Notice and Agenda
Brigham City Planning Commission Meeting
Tuesday, October 20, 2026 6:00 PM
City Council Chambers, 20 North Main

Pledge of Allegiance

Approval of Minutes

Public Hearing

1. Public Hearing [1] / Application #26-095 / Amend Brigham City Zoning Map / Rezone properties from A-5 (Agricultural) and R-M-7 (Multiple Residential) to all R-M-7 (Multiple Residential) district on approximately 4 acres / West end of Cotton Grove Drive (640 South) between 1100 West and the railroad / Brock Burns, ICP West Division, LLC

Action Items

1. Application #26-092 / No-Dedication Preliminary and Final Plat / Discovery Elementary Subdivision / 820 North 500 West / Neil Stevens, Box Elder School District

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the ComDev Administrative Assistant (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 October 8, 2026.

BRIGHAM CITY, UTAH
STAFF DEVELOPMENT REVIEW TEAM
STAFF EVALUATION

APPLICANT: Brock Burns
OWNER'S NAME: ICP West Divisions, LLC
PROPERTY ADDRESS: Approx 640 South 1100 West
PARCEL NO.: 03-115-0061 & 03-114-0030

APPLICATION NO.: 26-095
PARCEL AREA: 4 acres
ZONING DISTRICT: A-5 & R-M-7
DATE: October 13, 2026

PLANNING COMMISSION MEETING: October 20, 2026
APPLICATION TYPE: Administrative/Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:
Rezone – A-5 (Agricultural) and R-M-7 (Multiple Residential) to R-M-7 (Multiple Residential)

OVERVIEW:
The applicant, Brock Burns, representing ICP West Divisions, LLC, is requesting to rezone approximately 4 acres located at the west end of Cotton Grove Drive (640 South), between 1100 West and the railroad. The property is currently zoned A-5 (Agricultural) and R-M-7 (Multiple Residential). The request would rezone the entire approximately 4-acre area to R-M-7 (Multiple Residential).

The proposed rezone is being requested to accommodate future residential development of the property. The subject property is designated Medium Density Residential on the General Plan Future Land Use Map. The requested R-M-7 zoning would establish a consistent zoning designation across the subject property in preparation for a future residential development application.

STAFF COMMENTS:

Community and Economic Development Department:
1. Community and Economic Development supports the proposed rezone from A-5 (Agricultural) and R-M-7 (Multiple Residential) to R-M-7 (Multiple Residential), as it is consistent with the General Plan Future Land Use Map designation of Medium Density Residential.
2. Please note that parcels 03-115-0061 and 03-114-0030 have been combined into a single parcel; however, the County's online parcel map has not yet been updated to reflect this change.

Engineering Department:
1. We support any comments provided by Public Power, Public Works and Community Development.
2. Following our review, the proposed rezone matches Brigham City's General Plan Future Land Use Map and we have no concerns or additional engineering comments regarding the Zoning Map Amendment.

Fire Department:
1. No Comment

GIS Division:
1. No Comment

Police Department:

1. No Comment

Public Power Department:

1. No Comment

Public Works Department:
(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)

1. Public Works supports this application.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission considers the proposed rezone from A-5 (Agricultural) and R-M-7 (Multiple Residential) to R-M-7 (Multiple Residential) and evaluates its consistency with the General Plan Future Land Use Map, which designates the property as Medium Density Residential.
2. The Planning Commission is the recommending body to the City Council for this application.
3. The Planning Commission may recommend approval, disapproval, or request additional information before making a recommendation to the City Council.

STAFF RECOMMENDATIONS:

1. Staff support the proposed rezone from A-5 (Agricultural) and R-M-7 (Multiple Residential) to R-M-7 (Multiple Residential), as it is consistent with the General Plan Future Land Use Map designation of Medium Density Residential.
2. Staff recommend approval of the proposed rezone to establish a consistent zoning designation across the approximately 4-acre property.
3. Any future residential development of the property shall be subject to the applicable City requirements and development review processes.

STIPULATIONS:

1. Address any applicable Staff Comments.
2. Any future development of the property shall comply with the requirements of the R-M-7 (Multiple Residential) zoning district and all applicable City ordinances.
3. Any future subdivision or development application shall be subject to the City's established review and approval processes.

FINDINGS OF FACT:

1. The subject property consists of approximately 4 acres located at the west end of Cotton Grove Drive (640 South), between 1100 West and the railroad.
2. The property is currently zoned A-5 (Agricultural) and R-M-7 (Multiple Residential).
3. The applicant is requesting to rezone the entire approximately 4-acre property to R-M-7 (Multiple Residential).
4. The General Plan Future Land Use Map designates the subject property as Medium Density Residential.
5. The proposed R-M-7 zoning is consistent with the Medium Density Residential designation identified in the General Plan Future Land Use Map.
6. The proposed rezone would establish a consistent zoning designation across the subject property to accommodate future residential development.

7. Any future subdivision or residential development of the property will require separate review and approval in accordance with applicable City ordinances and development standards.

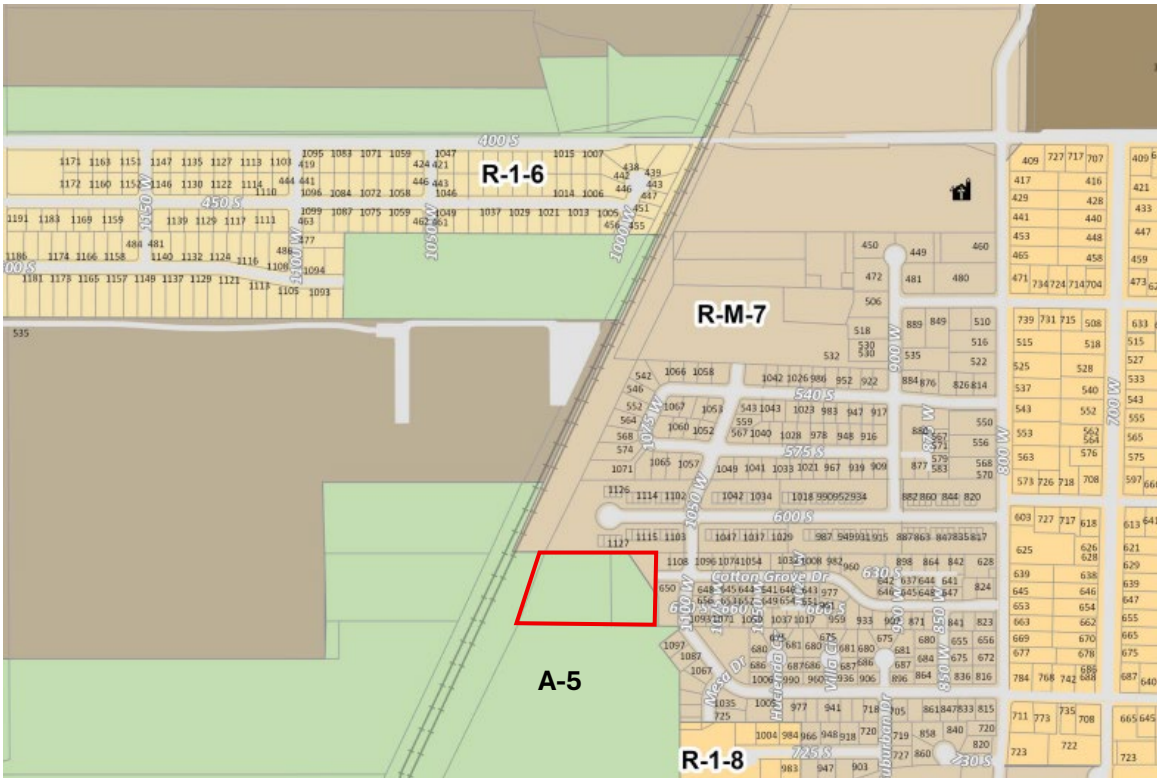
ATTACHMENTS:

