

<h1>Utah Recording and Processing Standards</h1>	<b>Number:</b>	Example - 1
	<b>Version:</b>	1
	<b>Effective:</b>	4/13/2026
	<b>Pages:</b>	1 of 14

## 1. Title

Boundary Establishments and Boundary Adjustments.

### 1.1 Boundary Establishments (UCA 10-20-907 and 17-79-807)

A boundary establishment is used when defining or clarifying a portion of the boundary when that common line is ambiguous, uncertain, or disputed.

The owners of adjoining property may initiate a boundary establishment to resolve an ambiguous, uncertain, or disputed boundary between the adjoining properties; and agree upon the location of the boundary between the adjoining properties. (UCA 17-79-807(1) and 10-20-907(1))

A boundary establishment is not subject to land use authority review and may be recorded without their consent. (UCA17-79-807(3) and 10-20-907(3))

A boundary establishment may not be used to create a new lot or parcel. (UCA 57-1-45(3) 17-79-102(9)(b) and 10-20-102(8)(b))

A boundary establishment has no detrimental effect on any easement on record; and conveys the ownership of the adjoining parties to the established common boundary. (UCA 17-79-807(6) and 10-20-907(6))

### 1.2 Boundary Adjustments (UCA 10-20-906 and 17-79-806)

A boundary adjustment is used when changing or relocating a known common boundary line using an entire parcel description.

A person may propose a boundary adjustment to a land use authority under Utah Code 17-79-806(1) and 10-20-906(1). A boundary adjustment is for moving a certain and unambiguous line between adjoining properties. The land use authority will review the proposal to determine if the proposed adjustment meets the requirements for a simple boundary adjustment or a full boundary adjustment. (UCA 10-20-906(4) and 17-79-806(4))

A boundary adjustment may not be used to create a new lot or parcel. (UCA 17-79-102(8)(b) and 10-20-102(7)(b))

A simple boundary adjustment does not:

- (i) affect a public right-of-way, county utility easement, or other public property;
- (ii) affect an existing easement, onsite wastewater system, or an internal lot restriction; or
- (iii) result in a lot or parcel of land out of conformity with land use regulations.

(UCA 17-79-806(3)(iii) and 10-20-906(3)(iii))

<h1>Utah Recording and Processing Standards</h1>	<b>Number:</b>	Example - 1
	<b>Version:</b>	1
	<b>Effective:</b>	4/13/2026
	<b>Pages:</b>	2 of 14

If the land use authority determines that a proposed boundary adjustment does not meet the requirements of a simple boundary adjustment, a full boundary adjustment is required. A full boundary adjustment requires a survey and may require an amended plat depending on county ordinance.

## 2. Standard Procedure

This standard outlines the distinct procedures and document requirements for recording a Boundary Establishment and a Boundary Adjustment. A Boundary Establishment resolves uncertainty about an existing boundary, while a Boundary Adjustment moves an existing boundary thereby changing the size or shape of parcels.

### 2.1 Boundary Establishments

The owners of adjoining properties may initiate a boundary establishment to resolve an ambiguous, uncertain, or disputed boundary, by recording an agreement on the location of an existing common boundary.

Property owners who agree to an establishment shall treat the established boundary as the common boundary as demonstrated by actual possession by each owner up to the common boundary, as visibly marked by monuments, fences, buildings, or other physical improvements or each owner cultivating or controlling the owner’s property up to the visibly marked common boundary.

Adjoining property owners executing a boundary establishment shall prepare an establishment document that complies with UCA 57-1-45 and record the boundary establishment document with the county recorder who shall index the document against the properties affected.

A boundary establishment is not subject to review by a land use authority and does not require consent or approval before being recorded.

A boundary establishment presumptively does not affect pre-existing easements and conveys ownership up to the established boundary.

While Boundary Establishment Documents include conveying language and are intended to convey ownership up to the agreed upon boundary line, there will be no changes made to the tax description or acreage. Including new descriptions of the adjusted parcels would fall under Boundary Adjustments.

