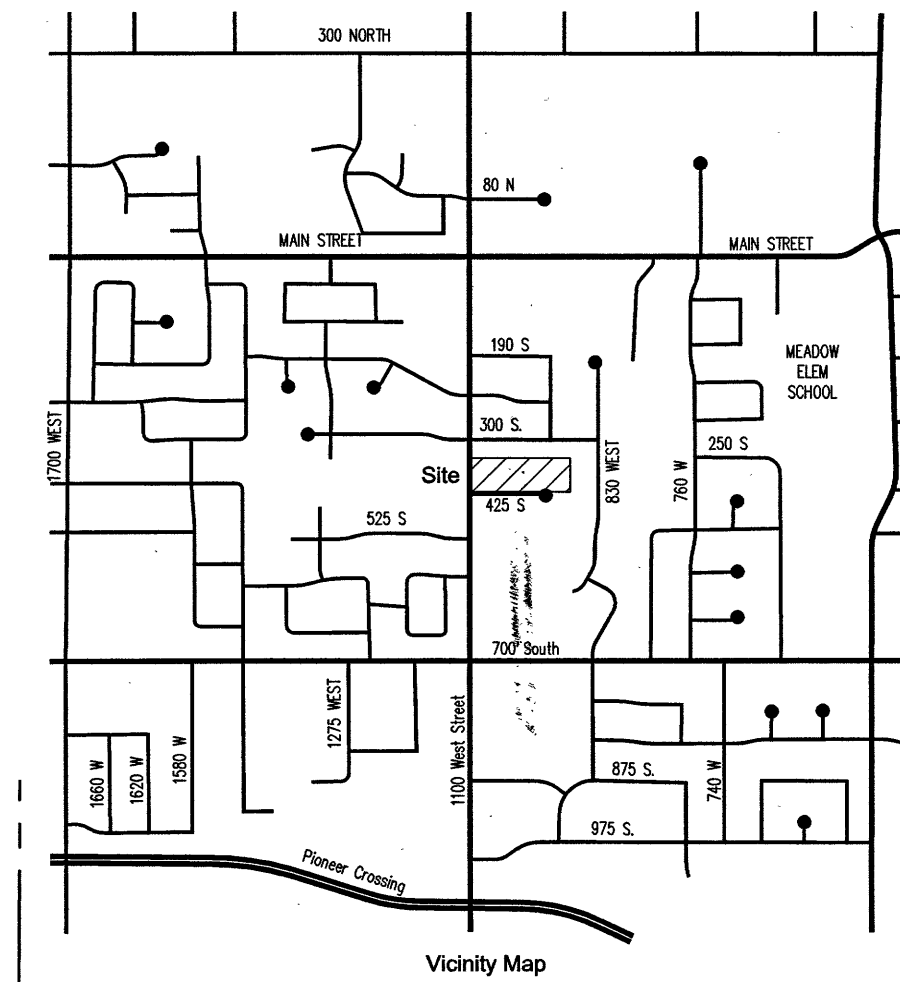


NORTH
1" = 40'

BRIDAL CREEK ESTATES PLAT "B"

