

## Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time
  
- ☒ Lot Split/Lot Line Adjustment
- ☐ Plat Amendment (Subdivision)
- ☐ PUD Development Plan
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ AEG Meeting, (Affected Entity Group)

Ordinance Reference:

11A-301  
11B-400  
11C-500  
11E-524 or 11E-525  
  
Subdivision 11E-503/PUD or PRUD 11F-107-A-2  
11E-506  
  
11C-1950, 11E-100, and 11F-100  
11C-1950, 11E-100, and 11F-100  
11C-1950, 11E-100, and 11F-100  
11C-1950, 11E-100, and 11F-100  
11E-100  
11E-523  
11B-308  
13A-1300

☐ Other Land Use Permit \_\_\_\_\_

Project Name: Raspberry Patch Est. Current Zone: Res Proposed Zone: ~~Res~~ Same

Property Address: 588 Raspberry Patch Road

Parcel # Lot 29 #41-17-030-0029

Contact Person: Jeff Lerwill Phone #: 208 351-7300

E-mail address: Jeff@Countrywideprop.com

Mailing Address: 957 North 16th East Sugar City Idaho 83448

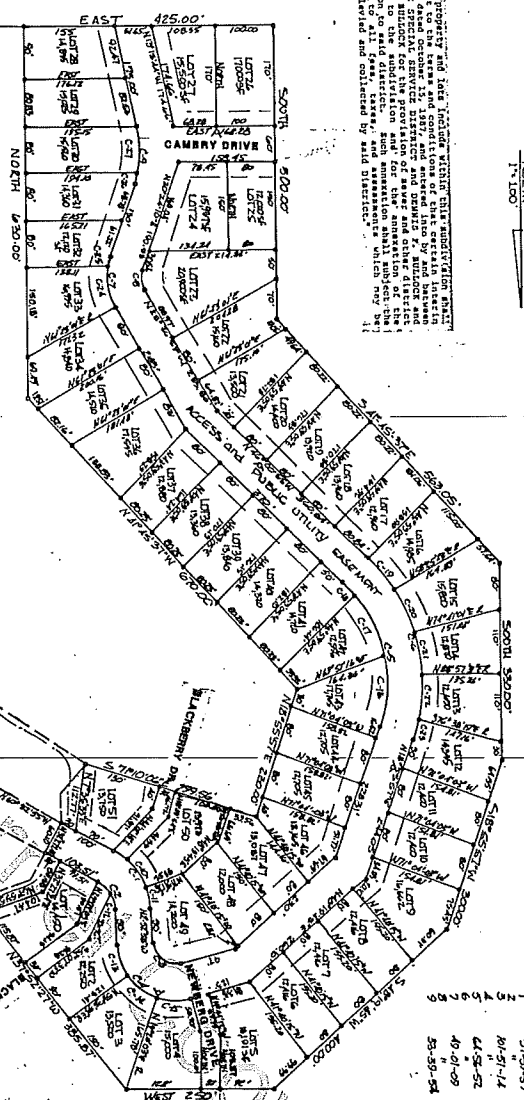
Surveyor  
Applicant (if different): Jeff Hansen Phone #: 435-757-0085

Mailing Address: P.O. Box 300 Wellsville UT. 84339

# RASPBERRY PATCH ESTATES UNIT #2

## GARDEN CITY, RICH COUNTY, UTAH

ALL PROPERTY AND EASES ARE SUBJECT TO THE RASPBERRY PATCH ESTATES UNIT #2 DEED, RECORDED IN THE PUBLIC RECORDS OF RICH COUNTY, UTAH, BOOK 15, PAGE 103. THE DEED CONTAINS A PLAN OF THE ESTATE AND A DESCRIPTION OF THE EASES AND EASEMENTS WHICH MAY BE NEEDED FOR THE PROVISION OF WATER AND OTHER UTILITY SERVICE TO THE ESTATE. THE DEED ALSO CONTAINS A PLAN OF THE ESTATE AND A DESCRIPTION OF THE EASES AND EASEMENTS WHICH MAY BE NEEDED FOR THE PROVISION OF WATER AND OTHER UTILITY SERVICE TO THE ESTATE.



