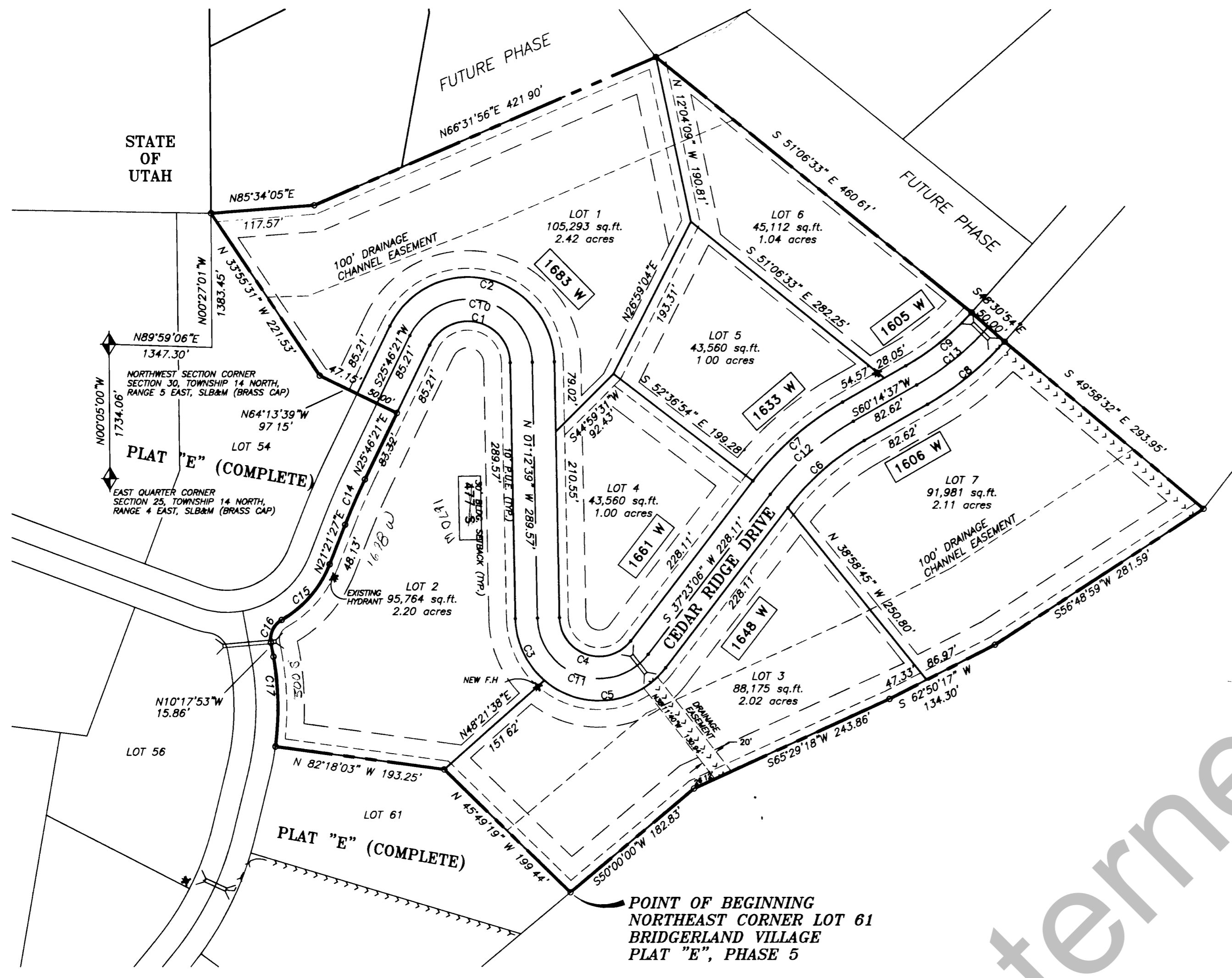
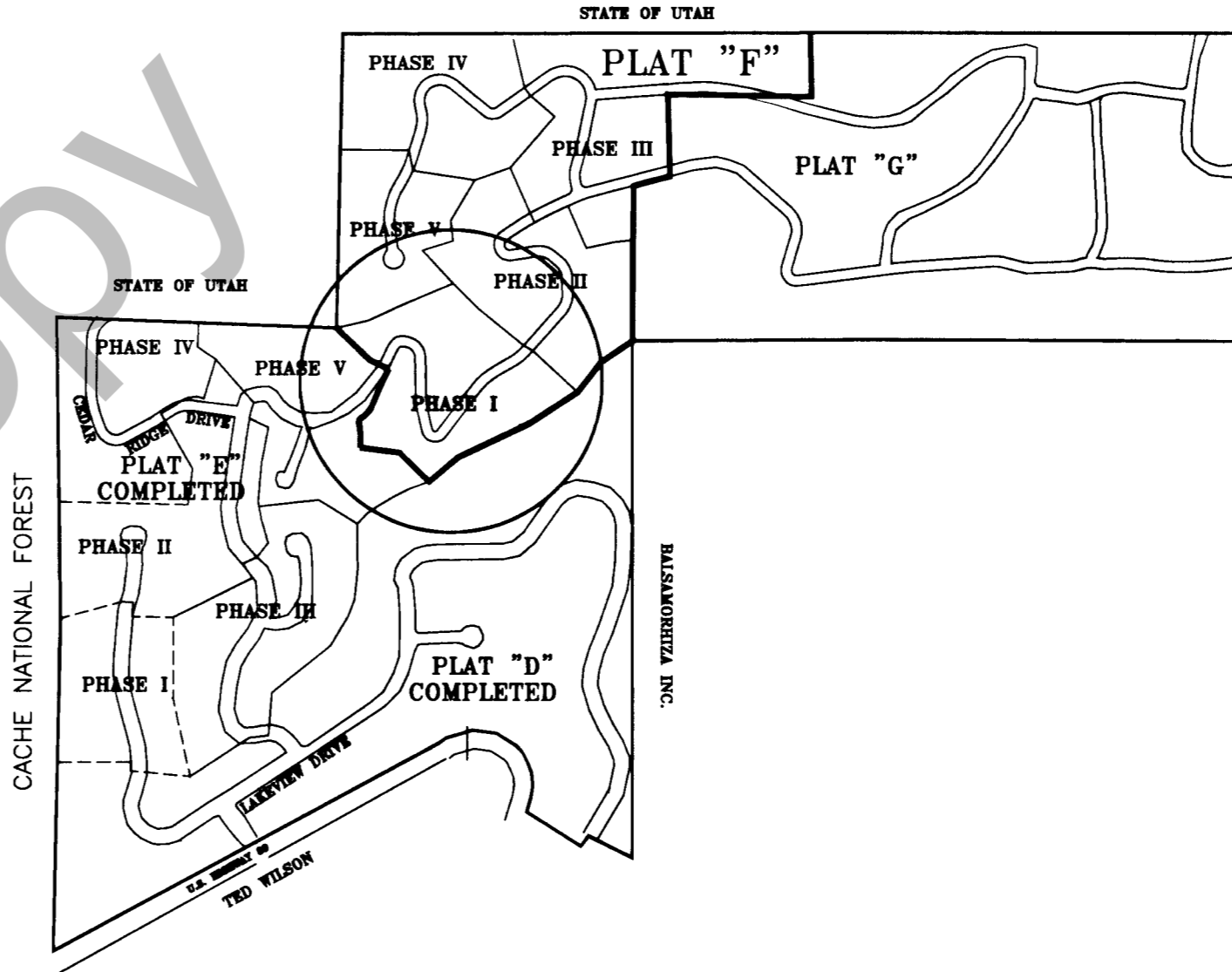


