



NOTICE AND AGENDA BRIGHAM CITY LAND USE AUTHORITY

Thursday, April 30, 2026, 10:00 AM
City Council Chambers, 20 North Main

AGENDA

1. Approval of Minutes
2. Application #26-028 / No-Dedication Subdivision / Staker Parson – Brigham City Parcel Re-Alignment Subdivision / 1455 E. Power Plant Road / 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 posted on the State Public Meeting Notice website on April 20, 2026.

BRIGHAM CITY LAND USE AUTHORITY
2nd Floor Council Chambers, City Hall
December 22, 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
	David Yates	Applicant

REGULAR MEETING

The meeting was called to order at 9:04 a.m. by Paul Larsen, Land Use Authority.

Approval of Minutes

Mr. Larsen approved the minutes of the November 24, 2025, Land Use Authority meeting.

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

Mark Bradley provided background on Application# 25-100, explaining that the applicant recently acquired what is now designated as Lot 14 to ensure adequate space for a secondary access to serve future development located behind the existing lots. The request involves amending the Baird-Glauser Subdivision by modifying the current configuration of Lots 4 and 5 and combining remnant parcels into a newly created lot.

Mark noted that Box Elder County requires amended plats to receive new lot numbers to clearly distinguish them from the original subdivision. The original Baird-Glauser Subdivision contains twelve lots, which is why the amended plat reflects Lots 13, 14, and a newly combined Lot 15.

The Planning Commission considered the application on December 16, 2025, and recommended approval by a 6-0 vote, subject to staff comments, stipulations, and findings of fact. Specific conditions identified by the Planning Commission included:

- A cross-access agreement for the driveway on Lot 14 via the private drive on Lot 15, unless the applicant is able to obtain approval for direct driveway access from 900 West.
- The existing sewer easement may remain at 10 feet if already established at that width; otherwise, a 15-foot sewer easement is required.

Mark explained that the packet includes the original subdivision plat, the first amendment, and the proposed second amendment. An updated plat for second review has been distributed, and staff are currently receiving comments, which are expected to be finalized within the week.

Additional clarification was provided regarding the existing driveway arrangement on Lot 14, which currently serves as private access to Lot 15. Lot 14 has an enclosed garage, prompting consideration of a revised access layout. Staff have reviewed applicable standards with Public Works, and the applicant intends to submit an administrative application to convert Lot 14 into a duplex. This would allow for two separate driveway approaches—one on the north side of Lot 14 and one serving the existing driveway—potentially eliminating the need for a cross-access agreement between Lots 14 and 15.

Staff recommended that the Land Use Authority approve the subdivision amendment with the cross-access requirement included only if needed, allowing it to be removed from the plat should separate driveway approvals be obtained.

David Yates confirmed that they have explored the option of providing separate driveways and stated they are amenable to proceeding in whichever manner best satisfies City requirements.

Mr. Larsen, acting as the Land Use Authority, approved Application #25-100, subject to the completion of the items that have been identified by the Staff and Planning Commission. Mr. Larsen noted that once all conditions are satisfied, the plat may be approved and recorded.

MOTION TO ADJOURN

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

This certifies that the regular meeting minutes of December 22, 2025, are a true and accurate copy as approved by the Land Use Authority on _____.

Signed: _____

Destry Larsen, Administrative Assistant



MEMORANDUM

To: Tom Kotter, Land Use Authority

From: Mark Bradley, City Planner

Subject: Staker Parson – Brigham City Parcel Re-Alignment Subdivision
No-Dedication Combined Preliminary/Final Plat Subdivision
Application #26-028

Date: April 22, 2026

Land Use Authority Meeting:

April 30, 2026

Planning Commission Recommendation:

On April 21, 2026, the Planning Commission considered the No-Dedication Combined Preliminary/Final Plat Application and recommended approval (5-0 vote) to the City Land Use Authority (Director), Tom Kotter, where no additional road dedication is required 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 subject to:

- A. City GIS (Anthony) final review of his comments.
- B. City Attorney review and approval.

