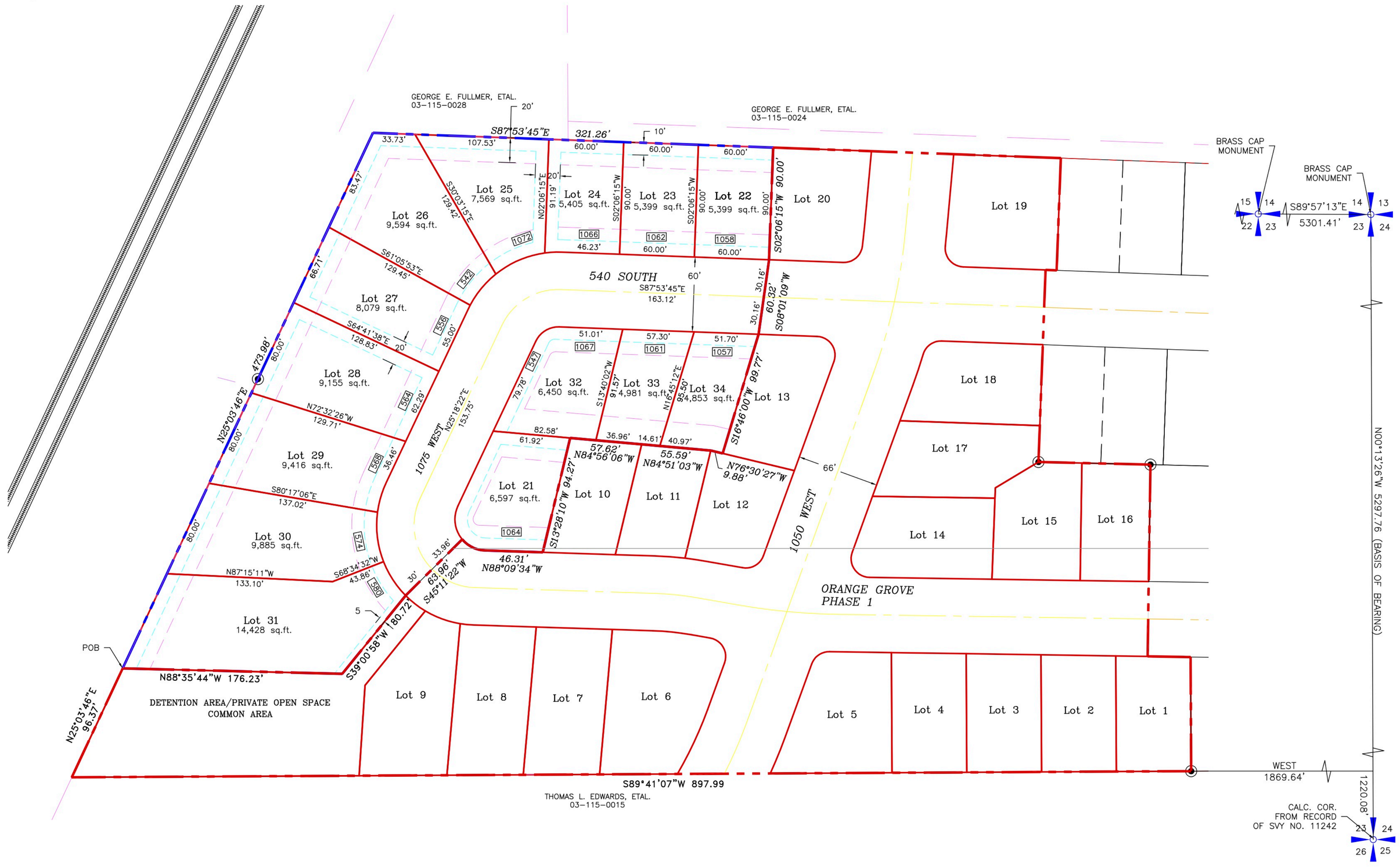
ORANGE GROVE PUD PHASE 2

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

0 25 50 100
SCALE: 1"=50' (22x34 PLAN SET)



LEGEND

- SECTION CORNER
- FOUND REBAR
- SET CL MONUMENT
- 5/8" REBAR AND CAP SET AT ALL PROPERTY CORNERS
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK 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 2 and the same has been correctly surveyed and all streets are the dimensions shown.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
1-28-15
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 20B, Cottonwood Grove, PUD, Phase 2, recorded May 11, 2011 under Entry No. 302052; thence along the boundary of Orange Grove PUD, Phase 1 the next two courses:
1) thence S89°41'07"W 897.99 feet to the east right of way line of the Union Pacific Railroad;
2) thence N25°03'46"E 96.37 feet along said right of way line to the POINT OF BEGINNING and running

thence N25°03'46"E 473.98 feet;
thence S87°53'45"E 321.26 feet;
thence S02°06'15"W 90.00 feet;
thence S08°01'09"W 60.32 feet;
thence S16°46'00"W 99.77 feet;
thence N76°30'27"W 9.88 feet;
thence N84°51'03"W 55.59 feet;
thence N84°56'06"W 119.54 feet;
thence S25°18'22"W 66.35 feet;
thence S85°36'30"W 64.68 feet;
thence southerly, a distance of 73.08 feet along a non tangent curve to the left of which the radius point lies S82°28'05"E a radius of 80.00 feet, and having a central angle of 52°20'33" and a chord that bears S18°38'21"E 70.57 feet;
thence S39°00'58"W 80.72 feet;
thence N88°35'44"W 176.23 feet to the point of beginning, containing 2.83 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 2, do hereby dedicate 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 _____ day of _____, 2015.

_____

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss

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

MY COMMISSION EXPIRES_____ NOTARY PUBLIC RESIDING AT _____

COUNTY RECORDER

State of Utah, County of Box Elder, recorded and filed at the request of _____
Date _____ Time _____ Fee _____
Entry _____

Index _____
Filed in: File of plats

_____
County Recorder

APPROVAL AS TO FORM

Approved as to form this _____ day of _____ A.D., 2014.

_____
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.

_____ Date
_____ City Engineer

PLANNING COMMISSION APPROVAL

Presented to the Brigham City Planning Commission this _____ day of _____ A.D., 2014, at which time this subdivision was recommended to the City Council for approval.

Planning Commission Chairman
_____ Date

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Brigham City City Council this _____ day of _____ A.D., 2014, at which time this subdivision was approved and accepted.

Mayor
_____ 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
   8 feet from property line
   A 20 ft. long driveway is required from any public right-of-way or private drive.
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.

ALLIANCE CONSULTING ENGINEERS
P.O. BOX 1241
LOGAN, UTAH 84321
(435)755-5121
allianceeng@qwestoffice.net

No.	REVISIONS/ SUBMISSIONS	DATE
		10-2-2014

REVIEWED : DRAWN :
CAD FILE : PROJECT NO. :

PROJECT TITLE
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 : JAN,2015
DRAWING No.