

BRIGHAM CITY LAND USE AUTHORITY
2nd Floor Council Chambers, City Hall
June 15, 2026, 09:30 a.m.

PRESENT:	Tom Kotter	Community & Economic Development Director
	Mark Bradley	City Planner
	Zane Billings	Assistant City Planner
	Destry Larsen	Administrative Assistant
(Via Zoom)	Steve Borup	Applicant

REGULAR MEETING

The meeting was called to order at 09:30 a.m. by Tom Kotter, Land Use Authority.

Approval of Minutes

Mr. Kotter approved the minutes of the April 30, 2026, Land Use Authority meeting.

Application #26-049 / No-Dedication Subdivision / QuikTrip – Brigham City Subdivision / 1152 S and 1100 W / Steve Borup

Assistant City Planner Zane Billings presented the application and explained that it was a preliminary and final plat request for the proposed subdivision. Mr. Billings reported that the application had been reviewed by the City's Development Review Team and was being presented with a staff recommendation for approval.

Mr. Billings explained that no additional road dedication was required because the property is accessed from an existing private road on the south side of the site. He noted that several utility easements would be dedicated as part of the subdivision plat. Staff recommended approval of the plat subject to Development Review Team comments, including submission of an updated final plat and resolution of any remaining outstanding comments prior to final approval.

Steve Borup, Applicant, indicated that he had no additional information to present and was available to answer questions if needed.

Mr. Kotter, acting as the Land Use Authority, approved Application #26-049 as presented.

MOTION TO ADJOURN

Motion: Tom Kotter adjourned the meeting at 09:35 a.m.

This certifies that the regular meeting minutes of June 15, 2026, are a true and accurate copy as approved by the Land Use Authority on _____.

33

Signed: _____

34

Destry Larsen, Administrative Assistant

UNAPPROVED



MEMORANDUM

To: Tom Kotter, Land Use Authority

From: Mark Bradley, City Planner

Subject: Discovery Elementary Subdivision
No-Dedication Combined Preliminary/Final Plat Subdivision
Application #26-092

Date: October 21, 2026

Land Use Authority Meeting:
October 26, 2026

Planning Commission Recommendation:

On October 20, 2026, the Planning Commission considered the No-Dedication Combined Preliminary/Final Plat Application and recommended approval (6-0 vote) to the City Land Use Authority (Director), Tom Kotter, Community and Economic Development Director, where no additional road dedication is required based on Staff Recommendations, Comments, 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 be subject to:

- A. Updating the submitted plat to address staff review comments for final review.
- B. City Attorney review and approval.

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

Attachments:

- 1. Staff Evaluation dated October 15, 2026
- 2. Discovery Elementary Subdivision

**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.

LAND USE AUTHORITY

ATTEST: _____
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: **(Provided 10/20/2026)**

1. *Boundary Description, Paragraph 3, Line 5: the bearing for the chord (North 6°28'46" East) does not quite match that labeled on the plat (N 6°28'45" E), please reconcile the minutes.*
2. *Each bearing should be shown to the nearest second (boundary description, etc.). Show the reference bearing as well as necessary (such as when referencing a recorded bearing from an adjacent plat).*
3. *Area to the hundredth acre is our standard (you are showing to the thousandth), adjust to your discretion.*
4. *In the Vicinity Map label the E-W state highway to the north as SR-13 rather than Promontory Road.*
5. *I see the curve table on page 2 for Curve 5, was there an intention to include a curve table on page one for Curves 1-4?*
6. *The Section Line and Section Tie line could be removed from the Legend if these are not being used to establish basis of bearing, tie back to nearest found section corner, and are not found on the plat area (as well as any other legend elements not applicable to this plat).*

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:

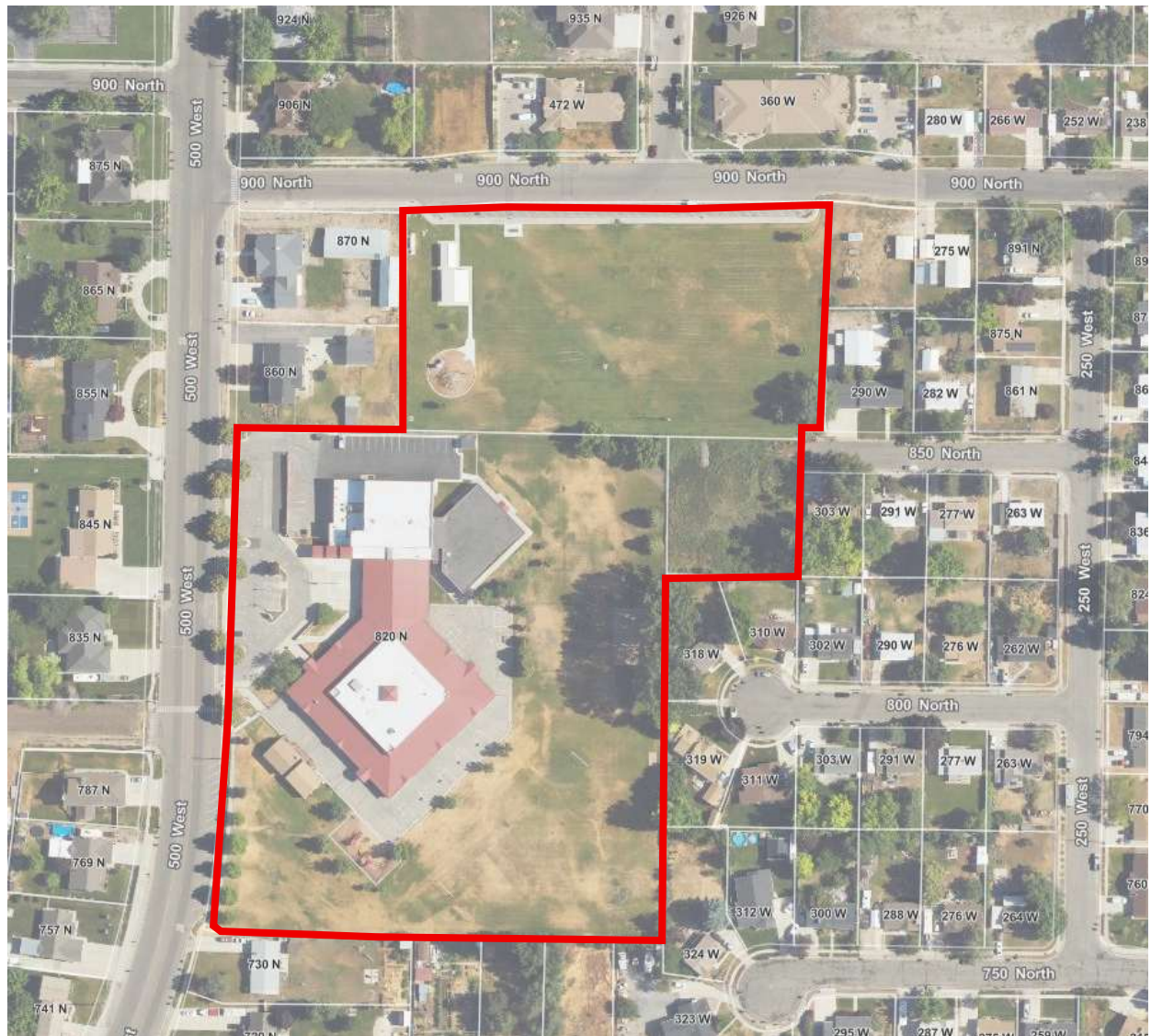
1. Update the plat to address the review comments and submit for a final review.

