

**CERTIFICATE OF SURVEY**

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, HEREAFTER TO BE KNOWN AS: BRIDGERLAND VILLAGE, PLAT "F", PHASE 4, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

BRIDGERLAND VILLAGE  
PLAT "F", PHASE 4  
GARDEN CITY, UT  
PROJECT #00-028

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, PHASE 2, PLAT "F", BRIDGERLAND VILLAGE AS RECORDED IN THE OFFICE OF THE RICH COUNTY RECORDER;

AND THENCE SOUTHWESTERLY ALONG THE NORTH LINES OF PHASE 1 AND PHASE 2, PLAT "F", BRIDGERLAND VILLAGE AS RECORDED IN THE OFFICE OF THE RICH COUNTY RECORDER IN THE FOLLOWING 6 COURSES:

1. SOUTH 30°17'29" WEST, 227.21 FEET;
  2. SOUTH 09°21'49" EAST, 101.60 FEET;
  3. SOUTH 73°42'50" WEST, 150.94 FEET;
  4. SOUTH 37°48'32" EAST, 209.59 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID PHASE 2, PLAT "F";
  5. SOUTH 66°31'56" WEST, 421.90 FEET;
  6. SOUTH 85°34'05" WEST, 117.57 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PHASE 1, PLAT "F";
- THENCE NORTH 89°04'45" WEST, 73.53 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 ALSO BEING THE EAST LINE OF LOT 3 OF SAID SECTION 19;
- THENCE NORTH 00°52'58" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 ALSO BEING THE EAST LINE OF LOT 3 OF SAID SECTION 19, 1293.51 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3 OF SAID SECTION 19;
- THENCE SOUTH 89°24'57" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 716.67 FEET;
- THENCE SOUTHERLY ALONG THE WESTERLY LINE OF PHASE 3, PLAT "F", BRIDGERLAND VILLAGE IN THE FOLLOWING 4 COURSES:
1. SOUTH 00°35'03" WEST, 228.44 FEET;
  2. SOUTH 05°35'31" EAST, 90.42 FEET;
  3. SOUTH 33°19'16" WEST, 97.95 FEET;
  4. SOUTH 13°42'04" EAST, 210.77 FEET TO THE BEGINNING.
- CONTAINING 18.11 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. THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PORTION OF THE NORTHEAST QUARTER OF SECTION 19 INTO LOTS AS SHOWN.

3. RETRACEMENT: EASTERLY LINES ARE THE NORTH LINE OF PHASE 3, PLAT "F", BRIDGERLAND VILLAGE FROM FOUND MARKERS AND RECORD DIMENSIONS. NORTH LINES AND WEST LINES ARE BY SECTION BREAKDOWN ALLOWING FOR PROPORTIONATE DIMENSIONS TO THE NORTH AND SOUTH HALF OF SAID SECTION 19 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 AND LOT 3 OF SECTION 19.

4. 5/8" X 24" REBAR AND CAPS TO BE PLACED FOR LOT CORNERS.

NO.	REVISION	DATE

**KNIGHTON & CROW, INC.**  
95 West Golf Course Road - Suite 101 - Logan, UT 84321  
(435) 752-8501 - Fax: (435) 752-8597

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Professional Seal:  
LAYNE SMITH  
REGISTERED LAND SURVEYOR  
STATE OF UTAH