After the recording of a Boundary Establishment Document, either of the following paths can be used to update the county records to show changes with the tax description, acreage and associated information to the parcels:

1. Recording new deeds with sufficient legal descriptions that reflect the changes

<h1>Utah Recording and Processing Standards</h1>	<b>Number:</b>	Example - 1
	<b>Version:</b>	1
	<b>Effective:</b>	4/13/2026
	<b>Pages:</b>	3 of 14

- established by the Boundary Establishment Document; or
- Go through the boundary adjustment process to record a conveyance document that meets the requirements of UCA 57-1-45.5

### 2.1.1 Boundary Establishment Documents (UCA 57-1-45)

Boundary Establishment Documents must include:

- Name, mailing address, and notarized signature of each property owner,
- Existing property descriptions, parcel numbers, and situs addresses,
- Description of the agreed boundary (line),
- Description of the ambiguity, uncertainty, or dispute being resolved (see examples below).
- A map or graphical exhibit depicting the location of the established boundary relative to physical objects marking the established boundary, or a reference to a record of survey map if conducted. (UCA 57-1-45(2)(g))
- If any of the property is located in a recorded subdivision, an acknowledgment that each property owner has been notified of the potential requirement of a subdivision plat or amendment. (UCA 57-1-45(2)(h))

## 2.2 Boundary Adjustments

A person may propose a boundary adjustment to a land use authority that shall include a conveyance document that complies with 57-1-45.5 and describes all lots or parcels affected by the proposed boundary adjustment.

Boundary Adjustments are classified into two categories: Simple Adjustments and Full Adjustments.

Simple Adjustments do not:

- Affect a public right-of-way, public easement, or public property;
- Affect an easement, wastewater system, or internal lot restriction; or
- Cause nonconformity with land use regulations.

If a simple adjustment is proposed which changes the location of a public right-of-way, public easement, affects a wastewater system, or internal lot restriction the Land Use Authority may determine that a Full Boundary Adjustment is required.

### 2.2.1 Boundary Adjustment Documents (UCA 57-1-45.5)

Boundary Adjustment Documents must include:

- Name, address, and notarized signatures of each party

<h1>Utah Recording and Processing Standards</h1>	<b>Number:</b>	Example - 1
	<b>Version:</b>	1
	<b>Effective:</b>	4/13/2026
	<b>Pages:</b>	4 of 14

- Current legal description and parcel number for each affected parcel
- New legal description of each parcel after the adjustment
- Conveyance language transferring title to each party
- A map or graphical exhibit depicting:
  - Former Boundary
  - New Boundary
  - Size, shape, and dimensions of each adjusted parcel or lot.
- Reference to a Record of Survey (if conducted-not required for a Simple Adjustment, is required for a Full Adjustment)
- Land Use Authority Notice of Consent

## 2.3 Map Requirements

A visual or graphic is required for all Boundary Establishment and Boundary Adjustment documents (UCA 57-1-45(2)(g)(ii) and 57-1-45.5(3)(a)). Herein referenced as a Map or Graphical Exhibit.

In addition to a visual or graphic, a Record of Survey Map is required for all Full Boundary Adjustments and is optional, but recommended, for all Simple Boundary Adjustments and Boundary Establishments. Depending on county ordinance, an amended plat may also be required.

### 2.3.1 Record of Survey

The survey, if conducted, shall be referenced in the adjustment or establishment document (UCA 57-1-45(2)(g) and 57-1-45.5(3)(b)).

In addition to the requirements of UCA 17-73-504, 10-20-906 the Record of Survey may show (UCA 57-1-45.5(3) or 57-1-45(2)(g)):

- Existing dwellings, outbuildings, improvements, and other physical features
- Existing Easements, rights-of-way, conditions, or restrictions recorded or apparent
- The location of the adjusted boundary tied to a corner of record (e.g., section corner)
- Legible depiction of:
  - Existing and new descriptions for each parcel or lot affected by the boundary adjustment
  - Former boundary location
  - New boundary location
  - Size, shape, and dimensions of each adjusted parcel or lot
  - Other existing or proposed improvements that impact or are subject to land use regulations

