

# BRIDGERLAND VILLAGE, PLAT "G" PHASE 2

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND  
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION  
20, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN  
24.73 acres

SCALE: 1" = 100'

**NOTES**

1. 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, HEREINAFTER TO BE KNOWN AS BRIDGERLAND VILLAGE PLAT "G", PHASE 2, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

LAYNE J. SMITH  
PROFESSIONAL LAND SURVEYOR  
#334561

**BOUNDARY DESCRIPTION**

BRIDGERLAND VILLAGE, PLAT "G" PHASE 2, GARDEN CITY, UTAH, PROJECT 05-106

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

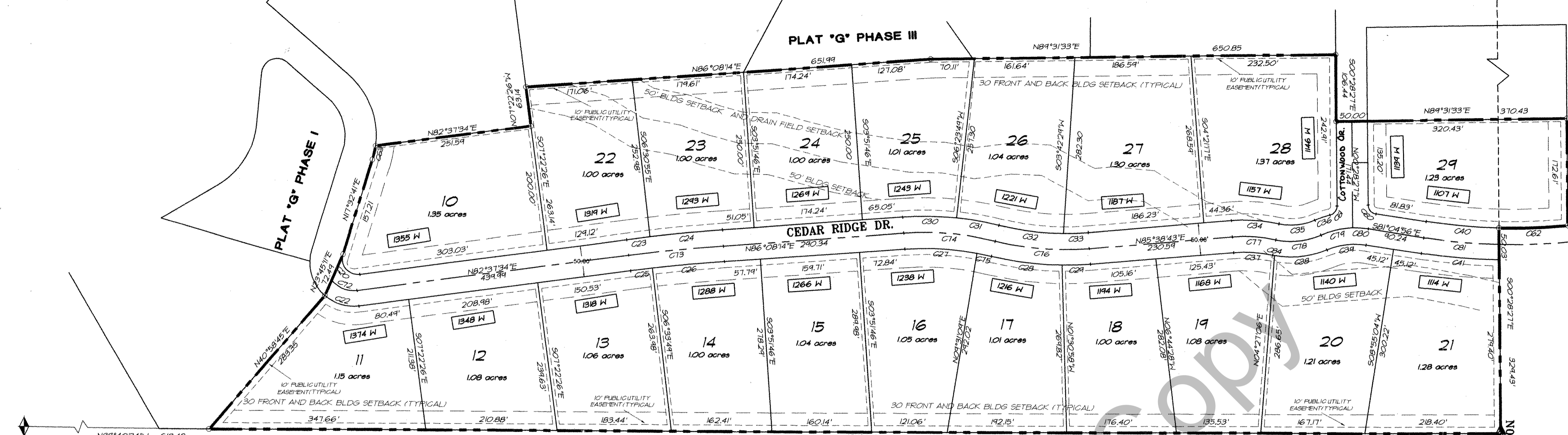
BEGINNING NORTH 00°28'27" WEST, FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, 1317.46 FEET TO THE EAST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 19, AND THENCE NORTH 89°40'34" WEST, 2075.24 FEET TO THE EASTERLY BOUNDARY OF PHASE 1 OF PLAT "G" OF THE BRIDGERLAND VILLAGE, AND THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PHASE 1 IN THE FOLLOWING FOUR COURSES:

1. THENCE NORTH 40°38'45" EAST, 283.35 FEET;
2. THENCE NORTH 23°45'11" EAST, 72.49 FEET;
3. THENCE NORTH 17°32'41" EAST, 157.21 FEET;
4. THENCE 23.30 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 130.00 FEET INCLUDED ANGLE OF 101°16'04" AND A LONG CHORD THAT BEARS NORTH 12°24'40" EAST, 23.27 FEET;

THENCE NORTH 82°37'34" EAST, 251.59 FEET;  
THENCE NORTH 07°22'26" WEST, 63.14 FEET;  
THENCE NORTH 86°08'14" EAST, 651.99 FEET;  
THENCE NORTH 89°31'33" EAST, 650.85 FEET;  
THENCE SOUTH 00°28'27" EAST, 108.44 FEET;  
THENCE NORTH 89°31'33" EAST, 370.43 FEET;  
THENCE SOUTH 00°28'27" EAST, 172.61 FEET;  
THENCE 110.53 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 325.00 FEET, INCLUDED ANGLE OF 0°50'47" AND A LONG CHORD THAT BEARS SOUTH 88°13'26" WEST, 110.46 FEET;  
THENCE SOUTH 00°28'27" EAST, ALONG THE EAST LINE OF SAID SECTION 19, 329.43 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 24.73 ACRES

