FINAL PLAT

ORANGE GROVE PUD PHASE 1

PART OF THE SOUTH HALF OF SECTION 23,
TOWNSHIP 9 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
BRIGHAM CITY, UTAH

LEGEND

- SECTION CORNER
- FOUND REBAR
- SET CL MONUMENT
- 5/8" REBAR AND CAP SET AT ALL PROPERTY CORNERS
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as ORANGE GROVE PUD PHASE 1 and the same has been correctly surveyed and all streets are the dimensions shown.

275617 BRIAN G. LYON STATE OF UTAH

BOUNDARY DESCRIPTION

Part of the South Half of Section 23, Township 9 North, Range 2 West of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 23, Township 9 North, Range 2 West of the Salt Lake Baseline and Meridian thence N 00°13'26" W 1220.08 feet along the east line of said Section 23; thence West 1869.64 feet to the Southwest Corner of Lot 208, Cottonwood Grove, PUD, Phase 2, recorded May 11, 2011 under Entry No. 302052 and the POINT OF BEGINNING and running

thence S89°41'07"W 897.99 feet to the east right of way line of the Union Pacific Railroad;
thence N25°03'46"E 96.37 feet along said east right of way line;
thence S88°35'44"E 176.23 feet;
thence N39°00'58"E 80.72 feet;
thence N45°11'22"E 63.96 feet;
thence southeasterly, a distance of 21.03 feet along a non tangent curve to the left of which the radius point lies N50°01'51"E, a radius of 25.00 feet, and having a central angle of 48°11'25" and a chord that bears S64°03'51"E 20.41 feet;
thence S88°09'34"E 46.31 feet;
thence N13°28'10"E 94.27 feet;
thence S84°56'06"E 57.62 feet;
thence S84°51'03"E 55.59 feet;
thence S76°30'27"E 9.88 feet;
thence N18°46'00"E 99.77 feet;
thence N08°01'09"E 60.32 feet;
thence N02°06'15"E 90.00 feet;
thence S87°53'45"E 230.86 feet to the Northwest Corner of Cottonwood Grove, PUD, Phase 2;
thence along the west line of said Cottonwood Grove, PUD, Phase 2 the next seven courses:
1) thence S02°06'14"W 90.00 feet;
2) thence N87°53'45"W 8.91 feet;
3) thence S02°06'15"W 154.09 feet;
4) thence S88°39'00"E 89.85 feet;
5) thence S00°51'23"W 153.75 feet;
6) thence S89°08'37"E 34.47 feet;
7) thence S00°18'53"E 91.48 feet to the point of beginning, containing 5.17 acres, more or less.

NARRATIVE

1 THE BASIS OF BEARING IS N 00°13'26" W BETWEEN THE CALCULATED SOUTHEAST CORNER AND THE MONUMENTED NORTHEAST CORNER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN.

OWNER'S DEDICATION

Know all 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 hereafter be known as ORANGE GROVE PUD PHASE 1, do hereby dedicate to Brigham City, Box Elder County, Utah for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the municipality harmless against any easements or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this 13th day of July, 2015.

Blair Gardner, Manager Web Holdings, LLC dba FUTURE HOMES

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Box Elder } ss FUTURE HOMES

On this 13 day of July, A.D. 2015, personally appeared before me, Blair Gardner who being by me duly sworn did say for himself that he is the Manager of Web Holdings, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Companies.

Notary Public DONNA PETT Commission #660380 My Commission Expires November 18, 2015 State of Utah

