

LEGEND

- ◆ COUNTY MONUMENT AS NOTED
○ SET 24" REBAR AND CAP
MARKED LAYTON SURVEY
- SUBDIVISION BOUNDARY
— LOT LINE
— ADJACENT PARCEL
— BASIS OF BEARING
- - - EASEMENT
— X — EXISTING FENCE LINE

BRIDGERLAND VILLAGE PLAT "A"

LOTS 100-101 AMENDED PLAT

LOCATED IN SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, GARDEN CITY, RICH COUNTY, UTAH
OCTOBER 2024

FOUND NORTHEAST PROPERTY
CORNER OF LOT 92 OF THE
BRIDGERLAND VILLAGE PLAT "A"

PARCEL: 41-30-01-099

PARCEL: 41-30-01-100
1079 S LAKEVIEW DRIVE
LOT 100
BRIDGERLAND VILLAGE PLAT A
CORY & TAMARA OSTMARK
PRE-ADJUSTED AREA
34,392 SQ. FT.
0.790 ACRES
ADJUSTED AREA
37,386 SQ. FT.
0.858 ACRES

AREA TO BE TRANSFERRED
FROM JASON AND TRESSA
ECCHER 2990 SQ. FT.

PARCEL: 41-30-01-101
1091 S LAKEVIEW DRIVE
LOT 101
BRIDGERLAND VILLAGE PLAT A
JASON & TRESSA ECCHER
PRE-ADJUSTED AREA
44,730 SQ. FT.
1.027 ACRES
ADJUSTED AREA
41,735 SQ. FT.
0.958 ACRES

SET REBAR AND CAP
LAYTON SURVEYS LLC

VARIABLE WIDTH
PERPETUAL UDOT
EASEMENT PER
FILING NO. 63759

SET REBAR AND CAP
LAYTON SURVEYS LLC

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE
THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

BRIDGERLAND VILLAGE PLAT "A"
LOTS 100-101 AMENDED PLAT

AND HEREBY DEDICATE, GRANT AND CONVEY TO GARDEN CITY, RICH 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE
PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC
UTILITY SERVICE LINES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 9th DAY OF November, 2024.

BY: Jason Eccher

BY: Cory Ostmark

BY: Tressa Eccher

BY: Tamara Ostmark

GARDEN CITY PLANNING
COMMISSION

APPROVED THIS 24th DAY OF December
2024 BY THE GARDEN CITY PLANNING
COMMISSION.

CHAIRPERSON

GARDEN CITY ENGINEER

APPROVED THIS 17th DAY OF December
2024 BY THE GARDEN CITY ENGINEER.

CITY ENGINEER

GARDEN CITY ATTORNEY

APPROVED THIS 31st DAY OF December
2024 BY THE GARDEN CITY ATTORNEY.

GARDEN CITY ATTORNEY

CERTIFICATE OF APPROVAL
TOWN PUBLIC WORKS
DIRECTOR

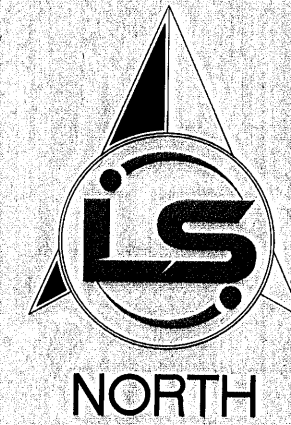
APPROVED BY THE GARDEN CITY PUBLIC
WORKS DIRECTOR
THIS 9th DAY OF Dec, 2024.

PUBLIC WORKS DIRECTOR

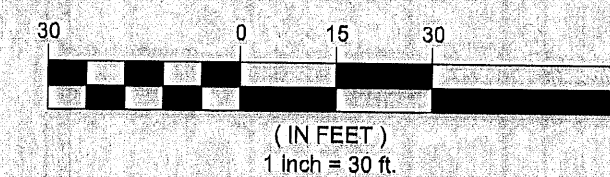
APPROVAL OF TOWN
COUNCIL

APPROVED BY THE GARDEN CITY
COUNCIL
THIS 10th DAY OF January, 2025.

