

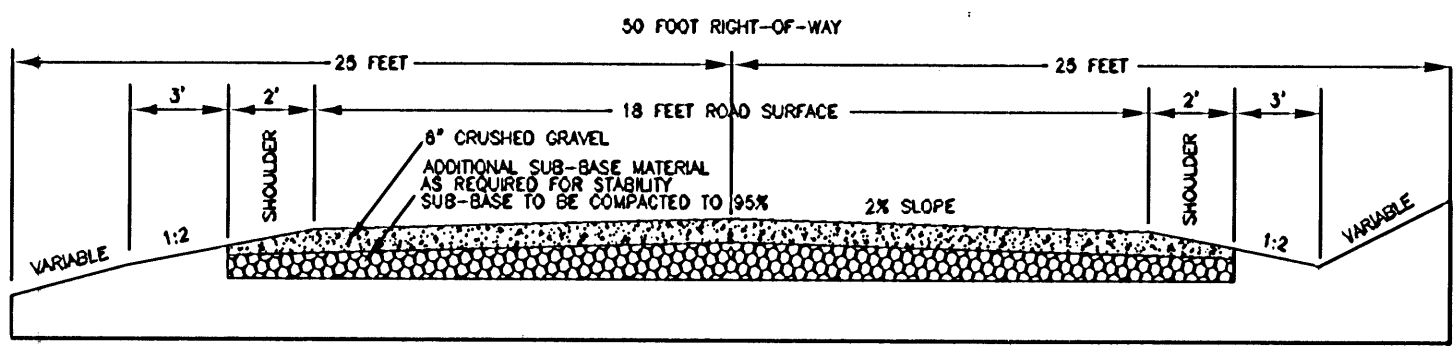
# BRIDGERLAND VILLAGE, PLAT "G" PHASE 3

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  
31.35 acres

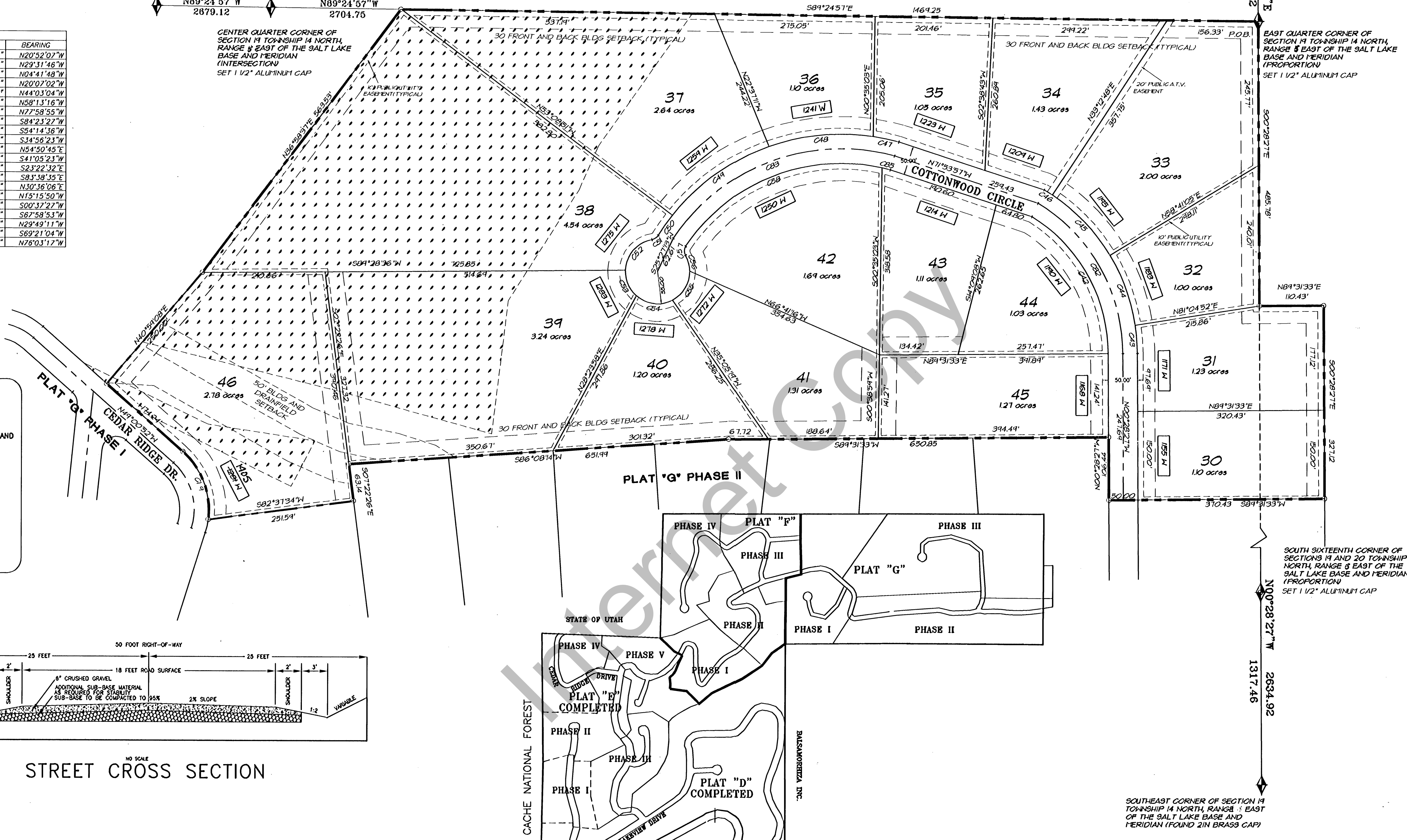
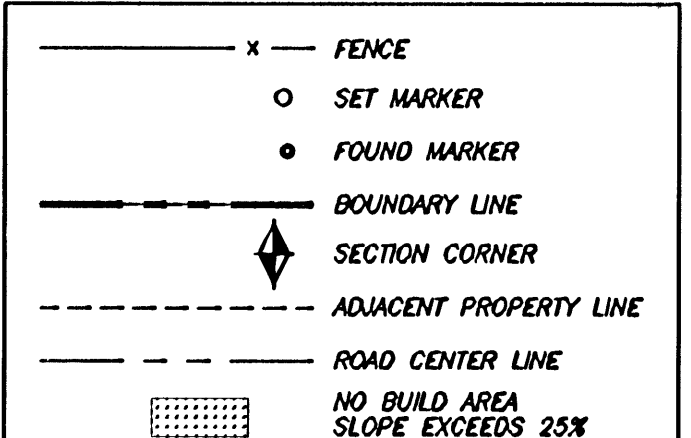
SCALE: 1" = 100'

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	BEARING
C19	127.72	130.00	69.55	122.85	58°17'29"	N20°32'07"W
C42	278.91	275.00	152.78	287.11	58°08'38"	N29°31'48"W
C43	47.90	325.00	23.99	47.86	82°24'11"	N04°11'48"W
C44	127.04	325.00	64.34	126.23	22°23'47"	N20°07'02"W
C45	144.48	325.00	73.46	143.30	25°28'17"	N44°03'04"W
C46	16.27	325.00	8.14	16.27	2°52'07"	N58°13'16"W
C47	44.79	368.12	22.42	44.76	6°58'15"	N77°58'55"W
C48	181.72	368.12	92.75	179.88	28°17'01"	S84°23'27"W
C49	205.67	368.12	105.60	203.01	32°00'42"	S84°14'36"W
C50	42.38	368.12	21.21	42.35	6°35'44"	S14°56'23"W
C51	13.13	15.00	7.02	12.71	50°09'06"	N54°50'45"E
C52	74.55	55.00	44.27	68.97	77°39'50"	S41°05'23"W
C53	49.21	55.00	26.39	47.59	51°18'01"	S23°22'32"E
C54	66.49	55.00	37.99	62.52	69°18'04"	S83°38'35"E
C55	59.75	55.00	33.21	56.85	62°14'34"	N30°36'06"E
C56	28.31	55.00	14.47	28.00	29°29'18"	N15°15'50"W
C57	16.04	15.00	8.88	15.29	61°15'52"	S00°17'27"W
C58	385.65	318.88	220.37	362.58	69°17'38"	S67°58'53"W
C82	307.30	300.00	168.66	294.04	58°41'27"	N29°49'11"W
C83	432.33	343.88	249.99	404.41	72°01'59"	S69°21'04"W
C85	14.66	318.88	7.33	14.66	2°38'01"	N76°03'17"W

