ORANGE GROVE PUD

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

PRELIMINARY PLAT

SCALE: 1"=50' (22x34 PLAN SET)
SCALE: 1"=100' (11x17)

BOUNDARY DESCRIPTION

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- LOT LINE/COMMON BUILDING LINE

NOTES/NARRATIVE

1. Total area: 7.88 acres.
2. No. of units: 34 single family
3. Zone: RM-7
4. Units per acre: 4.31
5. Amenities: open space
6. Setbacks--unless otherwise shown
   Rear : 20 feet
   Front: 20 feet from public street
   Side: 5 feet
   15 feet from public street

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 275617 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED HEREWITH.

REGISTERED 275617 BRIAN G. LYON

CURVE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	28.43	80.00	20°21'24"	28.34	S31°37'34"E
C2	26.42	483.00	3°08'02"	26.42	N18°23'40"E
C3	19.71	15.00	75°16'36"	18.32	S54°27'57"W
C4	22.20	15.00	84°46'51"	20.23	N49°42'49"E
C5	15.37	417.00	2°06'41"	15.37	N06°16'53"E
C6	24.66	15.00	94°18'49"	21.98	S40°47'26"E
C7	9.30	483.00	1°06'12"	9.30	N02°45'48"E
C8	31.18	220.00	8°07'15"	31.16	N84°05'56"W
C9	26.18	15.00	100°00'00"	22.98	N35°03'19"W
C10	57.09	317.00	10°19'05"	57.01	N85°01'13"E
C11	24.26	80.00	17°22'29"	24.17	S50°31'01"E
C12	20.94	15.00	80°00'00"	19.28	N79°37'41"E
C13	15.80	280.00	3°13'54"	15.79	N81°39'17"W
C14	79.46	500.00	9°06.18"	79.37	S84°25'28"E
C15	35.43	250.00	8°07'15"	35.40	N84°05'56"W
C16	99.62	50.00	113°27'56"	83.61	S31°25'26"E
C17	58.29	50.00	66°47'53"	55.05	S58°42'18"W
C18	115.84	450.00	14°44'58"	115.52	N02°35'12"E
C19	43.82	370.00	7°10'24"	43.79	N23°32'53"E
C20	40.43	80.00	28°57'18"	40.00	S73°40'55"E
C21	3.59	80.00	2°34'10"	3.59	S56°39'27"W
C22	32.52	80.00	23°17'35"	32.30	S39°31'02"W
C23	13.84	80.00	9°54'46"	13.82	S87°08'51"W
C24	40.43	80.00	28°57'18"	40.00	S56°56'43"E
C25	28.24	15.00	107°51'26"	24.25	N33°58'02"W
C26	23.32	25.00	66°47'53"	22.02	S58°42'18"W
C27	49.51	25.00	113°27'56"	41.81	S31°25'26"E
C28	23.89	280.00	4°53'18"	23.88	N85°42'54"W
C29	24.80	80.00	17°46.26"	24.72	S56°25'09"W
C30	43.30	80.00	31°01'21"	42.79	S66°40'48"W
C31	31.00	383.00	4°38'14"	30.99	N32°16'48"E
C32	18.56	15.00	70°53'42"	17.40	S55°24'30"W
C33	28.56	15.00	109°06.18"	24.44	S34°35'28"E

ALLIANCE CONSULTING ENGINEERS
150 EAST 1300 NORTH SUITE 'F'
LOGAN, UTAH 84321
(435)753-3121
allianceeng@qwestoffice.net

OWNER:
Cottonwood Grove II LLC
1433 Eastwood Blvd. Suite 104
Farmington, Utah 84025

No.	REVISIONS/SUBMISSIONS	DATE

DRAWN:
PROJECT NO.:

PROJECT TITLE: ORANGE GROVE PUD
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SALT LAKE BASELINE AND MERIDIAN
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DRAWING TITLE: PRELIMINARY PLAT

DATE : SEPT.2014

DRAWING No.