FINDINGS OF FACT:

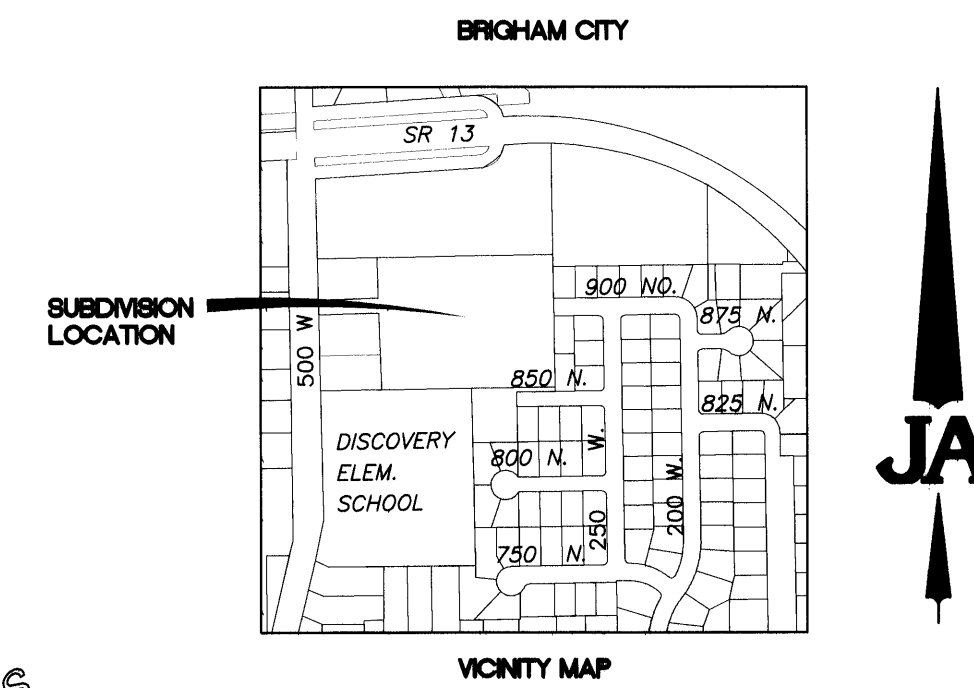
1. The subject properties are owned by the Board of Education Box Elder School District.
2. This application is a result of the addition (File #26-018) to the Discovery Elementary School, where three properties will be combined into one to allow for the addition to extend past existing property lines
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



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



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
BRENT W. SLATER
No. 165428
BRENT W. SLATER
STATE OF UTAH

BOUNDARY DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF SECTION 12, T9N, R2W, SLB & M,
MORE PARTICULARLY 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 50°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"E 130.75 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