<h1>Utah Recording and Processing Standards</h1>	<b>Number:</b>	Example - 1
	<b>Version:</b>	1
	<b>Effective:</b>	4/13/2026
	<b>Pages:</b>	5 of 14

**2.3.2 Maps and Graphical Exhibits**

**2.3.2(a)** Establishment documents require a visual or graphic depicting a representation of the location of the established boundary relative to physical objects marking the established boundary. UCA 57-1-45(2)(g)(ii)

A visual or graphic shall be presented in a legible, map-like format that clearly depicts the established boundary relative to the physical objects marking the established boundary. The map should be a line work sketch that displays the current parcels, the established boundary, and dimensions to the physical objects that mark the established boundary.

The exhibits should not include photographs or aerial imagery. Many counties are still scanning in black and white and photography tends to black out the page. (see example below)

**2.3.2(b)** Adjustment documents require a visual or graphic depicting the former boundary, the new boundary, and the size, shape, and dimensions of each adjusted parcel or lot. UCA 57-1-45.5(3)

A visual or graphic shall be presented in a legible, map-like format that clearly depicts the former and adjusted parcel boundaries. The map should be a line work sketch that displays the former boundary, the new boundary, and the size, shape and dimensions of each adjusted parcel.

The exhibits should not include photographs or aerial imagery. Many counties are still scanning in black and white and photography tends to black out the page. (see example below)

**2.3.3 Notice of consent**

Notice of consent is an administrative act by the Land Use Authority provided to the person proposing the boundary adjustment in a format that makes clear the land use authority is not responsible for any error related to the boundary adjustment and a county recorder may record the boundary adjustment. (see Notice of Consent example below)

2.3.3(a) The Land Use Authority shall consent to a proposed simple boundary adjustment if the proposal includes all necessary information and the Land Use Authority determines that there is no evidence of a violation of a land use regulation. The proposed simple boundary adjustment does not: affect a public right-of-way, county utility easement, or other public property; affect an existing easement, onsite wastewater system, or an internal lot restriction; or result in a lot or parcel out of conformity with land use regulations. As per UCA 10-20-906(3) or 17-79-806(3).

<b>Utah Recording and Processing Standards</b>	<b>Number:</b>	Example - 1
	<b>Version:</b>	1
	<b>Effective:</b>	4/13/2026
	<b>Pages:</b>	6 of 14

2.3.3(b) The Land Use Authority shall consent to a proposed full boundary adjustment if the proposal includes all necessary information, the Land Use Authority determines that the survey shows no evidence of a violation of a land use regulation, and if required, the plat amendment corresponding with the proposed full boundary adjustment has been approved. As per UCA 10-20-906(6) or 17-79-806(6).

### 3. Approvals

Group	Approval	Date
Utah Association of County Recorders		
Utah Land Title Association Board		4/13/2026
Recorder Standards Board	Adopted	4/13/2026

### 4. Supporting Information

#### 4.1 Disputed Boundary:

##### 4.1.1 Disputed Boundary Common Examples

A dispute can arise for a number of reasons. Common examples include:

- Discrepancy in surveys: Old surveys may contain errors, or a more recent survey may contradict what was previously believed to be the property line.
- Vague deed descriptions: The original legal description of the property may be unclear, using non-specific language like "more or less" or "southeasterly" instead of precise measurements.
- Lost boundary markers: Physical markers like stakes, fences, or rocks that originally defined the boundary may be gone or have moved.
- Encroachment by a neighbor: One neighbor may build a fence, shed, or other structure that the other neighbor believes is on their side of the property line.
- Conflicting use over time: Neighbors may have used the property differently over many years, creating confusion or a disagreement over where the actual boundary lies.
- Dispute based on boundary by acquiescence: A previously mutually accepted boundary is no longer mutually accepted.

