

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

FINAL PLAT  
BCB TOWNHOMES SUBDIVISION  
A PLANNED UNIT DEVELOPMENT  
VACATING LOT 5 AND 7 OF AN AMENDMENT OF A PORTION OF BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT LOCATED IN THE SOUTHEAST QUARTER, SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BRIGHAM CITY, BOX ELDER COUNTY, UTAH

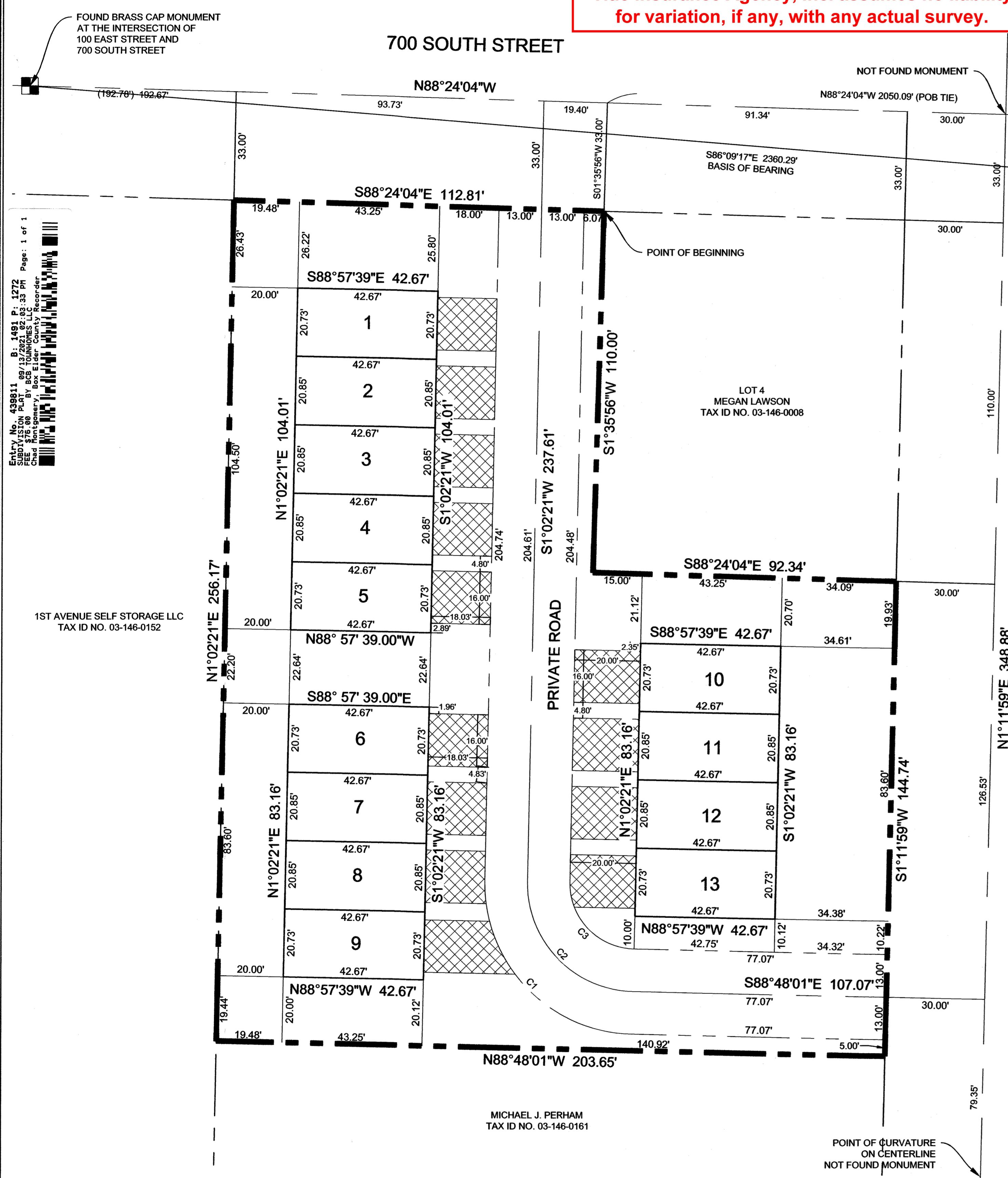
**SURVEYOR'S CERTIFICATE**  
I, MICHAEL L. WANGEMANN, WITH LICENSE NUMBER 6431156, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LICENSED LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS, KNOWN HEREAFTER AS BCB TOWNHOMES SUBDIVISION, A PLANNED UNIT DEVELOPEMENT, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.  
SIGNED THIS 26th DAY OF AUGUST, 2021.  
*Michael L. Wangemann*  
Michael L. Wangemann, PLS  
PLS# 6431156-2201



