

ENTRY NO. 24502

MONSEN ENGINEERING CO. 10741

BASIS OF BEARING DETAIL

NO SCALE

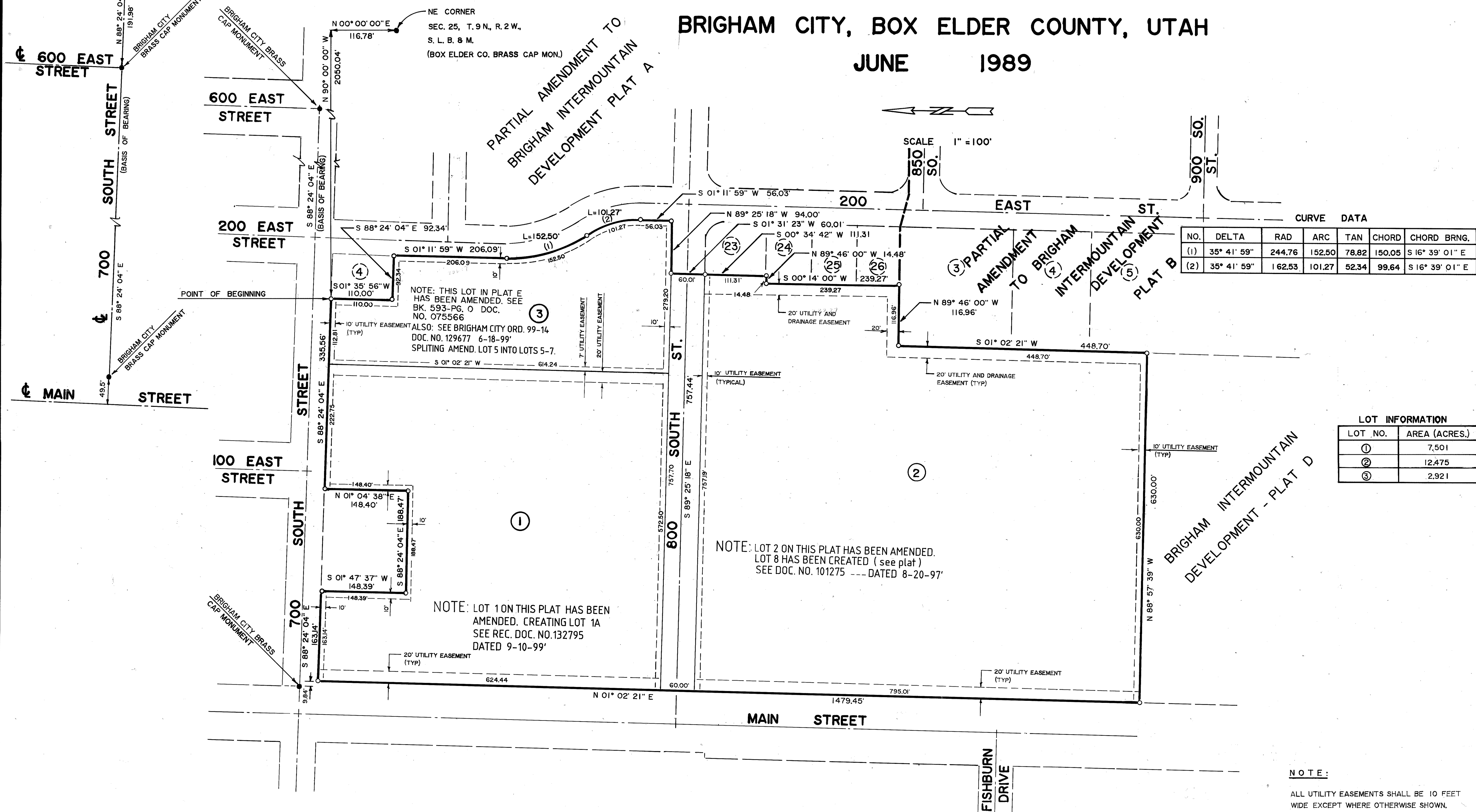
BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT E

PART OF THE SOUTH HALF OF SECTION 24, T. 9 N., R. 2 W., S. L. B. & M.

PART OF THE NORTH HALF OF SECTION 25, T. 9 N., R. 2 W., S. L. B. & M.

BRIGHAM CITY, BOX ELDER COUNTY, UTAH

JUNE 1989



CURVE DATA						
NO.	DELTA	RAD	ARC	TAN	CHORD	CHORD BRNG.
(1)	35° 41' 59"	244.76	152.50	78.82	150.05	S 16° 39' 01" E
(2)	35° 41' 59"	162.53	101.27	52.34	99.64	S 16° 39' 01" E

LOT INFORMATION	
LOT NO.	AREA (ACRES.)
①	7.501
②	12.475
③	2.921

SURVEYORS CERTIFICATE

I, O. NEIL SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 2337, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY 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 OF LAND INTO LOTS AND STREETS. HEREAFTER TO BE KNOWN AS: BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT E AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

