



NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, April 21, 2026, 6:00 PM
City Council Chambers, 20 North Main

- 6:00 Pledge of Allegiance
- 6:02 Approval of Minutes
- 6:05 Application #26-028 / No-Dedication Subdivision / Staker Parson – Brigham City Parcel Re-Alignment Subdivision / 1455 E. Power Plant Road / Brigham City Corporation
- 6:20 Application #26-034 / Preliminary and Final Plat / School Sports Subdivision / 650 South 1200 West / Brigham City Corporation

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 April 9, 2026

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

APPLICANT: Brigham City Corporation

OWNERS: Brigham City Corporation

Jack B Parson Companies

ADDRESS: 1455 E. Power Plant Road

PARCEL NO: 03-043-0001, 03-043-0015, 03-043-0016, 03-043-0017, 03-045-0011,
03-045-0013, 03-045-0019, 03-045-0020, 03-233-0006

APPLICATION NO.: 26-028

OVERALL AREA: 237.5 acres

ZONING DISTRICT: MU-160

DATE: April 16, 2026

PLANNING COMMISSION MEETING: April 21, 2026

APPLICATION TYPE: Administrative

PLANNING COMMISSION ROLE: Recommending Body to Land Use Authority

NATURE OF REQUEST:

No-Dedication Subdivision (Combined Preliminary/Final Plat): Staker Parson – Brigham City Parcel Re-Alignment Subdivision

OVERVIEW:

Brigham City and Staker Parsons have been collaborating on property realignment to improve both City utility services and Staker Parsons business operations. A subdivision plat has been prepared to provide a clear visual representation of the updated parcel boundaries and easements.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:

1. Everything looks good.

Community and Economic Development Department:

1. Support use of a subdivision plat as an instrument to show parcel re-alignments, various easements, and notes.

Engineering Department:

1. Comments not provided where our office created the subdivision plat.
2. Once comments are received, we will address them and provide an updated plat with responses.

Fire Department:

1. No comments

GIS Division:

1. Legal Description, Paragraph 2, Line 3, Course 3: it looks like the plat does have a "by record" reference, but this is not included in the description.
2. Line Data Table: a few of the "by record" notations are off (note for L 21 is next to L22, etc.)

Police Department:

1. No comments

Public Power Department:

1. No comment at this time

Public Works Department:

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

1. Public Works supports application
-

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body for this application.
2. The Planning Commission is to forward a recommendation to the City Council.
3. 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 the proposed subdivision subject to staff comments being addressed.

STIPULATIONS:

1. If applicable, update the plat to address any review comments and submit for a final review.

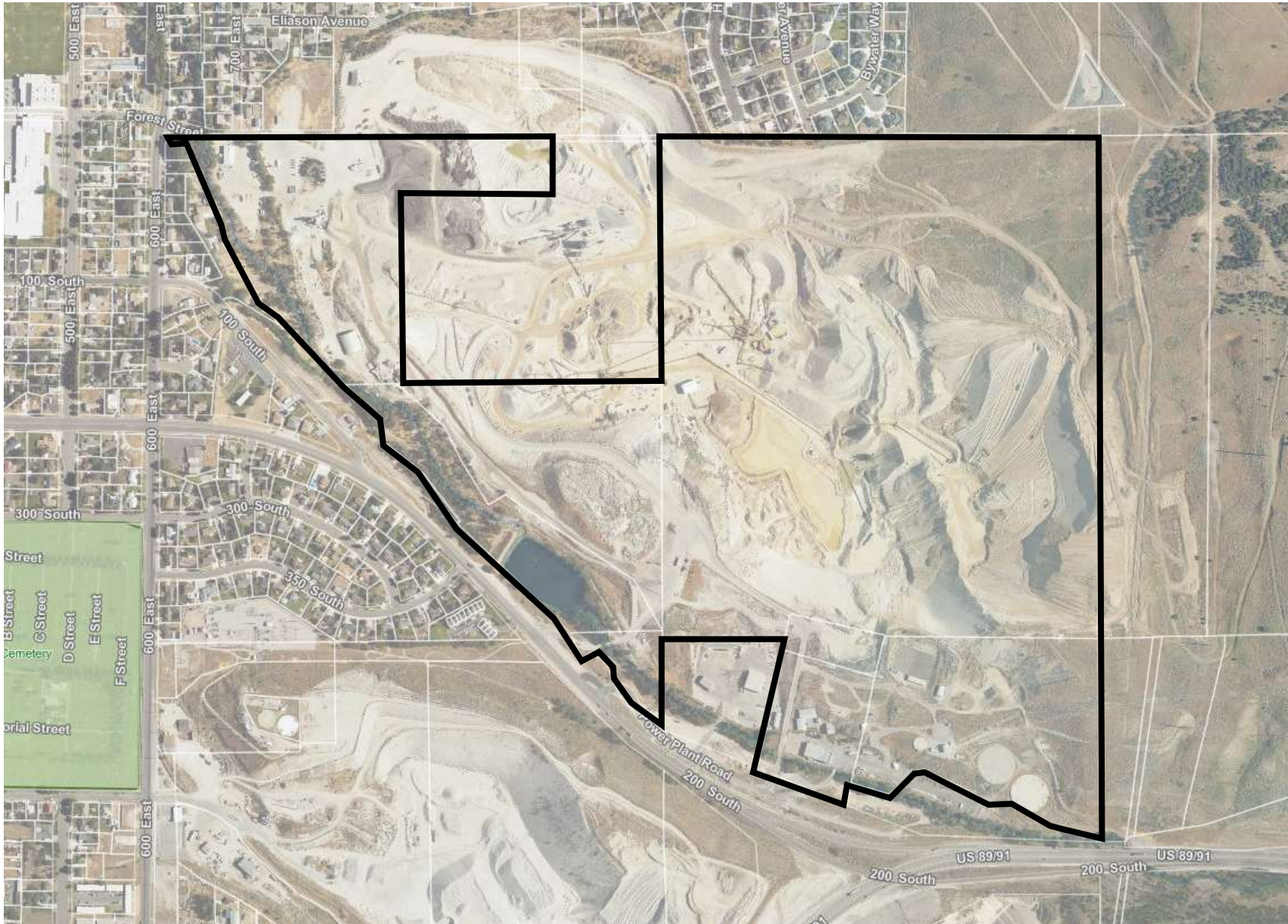
FINDINGS OF FACT:

1. The subject properties are zoned MU-160 Multiple Use District.
 2. Brigham City and Staker Parsons have been collaborating on property realignment to improve both City utility services and Staker Parsons business operations.
 3. A subdivision plat has been prepared to provide a clear visual representation of the updated parcel boundaries, easements, and key notes.
 4. There is no road dedication associated with this subdivision plat.
-

ATTACHMENTS:

1. Locator and Parcel Map
2. Staker Parson - Brigham City Parcel Re-Alignment Subdivision

LOCATOR / PARCEL MAP



STAKER PARSON - BRIGHAM CITY PARCEL RE-ALIGNMENT SUBDIVISION

BRIGHAM CITY, BOX ELDER COUNTY, UTAH
A PART OF THE NORTHWEST, NORTHEAST, SOUTHWEST AND SOUTHEAST QUARTERS
OF SECTION 19, T9N, R1W, S.L.B.&M.

APPROVAL AS TO FORM

APPROVED AS TO FORM
THIS _____ DAY OF _____, 20____.

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE BRIGHAM CITY PLANNING COMMISSION.

CHAIRMAN

ENGINEER'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 20____.

