



NOTICE OF REGULAR MEETING OF THE DAVIS COUNTY PLANNING COMMISSION

PUBLIC NOTICE is hereby given that the Davis County Planning Commission, Farmington, Utah, will hold a Planning Commission Meeting at 61 S Main Street, Room 303, Farmington, Utah 84025, commencing at 6:00 PM on May 7, 2026.

Comments regarding agenda items may be directed to the Planning Commissioners during the meeting or by emailing comments to **CED Email** by 5:00 PM the day before the meeting.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Davis County Community and Economic Development Office at (801) 451-3279 at least 24 hours in advance of the meeting.

MEETING CALLED TO ORDER

- 1 **Roll Call**
- 2 **Pledge of Allegiance**
- 3 **Declaration of Conflict of Interest**

MEETING MINUTES

- 4 **2026-456. Approval of the Planning Commission Meeting Minutes for October 2, 2025.**

BUSINESS/ACTION

- 5 **2026-472. Simple Boundary Line Adjustment - Miller/Hill Parcel 080790049 and 080790054**

CLOSING REMARKS

ADJOURNMENT

04/30/2026

Posted by the Davis County Community and Economic Development Department



PLANNING STAFF REPORT

AGENDA ITEM

2026-456, Approval of the Planning Commission Meeting Minutes for October 2, 2025.

BACKGROUND

PUBLIC HEARING REQUIRED: No

EVALUATION

ATTACHMENTS

RECOMMENDATION

Approval of the Regular Planning Commission Meeting Minutes for October 2, 2026.

Created by: Jenny Bloemen, Planner I
Proposed Meeting Date: 5/7/2026



DAVIS COUNTY PLANNING COMMISSION
MEETING MINUTES

Thursday, October 2, 2025

The Davis County Planning Commission met for their regularly scheduled meeting at 5:30 PM on October 2, 2025, in room 303 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

MEETING CALLED TO ORDER

1 Roll Call

Present:

Planning Commission Vice-Chair Porter Heusser
Planning Commission Member Ali Avery
Planning Commission Member Lowell Mielke

Excused:

Planning Commission Chair Russell Lindberg, Planning Commission Member Tim Grubb

Absent:

Davis County Staff Present:

Davis County Planning Manager Jeff Oyler
Davis County Planner Jenny Bloemen
Community and Economic Development (CED) Staff Debbie Sherman

Others Present:

Andy Cockell Maverick Towers
Nefi Garcia
Jaxon Garlitz

2 Pledge of Allegiance

The meeting convened at 05:30 PM and Commissioner Porter Heusser led the Pledge of Allegiance.

3 Declaration of Conflict of Interest

No conflict of interest.

MEETING MINUTES

4 2025-1050. Approval of the Planning Commission Meeting Minutes for August 7, 2025.

- **Meeting Minutes:** Commissioner Ali Avery made a motion to approve the August 7th meeting

minutes with one minor title correction. Commissioner Lowell Mielke seconded. The motion passed.

BUSINESS/ACTION

5 **2025-1054. Public Hearing and Consideration of a Conditional Use Application from Maverick Towers for the Construction of a Cell Tower.**

- **Primary Agenda:** A public hearing was held for a conditional use application by Maverick Towers to construct a 110-foot cell tower.
- **Location & Setbacks:** The tower will be located at 1832 South 4000 West in Syracuse, on a secured parcel owned by the North Davis Sewer District. Because the structure exceeds the zone's 35-foot maximum building height, it requires an additional foot of setback for every extra foot of height. The selected location is set back roughly 200 feet from the road, fully meeting these requirements and ensuring a safe fall distance from the road and nearby district-owned homes. It will be built within a 50-foot secured and fenced area on property owned by the North Davis Sewer District.
- **Tower Specifications:** To meet the rapid growth in mobile data usage, the tower is structurally engineered to lease space to up to four different wireless carriers. The lease agreement with the sewer district allows the addition of these carriers without requiring further district approval. While there are currently only three major wireless carriers operating in the United States (T-Mobile, AT&T, and Verizon), building the tower with a four-carrier capacity reduces the need to construct additional towers in the area. It also leaves room for other technologies, such as wireless fiber broadband, or public services like police and fire networks. Regarding the leasing process, Maverick Towers acts as the developer that constructs the structure and subleases the space to individual carriers. Maverick Towers typically provides a list of available sites to the carriers and waits for a first carrier to commit before building the tower, with other carriers usually joining later. Maverick Towers has a lease agreement with the property owner, the North Davis Sewer District, which allows them to add up to four carriers to the tower without needing to seek the District's approval for each new sublease. However, from a regulatory standpoint, the county requires a new building permit to be pulled and reviewed every time a new service provider comes in to add their equipment to the monopole.
- **Timeline:** The applicant estimates construction will occur in 2026, following six to eight months of necessary state and federal regulatory work.
- **Motion:** Commissioner Ali Avery made a motion to approve the conditional use permit for a cell tower. The applicant is Maverick Towers located on the North Davis Sewer District property at approximately 1832 South 4000 West in Syracuse. Commissioner Lowell Mielke seconded. The motion passed.