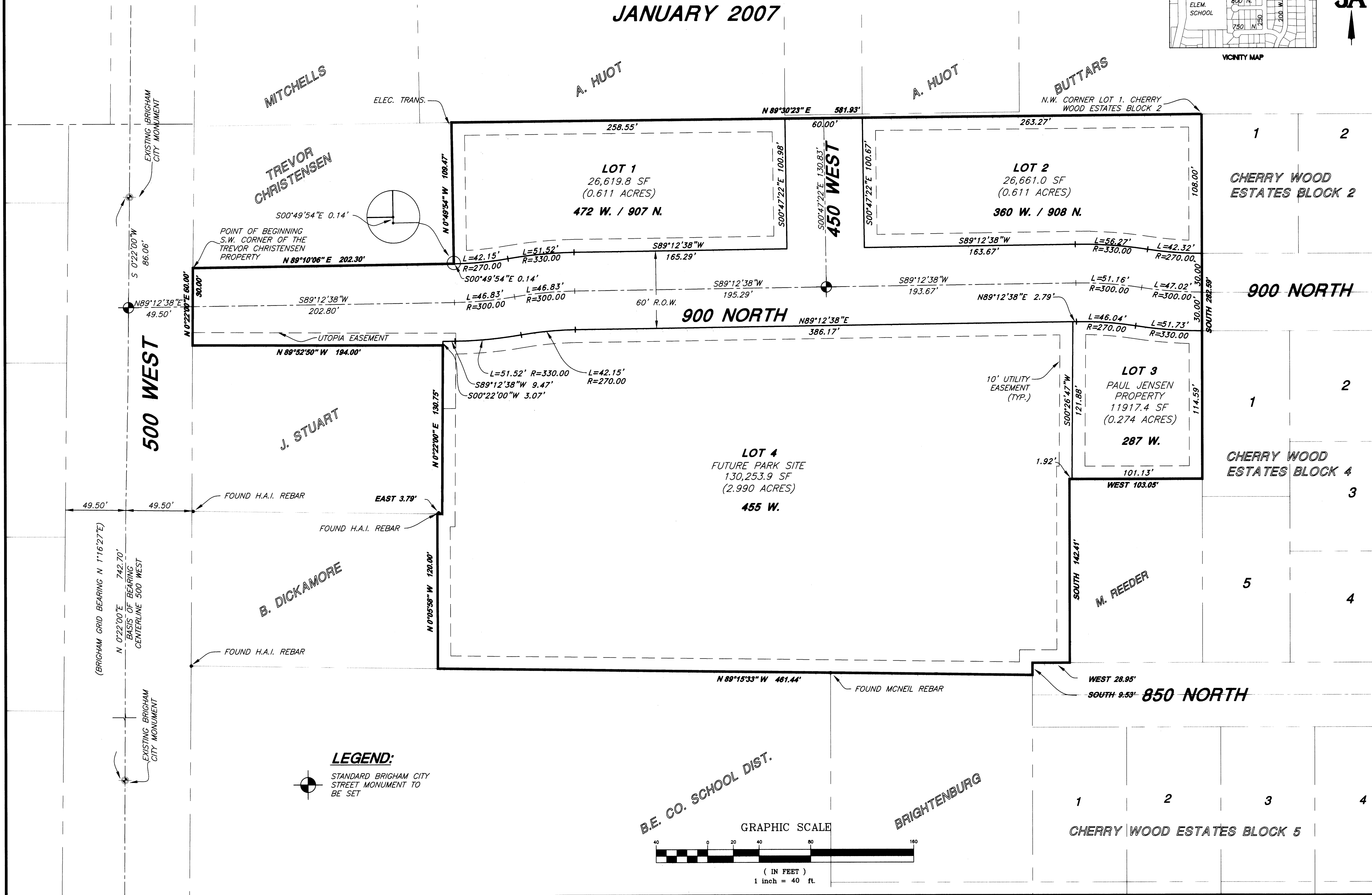
NARRATIVE
THIS SURVEY WAS REQUESTED BY BRIGHAM CITY CORPORATION FOR THE
PURPOSE OF DIVIDING THE PROPERTY FOR THE ESTABLISHMENT OF 900 NORTH
STREET, 450 WEST STREET, A FUTURE PARK SITE, AND RESIDENTIAL BUILDING
LOTS. WITH THE EXCEPTION OF THE PAUL JENSEN PROPERTY, THE
SUBDIVISION WAS ALL BASED ON A SURVEY 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 June 07
PAUL R. JENSEN, TRUSTEE DATE
Gay A. Jensen, Trustee 25 June 07
GAY A. JENSEN, TRUSTEE DATE
BRIGHAM CITY CORPORATION DATE

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF BOX ELDER
ON THE ABOVE NOTED DAY, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, LOU ANN CHRISTENSEN AND AFTER BEING DULY SWORN
ACKNOWLEDGED, LOU ANN CHRISTENSEN AND CORPORATION,
AND THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY AND IN
BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
STAMP
MY COMMISSION EXPIRES 4/11/8, 2009

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF BOX ELDER
FOR PAUL R. JENSEN & Gay P. Jensen
AND AFTER DULY SWORN AND SIGNED AND
VOLUNTARILY
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/11/8, 2008

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, CO. UT.
COUNTY RECORDER
BY: H.M. DEPUTY



BRIGHAM CITY PLANNING COMMISSION APPROVAL
APPROVED THIS 05TH 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
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 05TH DAY OF DECEMBER, A.D., 2006
MAYOR
ATTEST: Mary Ann 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
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