CORNER DATA

#	A	T	B	C
1	51-59-57	36-25	124.45	127.84
2	36-25	44.23	64.23	67.19
3	44.23	64.23	172.44	175.40
4	64.23	172.44	452.85	455.81
5	452.85	455.81	354.73	357.69
6	354.73	357.69	187.75	190.71
7	187.75	190.71	109.47	112.43
8	109.47	112.43	50.01	52.97
9	50.01	52.97	165.31	168.27

#	A	T	B	C
10	28-58-31	32.79	124.23	127.19
11	32.79	124.23	64.23	67.19
12	64.23	127.19	172.44	175.40
13	172.44	175.40	452.85	455.81
14	452.85	455.81	354.73	357.69
15	354.73	357.69	187.75	190.71
16	187.75	190.71	109.47	112.43
17	109.47	112.43	50.01	52.97
18	50.01	52.97	165.31	168.27
19	165.31	168.27	124.23	127.19
20	124.23	127.19	64.23	67.19
21	64.23	127.19	172.44	175.40
22	172.44	175.40	452.85	455.81
23	452.85	455.81	354.73	357.69
24	354.73	357.69	187.75	190.71
25	187.75	190.71	109.47	112.43
26	109.47	112.43	50.01	52.97
27	50.01	52.97	165.31	168.27

### NOTES

- 1- TO PUBLIC UTILITY EASEMENT IS REQUIRED FOR ALL LOTS AND EASES ARE SUBJECT TO THE RASPBERRY PATCH ESTATES UNIT #2 DEED, RECORDED IN THE PUBLIC RECORDS OF RICH COUNTY, UTAH, BOOK 15, PAGE 103.
- 2- EASES AND EASEMENTS WHICH MAY BE NEEDED FOR THE PROVISION OF WATER AND OTHER UTILITY SERVICE TO THE ESTATE ARE SUBJECT TO THE RASPBERRY PATCH ESTATES UNIT #2 DEED, RECORDED IN THE PUBLIC RECORDS OF RICH COUNTY, UTAH, BOOK 15, PAGE 103.
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### COUNTY ENGINEER

### RECORDER

STATE OF UTAH, RICH COUNTY, RECORDED AND INDEXED IN THE PUBLIC RECORDS OF RICH COUNTY, UTAH, BOOK 15, PAGE 103. THE DEED CONTAINS A PLAN OF THE ESTATE AND A DESCRIPTION OF THE EASES AND EASEMENTS WHICH MAY BE NEEDED FOR THE PROVISION OF WATER AND OTHER UTILITY SERVICE TO THE ESTATE.

### SURVEYOR'S CERTIFICATE

I, JAMES C. HAZARD, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PART OF RASPBERRY PATCH ESTATES UNIT #2, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH, WAS BEING COLLECTED FROM THE PREVIOUSLY SUBMITTED RECORDS OF THE RICH COUNTY ENGINEER'S OFFICE AND THAT THE SAME ARE CORRECT AND ACCURATE. I HAVE NOTED THE CORRECTIONS AND HAVE MADE THE NECESSARY ADJUSTMENTS TO THE DEED.

DATE: 11/15/87  
SURVEYOR: JAMES C. HAZARD

### DESCRIPTION

BECAUSE THE PART OF THE UNIT #2 DEED, RECORDED IN THE PUBLIC RECORDS OF RICH COUNTY, UTAH, BOOK 15, PAGE 103, CONTAINS A PLAN OF THE ESTATE AND A DESCRIPTION OF THE EASES AND EASEMENTS WHICH MAY BE NEEDED FOR THE PROVISION OF WATER AND OTHER UTILITY SERVICE TO THE ESTATE, THE PART OF THE DEED WHICH DESCRIBES THE EASES AND EASEMENTS WHICH MAY BE NEEDED FOR THE PROVISION OF WATER AND OTHER UTILITY SERVICE TO THE ESTATE IS HEREBY RECORDED IN THE PUBLIC RECORDS OF RICH COUNTY, UTAH, BOOK 15, PAGE 103.

### OWNER'S DEDICATION

I, JAMES C. HAZARD, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PART OF RASPBERRY PATCH ESTATES UNIT #2, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH, WAS BEING COLLECTED FROM THE PREVIOUSLY SUBMITTED RECORDS OF THE RICH COUNTY ENGINEER'S OFFICE AND THAT THE SAME ARE CORRECT AND ACCURATE. I HAVE NOTED THE CORRECTIONS AND HAVE MADE THE NECESSARY ADJUSTMENTS TO THE DEED.

DATE: 11/15/87  
OWNER: JAMES C. HAZARD

### ACKNOWLEDGEMENT

I, JAMES C. HAZARD, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PART OF RASPBERRY PATCH ESTATES UNIT #2, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH, WAS BEING COLLECTED FROM THE PREVIOUSLY SUBMITTED RECORDS OF THE RICH COUNTY ENGINEER'S OFFICE AND THAT THE SAME ARE CORRECT AND ACCURATE. I HAVE NOTED THE CORRECTIONS AND HAVE MADE THE NECESSARY ADJUSTMENTS TO THE DEED.