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

Attachment:

1. Staff Evaluation dated April 16, 2026
2. Staker Parson – Brigham City Parcel Re-Alignment Subdivision

**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 Land Use Authority.
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.

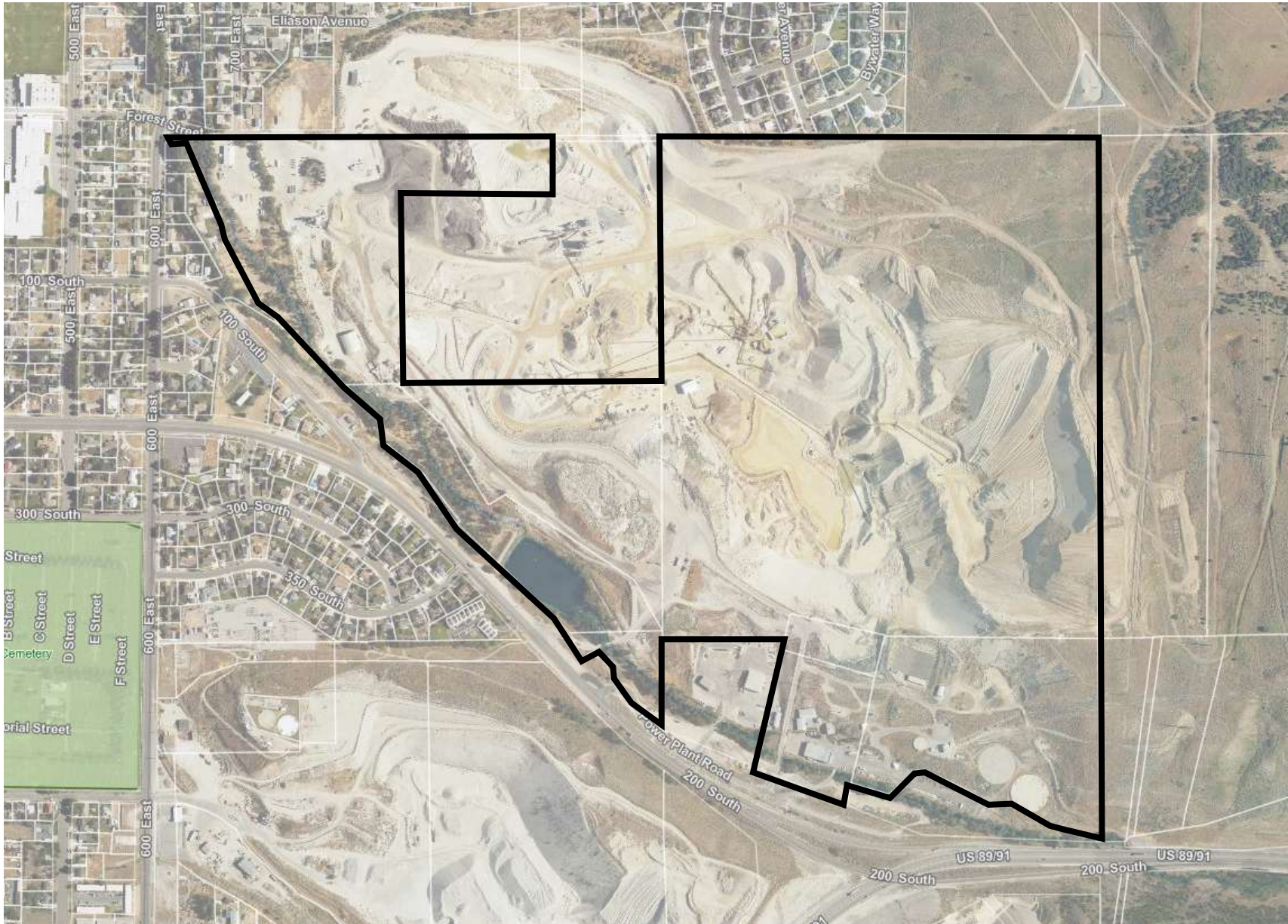
FINDINGS OF FACT:

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

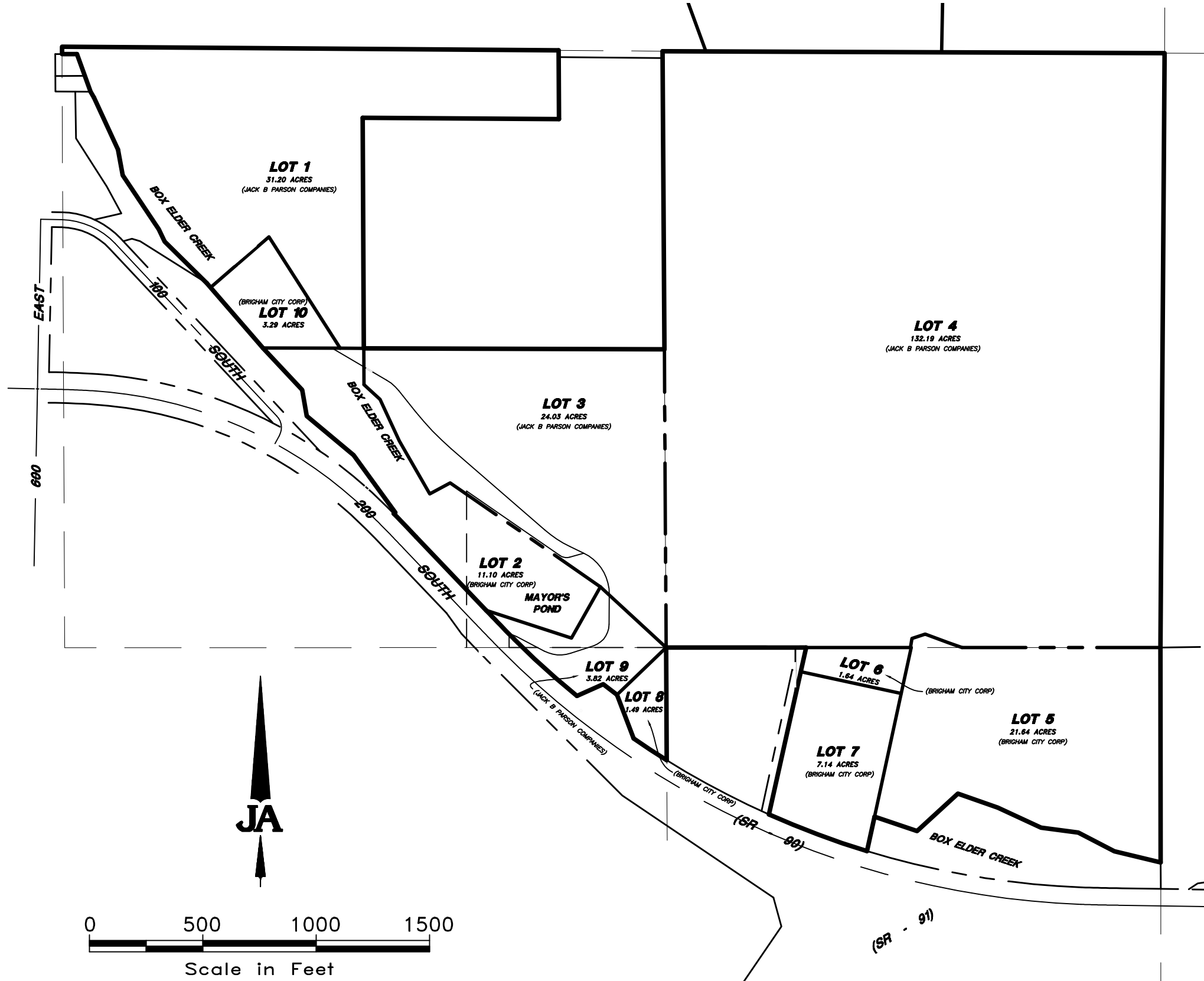
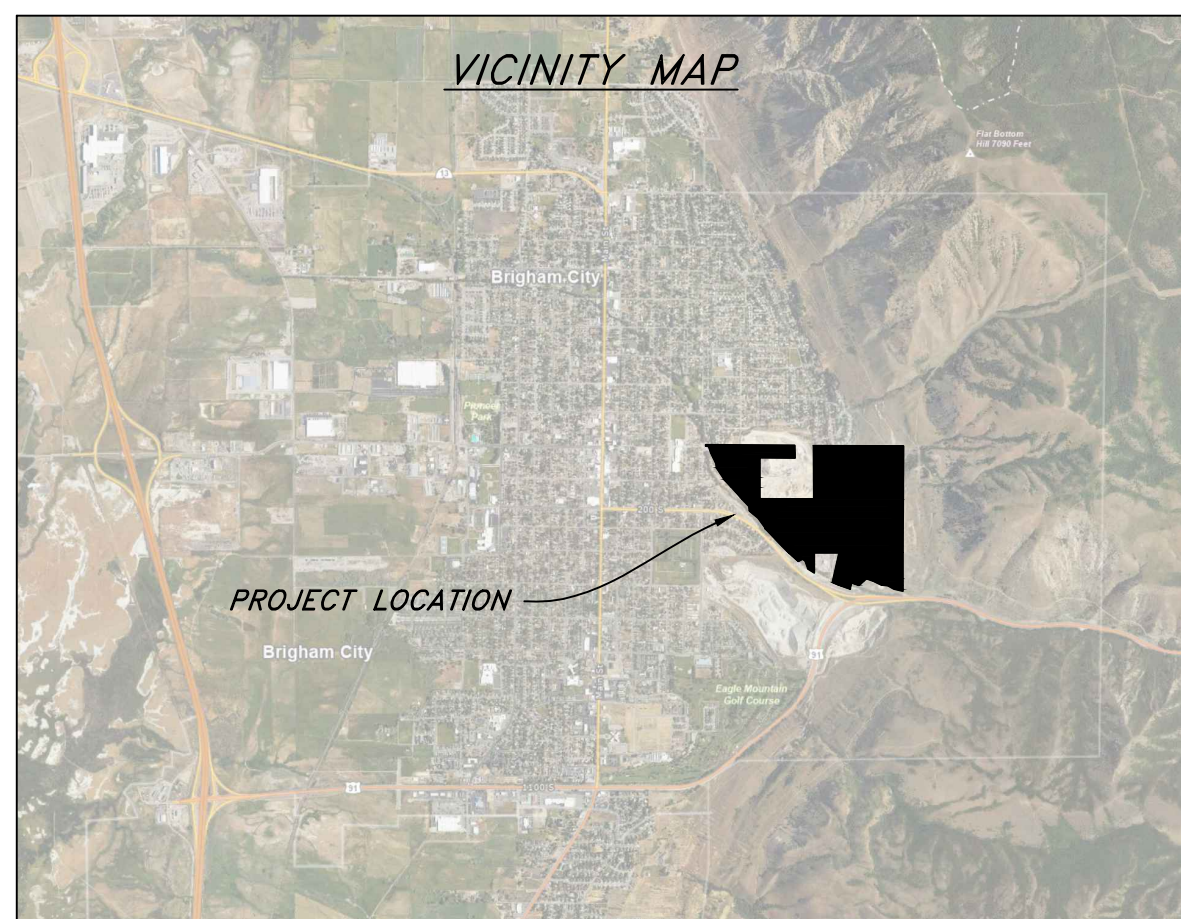
PRESENTED TO THE BRIGHAM CITY LAND USE AUTHORITY
THIS _____ DAY OF _____, 20____.
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

