



## **NOTICE AND AGENDA BRIGHAM CITY LAND USE AUTHORITY**

Monday, December 22, 2025, 9:00 AM  
City Council Chambers, 20 North Main

### **AGENDA**

1. Approval of Minutes
2. Application #25-100 / Amend Baird-Glauser Subdivision / Baird-Glauser Subdivision Second Amendment, Amending Lots 4 and 5 / 530 South 900 West / David Yates

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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 posted on the State Public Meeting Notice website on December 17, 2025.

**BRIGHAM CITY LAND USE AUTHORITY**  
**2<sup>nd</sup> Floor Council Chambers, City Hall**  
**November 24, 2025, 9:00 a.m.**

PRESENT:	Paul Larsen	Community & Economic Development Director
	Mark Bradley	City Planner
	Zane Billings	Assistant City Planner
	Destry Larsen	Administrative Assistant
	Mike Jensen	Hansen & Associates

**REGULAR MEETING**

The meeting was called to order at 9:00 a.m. by Paul Larsen, Land Use Authority.

**Approval of Minutes**

Mr. Larsen approved the minutes from the February 13, 2024, Land Use Authority meeting.

**Application #25-091 / No-Dedication Subdivision Plat / Combined Preliminary-Final Plat / Rivers Edge Estates (name change to Westland Commercial Subdivision) / Approximately 463 W. Westland Drive / John Hansen**

Mark Bradley introduced the item and provided detailed background information. He noted that Mike Jensen of Hansen and Associates was present on behalf of the applicant, John Hansen, who represents the property owners.

Mr. Bradley explained that the property consists of two parcels with a unique angled boundary, a remnant of earlier plat lines. During the review process, the county identified a name conflict with another plat in Tremonton, resulting in a formal name change from Rivers Edge Estates to Westland Commercial Subdivision.

Mark then outlined the property's history concerning road dedications and one-foot protection strips. The protection strip associated with Georgia Estates was resolved through a prior plat amendment, and the road was previously deeded to the city. The Brittany Green subdivision had also included a protection strip and a reimbursement agreement, which has since expired after 20 years. The current resolution includes releasing the two outdated agreements and noting this release on the new plat, ensuring the property is free of encumbrances.

Mr. Bradley further reported that the Planning Commission had reviewed the application and recommended approval, contingent upon staff review comments, the recommendations, the stipulations, and the findings of fact. In making his decision on Application #25-091, Paul Larsen, as the Land Use Authority, should consider the Planning Commission's recommendation for approval, contingent upon several

conditions. The updated plat prepared by Hansen and Associates must undergo final review and approval by city staff, the Department Review Team (DRT), and the County Recorder's Office before it is recorded. The city must also prepare and record the release of two expired protection strip agreements to clear the property record. In addition, the City Attorney must review and approve all documents as part of the standard process. Finally, a note must be added to the plat requiring that the entire sidewalk along the property frontage be installed when the first lot is developed, anticipated to coincide with the upcoming Taco Bell project. Once these conditions are satisfied, the application may be approved and signed.

Mike Jensen confirmed that Hansen and Associates had already addressed most staff comments and agreed to include the new sidewalk note.

Mr. Larsen, acting as the Land Use Authority, approved Application #25-091, subject to the completion of the items that have been identified by the Staff and Planning Commission and acknowledging the official name change to Westland Commercial.

#### **MOTION TO ADJOURN**

**Motion:** Paul Larsen adjourned the meeting at 9:09 a.m.

*This certifies that the regular meeting minutes of November 24, 2025, are a true and accurate copy as approved by the Land Use Authority on \_\_\_\_\_.*

Signed: \_\_\_\_\_

*Destry Larsen, Administrative Assistant*



# MEMORANDUM

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**To:** Paul Larsen, Land Use Authority

**From:** Mark Bradley, City Planner

**Subject:** Amend Baird-Glauser Subdivision / Baird-Glauser Subdivision Second Amendment, Amending Lots 4 and 5

**Date:** December 17, 2025

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**Land Use Authority Meeting:**  
December 22, 2025

