Notice and Agenda
Brigham City Council Meeting
Thursday, November 19, 2026 6:00 PM
City Council Chambers, 20 North Main
To View Live Meeting Visit:
https://www.bcutah.gov/mayor-and-city-council.htm **or**
www.youtube.com/brighamcitycorp

Thought, Reading, or Invocation

Pastor Zack Sigmon - Rocky Mountain Bible Church

Pledge of Allegiance

Consent Items

1. Approval of the November 5, 2026 City Council Meeting Minutes
2. Write off utility accounts due to being sent to collections

Recognition

1. Recognition of New Hires in Public Works
2. Swearing in and Oath of Office for New Hires in Police Department

Public Comment (Per Utah Code, Council will receive input only; no decision can be made)

Brigham City public comment is reserved for those who live in Brigham, pay taxes or own property in Brigham or can vote in Brigham City. Each individual is limited to three minutes. Total input period is limited to 15 minutes.

Council Member Comments

City Administrator Report

Action Items

1. Consideration of Ordinance for JIB Subdivision Lot 1-R Amended located at 1090 South 1100 West - Mark Bradley

Closed Session

Consideration to enter a closed session to discuss: purchase/exchange/lease of real property; pending litigation; cyber security; or character/professional competence or physical/mental health of an individual.

Assigned times may vary depending on discussion length or agenda alteration. ADA Notice: Individuals needing special accommodations should contact the City Recorder at 435-734-6621 at least 48 hours before the meeting. Councilmembers may participate electronically.

Certificate of Posting

The undersigned duly appointed City Recorder certifies the above notice was posted in three public places within the Brigham City limits, and on the City and State Public Meeting Notice websites on November 13, 2026. A copy was also provided to the Box Elder News Journal.

Kristina Rasmussen, City Recorder

REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
November 5, 2026
6:00 p.m.

PRESENT:	D.J Bott	Mayor
	Dave Hipp	Councilmember
	Dave Jeffries	Councilmember
	Matthew Jensen	Councilmember
	Ryan Smith	Councilmember
	Robin Troxell	Councilmember
ALSO PRESENT:	Nicole Cottle	City Attorney
	Kevin Garlick	Interim Power Director
	Chris Horsley	Recreation Director
	Chris Howard	Police Commander
	Tom Kotter	Community and Economic Development Director
	Derek Oyler	City Administrator
	Kristina Rasmussen	City Recorder
	Jeff Schmitt	Finance Director
	Mike Waite	Public Works Director

At 6:00 PM Mayor Bott called the meeting to order. The prayer was given by Bishop Jeremy Hammond, BC 4th Ward and the pledge of allegiance followed.

CONSENT ITEMS

Mayor Bott presented the Consent Agenda, consisting of one item:

1. Approval of the October 8, and October 29,2026 Work Session Minutes and the October 15, 2026 City Council Meeting Minutes

MOTION: Councilmember Hipp made a motion to approve the consent item. Councilmember Jensen seconded the motion. Motion passed unanimously.

RECOGNITION

Mayor Bott presented the Discovery Citizenship Awards to students nominated by their teachers and school staff for showing good citizenship at school.

Mayor Bott recognized a new employee, Becky Anderson, in the Administration Department as the new Utility Billing Clerk.

Mayor Bott introduced Amber Kuchinski as the new Executive Assistant to the Mayor, who will be replacing Donna following her retirement. He expressed confidence in Ms. Kuchinski's abilities and enthusiasm for the contributions she will bring to the City.

UNAPPROVED

Motion: Councilmember Smith moved to approve the appointment of Amber Kuchinski as Executive Assistant to the Mayor. Councilmember Jensen seconded the motion, which passed unanimously.

Following the approval, City Recorder Kristina Rasmussen administered the Oath of Office to Ms. Kuchinski.

Councilmembers and Mayor Bott took the opportunity to recognize Donna for her many years of dedicated service to Brigham City. They expressed appreciation for her extensive knowledge of City operations, commitment to employees and residents, and the relationships she has developed throughout her career. Mayor Bott shared personal memories of working with Donna and emphasized the trust, friendship, and support she has provided over the years. Councilmembers also acknowledged her significant contributions to the City's daily operations and expressed gratitude for her service.

PUBLIC COMMENT

Malia Gabbitas expressed concerns regarding parking near the exit of Golden Spike Elementary School. She explained that vehicles parked near the exit obstruct visibility for both drivers leaving the school and those traveling on the roadway, creating a safety hazard. She noted that her vehicle had nearly been struck on three occasions and expressed concern for the safety of children in the area. Ms. Gabbitas requested that the City consider painting red curbs or establishing no-parking restrictions for approximately two parking spaces near the exit to improve visibility and safety.

COUNCILMEMBER COMMENTS

Councilmember Jensen seconded what others had said about Donna and thanked her for keeping everyone in line.

ACTION ITEMS

Consideration of Ordinance Amending Brigham City Zoning Map by changing the zoning districts from A-5 (Agricultural) and R-M-7 (Multiple Residential) to all R-M-7 (Multiple Residential) on approximately 4 acres located at the west end of Cotton Grove Drive (640 South) between 1100 West and the railroad

Economic Development Director Tom Kotter presented a proposed zoning map amendment for approximately four 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), and the applicant requested that the entire property be rezoned to R-M-7 to establish consistent zoning and accommodate future residential development.

Mr. Kotter explained that the proposed zoning is consistent with the City's General Plan designation of medium-density residential. He clarified that any future subdivision or development would require separate review and approval under applicable City ordinances and development standards. The Planning Commission unanimously recommended approval of the application.

During discussion, Councilmembers confirmed that R-M-7 zoning allows up to seven residential units per acre and is consistent with the zoning of surrounding properties and existing nearby developments.

UNAPPROVED

Motion: Councilmember Hipp moved to approve an ordinance amending the Brigham City Zoning Map by changing the zoning designation from A-5 (Agricultural) and R-M-7 (Multiple Residential) to R-M-7 (Multiple Residential) for approximately four acres located at the west end of Cotton Grove Drive (640 South), between 1100 West and the railroad. Councilmember Jeffries seconded the motion.

Roll Call:
Councilmember Smith – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye; Councilmember Jeffries; Councilmember Troxell – Aye

Consideration of Resolution authorizing amendment of the 2026-27 Budget to reflect an increase in expenditures in the Capital Projects Fund for a gym facility

Mayor Bott introduced the proposed budget amendment to increase expenditures in the Capital Projects Fund for a gymnasium facility. He noted that the item had previously been tabled to allow additional public input during two City Council work sessions.

Councilmember Smith suggested reducing the proposed $500,000 budget amendment to approximately $200,000–$250,000 or considering a Request for Proposals (RFP). He explained that the full $500,000 estimate included architectural design and project management services that would not be necessary unless the City proceeded with construction. City Administrator Derek Oyler agreed that approximately $250,000 would likely be sufficient to complete the architectural plans and prepare a bid package, allowing the City to obtain more accurate construction costs before making a final decision. He clarified that the remaining expenses would only be incurred if the project moved forward.

Councilmember Jeffries expressed concerns about amending the recently approved budget for a planned project rather than incorporating the expenditure into the FY 2027–2028 budget process. He emphasized the financial challenges experienced during the previous budget discussions, including efforts to avoid a property tax increase, and questioned how the City would fund ongoing operational expenses. While acknowledging the importance of recreational facilities, he recommended postponing the expenditure until the next budget cycle to allow additional consideration of the City's financial obligations and the potential impact on taxpayers.

Other Councilmembers discussed the benefits of obtaining architectural plans and construction estimates before the next budget cycle to make a more informed decision. Concerns were also expressed that spending $250,000–$500,000 on preliminary design could create an expectation that the City would ultimately proceed with construction, despite the project not yet receiving final approval.

