

March 3, 2024

From: Erin Smith, Zoning Administrator

To: Planning Commission

Subject: Sugarloaf'n Acres Subdivision, 1795 S Lower Boulder Road, Boulder, UT 84716

Background:

1. The subdivision is the division of a 10 acre lot into two 5 acre lots. The location of the subdivision is in Lower Boulder at the corner of lower Boulder and 1795 S Lower Boulder Rd, a private road.
2. The date of the concept plan predated my start as Zoning Administrator. Meeting records indicate that the conceptual plan was presented by Donna Owen on June 8th, 2023.
3. The original submission of the Preliminary Application V1 for this subdivision was determined to be complete on January 29, 2024.
4. The complete Preliminary Application V1 was distributed to the planning commission for review on January 29, 2024.
5. A public hearing was held on February 9, 2024 and three items were requested to be attached to the application:
 - a. A copy of the official letter from Pete Benson; Boulder Fire Marshal/Authority
 - b. A copy of the official letter from Southwest Utah Public Health Department with feasibility statement;
 - c. An updated copy of the title.
 - d. Additionally, a concern was raised during the hearing by Keith Watts regarding the accuracy of the survey.
6. Timeline of Conditions Met:
 - a. Received on January 29, 2024: A copy of the official letter from Pete Benson; Boulder Fire Marshal/Authority
 - b. Received on February 5, 2024: A copy of the official letter from Southwest Utah Public Health Department with feasibility statement;
 - c. Received on February 9, 2024: An updated copy of the title.
 - d. Received on February 14, 2024: Correspondence between Shawn Owen and Keith Watts addressing the survey issue.
 - e. Received on March 1, 2024: Correspondence from Keith Watts confirming he talked with the surveyor and all is correct.
7. The Preliminary Application V2 packet was received electronically on February 29, 2024 and addresses each of the above items. The Zoning Administrator reviewed the Preliminary Application V2 for completeness and it was found administratively complete on March 1, 2024.
8. Preliminary requirements have been checked off in good faith and in regard to the Subdivision and Zoning Ordinances.

Outcome:

The application content has been reviewed by Erin Smith, Zoning Administrator, and by the Planning Commission. To the best of my knowledge it complies with all requirements of the

Boulder Town ordinances. The Planning Commission has directed me to forward this subdivision application to the Town Council with the recommendation to approve without any conditions for plan modification or requirements for infrastructure improvements. Under §152.046 (A) (1) "For subdivisions not proposing, or being required to provide any dedications, or any new public infrastructure or infrastructure improvements, a preliminary subdivision application approval by the Town Council shall act as the final subdivision approval."

From: Tina Karlsson mamatina@gmail.com
Subject: Fwd: Sugar loaf'n Subdivision subdivision
Date: March 1, 2024 at 7:18 PM
To: Erin Smith zoning@boulder.utah.gov



----- Forwarded message -----
From: **Keith Watts** <keith@earth-tours.com>
Date: Fri, Mar 1, 2024 at 4:21 PM
Subject: RE: Sugar loaf'n Subdivision subdivision
To: Tina Karlsson <mamatina@gmail.com>

Hi Tina et al.,

Yes. Shawn has reached out to me and I talked with his surveyor. All is fine with me.

Keith Watts

From: Tina Karlsson <mamatina@gmail.com>
Sent: Wednesday, February 28, 2024 8:44 AM
To: Keith Watts <keith@earth-tours.com>
Cc: Erin Smith <zoning@boulder.utah.gov>; Nancy Tosta <nancy.tosta@gmail.com>
Subject: Sugar loaf'n Subdivision subdivision

Hi Keith, The PC is reviewing Shawn Owen's subdivision for completion of conditions required for PC approval at our February meeting. Could you confirm that Shawn has reached out to you with the information from the surveyors. He presented answers from the survey company regarding the differences in the points from your survey and his. If so, did our concerns get addressed?

This is time sensitive. Please let us know.

Thanks

Tina

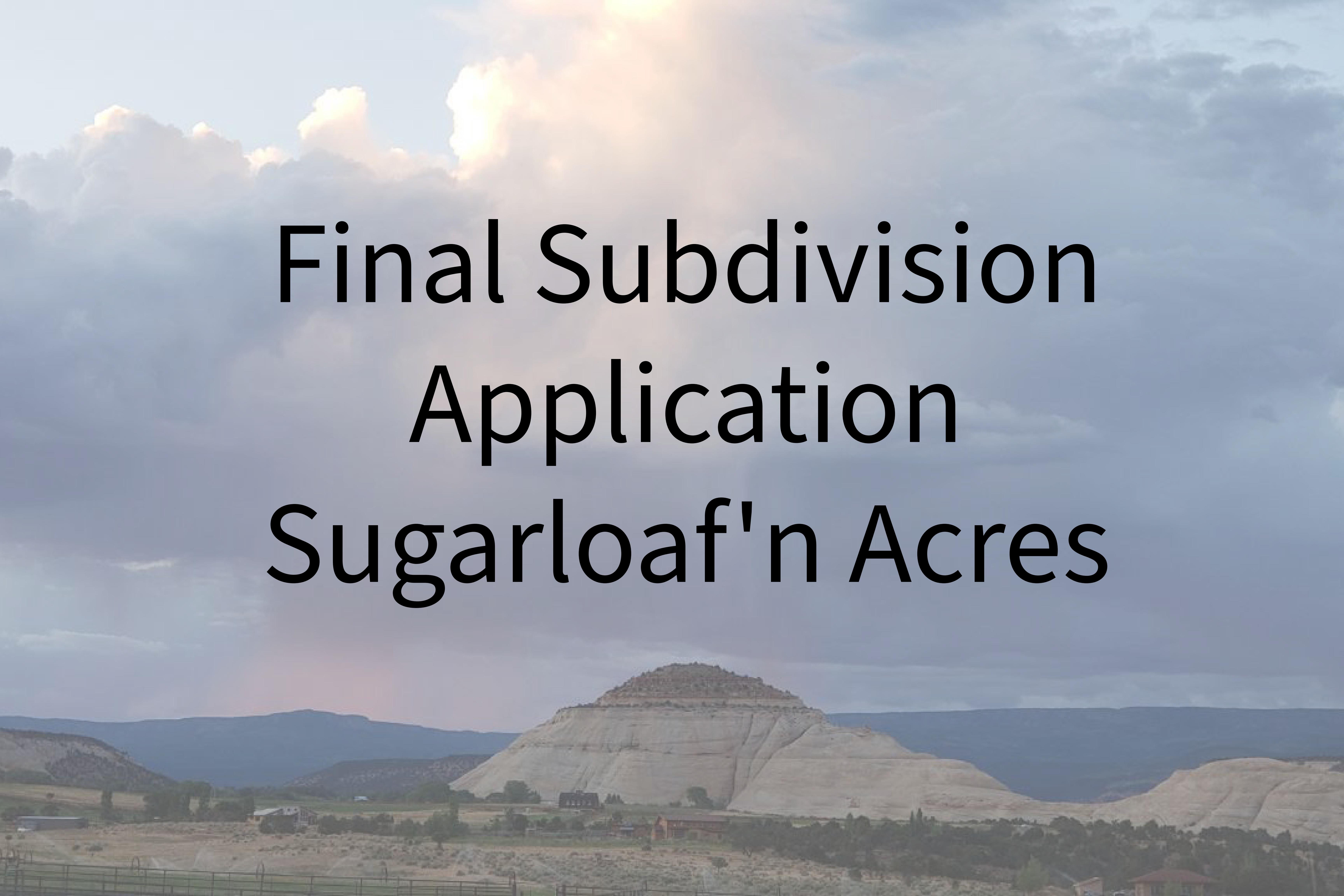
Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

REMEMBER: Never give out your account information, password, or other personal information over e-mail.



Final Subdivision Application Sugarloaf'n Acres



351 North 100 East – PO Box 1329 – Boulder, Utah 81716
(435) 335-7300

APPLICATION FOR SUBDIVISIONS

APPLICANT INFORMATION

Date: **2024-02-28**

Name: **Sugarloaf Valley Farms, LLC**

Address: **1499 W 120th Ave. Suite 110**

City: **Westminster** State: **Colorado** Zip: **80234**

Phone: **720-346-3679** Fax:

Cell Phone: **720-346-3679**

Email: **shawn@owenent.com**

Contact Person: **Shawn Owen - Managing Member**

FINAL SUBDIVISION APPLICATION Fee Amount: \$

Proposed Number of Lots: **Two**

Location/Address of Proposed Application: **1795 S Lower Boulder Rd. Boulder UT 84716**

Current Zoning District: **002 BOULDER DISTRICT**

Proposed Total of Area for Subdivision (in acres): **10 Acres**

Name of Property Owners: **Sugarloaf Valley Farms, LLC**

Signature of Applicant(s):

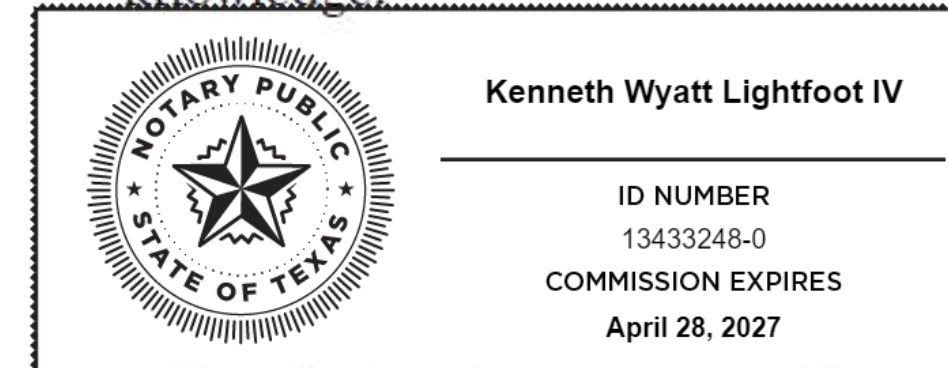
Boulder Town Office Use Only

Date Received:	Date Determined Complete:	Fees Paid:
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PROPERTY OWNER AFFIDAVIT

KWLV IV
 STATE OF ~~UTAH~~ }
KWLV IV Texas }ss
 COUNTY OF ~~CARFIE~~ }

I (we), ^{Shawn Owen-Jones} _____, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.