DISCOVERY GROVE SUB

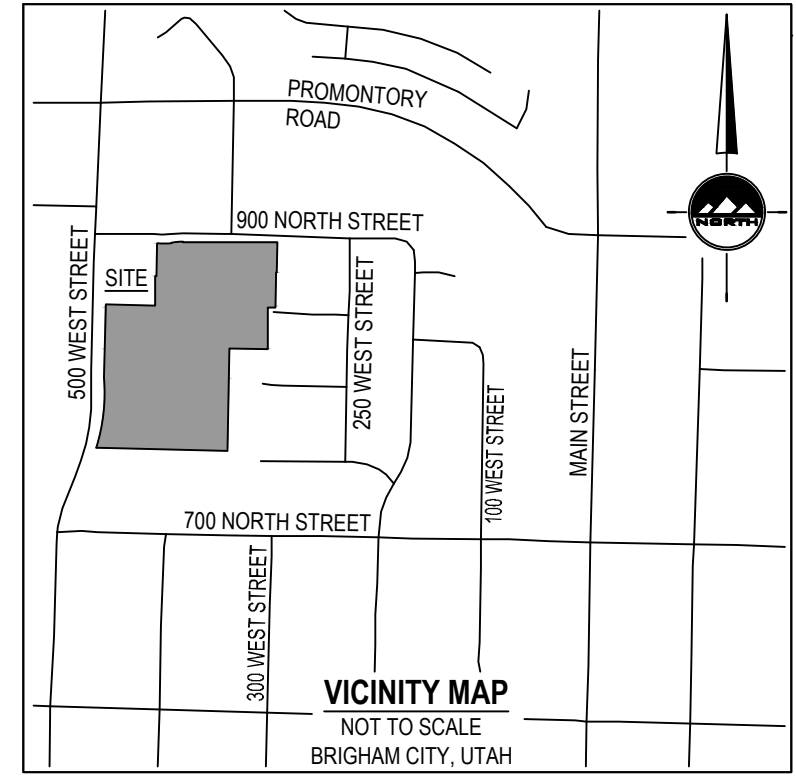
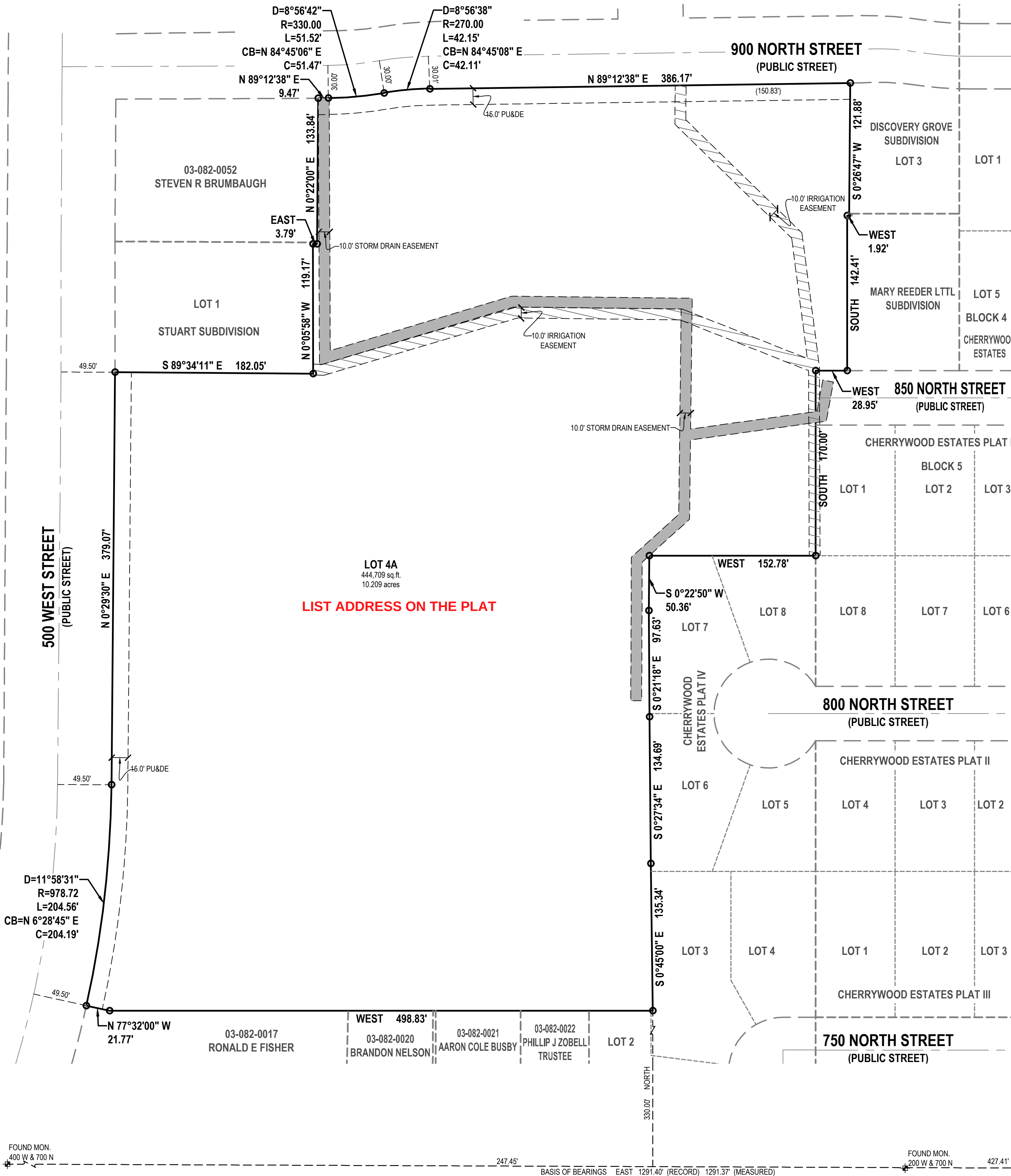
DISCOVERY ELEMENTARY SUBDIVISION