1. Locator Map
2. Zoning Map
3. General Plan Map

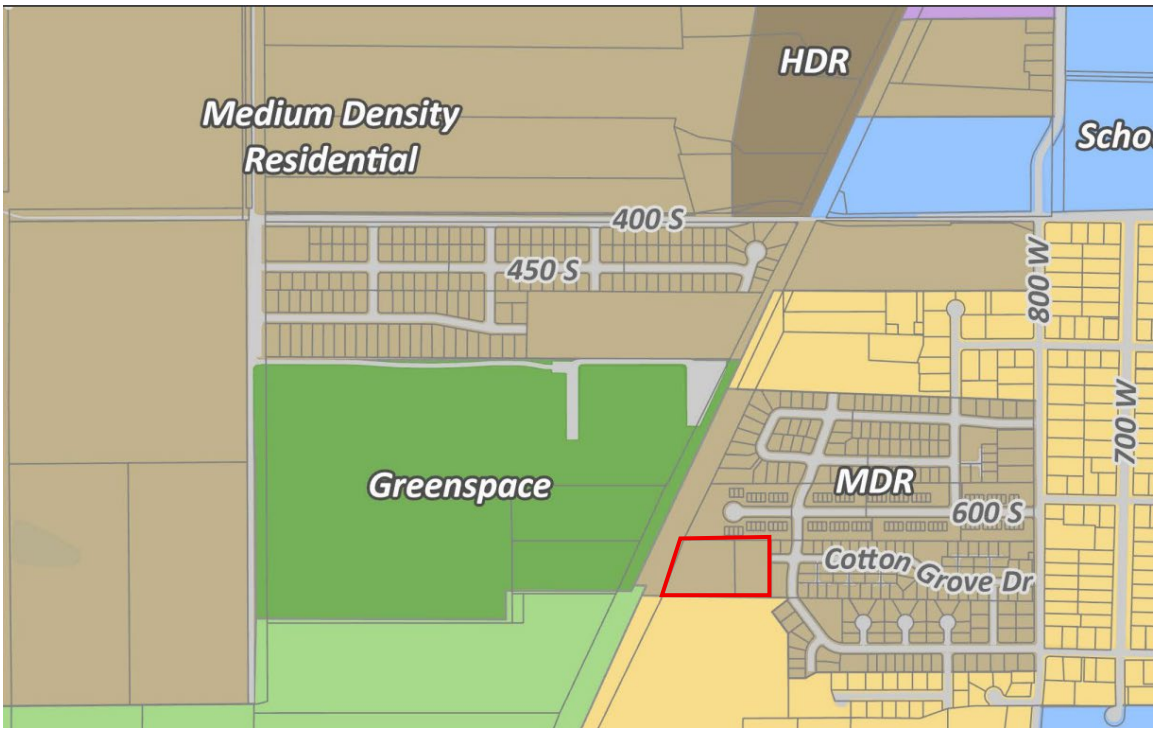
LOCATOR MAP


BRIGHAM CITY CORP
03-114-0025
BRIGHAM CITY SCHOOL SUBDIVISION
CHRISTENSEN STEVEN D TTEE
03-114-0005
CHRISTENSEN STEVEN D TTEE
03-114-0031
NELSEN MICHAEL C TTEE ETAL
03-153-0002
03-115-0083
540 S
575 S
630 S
660 S
725 S
730 S
1075 W
1050 W
900 W
875 W
800 W
850 W
COTTON GROVE DR
MESA DR
SUBURBAN DR

ZONING MAP



GENERAL PLAN FUTURE LAND USE MAP



BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION

APPLICANT'S NAME: Box Elder School District
PROPERTY OWNER'S NAME: Board of Educ. BESD
PROPERTY ADDRESS: 820 North 500 West
PARCEL NO: 03-082-0016 / 0024 / 0086

APPLICATION NO.: 26-092
LAND AREA: 10.209 acres
ZONING DISTRICT: R-1-8
DATE: October 15, 2026

PLANNING COMMISSION MEETING: October 15, 2026
APPLICATION TYPE: Administrative
PLANNING COMMISSION ROLE: Recommending Body to Land Use Authority

NATURE OF REQUEST:
No-Dedication Subdivision (Combined Preliminary/Final Plat) – Discovery Elementary Subdivision, Amending and Extending Lot 4, Discovery Grove Subdivision

OVERVIEW:
This application is a result of the addition to the Discovery Elementary School, where three properties will be combined into one to allow for the addition to extend past existing property lines. The new plat will dissolve property lines and either vacate or reroute easements. The north portion is Lot 4 of the Discovery Grove Subdivision. The other two parcels are not part of a subdivision plat. For this purpose, the subtitle of the plat identifies the amendment and extension of Lot 4.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:
1. Hickman land title recorded a deed for the school district to take all their different versions of their name and put them all in the same name. However one of the parcels didn't work as intended and that parcel is within this subdivision boundary. Heather @ Hickman title is still working on it when she updated me last week. 0086 and 0024 are owned by Board of Education of Box Elder School District and 0016 is owned by Board of Education of the Box Elder County School District.
2. Label the addresses on the plat.
3. Is the storm drain and irrigation easement on a recorded deed? If so, the Entry number is needed on the plat. If not just know that anything outside the subdivision boundary won't be dedicated.
4. See attached plat redlines.

Community and Economic Development Department:
1. Keep the shaded building footprint on the plat. It is very helpful and doesn't hurt to show on the plat. Adjust the Lot number information so it is visible and any other text as needed.
2. Label as Lot 1 rather than 4A. Keep the sq. ft. and acreage information.
3. Include lot address: 820 N 500 W
4. Keep the 10 ft PUE along the east property line as it currently exists between 850 North and 900 North Streets.

5. The 10 ft PUE along the south and west property lines of Lot 4, Discovery Grove Subdivision are to be vacated. Add a reference note with arrows pointing to the two easement locations that states, “10’ Utility Easements to be vacated (See General Notes ___)”. *Please insert the assigned note number.*
6. Add a note in the General Notes, “The 10’ Utility Easements along the south and west line of Lot 4, as shown on the official plat of Discovery Grove Subdivision, recorded as Entry No. 249614 are to be vacated with the recording of this plat.”
7. Show and label the previous property lines, easements, and lot number with a lighter line type. This information is to be included for tracking and reference purposes.
8. Show and label the cross access connection between 850 North and 900 North Street. Provide a note explaining parking/buses area (use correct reference) to remain open for City emergency and service vehicles to address the dead end 850 North Street.
9. Provide a Title Report for review of easements and to identify property title of ownership/signature on plat.
10. General Notes.
    A. Remove Note #1. Not applicable for this plat.
    B. Provide a note vacating the 10’ Utility Easements (see comment above).
    C. Add a note to address the cross access between 850 North and 900 North Streets.
11. Signature Blocks.
    A. Include signature block language for Planning Commission, City Attorney, and City Engineer. Blocks are empty.
    B. Revise the “Approval and Acceptance” block to the Land Use Authority.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2026.
BY THE BRIGHAM CITY PLANNING COMMISSION.

_____
CHAIRMAN

CITY ATTORNEY’S APPROVAL

APPROVED AS TO FORM
THIS _____ DAY OF _____, 2026.

_____
CITY ATTORNEY

CITY ENGINEER’S APPROVAL

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.

_____
CITY ENGINEER

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BRIGHAM CITY LAND USE AUTHORITY THIS _____ DAY OF _____, 2026, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ ATTEST: _____
LAND USE AUTHORITY CITY RECORDER

Engineering Department:

1. Please include bearings and lengths on the boundaries of the irrigation and storm drain easements. It appears that this might be included in a second page of the plat which was not provided to our office.
2. We have record that there is a storm drain line continuing south from where it is shown terminating west of 800 North. Please verify and include an easement.
3. Additionally, we assume that the catch basin at the west end of the 800 N connects straight west into the proposed storm drain easement. Please verify and modify the easement to include this line up to the property boundary.
4. Depending on the final design of the detention basin, storm drain easements may need to be adjusted. Please resubmit a storm drain plan including detention of the parking lot/drop off location and runoff from the school addition.
5. Please adjust layer display order so that all notes and lot text are visible.

Fire Department:

1. No comments

GIS Division:

1. Comments are forthcoming.

Police Department:

2. No comments

Public Power Department:

1. No comments or concerns at this time

Public Works Department:
(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)

1. Public Works supports this 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, which is Tom Kotter, Community & Economic Development Director.
3. The Planning Commission may recommend approval as is, approval with stipulations, 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.