CITY ENGINEER

APPROVAL AND ACCEPTANCE

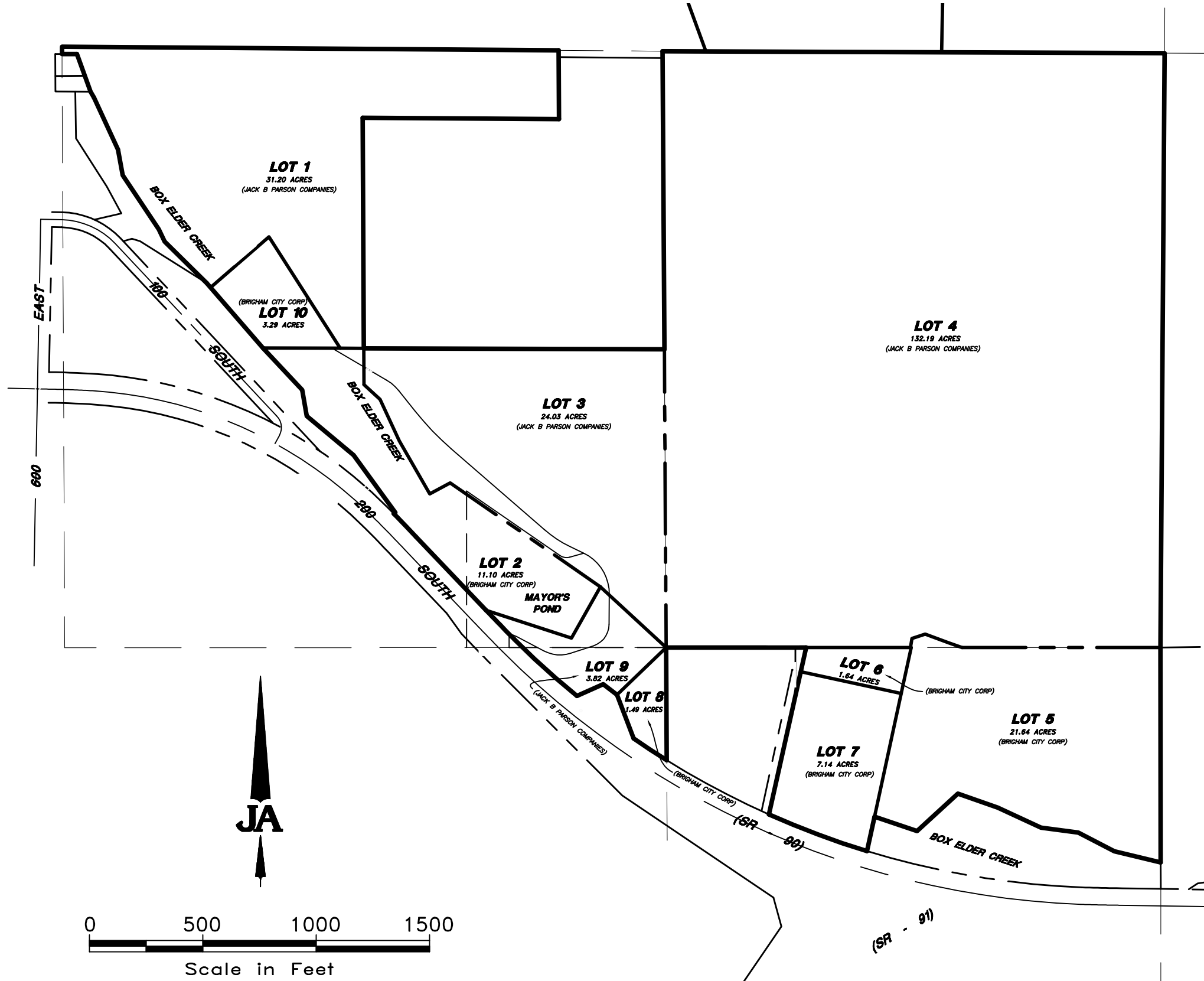
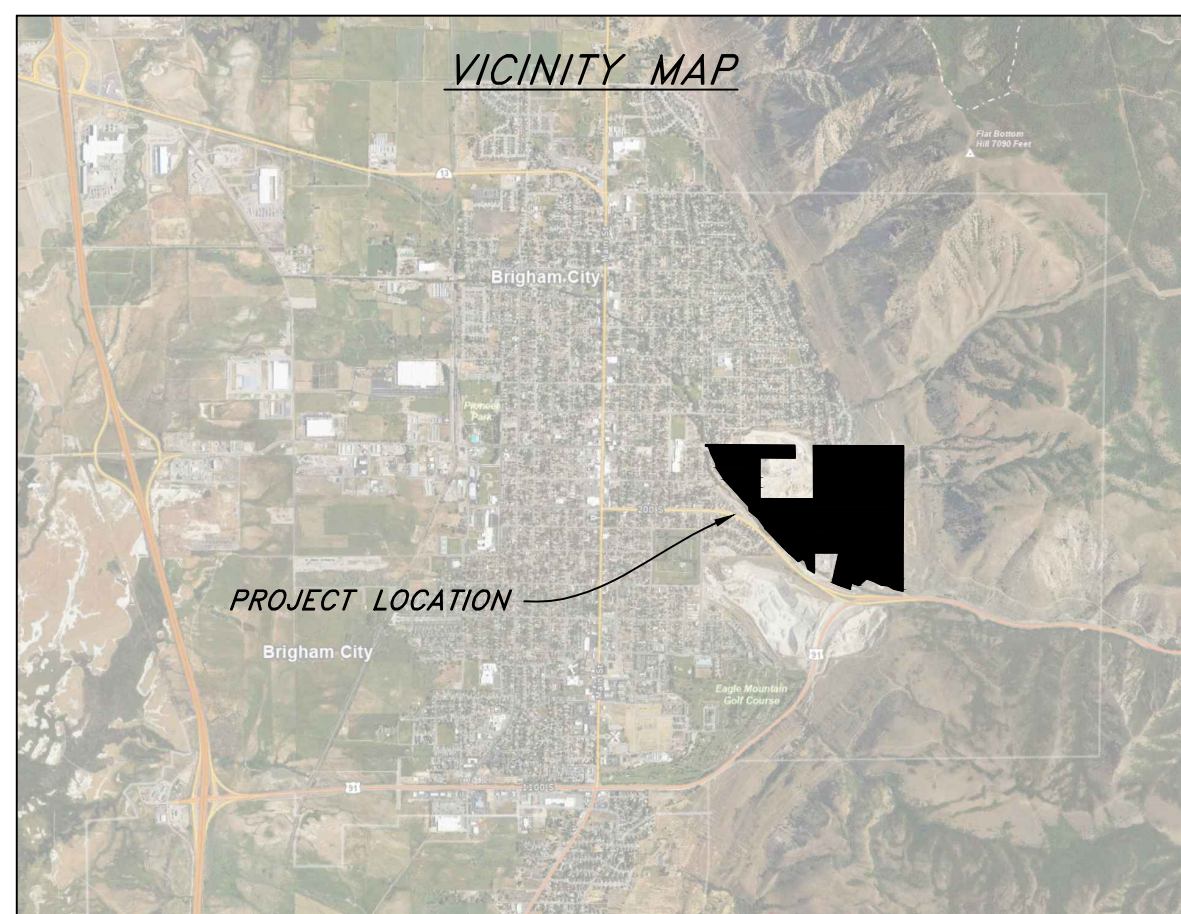
PRESENTED TO THE BRIGHAM CITY LAND USE AUTHORITY
THIS _____ DAY OF _____, 20____.
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

BY: _____
LAND USE AUTHORITY

ATTEST: _____
CITY RECORDER

NOTES:

- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 15 FEET WIDE UNLESS OTHERWISE NOTED.
- LOT CORNERS ARE MARKED AS SHOWN HEREON.
- BRIGHAM CITY AND STAKER PARSON ARE TO SHARE THE COST OF ROAD AND BRIDGE MAINTENANCE 50/50 ALONG EASEMENT NO. 2.
- A PORTION OF LOT 2 IS LOCATED IN A WETLAND AREA.
- AFTER THIS PLAT IS RECORDED PROPERTY EXCHANGES ARE AS FOLLOWS:
 - FROM STAKER PARSON TO BRIGHAM CITY:
 - LOT 10 (143,415 S.F. / 3.29 ACRES)
 - NORTHWEST PORTION OF LOT 5 (7,829 S.F. / 0.18 ACRES)
 - FROM BRIGHAM CITY TO STAKER PARSON:
 - LOT 9 (166,207 S.F. / 3.82 ACRES)