<h1>Utah Recording and Processing Standards</h1>	<b>Number:</b>	Example - 1
	<b>Version:</b>	1
	<b>Effective:</b>	4/13/2026
	<b>Pages:</b>	7 of 14

## 4.2 Ambiguous Boundary:

### 4.2.1 Ambiguous Boundary Common Examples

An ambiguous boundary results from conflicting, vague, or contradictory information in official records and land descriptions. Common examples include:

- **Contradictory deed descriptions:** One property deed might describe a boundary line in a way that overlaps with, or leaves a gap in, the description for an adjacent property. This often occurs when adjacent parcels were described, usually without the benefit of a proper survey.
- **Reliance on outdated technology:** Older "metes and bounds" descriptions that rely on magnetic bearings and measurements taken with chains may not align with modern GPS-based survey data. For instance, a deed might describe a line as "running due north 100 feet," but a new survey shows that a line at that exact bearing doesn't end where the deed's other descriptions say it should.
- **Generalized language in deeds:** An old deed might contain descriptive but imprecise language, such as a boundary running "to the oak tree near the creek." This creates ambiguity when there are multiple oak trees or creeks in the area, leading to different interpretations of the true property line.

## 4.3 Uncertain Boundary:

### 4.3.1 Uncertain Boundary Common Examples

An uncertain boundary is a problem of a missing or unknown location on the ground, even if the recorded description might be unambiguous on paper. Common examples include:

- **Missing or changed natural markers:** If a legal description references a natural feature like a creek or a rock outcropping that has since moved or disappeared due to erosion, flooding, or other environmental changes, the boundary's exact location becomes unknown.
- **Lost survey monuments:** Over time, physical markers placed by surveyors, such as iron rods, stakes, or section posts, can be moved, destroyed, or covered up by human activity or natural processes. Without these monuments, the official property line can be very difficult to locate.
- **Undiscovered encroachment:** A property owner may not be certain of their true boundary line until a neighbor builds a structure, like a fence or shed, that appears to be on their property. This raises uncertainty about where the official line is and whether an encroachment has actually occurred.

<h1>Utah Recording and Processing Standards</h1>	<b>Number:</b>	Example - 1
	<b>Version:</b>	1
	<b>Effective:</b>	4/13/2026
	<b>Pages:</b>	8 of 14

**4.4 Lot Restrictions:**

Internal lot restrictions are notes, demarcations, or designations on a recorded plat that creates a restriction or designates a development condition within a lot. These restrictions recorded limitations that govern how land inside of a lot can be used, occupied, or configured.

Some examples include:

- Building setbacks restricting where you can build within the lot.
- No-build zones or open space restrictions such as: wetlands, terrain slope, or wildlife habitat.
- Build restriction zones that restrict basements or foundation types because of high ground water.
- Building envelope limitations with a defined building location or footprint.
- Private drainage areas that must remain unobstructed such as a water detention basin.
- Shared driveway corridors within a lot

**4.3 References**

Utah Code 10-20-102, 10-20-906, 10-20-907, 17-79-102, 17-79-806, 17-79-807, 57-1-45, 57-1-45.5, and 17-73-504