From Lot 100

### Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk by the due date listed on the "Procedure for Submittal Poster" for the meeting when your project will be considered. Incomplete packets will not be accepted. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, an AEG pre-meeting before turning in this packet is encouraged.

### INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- ☐ **Subdivision Plat:** \$3,000 Deposit \* 11E  
     Preliminary Plat: \$500 per plat + \$10 per lot 11E-400  
     Final Plat: \$500 per plat + \$10 per lot 11E-500  
     Amended Plat: \$300 per plat  
     *Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- ☐ **Condominium Plat:** \$3,000 Deposit \* Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:  
     Condominium Plat: \$500 per plat + \$10 per lot 11E-524  
     Townhouse Plat: \$500 per plat + \$10 per lot 11E-525  
     *Condominium packets must include A, 15 of B, 4 of C, D, E, & F for each plat*
- ☐ **Planned Unit Development or Planned Residential Development (PUD or PRUD):**  
     \$3,000 Deposit \* 11C-1950, 11F & 11 E  
     Preliminary PUD Development Plan: \$1,000 11F-103  
     Final Development Plan: \$1,000 11F-107  
     *PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- ☒ **Readjustment of Lot Lines or Lot Splits:** \$250 11E-506  
     *Packets must include A, B, C, D, E, & F, Also, a deed for each lot*
- ☐ **Vacation of Subdivision:** \$300 11E-523  
     *Packets must include A, 20 of B, 4 of C, D, E, & F*
- ☐ **Conditional Use Permit:** \$300  
     *CUP packets must include A, 9 of B, D, E, & F*
- ☐ **Variance:** \$250 11B-308  
     *Variance Packets must include A, B, D, E, & F*
- ☐ **Annexation:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-300  
     *Annexation packets must include A, 20 of B, 4 of C, D, E, & F*

- ☐ **Zone Change:** \$300 for first acre or less, \$20 per acre for each additional acre  
(Maximum of \$1,000) 11A-302  
*Zone Change packets must include A, 20 of B, 4 of C, D, E, & F*
- ☐ **Encumbrance:** \$250  
*Encumbrance Packets must include A, B, D, E, & F*
- ☐ **Un-Encumbrance:** \$250  
*Un-Encumbrance Packets must include A, B, D, E, & F*
- ☐ **Appeal:** \$250  
*Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.*
- ☐ **Extension of Time:**  
*Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.*
- ☐ **Other Land Use Permits:** \$50  
*Packets must include A, B, D, E, & F*
- ☐ **Water Share Transfer:**  
*Water Share Transfer Packets must include A*
- ☐ **AEG Meeting, (Affected Entity Group):** \$350 Deposit  
*Packets must include A, 10 of B*

**Note:**

1. Fees are to cover costs of processing application. Applicants may be billed for additional costs.
2. Changes to land, lot lines, etc. may affect access to water connections.
3. The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.

**PACKET DOCUMENTATION REQUIREMENTS**

- A. Completed Garden City "Application for Project Review" form.
- B. 11"x14" or 11"x17" plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable copies.**
- C. A "D" size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
- D. A legal description and current ownership plat of the property.
- E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- F. An electronic copy of plat.

**Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at [www.gardencityut.us](http://www.gardencityut.us).**

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11C-1950, 11E-100, and 11F-100  
11E-100  
11E-523  
11B-308  
13A-1300

☐ Other Land Use Permit \_\_\_\_\_

Project Name: Paul Cracroft Current Zone: \_\_\_\_\_ Proposed Zone: \_\_\_\_\_

Property Address: 1079 Lakeview Drive

Parcel # 41-30-01-100

Contact Person: Paul Cracroft Phone #: 435-757-1169

E-mail address: pjc@sq1.biz

Mailing Address: 282 N. 1430 E Logan, UT 84321

Applicant (if different): \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owner of Record (if different): \_\_\_\_\_

Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Project Start date: 7/1/2024

Completion date: \_\_\_\_\_

Describe the proposed project as it should be presented to the hearing body and in the public notices.

1135 square feet to be transferred from  
Lot 101 to Lot 100

Lot Size in acres or square feet: 816 Number of dwellings or lots: 1 cabin

Non-residential building size: \_\_\_\_\_

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.