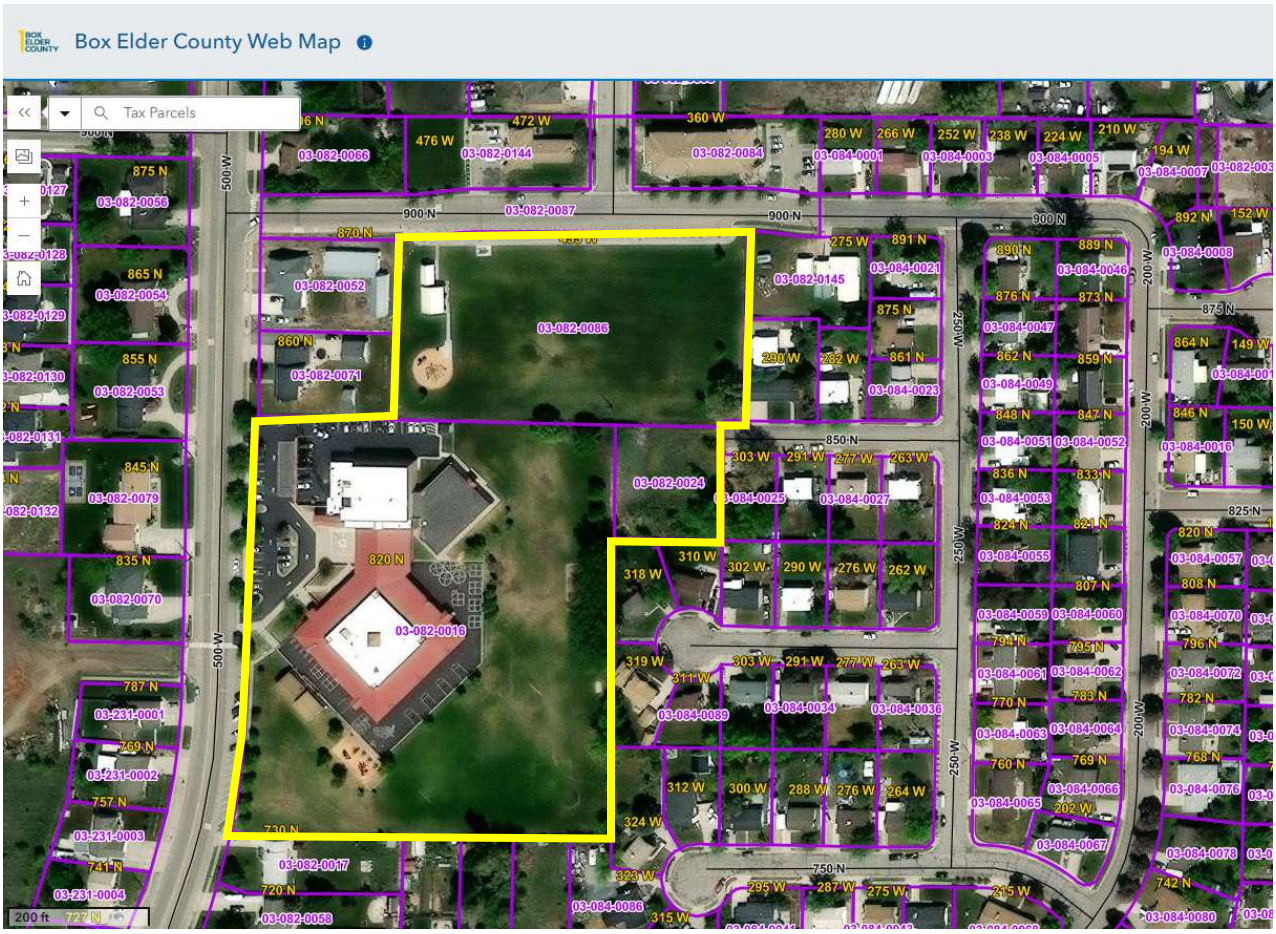
FINDINGS OF FACT:

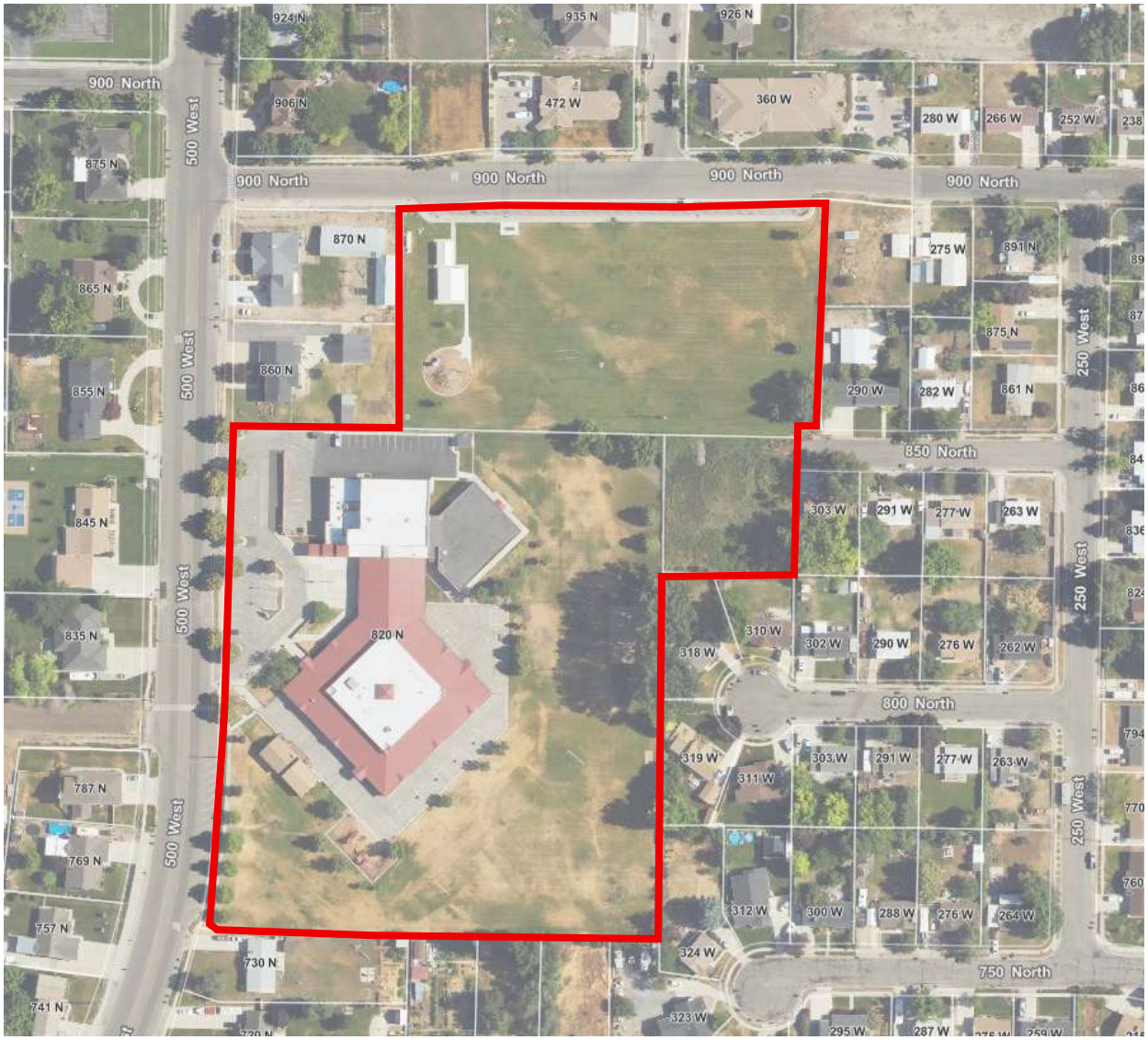
1. The subject properties are owned by the Board of Education Box Elder School District.
2. This application is a result of the addition (File #26-018) to the Discovery Elementary School, where three properties will be combined into one to allow for the addition to extend past existing property lines
3. The new plat will dissolve property lines and either vacate or reroute easements.
4. The north portion is Lot 4 of the Discovery Grove Subdivision.
5. The other two parcels are not part of a subdivision plat.
6. The plat subtitle identifies the amendment and extension of Lot 4 to provide history transaction of the subject properties.
7. There is no road dedication associated with this subdivision plat.

ATTACHMENTS:

1. Locator and Parcel Map
2. Existing Discovery Grove Subdivision (see Lot 4)
3. Box Elder County Recorder's Office/GIS redlines
4. Proposed Discovery Elementary Subdivision

