

CERTIFICATE OF SURVEY

I, WAYNE CROW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6182, 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 II 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 SOUTHWEST CORNER OF LOT 7, PLAT "F", PHASE I, OF BRIDGERLAND VILLAGE SUBDIVISION AS RECORDED IN THE RICH COUNTY COURTHOUSE;

AND RUNNING ALONG SAID PHASE I OF BRIDGERLAND VILLAGE SUBDIVISION, THE FOLLOWING THREE COURSES:

(1) NORTH 49°58'32" WEST, 293.95 FEET;

(2) NORTH 48°30'54" WEST, 50.00 FEET;

(3) NORTH 51°06'33" WEST, 460.61 FEET;

THENCE NORTH 37°48'32" WEST, 209.59 FEET;

THENCE NORTH 73°46'50" EAST, 150.94 FEET;

THENCE NORTH 05°21'49" WEST, 101.60 FEET;

THENCE NORTH 30°17'29" EAST, 227.21 FEET;

THENCE NORTH 71°13'36" EAST, 180.16 FEET;

THENCE SOUTH 24°13'14" EAST, 240.52 FEET;

THENCE SOUTH 24°04'51" EAST, 50.07 FEET;

THENCE NORTH 62°52'57" EAST, 175.67 FEET;

THENCE 159.84 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 725.00 FEET, INCLUDED ANGLE OF 12°37'55", AND LONG CHORD OF LENGTH 159.51 FEET BEARING NORTH 69°11'54" EAST;

THENCE NORTH 75°30'52" EAST, 126.06 FEET;

THENCE SOUTH 00°25'42" EAST, 758.77 FEET;

THENCE SOUTH 72°33'14" WEST, 48.59 FEET;

THENCE SOUTH 47°23'03" WEST, 90.86 FEET;

THENCE SOUTH 37°40'40" WEST, 180.28 FEET TO THE BEGINNING.

CONTAINING 14.11 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. RETRACEMENTS: SOUTHWEST LINES ARE THE EAST LINES OF PLAT "F", PHASE I, BRIDGERLAND SUBDIVISION. OTHER LINES ARE NEW LINES.

4. 5/8" REBAR AND PLASTIC CAPS SET AS SHOWN.