**Planning Commission Recommendation:**

On December 16, 2025, the Planning Commission considered the application to amend the Baird-Glauser Subdivision amending Lots 4 and 5 and creating a new lot combining remnant parcels. The lot numbers will change to 13 and 14 with the new lot assigned as Lot 15. The Commission recommended approval (6-0 vote) to the Director, City Land Use Authority for this application, noting the need for a cross-access agreement for the driveway on Lot 14 from the private drive area of Lot 15 unless the applicant is able to obtain approval for a direct driveway access from 900 West Street, and the sewer line easement can remain at 10 ft if already established as a 10 ft easement, if not than a 15 ft easement is to be applied, based on Staff Comments, Recommendations, Stipulations, and the noted Findings of Fact as referenced in the Staff Evaluation.

**Land Use Authority Consideration:**

Approval of this subdivision should consider the Planning Commission recommendation and be subject to:

- A. The amended plat be updated and submitted for a final review by Staff DRT and County Recorder's Office/GIS prior to printing the mylar, and
- B. City Attorney review and approval prior to recording the plat.

*Note: An escrow agreement is not required for this application.*

**Attachment:**

1. Staff Evaluation dated December 11, 2025 (includes multiple attachments)

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

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**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

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**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.

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**PLANNING COMMISSION RESPONSIBILITY:**

1. The Planning Commission is the recommending body for this application and will need to forward a recommendation to the Director (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:**

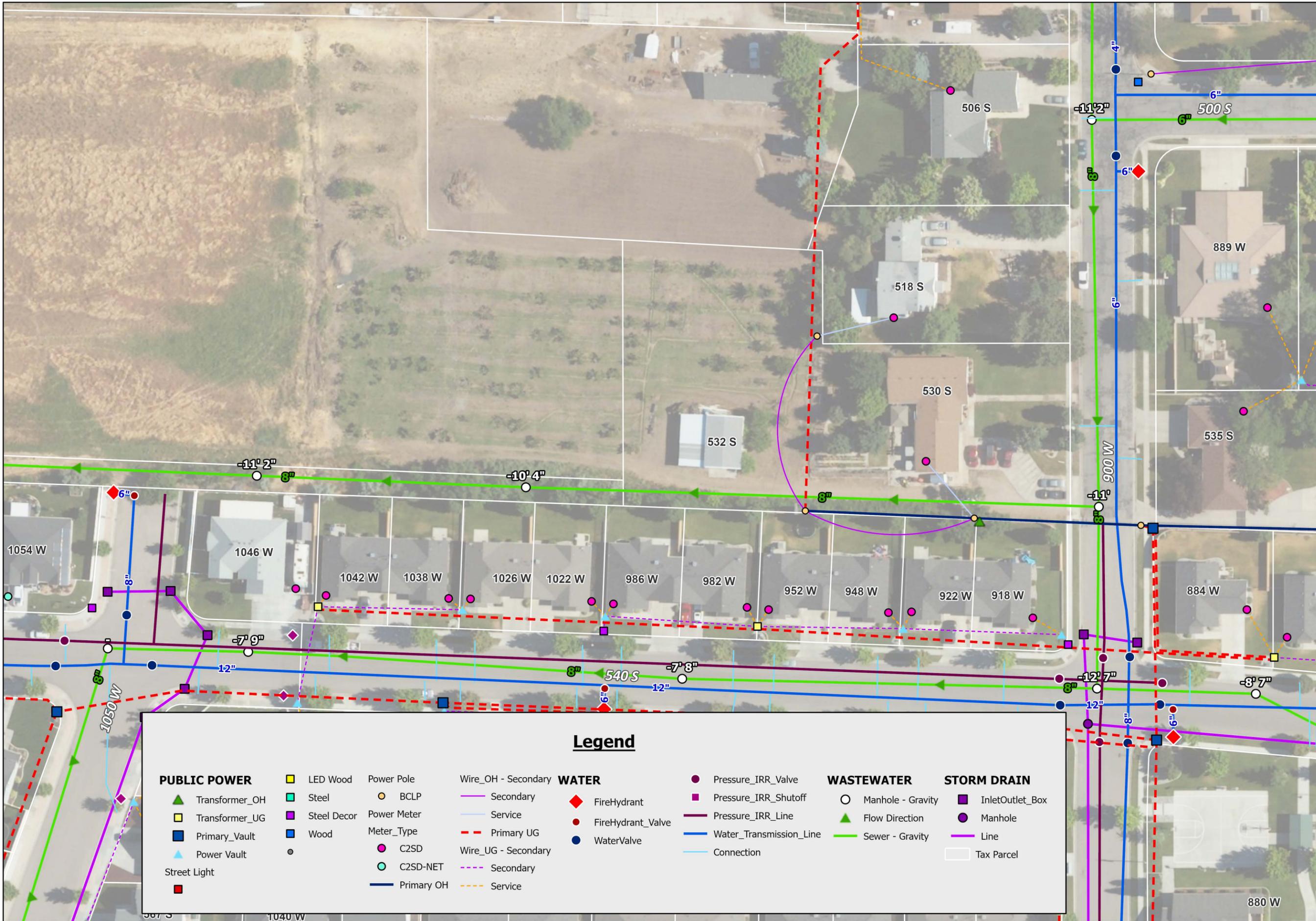
1. The primary purpose of the plat amendment is to provide a second access for the undeveloped area, shown as Lot 15.
  2. Minimum lot sizes, setbacks, etc. are subject to the R-M-7 zoning district standards.
  3. There are existing utilities within the subdivision boundary. Easements will remain and/or 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.
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**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