^{Sugarloaf Valley Farms, LLC} _____ **Shawn Owen Jones**
 (Property Owner)

 (Property Owner)

Subscribed and sworn to me this 28th day of February, 2024.

Electronically signed and notarized online using the Proof platform.

(Notary)

My commission expires: 04/28/2027

AGENT AUTHORIZATION AFFIDAVIT

I (we), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the Town considering this application and to act in all respects as our agent in matters pertaining to the attached application.

 (Property Owner)

 (Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)

My commission expires: _____

Final Subdivision Application Requirements and Review Procedures

1. **Application.** A Final Subdivision Application form, provided by Town Clerk, completed and signed by the owner(s) as identified on the property assessment rolls of Garfield County, or authorized agent of the owner(s), of the lands proposed to be subdivided. The Final Subdivision Application shall be accompanied by the Final Subdivision Application fee, including a non-refundable administrative processing fee, as established by Resolution of the Town Council.
2. **Final Subdivision Plat.** A Final Subdivision Plat, prepared by a licensed land surveyor, conforming to current surveying practice and in a form acceptable to the Garfield County Recorder for recordation. The Final Subdivision Plat shall be prepared in pen and all sheets shall be numbered. All required certificates shall appear on a single sheet (along with the index and vicinity maps). The Final Subdivision Plat shall be drawn on reproducible mylar. A minimum of ten (10) paper copies shall be presented to the Town Clerk, as part of the Final Plat Application. The Final Subdivision Plat presented to the Town Clerk shall contain the same information as required by Section 400-2(2) of the Boulder Town Subdivision Ordinance, and shall include any revisions or additions, as required by the Town Council, as part of Preliminary Subdivision Application approval.

The Final Subdivision Plat shall show the following:
 - a. Notation of any self-imposed restrictions, including proposed final restrictive covenants, signed by all owners of interest, and bearing the acknowledgment of a public notary, and all other restrictions as required by the Town Council in accordance with this Ordinance.
 - b. Endorsement on the final plat by every person having a security interest in the subdivision property subordinating their liens to all covenants, servitudes, and easements imposed on the property.
 - c. The location of all monuments erected, corners, and other points established in the field. The material of which the monuments, corners, or other points are made shall be noted. Bearings shall be shown to the nearest second; lengths to the nearest hundredth foot; areas to the nearest hundredth acre.
 - d. The owner's certificate of dedication including a legal description of the subdivision's boundaries and the dedication of any public ways or spaces. This certificate shall be signed, dated, and notarized. The owner's certificate shall include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.
 - e. Signature blocks prepared for the dated signatures, as required by the Town.
3. **Title Report.** If the Final Subdivision plat Application is filed with the Town Clerk after 180 days from the date the Preliminary Subdivision Application is approved by the Town Council, a Title Report, no older than 30 days, shall be provided as part of the Final Subdivision Application.
4. **Other Final Subdivision Application Information and Materials.** The following information is required to be presented as part of the Final Subdivision Application:
 - a. Establishment of any bonds and agreements and the payment of any engineering inspection fees.
 - b. Final design and construction drawings for all proposed or required public improvements, prepared by a licensed engineer, including the profiles and cross sections of all existing and proposed streets, and designed as required by the Town, all storm drainage and flood control facilities, the elevations and location of fire hydrants, required culinary water facilities, sanitary sewer facilities, and all other provided and required public facilities and improvements.

FIGURE 1

FINAL SUBDIVISION APPLICATION REVIEW PROCEDURES

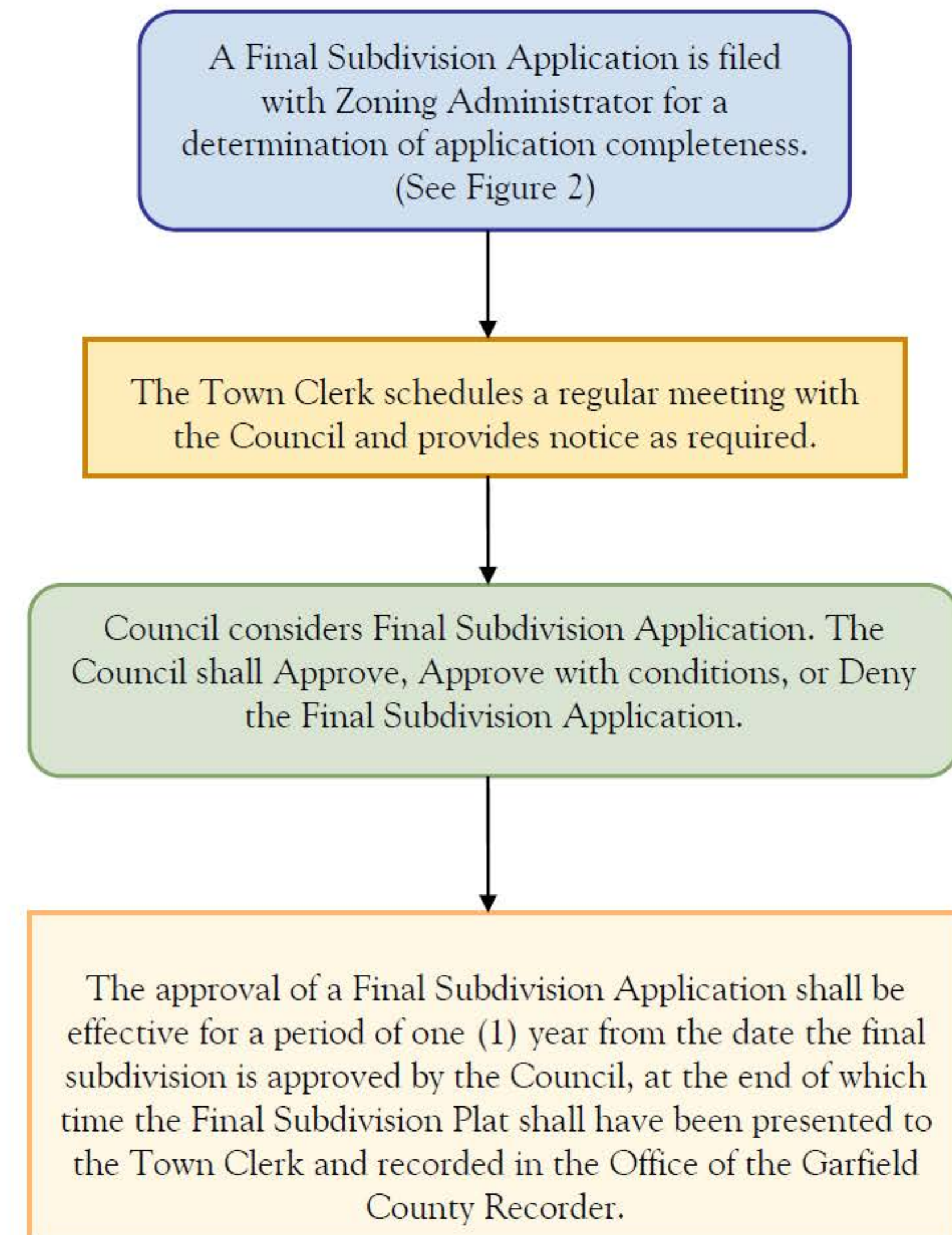
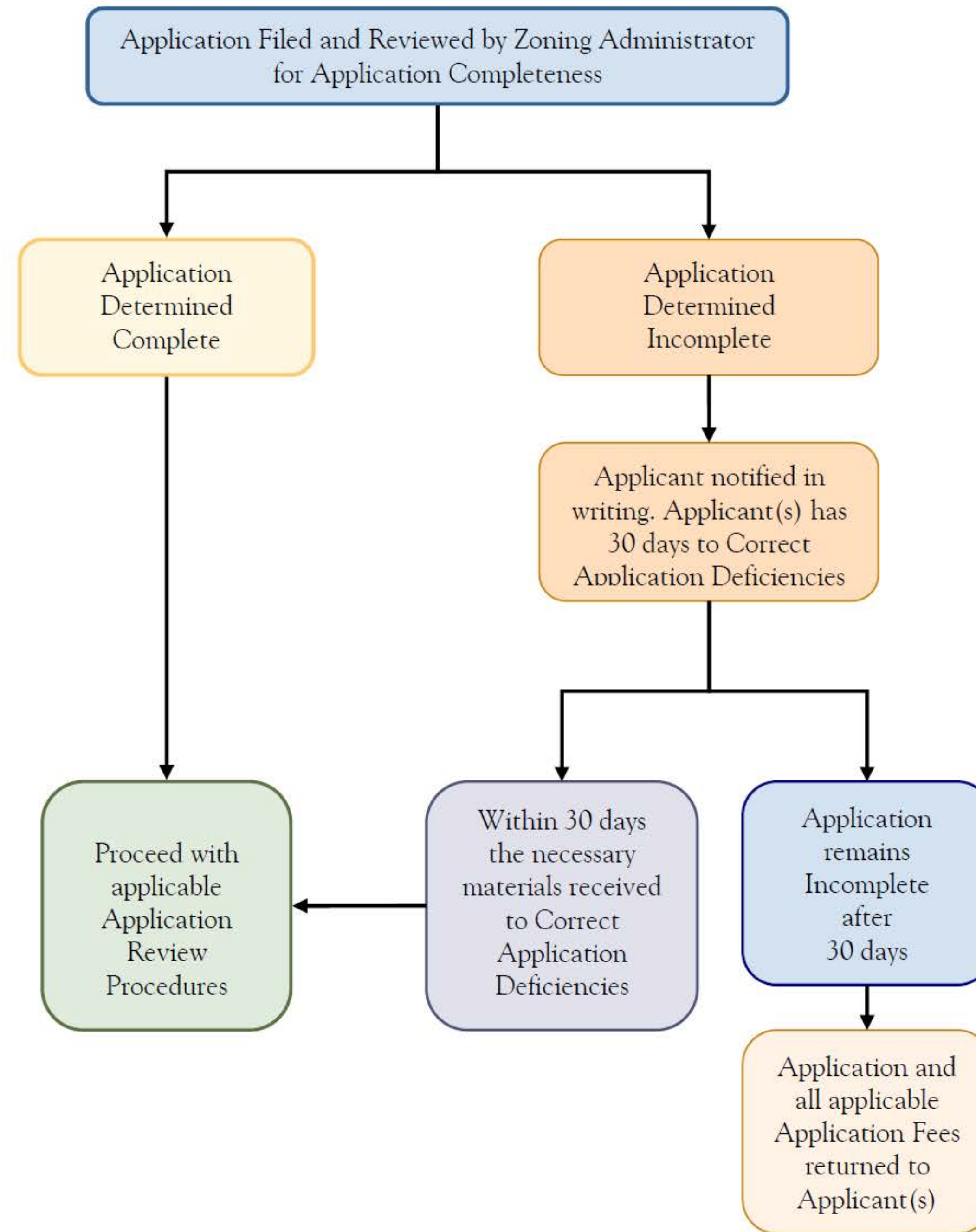