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST, NORTHEAST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19 AND RUNNING THENCE SOUTH 89°34'14" EAST (EAST BY RECORD) 2190.22 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°20'40" EAST (SOUTH BY RECORD) 303.30 FEET; THENCE NORTH 89°34'14" WEST 866.13 FEET (WEST BY RECORD) TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE ALONG THE BOUNDARY OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°18'15" EAST (SOUTH BY RECORD) 1016.48 FEET; (2) SOUTH 89°47'31" EAST 1325.17 FEET; AND (3) NORTH 00°20'40" WEST 1314.66 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE ALONG SAID NORTHEAST QUARTER THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°46'28" EAST 2213.65 FEET (NORTH 90°00'00" EAST 2213.71 FEET BY RECORD) TO THE NORTHEAST CORNER OF SAID SECTION; AND (2) SOUTH 00°23'37" WEST 2620.45 FEET (SOUTH 0°09'37" WEST 2620.50 FEET BY RECORD) TO THE EAST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 00°04'10" EAST (SOUTH BY RECORD) 947.46 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF BRIGHAM CITY CORP. PROPERTY, TAX ID NO. 03-043-0018; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BRIGHAM CITY CORP. PROPERTY THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 76°23'20" WEST 210.35 FEET (NORTH 76°10'45" WEST 198.32 FEET BY RECORD); (2) NORTH 62°39'20" WEST (NORTH 62°26'45" WEST BY RECORD) 179.50 FEET; (3) NORTH 82°38'20" WEST (NORTH 82°25'45" WEST BY RECORD) 165.00 FEET; (4) NORTH 65°10'35" WEST (NORTH 65°08'45" WEST BY RECORD) 211.00 FEET; (5) NORTH 70°33'20" WEST (NORTH 70°20'45" WEST BY RECORD) 186.17 FEET; (6) SOUTH 47°20'40" WEST (SOUTH 47°33'15" WEST BY RECORD) 244.55 FEET; AND (7) NORTH 71°15'20" WEST (NORTH 71°02'45" WEST BY RECORD) 193.23 FEET; THENCE SOUTH 12°14'25" WEST (SOUTH 12°27" WEST BY RECORD) 155.16 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 90; THENCE NORTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 3744.72 FOOT RADIUS CURVE, A DISTANCE OF 462.26 FEET, CHORD BEARS NORTH 69°30'44" WEST 461.96 FEET, HAVING A CENTRAL ANGLE OF 07°04'22"; THENCE NORTH 12°36'44" EAST 753.82 FEET ALONG AN EXISTING FENCE LINE IN PART TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89°59'43" WEST (SOUTH 89°45'32" WEST BY RECORD) 617.79 FEET ALONG SAID NORTH LINE TO THE CENTER CORNER OF SAID SECTION; THENCE SOUTH 00°19'30" EAST 496.85 FEET (SOUTH 01°10'45" EAST 527.50 FEET BY RECORD) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: (1) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 3744.72 FOOT RADIUS CURVE, A DISTANCE OF 175.11 FEET, CHORD BEARS NORTH 56°49'52" WEST 175.09 FEET, HAVING A CENTRAL ANGLE OF 02°40'45"; (2) NORTH 20°40'57" WEST 205.93 FEET; (3) NORTH 52°41'06" WEST 76.97 FEET; (4) SOUTH 65°52'56" WEST 126.85 FEET (129.64 FEET BY RECORD); (5) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 3744.72 FOOT RADIUS CURVE, A DISTANCE OF 372.93 FEET, CHORD BEARS NORTH 47°51'33" WEST 372.77 FEET, HAVING A CENTRAL ANGLE OF 05°42'21" TO A POINT OF SPIRAL CURVATURE; (6) NORTH 44°06'14" WEST 178.23 FEET ALONG THE CHORD OF SAID SPIRAL; (7) NORTH 43°39'22" WEST (NORTHWESTERLY BY RECORD) 447.37 FEET TO A POINT OF SPIRAL CURVATURE; AND (8) NORTH 43°59'24" WEST 142.37 FEET ALONG THE CHORD OF SAID SPIRAL; THENCE NORTH 67°48'09" EAST 9.02 FEET (NORTH 67°48'45" EAST 16.11 FEET MORE OR LESS BY RECORD) TO THE WEST BANK OF A CANAL; THENCE ALONG SAID WEST BANK THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 36°03'32" WEST (NORTH 36°04'45" WEST BY RECORD) 313.40 FEET; (2) NORTH 50°11'32" WEST (NORTH 50°12'45" WEST BY RECORD) 268.30 FEET; (3) NORTH 10°01'02" WEST (NORTH 10°02'15" WEST BY RECORD) 117.34 FEET; (4) NORTH 43°03'32" WEST 253.36 FEET (NORTH 43°04'45" WEST 252.83 FEET MORE OR LESS BY RECORD) TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; (5) NORTH 40°56'39" WEST (NORTH 40°54'45" WEST BY RECORD) 377.40 FEET; (6) NORTH 45°26'51" WEST (NORTH 44°21'00" WEST BY RECORD) 261.72 FEET; (7) NORTH 25°05'51" WEST (NORTH 24°00'00" WEST BY RECORD) 60.00 FEET; (8) NORTH 33°42'05" WEST (NORTH 32°16'14" WEST BY RECORD) 286.70 FEET; (9) NORTH 10°23'05" WEST (NORTH 9°17'14" WEST BY RECORD) 114.60 FEET; (10) NORTH 24°51'05" WEST (NORTH 24°45'14" WEST BY RECORD) 252.60 FEET; AND (11) NORTH 30°32'25" WEST (NORTH 29°26'34" WEST BY RECORD) 29.80 FEET TO THE SOUTHEAST CORNER OF BRENDA BLACK PROPERTY, TAX ID NO. 03-045-0002; THENCE NORTH 19°48'06" WEST (NORTHWESTERLY BY RECORD) 176.69 FEET TO THE NORTHEAST CORNER OF DAVID JOHNSON ETUX PROPERTY, TAX ID NO. 03-045-0001; THENCE SOUTH 89°44'10" WEST 66.00 FEET (WEST 67.31 FEET BY RECORD) TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°15'50" WEST 33.00 FEET (NORTH 25 FEET BY RECORD) TO THE POINT OF BEGINNING.

CONTAINING 237.538 ACRES.

MUNICIPAL UTILITY EASEMENT (M.U.E.) DESCRIPTION

A MUNICIPAL UTILITY EASEMENT FOR POWER, CREEK MAINTENANCE AND MUNICIPAL UTILITIES SITUATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE CENTER CORNER OF SAID SECTION 19 AND RUNNING THENCE SOUTH 46°05'23" WEST 300.48 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 90; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 52°41'06" WEST 76.97 FEET; (2) SOUTH 65°52'56" WEST 126.85 FEET (129.64 FEET BY RECORD); (3) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 3744.72 FOOT RADIUS CURVE, A DISTANCE OF 372.93 FEET, CHORD BEARS NORTH 47°51'33" WEST 372.77 FEET, HAVING A CENTRAL ANGLE OF 05°42'21" TO A POINT OF SPIRAL CURVATURE; AND (4) NORTH 44°06'14" WEST 178.23 FEET ALONG THE CHORD OF SAID SPIRAL; THENCE SOUTH 71°56'11" EAST 395.53 FEET; THENCE NORTH 29°30'28" EAST 259.62 FEET; THENCE SOUTH 47°16'34" EAST 394.76 FEET TO THE POINT OF BEGINNING.

