



NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, December 16, 2025, 6:00 PM
City Council Chambers, 20 North Main

- 6:00 Pledge of Allegiance
- 6:02 Approval of Minutes
- 6:05 Public Hearing ¹ / Application #25-097 / Amend Brigham City General Plan - Transportation Master Plan / Include Future Proposed Public Roadways that would Extend and Connect 100 West Street from 700 South to Fishburn Drive, and Lakeview Drive from 200 West to Main Street / Brigham City Corporation
- 6:25 Application #25-100 / Amend Baird-Glauser Subdivision / Baird-Glauser Subdivision Second Amendment, Amending Lots 4 and 5 / 530 South 900 West / David Yates

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids or services for this meeting should contact Destry Larsen (435-734-6604) at least 48-hours in advance of the meeting.

CERTIFICATE OF POSTING

The above notice and agenda were posted in three places within Brigham City Limits. A copy was also provided to the Box Elder News Journal and posted on the City Website and the State Public Meeting Notice website on December 4, 2025.

**BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION**

APPLICANT: Brigham City Corporation

PROPERTY OWNER: Multiple Owners

LOCATION: 100 W (between 700 S and Fishburn Drive)
Lakeview Drive (between 200 W and Main Street)

PARCEL NO: Multiple Parcels

APPLICATION NO.: 25-097

AREA: N/A

ZONING DISTRICT: GC/R-1-8

DATE: December 11, 2025

PLANNING COMMISSION MEETING: December 16, 2025

APPLICATION TYPE: Legislative

PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Amend General Plan – Transportation Master Plan

OVERVIEW:

This is a request to amend to the General Plan – Transportation Master Plan to include future proposed public roadways that would extend and connect the following streets with development and redevelopment of properties:

- (1) 100 West Street from 700 South to Fishburn Drive, and
- (2) Lakeview Drive from 200 West to Main Street.

Notice letters were mailed to all affected and adjacent properties.

STAFF COMMENTS:

Community and Economic Development Department:

- 1. Support the proposed amendment to the Transportation Master Plan.
- 2. The extension and connection of these two streets is beneficial for the development and redevelopment of the area and would improve access and circulation.

Engineering Department:

- 1. We understand that City administration and Public Works prefer that the asphalt width of 100 W between 700 S and Fishburn Dr match the width north of 700 S. This width is approximately 53 feet. This could be accomplished by:
 - a. matching the 99-foot right-of-way, sidewalk widths, and park strip widths north of 700 S.
 - b. applying an 80-foot right-of-way with 5' park strips and 4' sidewalks.
 - c. reducing the pavement width to 49-feet, eliminating park strips, and constructing 6' sidewalks.

We recommend administration and public works review utility and access needs and make a right-of-way and roadway width determination.

- 2. We support a pavement width that accommodates on-street parking and large trucks if any commercial accesses are planned for 100 W.
- 3. If a cul-de-sac is constructed at the south end of 100 W, it will need to meet the Public Works Standard (PWS) right-of-way diameter requirement of 120 feet.

4. If a subdivision is proposed in the area, the developer will need to construct all required public improvements including: sanitary sewer, storm drain, culinary water, secondary water, public power, communications, curb and gutter, sidewalk, asphalt roadway, street lighting, signage, and landscaping.
5. A new 8" diameter PVC C-900 culinary water main will need to be installed in the 100 W roadway extension including a fire hydrant for blow-off purposes at any dead ends.
6. A new 4" diameter PVC C-900 secondary water main will need to be installed in the 100 W roadway extension.
7. A new 8" diameter PVC SDR-35 sanitary sewer main will need to be installed in the 100 W roadway extension and connected to the sewer in 700 S.
8. Drainage improvements for a proposed subdivision in this area will be required per the PWS.

Fire Department:

1. The continuation of the streets need to match the width and weight of what is currently there.

Police Department:

1. No comments

Public Power Department:

1. No concerns on this application

Public Works Department:

(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)

1. Public Works Supports this application along with roadway with requirement as discussed in the DRT meeting. See Engineering Department comments.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission holds the required public hearing.
2. The Planning Commission is the recommending body to the City Council.
3. The Planning Commission recommends approval, disapproval, or request additional information in order to make a recommendation to the City Council.

STAFF RECOMMENDATIONS:

1. Staff supports the amendment.

STIPULATIONS:

1. N/A

FINDINGS OF FACT:

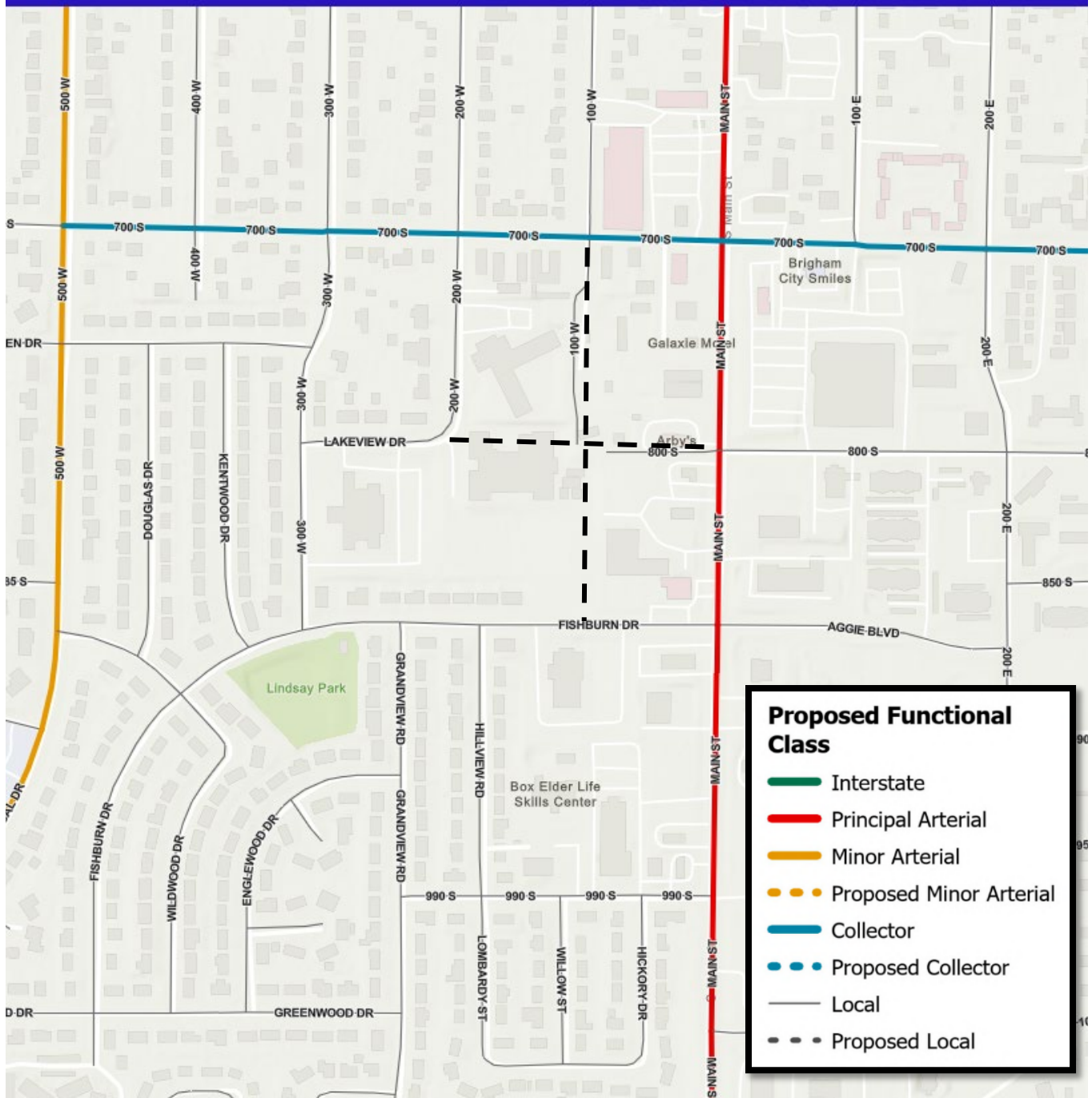
1. Brigham City adopted a General Plan as required by Utah Municipal Code 10-20-401, which plan is to serve as a comprehensive, long-range general plan for present and future needs of the city, and growth and development of all or any part of the land within the city. The general plan may include several elements as outlined in the Utah Municipal Code 10-20-404(2)(a), but at a minimum, with accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