Mr. Oyler clarified that the proposed amendment would utilize existing fund balance and would not reduce appropriations already approved in the current budget. He explained that budget amendments are a routine part of municipal operations and that delaying the design work until the next fiscal year could postpone the project by approximately six to eight months without necessarily providing additional information.

Discussion also addressed the estimated $100,000 in annual operating expenses once the facility was completed. Mr. Oyler explained that ongoing revenue would be necessary but clarified that the funding source had not been determined and would not necessarily require a property tax increase. He noted that the General Fund receives revenue from multiple sources and that the City would have additional time to evaluate operating costs and funding options before the facility became operational.

UNAPPROVED

Councilmembers acknowledged the public input received and expressed differing opinions regarding the timing, financial commitment, and next steps for the proposed facility.

Motion: Councilmember Smith moved to approve a resolution authorizing an amendment to the FY 2026–2027 budget to increase expenditures in the Capital Projects Fund by an amount not to exceed $220,000 for a gymnasium facility. Councilmember Troxell seconded the motion.

Roll Call:
Councilmember Smith – Aye; Councilmember Troxell – Aye; Councilmember Hipp – Nay; Councilmember Jeffries – Nay; Councilmember Jensen – Aye;

At 6:48 PM Councilmember Hipp made a motion to move into closed session to discuss purchase/exchange/lease of real property. Councilmember Jensen seconded the motion.

Roll Call:
Councilmember Smith – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye; Councilmember Jeffries – Aye; Councilmember Troxell - Aye

At 7:00 PM council moved back into open session and a motion was made to move into another closed session to discuss cyber security. This portion of closed session was not recorded. An affidavit signed by the mayor is attached to these minutes

Roll Call:
Councilmember Smith – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye; Councilmember Jeffries – Aye, Councilmember Troxell – Aye

At 7:39 PM Council moved back into open session. Councilmember Hipp made a motion to adjourn. Councilmember Jensen seconded the motion. Motion passed unanimously.

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the November 5, 2026 City Council Meeting.

Dated this 23rd of November, 2026.

_____
Kristina Rasmussen, City Recorder

** These meeting minutes were generated with the assistance of artificial intelligence and have been reviewed, edited and approved by Brigham City Staff.

UNAPPROVED

CLOSED SESSION
OF THE BRIGHAM CITY COUNCIL
November 5, 2026
7:01 P.M.

PRESENT:	D.J. Bott	Mayor
	Dave Hipp	Councilmember
	Dave Jeffries	Councilmember
	Matthew Jensen	Councilmember
	Ryan Smith	Councilmember
	Robin Troxell	Councilmember
ALSO PRESENT:	Tom Kotter	Community Development Director
	Derek Oyler	City Administrator
	Kristina Rasmussen	City Recorder
	Nicole Cottle	City Attorney

I, D.J. Bott, Mayor of Brigham City, do hereby affirm that one of the purposes for closing the meeting and adjourning to a Closed Session on Thursday, November 5, 2026, was to discuss cyber security. Therefore, no recording of this portion of the closed session meeting was performed.

This statement is signed in accordance with Utah Code, Section 52-4-206(6)(a) of the Open and Public Meetings Law.

The closed session was recorded for remaining items and adjourned to an open meeting at 7:39 p.m.

D.J. Bott, Mayor

ATTEST:

Kristina Rasmussen, City Recorder

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:
Jeff Schmitt, Finance Director

2. Department or Division:
Administration

3. Date Initiated:
September 2, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):
Write off utility accounts due to being sent to collections

5. Estimated Time Needed:
1 Minute

6. Proposed Date for Council Action:
November 19, 2026

7. Explanation of Deadline, If Applicable:

8. Review:
Jeff Schmitt, Finance Director 11/10/2026

ACCOUNTS TO BE WRITTEN OFF
November 19, 2026

Account Number	Final Balance
75.08005.1	$ 305.53
23.09700.1	$ 285.89
90.02900.7	$ 586.67
23.09601.3	$ 127.35
57.12202.1	$ 267.23
81.05596.9	$ 77.99
57.04211.4	$ 327.64
81.05974.2	$ 170.39
45.01844.2	$ 343.50
83.01002.2	$ 1,090.69
9.01002.5	$ 758.44
39.05001.2	$ 261.36
5.08709.1	$ 138.79
1.08902.7	$ 799.19
45.01815.3	$ 72.60
42.12601.7	$ 1,170.59
23.11809.0	$ 1,236.06
81.05569.7	$ 196.05
13.00100.9	$ 520.64
57.06804.8	$ 1,129.99
23.09405.4	$ 304.60
13.03504.6	$ 383.12
53.04608.4	$ 611.66
	$11,165.97

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:
Angie Johnsen, Human Resources

2. Department or Division:
Administration

3. Date Initiated:
September 2, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):
Noah Baird
Culinary Specialist
Community Center

5. Estimated Time Needed:
1-2 minutes

6. Proposed Date for Council Action:
November 19, 2026

7. Explanation of Deadline, If Applicable:

8. Review:

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:
Chad Reyes, Police Chief

2. Department or Division:
Police Department

3. Date Initiated:
September 2, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):
Swearing in and Oath of Office for New Hire in Police Department, Nathan Robison

5. Estimated Time Needed:
10 Minutes

6. Proposed Date for Council Action:
November 19, 2026

7. Explanation of Deadline, If Applicable:

8. Review:

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:
Mark Bradley, City Planner

2. Department or Division:
Community and Economic Development

3. Date Initiated:
November 4, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):
Consideration of Ordinance for JIB Subdivision Lot 1-R Amended located at 1090 South 1100 West - Mark Bradley

5. Estimated Time Needed:
5 minutes

6. Proposed Date for Council Action:
November 19, 2026

7. Explanation of Deadline, If Applicable:
Next available Council meeting

8. Review:

Tom Kotter, ComDev Director	11/04/2026
Nicole Cottle, Attorney	11/09/2026
Derek Oyler, City Administrator	11/12/2026
Dennis J Bott, Mayor	11/12/2026

MEMORANDUM

TO: Mayor Bott, City Council Members

FROM: Mark Bradley, City Planner

SUBJECT: JIB Subdivision Lot 1-R Amended (Application #26-102)

DATE: November 4, 2026

CITY COUNCIL AGENDA:
November 19, 2026

OVERVIEW:
This plat/lot was originally created for the Jack in the Box restaurant, which decided not to build in Brigham. The proposed amendment is to widen the lot to accommodate the proposed Chick-fil-A restaurant site development. All utility and cross-access easements will remain the same.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission held a public meeting on November 3, 2026, and recommended approval to the City Council (6-0 vote) based on staff comments, recommendation, stipulations, and the noted findings of fact as outlined in the Staff Evaluation.

ATTACHMENTS:
1. Prepared Ordinance
2. Staff Evaluation dated October 29, 2026, with exhibits

ORDINANCE NO. _____

AN ORDINANCE OF BRIGHAM CITY AMENDING JIB SUBDIVISION

WHEREAS, Brigham City received an application from C & N Investment Properties, LLC, property owners of JIB Subdivision Lot 1-R and the adjacent west property, Parcel No. 03-151-0031, to amend said subdivision and lot; and

WHEREAS, said property owners desire to widen the lot to accommodate a proposed Chick-fil-A restaurant; and

WHEREAS, all utility and cross-access easements will remain the same; and

WHEREAS, the property is currently vacant and there are no existing structures impacted by said amendment; and

WHEREAS, following a public meeting, the Brigham City Planning Commission has considered the proposed amendment and recommends its approval to the City Council; and

WHEREAS, following a public meeting, the City Council finds and determines the amendment is reasonable and beneficial to Brigham City, its residents, and the proposed business.