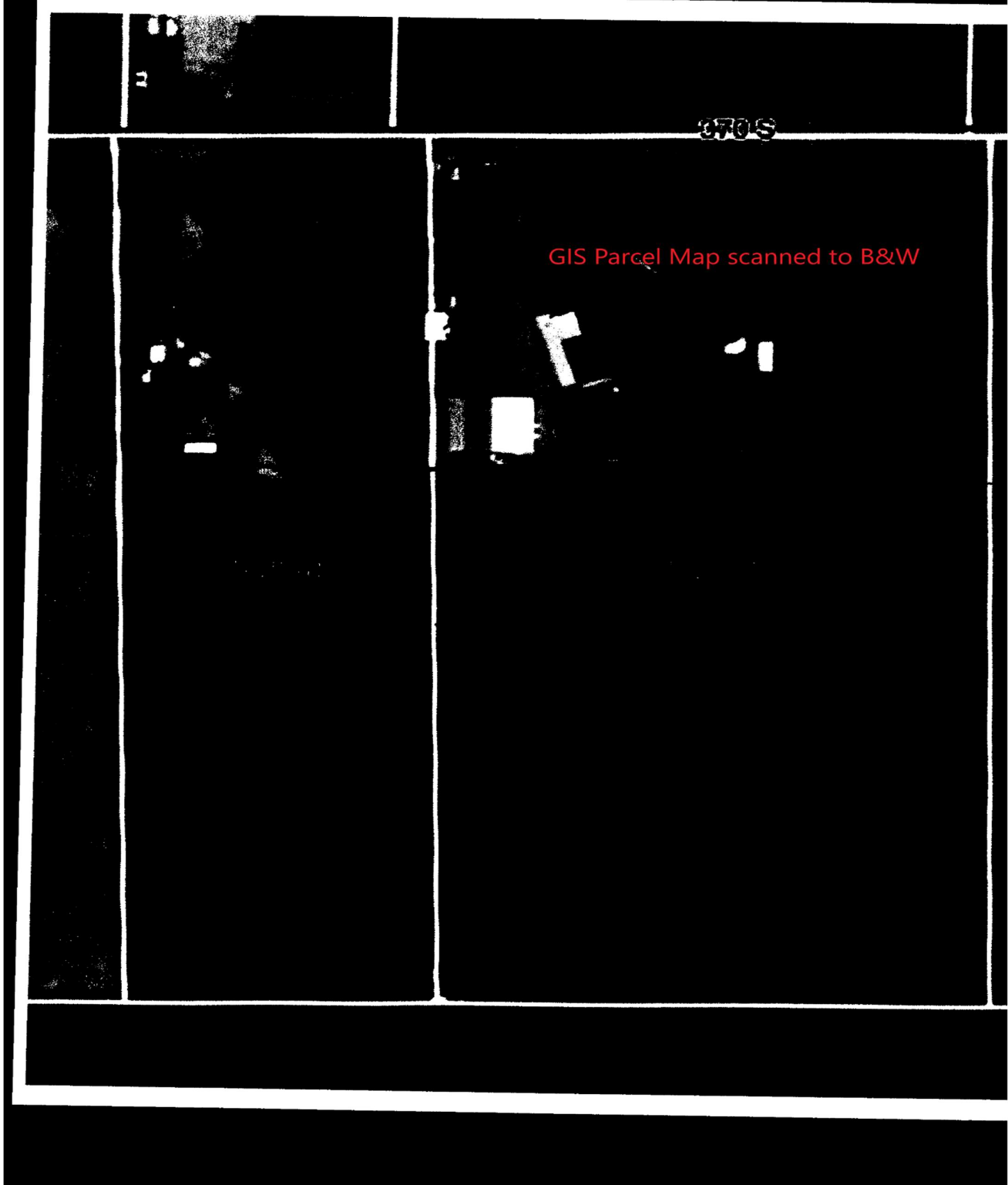
**4.4 Definitions**

- "Land use authority" means the same as defined in UCA 10-20-102(40) and UCA 17-79-102(44)
- "Boundary adjustment" means the same as defined in UCA 10-20-102(7) and UCA 17-79-102(8)
- "Boundary establishment" means the same as defined in UCA 10-20-102(8) and UCA 17-79-102(9)
- "Internal lot restriction" means the same as defined in UCA 10-20-102(37) and UCA 17-79-102(39)

