

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

BRIDGERLAND VILLAGE
PLAT "F", PHASE 3
GARDEN CITY, UT
PROJECT #00-028

LEGAL DESCRIPTION

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

AND THENCE SOUTH 71°15'36" WEST, 180.16 FEET;
THENCE NORTH 13°42'04" WEST, 210.77 FEET;
THENCE NORTH 33°19'16" EAST, 97.95 FEET;
THENCE NORTH 05°35'31" WEST, 90.42 FEET;
THENCE NORTH 00°35'03" EAST, 228.44 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;
THENCE SOUTH 89°24'57" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19, 795.13 FEET;
THENCE SOUTH 00°25'42" EAST, 563.69 FEET TO THE NORTH LINE OF CEDAR RIDGE DRIVE;
THENCE SOUTH 75°30'52" WEST, 82.47 FEET;
THENCE SOUTH 00°25'42" EAST, 51.54 FEET TO THE SOUTH LINE OF CEDAR RIDGE DRIVE AND THE NORTH LINE OF PHASE 2, PLAT "F", BRIDGERLAND VILLAGE;
THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PHASE 2 IN THE FOLLOWING FOUR COURSES:
1. SOUTH 75°30'52" WEST, 126.06 FEET;
2. 159.84 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 725.00 FEET, INCLUDED ANGLE OF 12°37'54" AND A LONG CHORD THAT BEARS SOUTH 69°11'55" WEST, 159.51 FEET;
3. SOUTH 62°52'57" WEST, 175.55 FEET;
4. NORTH 24°13'14" WEST, 290.58 FEET TO THE BEGINNING.

CONTAINING 12.27 ACRES +/-.