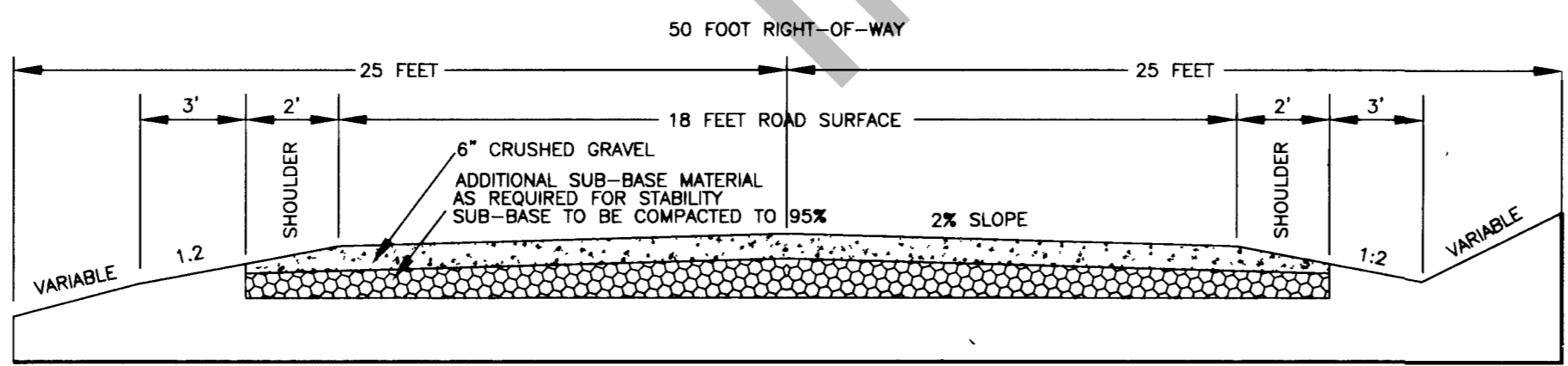
SCALE: 1" = 100'