AMENDING AND EXTENDING LOT 4, DISCOVERY GROVE SUBDIVISION

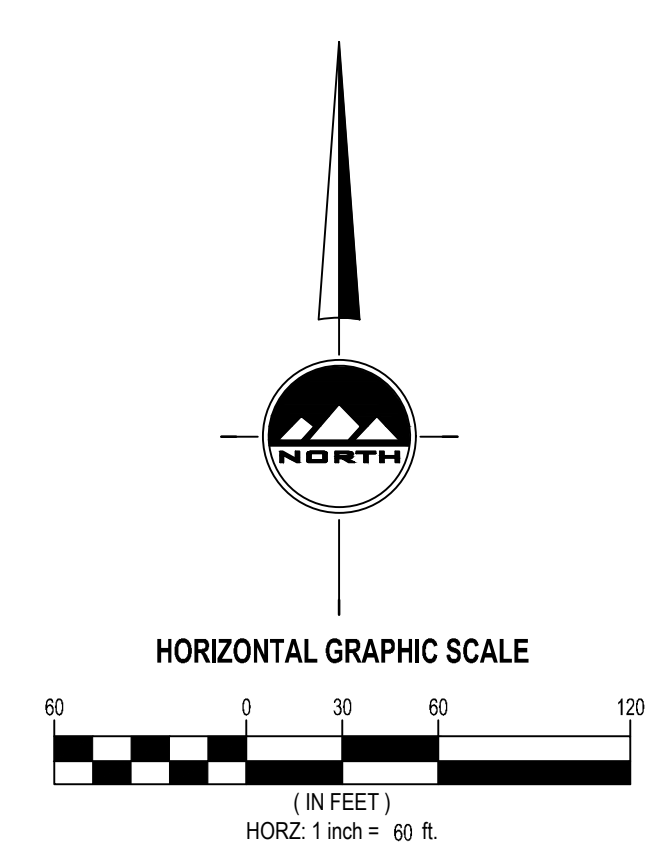
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 9 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
BRIGHAM CITY, BOX ELDER COUNTY, UTAH
SEPTEMBER 2026

GENERAL NOTES:

- PROPERTY IS ZONED R-1.8.
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 25'
 - SIDE YARD SETBACK IS 6' WITH A TOTAL WIDTH OF 16' FOR BOTH SIDE YARDS.
 - CORNER LOT SIDE YARD SETBACK IS 20'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 15' FRONT, UNLESS OTHERWISE NOTED HEREON.
- 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.
- 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.
- 5/8" 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 "ENSGN 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



LIST ADDRESS ON THE PLAT

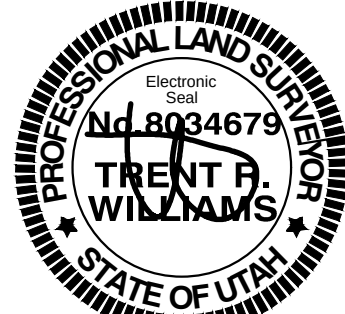
SURVEYOR'S CERTIFICATE

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°45'08" East 51.47-feet with a central angle of 8°56'27");
(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.



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

J.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.RINDIUSBACHER
CHECKED BY: T.WILLIAMS
DATE: 9/25/2026



LAYTON
919 North 400 West
Layton, UT 84041
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CEDAR CITY
Phone: 435.863.1453
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

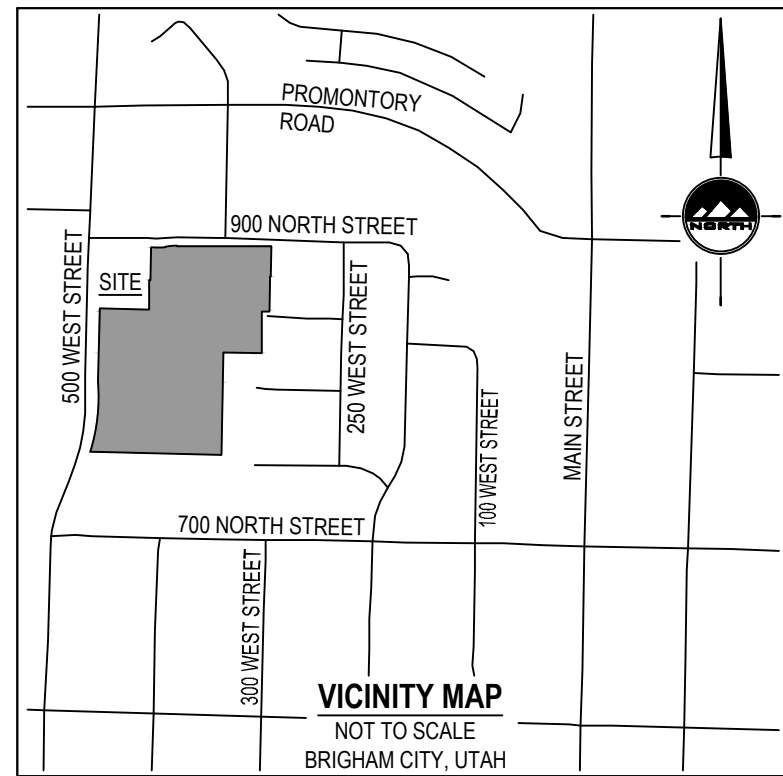
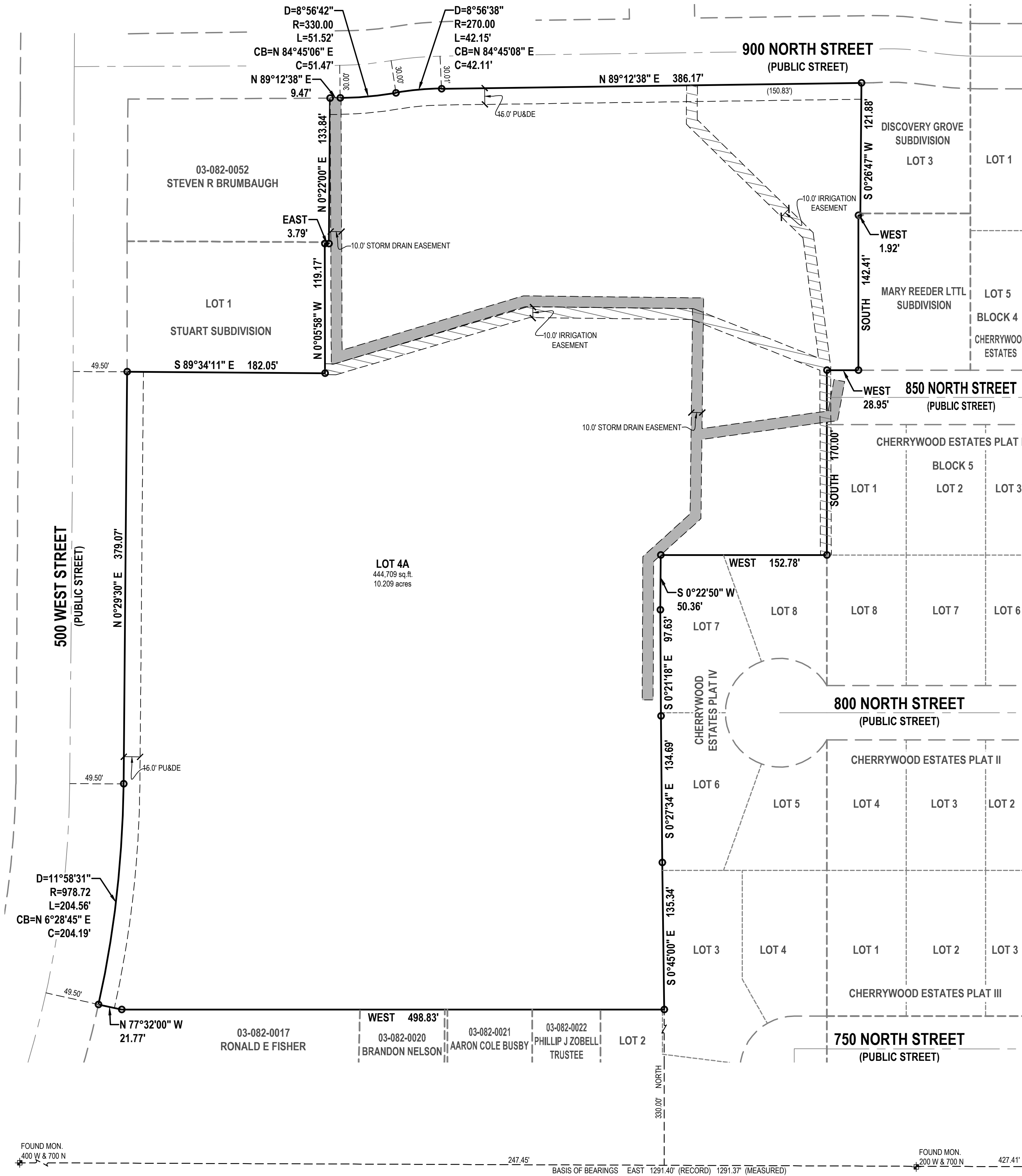
SALT LAKE BASE AND MERIDIAN