COUNCIL MEMBER
ATTEST: TOWN CLERK



GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE



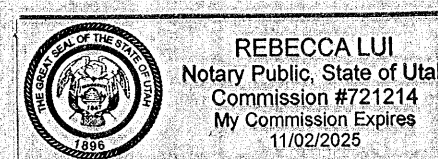
ACKNOWLEDGEMENT

State of Utah

County of Salt Lake

On this 9th day of November, in the year 2024, before me, Rebecca Lui, a notary public, personally
appeared Cory Ostmark, proved on the basis of satisfactory name of document signer evidence to be the person whose
name is subscribed to this instrument, and acknowledged he executed the same.
Witness my hand and official seal.

STAMP

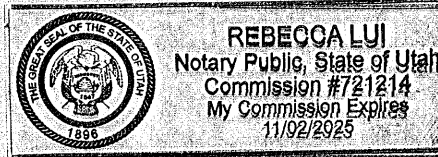


State of Utah

County of Salt Lake

On this 9th day of November, in the year 2024, before me, Rebecca Lui, a notary public, personally
appeared Jason Eccher, proved on the basis of satisfactory name of document signer evidence to be the person
whose name is subscribed to this instrument, and acknowledged she executed the same.
Witness my hand and official seal.

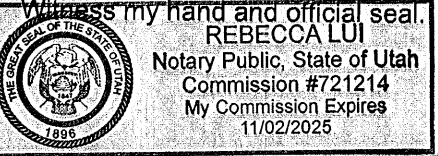
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State of Utah

County of Salt Lake

On this 9th day of November, in the year 2024, before me, Rebecca Lui, a notary public, personally
appeared Jason Eccher, proved on the basis of satisfactory name of document signer evidence to be the person whose
name is subscribed to this instrument, and acknowledged he executed the same.



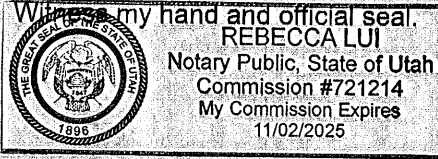
STAMP



State of Utah

County of Salt Lake

On this 9th day of November, in the year 2024, before me, Rebecca Lui, a notary public, personally
appeared Tressa Eccher, proved on the basis of satisfactory name of document signer evidence to be the person whose
name is subscribed to this instrument, and acknowledged she executed the same.



STAMP



DEED DESCRIPTION

ALL OF LOT 100 OF THE BRIDGERLAND VILLAGE, PLAT "A", AS SHOWN BY THE OFFICIAL PLAT THEREOF,
AND

LOT 101 OF THE BRIDGERLAND VILLAGE, PLAT "A", AS SHOWN BY THE OFFICIAL PLAT THEREOF.
LESS: A PARCEL OF LAND IN FEE FOR THE REALIGNING OF THE EXISTING STATE HIGHWAY 89 KNOWN AS PROJECT NO. SP-0089 (50)
409, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE
BASE AND MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS
LOCATED 64.62 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE REALIGNED CONTROL LINE OF US HIGHWAY 89 OF SAID
PROJECT AT ENGINEER'S STATION 467+16.93, WHICH POINT IS LOCATED SOUTH 00°00'00" WEST A DISTANCE OF 746.19 FEET AND SOUTH
90°00'00" WEST A DISTANCE OF 746.09 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE
BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 85°27'05" EAST A RADIAL DISTANCE OF 470.00 FEET;
AND RUNNING THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°58'37" A DISTANCE OF 98.25 FEET;
THENCE SOUTH 63°55'00" WEST A DISTANCE OF 27.47 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF
WHICH THE RADIUS POINT LIES NORTH 59°54'15" EAST A RADIAL DISTANCE OF 205.00 FEET, THENCE NORTHERLY ALONG THE ARC
THROUGH A CENTRAL ANGLE OF 29°29'43" A DISTANCE OF 105.53 FEET TO THE POINT OF BEGINNING.

ADJUSTED LOT 100 DESCRIPTION

ALL OF LOT 100 OF THE BRIDGERLAND VILLAGE, PLAT "A", AS RECORDED IN THE OFFICE OF THE RICH COUNTY
RECORDER, UTAH.

ALSO

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT
LAKE BASE AND MERIDIAN, RICH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 101 OF THE BRIDGERLAND VILLAGE, PLAT "A", RECORDED IN BOOK F2, PAGE 195, RICH COUNTY
RECORDER, BEGINNING AT THE POINT IN COMMON ALONG HIGHWAY 89 BETWEEN LOTS 101 AND 100 AND RUNNING
THENCE:

NORTH 70°09'58" EAST 162.15 FEET;
THENCE SOUTH 58°20'43" WEST 180.05 FEET;
THENCE NORTH 01°04'00" EAST 39.48 ALONG THE EAST LINE OF HIGHWAY 89 FEET TO THE POINT OF BEGINNING.