FIGURE 2

DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES



Final Subdivision Plat

152.061 REQUIREMENTS FOR FINAL SUBDIVISION APPLICATIONS.

(B) Final subdivision plat.

(1) A final subdivision plat, prepared by a licensed land surveyor, conforming to current surveying practice and in a form acceptable to the County Recorder for recordation. The final subdivision plat shall be prepared in pen and all sheets shall be numbered. All required certificates shall appear on a single sheet (along with the index and vicinity maps). The final subdivision plat shall be drawn on reproducible Mylar. A minimum of ten paper copies shall be presented to the Town Clerk as part of the final plat application. The final subdivision plat presented to the Town Clerk shall contain the same information as required by § 152.041(B) of this chapter and shall include any revisions or additions as required by the Town Council as part of preliminary subdivision application approval.

(2) The final subdivision plat shall show the following:

(a) Notation of any self-imposed restrictions, including proposed final restrictive covenants, signed by all owners of interest and bearing the acknowledgment of a public notary, and all other restrictions as required by the Town Council in accordance with this chapter;

(b) Endorsement on the final plat by every person having a security interest in the subdivision property subordinating their liens to all covenants, servitudes and easements imposed on the property;

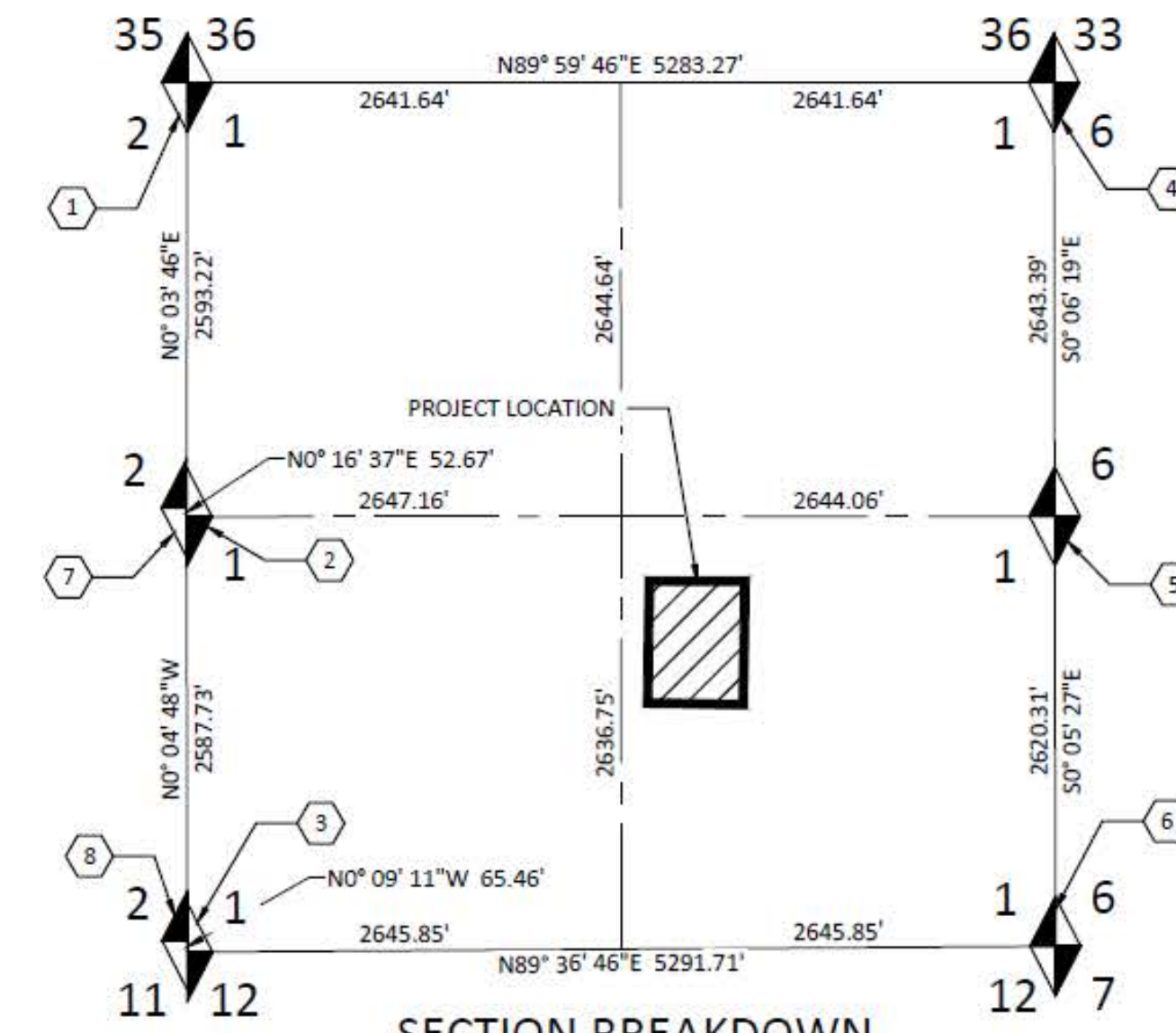
(c) The location of all monuments erected, corners and other points established in the field. The material of which the monuments, corners or other points are made shall be noted. Bearings shall be shown to the nearest second; lengths to the nearest hundredth foot; areas to the nearest hundredth acre;

(d) The owner's certificate of dedication including a legal description of the subdivision's boundaries and the dedication of any public ways or spaces. This certificate shall be signed, dated and notarized. The owner's certificate shall include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording; and

(e) Signature blocks prepared for the dated signatures, as required by the town.