BRIGHAM CITY, BOX ELDER COUNTY, UTAH

SEPTEMBER 2026

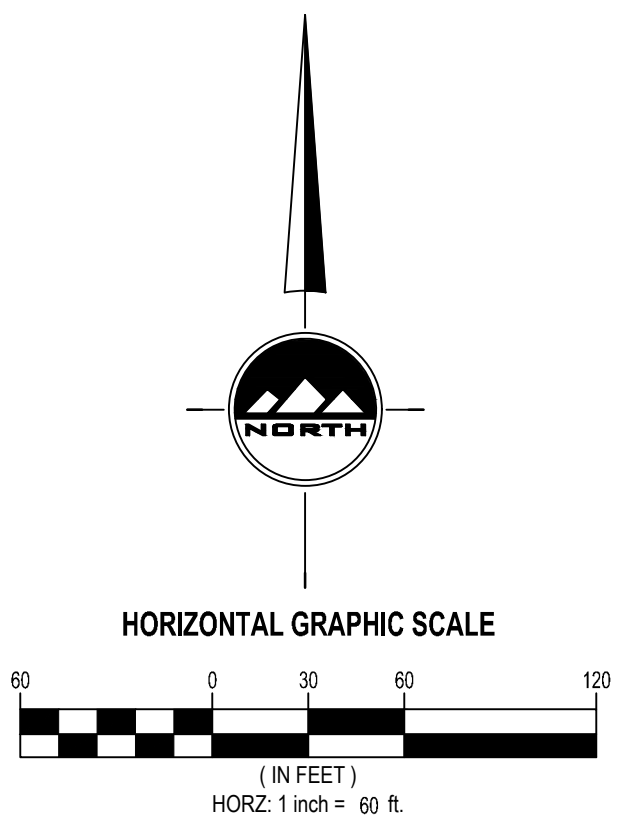
GENERAL NOTES:

- PROPERTY IS ZONED R-1.8.
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 25'
 - SIDE YARD SETBACK IS 6' WITH A TOTAL WIDTH OF 16' FOR BOTH SIDE YARDS.
 - CORNER LOT SIDE YARD SETBACK IS 20'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 15' FRONT, UNLESS OTHERWISE NOTED HEREON.
- 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.
- 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.
- 5/8" 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 "ENSGN 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



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°28'45" 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°45'08" 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°58'38");

(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.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;

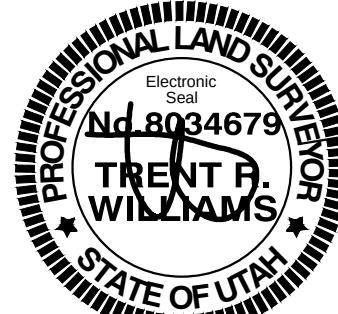
(2) South 0°22'50" West 50.36 feet;

(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.