CLOSING REMARKS

- **Closing Business:** The next regularly scheduled meetings will be on November 6th and December 4th. Staff also noted plans to organize an annual holiday dinner before the meeting was officially adjourned.

ADJOURNMENT

Motion: Commissioner Ali Avery motioned to close the meeting. Commissioner Lowell Mielke seconded the motion passed.

Minutes Prepared by: Debbie Sherman

Minutes Approved on: _____

AGENDA ITEM

2026-472, Simple Boundary Line Adjustment - Miller/Hill Parcel 080790049 and 080790054

BACKGROUND

PUBLIC HEARING REQUIRED: No

APPLICANT NAME: Peter and Chairl Miller and Theresa A Hill

LOCATION ADDRESS: Approximately 800 S Glover Lane, Farmington, UT

ZONE: A-10

This application is for a simple boundary adjustment to align the property boundary with an existing fence line. The purpose of this adjustment is to correct minor discrepancies between the recorded boundary and the physical occupation of the property, as defined by the long-standing fence. No new lots are being created, and no additional development is proposed as part of this request. The adjustment ensures consistency between legal descriptions and on-the-ground conditions.

This application is in compliance with applicable zoning regulations as follows:

- (1) The Conveyance Document complies with State Code 57-1-45.5,
- (2) Existing and new legal descriptions of the affected parcels are provided,
- (3) No public right-of-way, county utility easement, or other public property are affected,
- (4) No effect on existing easements, onsite wastewater systems, or internal lot restrictions; or
- (5) No result in a lot or parcel out of conformity with land use regulations.

EVALUATION

APPLICABLE CODES:

State of Utah 17-79-806. Simple boundary adjustment

- (1) A person may propose a simple boundary adjustment to a land use authority as described in this section.
- (2) A proposal for a simple boundary adjustment shall:
 - (a) include a conveyance document that complies with Section 57-1-45.5; and
 - (b) describe all lots or parcels affected by the proposed boundary adjustment.
- (3) A land use authority shall consent to a proposed simple boundary adjustment if the land use authority verifies that the proposed simple boundary adjustment:
 - (a) meets the requirements of Subsection (2); and
 - (b) 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 out of conformity with land use regulations.

(4) If the land use authority determines that a proposed simple boundary adjustment does not meet the requirements of Subsection (3), a full boundary adjustment is required.

57-1-45.5. Conveyance document for a boundary adjustment -- Form and effect.

(1) A conveyance document, as defined in Sections 10-20-102 and 17-79-102, for a boundary adjustment shall comply with this section.

(2) A conveyance document shall include:

- (a) the name and signature of each party to the conveyance document;
 - (b) the address of each party to the conveyance document for assessment purposes;
 - (c) a legal description of the parcel or lot owned by each party before the boundary adjustment;
 - (d) a legal description of the parcel or lot owned by each party after the boundary adjustment;
- and
- (e) sufficient language to convey title from one party to another party, in conformity with the proposed boundary adjustment.

(3) In addition to the information required in Subsection (2), a conveyance document shall include as an exhibit, in a legible and recordable format:

- (a) a visual or graphic of the proposed boundary adjustment and all properties affected by the proposed boundary adjustment, depicting:
 - (i) the former boundary location;
 - (ii) the new boundary location; and
 - (iii) the size, shape, and dimensions of each adjusted parcel or lot;
 - (b) if the property owners have conducted a survey, a reference to the record of the survey map, as defined in Section 17-73-504, showing:
 - (i) existing dwellings, outbuildings, improvements, and other physical features;
 - (ii) existing easements, rights-of-way, conditions, or restrictions recorded or apparent;
 - (iii) the former boundary location;
 - (iv) the new boundary location;
 - (v) the size, shape, and dimensions of each adjusted lot or adjusted parcel; and
 - (vi) other existing or proposed improvements that impact or are subject to land use regulations;
- and
- (c) if the conveyance document addresses a boundary adjustment that requires an amendment to a subdivision plat under Section 10-20-906 or 17-79-806, the amendment to the subdivision plat.