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED by the City Council of Brigham City:

Section 1. The JIB Subdivision plat is amended by recording the JIB Subdivision Lot 1-R Amended plat, as shown in Exhibit “A”.

Section 2. This Ordinance shall take effect upon recording the JIB Subdivision Lot 1-R Amended plat and upon posting and publication in the manner as required by law.

// See Next Page //

PASSED AND ADOPTED BY THE CITY COUNCIL OF BRIGHAM CITY, STATE OF UTAH, ON THIS _____ DAY OF _____, 2026.

BRIGHAM CITY

_____

Mayor Dennis J. Bott

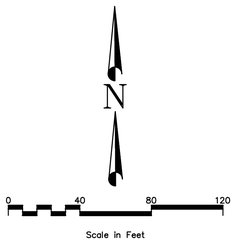
State of Utah)
: ss
County of Box Elder)

On _____ day of _____, 2026, Personally appeared before me **Dennis J. Bott**. Who being duly sworn by me did say, for himself that he is the said authorized agent of **Brigham City Corporation**, and that within the foregoing instrument was signed in behalf of said **Brigham City Corporation**, and that the said authorized agent did duly acknowledge to me that said corporation executed the same.

_____
Notary Public

JIB SUBDIVISION
LOT 1-R AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BOX ELDER COUNTY, UTAH





VICINITY MAP
(N.T.S.)

CALCULATED LOCATION OF THE NORTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2001-1242

CALCULATED LOCATION OF THE WEST QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2006-1880

N89°50'53"W 2651.19'

CALCULATED LOCATION OF THE CENTER QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2006-1880

S0°22'51"W 2641.78'

FOUND BOX ELDER COUNTY BRASS CAP MONUMENT FOR THE EAST QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M

S89°50'53"E 2645.68'

181.51'

WESTWOOD ESTATES, LLC ENTRY 460906 03-151-0020

16.5'

S89° 50' 53"E 454.508'

EXISTING RIGHT-OF-WAY

REMAINDER PARCEL POINT OF BEGINNING

S89° 50' 53"E 226.495'

LOT 2-R POINT OF BEGINNING

N89°50'53"W 48.38'

*****
CROSS ACCESS EASEMENTS (SEE NOTE 5)
*****

15' PUE

LOT 2-R
1.540 ACRES
67,096 SQ. FT.
1090 SOUTH 1100 WEST

REMAINDER PARCEL 3.109 ACRES

WESTWOOD ESTATES LLC ENTRY 463238 03-151-0015

N0° 21' 38"E 297.103'

N0° 23' 25"E 298.993'

300.066' S1° 19' 49" W

1100 WEST

BRIGHAM CITY CORPORATION 03-154-0122

BRIGHAM CITY CORPORATION 03-151-0023

S0°24'24"W 2641.56'

PAUL B BYWATER TRUST ENTRY 252583 03-154-0121

BASIS OF BEARINGS N0°06'00"E 2644.77'

10' STORM DRAIN EASEMENT ENTRY 236544 BK 983 PG 834

10' UTILITY EASEMENT ENTRY 54839 (BK 544 PG112)

N89° 36' 35"W 454.350'

BRIGHAM CITY CORPORATION ENTRY 236875 (03-262-0012)

N89° 36' 35"W 39.994'

N89° 34' 53"W 181.575'

106.00'

1100 SOUTH (US-91)

STATION PT 57+46.22

STATION 59+80

N75°35'15"W 35.97'

CALCULATED LOCATION OF THE SOUTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2001-1242

FOUND BOX ELDER COUNTY REBAR/CAP MONUMENT FOR THE SOUTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M

S89°46'41"E 2659.82'

FOUND BOX ELDER COUNTY BRASS CAP MONUMENT FOR THE SOUTHEAST CORNER, SECTION 26, T9N, R2W, SLB&M

LEGEND

- SET REBAR/CAP MARKED "ELEVATE ENGINEERING PLS 5183760"
- FOUND REBAR/CAP MARKED "HAI 10437995" UNLESS OTHERWISE NOTED

BOUNDARY LINE

TITLE LINES

REMAINDER PARCEL

WETLAND AREA (SEE NOTE 3)

SUBDIVISION NOTES

1. THE SUBDIVISION INCLUDES THE PRESENCE OF HIGH GROUNDWATER. ANY DEVELOPMENT THROUGHOUT THE SUBDIVISION MUST MEET THE NEED FOR BUILDINGS TO BE CONSTRUCTED ABOVE-GRADE.
2. THE SUBDIVISION INCLUDES AN "R" LOT RESTRICTION REFERENCE. BASEMENTS ARE NOT ALLOWED WITHIN THIS SUBDIVISION DUE TO HIGH GROUNDWATER TABLE.
3. THE SUBDIVISION IS SUBJECT TO THE AQUATIC RESOURCES DELINEATION PREPARED BY CNL ENVIRONMENTAL CONSULTANTS, DATED MAY 25, 2023.
4. THE SUBDIVISION IS SUBJECT TO THE PROVISION THAT 1100 WEST ACCESS WILL CHANGE TO A RIGHT-IN, RIGHT-OUT ACCESS WHEN THE ACCESS TO THE PROPERTY TO THE NORTH IS INSTALLED OR DEEMED NECESSARY BY BRIGHAM CITY.
5. THE DEFINED CROSS ACCESS EASEMENT IN FAVOR OF THE PROPERTY TO THE NORTH AND THE REMAINDER PARCEL TO THE WEST OF THE SUBDIVISION WILL BE FINALIZED AND RECORDED AGAINST LOT 2 WITH SITE DEVELOPMENT APPROVAL OF LOT 2 OR DEVELOPMENT OF ONE OF THE ADJACENT PROPERTIES, WHICHEVER DEVELOPS FIRST.
6. ACCESS TO LOT 2 FROM 1100 WEST AND PROVIDING A TEMPORARY TURNAROUND REQUIRES AN ACCESS AGREEMENT WITH BRIGHAM CITY WITH LOT 2 SITE DEVELOPMENT APPROVAL.
7. INSTALLATION OF ALL UTILITIES TO SERVICE LOT 2 AND THE REMAINDER PARCEL ARE TO BE INSTALLED WITH LOT 2 SITE DEVELOPMENT AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE BRIGHAM CITY PUBLIC WORKS STANDARDS.

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 5183760, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED.

PROFESSIONAL LAND SURVEYOR — CORY B. NEERINGS — No. 5183760 — 10/19/26 — STATE OF UTAH

CORY B. NEERINGS
PLS 5183760

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE JIB SUBDIVISION ON FILE AND OF RECORD WITH THE BOX ELDER COUNTY RECORDERS OFFICE AS ENTRY NO. 480667. THIS SURVEY WAS ORDERED BY LEADING TECH DEVELOPMENT. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING BOX ELDER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND SAID JIB SUBDIVISION PLAT.