- A. land use element
 - B. transportation and traffic circulation element
 - C. moderate income housing element
 - D. water use and preservation element
2. The transportation and traffic circulation element that (10-20-404(2)(a)(ii):
 - A. provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
 - B. for a city that has access to a major transit investment corridor, address the city's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;
 - C. for a city that does not have access to a major transit investment corridor, addresses the city's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and
 - D. correlates with the population projections, the employment projections, and the proposed land use element of the general plan.
 3. Brigham City identified a need to include future proposed public roadways that would extend and connect 100 West Street from 700 South to Fishburn Drive and Lakeview Drive from 200 West Street to Main Street for proper development and redevelopment of the area to improve access and circulation.
 4. Notice letters were mailed to all affected and adjacent properties.
 5. Per Utah Municipal Code (10-20-405):
 - A. The Planning Commission shall schedule and hold a public hearing on the proposed amendment.
 - B. The Planning Commission shall provide notice of the public hearing.
 - C. After the public hearing, the Planning Commission may modify the proposed amendment.
 - D. The Planning Commission shall forward the proposed amendment to the City Council.
 - E. The City Council may adopt, reject, or make any revisions to the proposed amendment that the Council considers appropriate.
 - F. If the City Council rejects the proposed amendment, the Council may provide suggestions to the Planning Commission for the Planning Commission's review and recommendation.

ATTACHMENTS:

1. Brigham City General Plan – Transportation Master Plan
2. Site and Parcel Map

Brigham City Transportation Master Plan



Proposed Public Roadways — — — — —

Extend and Connect:

- (1) 100 West Street from 700 South to Fishburn Drive
- (2) Lakeview Drive from 200 West to Main Street

[illegible]

**BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION**

APPLICANT: David Yates

PROPERTY OWNER: Double Down Real Estate LLC,
Anthony-Hodges Alicia TTEE

PROPERTY SITE: 530 South 900 West

PARCEL NO: 03-185-0047, 03-185-0048, 03-115-0007,
03-115-0024, 03-115-0070

APPLICATION NO.: 25-100

AREA: 6.14 acres

ZONING DISTRICT: R-M-7

DATE: December 11, 2025

PLANNING COMMISSION MEETING: December 16, 2025

APPLICATION TYPE: Legislative

PLANNING COMMISSION ROLE: Recommending Body to Land Use Authority

NATURE OF REQUEST:

Subdivision Plat Amendment – Baird-Glauser Subdivision Second Amendment,
Amending Lots 4 and 5

OVERVIEW:

The applicant owns the undeveloped parcels included in Lot 15 and recently acquired the previous Lot 4 (Fullmer property). The effort in obtaining the additional property is to provide a second access for the undeveloped area. Back in early 2024, the applicant submitted a concept subdivision plan for the undeveloped parcels called Harper View Subdivision. The following would take place with the proposed amended plat:

1. Adjust the property line between current Lots 4 and Lot 5 (new Lots 13 and 14).
2. Reduce the lot size of current Lot 4 (new Lot 14) to separate the dwelling from the existing barn/shed AND to create a wide enough strip for a private street between new Lot 14 and the Cottonwood Grove development. The strip/private street would serve as the required second access when new Lot 15 is developed.
3. Combine the excess portion of current Lot 4 with the three other parcels and combine into a new lot, Lot 15. The excess portion of current Lot 4 could not meet the flag lot requirements. Lot 15 technically has access from 1050 West Stub Street, which is not currently labeled on the plat but will be with the updates.

There is a primary underground power line in the easement behind new Lots 13 and 15, and an 8-inch sewer line that runs along the southerly property line of new Lot 15 (see attached Utility Map). The original subdivision plat and the (first) amendment plats are attached for reference with the proposed second amendment plat.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:

1. Label the addresses for Lots 13 and 14.
2. Lot 15 does not have an address shown/existing address.
3. Correct 03-185-0048 to 03-185-0077 (Parcel change made with warranty deed 493284).
4. Alicia Anthony-Hodges as trustee of the Alicia Anthony-Hodges separate property trust dated 09/04/2020 will need to sign as well for parcel 0077 (previously 0048).
 - A. Please also correct the acknowledgement to reflect trustee.

- B. Owners dedication, Alicia Anthony-Hodges Trustee doesn't have a signature line.
- C. Owners dedication, Alicia should be listed as a trustee not an individual.
- 5. See attached redlines on plat (both 1A and 1B). There were two different reviewers that provided comments.

Community and Economic Development Department:

- 1. Provide a Title Report to review against the prepared plat.
- 2. Easements:
 - A. Provide a 15 ft sewer easement for existing 8" sewer line, if one is not already existing. Will know better once we receive the Title Report for review.
 - B. Can remove the old easements on the previous Lot 4 except for the easement for the underground power line.
 - C. If the two power poles are to remain along the south property line of Lot 15, due south of Lot 14, the sewer easement could be changed to public utility easement to cover both utilities.
 - D. Provide a 15 ft public utility easement along 900 West Street for all three properties.
- 3. Include square footage with each lot. Both acreage and square footage is required to be included on the plat.
- 4. Label Orange Grove PUD Phase 1 and Phase 2.
- 5. Label 1050 West Street
- 6. Notes:
 - A. Update Note #1 from 10 feet to 15 feet.
 - B. Add a note for Lot 15. An address is not being assigned with this plat. Addresses will be assigned when Lot 15 is further developed and subdivided. Lot 15 is created to combine parcels together and provide two points of access.
- 7. Addresses. Include existing addresses on Lot 13 and Lot 14.
 - A. Lot 13 – 518 S
 - B. Lot 14 – 530 S
- 8. Side Yard.
 - A. Show distance of Lot 13 dwelling to new property line (south property line).
 - B. Show distance of Lot 14 dwelling to new property lines (north and south property lines).
 - C. If needed, you can provide an enlarged detail on the plat.
- 9. Scale. Please verify scale in feet. It appears to be 1" = 60' rather than 20'

Engineering Department:

- 1. Please note that the private roadway entrance will need to meet fire code.
- 2. 900 W is classified as a residential street. If the Private Drive (the lane) were a public roadway, the Public Works Standards require a minimum spacing of 160' from the north TBC of 540 S to the south edge of the lane. If the lane is considered a residential drive approach, the distance requirement drops to 50'. A right-in, right-out restriction on the lane would also be allowed to meet the 50' minimum standard. The City prefers and recommends a standard residential concrete driveway approach for the lane instead of the right-in right-out restriction.
- 3. All existing utilities (e.g sewer and power) should have an associated easement on the plat.
- 4. It appears that the scale bar showing 1" = 20' is incorrect. Please revise.
- 5. Please show the 5/8" x 24" Rebar with Cap in the legend on the drawing.
- 6. Lot 15 borders Orange Grove Phase 1 & 2 as well as Cottonwood Grove Phase 2. Please add the Orange Grove Phases to the plat and verify all bearings and

distances match with that development. In our review, it appears that they may not match.