24' ACCESS / MAINTENANCE EASEMENT NO. 1 DESCRIPTION

A 24.00 FOOT WIDE ACCESS AND MAINTENANCE EASEMENT FOR INGRESS AND EGRESS BEING 12.00 FEET LEFT AND 12.00 FEET RIGHT OF THE FOLLOWING DESCRIBED ALIGNMENT SITUATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 90 LOCATED 692.12 FEET SOUTH 89°59'12" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 59.14 FEET NORTH 00°00'48" WEST FROM THE CENTER CORNER OF SAID SECTION 19;

RUNNING THENCE EASTERLY TO THE RIGHT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, A DISTANCE OF 34.37 FEET, CHORD BEARS SOUTH 72°10'45" EAST 34.20 FEET, HAVING A CENTRAL ANGLE OF 19°41'40"; THENCE SOUTH 62°19'55" EAST 137.93 FEET; THENCE EASTERLY TO THE LEFT ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE, A DISTANCE OF 120.10 FEET, CHORD BEARS SOUTH 85°16'11" EAST 116.92 FEET, HAVING A CENTRAL ANGLE OF 45°52'31"; THENCE NORTH 71°47'33" EAST 106.01 FEET; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, A DISTANCE OF 124.58 FEET, CHORD BEARS NORTH 36°06'06" EAST 116.68 FEET, HAVING A CENTRAL ANGLE OF 71°22'54"; THENCE NORTH 00°24'39" EAST 132.36 FEET; THENCE NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, A DISTANCE OF 225.75 FEET, CHORD BEARS NORTH 31°55'30" WEST 213.95 FEET, HAVING A CENTRAL ANGLE OF 64°40'17"; THENCE NORTH 64°15'39" WEST 67.91 FEET; THENCE NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE, A DISTANCE OF 132.65 FEET, CHORD BEARS NORTH 56°39'37" WEST 132.26 FEET, HAVING A CENTRAL ANGLE OF 15°12'03"; THENCE NORTH 49°03'35" WEST 546.24 FEET; THENCE NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 1250.00 FOOT RADIUS CURVE, A DISTANCE OF 228.59 FEET, CHORD BEARS NORTH 43°49'15" WEST 228.28 FEET, HAVING A CENTRAL ANGLE OF 10°28'41"; THENCE NORTH 38°34'55" WEST 115.55 FEET; THENCE NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, A DISTANCE OF 73.29 FEET, CHORD BEARS NORTH 49°04'47" WEST 72.88 FEET, HAVING A CENTRAL ANGLE OF 20°59'44"; THENCE NORTH 59°34'38" WEST 278.25 FEET TO THE TERMINUS OF THIS EASEMENT.

32' ACCESS EASEMENT NO. 2 DESCRIPTION

A 32.00 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS BEING 32.00 FEET LEFT OF THE FOLLOWING DESCRIBED ALIGNMENT SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 617.79 FEET NORTH 89°59'43" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER FROM THE CENTER CORNER OF SAID SECTION 19;

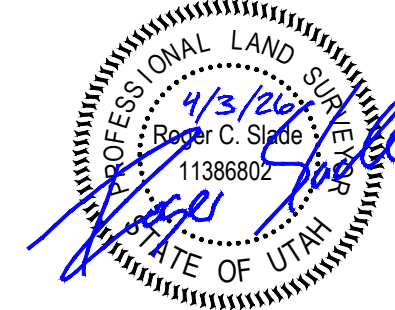
RUNNING THENCE SOUTH 12°36'44" WEST 753.82 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 90 AND THE TERMINUS OF THIS EASEMENT.

SURVEYOR' CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 5B, 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 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TEN (10) LOTS, KNOWN HEREAFTER AS STAKER PARSON - BRIGHAM CITY PARCEL RE-ALIGNMENT SUBDIVISION 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 3RD DAY OF APRIL, 2026.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRETT JONES OF JONES & ASSOCIATES FOR BRIGHAM CITY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 19, T9N, R1W, S.L.B.&M.

R/W OF 200 SOUTH (SR-90) WAS ESTABLISHED FROM UDOT R/W PLANS AND FOUND R/W MONUMENTS.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°59'12" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

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 STAKER PARSON - BRIGHAM CITY PARCEL RE-ALIGNMENT SUBDIVISION 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 MUNICIPAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF MUNICIPAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BRIGHAM CITY. WE ALSO HEREBY DEDICATE, GRANT AND CONVEY TO THE OWNER OF LOT 2 A 24' ACCESS / MAINTENANCE EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE PURPOSES AS SHOWN HEREON. WE ALSO HEREBY DEDICATE, GRANT AND CONVEY TO THE OWNERS OF LOTS 4, 6, AND 7 A 32' ACCESS EASEMENT FOR INGRESS AND EGRESS AS SHOWN HEREON.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 20____.

BRIGHAM CITY CORPORATION
BY: _____

JACK B PARSON COMPANIES
BY: _____

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER) §
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY AND

ACKNOWLEDGE THAT HE IS THE _____ FOR BRIGHAM CITY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, WHICH CITY IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF BRIGHAM CITY.

STATE OF UTAH NOTARY PUBLIC _____ COMMISSION NUMBER _____

NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) §
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY AND

ACKNOWLEDGE THAT HE IS _____ OF JACK B PARSON COMPANIES, A UTAH CORPORATION, WHICH CORPORATION IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CORPORATION, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE CORPORATION CAME PURSUANT TO A RESOLUTION OF THE BOARD OF DIRECTORS, THE ARTICLES OF INCORPORATION, AND/OR THE CORPORATE BYLAWS.

STATE OF UTAH NOTARY PUBLIC _____ COMMISSION NUMBER _____

NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

DEVELOPER:

BRIGHAM CITY / STAKER PARSON

SHEET 1 OF 2

COUNTY RECORDER

ENTRY NO: _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____

COUNTY RECORDER
BY: _____ DEPUTY

NORTHWEST CORNER OF SEC. 19,
T. 9 N., R. 1 W., SLB&M
FOUND B.E. CO. BRASS CAP MONUMENT

FOREST HILLS SUBDV'S NO. 8 & NO. 9
(N 90°00'00" E)
S 89°46'28" E

BRIGHAM CITY CORP.
03-032-0037 (2213.71')
2213.65'

NORTHEAST CORNER OF SEC. 19,
T. 9 N., R. 1 W., SLB&M
FOUND B.E. CO. BRASS CAP MONUMENT

JACK B PARSON COMPANIES
03-002-0017

BRIGHAM CITY CORP.
03-002-0056

SOUTHEAST CORNER OF SEC. 19,
T. 9 N., R. 1 W., SLB&M
FOUND GIBBONS REBAR

- LEGEND**
- SUBJECT PROPERTY LINE
 - INTERIOR LOT LINE
 - ADJOINING PROPERTY LINE
 - PREVIOUS PROPERTY LINE
 - CENTERLINE EASEMENT
 - EXISTING ASPHALT
 - EXISTING FENCE WIRE
 - M.U.E.
 - ACCESS EASEMENT
 - SECTION LINE
 - R/W MONUMENT / CL MONUMENT
 - FOUND HAI SURVEY MARKER
 - SET REBAR & CAP
 - SECTION CORNER

