

BRIDGERLAND VILLAGE, PLAT "G" PHASE 3

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION
20, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN
31.35 acres

SCALE: 1" = 100'

WEST QUARTER CORNER OF SECTION 19 TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN (INTERSECTION SET 1/2" ALUMINUM CAP)

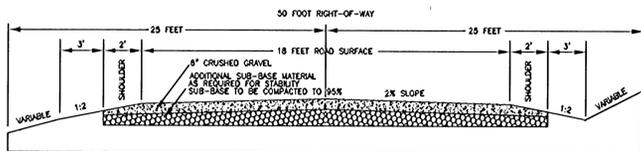
CENTER QUARTER CORNER OF SECTION 19 TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN (INTERSECTION SET 1/2" ALUMINUM CAP)

NORTHEAST CORNER OF SECTION 19 TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN (FOUND ROCK)

EAST QUARTER CORNER OF SECTION 19 TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN (PROPORTION SET 1/2" ALUMINUM CAP)

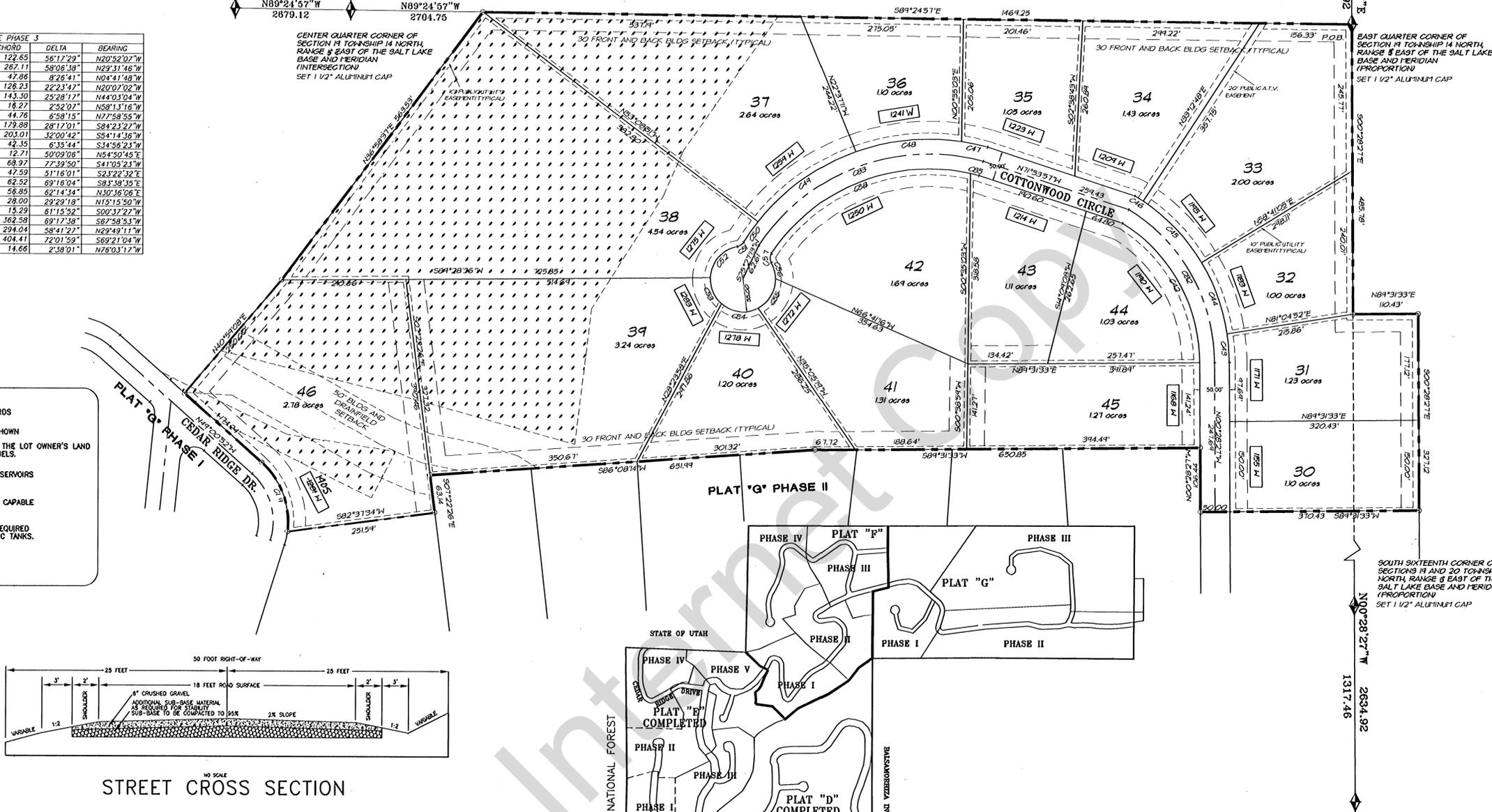
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	BEARING
C19	127.72	130.00	69.55	122.85	58°17'29"	N20°32'07"W
C42	278.91	275.00	152.78	287.11	58°08'38"	N29°31'48"W
C43	47.90	325.00	23.99	47.86	82°24'11"	N04°11'48"W
C44	127.04	325.00	64.34	126.23	22°23'47"	N20°07'02"W
C45	144.48	325.00	73.46	143.30	25°28'17"	N44°03'04"W
C46	16.27	325.00	8.14	16.27	2°52'07"	N58°13'16"W
C47	44.79	368.12	22.42	44.76	6°58'15"	N77°58'55"W
C48	181.72	368.12	92.75	179.88	28°17'01"	S84°23'27"W
C49	205.67	368.12	105.60	203.01	32°00'42"	S84°14'36"W
C50	42.38	368.12	21.21	42.35	6°35'44"	S14°56'23"W
C51	13.13	15.00	7.02	12.71	50°09'06"	N54°50'45"E
C52	74.55	55.00	44.27	68.97	77°39'50"	S41°05'23"W
C53	49.21	55.00	26.39	47.59	51°18'01"	S23°22'32"E
C54	66.49	55.00	37.99	62.52	69°18'04"	S83°38'35"E
C55	59.75	55.00	33.21	56.85	62°14'34"	N30°36'06"E
C56	28.31	55.00	14.47	28.00	29°29'18"	N15°15'50"W
C57	16.04	15.00	8.88	15.29	61°15'52"	S00°17'27"W
C58	385.65	318.88	220.37	362.58	69°17'39"	S67°58'53"W
C82	307.30	300.00	168.66	294.04	58°41'27"	N29°49'11"W
C83	432.33	343.88	249.99	404.41	72°01'59"	S69°21'04"W
C85	14.66	318.88	7.33	14.66	2°38'01"	N76°03'17"W