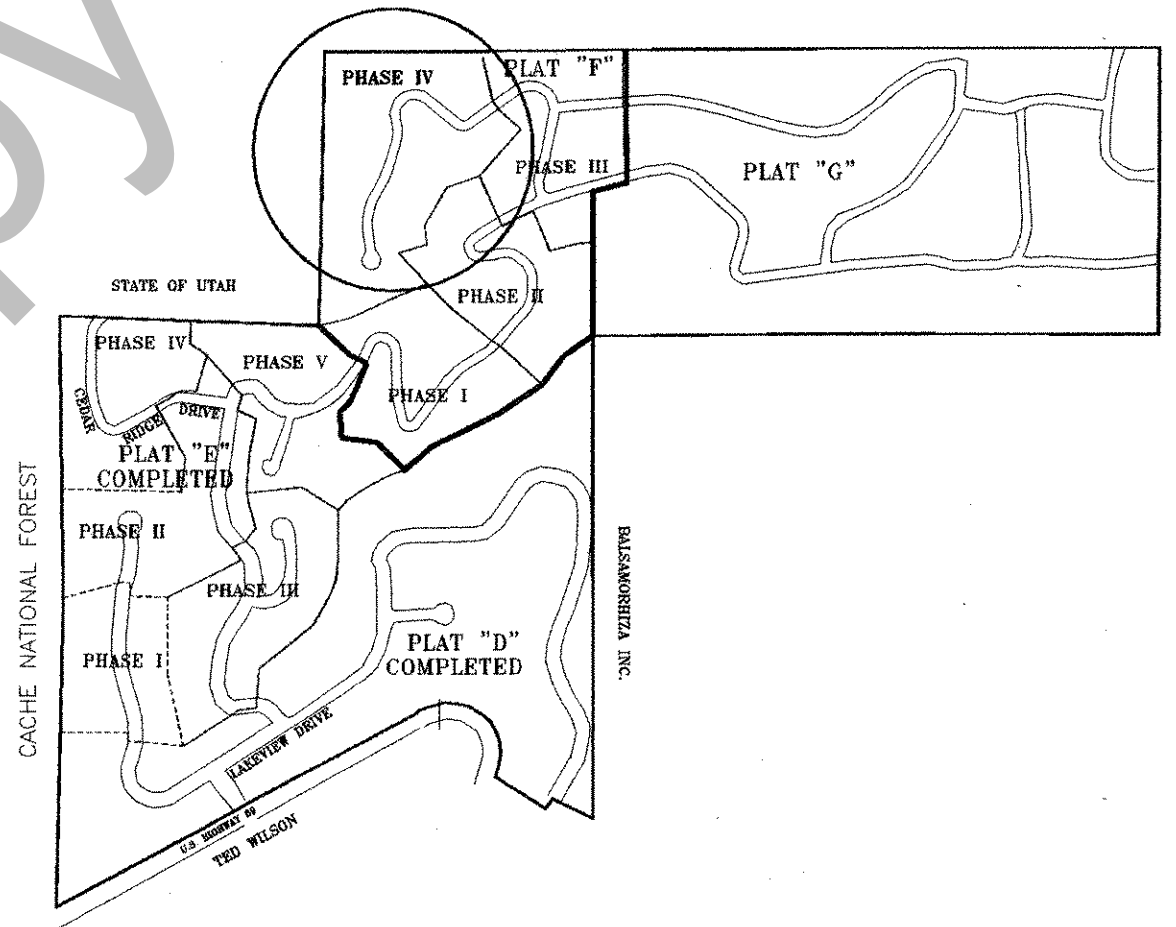
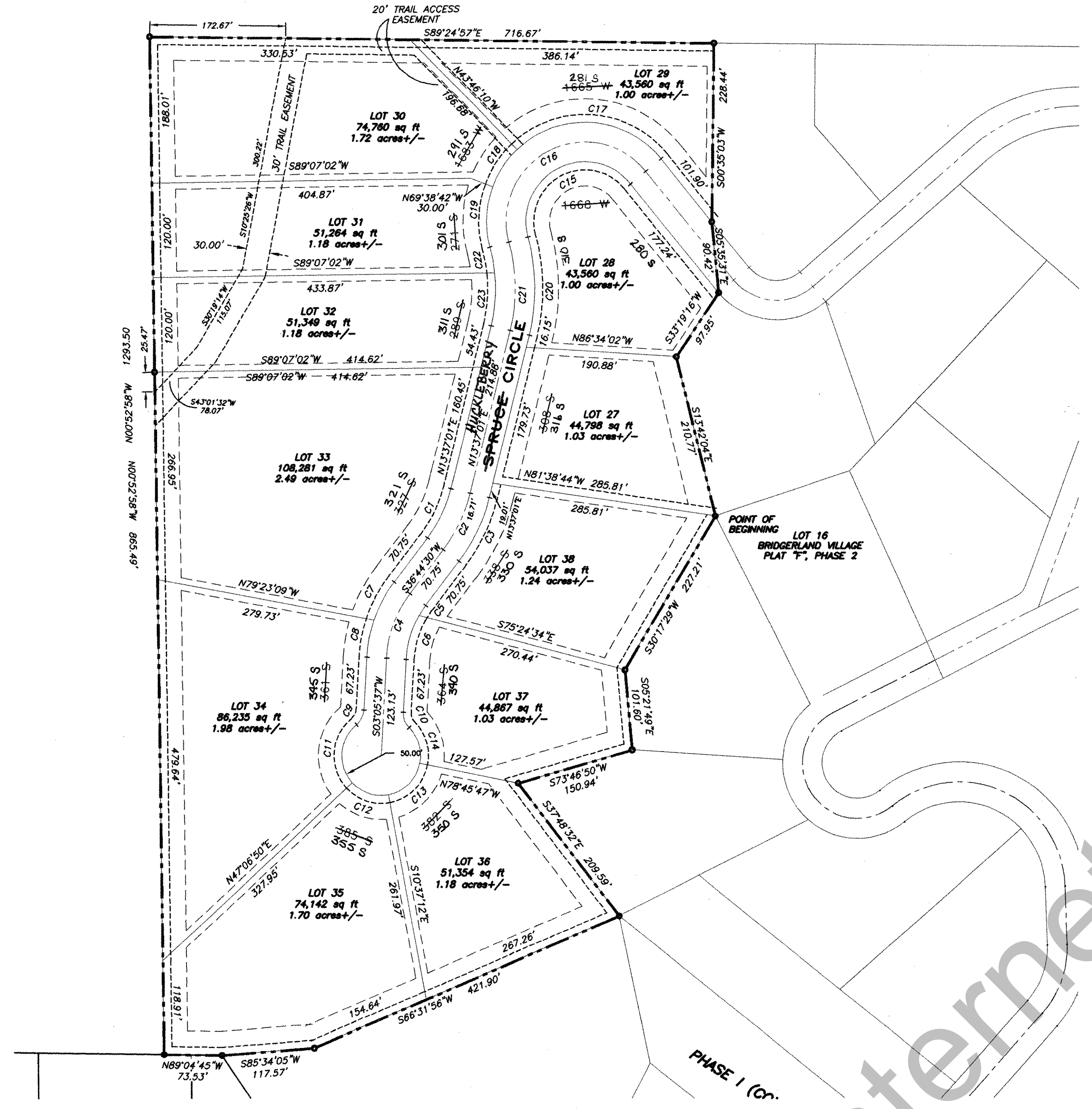
Project Title:  
**BRIDGERLAND VILLAGE  
P.O. BOX 314  
LOGAN, UT**