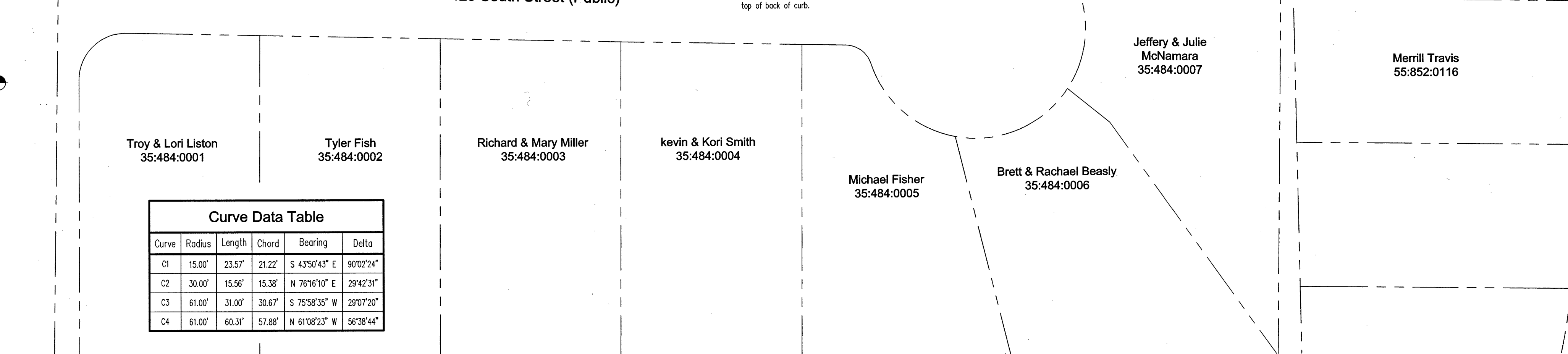
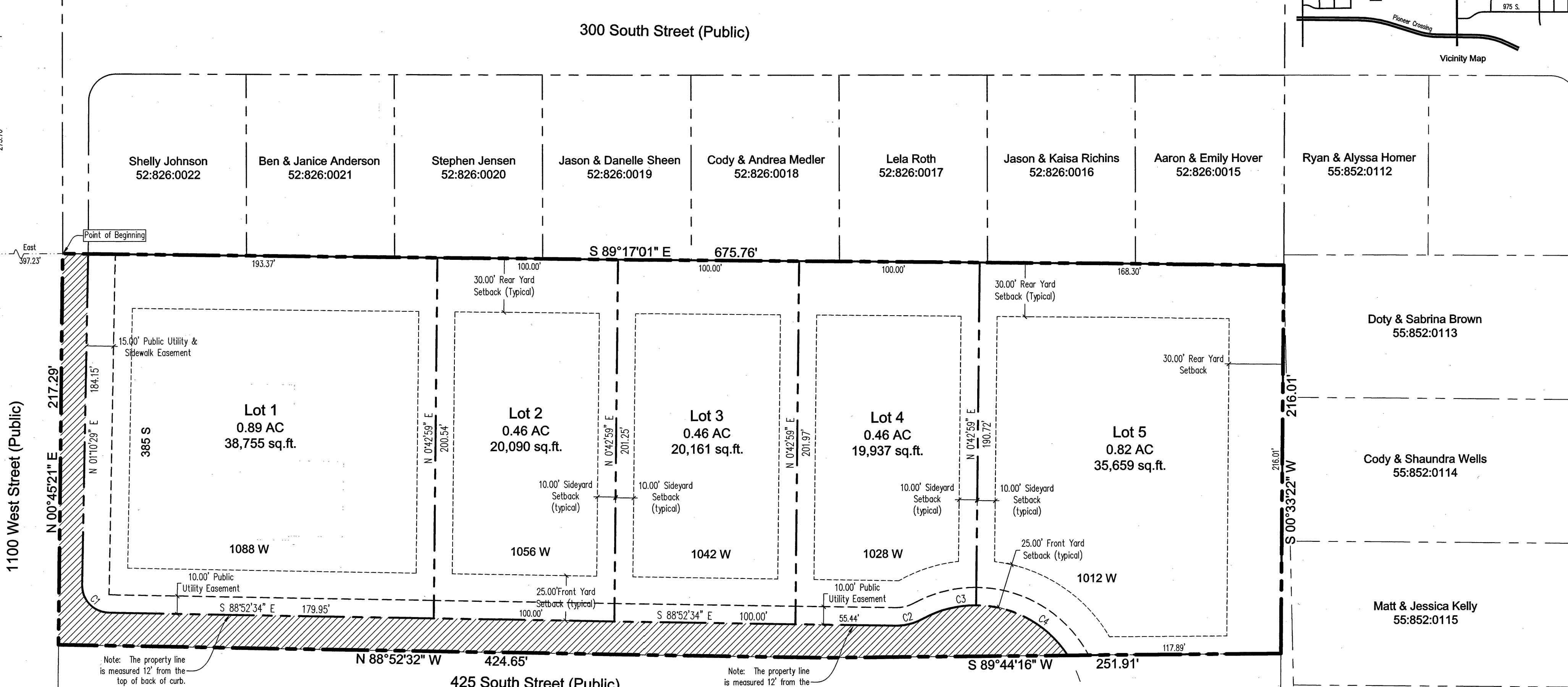
Located in the Southwest quarter of Section 17,
Township 5 South, Range 1 East
Salt Lake Base and Meridian

A Residential Subdivision



West quarter corner
Section 17
Township 5 South
Range 1 East
S.L.B. & M.

South 02°22'02" East along the Section line (Point of Beginning)
275.76'

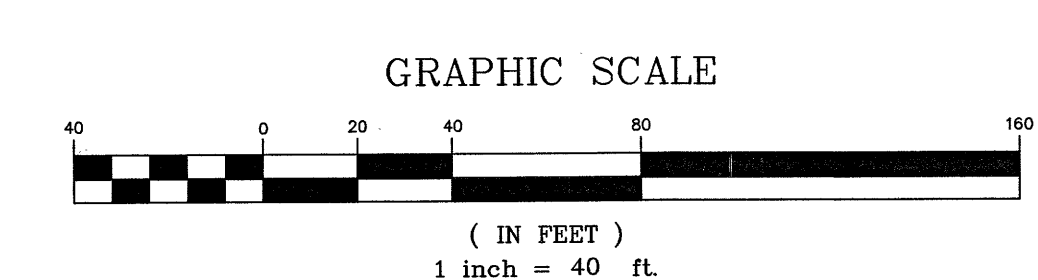


Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.57'	15.35'	S 43°50'43" E	90°02'24"
C2	30.00'	15.56'	15.35'	N 76°16'10" E	29°42'31"
C3	61.00'	31.00'	30.67'	S 75°58'35" W	29°07'20"
C4	61.00'	60.31'	57.88'	N 61°08'23" W	56°38'44"