LINE DATA

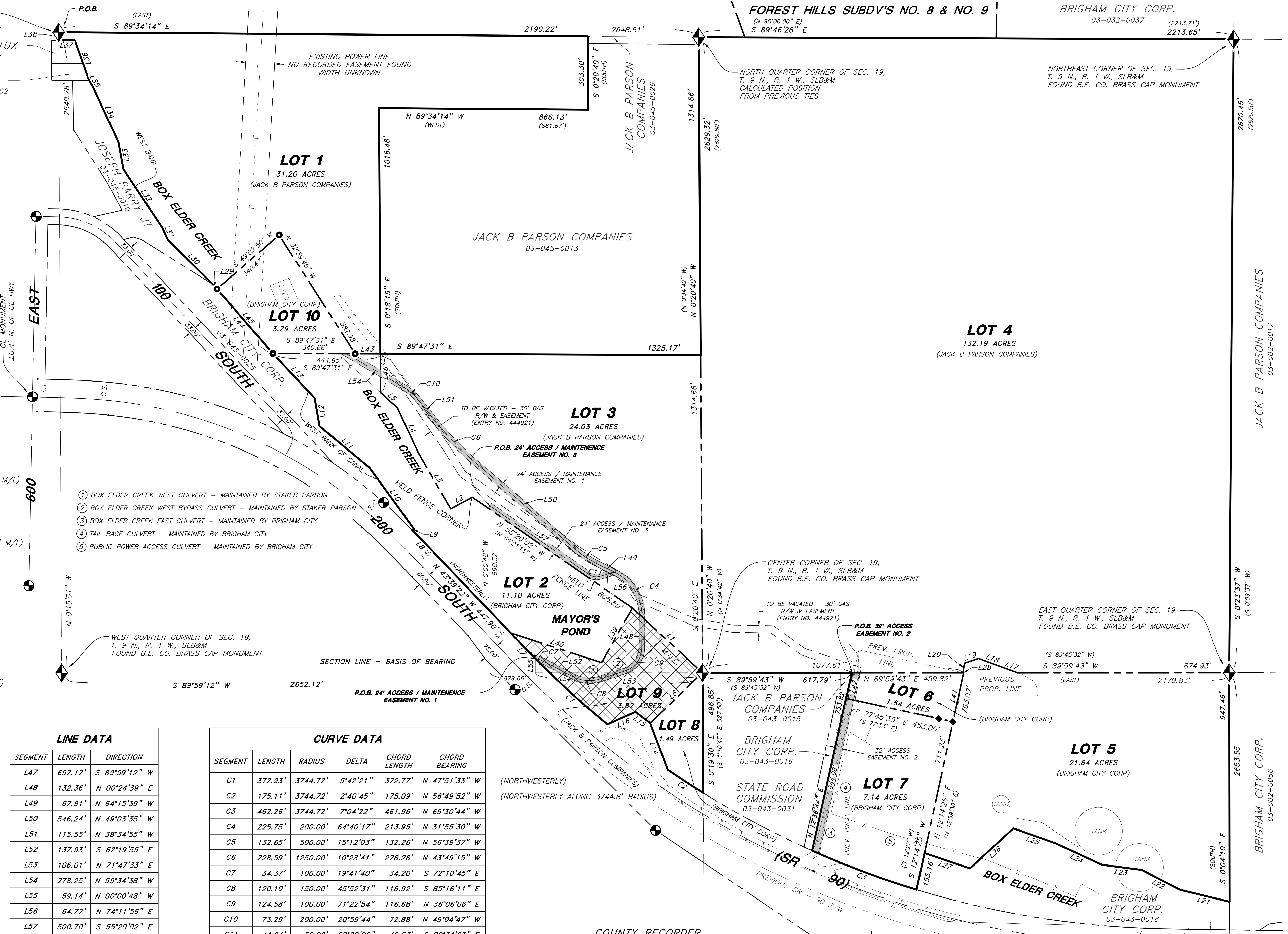
SEGMENT	LENGTH	DIRECTION
L1	394.76'	N 47°16'34" W
L2	101.84'	S 61°47'58" W (S 61°46'45" W)
L3	269.09'	N 29°57'02" W (N 29°58'15" W)
L4	202.21'	N 24°51'32" W (N 24°52'45" W)
L5	95.59'	N 47°36'32" W (N 47°37'45" W)
L6	300.48'	S 46°05'23" W (WEST)
L7	178.23'	N 44°06'14" W (NORTHWESTERLY)
L8	142.37'	N 43°59'24" W (NORTHWESTERLY)
L9	9.02'	N 61°48'09" E (N 61°46'45" E 16.11 M/L)
L10	313.40'	N 36°03'32" W (N 36°04'45" W)
L11	268.30'	N 50°11'32" W (N 50°12'45" W)
L12	117.34'	N 10°01'02" W (N 10°02'15" W)
L13	253.36'	N 43°03'32" W (N 43°04'45" W 252.83' M/L)
L14	205.93'	N 20°40'57" W (N 43°04'45" W)
L15	76.97'	N 52°41'06" W
L16	126.85'	S 65°52'56" W (129.64')
L17	62.99'	N 70°18'46" W
L18	109.81'	N 69°43'43" W
L19	61.58'	S 71°25'40" W
L20	40.22'	S 09°26'59" W
L21	210.35'	N 76°23'20" W
L22	179.50'	N 62°39'20" W (N 76°10'45" W 198.32')
L23	165.00'	N 82°38'20" W (N 62°26'45" W)
L24	211.00'	N 65°10'35" W (N 82°25'45" W)
L25	186.17'	N 70°33'20" W (N 65°58'45" W)
L26	244.55'	S 47°20'40" W (N 70°20'45" W)
L27	198.23'	N 71°15'20" W (S 47°33'15" W)
L28	3.01'	S 89°59'43" W (N 71°02'45" W)
L29	24.72'	N 40°56'39" W (WEST)
L30	261.72'	N 45°26'51" W (N 43°04'45" W)
L31	60.00'	N 25°05'51" W (N 44°21'00" W)
L32	286.70'	N 33°42'05" W (N 24°00'00" W)
L33	114.60'	N 10°23'05" W (N 32°16'14" W)
L34	252.60'	N 24°51'05" W (N 9°17'14" W)
L35	29.80'	N 30°32'25" W (N 23°45'14" W)
L36	176.69'	N 19°48'06" W (N 29°26'34" W)
L37	66.00'	S 89°44'10" W (NORTHWESTERLY)
L38	33.00'	N 00°15'50" W (WEST 67.31')
L39	259.62'	N 29°30'28" E (NORTH 25')
L40	395.53'	S 71°56'11" E (SOUTH)
L41	207.00'	S 12°14'25" W
L42	108.84'	N 12°36'44" E
L43	104.30'	N 89°47'31" W
L44	377.40'	N 40°56'39" W (S 12°27' W)
L45	352.68'	N 40°56'39" W (N 12°27' E)
L46	160.51'	N 00°18'15" W (N 43°04'45" W)

LINE DATA

SEGMENT	LENGTH	DIRECTION
L47	692.12'	S 89°59'12" W
L48	132.36'	N 00°24'39" E
L49	67.91'	N 64°15'39" W
L50	546.24'	N 49°03'35" W
L51	115.55'	N 38°34'55" W
L52	137.93'	S 62°19'55" W
L53	106.01'	N 71°47'33" E
L54	278.25'	N 59°34'38" W
L55	59.14'	N 00°00'48" W
L56	64.77'	N 74°11'56" E
L57	500.70'	S 55°20'02" E

CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	372.93'	3744.72'	5°42'21"	372.77'	N 47°51'33" W
C2	175.11'	3744.72'	2°40'45"	175.09'	N 56°49'52" W
C3	462.26'	3744.72'	7°04'22"	461.96'	N 69°30'44" W
C4	225.75'	200.00'	64°40'17"	213.95'	N 31°55'30" W
C5	132.65'	500.00'	15°12'03"	132.26'	N 56°39'37" W
C6	228.59'	1250.00'	10°28'41"	228.28'	N 43°49'15" W
C7	34.37'	100.00'	19°41'40"	34.20'	S 72°10'45" E
C8	120.10'	150.00'	45°52'31"	116.92'	S 85°16'11" E
C9	124.58'	100.00'	71°22'54"	116.68'	N 36°06'06" E
C10	73.29'	200.00'	20°59'44"	72.88'	N 49°04'47" W
C11	44.04'	50.00'	50°28'02"	42.63'	S 80°34'03" E

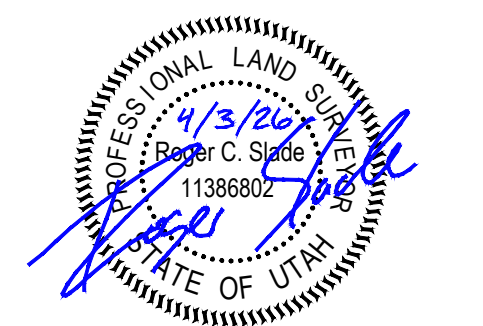
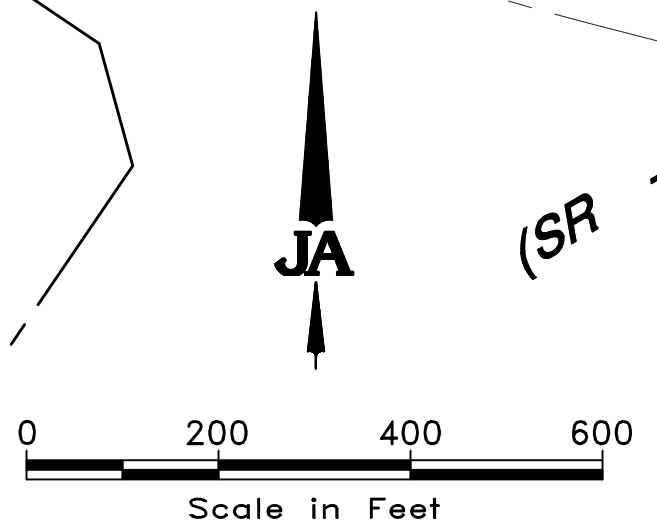