LOT 2-R DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 0°24'24" WEST 181.511 FEET AND NORTH 89°50'53" WEST 48.381 FEET FROM THE CALCULATED CENTER QUARTER CORNER OF SECTION 26, SAID CENTER QUARTER CORNER BEING NORTH 89°50'53" WEST 2645.68 FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 1°19'49" WEST 300.066 FEET;
THENCE NORTH 89°34'53" WEST 181.575 FEET;
THENCE NORTH 89°36'35" WEST 39.994 FEET;
THENCE NORTH 0°23'25" EAST 298.993 FEET;
THENCE SOUTH 89°50'53" EAST 226.495 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.540 ACRES OR 67,096 SQUARE FEET, MORE OR LESS

REMAINDER PARCEL DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 0°24'24" WEST 181.511 FEET AND NORTH 89°50'53" WEST 274.876 FEET FROM THE CALCULATED CENTER QUARTER CORNER OF SECTION 26, SAID CENTER QUARTER CORNER BEING NORTH 89°50'53" WEST 2645.68 FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 0°23'25" WEST 298.993 FEET;
THENCE NORTH 89°36'35" WEST 454.350 FEET;
THENCE NORTH 0°21'38" EAST 297.103 FEET;
THENCE SOUTH 89°50'53" EAST 454.508 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.109 ACRES OR 135,441 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 0°06'00" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ACCORDING TO NAD83 UTAH NORTH ZONE BEARINGS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE
JIB SUBDIVISION LOT 1-R AMENDED
DO HEREBY DEDICATE TO BRIGHAM CITY CORPORATION, BOX ELDER COUNTY, UTAH, FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

C & N INVESTMENT PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY / OUR HAND(S) THIS____ DAY OF_____20__.

TITLE_____.

PRINT NAME_____.

SIGNATURE_____.

L.L.C. ACKNOWLEDGEMENT

STATE OF UTAH }
SS
COUNTY OF }

ON THIS ___DAY OF_____, A.D. 20__, PERSONALLY APPEARED BEFORE ME_____, A NOTARY PUBLIC, _____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS A MANAGING MEMBER OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

COMMISSION NUMBER_____. SIGNATURE_____.

MY COMMISSION EXPIRES_____. PRINT NAME_____.
A NOTARY PUBLIC COMMISSIONED IN UTAH

CITY ATTORNEY

APPROVED AS TO FORM THIS_____DAY OF_____,20__

CITY ATTORNEY *DATE*

BRIGHAM CITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE BRIGHAM CITY COUNCIL THIS ____DAY OF_____A.D.,_____AT WHICH THIS SUBDIVISION APPROVED AND ACCEPTED.

MAYOR *DATE*
ATTEST:
CITY RECORDER

PLANNING COMMISSION APPROVAL

PRESENTED TO THE BRIGHAM CITY PLANNING COMMISSION THIS_____DAY OF_____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE LAND USE AUTHORITY FOR APPROVAL

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

I CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. ON THE ____DAY OF_____, 20__.

BRIGHAM CITY ENGINEER

RECORDER

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF_____.
ENTRY:_____BOOK:_____PAGE:_____.
DATE:_____TIME: _____.

FILE NO. COUNTY RECORDER

PREPARED BY:

ELEVATE ENGINEERING
531 WEST 3800 NORTH
SPANISH FORK, UT. 84660
PHONE: (801) 718-5993
larvin@elevateeng.com

DEVELOPER:

LEADING TECH DEVELOPMENT, LLC
1835 SOUTH HIGHWAY 89
PERRY, UT. 84302
(435) 734-2012

DATE: 10/19/26
SCALE: 1"=40'
PAGE: 1 OF 1
PROJECT: S26-037

BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION

APPLICANT: C & N Investment Properties, LLC
OWNERS NAME: C & N Investment Properties, LLC
ADDRESSES: 1090 South 1100 West
PARCEL NO.: 03-151-0032 / *03-151-0031

APPLICATION NO.: 26-102
PARCEL AREA: 1.540 acres
ZONING DISTRICT: GC
DATE: October 29, 2026

**Portion of parcel. Parcel 03-151-0032 (Lot 1-R, JIB Subdivision) will be amended to include a portion of Parcel 03-151-0031.*

PLANNING COMMISSION MEETING: November 3, 2026
APPLICATION TYPE: Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:
Subdivision Amendment – JIB Subdivision Lot 1-R Amended

OVERVIEW:
The proposed amendment is to widen the lot to accommodate the proposed Chick-fil-A restaurant (#26-098) site development. All utility and cross-access easements will remain the same.

	JIB Subdivision Lot 1-R Amended	JIB Subdivision (existing)
Lot size (acres)	1.54	1.166
Lot size (sq ft)	67,096	50,796
Lot width (feet) - NPL	226.495	171.994
Lot width (feet) - SPL	181.575	167.070

This application will be presented to the Planning Commission and City Council for their approvals.

STAFF COMMENTS:

Box Elder County Recorder's Office:
1. Currently, Barker Legacy LLC is an owner on 03-151-0032 and will need to sign and be acknowledged unless they deed out before the subdivision is recorded.
2. See attached plat redlines.

Community & Economic Development Department:
1. Remainder Parcel. Add ownership name and parcel number.
   C & N Investment Properties LLC
   03-151-0031
2. LLC Acknowledgement. Recommend printing "C & N Investment Properties" on the blank line where it may be difficult to hand write it in the given space.
3. Title Report.
   A. Schedule A in the title report by Cottonwood Title shows both C & N Investment Properties, LLC and Barker Legacy, LLC as owners. If that is the

case, please include signature lines in the Owner's Dedication and provide another LLC Acknowledgement.

B. Please provide an updated Title Report for the proposed amended lot area with a Date of Policy within 60 calendar days.

Engineering Department:

1. A cross access easement will need to be included on the plat for future access to the west of the lot.
2. Utility easements will need to be included over the proposed public utilities that will extend to the western edge of site improvements.

Fire Department:

1. No comments

GIS Department:

1. Please provide distances to the nearest hundredth foot and areas to the nearest hundredth acre, per our standard (currently showing to the nearest thousandth).

Police Department:

1. No comments

Public Power Department:

1. No comments at this time

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

1. No comments

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body for this land use application and will need to forward a recommendation to the City Council.
2. The Planning Commission may recommend approval as is, approval with stipulations, or request additional information to help make a recommendation.

STAFF RECOMMENDATIONS:

1. Staff supports the plat amendment.

STIPULATIONS:

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

FINDINGS OF FACT:

1. The application amendment is a petition by the property owner who is under contract with CFA Corporation to develop the site for a Chick-fil-A restaurant.
2. The proposed amendment is to widen the lot to accommodate the proposed development site.
3. The expansion area has the same GC General Commercial zoning district.
4. All utility and cross access easements will remain the same.
5. A public hearing is not required for this application.
6. An ordinance is to be adopted by City Council amending the subdivision plat.
7. The said ordinance is to be recorded with the amended subdivision plat.

ATTACHMENTS:

1. Locator and Parcel Ownership Maps
2. JIB Subdivision (existing recorded plat)
3. JIB Subdivision Lot 1-R Amended (proposed amended plat)
4. JIB Subdivision Lot 1-R Amended (plat redline – Box Elder County)

LOCATOR MAP


Greenwood Dr
Medical Dr
Canyon Cove
The Old Grist Mill
South 1100 West
W 1075 S
W 1075 S
Phillips 66
775 W
Dutch Bros Coffee
15
Dollar Tree
Costa Vida Fresh Mexican Grill
WINGERS Restaurant & Alehouse
Jersey Mike's Subs
Young Ford of Brigham City
4.4★ (1208) · New Bronco Sport Inventory
West 1150 South
West 1150 South
775 W
W 1200 S
W 1200 S
Walmart Money Center
Peakkids

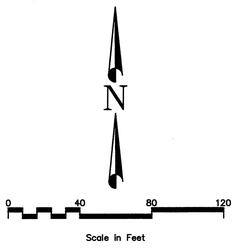
PARCEL OWNERSHIP MAP

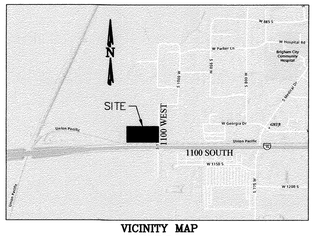


ENTRY NO. 493000
11/13/2024 12:55:52 PM
STATE OF UTAH, BOX ELDER
FEE $52.00
Alexis Rigby Recorder
Page: 1 of 1

JIB SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BOX ELDER COUNTY, UTAH





VICINITY MAP
(N.T.S.)