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

Drawn By: L.SMITH	Project Number: 00-028	Sheet No.:
Designed By: L.SMITH	Date: 4 NOV 2003	1
Reviewed By: M.P.	Sheet Scale: 1" = 100'	1 of 1

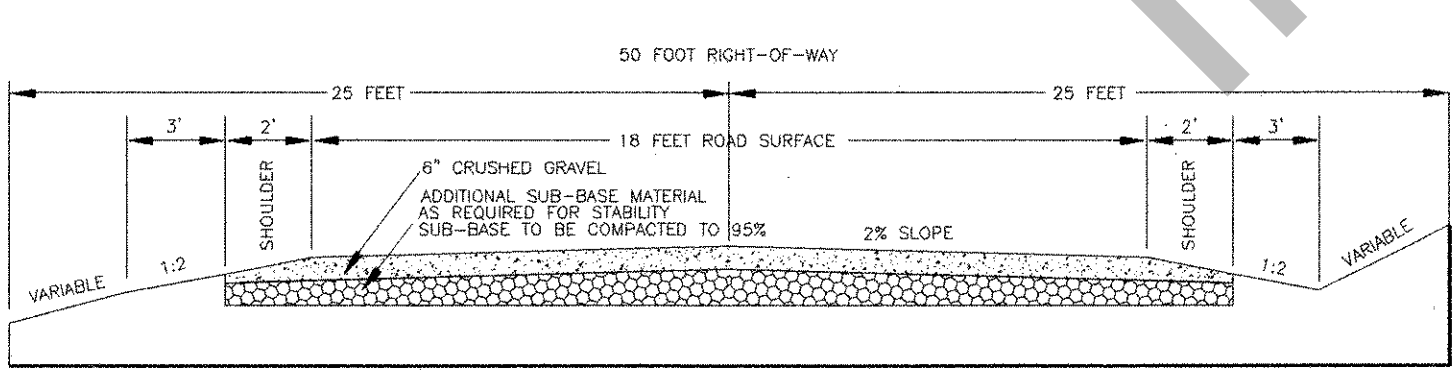
SCALE: 1" = 100'