LOCATOR AND PARCEL MAP

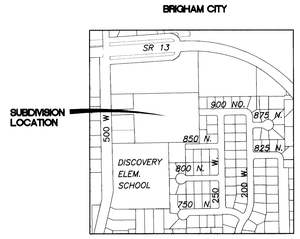


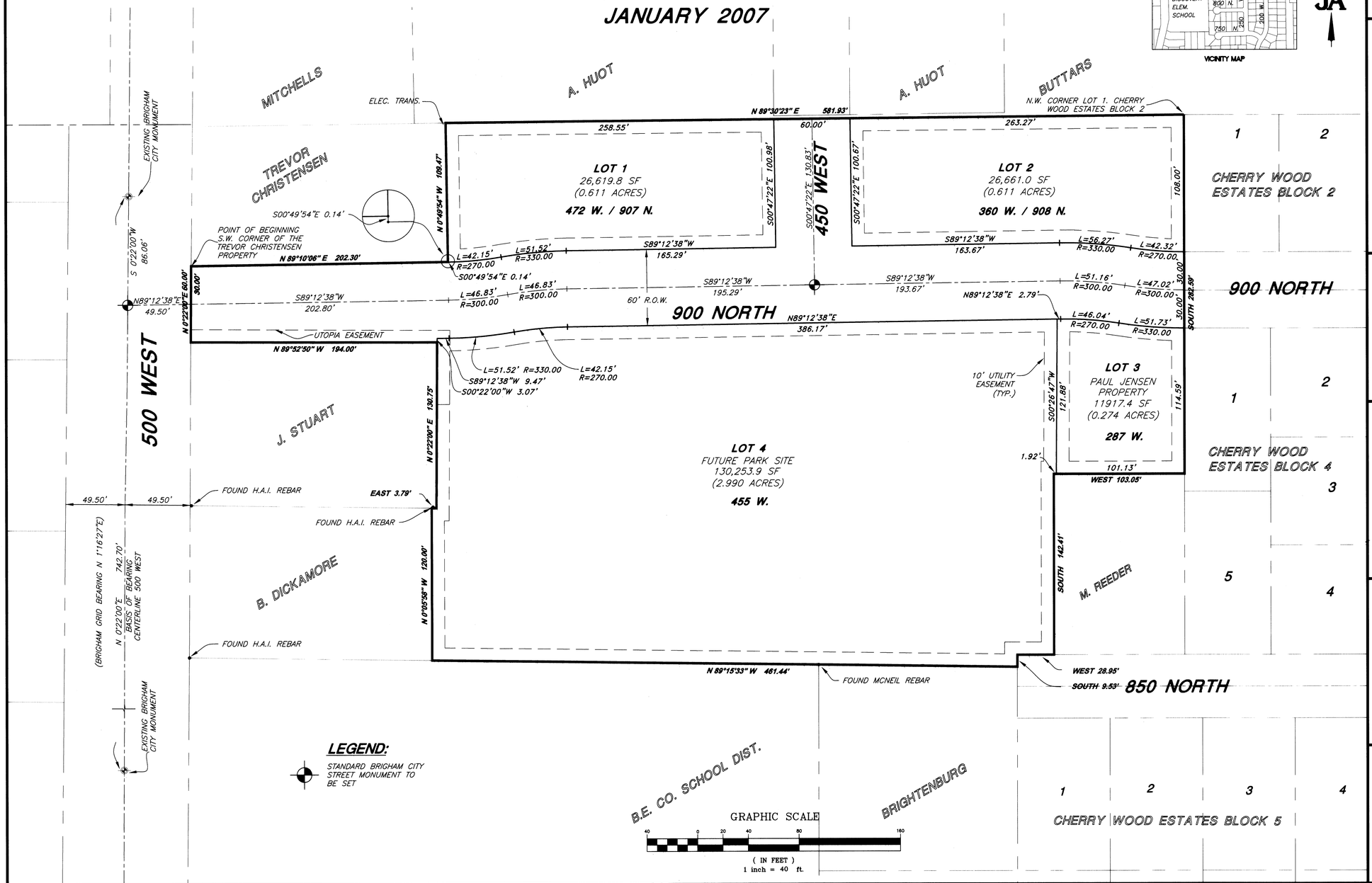

924 N
935 N
926 N
900 North
906 N
472 W
360 W
280 W
266 W
252 W
875 N
500 West
900 North
900 North
900 North
900 North
870 N
275 W
891 N
865 N
875 N
250 West
860 N
855 N
290 W
282 W
861 N
850 North
845 N
303 W
291 W
277 W
263 W
835 N
820 N
310 W
318 W
302 W
290 W
276 W
262 W
800 North
319 W
303 W
291 W
277 W
263 W
311 W
787 N
769 N
312 W
300 W
288 W
276 W
264 W
757 N
324 W
730 N
750 North
741 N
323 W
295 W
287 W

FINAL PLAT FOR

DISCOVERY GROVE SUBDIVISION

A PART OF THE SOUTHWEST 1/4 OF SECTION 12, T9N, R2W, SLB&M
BRIGHAM CITY, BOX ELDER COUNTY, UTAH
JANUARY 2007





LEGEND:

STANDARD BRIGHAM CITY STREET MONUMENT TO BE SET

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, BRENT W. SLATER, A REGISTERED PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 165428 AS PRESCRIBED BY THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF DISCOVERY GROVE SUBDIVISION IN BRIGHAM CITY, BOX ELDER COUNTY, UTAH, HAS BEEN DRAWN TO THE DESIGNATED SCALE AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE BOX ELDER COUNTY RECORDERS OFFICE AND A SURVEY MADE ON THE GROUND BY HANSEN AND ASSOC., INC. DATED JULY 1999

SIGNED THIS 24TH DAY OF JANUARY, 2007

REGISTERED LAND SURVEYOR No. 165428 BRENT WILLIAM SLATER STATE OF UTAH

BRENT W. SLATER

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, T9N, R2W, SLB & M, MORE PARTICULARY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF BRIGHAM CITY 500 WEST STREET, SAID POINT BEING THE SOUTHWEST CORNER OF THE TREVOR CHRISTENSEN PROPERTY, SAID POINT FURTHER DESCRIBED AS BEING S0°22'00"W ALONG THE CENTERLINE OF SAID 500 WEST STREET 86.06 FEET, N89°12'38"E 49.5 FEET, AND N 0°22'00"E ALONG SAID EAST LINE OF 500 WEST STREET 30.00 FEET FROM AN EXISTING BRIGHAM CITY MONUMENT LOCATED IN FRONT OF TREVOR CHRISTENSEN'S PROPERTY; AND RUNNING THENCE ALONG SAID CHRISTENSEN PROPERTY THE FOLLOWING TWO COURSES: N89°10'06"E 202.30 FEET AND N 0°49'54"W 109.47 FEET; THENCE N 89°30'23"E 581.93 FEET TO THE NW CORNER OF LOT 1, CHERRY WOOD ESTATES SUBDIVISION BLOCK 2; THENCE SOUTH ALONG THE WEST LINE OF SAID CHERRY WOOD ESTATES 282.59 FEET TO THE SE CORNER OF THE PAUL JENSEN PROPERTY; THENCE WEST 103.05 FEET; THENCE SOUTH 142.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 850 NORTH STREET; THENCE WEST ALONG SAID NORTH LINE 28.95 FEET TO THE WEST LINE OF CHERRY WOOD ESTATES SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE 9.53 FEET; THENCE N 89°15'33"W 461.44 FEET TO THE WEST LINE OF STUART SUBDIVISION; THENCE N 0°05'58"W 120.00 FEET; THENCE EAST 3.79 FEET; THENCE N 0°22'00"E130.75 FEET; THENCE N 89°52'50"W 194.00 FEET TO THE EAST LINE OF 500 WEST STREET; THENCE N 0°22'00"E 60.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.712 ACRES

NARRATIVE

THIS SURVEY WAS REQUESTED BY BRIGHAM CITY CORPORATION FOR THE PURPOSE OF DIVIDING THE PROPERTY FOR THE ESTABLISHMENT OF 900 NORTH STREET, 450 WEST STREET, A FUTURE PARK SITE, AND RESIDENTIAL BUILDING LOTS. WITH THE EXCEPTION OF THE PAUL JENSEN PROPERTY, THE SUBDIVISION WAS ALL BASED ON A SURVEY MADE ON THE GROUND BY HANSEN AND ASSOCIATES ENGINEERING DATED JULY 1999. A SURVEY PERFORMED ON THE GROUND BY HANSEN AND ASSOCIATES FOR THE MARY REEDER L.T.T.L. SUBDIVISION, DATED JULY 1999 WAS USED ALONG WITH THE ABOVE MENTIONED SURVEY TO IDENTIFY THE PAUL JENSEN PROPERTY. THE BASIS OF BEARING USED IS THE CENTERLINE OF 500 WEST STREET BEING NORTH 00°22'00" EAST.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT DISCOVERY GROVE SUBDIVISION AND 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 AND ALSO DEDICATE TO BRIGHAM CITY THOSE STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BRIGHAM CITY.

SIGNED ON THE BELOW NOTED DAY

Paul R. Jensen, Trustee — 25 Jun 07 — DATE

BRIGHAM CITY CORPORATION — DATE

Gay P. Jensen, Trustee — 25 June 07 — DATE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF BOX ELDER

ON THE ABOVE NOTED DAY, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, LaLANN CHRISTENSEN AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THEY ARE Mayor OF SAID CORPORATION, AND THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

Sharon B. Bradford
NOTARY PUBLIC

STAMP

MY COMMISSION EXPIRES April 8, 2009

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF BOX ELDER

For PAUL R. JENSEN & GAY P. JENSEN
AND BEING DULY SWORN DID SIGN OWNERS DEDICATION FREELY AND VOLUNTARILY

Jeffery R Leishman
NOTARY PUBLIC

JEFFERY R LEISHMAN NOTARY PUBLIC - STATE OF UTAH 597 NORTHMAN ST. BRIGHAM CITY, UT 84302 COMMISSION EXPIRES 4-26-2008

MY COMMISSION EXPIRES 4/26 2008

Prepared By

JA JONES & ASSOCIATES CONSULTING ENGINEERS
1716 EAST 5600 SOUTH
SOUTH OGDEN, UTAH 84403

BRIGHAM CITY PLANNING COMMISSION APPROVAL

APPROVED THIS 05 DAY OF DECEMBER A.D., 2006 BY THE BRIGHAM CITY PLANNING COMMISSION.

Kevin W. Lane
CHAIRMAN

BRIGHAM CITY ATTORNEY

I HAVE EXAMINED THIS PLAT AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

MAY 10, 2007
DATE

CITY ATTORNEY

BRIGHAM CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL EASEMENTS AND STREETS WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF BRIGHAM CITY, UTAH THIS 05 DAY OF DECEMBER A.D., 2006

MAYOR

ATTEST: Darlynn Christensen
CITY RECORDER

BRIGHAM CITY ENGINEER

I HAVE EXAMINED THE FOREGOING PLAT OF DISCOVERY GROVE SUBDIVISION AND CONCUR WITH THE LEGAL DESCRIPTION AND LINES OF SURVEY AS THEY ARE PRESENTED. IN MY OPINION THIS PLAT MEETS THE APPLICABLE ORDINANCES PREREQUISITE TO APPROVAL BY THE BRIGHAM CITY COUNCIL.