CALCULATED LOCATION OF THE NORTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2001-1242

CALCULATED LOCATION OF THE WEST QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2006-1880

CALCULATED LOCATION OF THE CENTER QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2006-1880

FOUND BOX ELDER COUNTY BRASS CAP MONUMENT FOR THE EAST QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M

N89°50'53"W 2651.19'

S89°50'53"E 2645.68'

S0°22'51"W 2641.79'

181.51'

WESTWOOD ESTATES, LLC ENTRY #460906 03-151-0020

16.5'

S89° 50' 53"E 509.008'

EXISTING RIGHT-OF-WAY

POINT OF BEGINNING

S89° 50' 53"E 171.994'

N89°50'53"W 48.38'

*****
CROSS ACCESS EASEMENTS (SEE NOTE 5)
*****

LOT 1-R
1.166 ACRES
50,796 SQ. FT.
1090 SOUTH 1100 WEST

15' PUE

WESTWOOD ESTATES LLC ENTRY 463338 03-151-0015

N0° 21' 38"E 297.103'

REMAINDER PARCEL ENTRY NO. 331877 & 03-151-0022 JOE SIGGARD AND JENNIE LYN SIGGARD REVOCABLE LIVING TRUST 3.483 ACRES

N0° 23' 25"E 299.227'

S1° 49' 19"W 300.066'

1100 WEST

BRIGHAM CITY CORPORATION 03-154-0122

BRIGHAM CITY CORPORATION 03-151-0023

S0°24'24"W 2641.56'

PAUL B BYWATER TRUST ENTRY 428585 03-154-0121

BASIS OF BEARINGS N0°06'00"E 2644.77'

10' STORM DRAIN EASEMENT ENTRY 236544 BK 983 PG 834

10' UTILITY EASEMENT ENTRY 54839 (BK 544 PG112)

N89° 36' 35"W 494.345'

N89° 34' 53"W 14.505'

N89° 34' 53"W 167.070'

106.00'

BRIGHAM CITY CORPORATION ENTRY 236875 (03-262-0012)

1100 SOUTH
(US-91)

STATION PT 57+46.22

STATION 59+80

N75°35'15"W 35.97'

CALCULATED LOCATION OF THE SOUTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2001-1242

FOUND BOX ELDER COUNTY REBAR/CAP MONUMENT FOR THE SOUTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M

S89°46'41"E 2659.82'

FOUND BOX ELDER COUNTY BRASS CAP MONUMENT FOR THE SOUTHEAST CORNER, SECTION 26, T9N, R2W, SLB&M

LEGEND

- SET REBAR/CAP MARKED "ELEVATE ENGINEERING PLS 5183760"
- FOUND REBAR/CAP MARKED "HAI 10437995" UNLESS OTHERWISE NOTED
- BOUNDARY LINE
- TITLE LINES
- REMAINDER PARCEL
- WETLAND AREA (SEE NOTE 3)

SUBDIVISION NOTES

1. THE SUBDIVISION INCLUDES THE PRESENCE OF HIGH GROUNDWATER. ANY DEVELOPMENT THROUGHOUT THE SUBDIVISION MUST MEET THE NEED FOR BUILDINGS TO BE CONSTRUCTED ABOVE-GRADE.
2. THE SUBDIVISION INCLUDES AN "R" LOT RESTRICTION REFERENCE. BASEMENTS ARE NOT ALLOWED WITHIN THIS SUBDIVISION DUE TO HIGH GROUNDWATER TABLE.
3. THE SUBDIVISION IS SUBJECT TO THE AQUATIC RESOURCES DELINEATION PREPARED BY CNL ENVIRONMENTAL CONSULTANTS, DATED MAY 25, 2023.
4. THE SUBDIVISION IS SUBJECT TO THE PROVISION THAT 1100 WEST ACCESS WILL CHANGE TO A RIGHT-IN, RIGHT-OUT ACCESS WHEN THE ACCESS TO THE PROPERTY TO THE NORTH IS INSTALLED OR DEEMED NECESSARY BY BRIGHAM CITY.
5. THE DEFINED CROSS ACCESS EASEMENT IN FAVOR OF THE PROPERTY TO THE NORTH AND THE REMAINDER PARCEL TO THE WEST OF THE SUBDIVISION WILL BE FINALIZED AND RECORDED AGAINST LOT 1 WITH SITE DEVELOPMENT APPROVAL OF LOT 1 OR DEVELOPMENT OF ONE OF THE ADJACENT PROPERTIES, WHICHEVER DEVELOPS FIRST.
6. ACCESS TO LOT 1 FROM 1100 WEST AND PROVIDING A TEMPORARY TURNAROUND REQUIRES AN ACCESS AGREEMENT WITH BRIGHAM CITY WITH LOT 1 SITE DEVELOPMENT APPROVAL.
7. INSTALLATION OF ALL UTILITIES TO SERVICE LOT 1 AND THE REMAINDER PARCEL ARE TO BE INSTALLED WITH LOT 1 SITE DEVELOPMENT AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE BRIGHAM CITY PUBLIC WORKS STANDARDS.

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 5183760, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED.

PROFESSIONAL LAND SURVEYOR — CORY B. NEERINGS — No. 5183760 — 10/24/24 — STATE OF UTAH

CORY B. NEERINGS
PLS 5183760

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY LEADING TECH DEVELOPMENT. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING BOX ELDER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION (LOT 1-R)

BEGINNING AT A POINT BEING SOUTH 0°24'24" WEST 181.511 FEET AND NORTH 89°50'53" WEST 48.381 FEET FROM THE CALCULATED CENTER QUARTER CORNER OF SECTION 26, SAID CENTER QUARTER CORNER BEING NORTH 89°50'53 WEST 2645.68 FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 1°19'49" WEST 300.066 FEET;
THENCE NORTH 89°34'53" WEST 167.070 FEET;
THENCE NORTH 0°23'25" EAST 299.227 FEET;
THENCE SOUTH 89°50'53" EAST 171.994 FEET TO THE POINT OF BEGINNING.

CONTAINS 1 LOT
1.166 ACRES OR 50,796 SQUARE FEET, MORE OR LESS

REMAINDER PARCEL DESCRIPTION

THE REMAINDER PORTION OF ENTRY NO. 331877 (03-151-0022) BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING SOUTH 0°24'24" WEST 181.511 FEET AND NORTH 89°50'53" WEST 220.375 FEET FROM THE CALCULATED CENTER QUARTER CORNER OF SECTION 26, SAID CENTER QUARTER CORNER BEING NORTH 89°50'53 WEST 2645.68 FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 0°23'25" WEST 299.227 FEET;
THENCE NORTH 89°34'53" WEST 14.505 FEET;
THENCE NORTH 89°36'35" WEST 494.345 FEET;
THENCE NORTH 0°21'38" EAST 297.103 FEET;
THENCE SOUTH 89°50'53" EAST 509.008 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.483 ACRES OR 151,740 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 0°06'00" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ACCORDING TO NAD83 UTAH NORTH ZONE BEARINGS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

JIB SUBDIVISION

DO HEREBY DEDICATE TO BRIGHAM CITY CORPORATION, BOX ELDER COUNTY, UTAH, FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