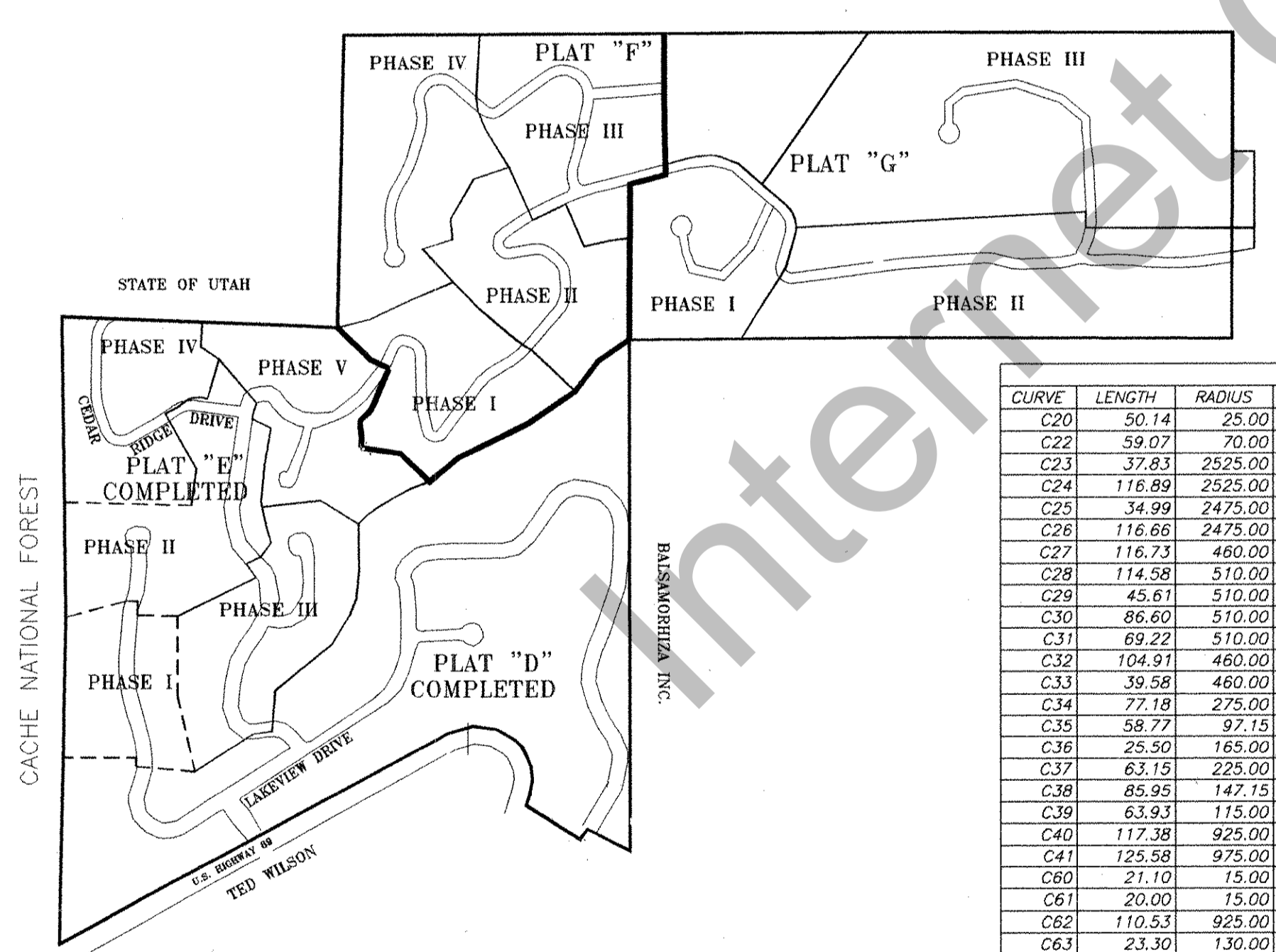
SURVEY NARRATIVE:

1. BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°28'27" WEST ALONG THE EAST LINE OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.
2. THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUBDIVIDED AS SHOWN.
3. RETRACEMENT: WESTERLY LINES ARE THE EAST LINE OF PHASE 1, PLAT "G", BRIDGERLAND VILLAGE FROM RECORD DIMENSIONS; SOUTH LINE BY THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, EASTERLY LINES BY EAST LINE OF SAID SECTION 19.
4. 5/8" X 24" REBAR AND CAPS TO BE PLACED FOR LOT CORNERS.