7. Please label/identify any "BY RECORD" bearings and distances for the original platted property lines.
8. Please add addresses to Lots 13 & 14.
9. It is our understanding that Double Down Real Estate LLC is the new owner of Lot 14. If this is correct, please update the ownership of Lot 14 on the plat.
10. Please add a signature block in the Owner's Dedication for the Lot 13 property owner.
11. In the boundary description please adjust it to "THE NORTH LINE OF SAID COTTONWOOD AND ORANGE GROVE PUD PROPERTIES TAX ID..."
12. The existing right-of-way and utilities from the Orange Grove Development should be continued into this new development.
13. The Public Works Standards require secondary water mains to be installed in this development.
14. Please note for future construction drawings that the only sewer connection available to the property will be the sewer along the southern edge of Lot 15.
15. It appears that the only storm drain available for connection will be the existing storm drain box along 1050 W and 540 S. Storm water detention or retention will be required prior to connecting to that system.

Fire Department:

1. There will need to be a second access [for future development of Lot 15]. The width will be a minimum of 20 feet.

GIS Division:

1. Review comments are forthcoming.

Police Department:

1. No comments

Public Power Department:

1. Will meet with David Yates to discuss:
 - A. Power poles in the easement
 - B. Feed from 1050 West

Public Works Department:

(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)

1. Public Work supports this application.
2. Private drive needs to be constructed in drive approach standard fashion not like a typical roadway section. See Engineering Department comment.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body for this application and will need to forward a recommendation to the Direct (Paul Larsen), Land Use Authority.
2. The Planning Commission may recommend approval as is, approval with stipulations, denial, or request additional information to help make a recommendation.

STAFF RECOMMENDATIONS:

1. Support application subject to the noted stipulations.

STIPULATIONS:

1. Comply with and address the staff review comments including those forthcoming.
2. Once the plat has been updated, a second review by staff is required and will be reviewed against the first review comments and the submitted title report.

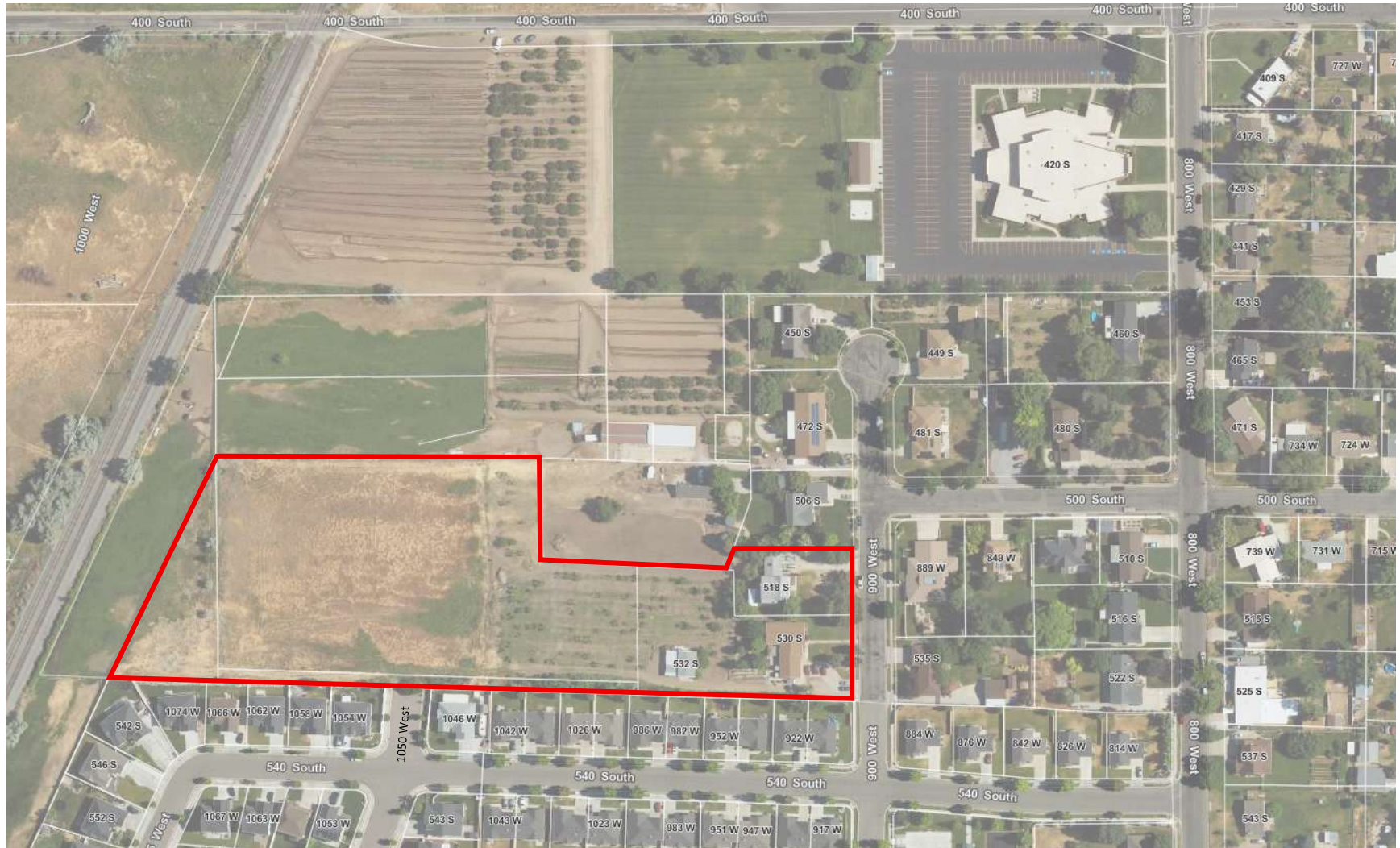
FINDINGS OF FACT:

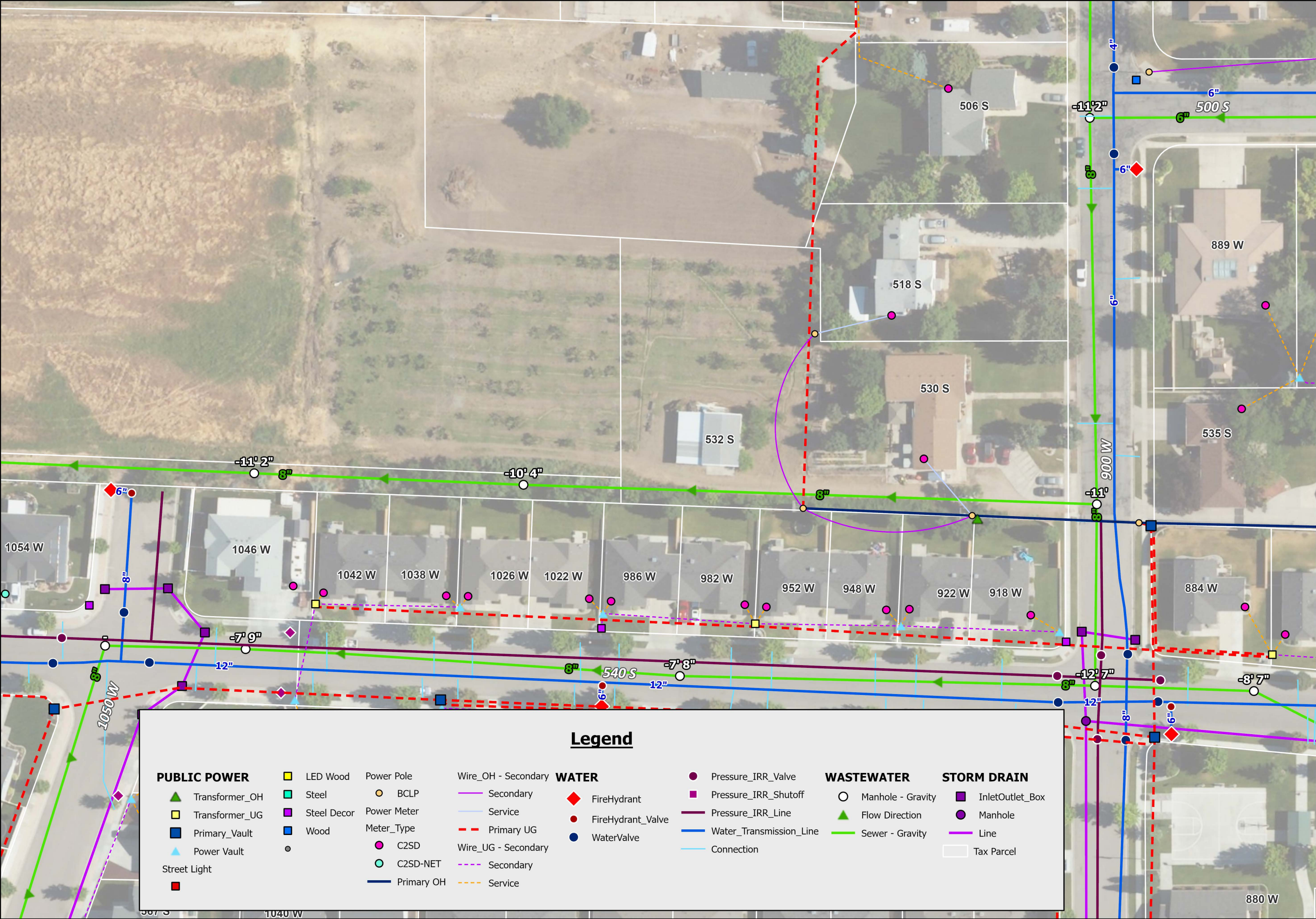
1. The primary purpose of the plat amendment is to provide a second access for the undeveloped area, shown as Lot 15.
 2. Minimum lot sizes, setbacks, etc. are subject to the R-M-7 zoning district standards.
 3. There are existing utilities within the subdivision boundary. Easements will remain and/or be provided for both existing and future utilities.
 4. The standard public utility easement along the public street side of each lot will be provided.
 5. A new plat will be created with the future development and subdivision of Lot 15.
-