JOE SIGGARD AND JENNIE LYN SIGGARD
CO-TRUSTEES OF THE JOE SIGGARD AND JENNIE LYN SIGGARD REVOCABLE LIVING TRUST DATED 11/23/2013.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET MY / OUR HAND(S) THIS 5th DAY OF November 2024

PRINT NAME Jennie Lyn Siggard — PRINT NAME Joe Siggard

SIGNATURE Jennie Lyn Siggard — SIGNATURE Joe Siggard

BARKER LEGACY, LLC, A UTAH LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY / OUR HAND(S) THIS 6 DAY OF Nov 2024

TITLE Member — SIGNATURE Julie Barker Farr

TRUST ACKNOWLEDGEMENT

STATE OF UTAH }
SS
COUNTY OF Box Elder }

KATRINA PERRY Notary Public, State of Utah Commission # 731680 My Commission Expires August 12, 2027

ON THE 5 DAY OF November, A.D. 2024, PERSONALLY APPEARED BEFORE ME, Katrina Perry, A NOTARY PUBLIC, JOE SIGGARD AND JENNIE LYN SIGGARD, AS CO-TRUSTEES OF THE JOE SIGGARD AND JENNIE LYN SIGGARD REVOCABLE LIVING TRUST DATED 11/23/2013, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED IT IN SUCH CAPACITY WITH AUTHORITY TO DO SO.

COMMISSION NUMBER 731680 — SIGNATURE Katrina Perry

MY COMMISSION EXPIRES 8-12-27 — PRINT NAME Katrina Perry
A NOTARY PUBLIC COMMISSIONED IN UTAH

L.L.C. ACKNOWLEDGEMENT

ALYSSA ESPINOZA NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 725247 COMM. EXP. 08/15/2026

STATE OF UTAH }
SS
COUNTY OF Weber }

ON THIS 6th DAY OF November, A.D. 2024 PERSONALLY APPEARED BEFORE ME Alyssa Espinoza, A NOTARY PUBLIC, Julie Barker Farr, WHO DULY ACKNOWLEDGED TO ME THAT SHE IS A MANAGING MEMBER OF Barker Legacy LLC, A UTAH LIMITED LIABILITY COMPANY, AND SHE IS AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION IN ITS BEHALF AND THAT SHE EXECUTED IT IN SUCH CAPACITY.

COMMISSION NUMBER 725247 — SIGNATURE Alyssa Espinoza

MY COMMISSION EXPIRES 08/15/2026 — PRINT NAME Alyssa Espinoza
A NOTARY PUBLIC COMMISSIONED IN UTAH

CITY ATTORNEY

APPROVED AS TO FORM THIS 12 DAY OF November 2024

CITY ATTORNEY — DATE 11/12/24

BRIGHAM CITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE BRIGHAM CITY COUNCIL THIS 6TH DAY OF JUNE A.D., 2024 AT WHICH THIS SUBDIVISION APPROVED AND ACCEPTED.

MAYOR — DATE 11/12/24
ATTEST: Kristina Rasmussen
CITY RECORDER

PLANNING COMMISSION APPROVAL

PRESENTED TO THE BRIGHAM CITY PLANNING COMMISSION THIS 7TH DAY OF MAY, 2024 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE LAND USE AUTHORITY FOR APPROVAL

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

I CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. ON THE 12TH DAY OF NOVEMBER, 2024

Brett M. Jones
BRIGHAM CITY ENGINEER

RECORDER

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF Alexis Rigby
ENTRY: 493000 BOOK: 1009 PAGE: 0993
DATE: 11/13/24 TIME: 10:55 AM

FILE NO. — COUNTY RECORDER

PREPARED BY:

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

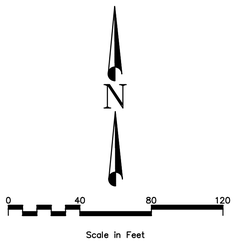
DEVELOPER:

LEADING TECH DEVELOPMENT, LLC
1835 SOUTH HIGHWAY 89
PERRY, UT. 84302
(435) 734-2012

DATE: 10/24/24
SCALE: 1"=40'
PAGE: 1 OF 1
PROJECT: S23-022

JIB SUBDIVISION
LOT 1-R AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BOX ELDER COUNTY, UTAH





VICINITY MAP
(N.T.S.)

CALCULATED LOCATION OF THE NORTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2001-1242

CALCULATED LOCATION OF THE WEST QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2006-1880

N89°50'53"W 2651.19'

CALCULATED LOCATION OF THE CENTER QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2006-1880

S0°22'51"W 2641.78'

FOUND BOX ELDER COUNTY BRASS CAP MONUMENT FOR THE EAST QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M

S89°50'53"E 2645.68'

181.51'

WESTWOOD ESTATES, LLC ENTRY 460906 03-151-0020

16.5'

S89° 50' 53"E 454.508'

EXISTING RIGHT-OF-WAY

REMAINDER PARCEL POINT OF BEGINNING

S89° 50' 53"E 226.495'

LOT 2-R POINT OF BEGINNING

N89°50'53"W 48.38'

*****
CROSS ACCESS EASEMENTS (SEE NOTE 5)
*****

LOT 2-R
1.540 ACRES
67,096 SQ. FT.
1090 SOUTH 1100 WEST

15' PUE

REMAINDER PARCEL 3.109 ACRES

WESTWOOD ESTATES LLC ENTRY 463238 03-151-0015

N0° 21' 38"E 297.103'

N0° 23' 25"E 298.993'

300.066' S1° 19' 49" W

1100 WEST

BRIGHAM CITY CORPORATION 03-154-0122

BRIGHAM CITY CORPORATION 03-151-0023

S0°24'24"W 2641.56'

PAUL B BYWATER TRUST ENTRY 252583 03-154-0121

BASIS OF BEARINGS N0°06'00"E 2644.77'

10' STORM DRAIN EASEMENT ENTRY 236544 BK 983 PG 834

10' UTILITY EASEMENT ENTRY 54839 (BK 544 PG112)

N89° 36' 35"W 454.350'

BRIGHAM CITY CORPORATION ENTRY 236875 (03-262-0012)

N89° 36' 35"W 39.994'

N89° 34' 53"W 181.575'

106.00'

1100 SOUTH (US-91)

STATION PT 57+46.22

STATION 59+80

N75°35'15"W 35.97'

CALCULATED LOCATION OF THE SOUTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2001-1242

FOUND BOX ELDER COUNTY REBAR/CAP MONUMENT FOR THE SOUTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M

S89°46'41"E 2659.82'

FOUND BOX ELDER COUNTY BRASS CAP MONUMENT FOR THE SOUTHEAST CORNER, SECTION 26, T9N, R2W, SLB&M

LEGEND

- SET REBAR/CAP MARKED "ELEVATE ENGINEERING PLS 5183760"
- FOUND REBAR/CAP MARKED "HAI 10437995" UNLESS OTHERWISE NOTED

BOUNDARY LINE

TITLE LINES

REMAINDER PARCEL

WETLAND AREA (SEE NOTE 3)