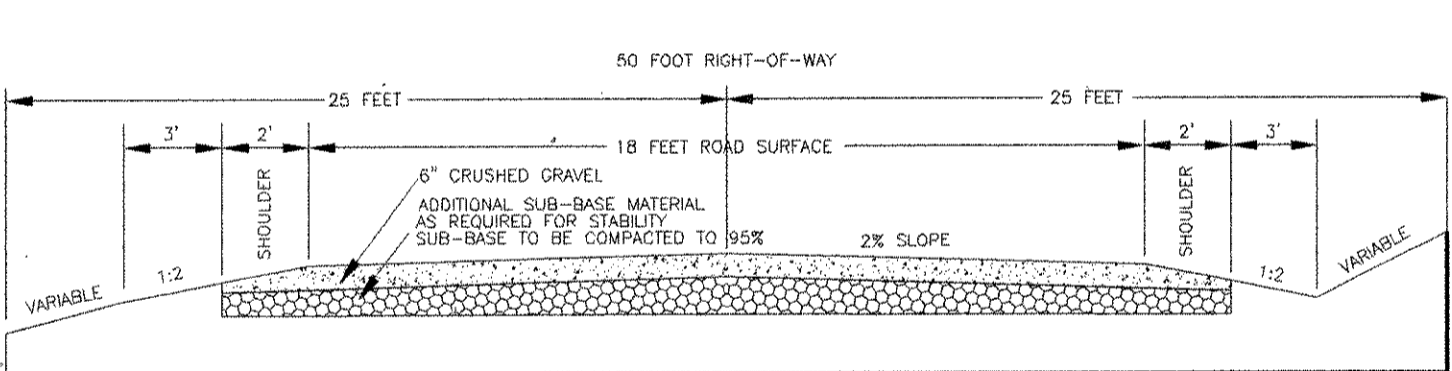
CENTER SOUTH SIXTEENTH CORNER OF SECTION 14 TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN SET 1/2" ALUMINUM CAP

SOUTH SIXTEENTH CORNER OF SECTIONS 19 AND 20 TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN (PROPORTION) SET 1/2" ALUMINUM CAP