8/1/03 DATE
 W.L.C. SIGNATURE

No.	REVISION	DATE

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

Sheet Title:
PLAT "F", PHASE II FINAL PLAT

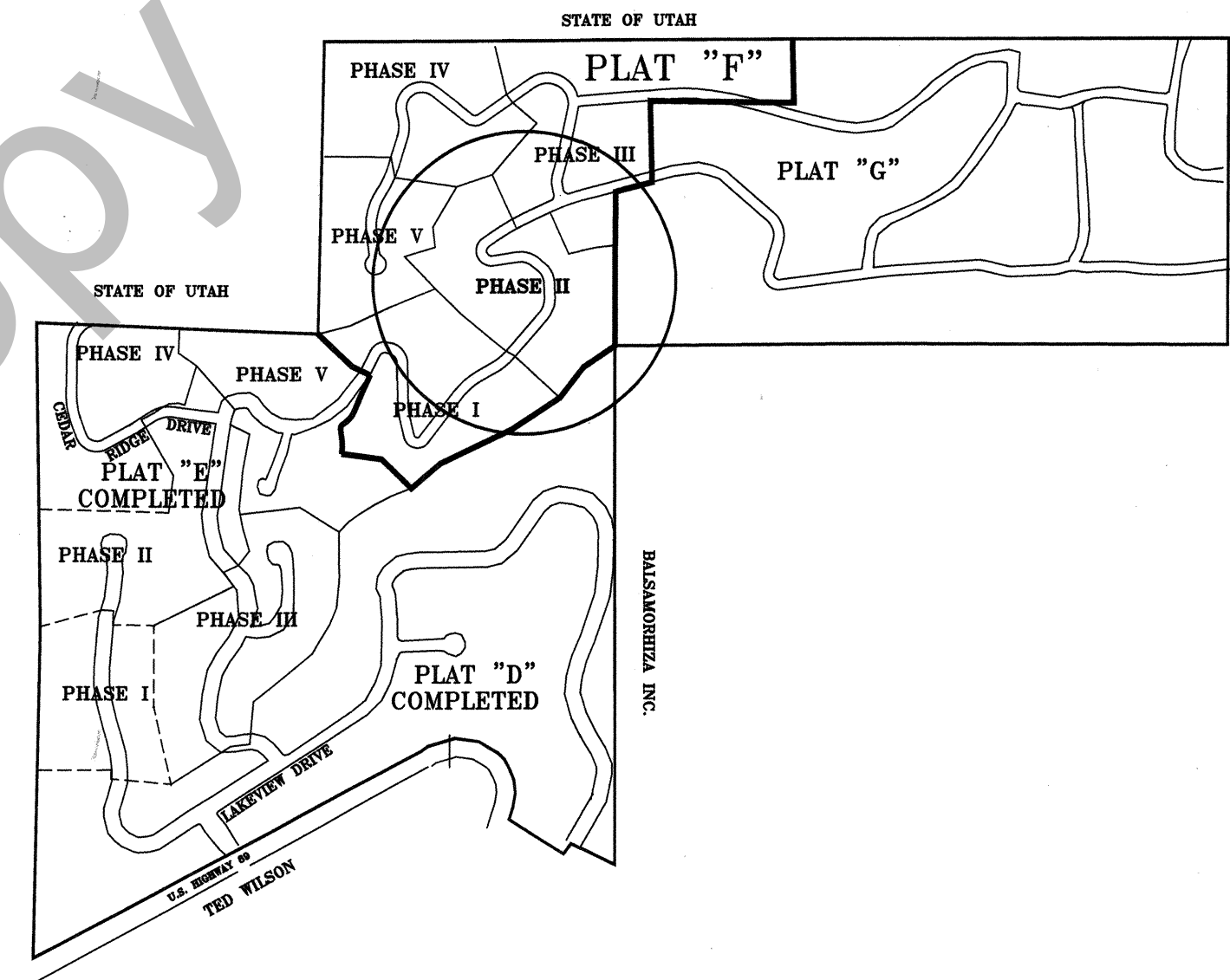
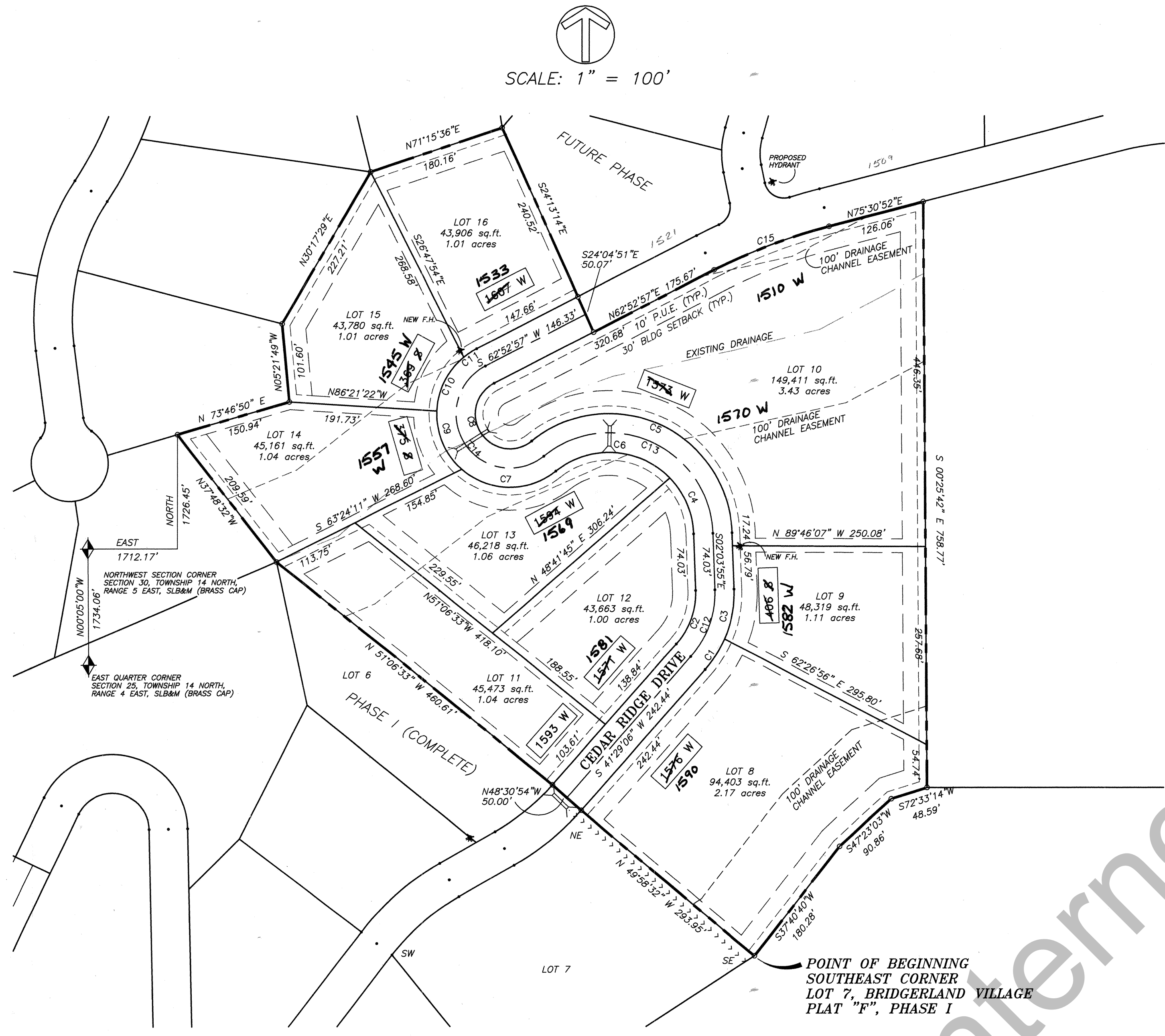
Knighton and Crow • P. C.
 CIVIL AND STRUCTURAL ENGINEERING - LAND SURVEYING AND TESTING
 85 West Golf Course Rd. Suite 101, Logan, Utah 84321 Ph. (801)752-8501 Fax. (801)752-8597