- 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 "G".
- FIRE HYDRANTS REQUIRED IN PHASE I 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 II - 31.35 ACRES



STREET CROSS SECTION

- x - FENCE
- o - SET MARKER
- o - FOUND MARKER
- BOUNDARY LINE
- ◆ SECTION CORNER
- - - ADJACENT PROPERTY LINE
- ROAD CENTER LINE
- NO BUILD AREA
- SLOPE EXCEEDS 25%



NOTES

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 "G", PHASE 3. THE SAME HAVE BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Layne J. Smith
Layne J. Smith
#334561
SMITH

BOUNDARY DESCRIPTION

BRIDGERLAND VILLAGE, PLAT "G" PHASE 3, GARDEN CITY, UTAH, PROJECT 05-106
PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, 485.78 FEET ALONG THE EAST LINE OF SAID SECTION 19;
THENCE NORTH 89°31'33" EAST, 110.43 FEET;
THENCE SOUTH 00°28'27" EAST, 327.12 FEET TO THE NORTH LINE OF PHASE 2 OF PLAT "G" OF THE BRIDGERLAND VILLAGE;
THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PHASE 2 IN THE FOLLOWING SIX COURSES:
1. THENCE SOUTH 89°31'33" WEST, 370.43 FEET;
2. THENCE NORTH 00°28'27" WEST, 106.44 FEET;
3. THENCE SOUTH 89°31'33" WEST, 680.85 FEET;
4. THENCE SOUTH 07°22'26" EAST, 63.14 FEET;
5. THENCE SOUTH 82°37'34" WEST, 251.59 FEET TO THE EASTERLY LINE OF PHASE 1 OF PLAT "G" OF THE BRIDGERLAND VILLAGE AND EAST RIGHT OF WAY LINE OF CEDER RIDGE DRIVE;
THENCE 122.72 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 130.00 FEET, INCLUDED ANGLE OF 56°17'29" AND A LONG CHORD THAT BEARS NORTH 20°52'07" WEST, 122.65 FEET ALONG SAID EAST RIGHT OF WAY LINE;
THENCE NORTH 49°00'52" WEST, ALONG SAID RIGHT OF WAY LINE, 174.24 FEET;
THENCE NORTH 40°59'08" EAST, 250 FEET;
THENCE NORTH 36°58'37" EAST, 583.53 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;
THENCE SOUTH 89°24'53" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 1469.25 FEET BACK TO THE POINT OF BEGINNING.
CONTAINING 31.35 ACRES

1. BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°28'27" WEST ALONG THE EAST LINE OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.
2. THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19 AND PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUBDIVIDED AS SHOWN.
3. RETRACEMENT WESTERLY LINES ARE THE EAST LINE OF PHASE 1, PLAT "G", BRIDGERLAND VILLAGE AND THE EAST RIGHT OF WAY LINE OF CEDER RIDGE DRIVE FROM RECORD DIMENSIONS; SOUTHERLY LINES BY THE NORTHERLY LINES OF PHASE 2, PLAT "G", BRIDGERLAND VILLAGE FROM RECORD DIMENSIONS; THE EAST LINE BY THE EAST LINE OF SAID SECTION 19; THE NORTH LINE BY THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19.
4. 5/8" X 24" REBAR AND CAPS TO BE PLACED FOR LOT CORNERS.

OWNER/SUBDIVIDER:
NAME: TED WILSON
ADDRESS: 135 SOUTH MAIN
ADDRESS: LOGAN, UTAH
PHONE: (435) 765-3006

1	PER CITY ENG COMMENTS DATED 27 FEB 06	7 MAR 06
No.	REVISION	DATE



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

Sheet Title:
PLAT "G", PHASE 3 FINAL PLAT

Drawn By: T. WESTON	Project Number: 05-106	Sheet No.:
Designed By: T. WESTON	Date: JAN 18, 2006	1
Reviewed By: LAYNE SMITH	Sheet Scale: 1" = 100'	1 of 1

HEALTH DEPARTMENT APPROVAL
THE CULINARY WATER SYSTEM AND WASTE DISPOSAL SYSTEM SHOWN ON THIS PLAT ARE APPROVED.
May 12, 06
District Health Dept.

PLANNING COMMISSION APPROVAL
APPROVED THIS 16th DAY OF JUNE A.D. 2006 BY THE GARDEN CITY PLANNING COMMISSION.
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.
6-2-06
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 SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: BRIDGERLAND VILLAGE, PLAT "G", PHASE 3, DO HEREBY FILE SAID SUBDIVISION WITH DEDICATION OF PUBLIC UTILITY EASEMENTS AS INDICATED TO UTILITY PROVIDERS, BUT WITHOUT DEDICATION OF STREETS, ALLEYS, COMMON AREAS, OR OTHER PUBLIC PLACES.
IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURES THIS 12th DAY OF May A.D. 2006
Bridgerland Village, Inc.,
Ted J. Wilson President
Dixie Wilson Secretary

TOWN BOARD APPROVAL AND ACCEPTANCE
PRESENTED TO THE GARDEN CITY COUNCIL THIS DAY OF JUNE A.D. 2006, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Mayor June 20, 2006

COUNTY RECORDER'S No. 68263
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF THE CITY OF GARDEN CITY, UTAH, ON DATE 06/22/06 TIME 11:43 AM, FEE \$11.00 ABSTRACTED
BOOK PID Page 414
INDEX FILED IN: FILE OF PLATS
Debra Lee Adams
COUNTY RECORDER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 16th DAY OF June A.D. 2006
Attorney

CORPORATE ACKNOWLEDGMENT
STATE OF Utah
COUNTY OF Cache
ON THE 12th DAY OF May, 2006, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Cache, STATE OF Utah, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT TED J. WILSON, PRESIDENT AND DIXIE WILSON, 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 3/19/2010
Marilyn J. Adams
NOTARY PUBLIC

IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURES THIS 12th DAY OF May A.D. 2006
Bridgerland Village, Inc.,
Ted J. Wilson President
Dixie Wilson Secretary

RN: Address was corrected on Lot 46 to 1405 W. Dr