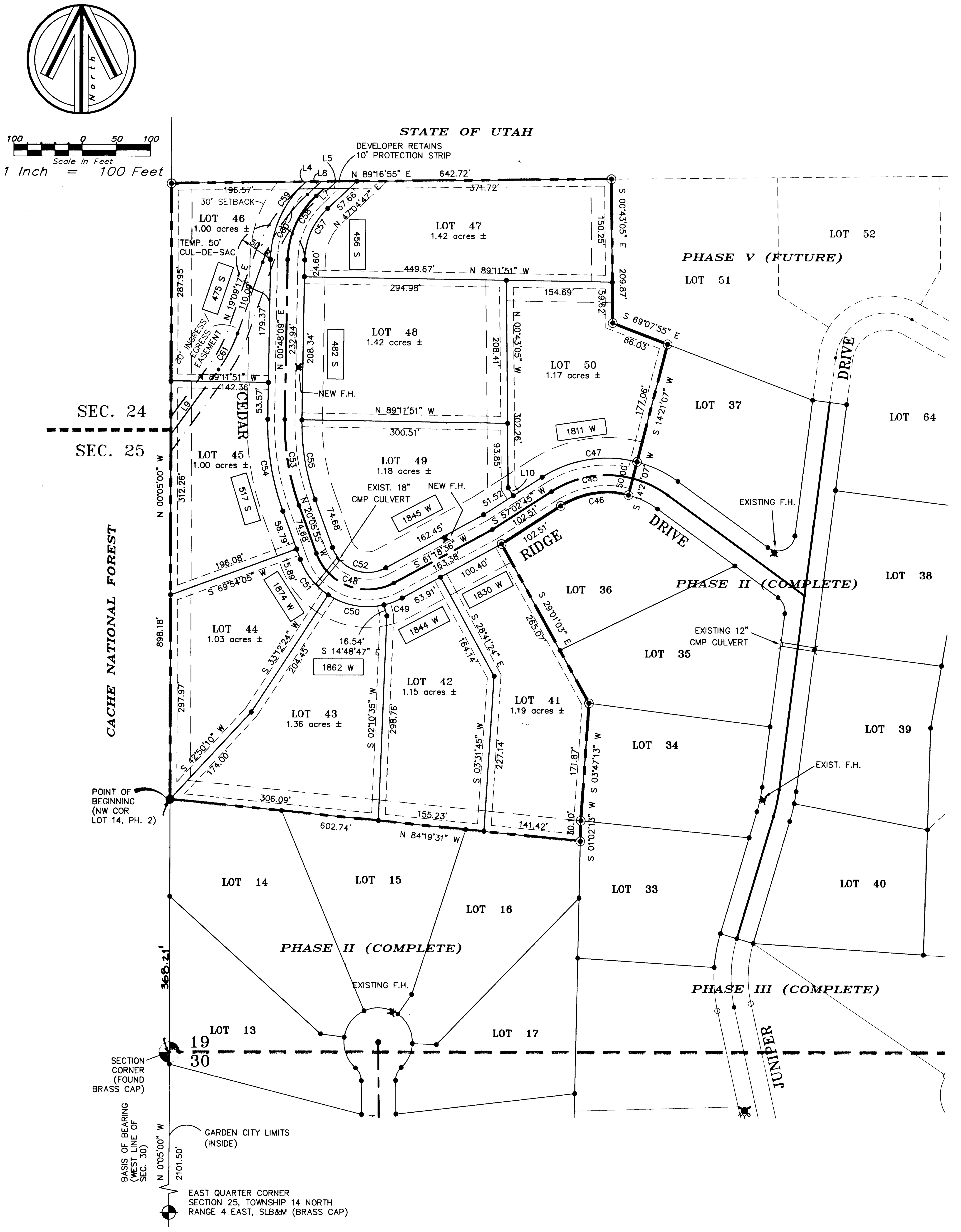
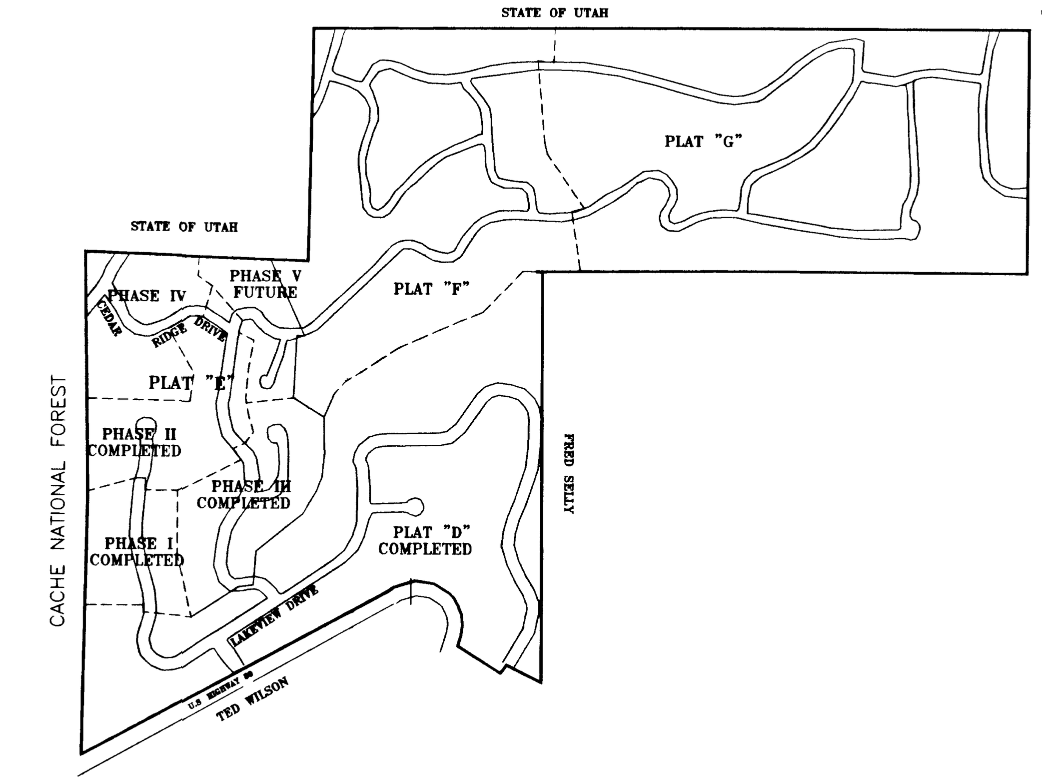
FINAL PLAT