Drawn By: A/BALL Project Number: 00-028 Sheet No.:
 Designed By: Date: JUNE, 2001
 Reviewed By: Sheet Scale: 1" = 100'
 W.C. of

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

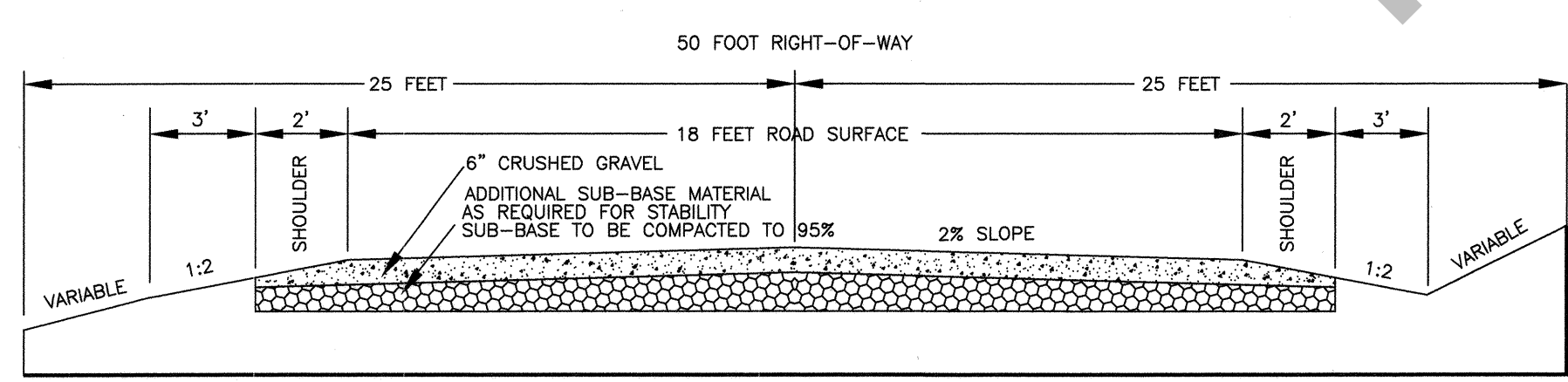
FINAL PLAT
BRIDGERLAND VILLAGE PLAT "F", PHASE II

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



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	47.20	150.00	18°01'51"
C2	76.01	100.00	43°33'01"
C3	66.81	150.00	25°31'10"
C4	80.83	110.00	42°06'11"
C5	354.28	160.00	126°52'02"
C6	162.74	110.00	84°45'51"
C7	132.82	95.00	80°06'18"
C8	150.65	45.00	191°48'54"
C9	84.76	95.00	51°07'10"
C10	80.40	95.00	48°29'14"
C11	20.07	95.00	12°06'11"
C12	95.01	125.00	43°33'01"
C13	298.92	135.00	126°52'02"
C14	234.35	70.00	191°48'54"
C15	159.84	725.00	12°37'54"



NO SCALE
 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 II 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 - 14.11 ACRES

HEALTH DEPARTMENT APPROVAL

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

June 26, 03 DATE
 J. B. Hoyt DISTRICT HEALTH DEPT.

PLANNING COMMISSION APPROVAL

APPROVED THIS 27th DAY OF APRIL A.D., 2003 BY THE 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
 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 II, 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 HEREUNTO SET OUR SIGNATURES THIS 18th DAY OF April A.D. 2002.

TOWN BOARD APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 9th DAY OF June A.D., 2003, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

7/1/03 DATE
 MAYOR

COUNTY RECORDER'S No. 61720

STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF Town of Garden City

DATE 07/11/03 TIME 3:55 pm FEE 399

Book - 59
 Page - 909

INDEX FILED IN: FILE OF PLATS

Debra De Jesus COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12th DAY OF April A.D., 2002.

ATTORNEY

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
 COUNTY OF Rich

ON THE 27th 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 Wayne L. Crow WAS THE CORP. OFFICER 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

NOTARY PUBLIC

NOTARY PUBLIC

145 West Center (Logan Pl.)
 Garden City, Utah 84028
 My Commission Expires
 March 8, 2003
 State of Utah

