



TRIANGLE ESTATES

A SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST OF SALT LAKE BASE AND MERIDIAN

NOTE:
 - - - - - 16' ALONG HIGHWAY
 - - - - - UTILITY EASEMENTS
 - - - - - ALL OTHER EASEMENTS
 0.000.0 LOT AREA - SQ. FT.

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C-1	20.0'	90°00'00"	20.0'	31.42'
C-2	101.58'	13°43'23"	24.33'	55.53'
C-3	101.58'	31°23'37"	45.24'	32.52'
C-4	99.23'	26°07'20"	45.24'	32.52'
C-5	99.23'	18°46'40"	45.24'	32.52'
C-6	20.0'	90°00'00"	20.0'	31.42'
C-7	40.0'	39°05'02"	27.29'	32.83'
C-8	40.0'	46°06'10"	27.29'	32.83'
C-9	40.0'	51°18'47"	27.29'	32.83'
C-10	40.0'	70°39'49"	27.29'	32.83'
C-11	40.0'	47°23'23"	27.29'	32.83'
C-12	15.0'	74°11'31"	19.42'	32.83'
C-13	20.0'	90°00'00"	20.0'	31.42'
C-14	86.52'	12°28'18"	14.09'	58.07'
C-15	86.52'	35°19'06"	14.09'	58.07'
C-16	86.52'	31°20'24"	14.09'	58.07'
C-17	18.61'	93°27'12"	19.77'	30.35'
C-18	1004.0'	3°51'07"	67.50'	102.0'
C-19	1004.0'	5°49'15"	67.50'	102.0'
C-20	19.61'	91°07'42"	20.0'	32.40'
C-21	1004.0'	4°53'45"	67.50'	102.0'
C-22	1004.0'	4°51'05"	67.50'	102.0'
C-23	20.0'	90°00'00"	20.00'	31.42'
C-24	61.58'	45°06'00"	25.57'	48.47'
C-25	59.23'	44°54'00"	24.47'	46.42'
C-26	46.52'	79°07'28"	38.43'	64.24'

SURVEYOR'S CERTIFICATE

I, LOUIS C. HICKMAN do hereby certify that I am a Registered Civil Engineer, and/or Land Surveyor, and that I hold Certificate No. 1784, as prescribed under the laws of the State of Utah. I further certify that by 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 of land into lots and streets, hereafter to be known as "TRIANGLE ESTATES" and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
		PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:
		BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 89, SAID POINT BEING 1179.6 FEET EAST AND 1032.2 FEET SOUTH OF THE WEST QUARTER CORNER OF SAID SECTION 16 AND RUNNING THENCE TO A POINT OF RECORD 70.00 FEET EAST AND 50.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE
S0°34'W	760.5'	THENCE
S89°15'E	374.75'	THENCE
N0°45'E	8.3'	THENCE
S88°29'13"E	256.83'	TO THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY THENCE NORTHWESTERLY IN SAID WEST LINE OF HIGHWAY 89 FOLLOWING A CURVE TO THE LEFT HAVING A DELTA OF 24°00'06" AND A 1004.0 FOOT RADIUS
N44°20'W	420.50'	THENCE;
	575.0'	TO THE POINT OF BEGINNING. CONTAINING 6.09 ACRES.

NOVEMBER 2, 1973
 DATE *Louis C. Hickman*
 LOUIS C. HICKMAN #1784

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

TRIANGLE ESTATES

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof, we have hereunto set OUR HANDS this 30th day of NOVEMBER A.D. 1973

Walter S. Hill
W. Mack Thornburg
Lyle A. Thornburg

ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, S.S.

On the 30th day of NOVEMBER A.D. 1973, personally appeared before me, the undersigned Notary Public, in and for said County of SALT LAKE in said State of Utah, the signer(s) of the above Owner's dedication, in number, who duly acknowledged to me that THEY signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES 8-13-74

Singer Leller
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

SALT LAKE BASE & MERIDIAN

<p>BOARD OF HEALTH</p> <p>APPROVED THIS <u>7</u> DAY OF <u>December</u> A.D. 1973</p> <p><i>Willard K Hill</i> WILLARD K HILL</p>	<p>CITY COMMISSION</p> <p>APPROVED BY THE GARDEN CITY COUNCIL THIS <u>3</u> DAY OF <u>DEC.</u> A.D. 1973.</p> <p><i>Walter S Hill</i> MAYOR <i>Lowell Gillmore</i> CLERK</p>	<p>COUNTY SURVEYORS CERTIFICATE</p> <p>I, GEORGE L. WALKER, JR., DULY REPRESENTING VALLEY ENGINEERING, INC., LOGAN, UTAH, WHICH IS RETAINED BY AGREEMENT AS RICH COUNTY ENGINEER/SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP IS APPROVED FOR FILING WITH THE COUNTY RECORDER OF RICH COUNTY, UTAH, THIS <u>30</u> DAY OF <u>JANUARY</u> A.D. 1974.</p> <p><i>George L Walker Jr.</i> GEORGE L. WALKER JR. NO. 3374</p>	<p>RECORDED #</p> <p>STATE OF UTAH, COUNTY OF <u>Rich</u> RECORDER AND FILED AT THE REQUEST OF <u>Mack Thornburg</u></p> <p>DATE <u>2/1/74</u> TIME <u>4:45 P.M.</u> BOOK <u>J 2</u> PAGE <u>642</u></p> <p><u>5.45</u> FEE <u>Jesse B. Jessup</u> RECORDER</p>
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