FINAL PLAT  
**BRIDGERLAND VILLAGE**  
**PLAT "F", PHASE I**  
 SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST  
 SALT LAKE BASE AND MERIDIAN  
 GARDEN CITY, UTAH



CURVE	LENGTH	RADIUS	DELTA
C1	128.19	48.00	153°01'00"
C2	261.72	98.00	153°01'00"
C3	79.65	95.00	48°02'08"
C4	111.06	45.00	141°24'16"
C5	154.81	95.00	93°22'08"
C6	116.06	290.92	22°51'31"
C7	136.01	340.92	22°51'31"
C8	112.95	345.00	18°45'31"
C9	96.58	295.00	18°45'31"
C10	194.96	73.00	153°01'00"
C11	172.76	70.00	141°24'16"
C12	126.04	315.92	22°51'31"
C13	104.77	320.00	18°45'31"
C14	55.87	725.00	4°24'54"
C15	84.81	125.00	38°52'23"
C16	30.77	25.00	70°31'43"
C17	102.09	325.00	17°59'50"



STREET CROSS SECTION

- LEGEND**
- LOTLINE
  - 30' SETBACK
  - P.U.E.
  - BOUNDARY
  - CENTERLINE
  - SET MARKER

- 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 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 I - 13.27 ACRES

**CERTIFICATE OF SURVEY**

I, WAYNE CROW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8182, 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: AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

**BOUNDARY DESCRIPTION**

BRIDGERLAND VILLAGE PLAT "F", PHASE I, GARDEN CITY, UTAH, PROJECT #00-028

LEGAL DESCRIPTION: 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 THE NORTHEAST CORNER OF LOT 61, PLAT "E", PHASE 5, OF BRIDGERLAND VILLAGE SUBDIVISION AS RECORDED IN THE RICH COUNTY COURTHOUSE, AND RUNNING ALONG SAID PHASE 5, OF BRIDGERLAND VILLAGE SUBDIVISION, THE FOLLOWING ELEVEN COURSES:

- (1) NORTH 45°49'19" WEST, 198.44 FEET;
- (2) NORTH 82°18'03" WEST, 193.25 FEET;
- (3) 102.09 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 325.00 FEET, INCLUDED ANGLE OF 17°59'50" AND LONG CHORD OF LENGTH 101.67 FEET BEARING NORTH 01°17'58" WEST;
- (4) NORTH 10°17'53" WEST, 15.86 FEET;
- (5) 30.77 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, INCLUDED ANGLE OF 70°31'43" AND LONG CHORD OF LENGTH 28.87 FEET BEARING NORTH 24°57'58" EAST;
- (6) 84.81 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET, INCLUDED ANGLE OF 38°52'23" AND LONG CHORD OF LENGTH 83.19 FEET BEARING NORTH 40°47'39" EAST;
- (7) NORTH 21°21'27" EAST, 48.13 FEET;
- (8) 55.87 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 725.00 FEET, INCLUDED ANGLE OF 4°24'54" AND LONG CHORD OF LENGTH 55.85 FEET BEARING NORTH 23°33'54" EAST;
- (9) NORTH 25°46'21" EAST, 83.32 FEET;
- (10) NORTH 64°13'39" WEST, 97.15 FEET;
- (11) NORTH 33°55'31" WEST, 221.53 FEET;