ATTACHMENTS:

1. Locator Map
2. Utility Map
3. Box Elder County Redline Review 1A
4. Box Elder County Redline Review 1B
5. Baird-Glauser Subdivision (Original Plat)
6. Baird-Glauser Subdivision Amendment
7. Baird-Glauser Subdivision Second Amendment (Proposed Application)

LOCATOR MAP





PUBLIC POWER

Transformer_OH

Transformer_UG

Primary_Vault

Power Vault

Street Light

LED Wood

Steel

Steel Decor

Wood

Power Pole

BCLP

Power Meter

Meter_Type

C2SD

C2SD-NET

Primary OH

Wire_OH - Secondary

Secondary

Service

Wire_UG - Secondary

Primary UG

Secondary

Service

WATER

FireHydrant

FireHydrant_Valve

WaterValve

Pressure_IRR_Valve

Pressure_IRR_Shutoff

Pressure_IRR_Line

Water_Transmission_Line

Connection

WASTEWATER

Manhole - Gravity

Flow Direction

Sewer - Gravity

InletOutlet_Box

Manhole

Line

Tax Parcel

Disclaimer: This map was produced by Brigham City Geographic Information Systems (GIS). The GIS is designed for use in queries, modeling and planning. This map is not a substitute for government records maintained by Brigham City Planning and Public Works or Box Elder County Assessor and Recorder's office. The information is believed to be accurate and suitable for limited uses. Brigham City makes no warranty as to the accuracy of the information contained for any other purposes.

Date: 12/2/2025

Author: anthonyw

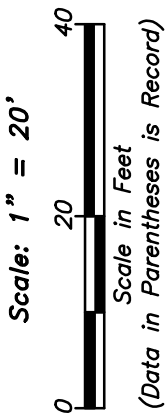
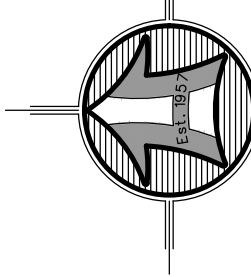
Utilities

540 S 900 W

BRIGHAM CITY

BAIRD - GLAUSER SUBDIVISION SECOND AMENDMENT

AMENDING LOTS 4 AND 5
Brigham City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 23,
Township 9 North, Range 2 West, Salt Lake Base & Meridian

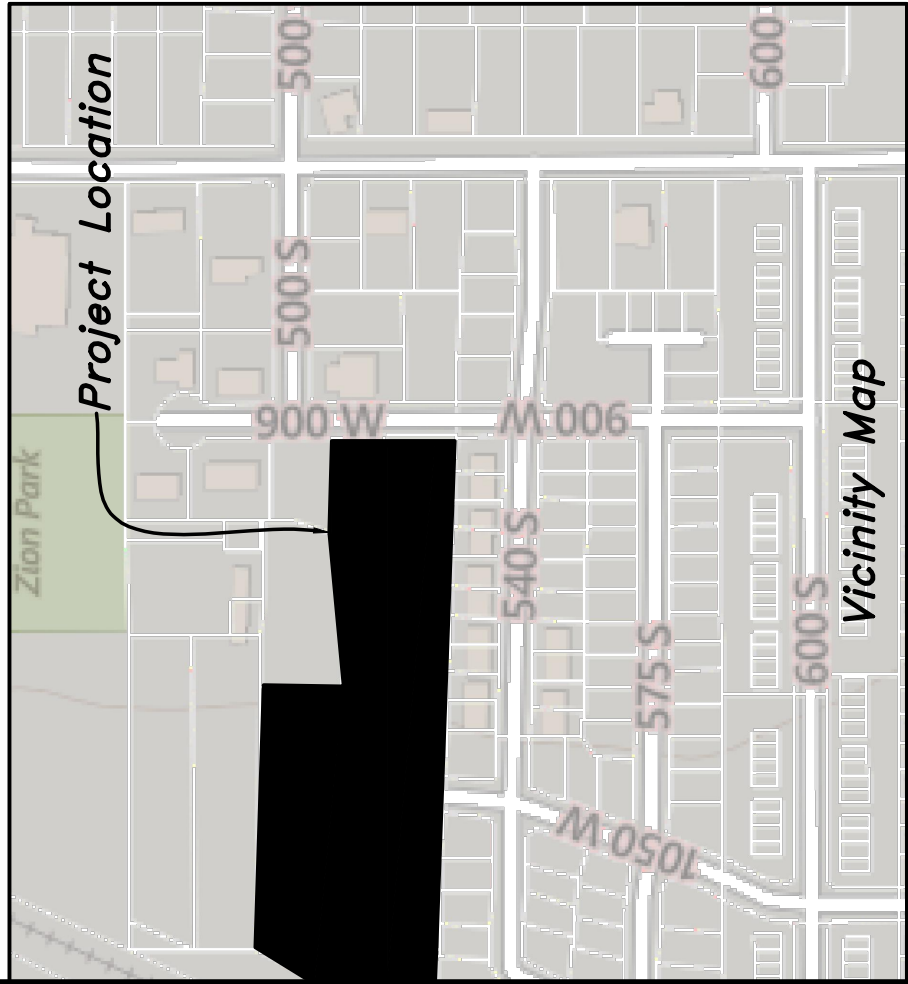


LEGEND

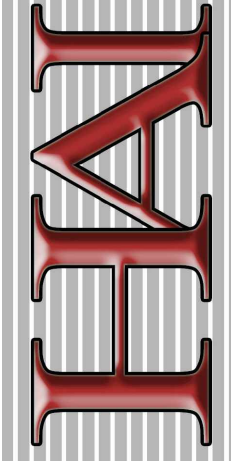
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- PREVIOUS PROPERTY LINE
- CENTERLINE
- EXISTING CONCRETE
- FENCE LINE
- BLOCK WALL
- STREET MONUMENT
- FOUND REBAR SET BY OTHERS
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER
- CALCULATED SECTION CORNER

NOTE:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on all back lot corners with details set in to back of curb and gutter on all side yard projections.