BRIDGERLAND VILLAGE
PLAT "E", PHASE IV

SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN
GARDEN CITY, UTAH





- 5/8" REBAR AND PLASTIC CAPS SET AT ALL PROPERTY CORNERS.
- 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".
- BOTH 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 – 13.24 ACRES

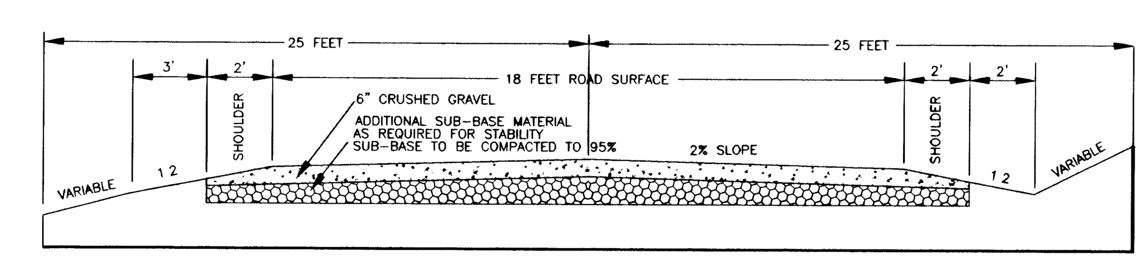
LINE DATA

LINE	DIRECTION	DISTANCE
L4	S 47°04'47" W	2.52'
L5	N 89°16'55" E	73.76'
L7	N 47°04'47" E	15.20'
L8	N 47°04'47" E	29.90'
L9	N 36°17'39" E	117.12'
L10	N 32°57'15" W	13.89'

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C45	150.00'	123.85'	65.70'	120.36'	S 80°41'56" W	47°18'22"
C46	125.00'	103.21'	54.75'	100.30'	S 80°41'56" W	47°18'22"
C47	175.00'	144.49'	76.65'	140.42'	S 80°41'56" W	47°18'22"
C48	80.00'	137.66'	92.99'	121.29'	N 69°23'40" W	98°35'29"
C49	105.00'	28.43'	14.30'	28.34'	S 69°04'01" W	15°30'51"
C50	105.00'	85.00'	44.98'	82.70'	N 79°59'05" W	46°22'58"
C51	105.00'	67.25'	34.82'	66.10'	N 38°26'46" W	36°41'41"
C52	55.00'	94.64'	63.93'	83.39'	N 69°23'40" W	98°35'29"
C53	350.00'	127.68'	64.56'	126.97'	N 09°38'53" W	20°54'05"
C54	375.00'	136.80'	69.17'	136.04'	N 09°38'53" W	20°54'05"
C55	325.00'	118.56'	59.95'	117.90'	N 09°38'53" W	20°54'05"
C57	105.00'	84.81'	44.87'	82.52'	N 23°56'28" E	46°16'37"
C58	130.00'	105.00'	55.55'	102.17'	N 23°56'28" E	46°16'37"
C59	155.00'	125.19'	66.24'	121.82'	N 23°56'28" E	46°16'37"
C60	240.00'	116.97'	59.67'	115.82'	N 33°07'02" E	27°55'30"
C61	200.00'	59.83'	30.14'	59.61'	N 27°43'28" E	17°08'23"

50 FOOT RIGHT-OF-WAY



NO SCALE
STREET CROSS SECTION

CERTIFICATE OF SURVEY

I, WAYNE CROW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6162, 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 "E", PHASE IV, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