(4)

(a) A conveyance document is effective on the day it is recorded as part of a boundary adjustment.

(b) Before recording a conveyance document, a county recorder shall confirm that the conveyance document is:

- (i) in a legible and recordable format, including any exhibit to the conveyance document; and
- (ii) accompanied by a notice of consent to the boundary adjustment from a land use authority under Subsection 10-20-906(3) or (6) or Subsection 17-79-806(3) or (6).

(c) Upon receipt of a conveyance document, or any exhibit to a conveyance document, that is not in a legible and recordable format, a county recorder shall provide the person submitting the conveyance document with an explanation of the corrections necessary to record the conveyance document.

(5) The recording of a boundary adjustment presumptively:

- (a) relocates an existing boundary by creating a new boundary between the adjoining properties;
- (b) changes the size, shape, or configuration of two or more adjoining lots or parcels;

(c) does not affect any previously recorded easement unless the easement is expressly and properly modified by the boundary adjustment; and

(d) affixes the ownership of the adjoining parties to the adjusted boundary.

Davis County Section 15.08.010 Designation Of Land Use Authority

The Davis County Planning Commission is designated as the Land Use Authority as defined by Section 15.01.100(59).

ATTACHMENTS

1. For Processing Purposes - Aerial Miller-Hill
2. Notice of Consent of Simple Boundary Adjustment - Miller

RECOMMENDATION

Approval of a Simple Boundary Line Adjustment for Miller and Hill Parcel 080790049 and 080790054.

Created by: Jenny Bloemen, Planner I
Proposed Meeting Date: 5/7/2026

Simple Boundary Line Adjustment

Glovers Lane
Farmington, UT 84025
080790049 and 080790054





Kent Andersen
Director

Community and Economic Development

Davis County Administration Building | 61 S Main St Suite 304, Farmington Utah 84025 | (801) 451-3279
planning@co.davis.ut.us | www.daviscountyutah.gov

Notice of Consent of Simple Boundary Adjustment

The Davis County Land Use Authority, in accordance with Utah Code § 17-79-806, provides this Notice of Consent of Simple Boundary Adjustment regarding the proposal for a simple boundary adjustment proposed by Peter Miller on May 1, 2026 (the "Proposal").

The Proposal includes the attached conveyance document as attachment 1 that complies with Utah Code § 57-1-45.5. The Proposal describes all lots or parcels affected by the Proposal.

The Davis County Land Use Authority has verified that the proposed simple boundary adjustment sought through the Proposal:

- (1) meets the requirements of Utah Code § 17-79-806(2); and
- (2) 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 out of conformity with land use regulations.

The Davis County Land Use Authority is not responsible for any error related to the simple boundary adjustment sought through the Proposal. The Davis County Recorder may record the simple boundary adjustment sought through the Proposal.

Russell Lindberg
Davis County Planning Commission Chair

ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Russell Lindberg, in Russell Lindberg's capacity as Davis County Commission Chair.

Signature of Person Taking Acknowledgment

My commission expires:

Residing at:

ATTACHMENT 1

(Conveyance Document “Boundary Adjustment Agreement,” Including Exhibit A - 7 Total Pages)

BOUNDARY ADJUSTMENT AGREEMENT

The Agreements and Conveyances set forth hereinafter are made and entered into by and between **[Party 1] (MILLER, PETER & CHAIRL)**, of [Parcel ID : 08-079-0049. Approximate address: 851 W Glovers Lane, Farmington, Utah 84025], (hereinafter referred to as "Party 1"), and **[Party 2] (HILL, THERESA A)**, of [Parcel ID : 08-079-0054. Approximate address: 753 W Glovers Lane, Farmington, Utah 84025], (hereinafter referred to as "Party 2"). All the Property described herein is in Davis County, Utah.

This Boundary Adjustment Conveyance Document is made in accordance with Utah Code § 57-1-45.5 between adjoining property owners adjusting their existing common boundary.