Developer:
DAVID W. PERRY
PERRY, UT 84302
(435) 225-2899



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Logan
Brigham City
(801) 399-4905 (435) 752-8272
Since 1957

25-J-274 25-J-274x23 3 LOT SUB.dwg 12/3/2025

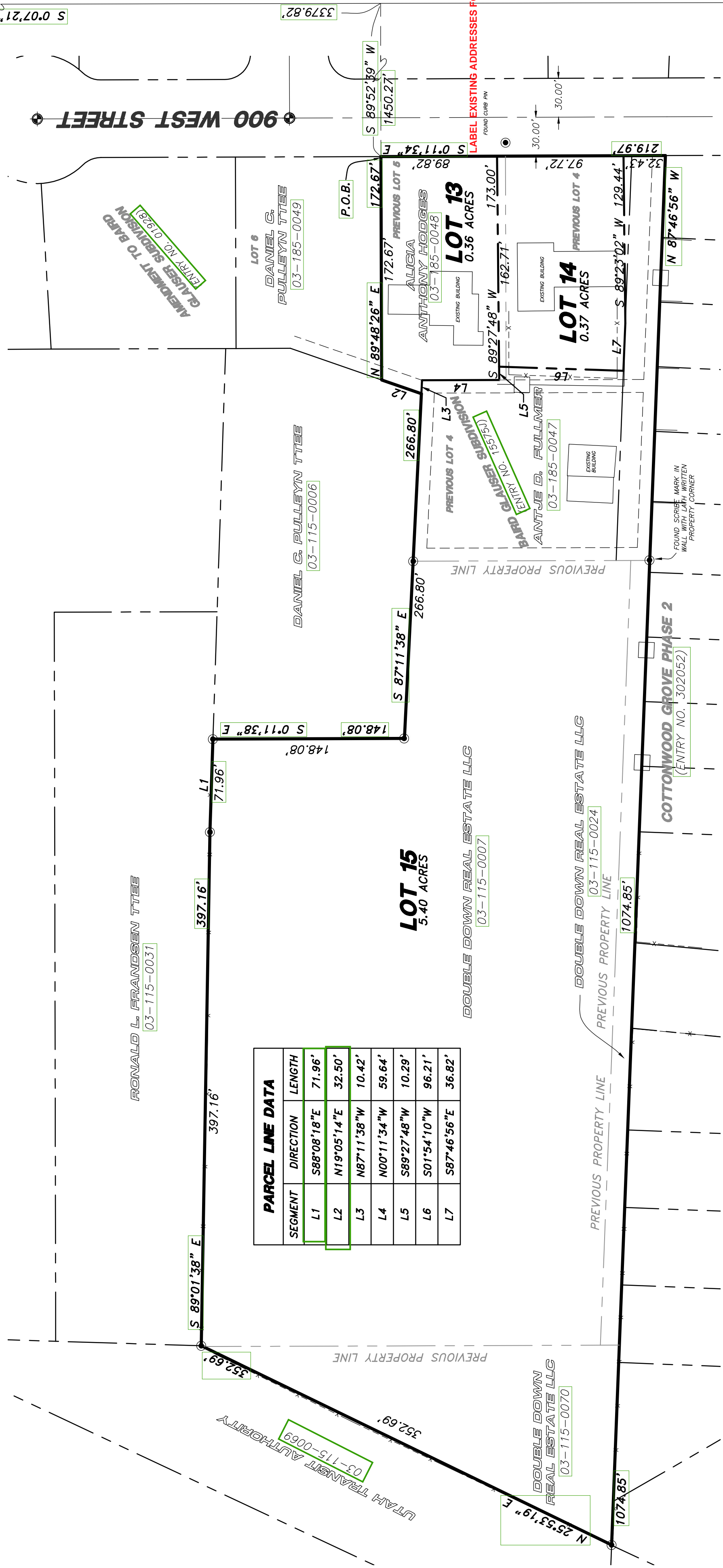
SECTION LINE - BASIS OF BEARING

5301.35'

NORTHWEST CORNER OF SEC. 23,
T. 9 N., R. 2 W., SLB&M
FOUND B.E. CO. BRASS CAP MONUMENT

N 89°51'10" W

NORTHEAST CORNER OF SEC. 23,
T. 9 N., R. 2 W., SLB&M
FOUND B.E. CO. BRASS CAP MONUMENT



| PARCEL LINE DATA | | | |
|------------------|-------------|--------|--|
| SEGMENT | DIRECTION | LENGTH | |
| L1 | S88°08'18"E | 71.96' | |
| L2 | N19°08'14"E | 32.50' | |
| L3 | N87°11'38"W | 10.42' | |
| L4 | N00°11'34"W | 59.64' | |
| L5 | S89°27'48"W | 10.29' | |
| L6 | S01°54'10"W | 96.21' | |
| L7 | S87°45'56"E | 36.82' | |

LOT 15
3.40 ACRES

BOULE DOWN REAL ESTATE LLC
(03-115-0007)

BOULE DOWN REAL ESTATE LLC
(03-115-0024)

BOULE DOWN REAL ESTATE LLC
(03-115-0070)

BOULE DOWN REAL ESTATE LLC
(03-115-0070)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE THREE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY DAVID YATES. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS SAID GLAUSER SUBDIVISION, ENTRY NO. 03-115-0006, AMENDMENT TO BAIRD, KNOWN HEREIN AS BAIRD - GLAUSER SUBDIVISION SECOND AMENDMENT, ENTRY NO. 03-115-0006, AND THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 23, T9N, R2W, SLB&M.

THE BASIS OF BEARING IS THE NORTH LINE OF SAID SECTION WHICH BEARS NORTH 89°51'10" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

ON THIS DAY OF 2025, ALCIA ANTHONY HODGES, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNER OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

State of Utah Notary Public, Commission Number

Notary Printed Name My Commission Expires

ALICIA ANTHONY-HODGES TRUSTEE, ALCIA ANTHONY-HODGES
SEPARATE PROPERTY TRUST 0804260

SOUTHEAST CORNER OF SEC. 23,
T. 9 N., R. 2 W., SLB&M
CALCULATED POSITION

APPROVAL AS TO FORM
Approved as to form this day of A.D., 2025.
by the Brigham City Planning Commission.

Attorney

Chairman

ENGINEER'S CERTIFICATE

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office.

Engineer

Date

APPROVAL AND ACCEPTANCE
Presented to the Brigham Land Use Authority this day of A.D., 2025 at which time this subdivision was approved and accepted.

By: Land Use Authority
Athena: City Recorder

COUNTY RECORDER'S NO.

State of Utah, County of Box Elder, Recorded and

Filed at the Request of

Date Time Fee

Abstracted

Index

Filed in: File of Plats

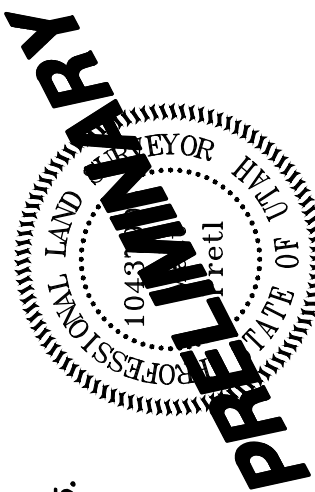
County Recorder

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO THREE (3) LOTS, KNOWN HEREIN AS BAIRD - GLAUSER SUBDIVISION SECOND AMENDMENT AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS DAY OF 2025.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, AMENDMENT TO BAIRD - GLAUSER SUBDIVISION, ENTRY NO. 01928, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 900 WEST STREET LOCATED 3379.82 FEET SOUTH 00°07'21" EAST ALONG THE EAST LINE OF SAID SECTION 23 AND 1450.27 FEET SOUTH 89°52'39" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23;