- Notes:
- One (1) color electronic copy of as-built drawings, formatted in accordance with Section 3 of the 2016 edition of the Lehi City Design Standards, shall be submitted to the City upon completion of the public improvements, including water, sewer, storm drain and power.
 - All construction is to be done as per the 2016 edition of the Lehi City Design Standards and Public Improvement Specifications.
 - "This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."
 - All property corners to be set with 5/8" rebar with cap and brass pins to be set in the top of curb.
 - The lowest floor levels cannot be greater than 5.00' below native grade.

	Square Footage	Acreage	Percent of total
Total Area	147,777	3.39	100
Total Lot Area	134,600	3.30	98
Street Dedication Area	13,068	0.09	2

Tabulation Table



Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147069, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. 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, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located South 02°22'02" East along the Section line 275.76 feet and East 397.23 feet from the West quarter corner of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°17'01" East along Saddlebrook II Subdivision 675.76', on file in the office of the Utah County Recorder's office; thence South 00°33'22" West 216.01 feet; thence South 89°44'16" West along Plat "A", Bridal Creek Estates Subdivision as shown on file in the office of the Utah County Recorder's office, 251.91 feet; thence North 88°52'32" West along said Bridal Creek Estates 424.65 feet; thence North 00°45'21" East 217.29 feet to the point of beginning.

Area = 147,777 sq. ft. or 3.39 Acres
Total number of Lots = 5

Basis of Bearing is South 02°22'02" East along the Section line from the West quarter corner to the Southwest corner of said Section 17.

1/26/22
DATE

[Signature]
PROFESSIONAL LAND SURVEYOR
(see seal below)

Owner's Dedication

Know all by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this 22 day of February, A.D. 2022

Daniel & Camille Purtschert Trust 02-03-2011
[Signature]
Daniel A. Purtschert
Trustee

[Signature]
Camille B. Purtschert
Trustee

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

On this 22 day of February, in the year 2022, before me, Julie Ann Allen, a Notary Public, personally appeared Daniel A. and Camille B. Purtschert, proved on the basis of satisfactory evidence to be the person(s), whose names are subscribed to this instrument, and acknowledged that they executed the same.

My Commission Number 709876
01-08-2024 *[Signature]*
Signed (a Notary Public Commissioned in Utah)

My Commission Expires 01-08-2024 *[Signature]*
Julie Ann Allen
Print name of Notary

Planning Commission Approval

Approved this 10th day of March, 2022 by the Lehi City Planning Commission.

[Signature] Director-Secretary
[Signature] Chair, Planning Commission

Acceptance by Legislative Body

The City of Lehi, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this 7th day of March, A.D. 2022

Approved: *[Signature]* Mayor
Approved: *[Signature]* City Recorder
(see seal below)

Approved: _____ City Engineer
(see seal below)

Occupancy Restriction Notice

The City of Lehi has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

County Recorder

ENT 33237:2022 Map # 18227
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Mar 16 12:06 pm FEE 60.00 BY RR
RECORDED FOR LEHI CITY CORPORATION

Plat " B "

BRIDAL CREEK ESTATES
Located in the Southwest quarter of Section 17,
Township 5 South, Range 1 East
Salt Lake Base and Meridian

A Residential Subdivision

Lehi City, Utah County, Utah

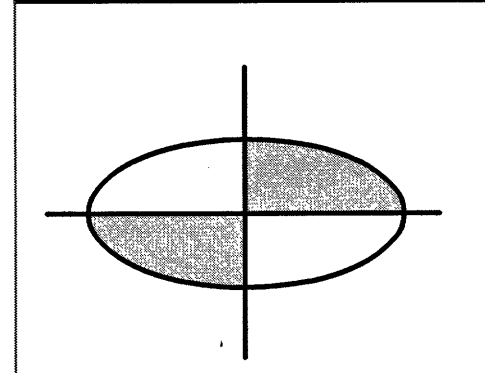
Scale: 1" = 40 Feet

NOTARY PUBLIC SEAL
JULIE ANN ALLEN
NOTARY PUBLIC STATE OF UTAH
COMMISSION # 73987
COMM. EXP. 01-08-2024

CITY-COMMISSIONER SEAL
LEHI CITY
3/19/22

CITY SEAL OF LEHI CITY

Prepared by:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



18227
56-17, T5S, R1E S14E M TUD10 JS