FINAL PLAT OF SUGARLOAF'N ACRES

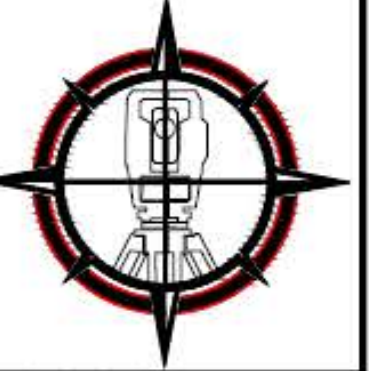
WITHIN THE SE1/4 OF SECTION 1, T. 34 S., R. 4 E., SLB&M BOULDER, GARFIELD COUNTY, UTAH



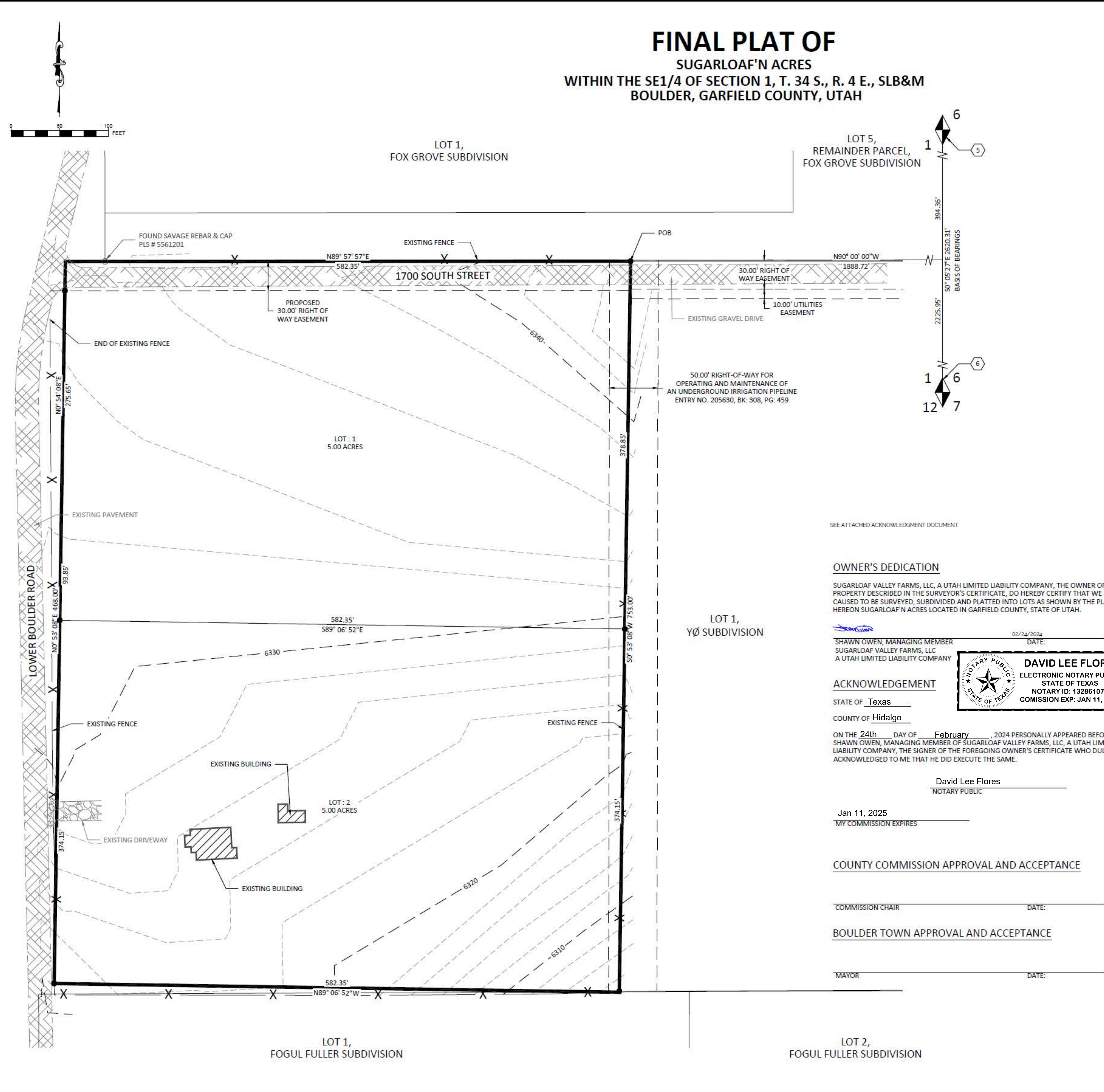
SECTION BREAKDOWN
1" = 1000'

- KEYNOTES:
- 1. NW CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND USFS MONUMENT
 - 2. W1/4 CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND GLO BRASS CAP
 - 3. SW CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND GLO BRASS CAP
 - 4. NE CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND USFS BRASS CAP
 - 5. E1/4 CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND GC ALUMINUM CAP AT ROCK
 - 6. SE CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND GC ALUMINUM CAP AT ROCK
 - 7. E1/4 CORNER SECTION 2, T.34S., R.4E., SLB&M NOT FOUND
 - 8. SE CORNER SECTION 2, T.34S., R.4E., SLB&M NOT FOUND

PLATT & PLATT, INC
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL: PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION



SEE ATTACHED ACKNOWLEDGMENT DOCUMENT

OWNER'S DEDICATION

SUGARLOAF VALLEY FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT, THE HEREON SUGARLOAF'N ACRES LOCATED IN GARFIELD COUNTY, STATE OF UTAH.

ACKNOWLEDGEMENT

ON THE 24th DAY OF February, 2024 PERSONALLY APPEARED BEFORE ME SHAWN OWEN, MANAGING MEMBER OF SUGARLOAF VALLEY FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE SIGNER OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

DAVID LEE FLORES
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID: 132861072
COMMISSION EXP. JAN 11, 2025

David Lee Flores
NOTARY PUBLIC

Jan 11, 2025
MY COMMISSION EXPIRES

COUNTY COMMISSION APPROVAL AND ACCEPTANCE

COMMISSION CHAIR _____ DATE: _____

BOULDER TOWN APPROVAL AND ACCEPTANCE

MAYOR _____ DATE: _____

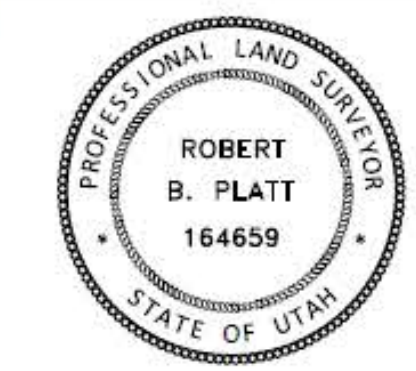
SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS SUGARLOAF'N ACRES, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

BEGINNING S.0°05'27"E. ALONG THE SECTION LINE 394.36 FEET AND WEST 1888.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 4 EAST, SLB&M; THENCE S.0°53'08"W. ALONG THE WEST LINE OF YØ SUBDIVISION 753.00 FEET, THENCE N.89°06'52"W. 582.35 FEET TO AN EXISTING ROAD, THENCE N.0°53'08"E. ALONG SAID ROAD 468.00 FEET, THENCE N.0°54'08"E. ALONG SAID ROAD 275.65 FEET, THENCE N.89°57'57"E. ALONG THE SOUTH LINE OF FOX GROVE SUBDIVISION 582.35 FEET TO THE POINT OF BEGINNING.
CONTAINS 10.00 ACRES OF LAND.

ROBERT B. PLATT
UTAH P.L.S. #164659



NOTES:

- 1. EACH LOT TO HAVE A SEPTIC SYSTEM.
- 2. EACH LOT HAS AN EXISTING WATER METER.
- 3. SETBACKS:
 - 3.1. FRONT: 30'
 - 3.2. REAR: 30'
 - 3.3. SIDE: 10'
- 4. NO CHANGES WILL BE MADE TO THE CURRENT STORM WATER DRAINAGE.

LEGEND:

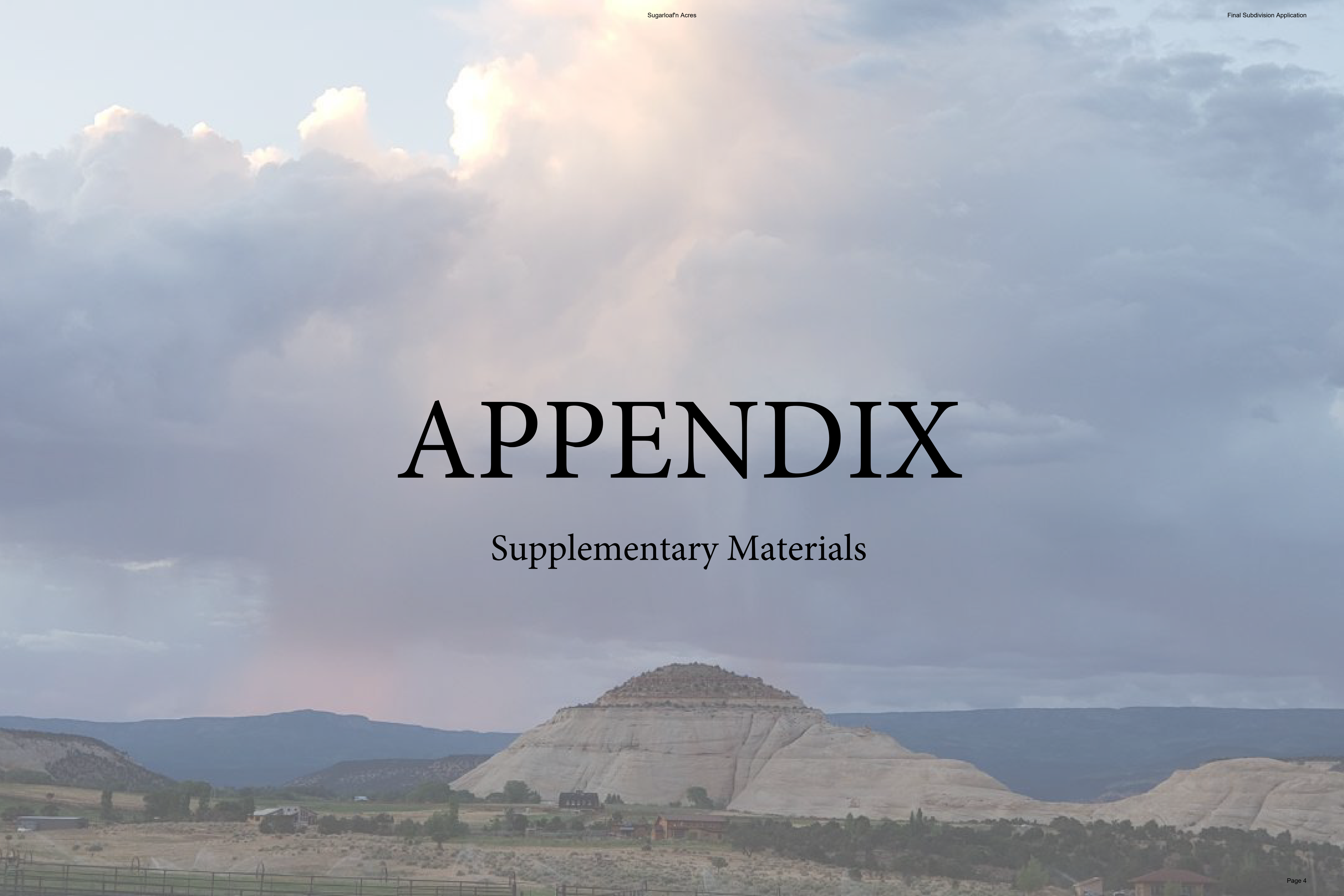
- DENOTES PROPERTY CORNER TO BE SET - 5/8" DIAMETER REBAR WITH YELLOW PVC CAP STAMPED PLATT & PLATT INC. LS 164659