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
ITS:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Box Elder

J.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 _____
CITY RECORDER _____

SHEET 1 OF 2

PROJECT NUMBER: 14594A

MANAGER: C.PRESTON

DRAWN BY: J.RINDIUSBACHER

CHECKED BY: T.WILLIAMS

DATE: 9/25/2026



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

SANDY
Phone: 801.255.0529
TODD L.
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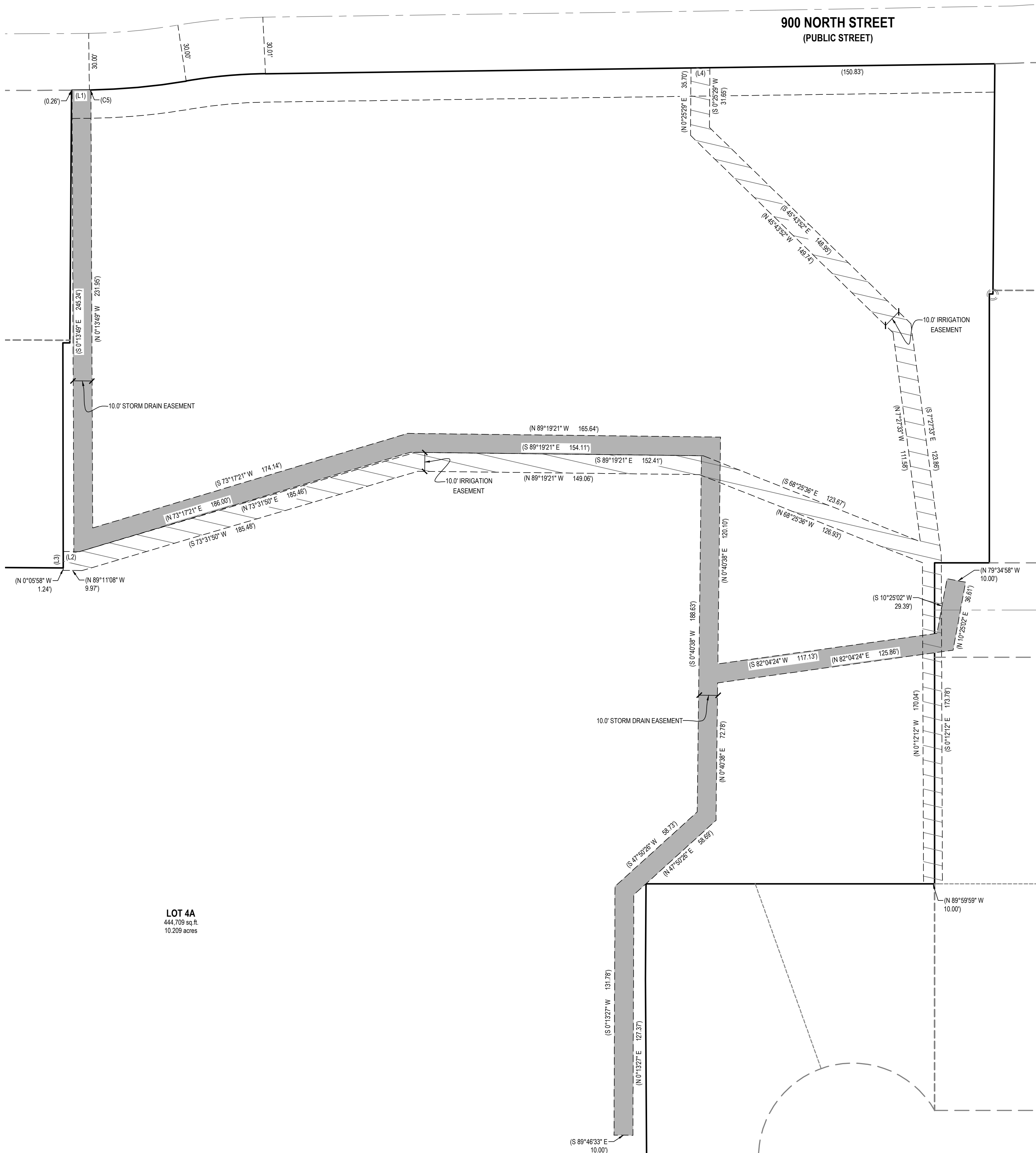
BRIGHAM CITY PLANNING COMMISSION APPROVAL

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

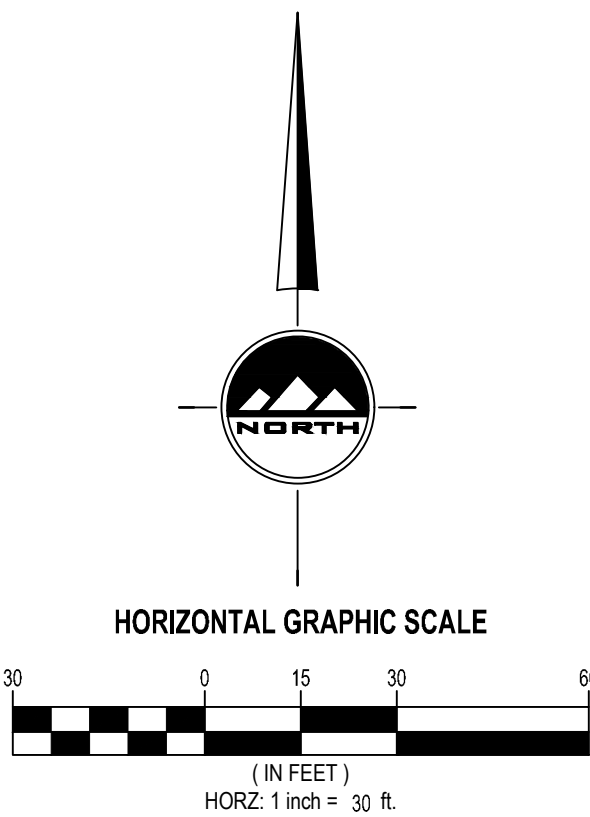


LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
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- ADJACENT RIGHT OF WAY
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- 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'



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

EASEMENT DETAIL

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
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AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