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 SECTION 19; 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°48'09" EAST 16.11 FEET MORE OR LESS BY RECORD) TO THE WEST BANK OF A CANAL; THENCE ALONG SAID WEST BANK THE FOLLOWING ELEVEN (11) 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°56'39" 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;

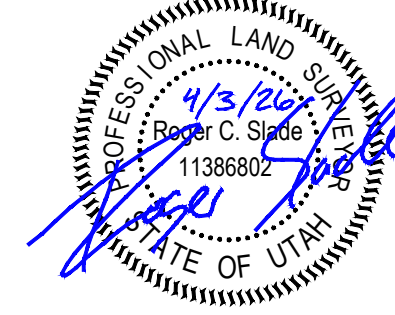
RUNNING THENCE SOUTH 12°36'44" WEST 753.82 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 90 AND THE TERMINUS OF THIS EASEMENT.

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 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 17-73-504 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, S1B&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 _____
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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

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

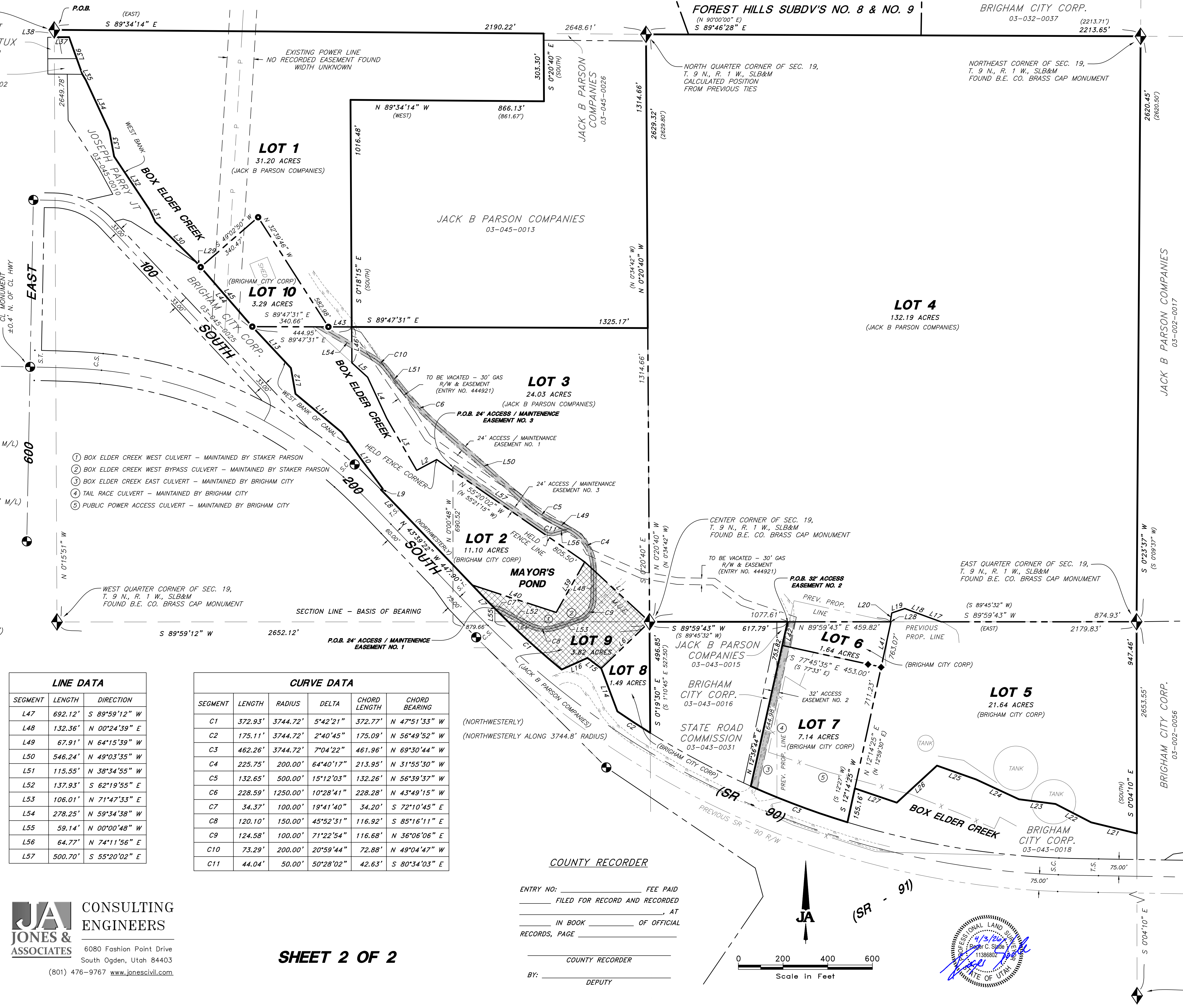
SEGMENT	LENGTH	DIRECTION
L1	394.76'	N 47°16'34" W
L2	101.84'	S 61°47'58" W (S 61°46'45" W)
L3	269.09'	N 29°57'02" W (N 29°58'15" W)
L4	202.21'	N 24°51'32" W (N 24°52'45" W)
L5	95.59'	N 47°36'32" W (N 47°37'45" W)
L6	300.48'	S 46°05'23" W (WEST)
L7	178.23'	N 44°06'14" W (NORTHWESTERLY)
L8	142.37'	N 43°59'24" 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