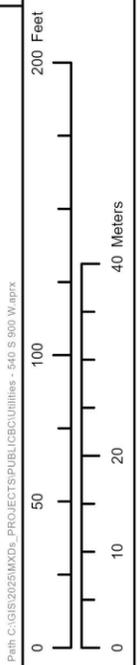
Disclaimer: This map was produced by Brigham City Geographic Information Systems (GIS). The GIS is designed for use in queries, modeling and planning. This map is not a substitute for government records maintained by Brigham City Planning and Public Works or Box Elder County Assessor and Recorder's office. 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

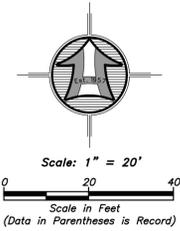


### Legend

PUBLIC POWER		WATER		WASTEWATER		STORM DRAIN	
Transformer_OH	LED Wood	FireHydrant	Pressure_IRR_Valve	Manhole - Gravity	Flow Direction	InletOutlet_Box	
Transformer_UG	Steel	FireHydrant_Valve	Pressure_IRR_Shutoff	Sewer - Gravity	Manhole	Tax Parcel	
Primary_Vault	Steel Decor	WaterValve	Pressure_IRR_Line	Water_Transmission_Line			
Power Vault	Wood		Connection				
Street Light	C2SD						
	C2SD-NET						
	Primary OH						
	Power Pole						
	BCLP						
	Power Meter						
	Meter_Type						
	C2SD						
	C2SD-NET						
	Primary OH						
	Wire_OH - Secondary						
	Service						
	Primary UG						
	Wire_UG - Secondary						
	Secondary						
	Service						



**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



**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 SOUTHWEST 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. FRANSDEN TTEE PROPERTY, TAX ID. NO. 03-115-0031; THENCE ALONG THE SOUTH LINE OF SAID RONALD L. FRANSDEN 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 \_\_\_\_\_

ALICIA ANTHONY - HODGES, TRUSTEE OF THE ALICIA ANTHONY - HODGES SEPARATE PROPERTY TRUST DATED 09/04/2020

**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 \_\_\_\_\_

**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

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 COUNTY OF BOX ELDER )

**NEEDS TO BE AN ACKNOWLEDGEMENT FOR A TRUSTEE**

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 \_\_\_\_\_

**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 BAIRD GLAUSER SUBDIVISION, ENTRY NO. 15575J, AMENDMENT TO BAIRD - GLAUSER SUBDIVISION, ENTRY NO. 01928, COTTONWOOD GROVE PUD PHASE 2, ENTRY NO. 302052, 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.