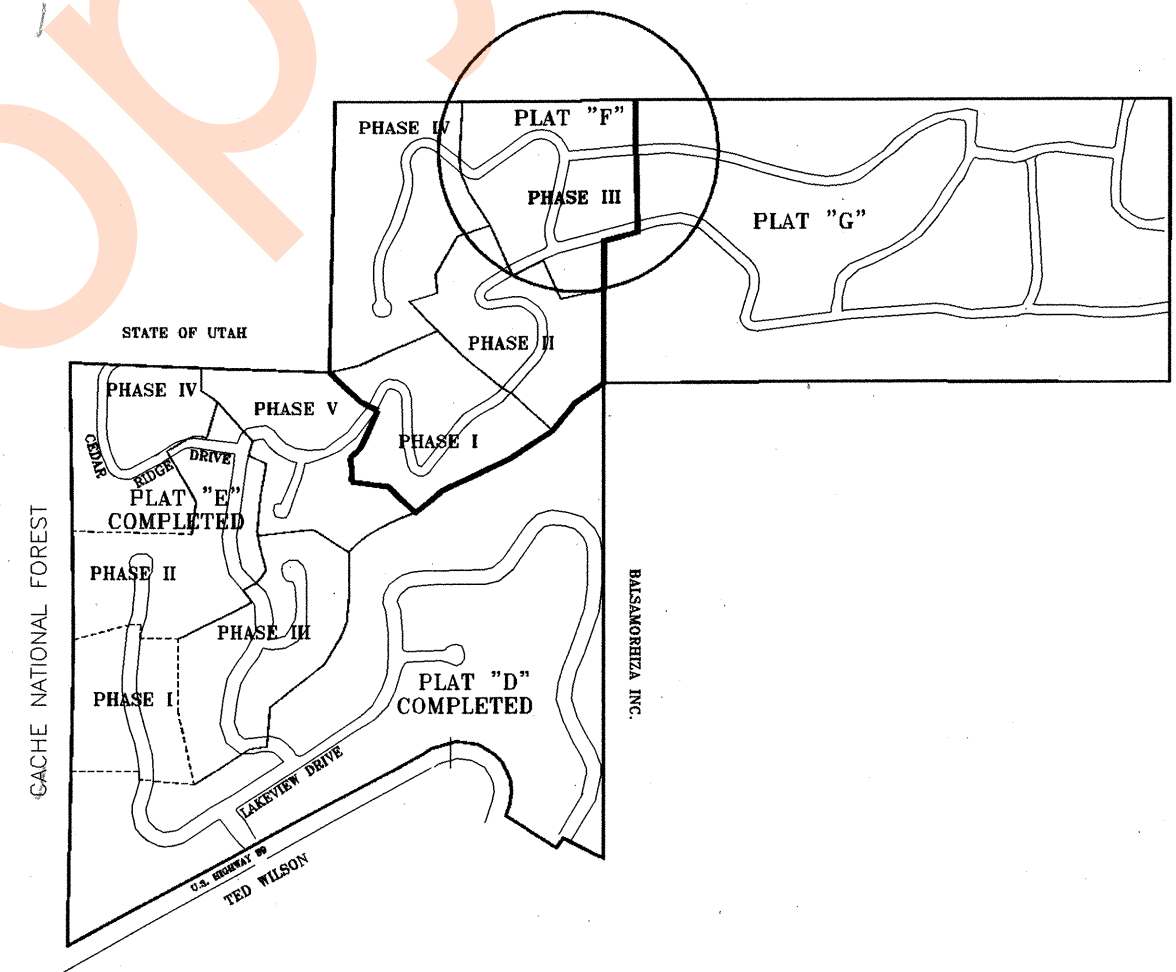
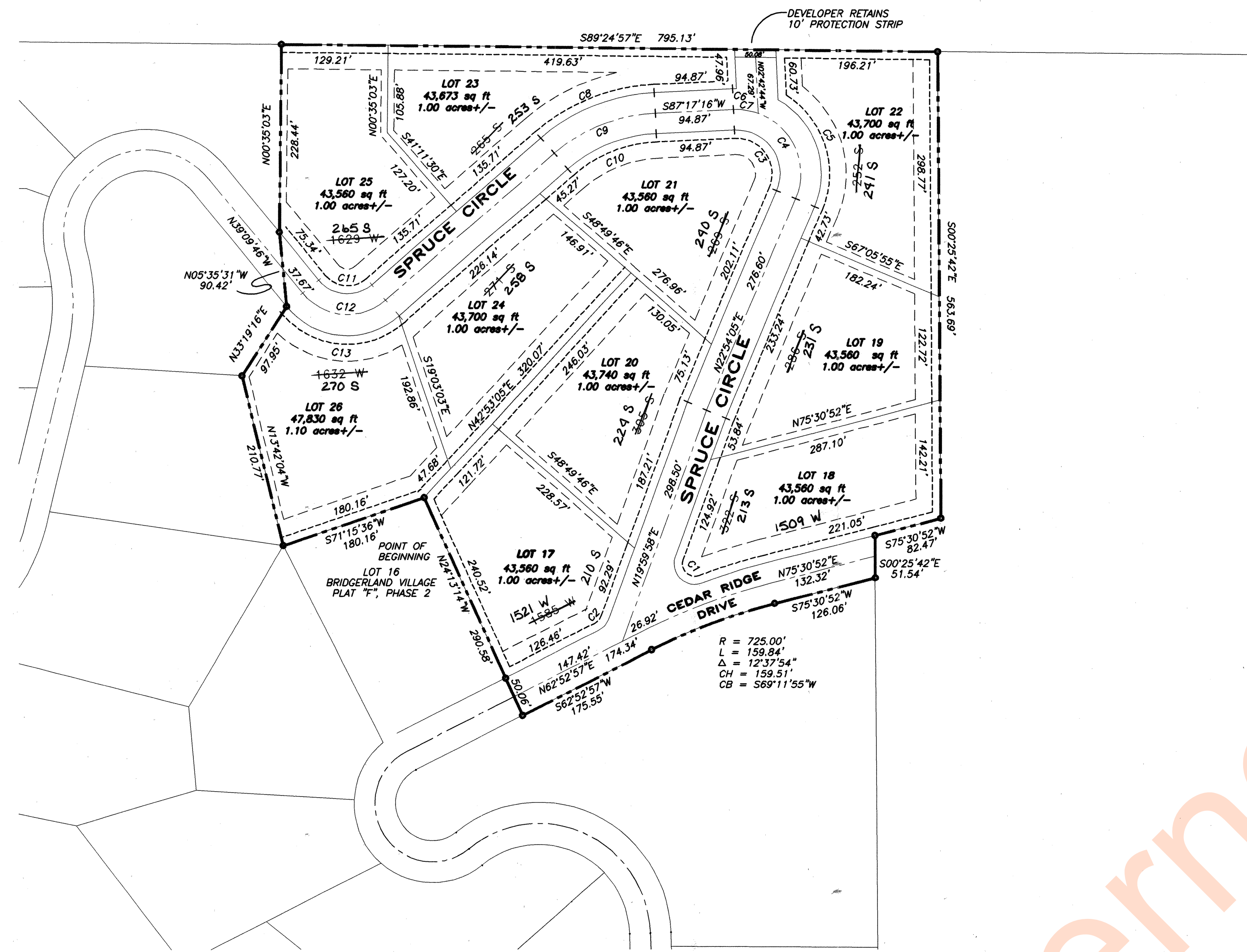
SURVEY NARRATIVE

1. BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°00'00" 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 THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 TO LOTS AS SHOWN.
3. RETRACEMENT, SOUTHERLY LINES ARE THE NORTH LINE OF PHASE 2, PLAT "F", BRIDGERLAND VILLAGE FROM FOUND MARKERS AND RECORD DIMENSIONS. NORTH LINE IS BY SECTION BREAKDOWN ALLOWING FOR PROPORTIONATE DIMENSIONS TO THE NORTH AND SOUTH HALF OF SAID SECTION 19. EAST AND WEST LINES ARE NEW LINES.
4. 5/8" X 24" REBAR AND CAPS TO BE PLACED FOR LOT CORNERS.

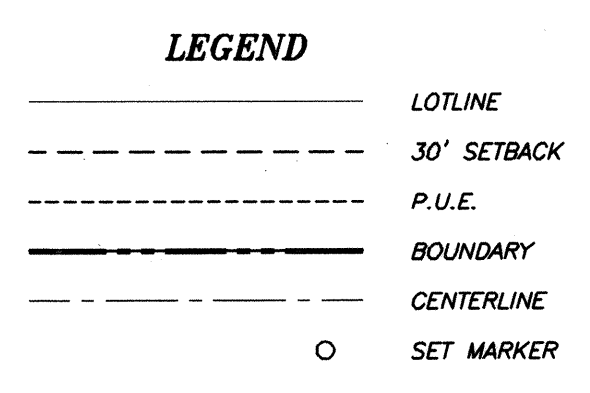
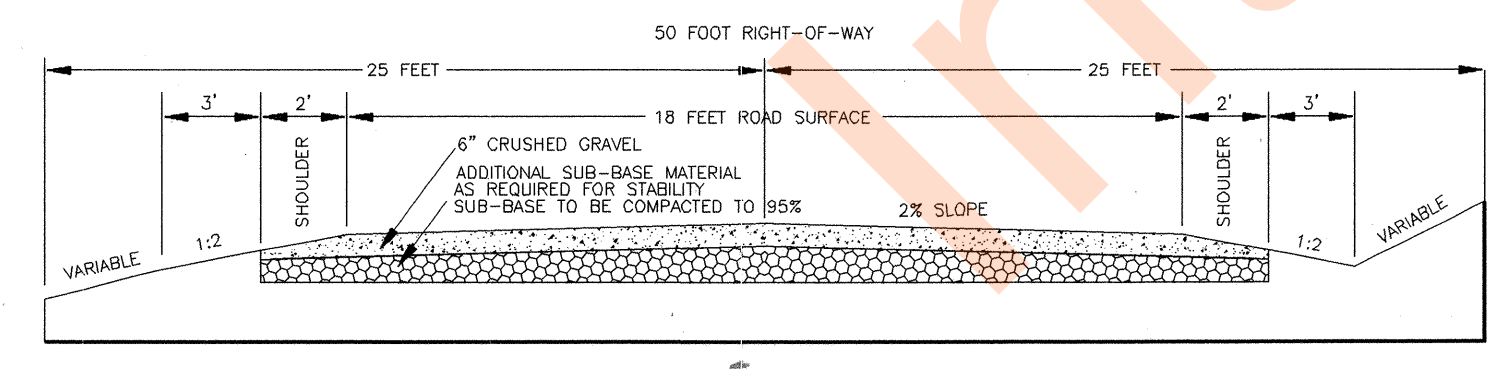
SCALE: 1" = 100'