RUNNING THENCE SOUTH 00°11'34" EAST 219.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF COTTONWOOD GROVE PUD PHASE 2, ENTRY NO. 302052; THENCE NORTH 87°46'56" WEST 1074.85 FEET ALONG THE NORTH LINE OF SAID COTTONWOOD GROVE PUD PHASE 2 TO THE SOUTHEAST CORNER OF THE UTAH TRANSIT AUTHORITY PROPERTY, TAX ID. NO. 03-115-0069; THENCE NORTH 25°53'19" EAST 352.69 FEET ALONG THE EASTERLY LINE OF SAID UTAH TRANSIT AUTHORITY PROPERTY TO THE SOUTHWEST CORNER OF THE RONALD L. FRANSEN TTEE PROPERTY, TAX ID. NO. 03-115-0031; THENCE ALONG THE SOUTH LINE OF SAID RONALD L. FRANSEN TTEE PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°01'38" EAST 397.16 FEET; AND (2) SOUTH 88°08'18" EAST 71.96 FEET TO THE NORTHWEST CORNER OF THE DANIEL C. PULLEY TTEE PROPERTY, TAX ID. NO. 03-115-0006; THENCE ALONG THE BOUNDARY OF SAID DANIEL C. PULLEY TTEE PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°11'38" EAST 148.08 FEET; AND (2) SOUTH 87°11'38" EAST 266.80 FEET TO AN ANGLE POINT OF LOT 5, OF THE AMENDMENT TO BAIRD - GLAUSER SUBDIVISION, ENTRY NO. 01928; THENCE ALONG THE BOUNDARY OF SAID LOT 5 - GLAUSER SUBDIVISION, ENTRY NO. 01928; THENCE ALONG THE BOUNDARY OF SAID LOT 5 89°48'26" EAST 172.67 FEET; TO THE POINT OF BEGINNING. CONTAINING 6.14 ACRES.

OWNER'S DEDICATION

MISSING SIGNATURE LINE FOR ALCIA ANTHONY-HODGES, TRUSTEE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT BAIRD - GLAUSER SUBDIVISION SECOND AMENDMENT AND HEREBY DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BRIGHAM CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS DAY OF 2025.

DAVID THOMAS YATES - MANAGER OF DOUBLE DOWN REAL ESTATE LLC

CHELSEA TYLER YATES - MANAGER OF DOUBLE DOWN REAL ESTATE LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

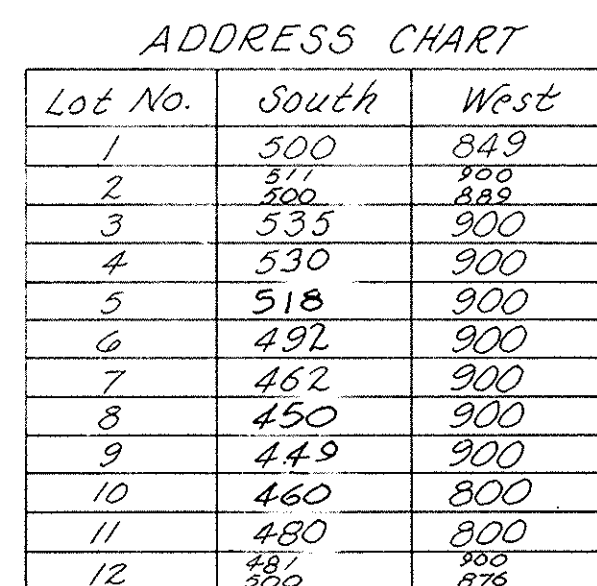
ON THIS DAY OF 2025, PERSONALLY APPEARED BEFORE ME, DAVID THOMAS YATES, AND CHELSEA TYLER YATES, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT THEY ARE MANAGERS OF DOUBLE DOWN REAL ESTATE LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

State of Utah Notary Public, Commission Number

Notary Printed Name My Commission Expires

5297.84'

AUGUST, 1985



NOTE: Utility Easements Are 10.00' Wide
Unless Noted Otherwise. Utilities shall
include all utilities or services as authorized by Brigham City.
Indicates Survey Monument To Be Set.

| <u>CURVE DATA</u> | | | | | |
|------------------------------|------------------------------|------------------------------|--|------------------------------|--|
| (a) | (b) | (c) | | (d) | |
| $\Delta = 90^{\circ}00'00''$ | $\Delta = 90^{\circ}00'00''$ | $\Delta = 44^{\circ}54'35''$ | | $\Delta = 44^{\circ}24'55''$ | |
| $R = 15.00'$ | $R = 20.00'$ | $R = 20.00'$ | | $R = 50.00'$ | |
| $L = 23.56'$ | $L = 31.42'$ | $L = 15.50'$ | | $L = 38.76'$ | |
| $T = 15.00'$ | $T = 20.00'$ | $T = 8.17'$ | | $T = 20.41'$ | |
| $LC = 21.21'$ | $LC = 28.28'$ | $LC = 15.12'$ | | $LC = 37.80'$ | |

PREPARED BY: HANSEN & ASSOCIATES INC.

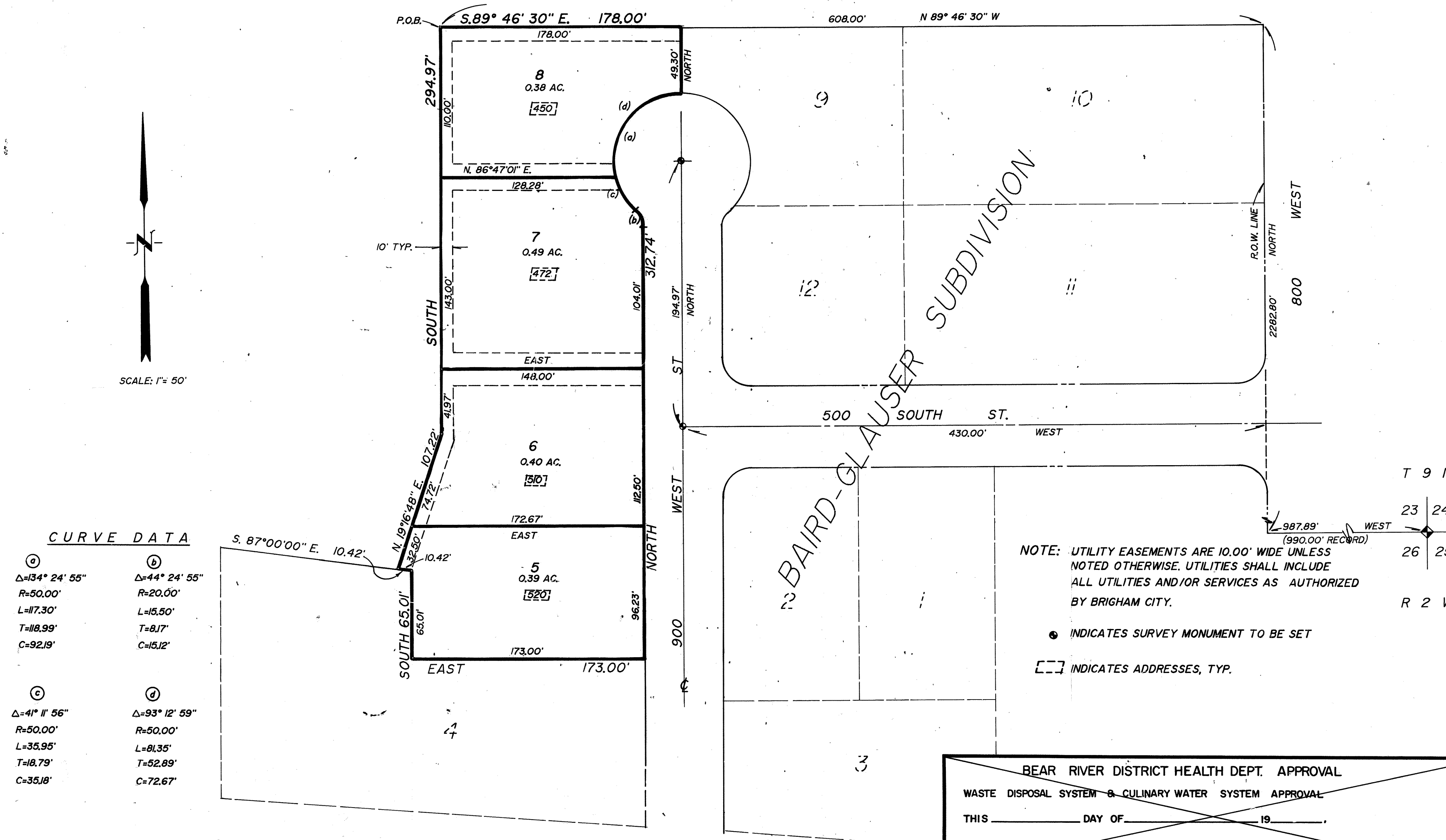
| | | | |
|--|---|---|--|
| <p align="center">COUNTY SURVEYOR'S CERTIFICATE</p> <p>I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.</p> <p align="right"> <u>13 Dec. 1985</u> DATE <u>Denton H. Prescher</u> COUNTY SURVEYOR </p> | <p align="center">PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS <u>5TH</u> DAY OF <u>SEPTEMBER</u>, A.D. 19<u>85</u> BY THE <u>BRIGHAM CITY</u> PLANNING COMMISSION.</p> <p align="right"> <u>William H. ...</u> CHAIRMAN </p> | <p align="center">CITY ENGINEER'S CERTIFICATE</p> <p>I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.</p> <p align="right"> <u>SEPT. 5, 1985</u> DATE <u>...</u> ENGINEER </p> | <p align="center">APPROVAL AND ACCEPTANCE</p> <p>PRESENTED TO THE <u>BRIGHAM CITY</u> COUNCIL THIS <u>5TH</u> DAY OF <u>SEPTEMBER</u>, A.D. 19<u>85</u>. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p align="right"> ATTEST: <u>...</u> CITY RECORDER <u>...</u> MAYOR </p> |
| <p align="center">COUNTY RECORDER'S NO. 15575J</p> <p>STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF <u>HILLAM ABSTRACTING</u> DATE <u>DEC. 13, 1985</u> TIME <u>2:32 PM</u> FEE \$ <u>28.50</u> ABSTRACTED <u>2</u> OF SEC. 23-9-2, BAIRD-GLAUSER SUBDIVISION</p> <p>INDEX <u>1111111</u> FILED IN: FILE OF PLATS <u>Maria E. Reid</u> COUNTY RECORDER</p> | <p align="center">APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>7TH</u> DAY OF <u>SEPTEMBER</u>, A.D. 19<u>85</u></p> <p align="right"> <u>...</u> ATTORNEY </p> | <p align="center">ACKNOWLEDGEMENT</p> <p>STATE OF <u>Utah</u> COUNTY OF <u>Box Elder</u> ON THE <u>4TH</u> DAY OF <u>September</u>, 19<u>85</u>, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF <u>Box Elder</u>, IN SAID STATE OF <u>Utah</u>, THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION <u>...</u> IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES <u>March, 1986</u></p> <p align="right"> <u>...</u> NOTARY PUBLIC </p> | <p align="center">CORPORATE ACKNOWLEDGEMENT</p> <p>STATE OF _____ COUNTY OF _____ ON THE _____ DAY OF _____, 19____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT _____ OF SAID CORPORATION AND THAT _____ SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES _____</p> <p align="right"> _____ NOTARY PUBLIC </p> |

