

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, April 17, 2025 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- a) Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.
- b) Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).
- c) Consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

AGENDA

1. Consideration of the Matthews Lane Rezone to go from Multi Use zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.
2. Consideration of the Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.
3. Considers of the order to show cause letter sent to Dustin Marazzito, regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone.
4. Consideration of the proposed Overlay District for Deseret located at approximately 1300 W Mack Canyon Road.
5. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code, Chapter 4.16 (Clear view of Intersection Streets).
6. Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).
7. Approval of minutes from the February 20, 2025 Planning Commission Work Meeting Minutes.
8. Approval of minutes from the February 20, 2025 Planning Commission Regular Meeting Minutes.
9. Report from Zoning Administrator
10. Open Forum for Planning Commissioners.
11. Report from City Council.
12. Adjourn.



Scan QR code to join Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419

Shelby Moore

Zoning Administrator

Grantsville City Community & Economic Development

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

CERTIFICATE OF POSTING: This agenda was posted on the Grantsville City Hall Notice Boards, the State Public Notice website at www.utah.gov/pmn/index.html, and the Grantsville City website at www.grantsvilleut.gov. Notification was sent to the Tooele Transcript Bulletin.



Grantsville City Planning Commission

April 17, 2025

Public Hearing

Proposed Sportsman Permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the R-1-21 zone.

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025**, at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **Public hearing of the Proposed sportsman permit for Jerrick Neria to have up to four dogs on the residential property located at 345 Belair Circle, in the RM-7 zone.**

You can view a copy of the agenda and packet online by 5:00pm on **April 11, 2025** at the link below:

https://cms9.revize.com/revize/grantsvilleut/departments/community__economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than **12:00pm on April 16, 2025.**

Dated this 4th day of April, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



Scan the QR code above or use the link below to join the Zoom meeting.

<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419



Grantsville City Planning Commission

April 17, 2025

Public Hearing

Notice is hereby given that the City of Grantsville will hold a public hearing to address an order to show cause letter sent to the applicant regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone.

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the **public hearing to address an order to show cause letter sent to the applicant regarding a conditional use permit for animals, located at 611 S. Woodruff Way in the R-1-21 zone**

You can view a copy of the agenda and packet online by 5:00pm on April 11, 2025 at the link below:

https://grantsvilleut.gov/departments/community_economic_development/planning_commission.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on April 16, 2025.

Dated this 3rd day of April, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



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<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419



Grantsville City Planning Commission

April 17, 2025

Public Hearing

Consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025 at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **consideration of the proposed amendment to the Grantsville City Land Use and Management Code Chapter 2 definition (104), Chapter 14.6 Codes and Symbols and Use Table 14.1, and Chapter 15.7 Codes and Symbols and Use Table 15.1 (Family Food Production).**

You can view a copy of the agenda and packet online by 5:00pm on **April 11, 2025** at the link below:

https://cms9.revize.com/revize/grantsvilleut/departments/community__economic_development/current_public_notices.php

Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than **12:00pm on April 16, 2025.**

Dated this 25th day of March, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Shelby Moore
Zoning Administrator



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<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419



Grantsville City Planning Commission

April 17, 2025

Public Hearing

Consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.

Notice is hereby given that, in accordance with the provisions of Sections §10-9A-205 and §10-9A-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on **April 17, 2025, at 7:00 p.m.** at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing, and meeting are to receive public input and consider action on the **proposed consideration of the Matthews Lane Rezone to go from Multi Use (MU) zoning to General Commercial District (C-G) for the commercial lots fronting Matthews Lane.**

You can view a copy of the agenda and packet online by 5:00pm on April 11, 2025 at the link below:

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Or by emailing pzcommission@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on April 16, 2025.