# Utah Recording and Processing Standards

Number:	Example - 1
Version:	1
Effective:	4/13/2026
Pages:	9 of 14

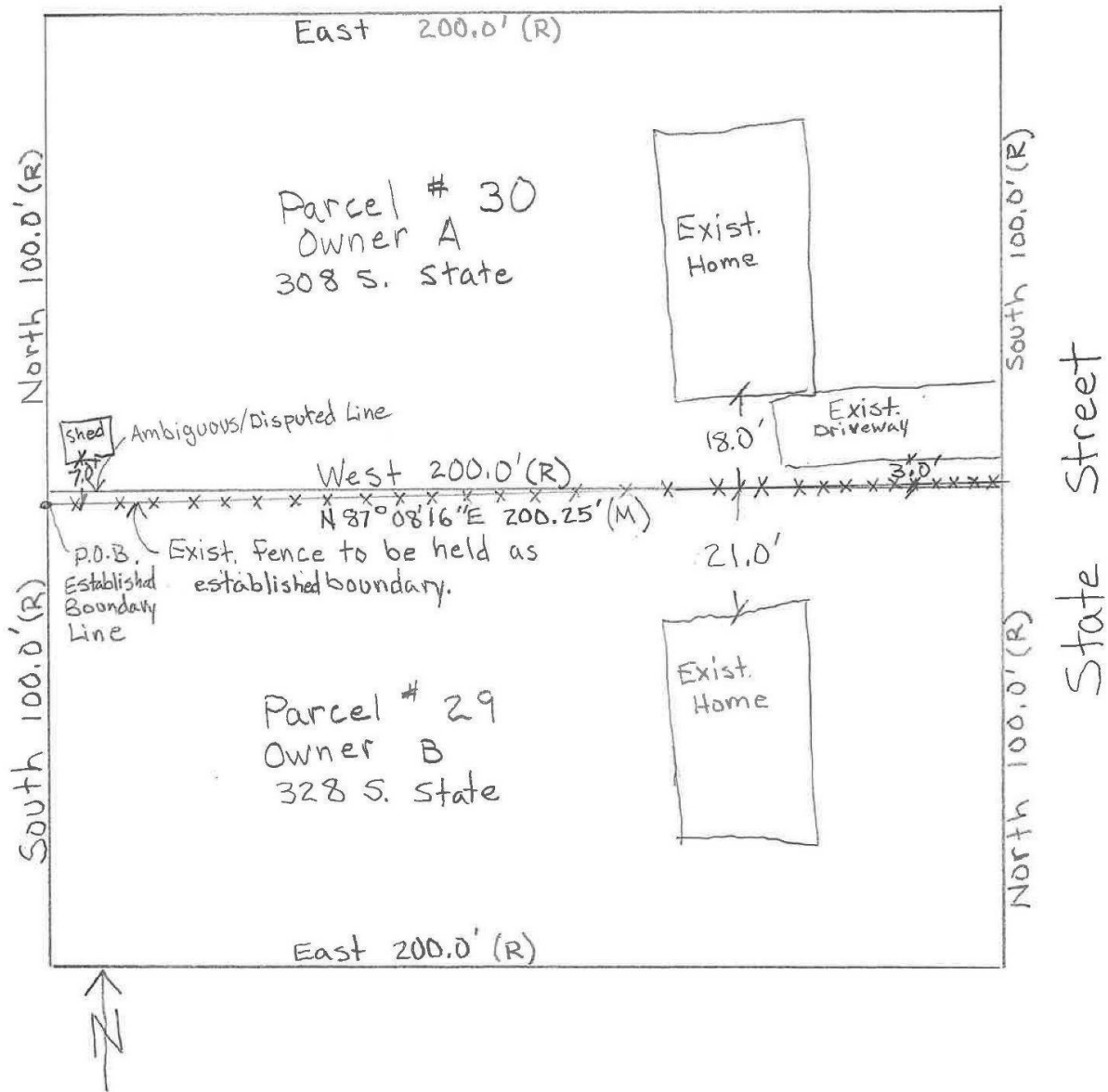
## 6. Related and Example Documents



# Utah Recording and Processing Standards

Number:	Example - 1
Version:	1
Effective:	4/13/2026
Pages:	10 of 14

## Boundary Establishment Exhibit



# Checklist for SIMPLE Boundary Adjustment

(UCA 10-20-906 & UCA 17-79-806)