FINAL PLAT OF
SUGARLOAF'N ACRES
WITHIN THE SE1/4 OF SECTION 1, T. 34 S., R. 4 E., SLB&M
BOULDER, GARFIELD COUNTY, UTAH

DRAWN BY:
H.K. HULET
CHECKED BY:
R.B. PLATT
DATE: Feb 23, 2024
SCALE: 1" = 50'

APPENDIX

Supplementary Materials



PRELIMINARY SUBDIVISION APPLICATION

§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

All preliminary subdivision applications filed with the town are required to provide the following information. The applicant may be required to provide other information required by the Planning Commission or Town Council necessary to evaluate the merits of the proposed subdivision.

(A) Application. A preliminary subdivision application form, provided by Town Clerk, completed and signed by the owner(s) as identified on the property assessment rolls of the county, or authorized agent of the owner(s), of the lands proposed to be subdivided. The preliminary subdivision application shall be accompanied by the preliminary subdivision application fee, including a non-refundable administrative processing fee, as established by resolution of the Town Council.

(B) Preliminary subdivision plat.

(1) A preliminary subdivision plat, prepared by a licensed land surveyor, shall be provided. The preliminary subdivision plat shall be prepared in pen and all sheets shall be numbered. A minimum of 12 paper copies shall be presented to the Town Clerk, as part of the preliminary subdivision application. The Planning Commission may request additional copies if required.

(2) The preliminary subdivision plat shall show the following:

(a) A layout plan of the proposed subdivision, at a scale of no more than one inch equals 100 feet, or as recommended by the Zoning Administrator;

(b) Located at the top and center of the preliminary plat, the proposed name of the subdivision and the section, township, range, principal median and county of its location;

(c) A title block, placed on the lower right-hand corner of the plat showing:

1. Name and address of owner of record and the name and address of the licensed land surveyor responsible for preparing the preliminary plat;

2. Date of preparation of the preliminary subdivision plat, and all revision dates; and

3. Signature blocks for the dated signatures of the Mayor and Planning Commission Chair.

(d) North arrow, graphic and written scale, and basis of bearings used;

(e) All proposed lots, rights-of-way and easements created by the subdivision and their bearings, lengths, widths, name, number or purpose shall be given. The area of all lots created, with their addresses shall be shown;

(f) A vicinity map of the site at a minimum scale of one inch equals 1,000 feet;

(g) Surveyed boundaries of the proposed subdivision; accurate in scale, dimension and bearing and giving the location of and ties to the nearest survey monument. The location of the property with respect to surrounding property and roads, and the names of all adjoining property owners of record shall be shown;

(h) The legal description of the entire subdivision site boundary; and

(i) The location of any common space or open space areas including the location of all property proposed to be set aside for public or private reservation, with the designation of the purpose of those set asides, and conditions, if any, of the dedication or reservation.

(C) Required subdivision site information. On separate sheets, at the same scale as the preliminary subdivision plat information, the following subdivision site information is required:

(1) The identification of known natural features including, but not limited to, jurisdictional wetlands as identified by the U.S. Army Corps of Engineers, areas of slope exceeding 30% grade, flood channels as identified by a federal or state agency, all waterbodies and drainage ways and any other natural features as required by the Planning Commission, or Town Council, for the entire subdivision site, including the total acres in each;

(2) Existing site contours, at intervals of no greater than two feet, unless otherwise approved by the Planning Commission, overlaid with the proposed subdivision layout plan;

(3) The location of any known human-made features on or contiguous to the subdivision site, including existing platted lots, all utility easements, railroads, power lines and power poles, bridges, culverts, drainage channels, road rights-of-way and easements, field drains, irrigation canals and ditches;

(4) The location and dimensions of all existing buildings, fence lines and property lines, overlaid with the proposed subdivision layout plan;

(5) The layout of proposed power lines including the source and connection to the existing power supply;

(6) All existing and proposed roadway locations and dimensions, with cross sections of all new roads, proposed to be dedicated to the town, showing the grades of all proposed streets and roads and all proposed cuts and fills exceeding three feet. The proposed radius of all centerline curves shall be shown;

(7) The location and size of existing and proposed culinary water and sewer lines and/or the location of all wells and springs, and the location of all proposed absorption and drain fields, as required by the South West Utah Public Health Department or the state's Department of Environmental Quality, as applicable, overlaid with the proposed subdivision layout plan;

(8) Proposed storm drainage system; and

(9) The location of all existing and proposed fire hydrants, including the sizes of all existing and proposed water lines serving fire hydrants.

(D) Title report. A title report for the property proposed to be subdivided, provided by a title company directly to the town and including all abstract pages within 30 days of the date of the preliminary subdivision application.

(E) Tax clearance. A tax clearance from the County Treasurer indicating that all taxes, interest and penalties owing for the subject property have been paid.

(F) Property owner addresses. Addresses of all owners of record of real property within 300 feet of the site proposed to be subdivided.

PRELIMINARY SUBDIVISION APPLICATION

§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

All preliminary subdivision applications filed with the town are required to provide the following information. The applicant may be required to provide other information required by the Planning Commission or Town Council necessary to evaluate the merits of the proposed subdivision.

(G) Evidence of availability of necessary services. The following information is required to be presented as part of the preliminary subdivision application, necessary to establish the availability of basic services to the proposed subdivision.

(1) Culinary water requirements.

(a) The South West Utah Public Health Department, or the state's Department of Environmental Quality, as applicable, identified herein as the "Culinary Water Authority," shall review and approve the feasibility of the culinary water system and sources for the subject property.

(b) The town shall review and approve the applicant's ability to provide culinary water or water rights to each lot in the subdivision. The preliminary plat shall not be approved without the applicant providing assurances of culinary water to each subdivision lot in the form of:

1. A binding contract with or shares in Boulder Farmstead Water Company providing one connection for each lot in the subdivision; or

2. Underground water rights available to the applicant as shown by, and on file with, the State Engineer's office sufficient in amount to provide one single-family culinary water right in an amount no less than one-half (0.5) acre foot to each lot in the proposed subdivision from an approved underground source.

(c) It shall be the responsibility of the applicant to provide information and materials as required by South West Utah Public Health Department, the State Department of Environmental Quality, State Engineer's Office and the town, all as determined by the town, necessary to review and approve the feasibility, availability and assurances as required herein for culinary water to each lot in the proposed subdivision.

(2) Wastewater requirements. The South West Utah Public Health Department or the state's Department of Environmental Quality, as applicable, identified herein as the "Sanitary Sewer Authority," shall review and approve the feasibility of sanitary sewer services or onsite wastewater systems for the subject property. It shall be the responsibility of the applicant to provide information and materials as required by the South West Utah Public Health Department, or the state's Department of Environmental Quality, necessary to review and approve the feasibility of the sanitary sewer services or onsite wastewater systems.

(3) Fire protection and suppression requirements. The town's Fire Authority shall review and make necessary recommendations, as determined necessary by the Fire Authority for necessary fire protection and suppression services for the subject property. It shall be the responsibility of the applicant to provide information and materials as required by the town's Fire Authority necessary to review and make recommendations of the fire protection and suppression facilities and services.

(4) Storm drainage system. As required by this division (G), all preliminary subdivision applications shall identify plans for storm water drainage. No ditch or canal shall be proposed for the use of storm water runoff without the written approval of the applicable irrigation company, with a note on the preliminary plat identifying a proposed and recordable drainage easement.