RECITALS

WHEREAS:

A. "Party 1" is the owner of the following parcel of real property as reflected in the current instruments recorded at Entry Number 3027094 Book 6788 at Page 1758 of the Davis County records:

Tax ID Number 08-079-0049

Beginning at a point 534.6 feet South and 1331.9 feet West of the center of Section 25, Township 3 North, Range 1 West, Salt Lake Meridian and running thence North 0°07'30" East 330.0 feet to the South line of a county road; thence South 89°52'30" East 267.10 feet along the South line of said road; thence South 256.77 feet; thence North 89°52'30" West 75.19 feet; thence South 83.04 feet; thence North 89°52'30" West 189.99 feet to the point of beginning.

(Hereinafter referred to as the "**Party 1 Property.**")

B. "Party 2" is the owner of the following parcel of real property as reflected in the current instruments recorded as Entry Number 3505784 Book 8124 at Page 1369 of the Davis County records:

Tax ID Number 08-079-0054

BEG AT A PT WH IS S 0°29'51" E 454.50 FT ALG THE 1/4 SEC LINE & N 89°52'30" W 916.01 FT FR THE NE COR OF THE SW 1/4 OF SEC 25-T3N-R1W, SLB&M, (BEARING BASE IS THE DAVIS COUNTY BEARING BASE); & RUN TH S 89°52'30" E 21.96 FT; TH S 00°12'15" W 81.07 FT TO A PT ON THE NEW BNDRY LINE AGMT DESC IN BNDRY LINE AGMT RECORDED 08/24/2020 AS E#3285362 BK 7581 PG 860: TH ALG LINE THE FOLLOWING TWO COURSES: N 89°27'28" W 112.72 FT & N 89°49'56" W 154.16 FT; TH N 00°00'00" E 80.15 FT; TH S 89°52'30" E 245.19 FT TO THE POB. CONT. 0.492 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

BEG ATA PT WH IS S 534.6 FT & W1331.9 FT & S 89°52'30" E 174.65 FT & N 83.04 FT & S 89°52'30" E 75.19 FT FR THE NE COR OF THE SW 1/4 OF SEC 25-T3N-R1W, SLB&M; (BEARING BASE IS THE DAVIS COUNTY BEARING BASE); & RUN TH S 89°52'30"E 170.0 FT; THN 241.09 FT TO THE S LINE OF PPTY CONV IN WARRANTY DEED RECORDED 11/10/2021 AS E# 3434395 BK 74884 PG 1404; TH ALG SD LINE THE FOLLOWING COURSE: N 89°17'43" W 170.01 FT; TH S 242.80 FT TO THE POB. (NOTE: ROTATION TO NAD83 0°20'50" CLOCKWISE). CONT. 0.944 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

(Hereinafter referred to as the "Party 2 Property.")

C. Party 1 and Party 2 desire to adjust the boundary line between the Party 1 Property and the Party 2 Property to a more desirable position.

AGREEMENT AND CONVEYANCE

NOW THEREFORE, in consideration of the above premises, and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of permanently establishing an adjusted boundary line between the Party 1 Property and the Party 2 Property, Party 1 and Party 2 agree as follows:

1. The Party 1 Property shall henceforth be referred to as the "Party 1 Adjusted Property" and shall, based upon the adjusted boundary, be more particularly described as follows:

Party 1 Adjusted Property

Tax ID : 08-079-0049

A parcel of land, situated in the Southwest Quarter of Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian also being situated in Layton, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly line of Glovers Lane, said point being South 89°48'16" West 1357.11 feet along the Quarter Section Line and South 0°11'44" East 206.91 feet from the Center Quarter Corner of said Section 25 and running thence:

along the southerly line of said Glovers Lane the following two (2) courses and distances:

- (1) Northeasterly 103.95-feet along an arc of a 960.00-foot radius curve to the right (center bears South 5°29'58" East and the long chord bears North 87°36'10" East 103.90-feet with a central angle of 6°12'15");

- (2) South 89°17'43" East 170.92 feet to a point along an existing fence;

thence along said fence line following two (2) courses and distances:

- (1) South 2°16'47" East 181.41 feet
- (2) South 3°04'35" East 61.65 feet to the northerly line of that property shown in that certain Record of Survey (Recorded as Entry No. 7679);

thence North 89°52'30" West 101.64 feet along and beyond said property;

thence South 82.82 feet to a point on the northerly property line described in that certain Warranty Deed (Recorded as Entry No. 2613521)

thence along the boundary of said parcel following two (2) courses and distances:

- (1) North 89°47'45" West 182.29 feet;

(2) North 0°14'00" West 322.54 feet to the Point of Beginning.

Contains: 83,060 square feet or 1.907 acres.