**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 \_\_\_\_\_

**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 \_\_\_\_\_

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S88°08'18"E	71.96'
L2	N19°05'14"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°46'56"E	36.82'

**LOT 15 NEEDS AN ADDRESS ASSIGNED?**

**LOT 15**  
5.40 ACRES

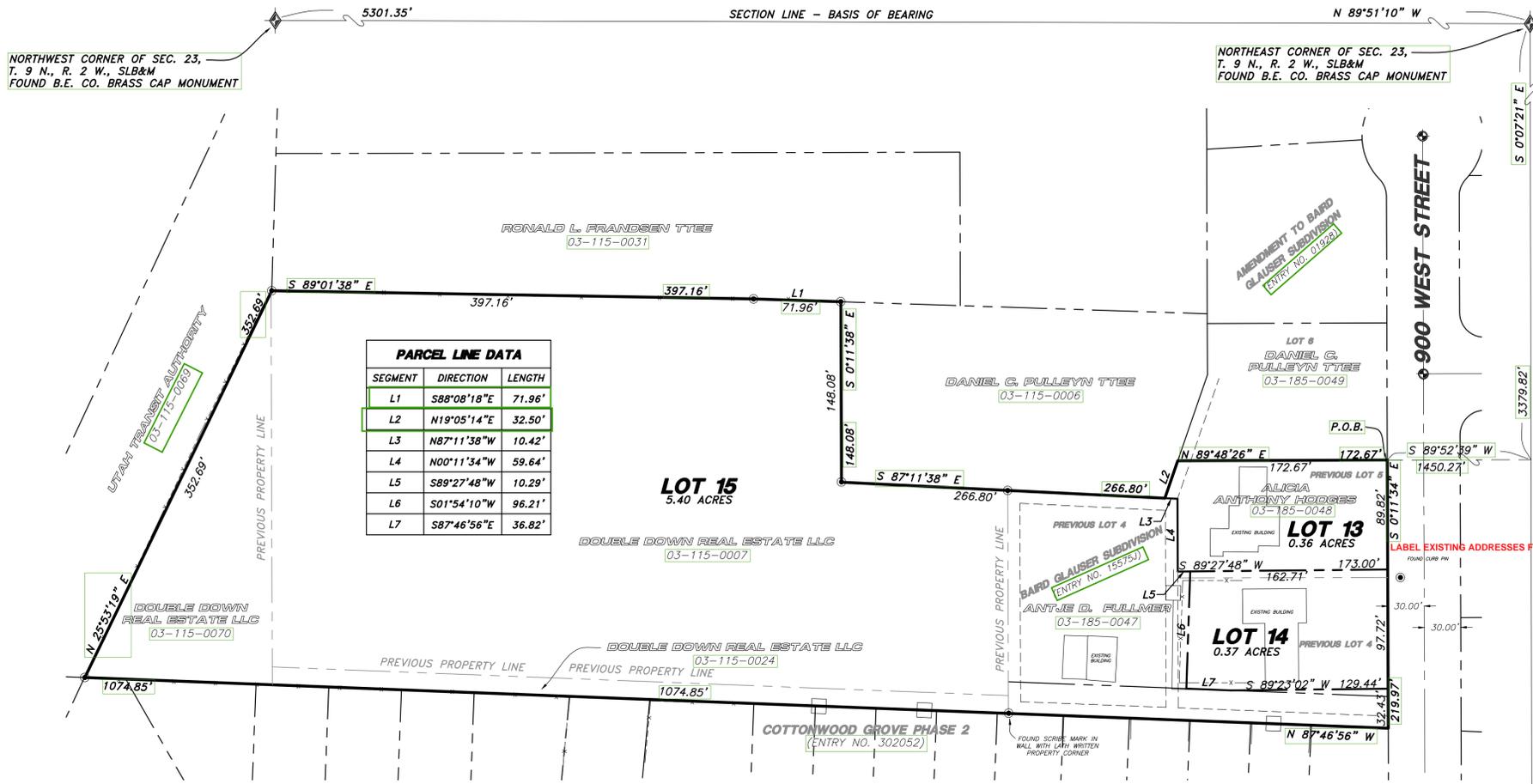
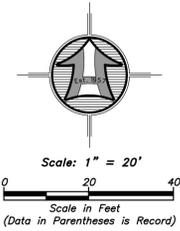
- NOTE:**
- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
  - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.