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



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	70.63	175.00	23°07'29"	70.15	N25°10'45"E
C2	80.72	200.00	23°07'29"	80.17	N25°10'45"E
C3	90.81	225.00	23°07'29"	90.20	N25°10'45"E
C4	88.09	150.00	33°38'52"	86.83	S19°55'03"W
C5	15.30	125.00	7°00'49"	15.29	S33°14'05"W
C6	58.11	125.00	26°38'03"	57.59	S16°24'39"W
C7	55.23	175.00	18°05'02"	55.01	S27°41'58"W
C8	47.54	175.00	15°33'50"	47.39	S10°52'32"W
C9	21.03	25.00	48°11'23"	20.41	N27°11'19"E
C10	21.03	25.00	48°11'23"	20.41	S21°00'04"E
C11	82.18	50.00	94°10'10"	73.24	S04°11'55"W
C12	50.38	50.00	57°44'02"	48.28	S71°45'11"E
C13	59.47	50.00	68°08'35"	56.02	N45°18'30"E
C14	49.16	50.00	56°19'58"	47.20	N16°55'47"W
C15	204.42	75.00	156°10'02"	146.77	S82°45'13"W
C16	272.56	100.00	136°10'02"	195.89	S62°45'13"W
C17	206.40	125.00	94°38'24"	183.74	S62°45'13"W
C18	56.45	125.00	25°52'32"	55.97	S33°17'34"W
C19	77.85	125.00	35°41'06"	76.60	S02°30'45"W
C20	126.30	250.00	28°56'48"	124.96	N00°51'24"W
C21	113.67	225.00	28°56'48"	112.47	N00°51'24"W
C22	33.18	200.00	9°30'18"	33.14	N10°34'39"W
C23	67.86	200.00	19°26'31"	67.54	N03°53'42"E



- 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 IV 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 IV - 18.11 ACRES

**HEALTH DEPARTMENT APPROVAL**  
THE CULINARY WATER SYSTEM AND WASTE DISPOSAL SYSTEM SHOWN ON THIS PLAT ARE APPROVED.  
DATE: 1/13/2004  
District Health Dept.

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 13th DAY OF JANUARY, A.D. 2004  
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.  
DATE: 1-21-04  
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 IV, 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 13th DAY OF January, A.D. 2004.  
Red J. Wilson, President  
Dixie Wilson, Secretary

**TOWN BOARD APPROVAL AND ACCEPTANCE**  
PRESENTED TO THE GARDEN CITY COUNCIL THIS 11th DAY OF December, A.D. 2003, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
Mayor

**COUNTY RECORDER'S No. 63120**  
STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF Dawn A. Hartzel, L.D.  
DATE: 01/21/04 TIME: 4:05 PM FEE: \$2.00  
Book X9 Page 517  
INDEX FILED IN: FILE OF PLATS  
COUNTY RECORDER

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 19th DAY OF April, A.D. 2004  
Attorney

**CORPORATE ACKNOWLEDGMENT**  
STATE OF Utah  
COUNTY OF Rich  
ON THE 13th DAY OF January, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Rich, IN SAID STATE OF Utah, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT [Red J. Wilson, Dixie Wilson] OF SAID CORPORATION AND THAT [Red J. Wilson, Dixie Wilson] SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES 3/19/2006  
Notary Public

**OWNER'S DEDICATION**  
Red J. Wilson, President  
Dixie Wilson, Secretary

**TOWN BOARD APPROVAL AND ACCEPTANCE**  
Mayor