(H) Subdivision roads and streets.

(1) The preliminary subdivision plat, and other application materials, shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets, as required by the Town Council.

(2)

(a) The Town Engineer, as appointed by the Council, may review the proposed street and road design for compliance with the requirements of the town. The proposed street and road layout shall provide adequate and safe access to all proposed lots and proposed and existing roads and streets. Minimum lot sizes as required by the town's Zoning Ordinance shall be exclusive of road easements and rights-of-way. If the subdivision will be accessed from a state highway, an appropriate access permit, as required by the state's Department of Transportation, shall be provided with the application materials.

(b) All streets proposed to be created within the town, whether proposed to remain private or proposed to be dedicated to the town, shall meet the requirements of this section.

1. As required by § 153.190 of this code of ordinances, all lots shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. All lots shall have frontage, as required by the minimum lot width requirements for the zoning district in which the lot is located, as provided by § 153.119 of this code of ordinances.

2. The layout of all proposed streets shall recognize and provide adequate and appropriate connection(s) to adjoining properties and the proposed street layout shall not impose any undue hardship on adjoining properties.

(3) All streets proposed to be created shall identify a permanent method of street maintenance. A street may remain in private ownership as a "private street" or be dedicated to the town as a "public street." If the proposed street is not proposed for dedication to the town, or if the town is unwilling to accept dedication, an appropriate method for long-term maintenance of the private street must be proposed, for approval by the Town Council. Acceptance of dedication of a proposed street is at the full discretion of the Town Council.

PRELIMINARY SUBDIVISION APPLICATION

§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

All preliminary subdivision applications filed with the town are required to provide the following information. The applicant may be required to provide other information required by the Planning Commission or Town Council necessary to evaluate the merits of the proposed subdivision.

(H) Subdivision roads and streets.

(4) All streets shall meet the minimum design standards as follows

<i>Standards for All Proposed Streets</i>	
<i>Street Design Item</i>	<i>Minimum Requirement</i>
<i>Standards for All Proposed Streets</i>	
<i>Street Design Item</i>	<i>Minimum Requirement</i>
Cul-de-sacs and dead-end streets	All cul-de-sac or dead-end streets shall have a minimum 50-foot minimum radius turn around at the street or road termination
Intersections	All streets shall intersect at a minimum and maximum 90-degree angle
Location of utilities	Required utilities may be located within the required street right-of-way, as may be authorized by the town, the county or the state's Department of Transportation. However, if the utility provider requires a separate utility easement, said easement shall be in addition to the minimum street right-of-way as may be required by the town, the county or the state's Department of Transportation, as applicable
Maximum grade	No street shall be designed where any area of the street right-of-way is greater than 8% of vertical rise for a maximum distance of 100 feet of horizontal run
Maximum grade at intersections	The maximum grade of all streets shall not exceed 2% of vertical rise for a maximum distance of 100 feet of horizontal run within 100 feet of a street intersection
Minimum driving surface	18 feet
Roadway surface	An all-weather surface shall be provided, as determined by the town, the county or the state's Department of Transportation, as applicable
Street offset	No street shall intersect with any existing or proposed street closer than 200 feet of any other existing or proposed street intersection
Street right-of-way	40 feet, except a larger street right-of-way may be required by the town, or the state's Department of Transportation, as applicable, to ensure the street meets anticipated future traffic needs and public safety requirements
Underground utilities	All power lines, telephone lines and other required utilities are encouraged to be placed underground
Fire hydrants	Where feasible, all lots shall be located within 400 feet of a fire hydrant, located within the street right-of-way or easement(s), as approved by the town's Fire Marshal
Shoulders	All streets shall provide a roadside <u>foreslopes</u> and backslopes in the roadside shall be 4:1 or flatter
Storm drainage	Streets shall provide a storm drainage system, including culverts where drainage water cross the street or road or when determined necessary by the town or the state's Department of Transportation, and a bar ditch with a maximum slope of 6:1
Street lighting	Street lighting shall be provided as required by the town, the county or the state's Department of Transportation, as applicable
Traffic-control signs	Traffic-control signs shall be installed at intersections and shall conform to the Manual of Uniform Traffic-Control Devices (MUTCD)

(5) Subdivisions with four or fewer lots may provide access to each lot by private driveways on recorded easements. A private driveway is not required to meet the requirements of Section H (4). A private driveway is required to meet all public safety requirements, as may be required by the town's Fire Marshal including the Utah Urban Wildland Interface Code.

(I) Special service district or special service area. If the proposed subdivision is located within the boundaries of a special service district or a special service area, a letter shall be provided, with the preliminary subdivision application materials, from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision.

(J) Irrigation company. If the proposed subdivision is located within the boundaries of an irrigation company a letter shall be provided, with the preliminary subdivision application materials, from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision.

(K) Additional information and materials when necessary. When the Planning Commission or Town Council deem necessary, the applicant may be required to provide other information or letters of feasibility, conduct studies and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, ground water protection, plant cover maintenance, geologic or flood hazard, erosion control, wildlife habitat and any other physical or environmental matters.

(Ord. 49, passed 3-5-2003; Ord. 49A, passed 3-3-2004; Ord. 50, passed - -; Ord. 58, passed 5-8-2008, § 400-2; Ord. passed 7-11-2019; Ord. 2022-1, passed 6-2-2022)follows

PRELIMINARY SUBDIVISION APPLICATION

§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

All preliminary subdivision applications filed with the town are required to provide the following information. The applicant may be required to provide other information required by the Planning Commission or Town Council necessary to evaluate the merits of the proposed subdivision.

(A) Application. A preliminary subdivision application form, provided by Town Clerk, completed and signed by the owner(s) as identified on the property assessment rolls of the county, or authorized agent of the owner(s), of the lands proposed to be subdivided. The preliminary subdivision application shall be accompanied by the preliminary subdivision application fee, including a non-refundable administrative processing fee, as established by resolution of the Town Council.

Section (A):1

BOULDER *Town* 351 North 100 East – PO Box 1329 – Boulder, Utah
 (435) 335-7300

APPLICATION FOR SUBDIVISIONS		
APPLICANT INFORMATION		
Date: 2023-06-08		
Name: Sugarloaf Valley Farms, LLC		
Address: 2405 S Lower Boulder Rd		
City: Boulder	State: Utah	Zip: 84716
Phone:	Fax:	
Cell Phone: 720-346-3679		
Email: shawn@owenent.com		
Contact Person: Shawn Owen		
SUBDIVISION APPLICATION		Fee Amount: \$ 50
Proposed Number of Lots: Two		
Location/Address of Proposed Application: 1795 S. Lower Boulder Rd, Boulder UT, 84716		
Current Zoning District: 002 BOULDER DISTRICT		
Name of Property Owners: SUGARLOAF VALLEY FARMS,		
Signature of Applicant(s): 		
Boulder Town Office Use Only		
Date Received:	Date Determined Complete:	Fees Paid:

Section (A):1

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF GARFIELD}

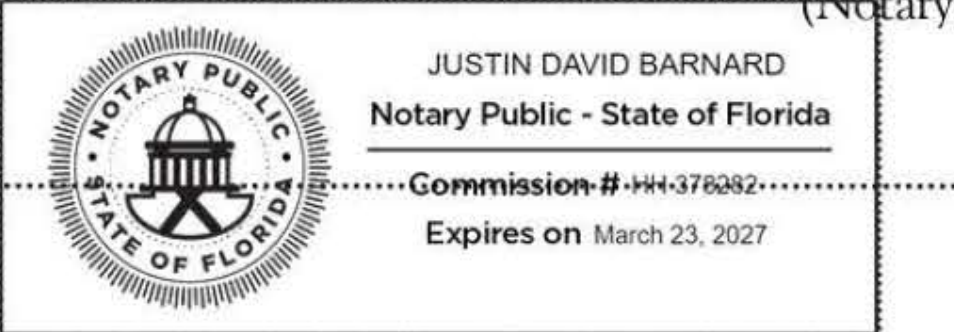
I (we), Sugarloaf Valley Farms, LLC, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Shawn Owen Jones
Sugarloaf Valley Farms, LLC (Property Owner)

State of Florida
County of Hillsborough
Subscribed and sworn to me this 27th day of December, 2023
By Shawn Owen-Jones who produced a(n) Driver License as identification.

Justin David Barnard
Justin David Barnard (Notary)

My commission expires: 03/23/2027
Notarized online using audio-video communication



AGENT AUTHORIZATION AFFIDAVIT

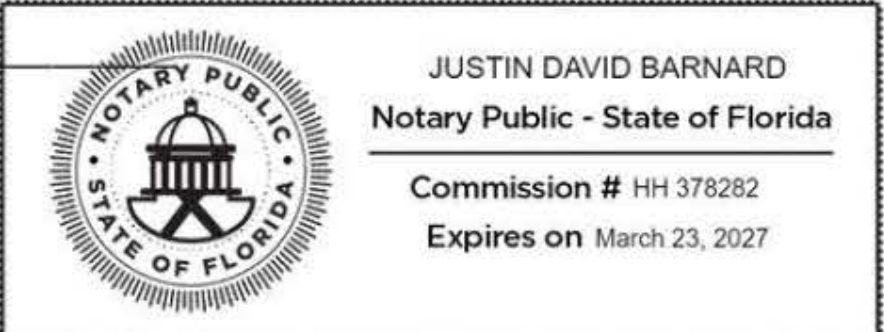
I (we), Sugarloaf Valley Farms, LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s), Shawn Owen-Jones, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the Town considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Shawn Owen Jones
Sugarloaf Valley Farms, LLC (Property Owner)

State of Florida
County of Hillsborough
Dated this 27th day of December, 2023, personally appeared before me
Shawn Owen-Jones, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same. By Shawn Owen-Jones who produced a(n) Driver License as identification.

