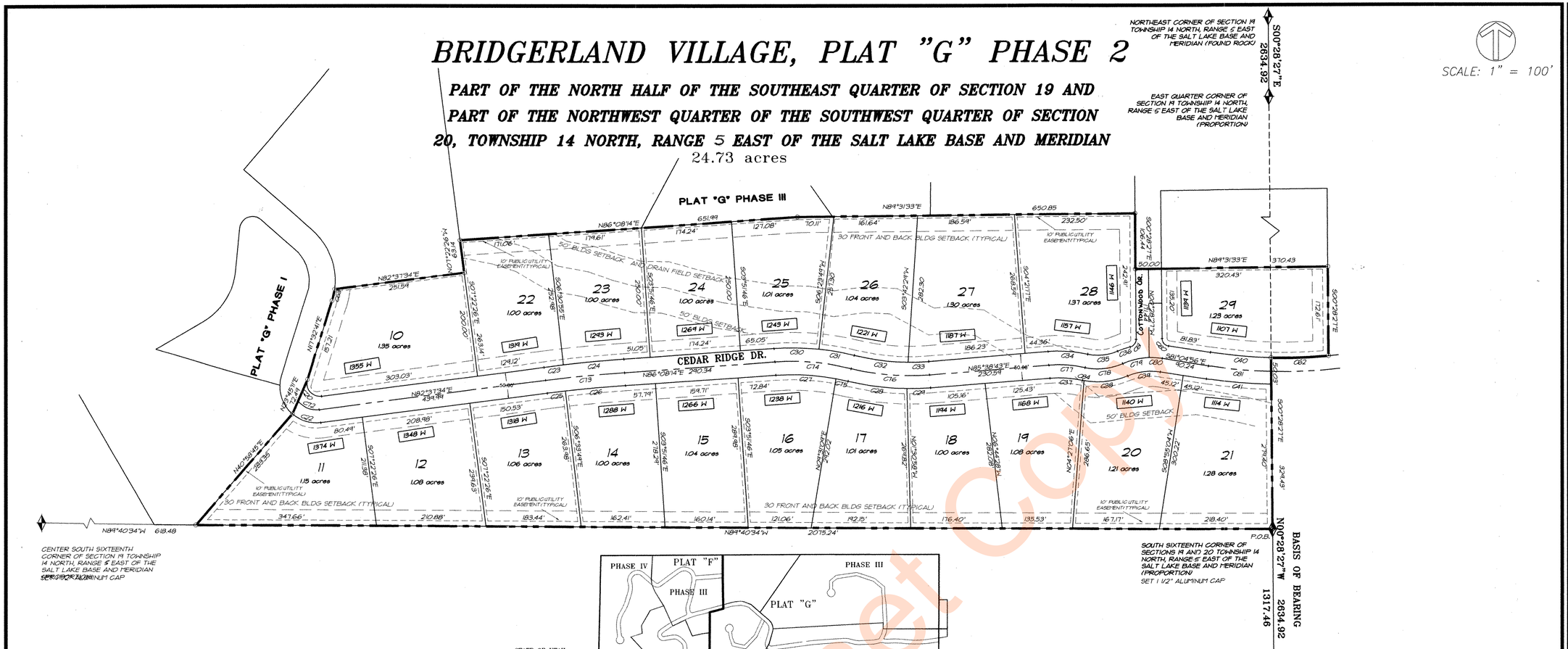
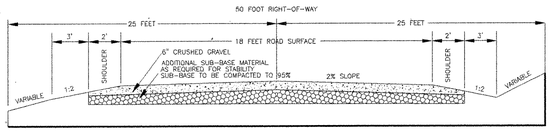
BRIDGERLAND VILLAGE, PLAT "G" PHASE 2