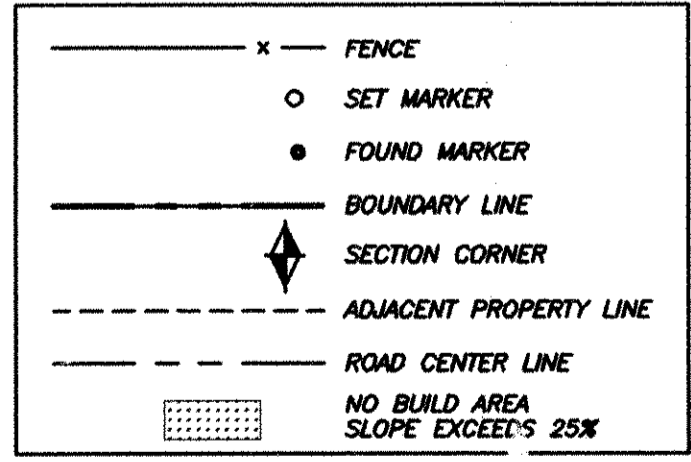
**CURVE TABLE PHASE 2**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	BEARING
C20	80.14	25.00	39.18	42.15	114°55'07"	S39°54'52"E
C22	59.07	70.00	31.42	57.34	48°21'11"	S73°11'50"E
C23	37.83	2525.00	18.92	37.83	0°51'30"	S89°50'32"W
C24	116.89	2525.00	58.46	116.88	2°39'09"	S84°48'39"W
C25	34.99	2475.00	17.50	34.99	0°48'36"	S87°01'53"W
C26	116.66	2475.00	58.34	116.65	2°42'03"	S84°47'12"W
C27	116.73	460.00	58.68	116.41	14°32'20"	N86°35'32"W
C28	114.38	510.00	57.53	114.34	12°52'21"	S82°42'38"E
C29	45.61	510.00	22.82	45.60	5°02'28"	N88°12'22"E
C30	86.60	510.00	43.40	86.50	9°43'44"	N88°59'54"W
C31	69.22	510.00	34.66	69.16	7°46'34"	N80°14'45"W
C32	104.91	460.00	52.68	104.68	13°04'02"	S82°53'29"E
C33	39.58	460.00	19.80	39.56	4°55'46"	N88°06'37"E
C34	77.18	275.00	38.85	76.93	16°04'50"	N85°18'52"W
C35	58.77	97.15	30.31	57.88	34°39'33"	N84°23'42"E
C36	25.50	165.00	12.78	25.48	8°51'22"	S71°29'41"W
C37	63.15	225.00	31.78	62.94	16°04'50"	N86°18'52"W
C38	85.95	147.15	44.24	84.74	33°28'03"	N83°48'02"E
C39	63.93	115.00	32.81	63.11	31°51'04"	S82°59'32"W
C40	117.39	925.00	58.77	117.30	7°18'15"	S84°43'03"E
C41	125.58	925.00	62.66	125.49	7°22'12"	S84°46'11"E
C60	21.10	15.00	12.72	19.41	80°36'28"	S40°46'41"E
C61	20.00	15.00	11.80	18.55	76°23'49"	N37°43'27"E
C62	110.53	925.00	55.33	110.46	6°50'47"	N88°13'26"E
C63	23.30	130.00	11.68	23.27	10°16'04"	N12°24'40"E
C72	37.98	45.00	20.20	36.86	48°21'11"	S73°11'50"E
C73	153.19	2900.00	76.62	153.17	3°30'39"	S84°22'34"W
C74	148.18	485.00	74.67	147.60	12°30'19"	N85°06'37"W
C75	23.82	460.00	11.91	23.81	2°57'59"	N77°50'27"W
C76	152.34	485.00	76.80	151.72	17°59'49"	S85°21'22"E
C77	70.16	250.00	35.31	69.93	16°04'50"	N86°18'52"W
C78	73.89	122.15	38.12	72.77	34°39'33"	N84°23'42"E
C79	52.54	140.00	26.58	52.23	21°30'12"	S77°49'06"W
C80	25.28	140.00	12.69	25.25	10°20'52"	N86°15'22"W
C81	121.48	950.00	60.82	121.40	7°19'36"	S84°44'44"E
C84	3.06	147.15	1.53	3.06	7°11'30"	S78°52'12"E



STREET CROSS SECTION

- 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 - 24.73 ACRES



**HEALTH DEPARTMENT APPROVAL**

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

May 13, 2006  
DATE  
District Health Dept.

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 16<sup>TH</sup> DAY OF JUNE A.D. 2006 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.

6-2-06  
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 HEREINAFTER KNOWN AS BRIDGERLAND VILLAGE PLAT "G", 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 HERETO SET OUR SIGNATURES THIS 15<sup>TH</sup> DAY OF MAY A.D. 2006  
Bridgerland Village, Inc.

Ted J. Wilson President  
Dixie Wilson Secretary

**TOWN BOARD APPROVAL AND ACCEPTANCE**

PRESENTED TO THE GARDEN CITY COUNCIL THIS 20<sup>TH</sup> DAY OF JUNE A.D. 2006, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mayor  
June 20, 2006  
DATE

**COUNTY RECORDER'S No. 18761**

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF TOWN OF GARDEN CITY, UTAH, ON DATE 06/22/06 TIME 11:39 am FEE \$50.00 ABSTRACTED

Book FID PAGE 915  
INDEX FILED IN: FILE OF PLATS  
COUNTY RECORDER

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 16<sup>TH</sup> DAY OF JUNE A.D. 2006

Attorney

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF RICH

ON THE 15<sup>TH</sup> DAY OF MAY, 2006, 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 TED J. WILSON AND DIXIE WILSON ARE THE OWNERS OF SAID CORPORATION AND THAT THEY 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

**BRIDGERLAND VILLAGE**  
P.O. BOX 314  
GARDEN CITY, UTAH

Project Title: **BRIDGERLAND VILLAGE P.O. BOX 314**

Sheet Title: **PLAT "G", PHASE 2 FINAL PLAT**

Drawn By: T. WESTON	Project Number: 05-106	Sheet No.: 1
Designed By: T. WESTON	Date: 10 JAN 2006	1 of 1
Reviewed By: L. SMITH	Scale: 1" = 100'	

CJ 05-106