**LEGAL DESCRIPTION**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 4, PARTIAL AMENDMENT TO BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT 'A', AS ENTRY NO. 24342 IN THE BOX ELDER COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 92.56 FEET AND NORTH 88°24'04" WEST 2050.09 FEET AND SOUTH 01°35'56" WEST 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE WEST AND SOUTH LINES OF SAID LOT 4, THE FOLLOWING TWO (2) COURSES: SOUTH 01°35'56" WEST 110.00 FEET AND SOUTH 88°24'04" EAST 92.34 FEET TO THE WEST RIGHT-OF-WAY OF 200 EAST STREET; THENCE SOUTH 01°11'59" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 144.74 FEET TO THE NORTHEAST CORNER OF LOT 4, AMENDMENT OF LOT 3, BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT 'E' AS ENTRY NO. 075566 IN THE BOX ELDER COUNTY RECORDER'S OFFICE; THENCE NORTH 88°48'01" WEST ALONG SAID NORTH LINE 203.65 FEET TO A POINT ON THE EAST LINE OF LOT 1, AMENDED BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT 'E' AS ENTRY NO. 132795 IN THE BOX ELDER COUNTY RECORDER'S OFFICE; THENCE NORTH 01°02'21" EAST 256.17 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET; THENCE SOUTH 88°24'04" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 112.81 FEET TO THE POINT OF BEGINNING.  
CONTAINS 42,002.78 SQ/FT OR 0.96 ACRES

**OWNER'S DEDICATION**  
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO PARCELS, LOTS, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE  
**BCB TOWNHOMES SUBDIVISION, A PLANNED UNIT DEVELOPEMENT,**  
AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-807, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL WATER MAIN, IRRIGATION MAIN AND SERVICE LATERALS UP TO THE METERS, SEWER MAIN, ELECTRICAL INFRASTRUCTURE UP TO THE METERS ARE OWNED BY BRIGHAM CITY AND NATURAL GAS LINE, COMMUNICATION LINES AND ANY OTHER UTILITIES ARE OWNED BY THEIR RESPECTIVE PROVIDERS. THE UTILITIES PAST THE METERS, PRIVATE DRIVE AND COMMON AREA ARE TO BE OWNED MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION (BCB HOMEOWNERS ASSOCIATION).  
OWNER(S):  
Printed NAME AND TITLE OF OWNER  
AUTHORIZED SIGNATURE(S)  
*Ryan Foerster*  
BCB TOWNHOMES, LLC  
By: *Ryan Foerster*  
(Print Name)  
Its: *Member*  
(Title)

**LIMITED LIABILITY ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF Box Elder  
ON THE 21st DAY OF August, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC *Katrina Perry* (AND) *Ryan Foerster* (AND) OF BCB TOWNHOMES, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION NUMBER: 707730  
MY COMMISSION EXPIRES: 08-12-2023  
*Katrina Perry*  
NOTARY PUBLIC  
RESIDING IN Box Elder County  
KATRINA PERRY  
NOTARY PUBLIC & STATE OF UTAH  
COMMISSION NO. 707730  
COMM. EXP. 08-12-2023

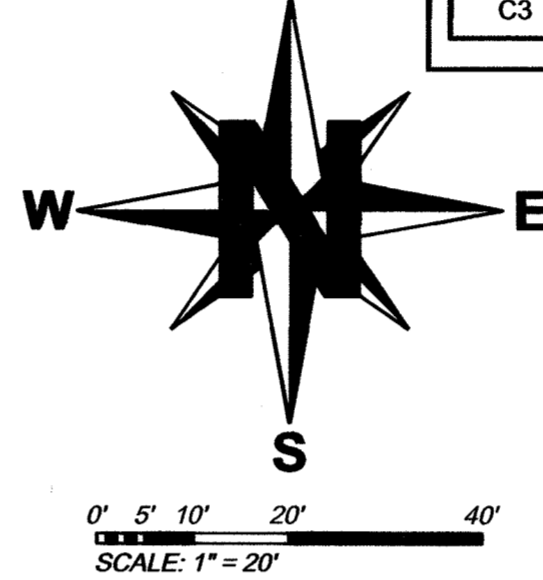


**CURVE TABLE**

| CURVE | LENGTH | RADIUS | DELTA     | TAN    | CHORD  | CHORD BRG   |
|-------|--------|--------|-----------|--------|--------|-------------|
| C1    | 72.13' | 46.00' | 89°50'22" | 45.87' | 64.96' | S43°52'50"E |
| C2    | 51.74' | 33.00' | 89°50'22" | 32.91' | 46.60' | S43°52'50"E |
| C3    | 31.36' | 20.00' | 89°50'22" | 19.94' | 28.24' | S43°52'50"E |