ADJUSTED LOT 101 DESCRIPTION

LOT 101 OF THE BRIDGERLAND VILLAGE, PLAT "A", AS SHOWN BY THE OFFICIAL PLAT THEREOF.

LESS: A PARCEL OF LAND IN FEE FOR THE REALIGNING OF THE EXISTING STATE HIGHWAY 89 KNOWN AS PROJECT NO.
SP-0089 (50) 409, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN SECTION 30, TOWNSHIP 14 NORTH,
RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS
FOLLOWS: BEGINNING AT A POINT WHICH IS LOCATED 64.62 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM
THE REALIGNED CONTROL LINE OF US HIGHWAY 89 OF SAID PROJECT AT ENGINEER'S STATION 467+16.93, WHICH POINT
IS LOCATED SOUTH 00°00'00" WEST A DISTANCE OF 746.19 FEET AND SOUTH 90°00'00" WEST A DISTANCE OF 746.09 FEET
FROM THE CENTER QUARTER CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO
THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 85°27'05" EAST A RADIAL DISTANCE OF 470.00 FEET; AND RUNNING
THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°58'37" A DISTANCE OF 98.25 FEET;
THENCE SOUTH 63°55'00" WEST A DISTANCE OF 27.47 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE
RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 59°54'15" EAST A RADIAL DISTANCE OF 205.00 FEET, THENCE
NORTHERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 29°29'43" A DISTANCE OF 105.53 FEET TO THE POINT OF
BEGINNING.

LESS AND EXCEPTING PART OF LOT 101 OF THE BRIDGERLAND VILLAGE, PLAT "A", RECORDED IN BOOK F2, PAGE 195,
RICH COUNTY RECORDER, BEGINNING AT THE POINT IN COMMON ALONG HIGHWAY 89 BETWEEN LOTS 101 AND 100 AND
RUNNING THENCE:

NORTH 70°09'58" EAST 162.15 FEET;
THENCE SOUTH 58°20'43" WEST 180.05 FEET;
THENCE NORTH 01°04'00" EAST 39.48 ALONG THE EAST LINE OF HIGHWAY 89 FEET TO THE POINT OF BEGINNING.

NARRATIVE

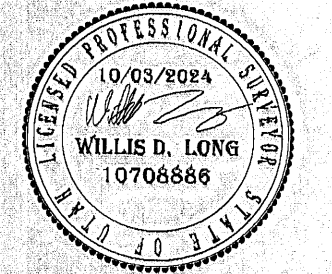
THE PURPOSE OF THE SURVEY WAS TO ADJUST THE LINE BETWEEN LOTS 100 AND 101 OF BRIDGERLAND VILLAGE PLAT
A, RICH COUNTY RECORDER SHOWN HEREON. THE SURVEY WAS ORDERED BY JASON ECCHER, THE BASIS OF BEARING
IS BETWEEN THE FOUND SOUTH PROPERTY CORNER OF LOT 76 AND THE FOUND NORTHEAST PROPERTY CORNER OF
LOT 92 OF THE BRIDGERLAND VILLAGE PLAT "A", WHICH BEARS NORTH 24°30'00" WEST, RICH COUNTY, UTAH, NAD 83
STATE PLANE GRID BEARING.

NOTE: THE BEARINGS SHOWN HERE ON HAVE BEEN ROTATED FROM THE ORIGINAL PLAT. ROTATE 00°10'06"
COUNTERCLOCKWISE TO ACHIEVE PLAT BEARING.

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH
AND THAT I HOLD CERTIFICATE NO. 10708888 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL
ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED
A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20
AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY
PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE
INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN
DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 3RD DAY OF OCTOBER, 2024.



Willis D. Long, PLS NO. 10708888

S1
1

COUNTY RECORDER

ENTRY NO. 108548 FEE PAID \$54.00

FILED FOR AND RECORDED

AT 4:43, IN BOOK I13 OF OFFICIAL

RECORDS, PAGE 1904 RECORDED

FOR Eccher's et al.

Vin Bander
COUNTY RECORDER

BY:



LAYTON SURVEYS LLC

Professional Land Surveying 837 S 500 W, STE. 201
(801) 663-1641, Willis.long@laytonsurveys.com WOODS CROSS, UT 84070