- ① BOX ELDER CREEK WEST CULVERT - MAINTAINED BY STAKER PARSON
- ② BOX ELDER CREEK WEST BYPASS CULVERT - MAINTAINED BY STAKER PARSON
- ③ BOX ELDER CREEK EAST CULVERT - MAINTAINED BY BRIGHAM CITY
- ④ TAIL RACE CULVERT - MAINTAINED BY BRIGHAM CITY
- ⑤ PUBLIC POWER ACCESS CULVERT - MAINTAINED BY BRIGHAM CITY

J&A CONSULTING ENGINEERS
JONES & ASSOCIATES
 6080 Fashion Point Drive
 South Ogden, Utah 84403
 (801) 476-9767 www.jonescivil.com

SHEET 2 OF 2

ENTRY NO: _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED _____ AT _____
 IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____
 COUNTY RECORDER
 BY: _____ DEPUTY



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

APPLICANT: Brigham City Corporation
OWNER: Brigham City Corporation
ADDRESS: 650 South 1200 West
PARCEL NO: 03-114-0021

APPLICATION NO.: 26-034
OVERALL AREA: 62.33 acres
ZONING DISTRICT: P-R-M-7
DATE: April 16, 2026

PLANNING COMMISSION MEETING: April 21, 2026
APPLICATION TYPE: Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Preliminary Subdivision Plat: School Sports Subdivision (*name to be changed to Brigham City School Subdivision*)

OVERVIEW:

This is a proposed 5 lot subdivision plat to create a parcel for a future school site. Lot 1 is the identified school site. Lot 2 would remain a sports complex site and Lots 3, 4, and 5 are designated for future development. This property is included in the Avian Shores P-R-M-7 Planned District and identified on the General Development Plan as City Park. According to the Planned District *“Any school (educational institution) or church (religious institution) sites, which are encouraged to be located in residential neighborhoods, does not constitute an amendment to the Planned District, but does require the plans to be submitted for Planning Commission review and approval as outlined in the Brigham City land use code.” City Code – Avian Shores Planned District, Section 156.286 Planned District (E) General Development Plan.*

The school site doesn't cause an amendment to the Planned District, however, as modifications are made to the Avian Shores Planned District, and prior to applications for the future developable lots identified as Lots 3, 4, and 5, the General Development Plan should be updated and amended.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:

1. Everything looks good on this subdivision, GIS has no remarks.

Community and Economic Development Department:

1. Plat Name. Mayor Bott would like the plat name changed to Brigham City School Subdivision.
2. Owner's Dedication. Recommend **“SAID ACCESS AND UTILITY EASEMENT WILL BE VACATED ONCE THE FUTURE ROAD 550 SOUTH IS BUILT”** be inserted following sentence **THE SAME TO BE USED FOR INGRESS, EGRESS AND UTILITY PURPOSES.** It may seem a little redundant but removes validity question when placed in the Owner's Dedication. Also keep reference in note section.
3. Approval and Acceptance Block. Please update to **“Presented to the Brigham City Council”**... and signed by Mayor form.

4. Streets. Extend 1100 West and 1150 West Streets to south boundary as stub streets.
5. Notes. Update note #3 with creation of additional lots due to extending 1100 and 1150 West Streets.
6. Addresses. Recommend the following updates with Lot 1:
 - A. Change 590 S to 588 S
 - B. Change 591 S to 585 S
 - C. Change 1124 W to 1120 W

Engineering Department:

1. Comments not provided where our office created the subdivision plat.
2. Once comments are received, we will address them and provide an updated plat with responses.

Fire Department:

1. No comments

GIS Division:

1. No comment for me on this plat, it looks good on the items I review.

Police Department:

1. No comments

Public Power Department:

1. Will need to come up with a different way to feed power to the Sports Park.

Public Works Department:

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

1. Show the existing sewer line and easement.
2. Update irrigation information.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body for this application.
2. The Planning Commission is to forward a recommendation to the City Council.
3. 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 the proposed subdivision subject to staff comments being addressed.

STIPULATIONS:

1. Update the plat to address the review comments and submit for a final review.

FINDINGS OF FACT:

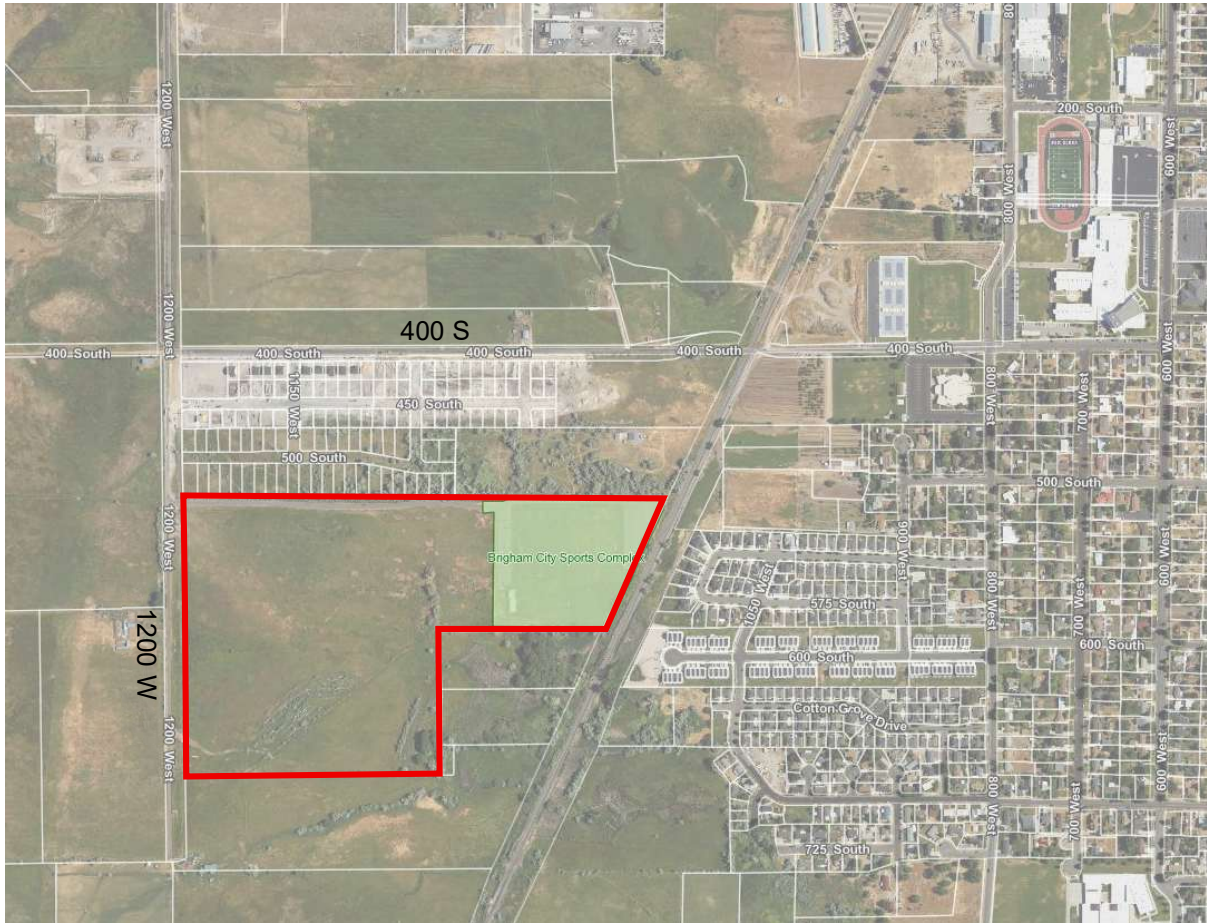
1. The driving factor for this subdivision is to set aside property for a future school site shown as Lot 1.
2. Lot 2 would remain a City sports complex site.
3. Lots 3, 4, and 5 are designated for future development.
4. The subject property is zoned P-R-M-7 (Planned – Multiple Residential) District, is located within the Avian Shores Planned District, and identified on the General Development Plan as City Park.