BOUNDARY DESCRIPTION

BRIDGERLAND VILLAGE
PLAT "E", PHASE IV
GARDEN CITY, UTAH
PROJECT #94-103

LEGAL DESCRIPTION

Being part of the Southwest Quarter of Section 19, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, further described as follows:

Beginning at the Northwest corner of Lot 14, Plat "E", Phase 2, of Bridgerland Village Subdivision as recorded in the Rich County courthouse and running thence North 0°05'00" West, 898.18 feet along Section line;
thence North 89°16'55" East, 642.72 feet;
thence South 0°43'05" East, 209.87 feet;
thence South 69°07'55" East, 86.03 feet the Northwest corner of Lot 37 of said Phase 2;
thence along the boundary of said Phase 2 the following eight courses:
(1) South 14°21'07" West, 177.06 feet to the North right-of-way line of Cedar Ridge Drive;
(2) South 14°21'07" West, 50.00 feet to the South right-of-way line of said roadway;
(3) 103.21 feet along the arc of a curve to the left whose radius is 125.00 feet and whose long chord bears South 80°41'56" West 100.30 feet;
(4) South 57°02'45" West, 102.51;
(5) South 29°01'03" East, 265.07 feet;
(6) South 3°47'13" West, 171.87 feet;
(7) South 1°02'13" West, 30.10 feet;
(8) North 84°19'31" West, 602.74 feet to the point of beginning.

Containing 13.24 acres ±

Subject to a 30-foot wide ingress/egress easement whose centerline is described as follows:

Beginning at a point on the West line of Section 19, Township 14 North, Range 5 East, Salt Lake Base and Meridian, said point lying 2633.91 feet North 0°05'00" West from the East Quarter corner of Section 25, Township 14 North, Range 4 East, SLB&M, and running thence North 36°17'39" East, 117.12 feet;
thence 59.83 feet along the arc of a curve to the left whose radius is 200.00 feet, and whose long chord bears North 27°43'28" East, 59.61 feet;
thence North 19°09'17" East, 110.09 feet;
thence 116.97 feet along the arc of a curve to the right whose radius is 240.00 feet, and whose long chord bears North 33°07'02" East, 115.82 feet;
thence North 47°04'47" East, 29.90 feet.

Basis of bearing for this survey is North 0°05'00" West along the West line of Section 30, T 14 N, R 5 E, SLB & M.

5/18/98 DATE — [signature] SIGNATURE

No.	REVISION	DATE

This document and the ideas incorporated herein, as an instrument of professional service, are the property of KNIGHTON AND CROW, P.C. and are not to be used in whole or in part, for any other project without the written authorization of an authorized representative of KNIGHTON AND CROW, P.C. Unauthorized use will be prosecuted to the fullest extent of the law.

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Professional Seal: REGISTERED LAND SURVEYOR No. 6162 WAYNE L. CROW STATE OF UTAH

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

Sheet Title:
PLAT "E", PHASE IV
FINAL PLAT

Knighton and Crow • P. C.
CIVIL AND STRUCTURAL ENGINEERING - LAND SURVEYING AND TESTING
95 West Golf Course Rd. Suite 101, Logan, Utah 84321 Ph. (801)752-8501 Fax. (801)752-8597

Drawn By:	Project Number:	Sheet No.:
D.B.	94-103	
Designed By: D.B.	Date: MARCH, 1998	
Reviewed By: W.C.	Sheet Scale: 1" = 100'	of

File Name: /94-103/103E4-F.DWG

HEALTH DEPARTMENT APPROVAL

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

May 18 98 DATE — Joel B. Hoyt DISTRICT HEALTH DEPT.

PLANNING COMMISSION APPROVAL

APPROVED THIS 22 DAY OF MAY A.D., 1998 BY THE GARDEN CITY PLANNING COMMISSION.

Howard M. Pope 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.

5/14/98 DATE — [signature] 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 "E", PHASE IV, DO HEREBY FILE SAID SUBDIVISION WITHOUT DEDICATION OF STREETS, ALLEYS, COMMON AREAS, OR OTHER PUBLIC PLACES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 19th DAY OF May A.D. 1998

Bridgerland Village, Inc.,
By:
Ted Wilson Pres.
Dixie Wilson Sec.

TOWN BOARD APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 14 DAY OF May A.D., 1998 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Don Huefner MAYOR — June 1, 1998 DATE

TOWN OF GARDEN CITY INCORPORATED JAN. 2, 1934 UTAH SEAL

COUNTY RECORDER'S No. 52166

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF TED WILSON TOWN OF GARDEN CITY
DATE 06/03/98 TIME 4:29 FEE 90.00
ABSTRACTED
BOOK Y7 PAGE 383
INDEX
FILED IN: FILE OF PLATS

Debra Lee Ames COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 27th DAY OF May A.D., 1998.

L. Douglas Hoyt ATTORNEY

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Cache

ON THE 19th DAY OF May, 1998, 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. Wilson & 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 19 March 2002 — Marilyn J. Adams NOTARY PUBLIC