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

**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.



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 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

**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

**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 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 SOUTHWEST 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. FRANSDEN TTEE PROPERTY, TAX ID. NO. 03-115-0031; THENCE ALONG THE SOUTH LINE OF SAID RONALD L. FRANSDEN 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** MISSING SIGNATURE LINE FOR ALICIA 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 Date  
 \_\_\_\_\_  
 CHELSEA TYLER YATES - MANAGER OF DOUBLE DOWN REAL ESTATE LLC Date

**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 \_\_\_\_\_

**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 \_\_\_\_\_

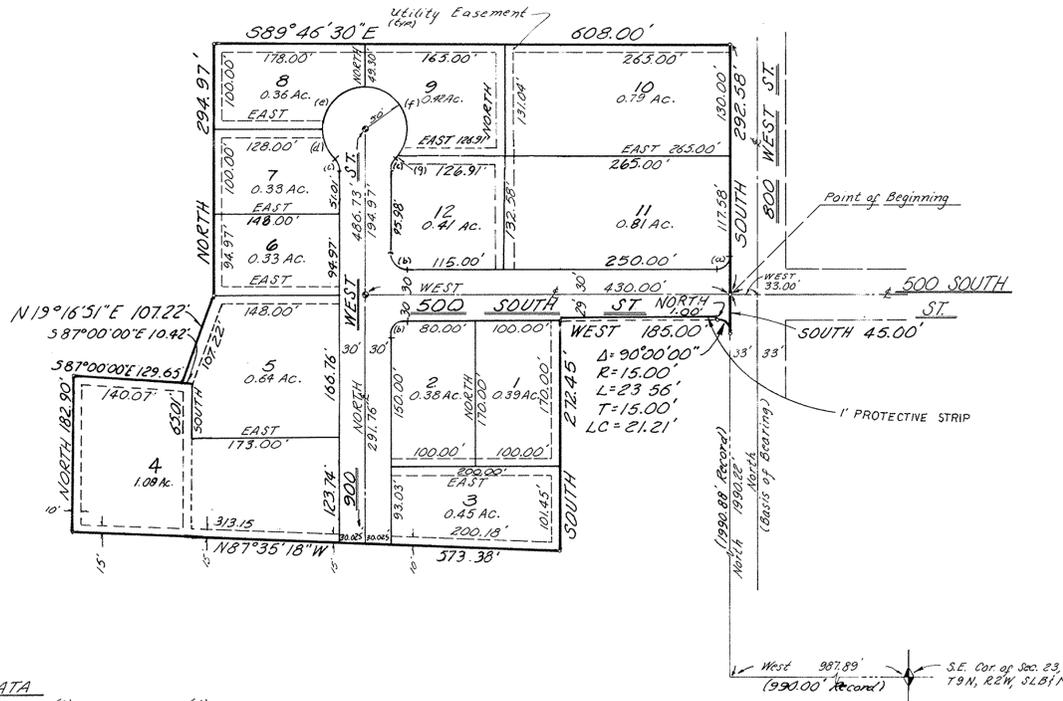
Box Elder County - Redline Review 1B

# 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

AUGUST, 1985



ADDRESS CHART

Lot No.	South	West
1	500	849
2	377	898
3	535	900
4	530	900
5	518	900
6	492	900
7	462	900
8	450	900
9	449	900
10	460	800
11	480	800
12	480	876

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.