**FINAL PLAT
BRIDGERLAND VILLAGE
PLAT "F", PHASE III**

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	56.87	25.00	130.20°31"	45.38	S45°10'17"E
C2	18.71	25.00	42°52'58"	18.28	N41°26'28"W
C3	106.95	53.00	115°36'48"	89.70	N34°54'20"W
C4	157.39	78.00	115°36'48"	132.02	N34°54'20"W
C5	150.10	103.00	83°29'45"	137.17	N18°50'48"W
C6	30.53	78.00	22°25'47"	30.34	N81°29'50"W
C7	4.76	103.00	2°39'57"	4.76	S89°36'45"W
C8	151.11	225.00	38°28'46"	148.28	S68°02'53"W
C9	134.32	200.00	38°28'46"	131.81	S68°02'53"W
C10	117.53	175.00	38°28'46"	115.33	S68°02'53"W
C11	72.28	45.00	92°01'44"	64.76	S85°10'38"E
C12	112.43	70.00	92°01'44"	100.73	S85°10'38"E
C13	182.59	95.00	92°01'44"	136.71	S85°10'38"E



- 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 III - 12.27 ACRES

1	PER CITY ENG COMMENTS DATED 22 DEC 2003	8 JAN 04
NO.	REVISION	DATE

KNIGHTON & CROW, INC.
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Professional Seal:
LAYNE J. SMITH
REGISTERED LAND SURVEYOR
STATE OF UTAH
No. 334561
Exp. 8 Jan 2005

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

Sheet Title:
**PLAT "F", PHASE III
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

HEALTH DEPARTMENT APPROVAL
THE CULINARY WATER SYSTEM AND WASTE DISPOSAL SYSTEM SHOWN ON THIS PLAT ARE APPROVED.
DATE: 1-13-04
District Health/Dept.

PLANNING COMMISSION APPROVAL
APPROVED THIS 7th DAY OF APRIL A.D. 2004 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.
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 SUB-DIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: BRIDGERLAND VILLAGE PLAT "F", PHASE III, 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
Bridgerland Village, Inc., By:

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

COUNTY RECORDER'S No. 63718
STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF Town of Garden City, ABSTRACTED
DATE: 11/17/04 TIME: 4:00 pm FEE: 40.00
Book 89 Page 513
INDEX FILED IN: FILE OF PLATS
COUNTY RECORDER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 11th DAY OF April A.D. 2004
ATTORNEY

CORPORATE ACKNOWLEDGMENT
STATE OF Utah
COUNTY OF Cache
ON the 13th DAY OF January 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Cache, IN SAID STATE OF Utah, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Layne J. Smith, Secretary, 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 9/19/2006
NOTARY PUBLIC

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 13th DAY OF January A.D. 2004
Layne J. Smith, Secretary
Dixie Wilson, Secretary

DATE