Paul Tracraft  
Signature of Applicant

Lot 100 Owner  
1079 Lakeview Drive

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. Owner of Record MUST sign the application prior to submitting to Garden City.

[Signature]  
Signature of Owner of Record

Lot 101 Owner  
1091 Lakeview Drive

\_\_\_\_\_  
Signature of Owner of Record

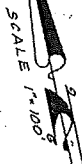
\_\_\_\_\_  
Signature of Owner of Record

Office Use Only

Date Received: 7/17/24

Fee: \$ 250.00

By: SA

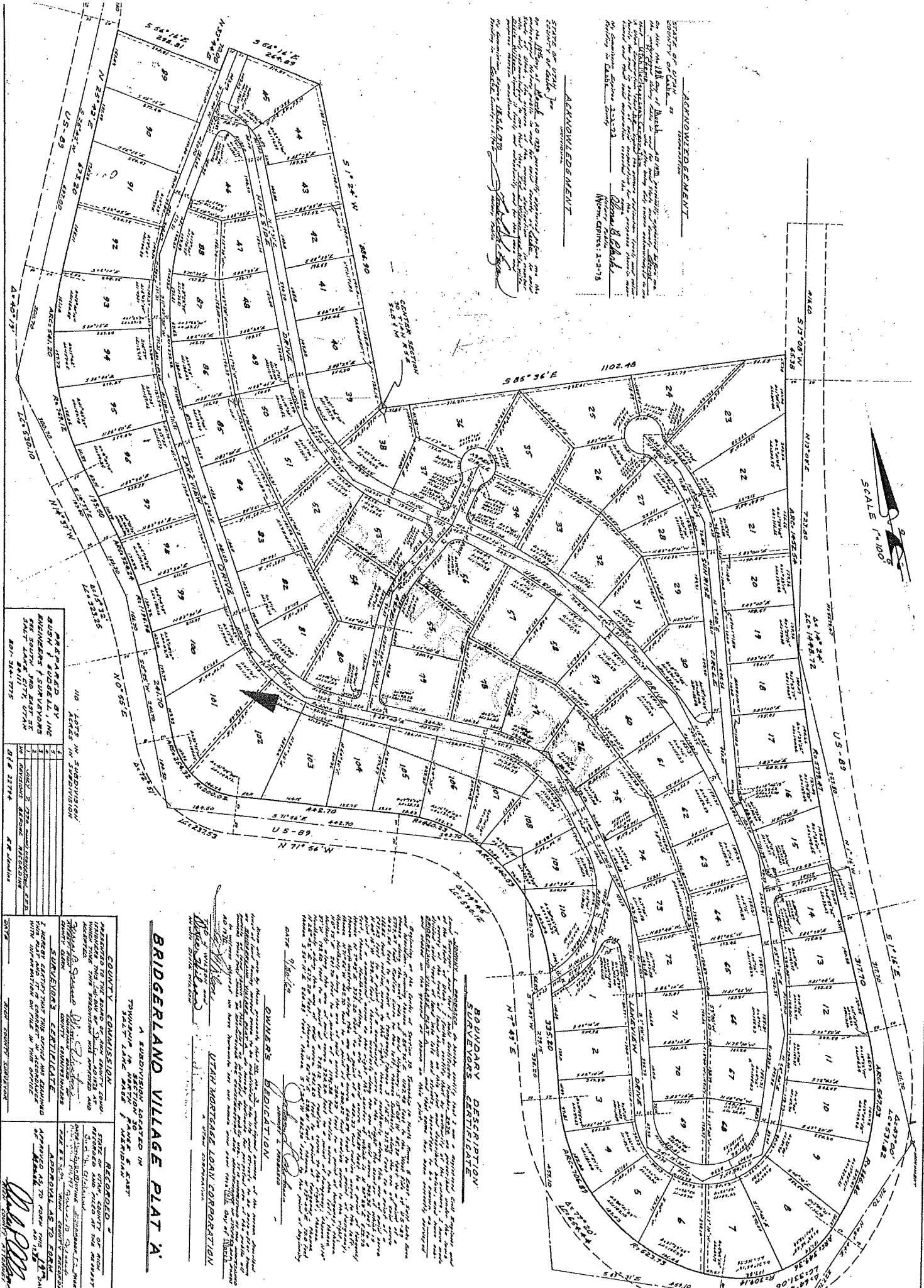


**ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF KANE  
I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Utah, and that the same has been duly filed for record in the office of the County Clerk of the County of Kane, Utah, and that the same is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Utah, and that the same has been duly filed for record in the office of the County Clerk of the County of Kane, Utah.

**ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF KANE  
I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Utah, and that the same has been duly filed for record in the office of the County Clerk of the County of Kane, Utah, and that the same is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Utah, and that the same has been duly filed for record in the office of the County Clerk of the County of Kane, Utah.



**BOUNDARY DESCRIPTION**

SECTION 1, TOWNSHIP 36 NORTH, RANGE 12 EAST, COUNTY OF KANE, STATE OF UTAH. The boundary of the above described land is as follows: Beginning at the intersection of the center line of Section 1, Township 36 North, Range 12 East, County of Kane, State of Utah, and the center line of Section 2, Township 36 North, Range 12 East, County of Kane, State of Utah, and running North 89° 15' 00\"/>

**OWNER'S DECLARATION**

I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Utah, and that the same has been duly filed for record in the office of the County Clerk of the County of Kane, Utah, and that the same is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Utah, and that the same has been duly filed for record in the office of the County Clerk of the County of Kane, Utah.

**BRIDGERLAND VILLAGE PLAT A**

THIS SUBDIVISION LOCATED IN  
TOWNSHIP 36 NORTH, RANGE 12 EAST,  
COUNTY OF KANE, STATE OF UTAH.

**COUNTY COMMISSIONER**

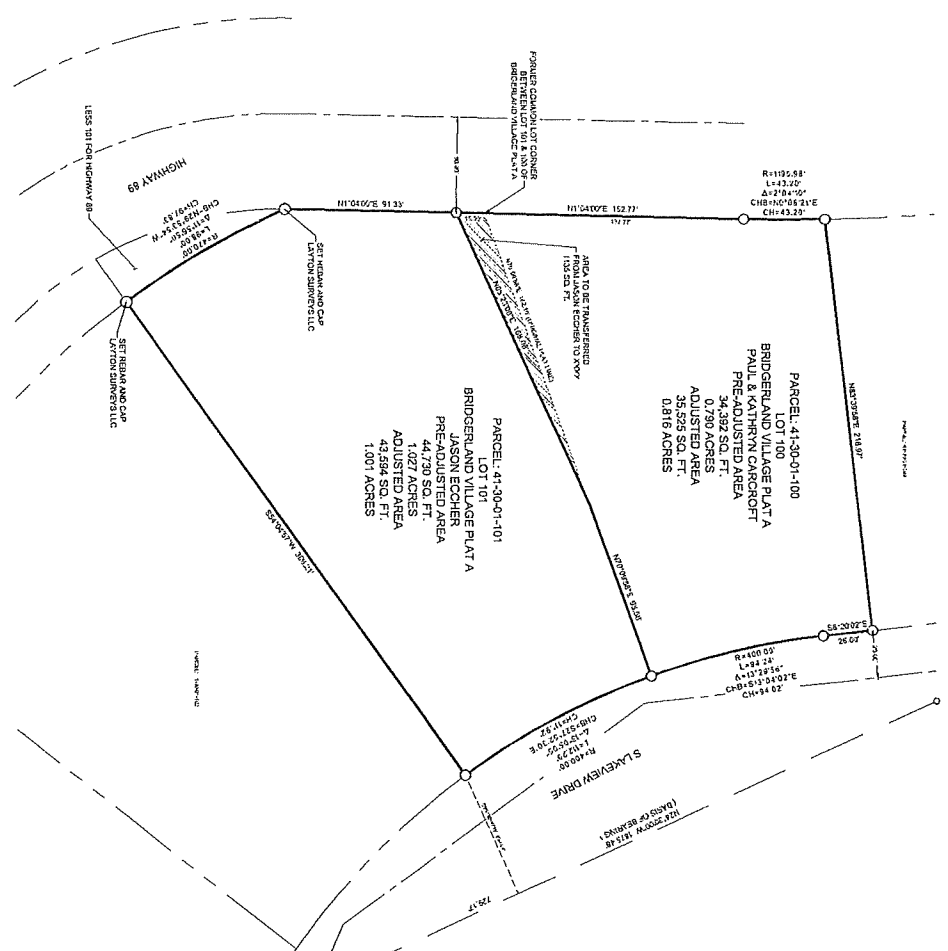
I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Utah, and that the same has been duly filed for record in the office of the County Clerk of the County of Kane, Utah, and that the same is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Utah, and that the same has been duly filed for record in the office of the County Clerk of the County of Kane, Utah.