BOX ELDER COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 2 OF 2

PROJECT NUMBER : 14594A

MANAGER : C.PRESTON

DRAWN BY : J.RINDUSBACHER

CHECKED BY : T.WILLIAMS

DATE : 9/25/2026



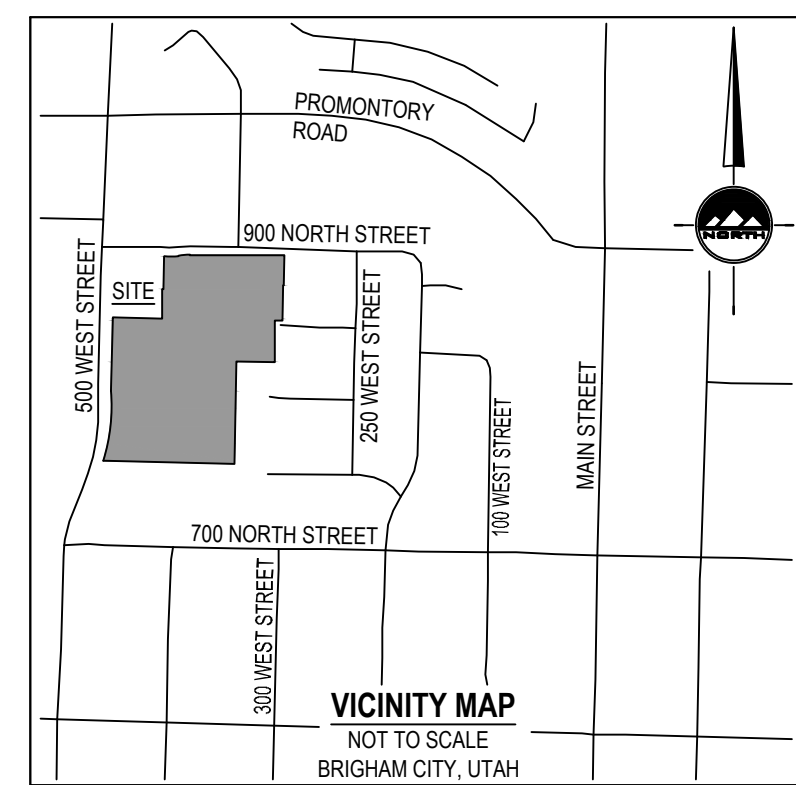
DEVELOPER
DESIGN WEST ARCHITECTS
2200 SOUTH MAIN, STE 100
SALT LAKE CITY, UT 84115
801-539-8221

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

SANDY
Phone: 801.255.0529
TOOLE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.565.1453
RICHFIELD
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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

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 SIDES.
 - D. CORNER LOT SIDE YARD SETBACK IS 20'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) 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 PLAN MAY 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 PUDE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUDE, AT THE 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 PUDE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUDE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUDE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STATION MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
5. 58" 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. NO SET BACKS 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



SECTION CORNER

WITNESS MONUMENT

PROPOSED STREET MONUMENT

EXISTING STREET MONUMENT

SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP,
OR NAIL STAMPED "ENGIN. 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

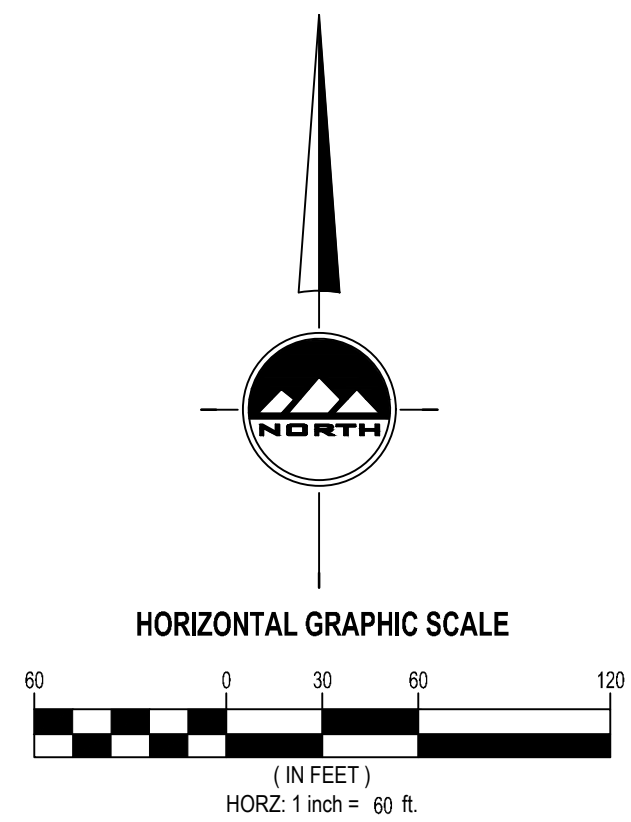
ADJACENT LOT LINE

EASEMENT

TANGENT

STORM DRAIN EASEMENT SEE DETAIL ON SHEET 2

IRRIGATION EASEMENT SEE DETAIL ON SHEET 2



SURVEYOR'S CERTIFICATE

TRENT R. WILLIAMS

do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah, holding License No. **8034670**, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by authority of the committee, 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 into lots, roads, 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.

A parcel of land, situated in the Southwest Quarter of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian also known as: 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 North 44°00'00" East 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 southerly 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°45'08" East 51.47 feet with a central angle of 8°56'42");
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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 III;

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

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:

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
ITS:

STATE OF UTAH
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): _____
RESIDING IN _____ COUNTY

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

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
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AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

SHEET 1 OF 2

PROJECT NUMBER : 14594A

MANAGER : C.PRESTON

DRAWN BY : J.RINDLISBACH

CHECKED BY : T.WILLIAMS

BOX ELDER COUNTY RECORDER

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

ATTEST: _____