Dated this 4th day of April, 2025

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

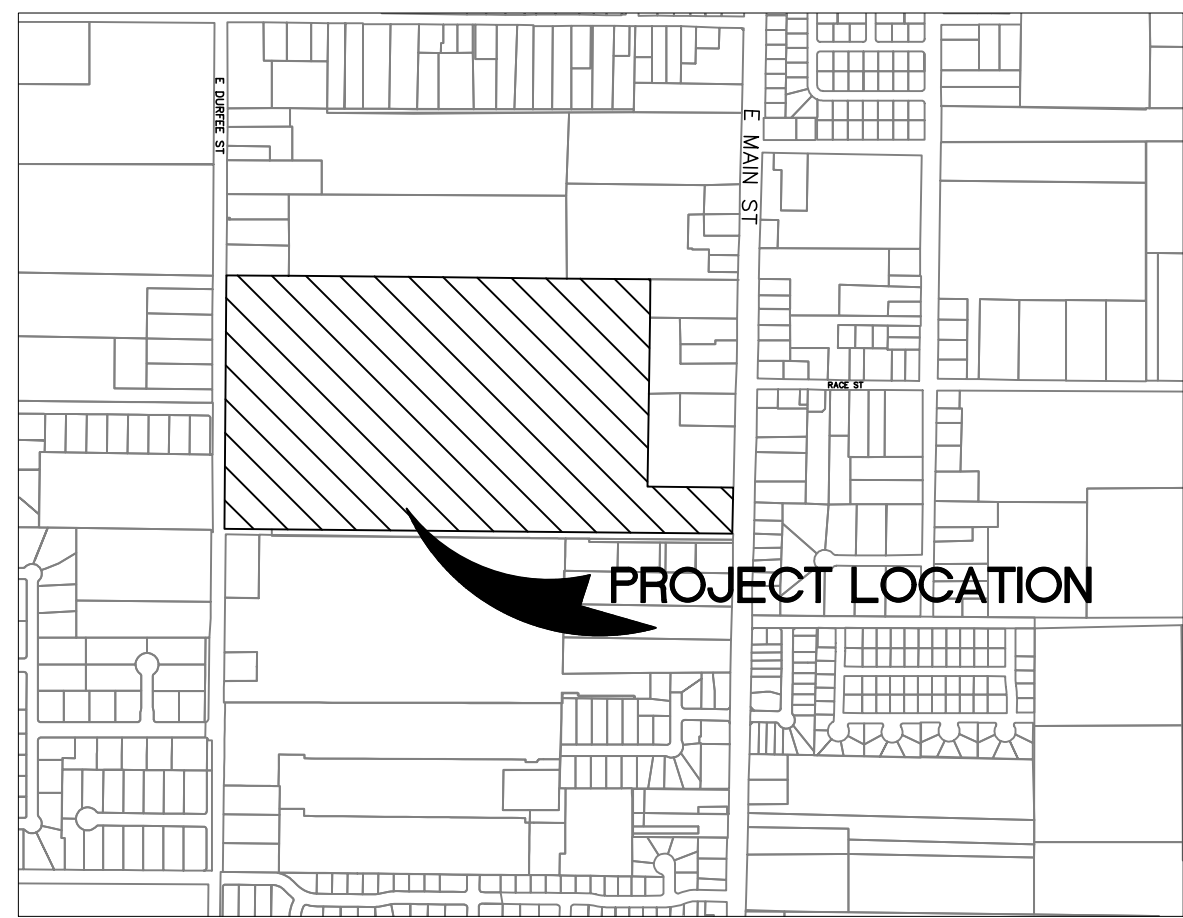
Shelby Moore
Zoning Administrator



Scan the QR code above or use the link below to join the Zoom meeting.