CURVE DATA

(a)	(b)	(c)	(d)
Δ=90°00'	Δ=90°00'00"	Δ=44°24'55"	Δ=44°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'

(e)	(f)	(g)
Δ=90°00'00"	Δ=30°27'32"	Δ=0°02'22"
R=50.00'	R=50.00'	R=50.00'
L=78.54'	L=113.77'	L=3.53'
T=50.00'	T=108.15'	T=1.76'
LC=70.77'	LC=90.77'	LC=3.38'

PREPARED BY: HANSEN & ASSOCIATES INC.

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL  
 WASTE DISPOSAL SYSTEM & CULINARY WATER SYSTEM APPROVAL  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_ IS \_\_\_\_\_  
 DISTRICT SANITARIAN

6/24/85 DATE  
 Keith A. Hansen SIGNATURE

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 HERE AFTERS KNOWN AS BAIRD-GLAUSER SUBDIVISION AND DO HEREBY WARRANT AND SAVE THE PUBLIC 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 30<sup>TH</sup> DAY OF August AD 1985.

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.  
 13 Dec. 1985 DATE  
 Danton H. Prosser COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL  
 APPROVED THIS 5<sup>TH</sup> DAY OF SEPTEMBER A.D. 1985 BY THE BRIGHAM CITY PLANNING COMMISSION.  
 Chairman

CITY 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.  
 SEPT. 5, 1985 DATE  
 ENGINEER

APPROVAL AND ACCEPTANCE  
 PRESENTED TO THE BRIGHAM CITY COUNCIL THIS 5<sup>TH</sup> DAY OF SEPTEMBER A.D. 1985 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 ATTEST: CITY RECORDER MAYOR

COUNTY RECORDER'S NO. 15575J  
 STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF HILLAM ABSTRACTING  
 DATE DEC. 13, 1985 TIME 2:32 PM FEE \$28.50  
 ABSTRACTED 2 of SEC. 23-9-2, BAIRD-GLAUSER SUBDIVISION  
 INDEX 111111  
 MAURICE G. KRELL COUNTY RECORDER

APPROVAL AS TO FORM  
 APPROVED AS TO FORM THIS 7<sup>TH</sup> DAY OF NOVEMBER A.D. 1985  
 ATTORNEY

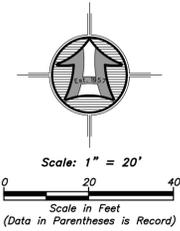
ACKNOWLEDGEMENT  
 STATE OF Utah  
 COUNTY OF Box Elder  
 ON THE 4<sup>TH</sup> DAY OF September, 1985, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Box Elder, IN SAID STATE OF Utah, THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC

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 OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC

Signatures of owners and notary public.  
 SALT LAKE BASE & MERIDIAN  
 20 23



**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



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

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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



**BOUNDARY DESCRIPTION**

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**OWNER'S DEDICATION**

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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 \_\_\_\_\_

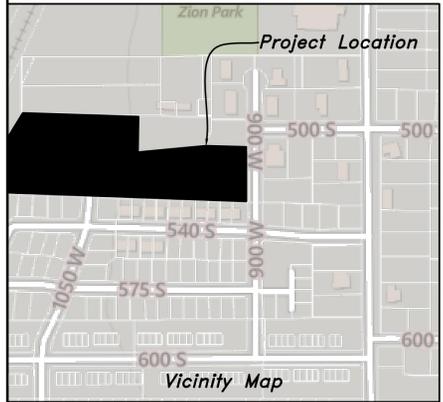
Filed in: \_\_\_\_\_ File of Plats \_\_\_\_\_

County Recorder

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S88°08'18"E	71.96'
L2	N19°05'14"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°46'56"E	36.82'

- 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 curb nails set in top back of curb and gutter on all side yard projections.



**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 BAIRD GLAUSER SUBDIVISION, ENTRY NO. 15575J, AMENDMENT TO BAIRD - GLAUSER SUBDIVISION, ENTRY NO. 01928, COTTONWOOD GROVE PUD PHASE 2, ENTRY NO. 302052, 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.

**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

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

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