APRIL 5, 2007
DATE

Brett M. Jones
CITY ENGINEER

COUNTY SURVEYORS CERTIFICATE

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

DATE

COUNTY SURVEYOR

COUNTY RECORDER

ENTRY NO. 243614 FEE PAID $34.00 FILED FOR RECORD AND RECORDED 6 JUN 2007, AT 3:09 P.M. IN BOOK OF OFFICIAL RECORDS, PAGE 112. RECORDED FOR Brigham City Corp.

COUNTY RECORDER

BY: H.M.
DEPUTY

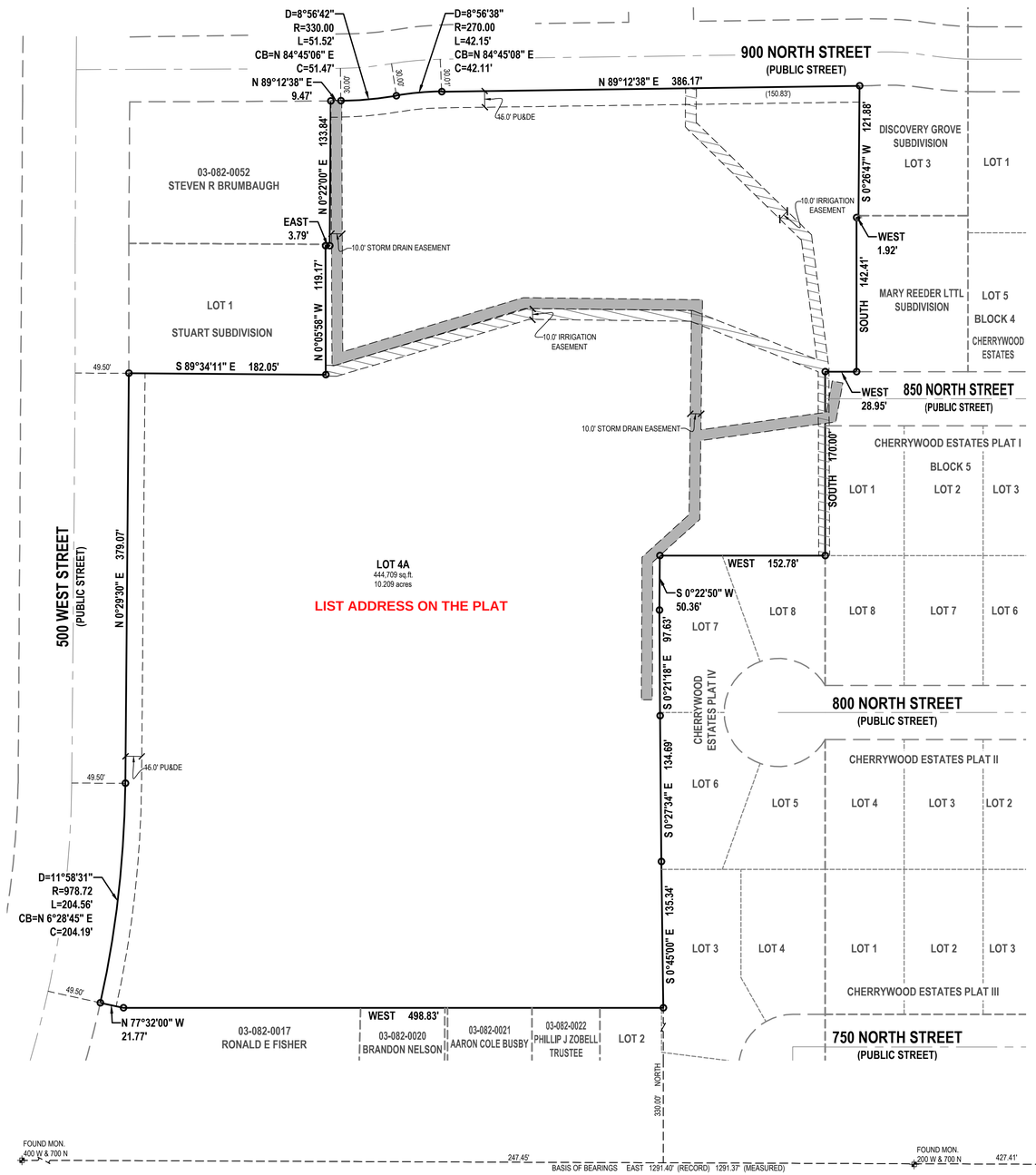
DISCOVERY GROVE SUB

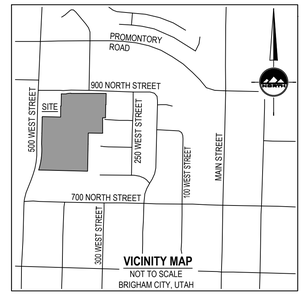
DISCOVERY ELEMENTARY SUBDIVISION

AMENDING AND EXTENDING LOT 4, DISCOVERY GROVE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 9 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
BRIGHAM CITY, BOX ELDER COUNTY, UTAH
SEPTEMBER 2026

GENERAL NOTES:

1. PROPERTY IS ZONED R-1-8.
   A. FRONT YARD SETBACK IS 25'
   B. REAR YARD SETBACK IS 25'
   C. SIDE YARD SETBACK IS 6' WITH A TOTAL WIDTH OF 16' FOR BOTH SIDE YARDS.
   D. CORNER LOT SIDE YARD SETBACK IS 20'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 15' FRONT, UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
5. 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS (LENGTH MAY BE LIMITED DUE TO SOIL CONDITIONS). CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB (OR AS REQUIRED BY GOVERNING AGENCY) WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.





LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- TANGENT
- STORM DRAIN EASEMENT SEE DETAIL ON SHEET 2
- IRRIGATION EASEMENT SEE DETAIL ON SHEET 2

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ. 1 inch = 60 ft.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah, holding License No. 8034679, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-73-504, have verified all measurements, and have subdivided said tract of land into lots, streets, and easements, to be known as DISCOVERY ELEMENTARY SUBDIVISION based on data compiled from the County Recorder's Office. I further certify that the land is correctly surveyed and monumented on the ground as shown, that the monuments are sufficient to accurately establish the boundaries of the described property, and that all lots meet the frontage width and area requirements of applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situated in the Southwest Quarter of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian also being situated in Brigham City, Box Elder County, Utah. Being more particularly described as follows:

Beginning at a point on the westerly line of Cherrywood Estates Subdivision Plat III, said point being East 247.45 feet and North 330.00 feet from the Street Monument located at the intersection of 700 North Street and 400 West Street. In Brigham City, Box Elder County, and running thence;

West 498.83 feet;
thence North 77°32'00" West 21.77 feet to a point on the easterly right-of-way line of 500 West Street;
thence running along said easterly the following two (2) courses and distances:
(1) Northeasterly 204.56-feet along said easterly line an arc of a 978.72-foot radius non-tangent curve to the left (center bears North 77°31'59" West and the long chord bears North 6°28'46" East 204.19-feet with a central angle of 11°58'31");
(2) North 0°29'30" East 379.07 feet to the southwesterly corner of Stuart Subdivision;
thence running along the boundary of said subdivision the following two (2) courses and distances:
(1) South 89°34'11" East 182.05 feet;
(2) North 0°05'58" West 119.17 feet;
thence East 3.79 feet;
thence North 0°22'00" East 133.84 feet to the southerly right-of-way line of 900 North Street as shown on Discovery Grove Subdivision;
thence running along said southerly line the following four (4) courses and distances:
(1) North 89°12'38" East 9.47 feet;
(2) Northeasterly 51.52-feet along an arc of a 330.00-foot radius tangent curve to the left (center bears North 0°46'32" West and the long chord bears North 84°45'06" East 51.47-feet with a central angle of 8°56'42");
(3) Northeasterly 42.15-feet along an arc of a 270.00-foot radius tangent curve to the right (center bears South 9°43'13" West and the long chord bears North 84°45'08" East 42.11-feet with a central angle of 8°56'38");
(4) North 89°12'38" East 386.17 feet to an existing fence;
thence South 0°26'47" West 121.88 feet to a found Hansen & Associates rebar and cap located on the northerly line of Mary Reeder L.T.T.L. Subdivision;
thence running along the boundary of said Subdivision the following two (2) courses and distances:
(1) West 1.92 feet;
(2) South 142.41 feet to a point on the northerly right-of-way line of 850 North Street being a part of Cherrywood Estates Subdivision Plat I;
thence running along the boundary of said Subdivision the following two (2) courses and distances:
(1) West 28.95 feet;
(2) South 170.00 feet to a point being the northeasterly corner of Cherrywood Estates Subdivision Plat IV;
thence running along the boundary of said subdivision the following four (4) courses and distances as defined by an existing fence:
(1) West 152.78 feet;
(2) South 0°22'50" West 50.36 feet;
(3) South 0°21'18" East 97.63 feet;
(4) South 0°27'34" East 134.69 feet;
thence South 0°45'00" East 135.34 feet to and along Cherrywood Estates Subdivision Plat IV to the Point of Beginning.