2. The Party 2 Property shall henceforth be referred to as the "Party 2 Adjusted Property" and shall, based upon the adjusted boundary, be more particularly described as follows:

Party 2 Adjusted Property

Tax ID : 08-079-0054

A parcel of land, situated in the Southwest Quarter of Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian also being situated in Layton, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly line of Glovers Lane, said point being South 89°48'16" West 1082.40 feet along the Quarter Section Line and South 0°11'44" East 205.61 feet from the Center Quarter Corner of said Section 25 and running thence:

South 89°17'43" East 169.65 feet along the southerly line of said Glovers Lane to a point on the westerly line of that property shown in that certain Record of Survey (Recorded as Entry No. 7679);

thence along the boundary of said Survey following five (5) courses and distances:

- (1) South 0°00'08" West 241.10 feet;
- (2) South 89°52'30" East 21.96 feet;
- (3) South 0°12'15" West 83.21 feet;
- (4) North 89°47'45" West 129.87 feet;
- (5) North 89°52'30" West 136.97 feet;
- (6) North 0°00'00" East 0.20 feet;

thence North 89°47'45" West 15.57 feet;

thence North 0°00'00" East 82.82 feet;

thence South 89°52'30" East 101.64 feet to a point along an existing fence;

thence along said fence line following two (2) courses and distances:

- (1) North 3°04'35" West 61.65 feet;
- (2) North 2°16'47" West 181.41 feet to the Point of Beginning.

Contains: 63,315 square feet or 1.454 acres.

3. A visual graphic prepared in accordance with §57-1-45.5(3)(a) depicting the affected properties with their former and new adjusted boundary location is attached as Exhibit A.
4. In order to establish the adjusted boundary, Party 1 hereby relinquishes, conveys and quitclaims to Party 2 any right, title, interest and estate Party 1 may have in the property described in Paragraph 2 above which lies within the adjusted boundary of the Party 2 Adjusted Property.
5. In order to establish the adjusted boundary, Party 2 hereby relinquishes, conveys, and quitclaims to Party 1 any right, title, interest, and estate Party 2 may have in the property described in Paragraph 1 above, which lies within the adjusted boundary of the Party 1 Adjusted Property.

- 6. Nothing contained herein shall be construed as giving, granting, conveying, releasing, relinquishing, or otherwise affecting any existing easement rights, interests or claims which otherwise inure to the benefit of Party 1 or Party 2.
- 7. The terms and conditions of this agreement shall be and hereby are agreed to be binding on the heirs, administrators, executors, personal representatives, successors, and/or assigns of the parties hereto and shall run with the property.

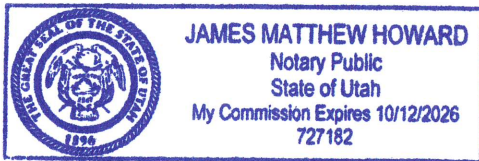
Dated this 24 day of March, 2026

[Signature]
Party 1

[Signature]
Party 1

STATE OF UTAH)
 : ss.
County of Davis)

The foregoing instrument was acknowledged before me this 24 day of March, 2026, by Party 1.



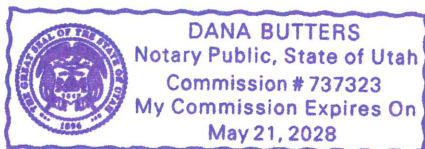
[Signature]
Notary Public

Dated this 26 day of March, 2026

[Signature]
Party 2

STATE OF UTAH)
 : ss.
County of Davis)

The foregoing instrument was acknowledged before me this 26 day of March, 2026, by Party 2.



[Signature]
Notary Public

EXHIBIT A

① Area 1 to be conveyed to Party 1

A strip of land, situated in the Southwest Quarter of Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian also being situated in Layton, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly line of Glovers Lane, said point being South 89°48'16" West 1082.77 feet along the Quarter Section Line and South 0°11'44" East 205.60 feet from the Center Quarter Corner of said Section 25 and running thence:

South 89°17'43" East 0.37 feet to a point along an existing fence;

thence along said fence line following two (2) courses and distances:

(1) South 2°16'47" East 181.41 feet

(2) South 3°04'35" East 61.65 feet to the northerly line of that property shown in that certain Record of Survey (Recorded as Entry No. 7679);

thence North 89°52'24" West 10.89 feet along said property;

thence North 242.81 feet to the Point of Beginning.

Contains: 1,289 square feet or 0.030 acres.