**SURVEYOR'S CERTIFICATE**

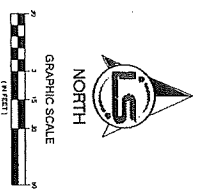
I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Utah, and that the same has been duly filed for record in the office of the County Clerk of the County of Kane, Utah, and that the same is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Utah, and that the same has been duly filed for record in the office of the County Clerk of the County of Kane, Utah.

# 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 JUNE 2024

FOUND SOUTHERLY QUARTER CORNER OF LOT 100 OF THE BRIDGERLAND VILLAGE PLAT "A"



VICINITY MAP



- LEGEND**
- SET POINT MARK AND CAP
  - MARKED OR UNMARKED
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - EXTENDING EVIDENCE LINE

## DEED DESCRIPTION

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

ALL OF LOT 101 OF THE BRIDGERLAND VILLAGE PLAT "A" IS RECORDED IN THE OFFICE OF THE RICH COUNTY RECORDER, UTAH.

THE SURVEY WAS MADE BY THE SURVEYOR, LAYTON SURVEYS, LLC, ON THE 15TH DAY OF JUNE, 2024, FOR THE PURPOSE OF AMENDING THE BRIDGERLAND VILLAGE PLAT "A" TO CORRECT THE BOUNDARY LINE BETWEEN LOT 100 AND LOT 101. THE SURVEY WAS MADE BY THE SURVEYOR, LAYTON SURVEYS, LLC, ON THE 15TH DAY OF JUNE, 2024, FOR THE PURPOSE OF AMENDING THE BRIDGERLAND VILLAGE PLAT "A" TO CORRECT THE BOUNDARY LINE BETWEEN LOT 100 AND LOT 101.

## ADJUSTED LOT 100 DESCRIPTION

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

ALL OF LOT 101 OF THE BRIDGERLAND VILLAGE PLAT "A" IS RECORDED IN THE OFFICE OF THE RICH COUNTY RECORDER, UTAH.

THE SURVEY WAS MADE BY THE SURVEYOR, LAYTON SURVEYS, LLC, ON THE 15TH DAY OF JUNE, 2024, FOR THE PURPOSE OF AMENDING THE BRIDGERLAND VILLAGE PLAT "A" TO CORRECT THE BOUNDARY LINE BETWEEN LOT 100 AND LOT 101. THE SURVEY WAS MADE BY THE SURVEYOR, LAYTON SURVEYS, LLC, ON THE 15TH DAY OF JUNE, 2024, FOR THE PURPOSE OF AMENDING THE BRIDGERLAND VILLAGE PLAT "A" TO CORRECT THE BOUNDARY LINE BETWEEN LOT 100 AND LOT 101.

## ADJUSTED LOT 101 DESCRIPTION

ALL OF LOT 101 OF THE BRIDGERLAND VILLAGE PLAT "A" IS RECORDED IN THE OFFICE OF THE RICH COUNTY RECORDER, UTAH.

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

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## NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO CORRECT THE BOUNDARY LINE BETWEEN LOT 100 AND LOT 101 OF THE BRIDGERLAND VILLAGE PLAT "A". THE SURVEY WAS MADE BY THE SURVEYOR, LAYTON SURVEYS, LLC, ON THE 15TH DAY OF JUNE, 2024, FOR THE PURPOSE OF AMENDING THE BRIDGERLAND VILLAGE PLAT "A" TO CORRECT THE BOUNDARY LINE BETWEEN LOT 100 AND LOT 101.

THE SURVEY WAS MADE BY THE SURVEYOR, LAYTON SURVEYS, LLC, ON THE 15TH DAY OF JUNE, 2024, FOR THE PURPOSE OF AMENDING THE BRIDGERLAND VILLAGE PLAT "A" TO CORRECT THE BOUNDARY LINE BETWEEN LOT 100 AND LOT 101.

## SURVEYOR'S CERTIFICATE

I, LAYTON SURVEYS, LLC, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THAT I HAVE FOUND THE SURVEY TO BE ACCURATE AND CORRECT. I HAVE ALSO FOUND THE SURVEY TO BE IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH SURVEYING BOARD RULES AND REGULATIONS.

I, LAYTON SURVEYS, LLC, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THAT I HAVE FOUND THE SURVEY TO BE ACCURATE AND CORRECT. I HAVE ALSO FOUND THE SURVEY TO BE IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH SURVEYING BOARD RULES AND REGULATIONS.



## COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FILED FOR AND RECORDED AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_ COUNTY RECORDER BY \_\_\_\_\_