MY COMMISSION EXPIRES 11/18/15 NOTARY PUBLIC RESIDING AT Box Elder

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.03	25.00	48°11'25"	S64°03'51"E	20.41
C2	40.11	500.00	4°35'48"	S86°50'42"E	40.10
C3	39.34	500.00	4°30'29"	S82°17'34"E	39.33
C4	35.43	250.00	8°07'15"	N84°05'56"W	35.40
C5	37.83	50.00	43°20'36"	S66°29'26"E	36.93
C6	43.82	350.00	7°10'24"	N23°32'53"E	43.79
C7	31.00	383.00	4°38'14"	N22°16'48"E	30.99
C8	18.56	15.00	70°53'42"	S55°24'32"W	17.40
C9	31.18	220.00	8°07'15"	N84°05'56"W	31.16
C10	26.18	15.00	100°00'00"	N30°02'19"W	22.98
C11	57.09	317.00	10°19'05"	N25°07'13"E	57.01
C12	10.45	80.00	7°29'05"	S84°25'01"E	10.44
C13	30.02	80.00	21°30'02"	S69°30'28"E	29.84
C14	20.06	80.00	14°21'49"	S51°39'32"E	20.00
C15	23.89	280.00	4°53'18"	N80°42'54"W	23.88
C16	20.94	15.00	80°00'00"	N59°57'41"E	19.28
C17	15.80	280.00	3°13'36"	N81°39'17"W	15.79
C18	28.56	15.00	109°06'18"	S34°35'28"E	24.44
C19	26.42	483.00	3°08'02"	N18°23'40"E	26.42
C20	19.71	15.00	75°18'36"	S54°27'57"W	18.32
C21	28.24	15.00	107°51'26"	N33°08'02"W	24.25
C22	22.20	15.00	84°46'31"	N49°42'49"E	20.23
C23	15.37	417.00	2°06'41"	N06°16'03"E	15.37
C24	24.66	15.00	94°12'40"	S40°47'26"E	21.98
C25	9.30	483.00	1°06'12"	N05°45'48"E	9.30
C26	58.23	450.00	7°24'50"	N16°15'16"E	58.19
C27	57.61	450.00	7°20'08"	N08°52'46"E	57.57

COUNTY RECORDER

State of Utah, County of Box Elder, recorded and filed at the request of Alliance Eng.
Date 6-18-2015 Time 12:09 PM Fee $50.00
Entry 357809
Bk 1278 Pg 1867
Index
Filed in: File of plats
County Recorder

APPROVAL AS TO FORM

Approved as to form this 13 day of May A.D., 2015
City Attorney

ENGINEER'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office.
7/8/2015 Date
City Engineer

PLANNING COMMISSION APPROVAL

Presented to the Brigham City Planning Commission this 16TH day of JULY A.D., 2015, at which time this subdivision was recommended to the City Council for approval.
Planning Commission Chairman
7-7-2015 Date

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Brigham City City Council this 2ND day of JULY A.D., 2015, at which time this subdivision was approved and accepted.
Mayor
7-7-15 Date
Attest: City Recorder

GENERAL NOTES

1. Setbacks–unless otherwise shown
   Rear : 20 feet
   Front: 20 feet from public street right-of-way
   Side: 15 feet from public street right-of-way
   5 feet from property line

   Easements–unless otherwise noted
   Rear : 10 feet
   Front: 10 feet from public street right-of-way
   Side: 10 feet from public street right-of-way
2. High groundwater levels may be present in the area, Brigham City's inspection of construction does not constitute any assumption of liability for high water table issues. The buyer of each individual lot is solely responsible for all risks involved in purchasing and building on these lots.
3. Open Space is considered a public utility easement and drainage easement. The Home Owners Association is responsible for the maintenance of the detention basin and all associated private improvements in this area.
4. Sewer Pipeline Easement: Brigham City Ordinance No. 15-05 Sewer Pipeline Easement to be vacated with recording of Phase 2.
5. A home owners association is setup as part of this development. CCR's are recorded along with the plat.

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)753-8734
allianceengineeringassistoffice.net

NO.	REVISIONS / SUBDIVISIONS	DATE
		10-5-2014
		3-4-2015

DESIGNED: JASMIN
DRAWN:
CHECKED:
DATE:
PROJECT NO.:

PROJECT TITLE: ORANGE GROVE PUD PHASE 1
PART OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN BRIGHAM CITY, UTAH

DRAWING TITLE: FINAL PLAT

DATE - JAN.2015
DRAWING No. 1