Contains: 444,709 square feet or 10.209 acres.

PROFESSIONAL LAND SURVEYOR — Electronic Seal — No. 8034679 — TRENT R. WILLIAMS — STATE OF UTAH

September 25, 2026
Date

TRENT R. WILLIAMS, PLS
LICENSE NO. 8034679

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, together with easements as set forth to be hereafter known as:

DISCOVERY ELEMENTARY SUBDIVISION

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

IS EASEMENT ON A DEED? IF SO NEED TO REFERENCE THE ENT#. IF NOT ON A DEED ANYTHING OUTSIDE THE SUBD BOUNDARY WILL NOT BE DEDICATED.

BY: _____
BOX ELDER SCHOOL DISTRICT
ITS:

DEED HICKMAN TITLE RECORDED TO MAKE THE OWNERSHIP ALL THE SAME HAD 1 PARCEL NOT WORK. THAT ONE PARCEL IS 03-082-0016 AFFECTED BY THIS PLAT. THEY ARE STILL WORKING ON IT. 0086 AND 0024 IS OWNED BY BOARD OF EDUCATION OF BOX ELDER SCHOOL DISTRICT, BUT 0016 IS OWNED BY BOARD OF EDUCATION OF THE BOX ELDER COUNTY SCHOOL DISTRICT.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Box Elder)S.S.

On the ___ day of _____ 20___, personally appeared before me, _____, who being by me duly sworn did he/she say and acknowledge that he/she is an officer of _____, 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

A NOTARY PUBLIC COMMISSIONED IN UTAH:

NOTARY SIGNATURE: _____ COMMISSION NUMBER: _____
NAME (PRINT): _____ MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY

DISCOVERY ELEMENTARY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 9 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
BRIGHAM CITY, BOX ELDER COUNTY, UTAH

BOX ELDER COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS ____ DAY OF _____, 20___
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

BOX ELDER COUNTY RECORDER

BY _____
DEPUTY RECORDER

APPROVAL AND ACCEPTANCE

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

BRIGHAM CITY MAYOR _____ ATTEST: _____ CITY RECORDER

SHEET 1 OF 2

PROJECT NUMBER : 14594A
MANAGER : C.PRESTON
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 9/25/2026

ENSIGN — THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

SANDY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

BRIGHAM CITY PLANNING COMMISSION APPROVAL

CITY ATTORNEY'S APPROVAL

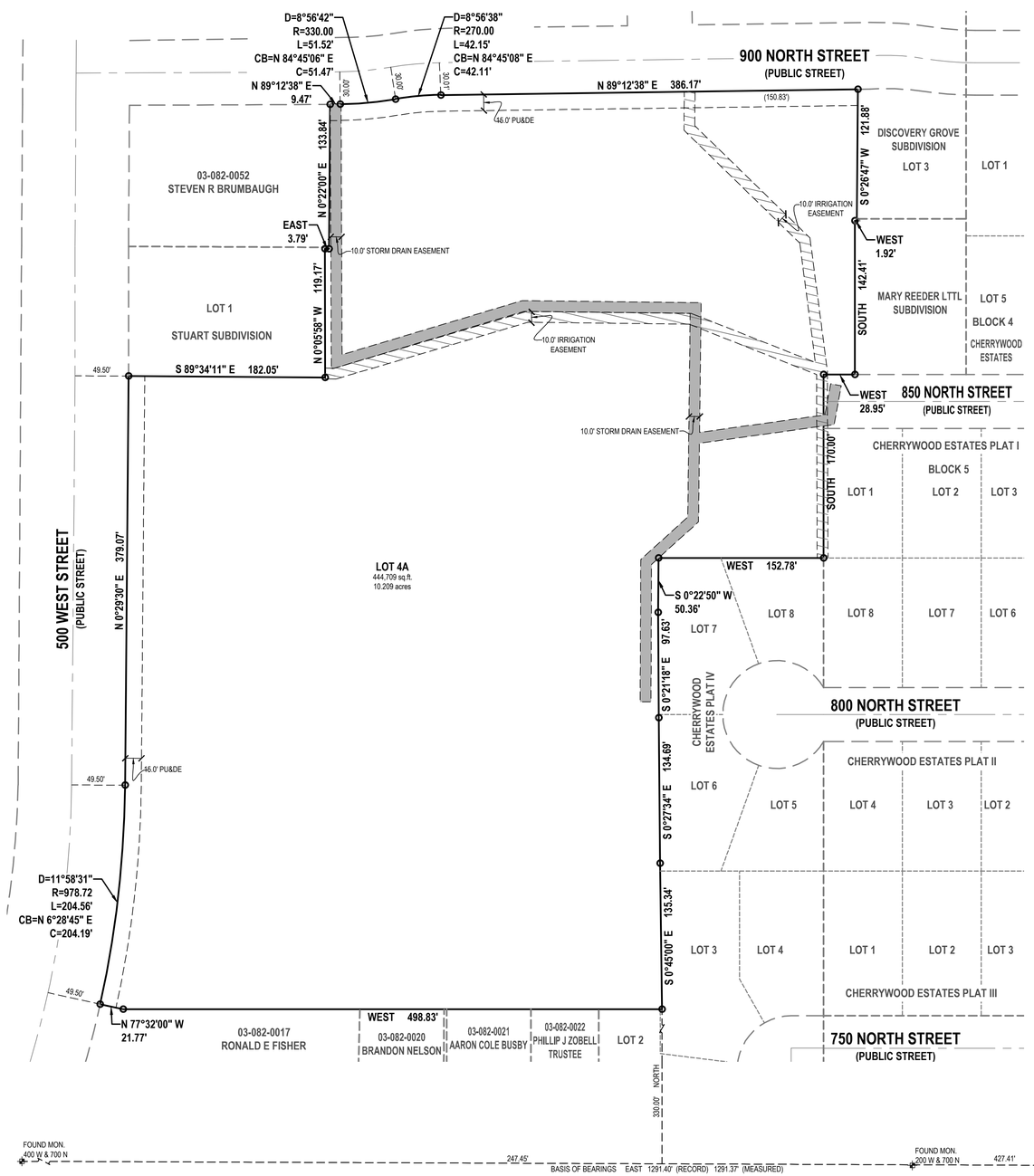
CITY ENGINEER'S APPROVAL

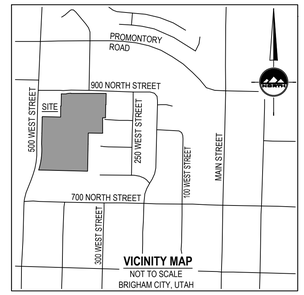
DISCOVERY ELEMENTARY SUBDIVISION

AMENDING AND EXTENDING LOT 4, DISCOVERY GROVE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 9 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
BRIGHAM CITY, BOX ELDER COUNTY, UTAH
SEPTEMBER 2026

GENERAL NOTES:

1. PROPERTY IS ZONED R-1-8.
   A. FRONT YARD SETBACK IS 25'
   B. REAR YARD SETBACK IS 25'
   C. SIDE YARD SETBACK IS 6' WITH A TOTAL WIDTH OF 16' FOR BOTH SIDE YARDS.
   D. CORNER LOT SIDE YARD SETBACK IS 20'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 15' FRONT, UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
5. 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS (LENGTH MAY BE LIMITED DUE TO SOIL CONDITIONS). CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB (OR AS REQUIRED BY GOVERNING AGENCY) WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.





LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- TANGENT
- STORM DRAIN EASEMENT SEE DETAIL ON SHEET 2
- IRRIGATION EASEMENT SEE DETAIL ON SHEET 2

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah, holding License No. 8034679 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-73-504, have verified all measurements, and have subdivided said tract of land into lots, streets, and easements, to be known as DISCOVERY ELEMENTARY SUBDIVISION based on data compiled from the County Recorder's Office. I further certify that the land is correctly surveyed and monumented on the ground as shown, that the monuments are sufficient to accurately establish the boundaries of the described property, and that all lots meet the frontage width and area requirements of applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situated in the Southwest Quarter of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian also being situated in Brigham City, Box Elder County, Utah. Being more particularly described as follows:

Beginning at a point on the westerly line of Cherrywood Estates Subdivision Plat III, said point being East 247.45 feet and North 330.00 feet from the Street Monument located at the intersection of 700 North Street and 400 West Street. In Brigham City, Box Elder County, and running thence;