SUBDIVISION NOTES

1. THE SUBDIVISION INCLUDES THE PRESENCE OF HIGH GROUNDWATER. ANY DEVELOPMENT THROUGHOUT THE SUBDIVISION MUST MEET THE NEED FOR BUILDINGS TO BE CONSTRUCTED ABOVE-GRADE.
2. THE SUBDIVISION INCLUDES AN "R" LOT RESTRICTION REFERENCE. BASEMENTS ARE NOT ALLOWED WITHIN THIS SUBDIVISION DUE TO HIGH GROUNDWATER TABLE.
3. THE SUBDIVISION IS SUBJECT TO THE AQUATIC RESOURCES DELINEATION PREPARED BY CNL ENVIRONMENTAL CONSULTANTS, DATED MAY 25, 2023.
4. THE SUBDIVISION IS SUBJECT TO THE PROVISION THAT 1100 WEST ACCESS WILL CHANGE TO A RIGHT-IN, RIGHT-OUT ACCESS WHEN THE ACCESS TO THE PROPERTY TO THE NORTH IS INSTALLED OR DEEMED NECESSARY BY BRIGHAM CITY.
5. THE DEFINED CROSS ACCESS EASEMENT IN FAVOR OF THE PROPERTY TO THE NORTH AND THE REMAINDER PARCEL TO THE WEST OF THE SUBDIVISION WILL BE FINALIZED AND RECORDED AGAINST LOT 2 WITH SITE DEVELOPMENT APPROVAL OF LOT 2 OR DEVELOPMENT OF ONE OF THE ADJACENT PROPERTIES, WHICHEVER DEVELOPS FIRST.
6. ACCESS TO LOT 2 FROM 1100 WEST AND PROVIDING A TEMPORARY TURNAROUND REQUIRES AN ACCESS AGREEMENT WITH BRIGHAM CITY WITH LOT 2 SITE DEVELOPMENT APPROVAL.
7. INSTALLATION OF ALL UTILITIES TO SERVICE LOT 2 AND THE REMAINDER PARCEL ARE TO BE INSTALLED WITH LOT 2 SITE DEVELOPMENT AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE BRIGHAM CITY PUBLIC WORKS STANDARDS.

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 5183760, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED.

PROFESSIONAL LAND SURVEYOR — CORY B. NEERINGS — No. 5183760 — 10/19/26 — STATE OF UTAH

CORY B. NEERINGS
PLS 5183760

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE JIB SUBDIVISION ON FILE AND OF RECORD WITH THE BOX ELDER COUNTY RECORDERS OFFICE AS ENTRY NO. 480667. THIS SURVEY WAS ORDERED BY LEADING TECH DEVELOPMENT. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING BOX ELDER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND SAID JIB SUBDIVISION PLAT.

LOT 2-R DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 0°24'24" WEST 181.511 FEET AND NORTH 89°50'53" WEST 48.381 FEET FROM THE CALCULATED CENTER QUARTER CORNER OF SECTION 26, SAID CENTER QUARTER CORNER BEING NORTH 89°50'53" WEST 2645.68 FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 1°19'49" WEST 300.066 FEET;
THENCE NORTH 89°34'53" WEST 181.575 FEET;
THENCE NORTH 89°36'35" WEST 39.994 FEET;
THENCE NORTH 0°23'25" EAST 298.993 FEET;
THENCE SOUTH 89°50'53" EAST 226.495 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.540 ACRES OR 67,096 SQUARE FEET, MORE OR LESS

REMAINDER PARCEL DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 0°24'24" WEST 181.511 FEET AND NORTH 89°50'53" WEST 274.876 FEET FROM THE CALCULATED CENTER QUARTER CORNER OF SECTION 26, SAID CENTER QUARTER CORNER BEING NORTH 89°50'53" WEST 2645.68 FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 0°23'25" WEST 298.993 FEET;
THENCE NORTH 89°36'35" WEST 454.350 FEET;
THENCE NORTH 0°21'38" EAST 297.103 FEET;
THENCE SOUTH 89°50'53" EAST 454.508 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.109 ACRES OR 135,441 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 0°06'00" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ACCORDING TO NAD83 UTAH NORTH ZONE BEARINGS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE
JIB SUBDIVISION LOT 1-R AMENDED
DO HEREBY DEDICATE TO BRIGHAM CITY CORPORATION, BOX ELDER COUNTY, UTAH, FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

C & N INVESTMENT PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY / OUR HAND(S) THIS____ DAY OF_____20__.

TITLE_____.

PRINT NAME_____.

SIGNATURE_____.

L.L.C. ACKNOWLEDGEMENT

STATE OF UTAH }
SS
COUNTY OF }

ON THIS ___DAY OF_____, A.D. 20__, PERSONALLY APPEARED BEFORE ME_____, A NOTARY PUBLIC,_____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS A MANAGING MEMBER OF_____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

COMMISSION NUMBER_____. SIGNATURE_____.

MY COMMISSION EXPIRES_____. PRINT NAME_____.
A NOTARY PUBLIC COMMISSIONED IN UTAH

PREPARED BY:

ELEVATE ENGINEERING
531 WEST 3800 NORTH
SPANISH FORK, UT. 84660
PHONE: (801) 718-5993
larvin@elevateeng.com

DEVELOPER:

LEADING TECH DEVELOPMENT, LLC
1835 SOUTH HIGHWAY 89
PERRY, UT. 84302
(435) 734-2012

CITY ATTORNEY

APPROVED AS TO FORM THIS_____DAY OF_____,20__

CITY ATTORNEY DATE

BRIGHAM CITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE BRIGHAM CITY COUNCIL THIS ____DAY OF_____A.D.,_____AT WHICH THIS SUBDIVISION APPROVED AND ACCEPTED.

MAYOR DATE
ATTEST:_____
CITY RECORDER

PLANNING COMMISSION APPROVAL

PRESENTED TO THE BRIGHAM CITY PLANNING COMMISSION THIS_____DAY OF_____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE LAND USE AUTHORITY FOR APPROVAL

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

I CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. ON THE ____DAY OF_____, 20__.

BRIGHAM CITY ENGINEER

RECORDER

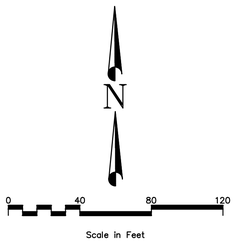
STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF_____.
ENTRY:_____BOOK:_____PAGE:_____.
DATE:_____TIME: _____.

FILE NO. COUNTY RECORDER

DATE: 10/19/26
SCALE: 1"=40'
PAGE: 1 OF 1
PROJECT: S26-037

JIB SUBDIVISION
LOT 1-R AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BOX ELDER COUNTY, UTAH





VICINITY MAP
(N.T.S.)

CALCULATED LOCATION OF THE NORTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2001-1242

CALCULATED LOCATION OF THE WEST QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2006-1880

N89°50'53"W 2651.19'

CALCULATED LOCATION OF THE CENTER QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2006-1880

S0°22'51"W 2641.78'

FOUND BOX ELDER COUNTY BRASS CAP MONUMENT FOR THE EAST QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M

S89°50'53"E 2645.68'

WESTWOOD ESTATES, LLC ENTRY 460906 03-151-0020

16.5'

S89° 50' 53"E 454.508'

EXISTING RIGHT-OF-WAY

REMAINDER PARCEL POINT OF BEGINNING

S89° 50' 53"E 226.495'

LOT 2-R POINT OF BEGINNING

N89°50'53"W 48.38'

181.51'

*****
CROSS ACCESS EASEMENTS (SEE NOTE 5)
*****

LOT 2-R
1.540 ACRES
67,096 SQ. FT.
1090 SOUTH 1100 WEST

15' PUE

REMAINDER PARCEL 3.109 ACRES

WESTWOOD ESTATES LLC ENTRY 463238 03-151-0015

N0° 21' 38"E 297.103'

N0° 23' 25"E 298.993'

300.066' S1° 19' 49"W

1100 WEST

BRIGHAM CITY CORPORATION 03-154-0122

BRIGHAM CITY CORPORATION 03-151-0023

S0°24'24"W 2641.56'

PAUL B BYWATER TRUST ENTRY 252583 03-154-0121

BASIS OF BEARINGS N0°06'00"E 2644.77'

