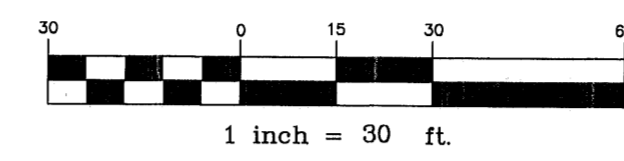


**BRIDGERLAND VILLAGE PLAT "A"**  
PARTIAL AMENDMENT OF LOTS 77 AND 78

UTAH COUNTY SURVEYOR  
NORTH 1/4 CORNER  
OF SECTION 30  
T. 14 N., R. 5 E.  
S.L.B.&M.



ASPEN WAY

HILLSIDE DRIVE

54

55

56

57

58

59

60

80

**LEGEND**

- FENCE POST
- T-BAR FENCE POST
- FENCE LINE
- EXISTING PROPERTY CORNER (TYPE AS NOTED)
- TO BE SET: 5/8" REBAR WITH RLS 325023 CAP RIGHT OF WAY MARKER
- SECTION CORNER
- NORTH OR SOUTH 1/4 SECTION CORNER
- EAST OR WEST 1/4 SECTION CORNER
- BY RECORD
- MEASURED
- BAR AND CAP

**LOT 78**  
31,690 S.F.  
0.7275 Acres

**LOT 77**  
26,259 S.F.  
0.603 Acre

CABIN ENCROACHES  
AREA 741 S.F.  
0.0170 Acres

LAKEVIEW DRIVE

103

104

105

106

107

75

76

(36.07' BR)  
Length = 36.00'  
Radius 400.00'  
(5'10" BR)  
Delta = 5'09'23"  
Bearing = S 63°05'19" E  
(36.06' BR)  
Chord = 35.99'

FOUND JSH B&C  
P.O.B ALL PARCELS  
LOCATED 916.46' SOUTH &  
130.38' EAST OF  
CENTER OF SECTION

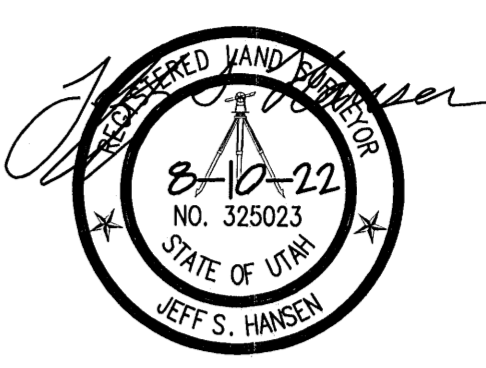
(126.83' BR)  
Length = 126.64'  
Radius 400.00'  
(18'10" BR)  
Delta = 18'08'24"  
Bearing = N 51°25'18" W  
(126.30' BR)  
Chord = 126.37'

FOUND ADV B&C  
0.2' N & 0.2' E

FOUND JSH B&C  
0.35' S & 0.85' W  
IS 1.00' OFFSET

**SURVEYOR'S CERTIFICATE**

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY 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 AMENDED THE LOTS TO BE HEREINAFTER KNOWN AS THE "BRIDGERLAND VILLAGE PARTIAL AMENDMENT OF LOTS 77 & 78"



Bridgerland Village plat "A" Partial Amendment of Lots 77 & 78  
A parcel of Ground located in the Southeast Quarter of Section 30, Township 14 North, Range 5 East of the Salt Lake Base & Meridian.  
Described as follows:

Commencing the JSH bar and found at the fence corner locally held as the Center of Section 30, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Utah County Surveyors bar and cap found at the North Quarter corner of said Section 30 bears North 01°55'13" East 2,447.71 feet; and running Thence South 16°28'03" East 784.89 feet to found JSH Bar and Cap found at the common North corner of Lots 77 and 78 of the Bridgerland Village Plat "A" Subdivision and is the point of beginning; and running Thence South 49°14'37" East 105.30 feet (South 50° East 105.53 feet by record) to a found JSH bar and cap at the common South corner of Lots 58 and 59; Thence South 34°50'23" East 78.86 feet (South 34°40' East 79.03 feet by record) to a found JSH bar and cap at the common North corner of Lots 77 and 76; Thence South 47°22'25" West 160.81 feet (South 47°40' West 160.96 feet by record) to the common South corner of said Lots 77 and 76 and a point on the East right-of-way line of Lake View Drive and is the point of a non-tangent curve, of which the radius point bears South 47°37'47" West 400.000 feet; Thence Northwesterly along Lake View Drive the following two courses, 1) 162.64 feet (162.90 feet by record) along the arc of a 400.000 foot radius curve to the left through a central angle of 23°17'47" (23°20' by record) and a long chord that bears North 54°01'07" West 161.52 feet; 2) Thence North 65°40'00" West 104.36 feet to the common South corner of Lots 78 and 79; Thence North 24°06'00" East 228.37 feet to a JSH bar and cap set and an old rotted wooden hub at the Northeast corner of Lot 78; Thence South 50°00'50" East 132.194 feet (South 50° East 132.21 feet by record) to a found JSH bar and cap at the common South corner of Lots 57 and 58; Thence South 52°26'01" East 31.231 feet (South 50° East 31.05 feet by record) to the point of beginning. Containing 57,949 Square Feet or 1.330 Acres and two Lots.

BRIDGERLAND VILLAGE PLAT A RECORDED 07/20/170  
BOOK F2 PAGE 195 ENTRY # F11647

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED ADJUSTED LOTS, HAVING CAUSED THE SAME TO BE SURVEYED AND ADJUSTED AS SHOWN AND DESCRIBED HEREON TO HEREINAFTER BE KNOWN AS THE "BRIDGERLAND VILLAGE PLAT "A" PARTIAL AMENDMENT OF LOTS 77 AND 78, AND DO HEREBY DEDICATE THOSE AREAS NOTED HEREON AS PUBLIC UTILITY EASEMENTS TO BE USED FOR UTILITY AND DRAINAGE PURPOSES. THE SAME TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY THE HOMEOWNERS ASSOCIATION.

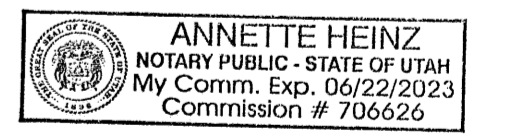
IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS 9th DAY OF September A.D. 2022.

Douglas B. Dean  
Kathly C. Dean  
Arthur R. Staker  
Dorothy Skovos  
LOT 77  
LOT 78

**ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF Cache  
ON THIS 9th DAY OF September, 2022  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Cache IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Annette Heinz  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 6-22-2023



**COUNTY RECORDER'S NO.** 104120  
STATE OF UTAH, COUNTY OF Rich, RECORDED  
AND FILED AT THE REQUEST OF TOWN OF GARDEN CITY  
DATE 9/14/22 TIME 4:58 FEE \$94.00  
INDEXED  
FILED IN: FILE OF PLATS  
Butterfield  
COUNTY RECORDER

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 13th DAY OF September A.D. 2022  
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.  
Dan L. L...  
CHAIRPERSON

**ENGINEER'S CERTIFICATE**  
APPROVED THIS 9th DAY OF August, 2022 BY THE GARDEN CITY ENGINEER.  
SEPTEMBER  
J...  
ENGINEER

**ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF Rich  
ON THIS 9th DAY OF September, 2022  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Cache IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.  
Notary Seal  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10-7-2024

SETBACKS ARE  
30' FRONT  
30' REAR  
15' SIDES

**CITY ATTORNEY**  
APPROVED THIS 12th DAY OF September A.D. 2022  
BY THE GARDEN CITY ATTORNEY.  
Kraus

**MAYOR'S APPROVAL**  
PRESENTED TO THE GARDEN CITY MAYER THIS 13th DAY OF September A.D. 2022. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
Mayor Seal  
MAYOR  
Catherine...  
ATTEST

**HOME OWNER'S ASSOCIATION**  
APPROVED THIS 12 DAY OF August, 2022 BY THE BRIDGERLAND VILLAGE H.O.A.  
Representative Seal  
REPRESENTATIVE

**JSH SURVEYING & DRAFTING INC.**  
P.O. BOX 300 • WELLSVILLE, UTAH 84339  
(435) 245-9090 \* TOLL FREE 1-888-420-0268