**Requires consent from the Land Use Authority - Survey not required**

**DOCUMENT:** A conveyance document complying with Utah Code 57-1-45.5(2) shall include:

- \_\_\_\_ Name and signature of each party
- \_\_\_\_ Name typed or printed of each signer below the signature line (UCA 17-71-403)
- \_\_\_\_ A sufficient acknowledgment for each party's signature (UCA 57-3-101)
- \_\_\_\_ Address of each party for assessment purposes
- \_\_\_\_ Legal descriptions of each parcel or lot prior to adjustment
- \_\_\_\_ Legal Description of each parcel or lot after adjustment
- \_\_\_\_ Sufficient language to convey title to each party
- \_\_\_\_ Does NOT create an additional parcel or lot (UCA 17-79-102(8)(b) and 10-20-102(7)(b))

**MAP/GRAPHIC:** Document shall include as an exhibit, in legible and recordable format a visual or graphic showing all of the properties affected depicting: 57-1-45.5(3)(a)

- \_\_\_\_ the former boundary location
- \_\_\_\_ the new boundary location
- \_\_\_\_ the size, shape, and dimensions of each adjusted parcel or lot

**SURVEY:** A survey is not required, for a simple boundary adjustment.

**SUBDIVISION:** Does the boundary adjustment require an amendment to a subdivision plat under Utah Code 10-20-906 or Utah Code 17-79-806?  YES  NO

**LAND USE AUTHORITY:** The Land Use Authority verifies if the proposed boundary adjustment needs to be a simple or full boundary adjustment. (UCA 57-1-45.5(4)(b)(ii))

- FULL  SIMPLE
- \_\_\_\_ Consent that the boundary adjustment is in compliance with the land use regulations

NOTE: This checklist considers UCA 10-20-906, UCA 17-79-806, & UCA 57-1-45.5 and can provide the persons submitting the conveyance document or boundary adjustment with an explanation of possible corrections necessary to record said document.

# Checklist for FULL Boundary Adjustment

(UCA 10-20-906 & UCA 17-79-806)

**Requires consent from the Land Use Authority - Survey is also required**

**DOCUMENT:** A conveyance document complying with Utah Code 57-1-45.5(2) shall include:

- \_\_\_\_\_ Name and signature of each party
- \_\_\_\_\_ Name typed or printed of each signer below the signature line (UCA 17-71-403)
- \_\_\_\_\_ A sufficient acknowledgment for each party's signature (UCA 57-3-101)
- \_\_\_\_\_ Address of each party for assessment purposes
- \_\_\_\_\_ Legal descriptions of each parcel or lot prior to adjustment
- \_\_\_\_\_ Legal Description of each parcel or lot after adjustment
- \_\_\_\_\_ Sufficient language to convey title to each party
- \_\_\_\_\_ Does NOT create an additional parcel or lot (UCA 17-79-102(8)(b) and 10-20-102(7)(b))

**MAP/GRAPHIC:** Document shall include as an exhibit, in legible and recordable format a visual or graphic showing all of the properties affected depicting: (UCA 57-1-45.5(3)(a))

- \_\_\_\_\_ The former boundary location
- \_\_\_\_\_ The new boundary location
- \_\_\_\_\_ The size, shape, and dimensions of each adjusted parcel or lot

**SURVEY:** A survey is required and the document shall include: (UCA 57-1-45.5(3)(b))

- \_\_\_\_\_ A reference to that record of survey showing:
- \_\_\_\_\_ Existing dwellings, outbuildings, improvements and other physical features
- \_\_\_\_\_ Existing easements, rights-of-way, conditions or restrictions recorded or apparent
- \_\_\_\_\_ The former boundary location
- \_\_\_\_\_ The new boundary location
- \_\_\_\_\_ The size, shape, and dimension of each adjusted lot or adjusted parcel;

**SUBDIVISION:** Does the boundary adjustment require an amendment to a subdivision plat under Utah Code 10-20-906 or Utah Code 17-79-806?  YES  NO

**LAND USE AUTHORITY:** The Land Use Authority verifies if the proposed boundary adjustment needs to be a simple or full boundary adjustment. (UCA 57-1-45.5(4)(b)(ii))

- FULL  SIMPLE
- \_\_\_\_\_ Consent that the boundary adjustment is in compliance with the land use regulations

NOTE: This checklist considers UCA 10-20-906, UCA 17-79-806, & UCA 57-1-45.5 and can provide the persons submitting the conveyance document or boundary adjustment with an explanation of possible corrections necessary to record said document.