Justin David Barnard
Justin David Barnard (Notary)

My commission expires: 03/23/2027
Notarized online using audio-video communication

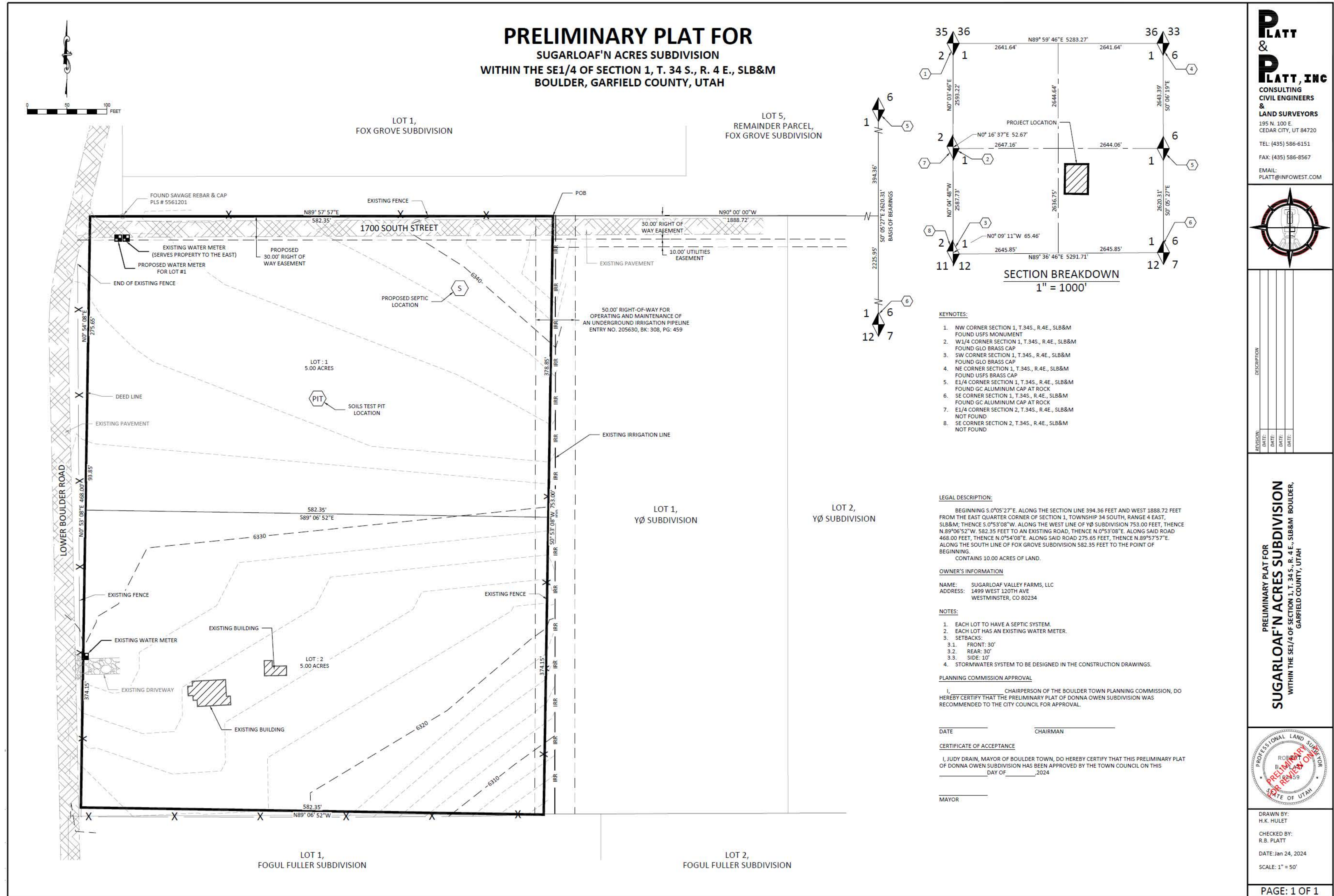


PRELIMINARY SUBDIVISION APPLICATION: 152.041(B)(1)

§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

(B) Preliminary subdivision plat.

(1) A preliminary subdivision plat, prepared by a licensed land surveyor, shall be provided. The preliminary subdivision plat shall be prepared in pen and all sheets shall be numbered. A minimum of 12 paper copies shall be presented to the Town Clerk, as part of the preliminary subdivision application. The Planning Commission may request additional copies if required.



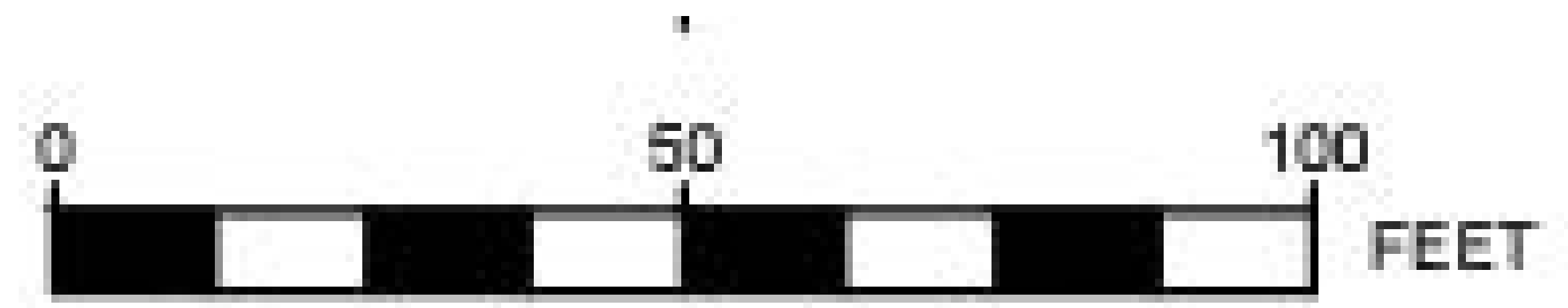
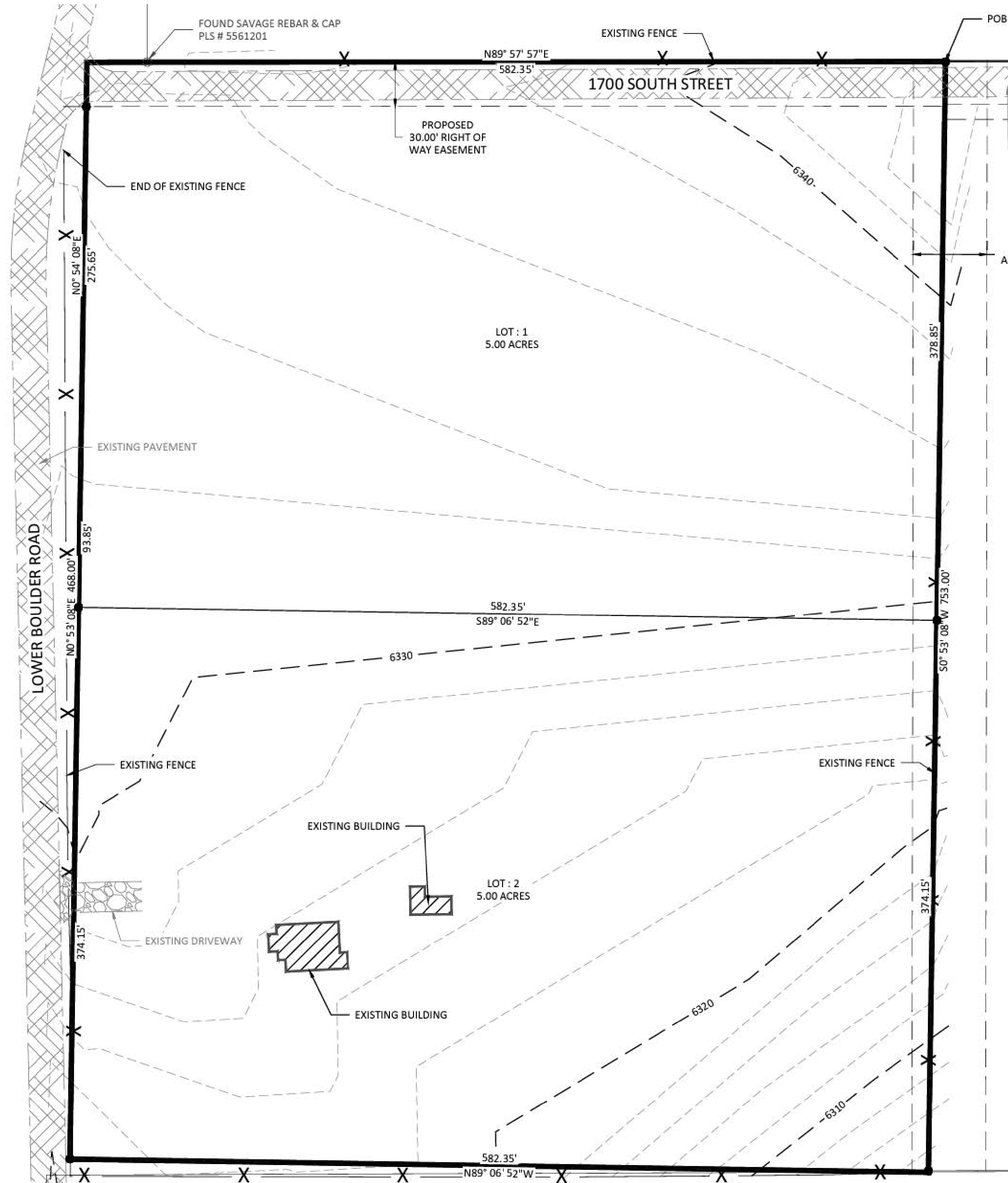
PRELIMINARY SUBDIVISION APPLICATION: 152.041 (B)(2)(a)

§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

(B) Preliminary subdivision plat.