② Area 2 to be conveyed to Party 2

A strip of land, situated in the Southwest Quarter of Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian also being situated in Layton, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly line of Glovers Lane, said point being South 89°48'16" West 1174.34 feet along the Quarter Section Line and South 0°11'44" East 447.90 feet from the Center Quarter Corner of said Section 25 and running thence:

South 89°52'24" East 15.57 feet to the northwesterly corner of that property shown in that certain Record of Survey (Recorded as Entry No. 7679);

thence South 82.84 feet to a point on the northerly property line described in that certain Warranty Deed (Recorded as Entry No. 2613521);

thence North 89°47'45" West 15.57 feet along said property;

thence North 82.82 feet to the Point of Beginning.

Contains: 1,289 square feet or 0.030 acres.


PROJECT NUMBER 13933	PRINT DATE 2026-01-07	MILLER - GLOVERS BOUNDARY LANE	 THE STANDARD IN ENGINEERING	LAYTON 919 North 400 West Layton, UT 84041 Phone: 801.547.1100 WWW.ENSGNENG.COM		
PROJECT MANAGER T. WILLIAMS	DESIGNED BY D. JUMAA			906 COUNTRY LANE FARMINGTON, UTAH BOUNDRY ADJUSTMENT	SANDY Phone: 801.255.0529	TOOELE Phone: 435.843.3590
2 OF 3						

EXHIBIT A

Party 1 Adjusted Property Tax ID : 08-079-0049

A parcel of land, situated in the Southwest Quarter of Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian also being situated in Layton, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly line of Glovers Lane, said point being South 89°48'16" West 1357.11 feet along the Quarter Section Line and South 0°11'44" East 206.91 feet from the Center Quarter Corner of said Section 25 and running thence:

along the southerly line of said Glovers Lane the following two (2) courses and distances:

(1) Northeasterly 103.95-feet along an arc of a 960.00-foot radius curve to the right (center bears South 5°29'58" East and the long chord bears North 87°36'10" East 103.90-feet with a central angle of 6°12'15");

(2) South 89°17'43" East 170.92 feet to a point along an existing fence;

thence along said fence line following two (2) courses and distances:

(1) South 2°16'47" East 181.41 feet

(2) South 3°04'35" East 61.65 feet to the northerly line of that property shown in that certain Record of Survey (Recorded as Entry No. 7679);

thence North 89°52'30" West 101.64 feet along and beyond said property;

thence South 82.82 feet to a point on the northerly property line described in that certain Warranty Deed (Recorded as Entry No. 2613521)

thence along the boundary of said parcel following two (2) courses and distances:

(1) North 89°47'45" West 182.29 feet;

(2) North 0°14'00" West 322.54 feet to the Point of Beginning.

Contains: 83,060 square feet or 1.907 acres.

Party 2 Adjusted Property Tax ID : 08-079-0054

A parcel of land, situated in the Southwest Quarter of Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian also being situated in Layton, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly line of Glovers Lane, said point being South 89°48'16" West 1082.40 feet along the Quarter Section Line and South 0°11'44" East 205.61 feet from the Center Quarter Corner of said Section 25 and running thence:

South 89°17'43" East 169.65 feet along the southerly line of said Glovers Lane to a point on the westerly line of that property shown in that certain Record of Survey (Recorded as Entry No. 7679);

thence along the boundary of said Survey following five (5) courses and distances:

(1) South 0°00'08" West 241.10 feet;

(2) South 89°52'30" East 21.96 feet;

(3) South 0°12'15" West 83.21 feet;

(4) North 89°47'45" West 129.87 feet;

(5) North 89°52'30" West 136.97 feet;

(6) North 0°00'00" East 0.20 feet;

thence North 89°47'45" West 15.57 feet;

thence North 0°00'00" East 82.82 feet;

thence South 89°52'30" East 101.64 feet to a point along an existing fence;

thence along said fence line following two (2) courses and distances:

(1) North 3°04'35" West 61.65 feet;

(2) North 2°16'47" West 181.41 feet to the Point of Beginning.

Contains: 63,315 square feet or 1.454 acres.

PROJECT NUMBER
13933

PRINT DATE
2026-04-30

PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
D. JUMAA

3 OF 3

MILLER - GLOVERS BOUNDARY LANE

906 COUNTRY LANE
FARMINGTON, UTAH
BOUNDRY ADJUSTMENT



SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

LAYTON
919 North 400 West
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