10' STORM DRAIN EASEMENT ENTRY 236544 BK 983 PG 834

10' UTILITY EASEMENT ENTRY 54839 (BK 544 PG112)

N89° 36' 35"W 454.350'

N89° 36' 35"W 39.994'

N89° 34' 53"W 181.575'

106.00'

BRIGHAM CITY CORPORATION ENTRY 236875 (03-262-0012)

1100 SOUTH (US-91)

STATION PT 57+46.22

STATION 59+80

N75°35'15"W 35.97'

CALCULATED LOCATION OF THE SOUTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M PER SURVEY 2001-1242

FOUND BOX ELDER COUNTY REBAR/CAP MONUMENT FOR THE SOUTH QUARTER CORNER, SECTION 26, T9N, R2W, SLB&M

S89°46'41"E 2659.82'

FOUND BOX ELDER COUNTY BRASS CAP MONUMENT FOR THE SOUTHEAST CORNER, SECTION 26, T9N, R2W, SLB&M

LEGEND

- SET REBAR/CAP MARKED "ELEVATE ENGINEERING PLS 5183760"
- FOUND REBAR/CAP MARKED "HAI 10437995" UNLESS OTHERWISE NOTED

BOUNDARY LINE

TITLE LINES

REMAINDER PARCEL

WETLAND AREA (SEE NOTE 3)

SUBDIVISION NOTES

1. THE SUBDIVISION INCLUDES THE PRESENCE OF HIGH GROUNDWATER. ANY DEVELOPMENT THROUGHOUT THE SUBDIVISION MUST MEET THE NEED FOR BUILDINGS TO BE CONSTRUCTED ABOVE-GRADE.
2. THE SUBDIVISION INCLUDES AN "R" LOT RESTRICTION REFERENCE. BASEMENTS ARE NOT ALLOWED WITHIN THIS SUBDIVISION DUE TO HIGH GROUNDWATER TABLE.
3. THE SUBDIVISION IS SUBJECT TO THE AQUATIC RESOURCES DELINEATION PREPARED BY CNL ENVIRONMENTAL CONSULTANTS, DATED MAY 25, 2023.
4. THE SUBDIVISION IS SUBJECT TO THE PROVISION THAT 1100 WEST ACCESS WILL CHANGE TO A RIGHT-IN, RIGHT-OUT ACCESS WHEN THE ACCESS TO THE PROPERTY TO THE NORTH IS INSTALLED OR DEEMED NECESSARY BY BRIGHAM CITY.
5. THE DEFINED CROSS ACCESS EASEMENT IN FAVOR OF THE PROPERTY TO THE NORTH AND THE REMAINDER PARCEL TO THE WEST OF THE SUBDIVISION WILL BE FINALIZED AND RECORDED AGAINST LOT 2 WITH SITE DEVELOPMENT APPROVAL OF LOT 2 OR DEVELOPMENT OF ONE OF THE ADJACENT PROPERTIES, WHICHEVER DEVELOPS FIRST.
6. ACCESS TO LOT 2 FROM 1100 WEST AND PROVIDING A TEMPORARY TURNAROUND REQUIRES AN ACCESS AGREEMENT WITH BRIGHAM CITY WITH LOT 2 SITE DEVELOPMENT APPROVAL.
7. INSTALLATION OF ALL UTILITIES TO SERVICE LOT 2 AND THE REMAINDER PARCEL ARE TO BE INSTALLED WITH LOT 2 SITE DEVELOPMENT AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE BRIGHAM CITY PUBLIC WORKS STANDARDS.

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 5183760, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED.

PROFESSIONAL LAND SURVEYOR — CORY B. NEERINGS — No. 5183760 — 10/19/26 — STATE OF UTAH

CORY B. NEERINGS
PLS 5183760

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE JIB SUBDIVISION ON FILE AND OF RECORD WITH THE BOX ELDER COUNTY RECORDERS OFFICE AS ENTRY NO. 480667. THIS SURVEY WAS ORDERED BY LEADING TECH DEVELOPMENT. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING BOX ELDER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND SAID JIB SUBDIVISION PLAT.

LOT 2-R DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 0°24'24" WEST 181.511 FEET AND NORTH 89°50'53" WEST 48.381 FEET FROM THE CALCULATED CENTER QUARTER CORNER OF SECTION 26, SAID CENTER QUARTER CORNER BEING NORTH 89°50'53 WEST 2645.68 FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 1°19'49" WEST 300.066 FEET;
THENCE NORTH 89°34'53" WEST 181.575 FEET;
THENCE NORTH 89°36'35" WEST 39.994 FEET;
THENCE NORTH 0°23'25" EAST 298.993 FEET;
THENCE SOUTH 89°50'53" EAST 226.495 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.540 ACRES OR 67,096 SQUARE FEET, MORE OR LESS

REMAINDER PARCEL DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 0°24'24" WEST 181.511 FEET AND NORTH 89°50'53" WEST 274.876 FEET FROM THE CALCULATED CENTER QUARTER CORNER OF SECTION 26, SAID CENTER QUARTER CORNER BEING NORTH 89°50'53 WEST 2645.68 FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 0°23'25" WEST 298.993 FEET;
THENCE NORTH 89°36'35" WEST 454.350 FEET;
THENCE NORTH 0°21'38" EAST 297.103 FEET;
THENCE SOUTH 89°50'53" EAST 454.508 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.109 ACRES OR 135,441 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 0°06'00" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ACCORDING TO NAD83 UTAH NORTH ZONE BEARINGS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE
JIB SUBDIVISION LOT 1-R AMENDED
DO HEREBY DEDICATE TO BRIGHAM CITY CORPORATION, BOX ELDER COUNTY, UTAH, FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

C & N INVESTMENT PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY / OUR HAND(S) THIS_____ DAY OF_____20__.

BARKER LEGACY LLC WILL NEED TO SIGN AS WELL

TITLE_____.

PRINT NAME_____.

SIGNATURE_____.

L.L.C. ACKNOWLEDGEMENT

STATE OF UTAH }
SS
COUNTY OF }

ON THIS ___DAY OF_____, A.D. 20__, PERSONALLY APPEARED BEFORE ME_____, A NOTARY PUBLIC,_____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS A MANAGING MEMBER OF_____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

COMMISSION NUMBER_____. SIGNATURE_____.

MY COMMISSION EXPIRES_____. PRINT NAME_____.
A NOTARY PUBLIC COMMISSIONED IN UTAH

PREPARED BY:

ELEVATE ENGINEERING
531 WEST 3800 NORTH
SPANISH FORK, UT. 84660
PHONE: (801) 718-5993
larvin@elevateeng.com

DEVELOPER:

LEADING TECH DEVELOPMENT, LLC
1835 SOUTH HIGHWAY 89
PERRY, UT. 84302
(435) 734-2012

CITY ATTORNEY

APPROVED AS TO FORM THIS_____DAY OF_____,20__

_____ _____
CITY ATTORNEY DATE

BRIGHAM CITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE BRIGHAM CITY COUNCIL THIS ____DAY OF_____A.D.,_____AT WHICH THIS SUBDIVISION APPROVED AND ACCEPTED.

_____ _____
MAYOR DATE
ATTEST:_____
CITY RECORDER

PLANNING COMMISSION APPROVAL

PRESENTED TO THE BRIGHAM CITY PLANNING COMMISSION THIS_____DAY OF_____, 20__. AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE LAND USE AUTHORITY FOR APPROVAL

_____
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

I CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. ON THE ____DAY OF_____, 20__.

_____
BRIGHAM CITY ENGINEER

RECORDER

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF_____.
ENTRY:_____BOOK:_____PAGE:_____.
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