West 498.83 feet;
thence North 77°32'00" West 21.77 feet to a point on the easterly right-of-way line of 500 West Street;
thence running along said easterly the following two (2) courses and distances:
(1) Northeasterly 204.56-feet along said easterly line an arc of a 978.72-foot radius non-tangent curve to the left (center bears North 77°31'59" West and the long chord bears North 6°28'46" East 204.19-feet with a central angle of 11°58'31");
(2) North 0°29'30" East 379.07 feet to the southwesterly corner of Stuart Subdivision;
thence running along the boundary of said subdivision the following two (2) courses and distances:
(1) South 89°34'11" East 182.05 feet;
(2) North 0°05'58" West 119.17 feet;
thence East 3.79 feet;
thence North 0°22'00" East 133.84 feet to the southerly right-of-way line of 900 North Street as shown on Discovery Grove Subdivision;
thence running along said southerly line the following four (4) courses and distances:
(1) North 89°12'38" East 9.47 feet;
(2) Northeasterly 51.52-feet along an arc of a 330.00-foot radius tangent curve to the left (center bears North 0°46'32" West and the long chord bears North 84°45'06" East 51.47-feet with a central angle of 8°56'42");
(3) Northeasterly 42.15-feet along an arc of a 270.00-foot radius tangent curve to the right (center bears South 9°43'13" West and the long chord bears North 84°45'08" East 42.11-feet with a central angle of 8°56'38");
(4) North 89°12'38" East 386.17 feet to an existing fence;
thence South 0°26'47" West 121.88 feet to a found Hansen & Associates rebar and cap located on the northerly line of Mary Reeder L.T.T.L. Subdivision;
thence running along the boundary of said Subdivision the following two (2) courses and distances:
(1) West 1.92 feet;
(2) South 142.41 feet to a point on the northerly right-of-way line of 850 North Street being a part of Cherrywood Estates Subdivision Plat I;
thence running along the boundary of said Subdivision the following two (2) courses and distances:
(1) West 28.95 feet;
(2) South 170.00 feet to a point being the northeasterly corner of Cherrywood Estates Subdivision Plat IV;
thence running along the boundary of said subdivision the following four (4) courses and distances as defined by an existing fence:
(1) West 152.78 feet;
(2) South 0°22'50" West 50.36 feet;
(3) South 0°21'18" East 97.63 feet;
(4) South 0°27'34" East 134.69 feet;
thence South 0°45'00" East 135.34 feet to and along Cherrywood Estates Subdivision Plat IV to the Point of Beginning.

Contains: 444,709 square feet or 10.209 acres.

PROFESSIONAL LAND SURVEYOR — Electronic Seal — No. 8034679 — TRENT R. WILLIAMS — STATE OF UTAH

September 25, 2026
Date

TRENT R. WILLIAMS, PLS
LICENSE NO. 8034679

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, together with easements as set forth to be hereafter known as:

DISCOVERY ELEMENTARY SUBDIVISION

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

BY:
BOX ELDER SCHOOL DISTRICT
IT'S:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Box Elder)

On the ___ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did he/she say and acknowledge that he/she is an officer of _____, 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

A NOTARY PUBLIC COMMISSIONED IN UTAH:

NOTARY SIGNATURE: _____ COMMISSION NUMBER: _____
NAME (PRINT): _____ MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY

DISCOVERY ELEMENTARY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 9 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
BRIGHAM CITY, BOX ELDER COUNTY, UTAH

BOX ELDER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20___
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

BOX ELDER COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER : 14594A
MANAGER : C.PRESTON
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 9/25/2026

APPROVAL AND ACCEPTANCE

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

_____ ATTEST: _____
BRIGHAM CITY MAYOR CITY RECORDER

BRIGHAM CITY PLANNING COMMISSION APPROVAL

CITY ATTORNEY'S APPROVAL

CITY ENGINEER'S APPROVAL

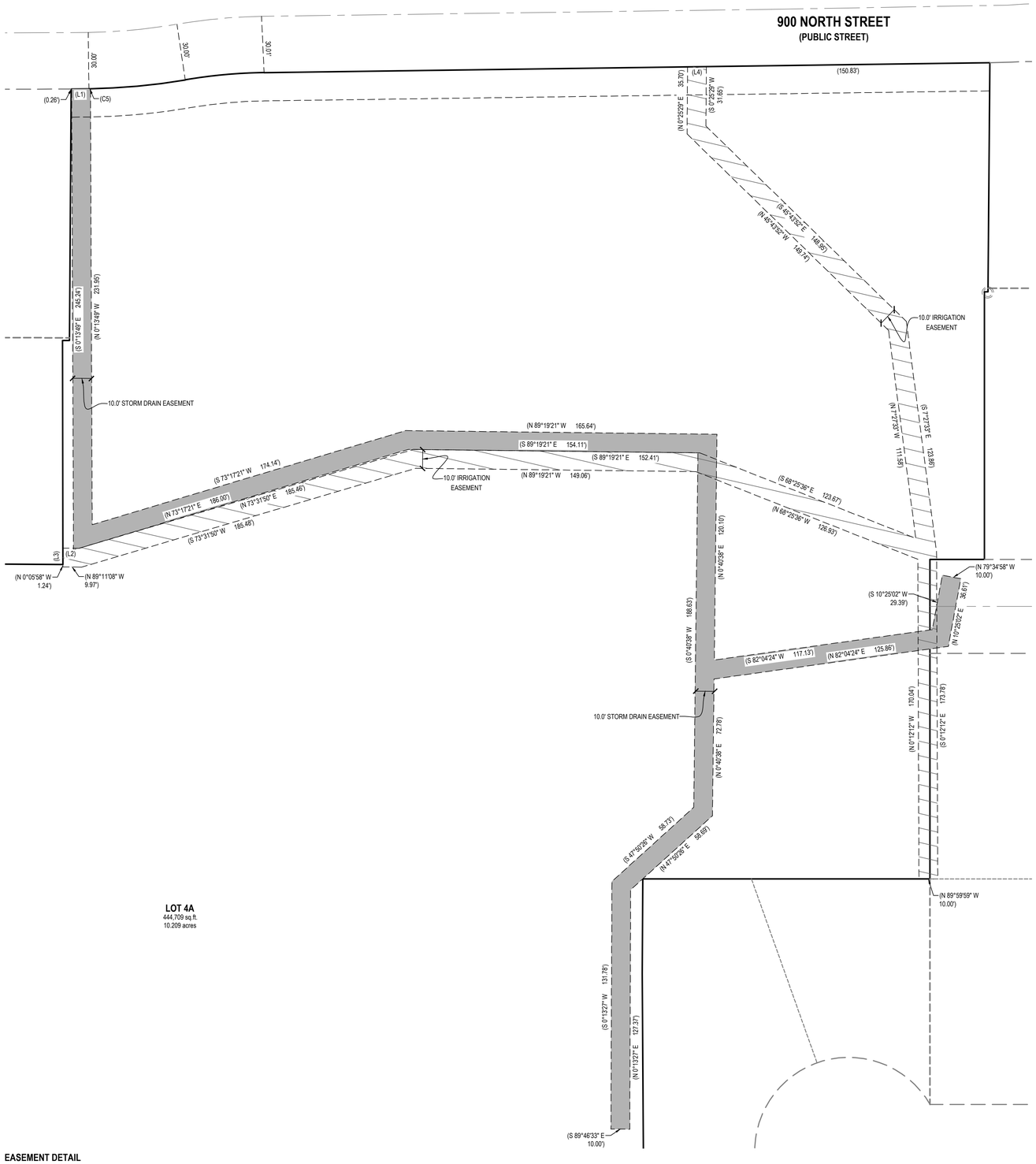
ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

SANDY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

DISCOVERY ELEMENTARY SUBDIVISION

AMENDING AND EXTENDING LOT 4, DISCOVERY GROVE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 9 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
BRIGHAM CITY, BOX ELDER COUNTY, UTAH



LOT 4A
444,709 sq.ft.
10.209 acres

EASEMENT DETAIL

LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- TANGENT
- STORM DRAIN EASEMENT
- IRRIGATION EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
(L1)	S89°12'38"W	9.21'
(L2)	S89°11'08"E	8.61'
(L3)	N0°05'58"W	8.76'
(L4)	S89°12'38"W	10.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	330.00'	0.79'	0°08'12"	N89°09'22"E	0.79'

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

DEVELOPER
DESIGN WEST ARCHITECTS
2200 SOUTH MAIN, STE 100
SALT LAKE CITY, UT 84115
801-539-8221

DISCOVERY ELEMENTARY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 9 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
BRIGHAM CITY, BOX ELDER COUNTY, UTAH

BOX ELDER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS ____ DAY OF ____, 20__
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