AMENDMENT TO BAIRD--GLAUSER SUBDIVISION

A PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 23, T9N, R2W, S.L.B. & M.

BOX ELDER COUNTY, BRIGHAM CITY, UTAH

MAY, 1986



SURVEYOR'S CERTIFICATE

I, KEITH A. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 2053, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREFTER TO BE KNOWN AS: AMENDMENT TO BAIRD--GLAUSER SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

BOUNDARY DESCRIPTION

A PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 23, T9N, R2W, S.L.B. & M. BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF THE BAIRD--GLAUSER SUBDIVISION, SAID POINT BEING LOCATED WEST 987.89 FEET (990.00 FEET RECORD) AND NORTH 2282.80 FEET AND N 89° 46' 30" W ALONG THE NORTH LINE OF SAID SUBDIVISION 608.00 FEET FROM THE SOUTHEAST CORNER OF SAID SE 1/4; RUNNING THENCE ALONG THE WEST BOUNDARY OF SAID SUBDIVISION THE FOLLOWING 2 COURSES;

| | | |
|-----------------|--------|---|
| SOUTH | 294.97 | FEET; THENCE |
| S 19° 16' 48" W | 107.22 | THENCE |
| S 87° 00' 00" E | 10.42 | THENCE |
| SOUTH | 65.01 | TO THE SW CORNER OF LOT 5 OF SAID SUBDIVISION; THENCE |
| EAST | 173.00 | ALONG THE SOUTH LINE OF SAID LOT 5 |
| | | FEET TO THE WEST RIGHT OF WAY LINE OF 900 WEST; THENCE |
| NORTH | 312.74 | ALONG SAID RIGHT OF WAY LINE |
| | | FEET; THENCE, TO THE LEFT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, A DISTANCE OF 15.50 FEET (CHORD BEARS N 22° 12' 28" W); THENCE, TO THE RIGHT ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, A DISTANCE OF 117.30 FEET (CHORD BEARS N 22° 47' 32" E) TO THE SOUTH CORNER COMMON TO LOTS 8 & 9 OF SAID SUBDIVISION; THENCE |
| NORTH | 49.30 | FEET TO THE NORTH BOUNDARY LINE OF SAID SUBDIVISION; THENCE |
| N 89° 46' 30" W | 178.00 | ALONG SAID BOUNDARY LINE |
| | | FEET TO THE POINT OF BEGINNING |

CONTAINS 166 ACRES AND 4 LOTS

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY WATER SYSTEM APPROVAL

THIS _____ DAY OF _____, 19____.

DISTRICT SANITARIAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BRIGHAM CITY COUNCIL THIS 10TH DAY OF JULY, A.D., 1986, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: David B. Nerr DEPUTY CITY RECORDER Keith A. Hansen MAYOR

CORPORATE ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____ ON THE _____ DAY OF _____, 19____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT _____ OF SAID CORPORATION AND THAT _____ SIGNED THE OWNERS' DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

23 JULY 1986 Keith A. Hansen COUNTY SURVEYOR

COUNTY RECORDER'S NO. 01928

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF RON FRANDSEN DATE 23 JULY 1986 TIME 9:52 A.M. FEE \$ 19.50 ABSTRACTED 1 OF TOW. BAIRD--GLAUSER SUBDIVISION

INDEX 1 Maria J. Korth COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 10TH DAY OF JULY, A.D., 1986 BY THE BRIGHAM CITY PLANNING COMMISSION.

Richard M. Anderson CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 10 DAY OF JULY, A.D., 1986

John R. Hansen ATTORNEY

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

7/10/86 Keith A. Hansen ENGINEER

ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Box Elder ON THE 7th DAY OF May, 1986, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Box Elder IN SAID STATE OF Utah, THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION 6 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 4/1/87 John R. Hansen NOTARY PUBLIC

OWNER'S DEDICATION

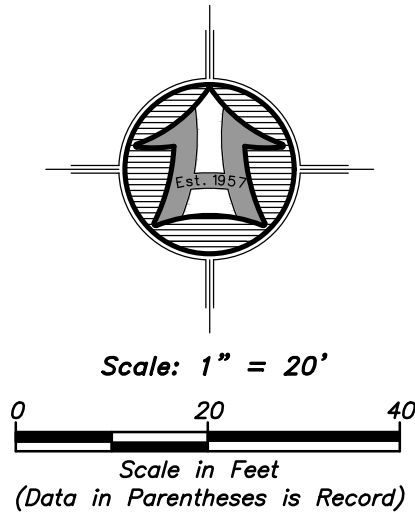
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREFTER KNOWN AS AMENDMENT TO BAIRD--GLAUSER SUBDIVISION AND DO HEREBY WARRANT AND SAVE THE CITY HARMLESS FROM ANY EASEMENTS AND INCUMBRANCES AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURE THIS 7th DAY OF May, A.D., 1986