<https://us02web.zoom.us/j/88514202419>

Meeting ID: 885 1420 2419

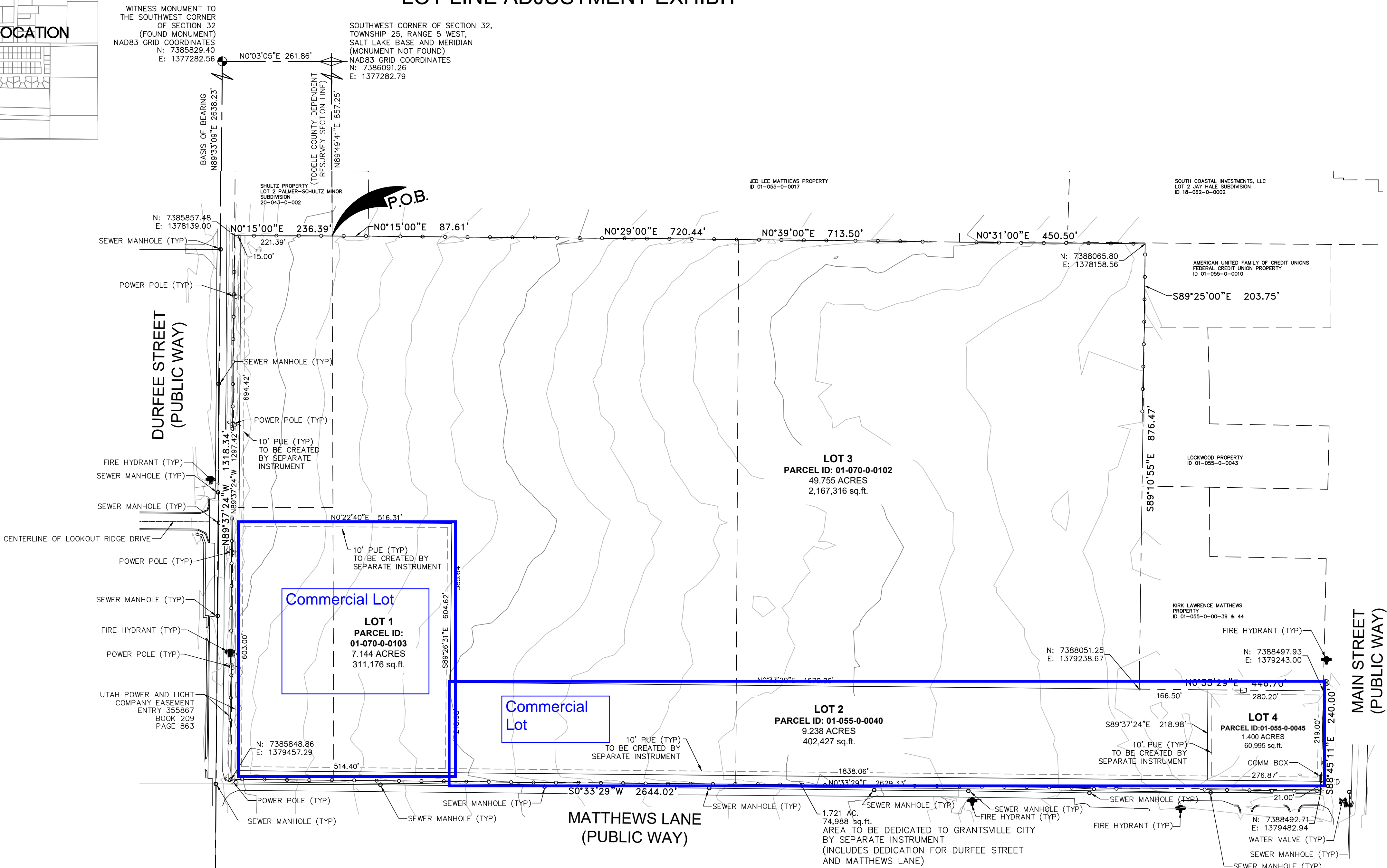
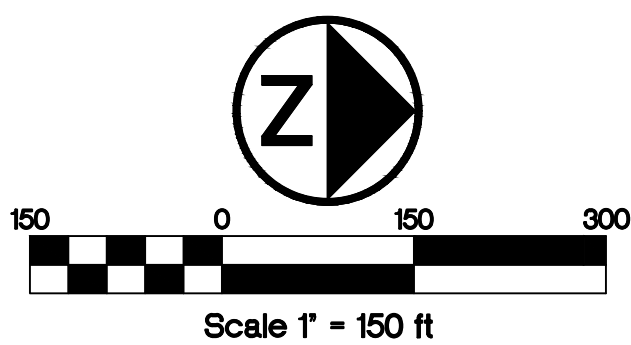