- 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 "G".
- 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 II - 31.35 ACRES



STREET CROSS SECTION



**NOTES**

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, HEREINAFTER TO BE KNOWN AS: BRIDGERLAND VILLAGE PLAT "G", PHASE 3. THE SAME HAVE BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Layne J. Smith  
#334561  
DATE: 06/22/06

**BOUNDARY DESCRIPTION**

BRIDGERLAND VILLAGE, PLAT "G" PHASE 3, 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 THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, 485.78 FEET ALONG THE EAST LINE OF SAID SECTION 19;

THENCE NORTH 89°31'33" EAST, 110.43 FEET;

THENCE SOUTH 00°28'27" EAST, 327.12 FEET TO THE NORTH LINE OF PHASE 2 OF PLAT "G" OF THE BRIDGERLAND VILLAGE;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PHASE 2 IN THE FOLLOWING SIX COURSES:

1. THENCE SOUTH 89°31'33" EAST, 370.43 FEET;
2. THENCE NORTH 00°28'27" WEST, 106.44 FEET;
3. THENCE SOUTH 89°31'33" WEST, 680.85 FEET;
4. THENCE SOUTH 00°22'26" EAST, 63.14 FEET;
5. THENCE SOUTH 82°37'34" WEST, 251.59 FEET TO THE EASTERLY LINE OF PHASE 1 OF PLAT "G" OF THE BRIDGERLAND VILLAGE AND EAST RIGHT OF WAY LINE OF CEDER RIDGE DRIVE;
6. THENCE 122.72 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 130.00 FEET, INCLUDED ANGLE OF 56°17'29" AND A LONG CHORD THAT BEARS NORTH 20°52'07" WEST, 122.65 FEET ALONG SAID EAST RIGHT OF WAY LINE;

THENCE NORTH 49°00'52" WEST, ALONG SAID RIGHT OF WAY LINE, 174.24 FEET;

THENCE NORTH 40°59'08" EAST, 250 FEET;

THENCE NORTH 36°58'37" EAST, 563.53 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°24'53" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 1469.25 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 31.35 ACRES

**OWNER/SUBDIVIDER:**  
NAME: TED WILSON  
ADDRESS: 135 SOUTH MAIN  
ADDRESS: LOGAN, UTAH  
PHONE: (435) 765-3006

1	PER CITY ENG COMMENTS DATED 27 FEB 06	7 MAR 06
No.	REVISION	DATE



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

Sheet Title:  
**PLAT "G", PHASE 3 FINAL PLAT**

Drawn By: T. WESTON	Project Number: 05-106	Sheet No.:
Designed By: T. WESTON	Date: JAN 18, 2006	1
Reviewed By: LAYNE SMITH	Sheet Scale: 1" = 100'	1 of 1

**HEALTH DEPARTMENT APPROVAL**

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

May 12, 06  
DATE  
District Health Dept.

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 16th DAY OF JUNE, A.D. 2006 BY THE GARDEN CITY 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 HEREAFTER KNOWN AS: BRIDGERLAND VILLAGE, PLAT "G", PHASE 3, 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 15th 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 DAY OF June, A.D. 2006, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mayor  
June 20, 2006  
DATE

RN: Address was corrected on Lot 46 to 1905 W. Dr

**COUNTY RECORDER'S No. 68263**

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF TOWN OF GARDEN CITY, UTAH, DATE 06/22/06, TIME 11:43 AM, FEE \$17.00, ABSTRACTED

BOOK PID Page 919  
INDEX FILED IN: FILE OF PLATS  
Debra Lee Adams  
COUNTY RECORDER

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 16th DAY OF June, A.D. 2006

Christy R. Martineau  
ATTORNEY

**CORPORATE ACKNOWLEDGMENT**

STATE OF Utah, COUNTY OF Cache, I, Ted J. Wilson, President of BRIDGERLAND VILLAGE, INC., DO HEREBY PERSONALLY APPEAR BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF CACHE, STATE OF UTAH, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT I AM THE PRESIDENT OF SAID CORPORATION AND THAT I HAVE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 3/19/2010  
Marilyn J. Adams  
NOTARY PUBLIC

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