BOX ELDER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

WWW.ENSIGNENG.COM

SANDY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

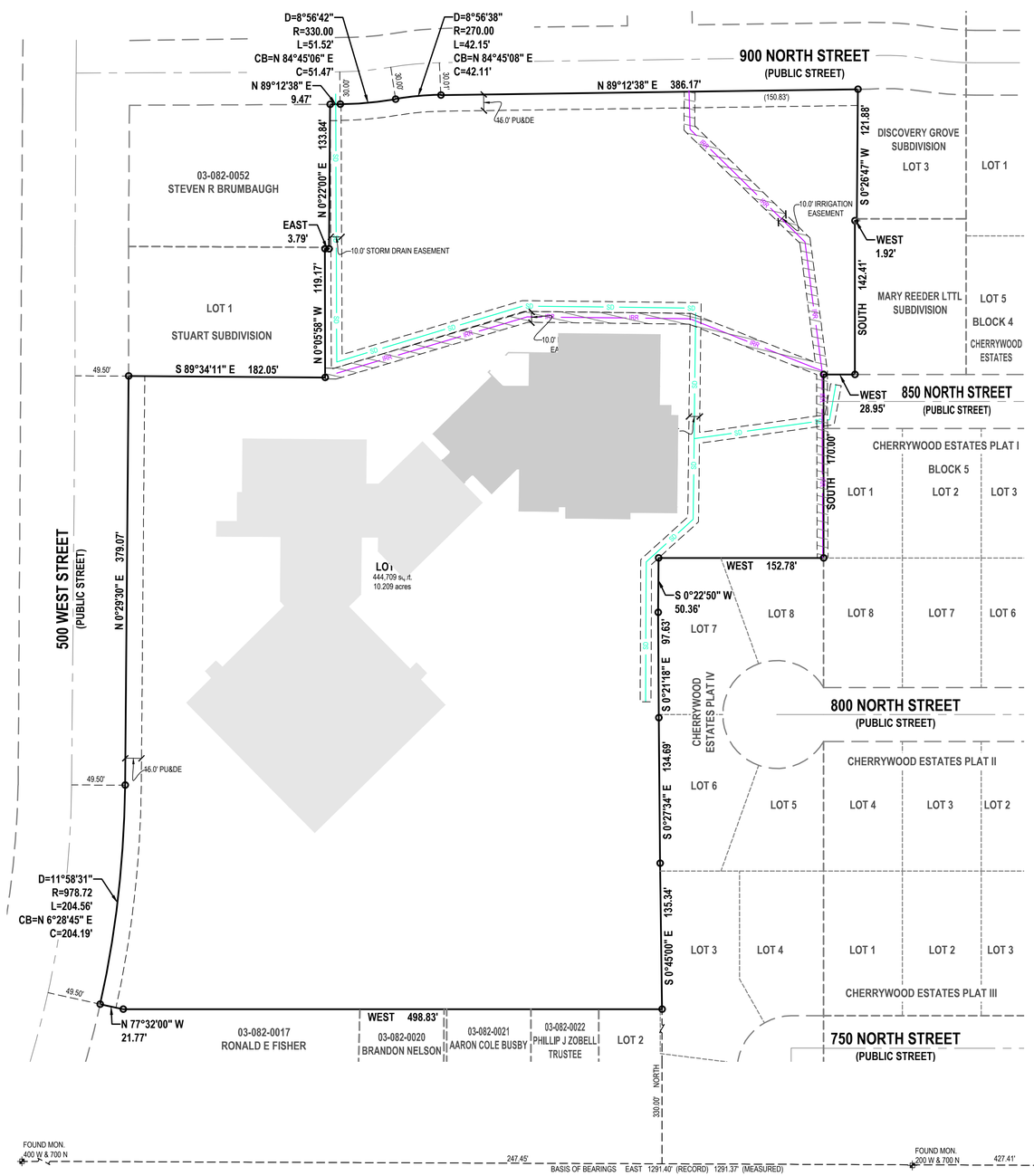
PROJECT NUMBER : 14594A
MANAGER : C.PRESTON
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 9/25/2026

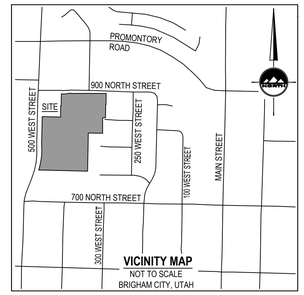
DISCOVERY ELEMENTARY SUBDIVISION

AMENDING AND EXTENDING LOT 4, DISCOVERY GROVE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 9 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
BRIGHAM CITY, BOX ELDER COUNTY, UTAH
SEPTEMBER 2026

GENERAL NOTES:

1. PROPERTY IS ZONED R-1-8.
   A. FRONT YARD SETBACK IS 25'
   B. REAR YARD SETBACK IS 25'
   C. SIDE YARD SETBACK IS 6' WITH A TOTAL WIDTH OF 16' FOR BOTH SIDE YARDS.
   D. CORNER LOT SIDE YARD SETBACK IS 20'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 15' FRONT, UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
5. 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS (LENGTH MAY BE LIMITED DUE TO SOIL CONDITIONS). CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB (OR AS REQUIRED BY GOVERNING AGENCY) WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.





LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- TANGENT
- STORM DRAIN EASEMENT SEE DETAIL ON SHEET 2
- IRRIGATION EASEMENT SEE DETAIL ON SHEET 2

ENSIGN ENG. LAND SURV.

NORTH

HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah, holding License No. 8034679, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-73-504, have verified all measurements, and have subdivided said tract of land into lots, streets, and easements, to be known as DISCOVERY ELEMENTARY SUBDIVISION based on data compiled from the County Recorder's Office. I further certify that the land is correctly surveyed and monumented on the ground as shown, that the monuments are sufficient to accurately establish the boundaries of the described property, and that all lots meet the frontage width and area requirements of applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situated in the Southwest Quarter of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian also being situated in Brigham City, Box Elder County, Utah. Being more particularly described as follows:

Beginning at a point on the westerly line of Cherrywood Estates Subdivision Plat III, said point being East 247.45 feet and North 330.00 feet from the Street Monument located at the intersection of 700 North Street and 400 West Street. In Brigham City, Box Elder County, and running thence;

West 498.83 feet;
thence North 77°32'00" West 21.77 feet to a point on the easterly right-of-way line of 500 West Street;
thence running along said easterly the following two (2) courses and distances:
(1) Northeasterly 204.56-feet along said easterly line an arc of a 978.72-foot radius non-tangent curve to the left (center bears North 77°31'59" West and the long chord bears North 6°28'46" East 204.19-feet with a central angle of 11°58'31");
(2) North 0°29'30" East 379.07 feet to the southwesterly corner of Stuart Subdivision;
thence running along the boundary of said subdivision the following two (2) courses and distances:
(1) South 89°34'11" East 182.05 feet;
(2) North 0°05'58" West 119.17 feet;
thence East 3.79 feet;
thence North 0°22'00" East 133.84 feet to the southerly right-of-way line of 900 North Street as shown on Discovery Grove Subdivision;
thence running along said southerly line the following four (4) courses and distances:
(1) North 89°12'38" East 9.47 feet;
(2) Northeasterly 51.52-feet along an arc of a 330.00-foot radius tangent curve to the left (center bears North 0°46'32" West and the long chord bears North 84°45'06" East 51.47-feet with a central angle of 8°56'42");
(3) Northeasterly 42.15-feet along an arc of a 270.00-foot radius tangent curve to the right (center bears South 9°43'13" West and the long chord bears North 84°45'08" East 42.11-feet with a central angle of 8°56'38");
(4) North 89°12'38" East 386.17 feet to an existing fence;
thence South 0°26'47" West 121.88 feet to a found Hansen & Associates rebar and cap located on the northerly line of Mary Reeder L.T.T.L. Subdivision;
thence running along the boundary of said Subdivision the following two (2) courses and distances:
(1) West 1.92 feet;
(2) South 142.41 feet to a point on the northerly right-of-way line of 850 North Street being a part of Cherrywood Estates Subdivision Plat I;
thence running along the boundary of said Subdivision the following two (2) courses and distances:
(1) West 28.95 feet;
(2) South 170.00 feet to a point being the northeasterly corner of Cherrywood Estates Subdivision Plat IV;
thence running along the boundary of said subdivision the following four (4) courses and distances as defined by an existing fence:
(1) West 152.78 feet;
(2) South 0°22'50" West 50.36 feet;
(3) South 0°21'18" East 97.63 feet;
(4) South 0°27'34" East 134.69 feet;
thence South 0°45'00" East 135.34 feet to and along Cherrywood Estates Subdivision Plat IV to the Point of Beginning.

Contains: 444,709 square feet or 10.209 acres.

Date

TRENT R. WILLIAMS, PLS
LICENSE NO. 8034679

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, together with easements as set forth to be hereafter known as:

DISCOVERY ELEMENTARY SUBDIVISION

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

BY:
BOX ELDER SCHOOL DISTRICT
IT'S:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Box Elder)S.S.

On the ___ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did he/she say and acknowledge that he/she is an officer of _____, 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

A NOTARY PUBLIC COMMISSIONED IN UTAH:

NOTARY SIGNATURE: _____ COMMISSION NUMBER: _____
NAME (PRINT): _____ MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY

DISCOVERY ELEMENTARY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 9 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
BRIGHAM CITY, BOX ELDER COUNTY, UTAH

BOX ELDER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20___
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

BOX ELDER COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER : 14594A
MANAGER : C.PRESTON
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 10/13/2026

APPROVAL AND ACCEPTANCE

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

BRIGHAM CITY MAYOR

ATTEST: _____
CITY RECORDER

BRIGHAM CITY PLANNING COMMISSION APPROVAL

CITY ATTORNEY'S APPROVAL

CITY ENGINEER'S APPROVAL

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

SANDY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983