VICINITY MAP

SCALE: 1" = 1000'
GRANSTVILLE, UTAH

MATTHEWS PROPERTY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
LOT LINE ADJUSTMENT EXHIBIT



| LEGEND | |
|--------|--------------------------------|
| | SECTION LINE |
| | EXISTING ROW CENTERLINE |
| | FOUND WITNESS CORNER MONUMENT |
| | FOUND REBAR AND CAP |
| | SET 5/8 REBAR AND CAP |
| | (BOUNDARY LINE) |
| | (WILDING ENGINEERING) |
| | EXISTING FENCE |
| | ADJACENT PROPERTY / ROW LINE |
| | EXISTING RECORDED PARCEL LINES |
| | PROPOSED NEW PARCEL LINES |

GENERAL NOTES

- (1) THIS SURVEY WAS PREPARED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, WITH CAPSTONE TITLE FILE NO. 207541, WITH COMMITMENT DATE OF MARCH 1, 2022.
- NOTES PERTAINING TO SCHEDULE B, PART 2, OF THE ABOVE REFERENCED TITLE REPORT:
- 1-16 NOT ADDRESSED BY THIS SURVEY.
17. RIGHT OF WAYS ADJOIN THE PROPERTY ON THE NORTH, EAST AND SOUTH SIDES AND ARE SHOWN HEREON. NO OTHER RIGHT OF WAYS OR EASEMENTS WERE IDENTIFIED IN THE TITLE REPORT OR IN OUR FIELD INVESTIGATION.
18. THE RECORD OF SURVEY FOR A&J MATTHEWS PROPERTIES, L.C. PREPARED BY NOLAN HATHCOCK DATED JANUARY 10, 2009 WAS REVIEWED WITH THE PERFORMANCE OF THIS SURVEY.
- (2) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
- BOUNDARY LINE AGREEMENT ENTRY 318265
 - BOUNDARY LINE AGREEMENT ENTRY 318266
 - QUIT-CLAIM DEED ENTRY 369971
 - BOUNDARY LINE AGREEMENT ENTRY 385408
 - WARRANTY DEED ENTRY 455712
 - WARRANTY DEED ENTRY 526335
 - JAY HALES SUBDIVISION PLAT
 - PALMER-SCHULTZ MINOR SUBDIVISION PLAT
 - WARRANTY DEED ENTRY 565071
- (3) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

SURVEYOR'S CERTIFICATE:

TITLE DESCRIPTION

PARCEL 1 (TAX ID NO: 01-055-0-0045): BEGINNING AT A POINT ON THE WEST LINE OF MATTHEWS LANE WHICH LIES NORTH 89°49'41" EAST 2176.97 FEET ALONG THE TOOEE COUNTY DEPENDENT RESURVEY SECTION LINE TO THE WEST LINE OF MATTHEWS LANE AND NORTH 00°03'29" EAST 975.044 FEET ALONG SAID WEST LINE OF MATTHEWS LANE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOEE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOEE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.); THENCE FROM SAID POINT OF BEGINNING, NORTH 89°41'42" WEST 1320.75 FEET TO INTERSECT AN ANCIENT FENCE LINE; THENCE ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°39'00" EAST 535.53 FEET; (2) NORTH 00°31'00" EAST 450.50 FEET; (3) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 446.70 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 1419.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (TAX ID NO: 01-055-0-0040): BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOEE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOEE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 AND A TOOEE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.); THENCE FROM SAID POINT OF BEGINNING, ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 177.97 FEET; THENCE SOUTH 89°41'42" EAST 1320.75 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 975.04 FEET TO INTERSECT THE TOOEE COUNTY DEPARTMENT RESURVEY SECTION LINE, THENCE ALONG SAID SECTION LINE, SOUTH 89°49'41" WEST 1319.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (TAX ID NO: 01-070-0-0102): BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LIES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOEE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOEE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 5 LIES NORTH 00°03'05" EAST, 261.86 FEET FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 5 AND A TOOEE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 5.); THENCE FROM SAID POINT OF BEGINNING, ALONG THE TOOEE COUNTY DEPENDENT RESURVEY SECTION LINE, NORTH 89°49'41" EAST 658.13 FEET; THENCE SOUTH 242.694 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE, NORTH 89°37'24" WEST 659.17 FEET TO AN ANCIENT FENCE CORNER; THENCE ALONG AN ANCIENT FENCE LINE, NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (TAX ID NO: 01-070-0-0103): BEGINNING AT A POINT ON THE WEST LINE OF MATTHEWS LANE WHICH LIES NORTH 89°49'41" EAST 2176.97 FEET ALONG THE TOOEE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOEE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 3, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 5 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 5 AND A TOOEE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 5.); THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST LINE OF MATTHEWS LANE, SOUTH 00°33'29" WEST 249.025 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE, NORTH 89°37'24" WEST 659.175 FEET; THENCE NORTH 242.694 FEET TO INTERSECT THE TOOEE COUNTY DEPENDENT RESURVEY SECTION LINE; THENCE ALONG SAID SECTION LINE NORTH 89°49'41" EAST 661.59 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT IN AN ANCIENT FENCE LINE WHICH LINES NORTH 89°49'41" EAST 857.25 FEET ALONG THE TOOEE COUNTY DEPENDENT RESURVEY SECTION LINE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOEE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 00°03'05" EAST 261.86 FEET FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID ANCIENT FENCE LINES THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°15'00" EAST 87.61 FEET; (2) NORTH 00°29'00" EAST 720.44 FEET; (3) NORTH 00°39'00" EAST 713.50 FEET; (4) NORTH 00°31'00" EAST 450.50 FEET; (5) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER; THENCE SOUTH 89°10'55" EAST 876.47 FEET; THENCE NORTH 00°33'29" EAST 446.70 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 00°33'29" WEST 2644.02 FEET TO THE NORTH LINE OF DURFEE STREET; THENCE ALONG SAID NORTH LINE NORTH 89°37'24" WEST 1318.34 FEET TO AN ANCIENT FENCE CORNER; THENCE ALONG AN ANCIENT FENCE LINE, NORTH 00°15'00" EAST 236.39 FEET TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 69,259 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY THE WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOEE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MARK ON THE GROUND THE EXTERIOR BOUNDARY OF THE FOUR SUBJECT PARCELS, IN PREPARATION FOR A SUBDIVISION OF THE PROPERTY FOR DEVELOPMENT. THE ANCIENT FENCE LINES THAT ARE REFERENCED IN THE DEEDS WERE LOCATED AND ARE SHOWN ON THE SURVEY. THE SUBJECT PROPERTY BOUNDARY MATCHED THE LOCATION OF SAID FENCE LINES. SEVERAL EXISTING PROPERTY CORNER MARKERS WERE FOUND AND ACCEPTED AS LOCATIONS DEMARCATING THE BOUNDARY.



C:\DATA\23167 Matthews Property\dwg\23167 LLA - Concept.dwg
PLOT DATE: Feb 19, 2025

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |

| DRAWING TITLE | |
|-----------------------------|--|
| LOT LINE ADJUSTMENT EXHIBIT | |
| | |
| LOCATION | |
| MATTHEWS LANE AND DURFEE ST | |
| | |
| GRANTSVILLE, UTAH | |

| PROJECT NAME | |
|-------------------|-----|
| MATTHEWS PROPERTY | |
| | |
| DRAWN | BDA |
| CHECKED | |
| COUNTY | |
| TOOELE COUNTY | |

| DATE | 2/19/2025 |
|-------|-----------|
| SCALE | 1" = 150' |
| SHEET | 1 OF 1 |