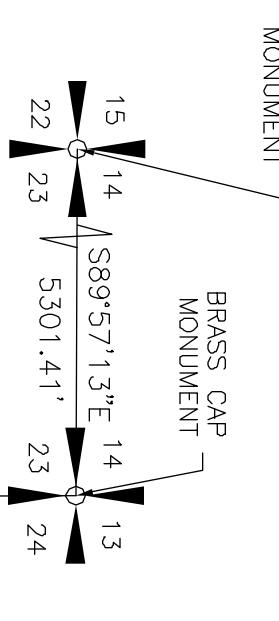


0 25 50 100
SCALE: 1"=50' (24x36 PLAN SET)

ORANGE GROVE PUD PHASE 2

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

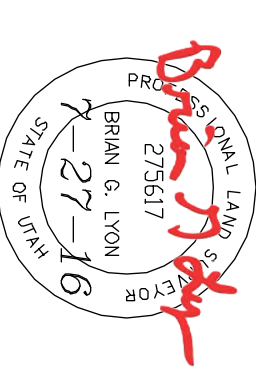


LEGEND

- SECTION CORNER
- FOUND REBAR
- SET CL MONUMENT
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- RAILROAD TRACK

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, held Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that the above and foregoing plat, map, and description of the tract of land shown on this plat, which is accurately described hereon, and have subdivided said tract of land into lots and streets to be hereafter known as ORANGE GROVE PUD PHASE 2 and the same has been correctly surveyed and all streets are the dimensions shown.



BOUNDARY DESCRIPTION

Part of the South Half of Section 23, Township 9 North, Range 2 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\"/>

NARRATIVE

1. THE BASIS OF BEARING IS N 00°13'26\"/>

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 2, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and all easements and 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 _____ day of _____, 2016.

Future Homes, LLC
Blair Gardner, Manager

LIMITED LIABILITY ACKNOWLEDGEMENT

On this _____ day of _____, A.D. 2016, personally appeared _____ of the County of _____ State of Utah, who is the _____ of _____, a limited liability company, and that the within and foregoing Limited Liability Acknowledgement was signed on behalf of said Limited Liability Company.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING AT _____

APPROVAL AS TO FORM

Approved as to form this _____ day of _____, A.D., 2016.
City Attorney _____

PLANNING COMMISSION APPROVAL

Presented to the Brigham City Planning Commission this _____ day of _____, A.D., 2016, and was recommended to the City Council for approval.
Planning Commission Chairman _____ Date _____

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.
Date _____ City Engineer _____

GENERAL NOTES

1. Setbacks—unless otherwise shown:
Front: 20 feet from public street right-of-way
Side: 15 feet from public street right-of-way
Rear: 5 feet from public street right-of-way
Easements—unless otherwise noted
2. High groundwater levels may be present in the area. Brigham City's water table is considered to be at the same level as the water table in the area. The owner is 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 owner is responsible for the maintenance of the detention basin.
4. Sewer Pipeline Easement: Brigham City Ordinance No. 15-05 Sewer Pipeline Easement to be recorded with recording of this plat.
5. A home owners association is setup as part of this development. CCR's are recorded along with this plat.
6. Curbs are to be set at lot corners near property corners. Curb pins to be set at lot line projections along streets.

CURVE	LENGTH	RADIUS	CURVE TABLE	
			DELTA ANGLE	CHORD BEARING/CHORD LENGTH
C200	21.03	25.00	48°11'25"	S64°03'51"E 20.41
C201	61.19	50.00	70°07'00"	S09°45'08"E 57.44
C202	58.29	50.00	66°47'53"	S58°42'18"W 55.05
C203	32.66	80.00	2°33'15"	S33°07'00"E 32.43
C204	40.43	80.00	28°37'18"	S02°58'43"E 40.00
C205	24.82	80.00	17°46'26"	S16°28'09"W 24.72
C206	33.99	80.00	23°41'07"	S28°35'27"W 33.59
C207	32.52	80.00	23°17'35"	S39°31'29"W 32.50
C208	13.94	80.00	31°01'12"	S68°46'48"W 13.82
C209	13.94	80.00	68°47'53"	S58°42'18"W 22.02
C210	23.32	20.00	68°47'53"	S58°42'18"W 22.02
C211	49.51	25.00	113°27'56"	S31°25'56"E 41.81

COUNTY RECORDER

State of Utah, County of Box Elder, recorded and filed of the request of _____ Time _____ Fee _____
Date _____ County Recorder _____
Filed in: File of plats _____

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceengr@qwestoffice.net

No.	REVISIONS/ SUBMISSIONS	DATE
		10-2-2014

REVIEWED: _____ DRAWN: _____
CAD FILE: _____ PROJECT NO.: _____

ORANGE GROVE PUD PHASE 2
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: MAY 2015
DRAWING NO. _____