BOUNDARY DESCRIPTION

BEARING	DIST.	REMARKS
		PART OF THE SOUTH HALF OF SECTION 24, T. 9 N., R. 2 W., S. L. B. & M. AND PART OF THE NORTH HALF OF SECTION 25, T. 9 N., R. 2 W., S. L. B. & M.
		BEGINNING AT A POINT LOCATED
N 00° 00' 00" E	116.78	FEET AND
N 90° 00' 00" W	2050.04	FEET FROM THE NORTHEAST CORNER OF SECTION 25, T. 9 N., R. 2 W., S. L. B. & M., POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 4, BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT A, RUNNING THENCE ALONG THE WEST & SOUTH LINE OF SAID LOT 4 THE FOLLOWING TWO COURSES:
S 01° 35' 56" W	110.00	FEET,
S 88° 24' 04" E	92.34	FEET TO THE WEST RIGHT OF WAY LINE OF 200 EAST STREET, THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES:
S 01° 11' 59" W	206.09	FEET, LEFT ALONG THE ARC OF A 244.76 FOOT RADIUS CURVE A DISTANCE OF
	152.50	FEET (CHORD BEARS S 16° 39' 01" E 150.05 FEET), RIGHT ALONG THE ARC OF A 162.53 FOOT RADIUS CURVE A DISTANCE OF
	101.27	FEET (CHORD BEARS S 16° 39' 01" E 99.64 FEET),
S 01° 11' 59" W	56.03	FEET TO THE NORTH RIGHT OF WAY LINE OF 800 SOUTH STREET, THENCE
N 89° 25' 18" W	94.00	FEET ALONG SAID NORTH RIGHT OF WAY LINE, THENCE
S 01° 31' 23" W	60.01	FEET TO THE NORTHWEST CORNER OF LOT 23 OF SAID PLAT A, THENCE
S 00° 34' 42" W	111.31	FEET TO THE SOUTHWEST CORNER OF SAID LOT 23, THENCE
N 89° 46' 00" W	14.48	FEET TO THE WEST BOUNDARY LINE OF SAID PLAT A, THENCE
S 00° 14' 00" W	239.27	FEET ALONG SAID WEST BOUNDARY LINE OF SAID PLAT A TO THE NORTH BOUNDARY LINE OF PARTIAL AMENDMENT TO BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT B, THENCE
		ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID PLAT B, THE FOLLOWING TWO COURSES:
N 89° 46' 00" W	116.96	FEET,
S 01° 02' 21" W	448.70	FEET, THENCE
N 88° 57' 39" W	630.00	FEET TO THE EAST RIGHT OF WAY LINE OF MAIN STREET THENCE
N 01° 02' 21" E	1479.45	FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 700 SOUTH STREET, THENCE
S 88° 24' 04" E	163.14	FEET ALONG SAID SOUTH RIGHT OF WAY LINE, THENCE
S 01° 47' 37" W	148.39	FEET, THENCE
S 88° 24' 04" E	188.47	FEET, THENCE
N 01° 04' 38" E	148.40	FEET TO THE SOUTH RIGHT OF WAY LINE OF 700 SOUTH STREET, THENCE
S 88° 24' 04" E	335.56	FEET TO THE POINT OF BEGINNING.
		CONTAINS 23.961 ACRES AND 3 LOTS
		BASIS OF BEARING IS THE CENTERLINE OF 700 SOUTH STREET BETWEEN MAIN STREET AND 600 EAST STREET AS S 88° 24' 04" E MARKED BY BRASS CAP MONUMENTS.

MARCH 23, 1989  
DATE

*O. Neil Smith*  
SIGNATURE

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 SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAMED SAID TRACT BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT E AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO BRIGHAM CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BRIGHAM CITY.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURE THIS 11<sup>TH</sup> DAY OF MAY, A.D. 1989.

SIGNED: *Douglas H. Patton*  
DOUGLAS H. PATTON, ATTORNEY-IN-FACT  
FOR KENNETH PATTON AND WILLIAM LUBLINER - PARTNERS OF LILLY POND ASSOCIATES, A DELAWARE GENERAL PARTNERSHIP.

SALT LAKE BASE & MERIDIAN

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

6 JUNE 1989  
DATE  
*Brenton A. Beecher*  
COUNTY SURVEYOR

COUNTY RECORDER'S NO. 24502

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF LILLY POND ASSOCIATES  
DATE JUNE 7, 1989, TIME 1:15 A.M. FEE \$21.00  
ABSTRACTED BLD LOT 1 AND OTHER LAND

INDEX  
FILED IN: FILE OF PLATS  
*Patti Jensen*  
COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 1<sup>ST</sup> DAY OF JUNE, A.D. 1989 BY THE  
BRIGHAM CITY PLANNING COMMISSION.

*Michael J. Smith*  
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 2<sup>ND</sup> DAY OF JUNE, A.D. 1989

*Jeff R. Hume*  
BRIGHAM CITY ATTORNEY

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

JUNE 1, 1989  
DATE  
*Robert L. Jones*  
BRIGHAM CITY ENGINEER

ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF BOX ELDER  
ON THE 1<sup>ST</sup> DAY OF JUNE, 1989, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF BOX ELDER, THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGE TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 1992

NOTARY PUBLIC

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BRIGHAM CITY COUNCIL THIS 2<sup>ND</sup> DAY OF JUNE, A.D. 1989 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: *Shane Brown*  
PETER C. KNUDSON - MAYOR

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF BOX ELDER  
ON THE 11<sup>TH</sup> DAY OF MAY, 1989, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DOUGLAS H. PATTON, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT KENNETH PATTON OF SAID CORPORATION AND THAT WILLIAM LUBLINER SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 2-16-1992  
*Michael J. Patton*  
NOTARY PUBLIC

NOTE:

ALL UTILITY EASEMENTS SHALL BE 10 FEET WIDE EXCEPT WHERE OTHERWISE SHOWN.

BID E AMENDED 1, 2