Davis IN SAID STATE OF Utah, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT they are the President and Secretary OF SAID CORPORATION AND THAT they SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 19 March 2002

Maureen L. Adams — NOTARY PUBLIC

Notary Public
112 North Main
Logan, Utah 84321
My Commission Expires
March 19, 2002
State of Utah

Internet Copy