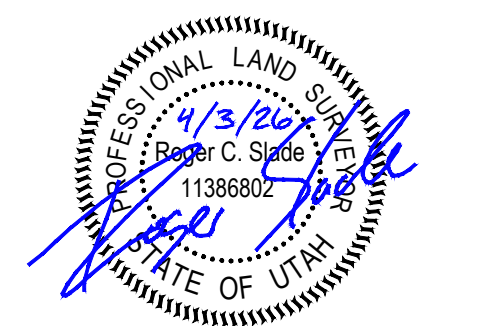
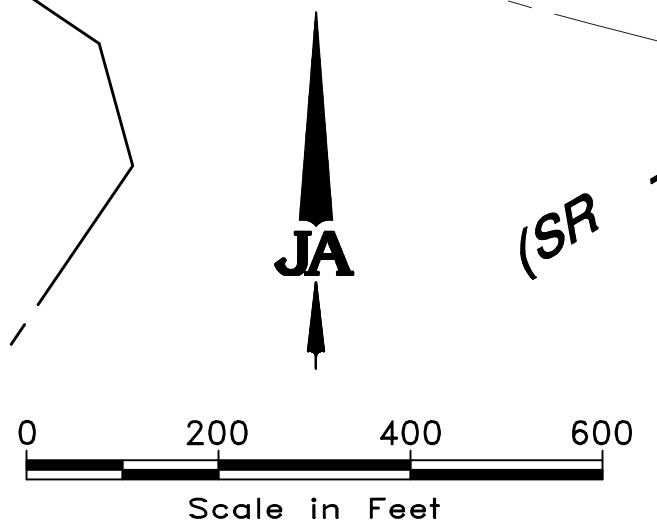


- ① BOX ELDER CREEK WEST CULVERT - MAINTAINED BY STAKER PARSON
- ② BOX ELDER CREEK WEST BYPASS CULVERT - MAINTAINED BY STAKER PARSON
- ③ BOX ELDER CREEK EAST CULVERT - MAINTAINED BY BRIGHAM CITY
- ④ TAIL RACE CULVERT - MAINTAINED BY BRIGHAM CITY
- ⑤ PUBLIC POWER ACCESS CULVERT - MAINTAINED BY BRIGHAM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

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SHEET 2 OF 2

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 COUNTY RECORDER
 BY: _____ DEPUTY



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