THENCE NORTH 85°34'05" EAST, 117.57 FEET;  
 THENCE NORTH 68°31'56" EAST, 421.90 FEET;  
 THENCE SOUTH 51°06'33" EAST, 460.61 FEET;  
 THENCE SOUTH 48°30'54" EAST, 50.00 FEET;  
 THENCE SOUTH 49°58'32" EAST, 293.95 FEET;  
 THENCE SOUTH 58°48'59" WEST, 281.59 FEET;  
 THENCE SOUTH 62°50'17" WEST, 134.30 FEET;  
 THENCE SOUTH 65°29'18" WEST, 243.86 FEET;  
 THENCE SOUTH 50°00'00" WEST, 182.83 FEET TO THE BEGINNING.

CONTAINING 13.27 ACRES +/-.

**SURVEY NARRATIVE:**

1. BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°05'00" WEST ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.
2. PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF THE OWNER'S LAND AS SHOWN ON THIS PLAT.
3. RETRACEMENT: WEST LINES ARE THE EAST LINES OF PLAT "E", PHASE V, BRIDGERLAND SUBDIVISION. NORTH EAST AND SOUTH LINES ARE NEW LINES.
4. 5/8" REBAR AND PLASTIC CAPS SET AS SHOWN.

8/9/01 DATE *Wayne L. Crow* SIGNATURE

No.	REVISION	DATE

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Project Title:  
**BRIDGERLAND VILLAGE**  
**P.O. BOX 314**  
 LOGAN, UTAH

Sheet Title:  
**PLAT "F", PHASE I**  
**FINAL PLAT**

**Knighton and Crow • P. C.**  
 CIVIL AND STRUCTURAL ENGINEERING - LAND SURVEYING AND TESTING  
 55 West Golf Course Rd., Suite 101, Logan, Utah 84321 Ph. (409)752-8501 Fax. (409)752-8597

Drawn By: AMBALL	Project Number: 00-028	Sheet No.:
Designed By: AMBALL	Date: AUGUST, 2001	
Reviewed By: K.C.	Sheet Scale: 1" = 100'	of

File Name: 00-028/00-028-BASE-NEW

HEALTH DEPARTMENT APPROVAL

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

12-21-2001 DATE *Judith A. Shuff* DISTRICT HEALTH DEPT.

PLANNING COMMISSION APPROVAL

APPROVED THIS 17<sup>th</sup> DAY OF *April* A.D., 2002 BY THE *Ann Hein* 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.

3-27-02 DATE *John L. Taylor* 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 "F", PHASE I, 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 18<sup>th</sup> DAY OF *April* A.D. 2002.

*John Wilson Pres.*  
*Wayne L. Crow Sec.*

TOWN BOARD APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 2<sup>nd</sup> DAY OF *August* A.D., 2001, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*Kenneth Johnson* 4-30-2002 DATE  
 MAYOR

COUNTY RECORDER'S No. 59032

STATE OF UTAH, COUNTY OF Rich RECORDED AND FILED AT THE REQUEST OF BRIDGERLAND VILLAGE, INC. DATE 08/08/02 TIME 11:56 FEE 37.00 ABSTRACTED

Book 69 Page 240 *Debra Lee Jones* COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12 DAY OF *April* A.D., 2002 *Steven A. Wirth* ATTORNEY

CORPORATE ACKNOWLEDGMENT

STATE OF Utah COUNTY OF Rich

ON THE 18<sup>th</sup> DAY OF April, 2002, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Rich, IN SAID STATE OF Utah, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT John Wilson OF SAID CORPORATION AND THAT Wayne L. Crow SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES March 8, 2003 *John Wilson* NOTARY PUBLIC