5. Per the adopted Avian Shores Planned District, City Code Chapter 156 Zoning, Section 156.286 Planned District (E) General Development Plan, *“Any school (educational institution) or church (religious institution) sites, which are encouraged to be located in residential neighborhoods, does not constitute an amendment to the Planned District, but does require the plans to be submitted for Planning Commission review and approval as outlined in the Brigham City land use code.”*
 6. The school site would not cause an amendment to the Planned District, however, as modifications are made to the Avian Shores Planned District, and prior to applications for the future developable lots identified as Lots 3, 4, and 5, the General Development Plan should be updated and amended.
-

ATTACHMENTS:

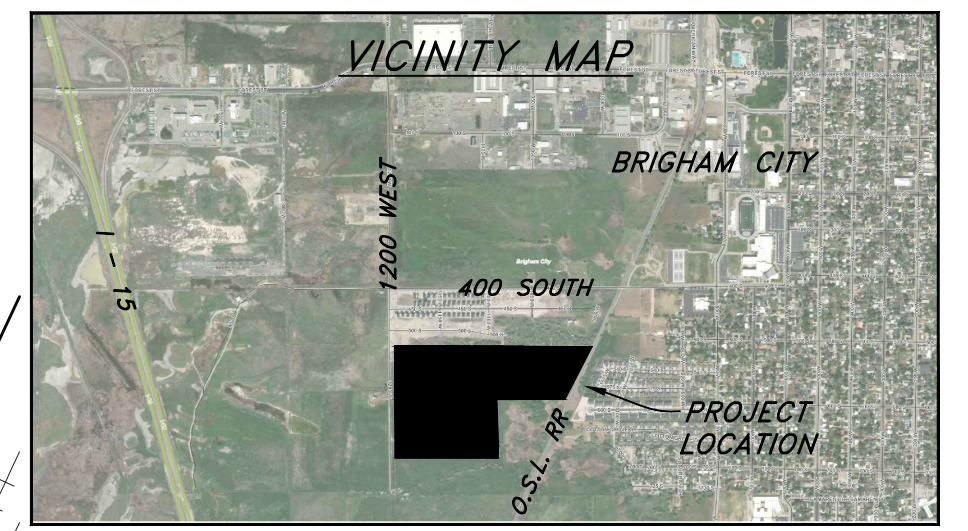
1. Locator Parcel Map
2. School Sports Subdivision Preliminary Plat

LOCATOR / PARCEL MAP



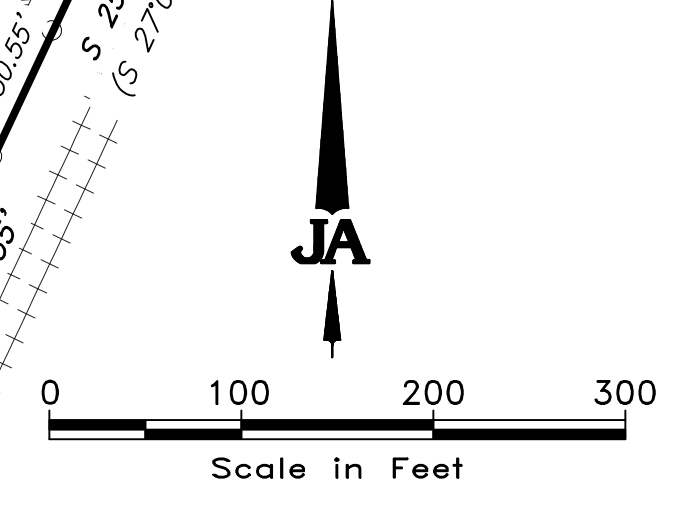
PRELIMINARY SCHOOL SPORTS SUBDIVISION

BRIGHAM CITY, BOX ELDER COUNTY, UTAH
 A PART OF THE SOUTHWEST QUARTER OF SECTION 23,
 TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 APRIL 2026



LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	73.79'	N 89°45'19" E
L2	14.12'	N 44°53'48" W
L3	14.17'	S 45°06'12" W
L4	14.17'	N 45°06'12" E
L5	14.12'	S 44°53'48" E
L6	14.20'	S 44°58'28" W
L7	14.08'	N 45°01'32" W
L8	14.20'	S 44°58'28" W
L9	81.18'	S 89°49'44" W
L10	30.00'	N 90°00'00" E
L11	53.00'	N 89°44'32" E
L12	28.13'	S 87°51'52" W

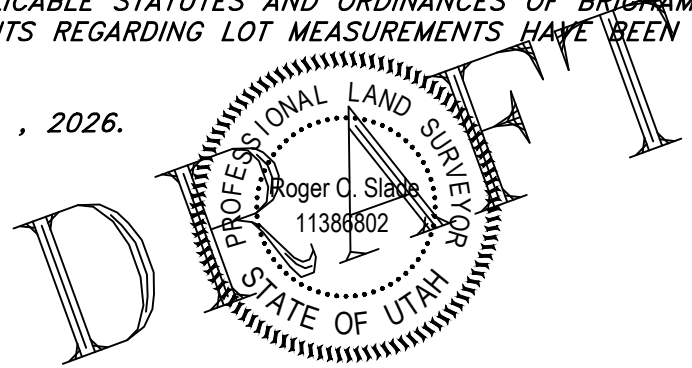
DEVELOPER:
 BRIGHAM CITY
 20 NORTH MAIN STREET
 BRIGHAM CITY, UTAH 84302
 435-734-6600



SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO FIVE (5) LOTS, KNOWN HEREAFTER AS SCHOOL SPORTS SUBDIVISION IN BRIGHAM CITY, BOX ELDER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE BOX ELDER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER SUPERVISION ON THE GROUND. I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF BRIGHAM CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS DAY OF _____, 2026.
 ROGER C. SLADE, P.L.L.S.
 UTAH LICENSE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A, SPRING CREEK SUBDIVISION, RECORDED AS ENTRY NO. 488067 IN THE BOX ELDER COUNTY RECORDER'S OFFICE, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 1200 WEST STREET LOCATED 3390.08 FEET SOUTH 00°14'41" EAST ALONG THE WEST LINE OF SAID SECTION AND 73.79 FEET NORTH 89°45'19" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 23;
 RUNNING THENCE ALONG THE SOUTH BOUNDARY OF SAID SPRING CREEK SUBDIVISION THE FOLLOWING THREE COURSES: (1) SOUTH 89°48'46" EAST 268.12 FEET (267.96 FEET BY RECORD); (2) SOUTH 89°37'01" EAST 484.67 FEET; AND (3) SOUTH 89°53'45" EAST 684.23 FEET; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°57'09" EAST 219.15 FEET; AND (2) SOUTH 89°44'00" EAST 929.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE O.S.L. RAILROAD BEING 50.00 FEET WEST OF THE RAILROAD CENTERLINE AS DESCRIBED IN BOOK M, PAGE 33 (THE PREVIOUS FIVE (5) COURSES DESCRIBED AS SOUTH 89°32'16" EAST ALONG AN EXISTING FENCE LINE BY RECORD); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) SOUTH 25°10'01" WEST (SOUTH 27°03'38" WEST BY RECORD) 430.55 FEET PARALLEL WITH AND 50.00 FEET DISTANT FROM SAID CENTERLINE TO AN EXISTING FENCE LINE ACCEPTED AS EVIDENCE OF THE LOCATION DESCRIBED IN BOOK C, PAGE 204 AS 100 RODS NORTH OF THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 23 AND THE CENTERLINE OF THE RAILROAD; (2) SOUTH 87°51'52" WEST (WEST BY RECORD) 28.13 FEET ALONG SAID EXISTING FENCE LINE TO A POINT 75.00 FEET WEST OF THE RAILROAD CENTERLINE AS DESCRIBED IN BOOK M, PAGE 135; AND (3) SOUTH 25°10'01" WEST (SOUTH 27°03'38" WEST BY RECORD) 334.44 FEET PARALLEL WITH AND 75.00 FEET DISTANT FROM SAID CENTERLINE TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°49'44" WEST 891.37 FEET (SOUTH 85°58'19" WEST 897.6 FEET BY RECORD); (2) SOUTH 01°56'03" EAST 601.64 FEET; (3) SOUTH 01°43'07" WEST 160.69 FEET (THE PREVIOUS TWO (2) COURSES DESCRIBED AS SOUTH 01°03'14" WEST 763.8 FEET BY RECORD); AND (4) SOUTH 89°58'29" WEST (NORTH 89°42'46" WEST BY RECORD) 1350.18 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°15'29" WEST 1468.11 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF BOX ELDER)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY AND
 ACKNOWLEDGE THAT HE/SHE IS THE _____ FOR BRIGHAM CITY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, WHICH CITY IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF BRIGHAM CITY.
 STATE OF UTAH NOTARY PUBLIC _____ COMMISSION NUMBER _____
 NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