John R. Hansen Keith A. Hansen Ron Frandsen John R. Hansen John R. Hansen John R. Hansen John R. Hansen John R. Hansen John R. Hansen John R. Hansen

SALT LAKE BASE & MERIDIAN

BAIRD - GLAUSER SUBDIVISION SECOND AMENDMENT
AMENDING LOTS 4 AND 5
Brigham City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 23,
Township 9 North, Range 2 West, Salt Lake Base & Meridian

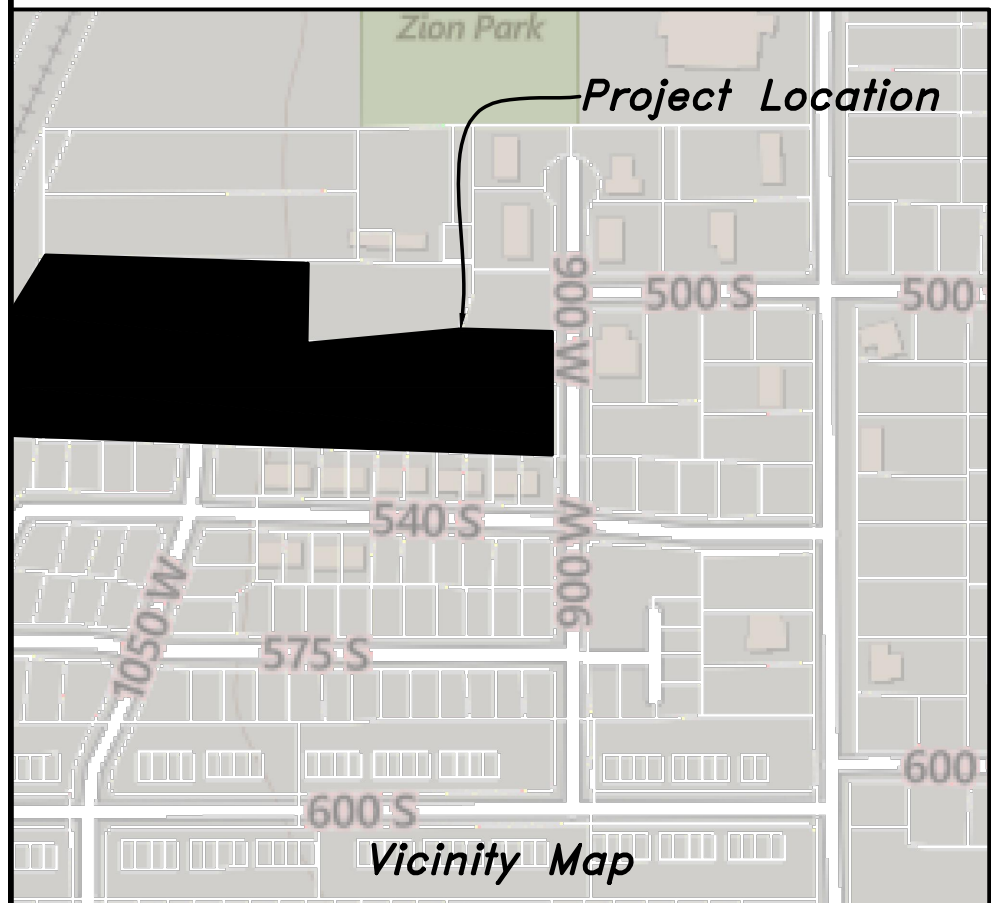


| LEGEND | |
|--------|-----------------------------|
| | SUBJECT PROPERTY LINE |
| | ADJOINING PROPERTY LINE |
| | PREVIOUS PROPERTY LINE |
| | CENTERLINE |
| | EXISTING CONCRETE |
| | FENCE LINE |
| | BLOCK WALL |
| | STREET MONUMENT |
| | FOUND REBAR SET BY OTHERS |
| | SET 5/8"x24" REBAR WITH CAP |
| | SECTION CORNER |
| | CALCULATED SECTION CORNER |

NOTE:

1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.

2 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.



Developer:
DAVID YATES
445 W 2850 S
PERRY, UT 84302
(435) 225-2899



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Since 1957

APPROVAL AS TO FORM

Approved as to form this _____ day of _____, A.D., 2025.

Attorney

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, A.D., 2025
by the Brigham City Planning Commission.

Chairman

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2025, ALICIA ANTHONY HODGES, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNER OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

State of Utah Notary Public _____ Commission Number _____

Notary Printed Name _____ My Commission Expires _____

ENGINEER'S CERTIFICATE

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office.

Engineer

Date

APPROVAL AND ACCEPTANCE

Presented to the Brigham Land Use Authority this _____ day of _____, A.D., 2025 at which time this subdivision was approved and accepted.

By: _____
Land Use Authority

Attest: _____
City Recorder

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED AND AMENDED SAID TRACT INTO THREE (3) LOTS, KNOWN HEREAFTER AS BAIRD - GLAUSER SUBDIVISION SECOND AMENDMENT AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS _____ DAY OF _____, 2025.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, AMENDMENT TO BAIRD - GLAUSER SUBDIVISION, ENTRY NO. 01928, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 900 WEST STREET LOCATED 3379.82 FEET SOUTH 00°07'21" EAST ALONG THE EAST LINE OF SAID SECTION 23 AND 1450.27 FEET SOUTH 89°52'39" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23;

RUNNING THENCE SOUTH 00°11'34" EAST 219.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF COTTONWOOD GROVE PUD PHASE 2, ENTRY NO. 302052; THENCE NORTH 87°46'56" WEST 1074.85 FEET ALONG THE NORTH LINE OF SAID COTTONWOOD GROVE PUD PHASE 2 TO THE SOUTHEAST CORNER OF THE UTAH TRANSIT AUTHORITY PROPERTY, TAX ID. NO. 03-115-0069; THENCE NORTH 25°53'19" EAST 352.69 FEET ALONG THE EASTERLY LINE OF SAID UTAH TRANSIT AUTHORITY PROPERTY TO THE SOUTHWEST CORNER OF THE RONALD L. FRANSEN TTEE PROPERTY, TAX ID. NO. 03-115-0031; THENCE ALONG THE SOUTH LINE OF SAID RONALD L. FRANSEN TTEE PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°01'38" EAST 397.16 FEET; AND (2) SOUTH 88°08'18" EAST 71.96 FEET TO THE NORTHWEST CORNER OF THE DANIEL C. PULLEYN TTEE PROPERTY, TAX ID. NO. 03-115-0006; THENCE ALONG THE BOUNDARY OF SAID DANIEL C. PULLEYN TTEE PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 00°11'38" EAST 148.08 FEET; AND (2) SOUTH 87°11'38" EAST 266.80 FEET TO AN ANGLE POINT OF LOT 5, OF THE AMENDMENT TO BAIRD - GLAUSER SUBDIVISION, ENTRY NO. 01928; THENCE ALONG THE BOUNDARY OF SAID LOT 5 THE FOLLOWING TWO (2) COURSES; (1) NORTH 19°05'14" EAST 32.50 FEET; AND (2) NORTH 89°48'26" EAST 172.67 FEET; TO THE POINT OF BEGINNING. CONTAINING 6.14 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT BAIRD - GLAUSER SUBDIVISION SECOND AMENDMENT AND HEREBY DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BRIGHAM CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2025.

DAVID THOMAS YATES - MANAGER OF DOUBLE DOWN REAL ESTATE LLC _____ Date _____

CHELSEA TYLER YATES - MANAGER OF DOUBLE DOWN REAL ESTATE LLC _____ Date _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, DAVID THOMAS YATES, AND CHELSEA TYLER YATES, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT THEY ARE MANAGERS OF DOUBLE DOWN REAL ESTATE LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

State of Utah Notary Public _____ Commission Number _____

Notary Printed Name _____ My Commission Expires _____

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and

Filed at the Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed in: _____ File of Plats

County Recorder