**LOT TABLE**

| LOT | ADDRESS            | UNIT | SQ/FT  | ACRES |
|-----|--------------------|------|--------|-------|
| 1   | 724 SOUTH 200 EAST | #101 | 894.14 | 0.02  |
| 2   | 724 SOUTH 200 EAST | #102 | 894.14 | 0.02  |
| 3   | 724 SOUTH 200 EAST | #103 | 894.14 | 0.02  |
| 4   | 724 SOUTH 200 EAST | #104 | 894.14 | 0.02  |
| 5   | 724 SOUTH 200 EAST | #105 | 894.14 | 0.02  |
| 6   | 724 SOUTH 200 EAST | #106 | 894.14 | 0.02  |
| 7   | 724 SOUTH 200 EAST | #107 | 894.14 | 0.02  |
| 8   | 724 SOUTH 200 EAST | #108 | 894.14 | 0.02  |
| 9   | 724 SOUTH 200 EAST | #109 | 894.14 | 0.02  |
| 10  | 724 SOUTH 200 EAST | #110 | 894.14 | 0.02  |
| 11  | 724 SOUTH 200 EAST | #111 | 894.14 | 0.02  |
| 12  | 724 SOUTH 200 EAST | #112 | 894.14 | 0.02  |
| 13  | 724 SOUTH 200 EAST | #113 | 894.14 | 0.02  |



**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 2nd DAY OF FEBRUARY, A.D., 2021 BY THE BRIGHAM CITY PLANNING COMMISSION.  
*Steven D. Bascher*  
CHAIRMAN

**BRIGHAM CITY ENGINEER**  
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN OUR OFFICE.  
SIGNED THIS 2nd DAY OF SEPTEMBER, 2021.  
*Brett M. Jones*  
BRIGHAM CITY ENGINEER

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 9th DAY OF September, A.D., 2021.  
*Michael S. Reed*  
CITY ATTORNEY

**APPROVAL AND ACCEPTANCE**  
PRESENTED TO THE BRIGHAM CITY COUNCIL THIS 4th DAY OF MARCH, 2021, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.  
*Christina Burr* ATTEST  
*Supriya* MAYOR  
*City Recorder* TITLE

**UTAH LAND SURVEYING, LLC**  
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY  
1359 FAIRWAY CIR  
FARMINGTON, UT 84025  
PHONE 801.725.8395  
FAX 801.820.7775  
www.utahlandsurveying.com

**LEGEND**  
Section Monument  
Property Line  
Center Line  
Property Corner set with rebar & cap  
Private Area  
Limited Common Area  
Common Area

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO VACATE THE TWO EXISTING LOTS, COMBINE THEM INTO ONE AND THEN SUBDIVIDE INTO 13 TOWNHOME UNITS.  
**BASIS OF BEARINGS**  
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND THE INTERSECTION MONUMENT AT 100 EAST 700 SOUTH AS SHOWN ON THIS SURVEY PLAT.

**VICINITY MAP**  
NOT TO SCALE  
SITE

**NOTES**  
1. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.  
2. ALL COMMON AREA ARE GENERAL UTILITY EASEMENTS.  
3. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ALL UTILITIES PAST THE METERS, STORM DRAIN INFRASTRUCTURE, RETENTION PONDS, LANDSCAPING AND THE PRIVATE ROAD IMPROVEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.  
4. THE PRIVATE ROAD WILL PROVIDE AS A GENERAL UTILITY AND DRAINAGE EASEMENT.  
5. IF PUBLIC UTILITIES REQUIRE CONSTRUCTION OR MAINTENANCE THAT RESULTS IN DAMAGE TO THE SURFACE IMPROVEMENTS IN THE PRIVATE ROADWAY, THE HOME OWNERS ASSOCIATION SHALL BEAR THE ASSOCIATED COST OF ASPHALT, CONCRETE AND OTHER SURFACE IMPROVEMENTS REPLACEMENT.

**SHEET**  
1 of 1

**COUNTY RECORDER No. 439811**  
STATE OF UTAH, COUNTY OF BOX ELDER,  
RECORDED AND FILED AT THE REQUEST OF BCB Townhomes LLC  
DATE 9/13/2021 TIME 2:03 pm FEE \$76.00  
BOOK 1491  
PAGE 1272  
*County Recorder*  
COUNTY RECORDER