OWNER'S DEDICATION

KNOW ALL MEN, BY THESE PRESENT THAT WE THE UNDER SIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT SCHOOL SPORTS SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, WITHOUT CONDITION, RESTRICTION OR RESERVATION AND ALSO DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY 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. WE ALSO DEDICATE, GRANT AND CONVEY TO THE OWNER OF LOT 1 A 60.00 FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS LOT 4 AS SHOWN HEREON. THE SAME TO BE USED FOR INGRESS, EGRESS AND UTILITY PURPOSES. WE ALSO DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY AN IRRIGATION EASEMENT AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION LINES.
 WE HEREBY DECLARE THE PLAT NOTES SHOWN HERE ON TO BE EFFECTIVE AND BINDING.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
 BY THE BRIGHAM CITY PLANNING COMMISSION.

APPROVAL AS TO FORM

APPROVED AS TO FORM
 THIS _____ DAY OF _____, 20____.

CITY ATTORNEY

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BRIGHAM CITY LAND USE AUTHORITY
 THIS _____ DAY OF _____, 20____,
 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

BY: _____
 LAND USE AUTHORITY

ATTEST: _____
 CITY RECORDER

ENGINEER'S CERTIFICATE

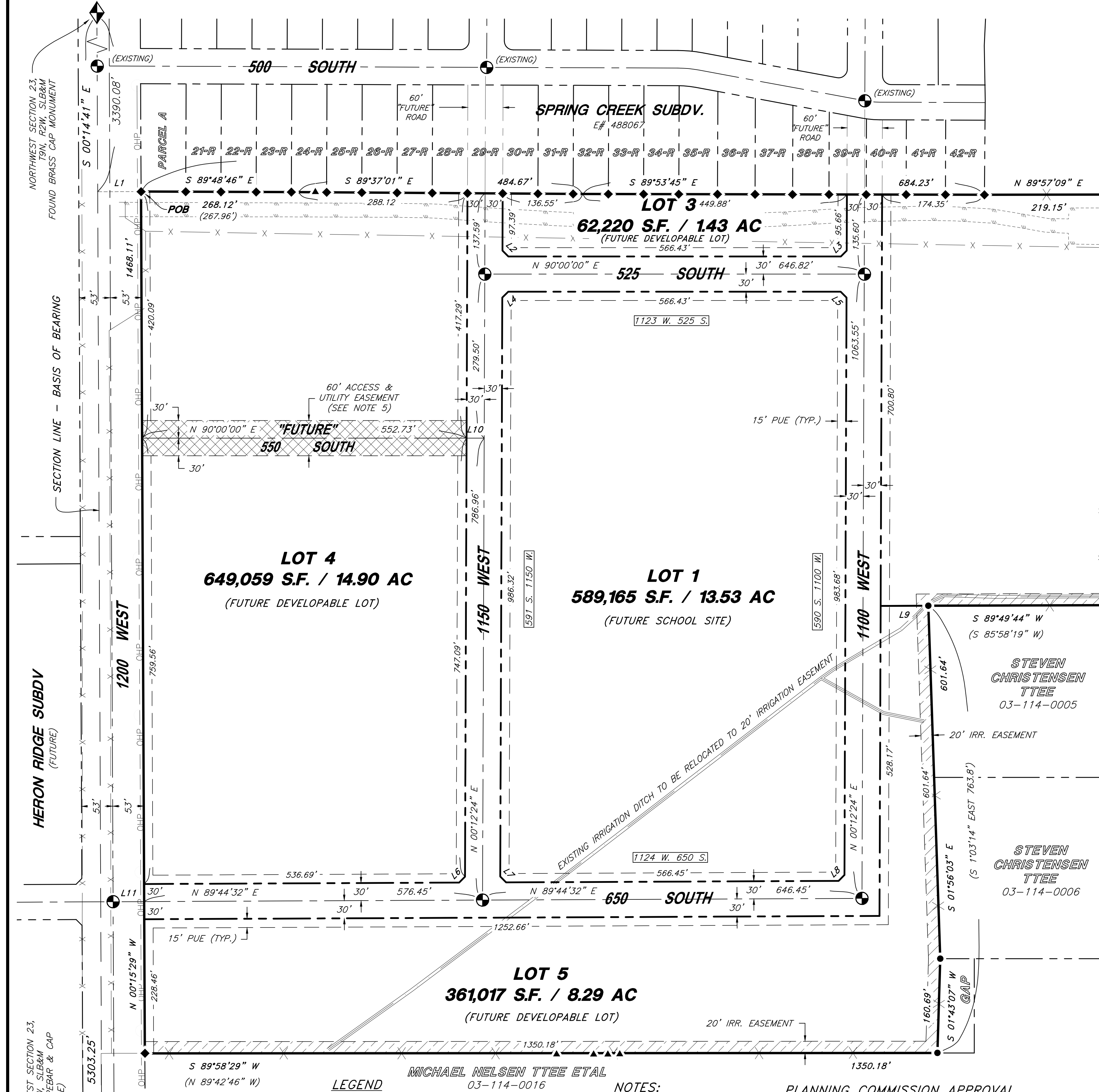
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION FILE IN THE BRIGHAM CITY OFFICE.

SIGNED THIS _____ DAY OF _____, 20____.

 CITY ENGINEER

COUNTY RECORDER

ENTRY NO: _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED _____,
 IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____
 COUNTY RECORDER
 DEPUTY



LEGEND

	SUBJECT PROPERTY LINE
	INTERIOR LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE
	EASEMENT / PUE
	EXISTING ASPHALT
	EXISTING FENCE WIRE
	EXISTING FENCE CHAINLINK
	EXISTING RAILROAD
	EXISTING OVERHEAD POWER
	60' ACCESS & UTILITY EASEMENT
	20' IRRIGATION EASEMENT
	SECTION LINE
	SECTION TIE
	OLD FENCE POST
	FOUND SURVEY MARKER
	SET REBAR & CAP
	STREET MONUMENT
	SECTION CORNER

- NOTES:**
- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 15 FEET WIDE UNLESS OTHERWISE NOTED.
 - LOT CORNERS ARE MARKED AS SHOWN HEREON.
 - ADDRESS FOR LOTS 2, 3, 4 & 5 ARE NOT BEING ASSIGNED WITH THIS PLAT. ADDRESSES WILL BE ASSIGNED WHEN THE LOTS ARE FURTHER DEVELOPED AND SUBDIVIDED.
 - ALL LOTS IN SUBDIVISION ARE RESPONSIBLE FOR HALF OF THE ROAD SURFACE AND UTILITY IMPROVEMENTS ALONG STREET FRONTAGE.
 - THE 60' ACCESS AND UTILITY EASEMENT ON LOT 4 WILL BE VACATED ONCE THE FUTURE ROAD 550 SOUTH IS BUILT.

J&A CONSULTING ENGINEERS
 JONES & ASSOCIATES
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 South Ogden, Utah 84403
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