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

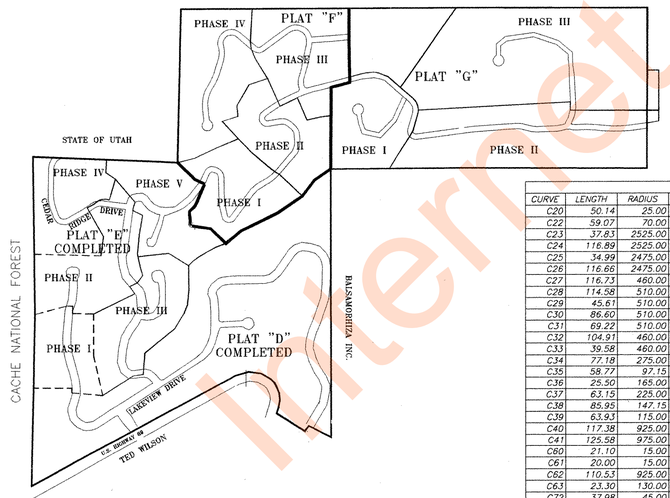


SCALE: 1" = 100'



NO SCALE

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

CURVE TABLE PHASE 2

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	BEARING
C20	50.14	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"	S8°30'3'20"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"	S8°301'53"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	114.58	510.00	57.53	114.34	12°52'21"	S82°47'38"E
C29	45.61	510.00	22.82	45.60	5°07'28"	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"	N86°18'52"W
C35	58.77	97.15	30.31	57.88	34°39'33"	N84°23'43"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	117.38	925.00	58.77	117.30	7°16'15"	S84°43'03"E
C41	125.58	975.00	62.88	125.49	7°22'47"	S84°46'19"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	2500.00	76.62	153.17	3°30'39"	S84°22'54"W
C74	148.18	485.00	74.67	147.60	17°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°23'43"E
C79	52.54	140.00	26.58	52.23	21°30'12"	S77°49'06"W
C80	25.28	140.00	12.68	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	1°11'30"	S78°52'12"E

- FENCE
- SET MARKER
- FOUND MARKER
- BOUNDARY LINE
- SECTION CORNER
- ADJACENT PROPERTY LINE
- ROAD CENTER LINE
- NO BUILD AREA SLOPE EXCEED'S 25%

HEALTH DEPARTMENT APPROVAL

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

May 12, 2006 — DATE
Jack B. Hunt — 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.

6-7-06 — 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 SUB-DIVIDED INTO LOTS AND STREETS TO BE HEREAFTER 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 HEREUNTO SET OUR SIGNATURES THIS 15TH DAY OF May A.D. 2006

Bridgerland Village, Inc.

Ted J. Wilson, President
Ted J. Wilson

Dixie Wilson, Secretary
Dixie Wilson

TOWN BOARD APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS ____ DAY OF ____ A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR — DATE: June 20, 2006

COUNTY RECORDER'S No. 68761

STATE OF UTAH, COUNTY OF RICH RECORDED AND FILED AT THE REQUEST OF TOWN OF GARDEN CITY
DATE 08/21/06 TIME 11:39 am FEE 50.00
ABSTRACTED
BOOK FID PAGE 415
INDEX
FILED IN: FILE OF PLATS
Debra Lee Ames — COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12 DAY OF June A.D., 2006

ATTORNEY

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Cache

ON THE 15th DAY OF May 2006 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 Ted J. & Dixie Wilson 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
Marilyn J. Adams — NOTARY PUBLIC
Marilyn J. Adams

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 2, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

LAYNE J. SMITH — #334561 — DATE 7 Mar 06

PROFESSIONAL LAND SURVEYOR — LAYNE J. SMITH — #334561 — STATE OF UTAH

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 THE SOUTHWEST 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;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PHASE 1 IN THE FOLLOWING FOUR COURSES;
1. THENCE NORTH 40°58'45" 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 10°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, 106.44 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, 925.00 FEET, INCLUDED ANGLE 06°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 SOUTHWEST 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.

OWNER/SUBDIVIDER:
NAME: TED WILSON
ADDRESS: 135 SOUTH MAIN
ADDRESS: LOGAN, UTAH
PHONE: (435) 755-3006

No.	REVISION	DATE
1	Legal desc per City Eng review dated 27 feb 2006	7 Mar 06

Skyline A/E/S, INC.
Architecture / Engineering / Surveying
95 W. Golf Course Rd. #101, Logan, UT 84321
(435) 752-8501 / Fax (435) 752-8697

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

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	Sheet Scale: 1" = 100'	
CJ 05-106		

Internet Copy