# Checklist for Boundary Establishment

(UCA 57-1-45, UCA 10-20-907 & UCA 17-79-807)

**Only clarifies the location of a property boundary** (UCA 10-20-102 & UCA 17-79-102)

**Does NOT require Land Use Approval**

**DOCUMENT:** A conveyance document complying with Utah Code 57-1-45(2) shall include:

- \_\_\_\_\_ Name and signature of each party
- \_\_\_\_\_ Name typed or printed of each signer below the signature line (UCA 17-71-403)
- \_\_\_\_\_ A sufficient acknowledgment for each party's signature (UCA 57-3-101)
- \_\_\_\_\_ Address of each party for assessment purposes
- \_\_\_\_\_ A statement describing the ambiguity, uncertainty, or dispute being resolved
- \_\_\_\_\_ A statement that property owners agree on the established boundary location
- \_\_\_\_\_ A current legal description of each parcel subject to the established boundary
- \_\_\_\_\_ A NEW legal description of the established boundary
- \_\_\_\_\_ A sufficient acknowledgment for each party's signature
- \_\_\_\_\_ Does NOT create a new parcel or new lot (UCA 57-1-45(3))
- \_\_\_\_\_ Document and exhibit are both in a legible and recordable format (UCA 57-1-45(5))

**SURVEY or MAP/GRAPHIC:** An establishment requires either a map/graphic or a survey showing the established boundary and other necessary information. (UCA 57-1-45(2) ) (g)

SURVEY: If a survey has been conducted, a reference to the record of survey showing:

- \_\_\_\_\_ The location of the agreed boundary
- \_\_\_\_\_ Existing dwellings, outbuildings, improvements and other physical features
- \_\_\_\_\_ Existing easements, rights-of-way, conditions or restrictions recorded or apparent
- \_\_\_\_\_ A survey narrative explaining the reason for the boundary establishment

Map/Graphic: If a survey has not been conducted, attach a graphic depicting the following:

- \_\_\_\_\_ A representation of the location of the established boundary
- \_\_\_\_\_ Any physical objects relative to marking the established boundary

**SUBDIVISION:** If the property is located within a recorded subdivision: (UCA 57-1-45(2)(h))

- \_\_\_\_\_ An acknowledgment of the potential requirement of a subdivision plat amendment

NOTE: This checklist considers UCA 57-1-45, UCA 10-20-907 & UCA 17-79-807 and can provide the persons submitting the conveyance document or boundary adjustment with an explanation of possible corrections necessary to record said document.

**Notice of Consent:**  
By the Land Use Authority  
for a Parcel Boundary Adjustment

Date: \_\_\_\_\_

Parcel Numbers: \_\_\_\_\_

Owners: \_\_\_\_\_

City or County: \_\_\_\_\_

The proposed boundary adjustment in the accompanying conveyance document and exhibits has been reviewed by the land use authority. The boundary adjustment describes all lots or parcels affected by the boundary adjustment, does not result in a lot or parcel out of conformity with land use regulations, does not create an additional parcel or lot, and includes all the required information in accordance with Utah Code 17-79-806 or Utah Code 10-20-906.

The boundary adjustment has also been reviewed to determine if the adjustment affects a public right-of-way, an existing easement, a utility easement, an onsite wastewater system, an internal lot restriction, or other public property.

After reviewing the boundary adjustment, the land use authority verifies one of the following:

\_\_\_ The boundary adjustment does NOT affect any of the above listed items and recommends that a **simple boundary adjustment** should be used.

\_\_\_ The boundary adjustment affects one or more of the above listed items and therefore requires a **full boundary adjustment**.

This administrative act by the land use authority gives notice that the land use authority is not responsible for any error related to the accompanying boundary adjustment and gives consent for the boundary adjustment to be recorded with the county recorder.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Position: \_\_\_\_\_

City or County: \_\_\_\_\_

This notice of consent must be attached to a boundary adjustment conveyance document before being recorded.