(2) The preliminary subdivision plat shall show the following:

(a) A layout plan of the proposed subdivision, at a scale of no more than one inch equals 100 feet, or as recommended by the Zoning Administrator;he property with respect to surrounding



DRAWN BY:
H.K. HULET

CHECKED BY:
R.B. PLATT

DATE: Jan 24, 2024

SCALE: 1" = 50'

PRELIMINARY SUBDIVISION APPLICATION: 152.041 (B)(2)(b)

§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

(B) Preliminary subdivision plat.

(2) The preliminary subdivision plat shall show the following:

(b) Located at the top and center of the preliminary plat, the proposed name of the subdivision and the section, township, range, principal median and county of its location;

SUGARLOAF'N ACRES
WITHIN THE SE1/4 OF SECTION 1, T. 34 S., R. 4 E., SLB&M
BOULDER, GARFIELD COUNTY, UTAH

PRELIMINARY SUBDIVISION APPLICATION: 152.041 (B)(2)(b)

§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

(B) Preliminary subdivision plat.

(2) The preliminary subdivision plat shall show the following:

(c) A title block, placed on the lower right-hand corner of the plat showing:

- (1) Name and address of owner of record and the name and address of the licensed land surveyor responsible for preparing the preliminary plat;
- (2) Date of preparation of the preliminary subdivision plat, and all revision dates; and
- (3) Signature blocks for the dated signatures of the Mayor and Planning Commission Chair.




PLATT & PLATT, INC
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL: PLATT@INFOWEST.COM



DRAWN BY: H.K. HULET CHECKED BY: R.B. PLATT DATE: Feb 23, 2024 SCALE: 1" = 50'	FINAL PLAT OF SUGARLOAF'N ACRES WITHIN THE SE1/4 OF SECTION 1, T. 34 S., R. 4 E., SLB&M BOULDER, GARFIELD COUNTY, UTAH	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; font-size: small;">REVISION:</th> <th style="text-align: left; font-size: small;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="font-size: x-small;">DATE:</td> <td> </td> </tr> <tr> <td style="font-size: x-small;">DATE:</td> <td> </td> </tr> <tr> <td style="font-size: x-small;">DATE:</td> <td> </td> </tr> <tr> <td style="font-size: x-small;">DATE:</td> <td> </td> </tr> </tbody> </table>	REVISION:	DESCRIPTION	DATE:		DATE:		DATE:		DATE:	
REVISION:	DESCRIPTION											
DATE:												
DATE:												
DATE:												
DATE:												

SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS SURGARLOAF'N ACRES, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:



DRAWN BY:
H.K. HULET
CHECKED BY:
R.B. PLATT
DATE: Jan 24, 2024
SCALE: 1" = 50'

OWNER'S DEDICATION

SUGARLOAF VALLEY FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT, THE HEREON SUGARLOAF'N ACRES LOCATED IN GARFIELD COUNTY, STATE OF UTAH.

SHAWN OWEN, MANAGING MEMBER
SUGARLOAF VALLEY FARMS, LLC
A UTAH LIMITED LIABILITY COMPANY
DATE: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

ON THE _____ DAY OF _____, 2024 PERSONALLY APPEARED BEFORE ME SHAWN OWEN, MANAGING MEMBER OF SUGARLOAF VALLEY FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE SIGNER OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES

COUNTY COMMISSION APPROVAL AND ACCEPTANCE

COMMISSION CHAIR
DATE: _____

BOULDER TOWN APPROVAL AND ACCEPTANCE

MAYOR
DATE: _____

PRELIMINARY SUBDIVISION APPLICATION

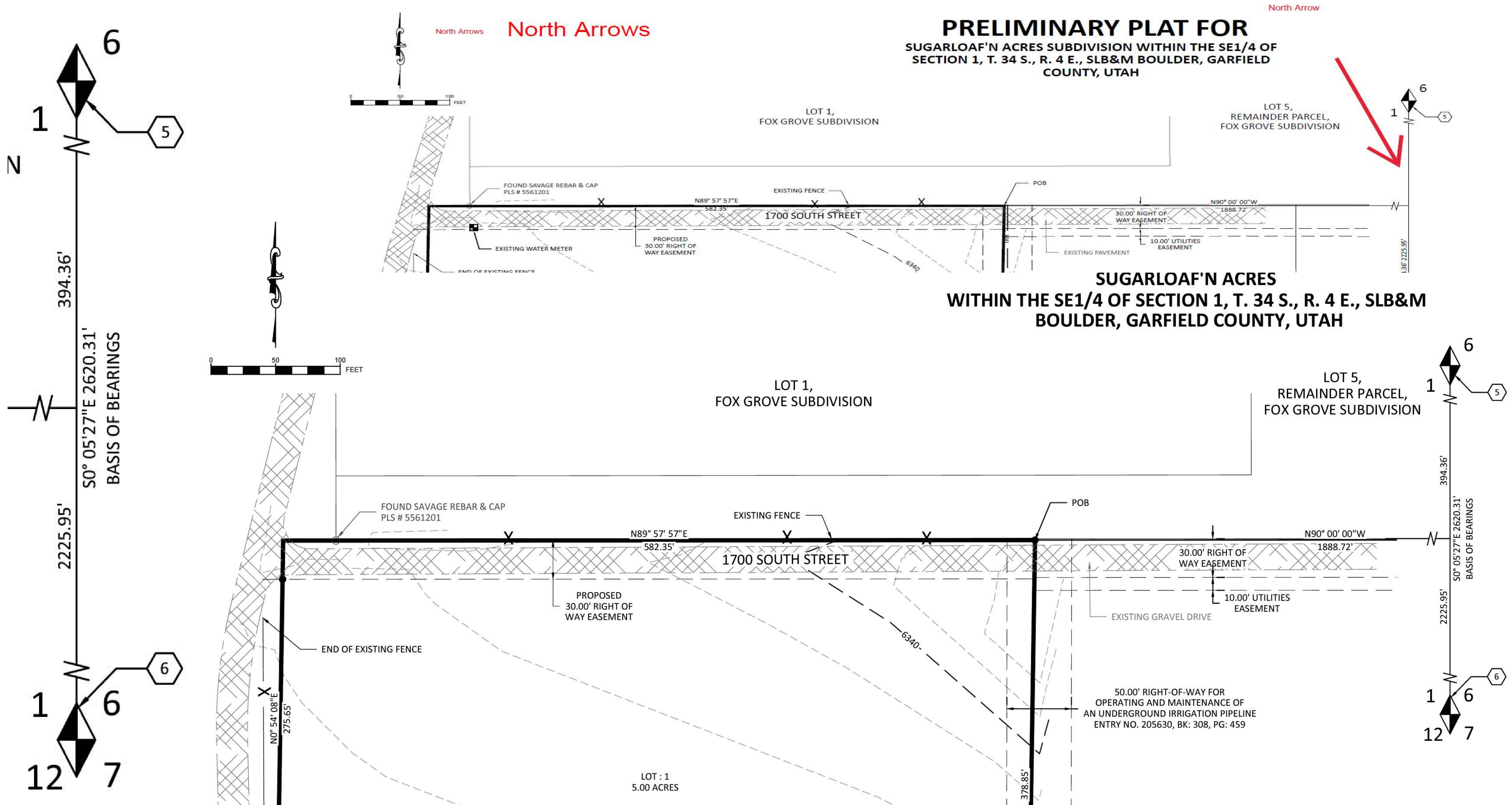
§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

(B) Preliminary subdivision plat.

(1) A preliminary subdivision plat, prepared by a licensed land surveyor, shall be provided. The preliminary subdivision plat shall be prepared in pen and all sheets shall be numbered. A minimum of 12 paper copies shall be presented to the Town Clerk, as part of the preliminary subdivision application. The Planning Commission may request additional copies if required.

(2) The preliminary subdivision plat shall show the following:

(d) North arrow, graphic and written scale, and basis of bearings used;



PRELIMINARY SUBDIVISION APPLICATION

§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

(B) Preliminary subdivision plat.

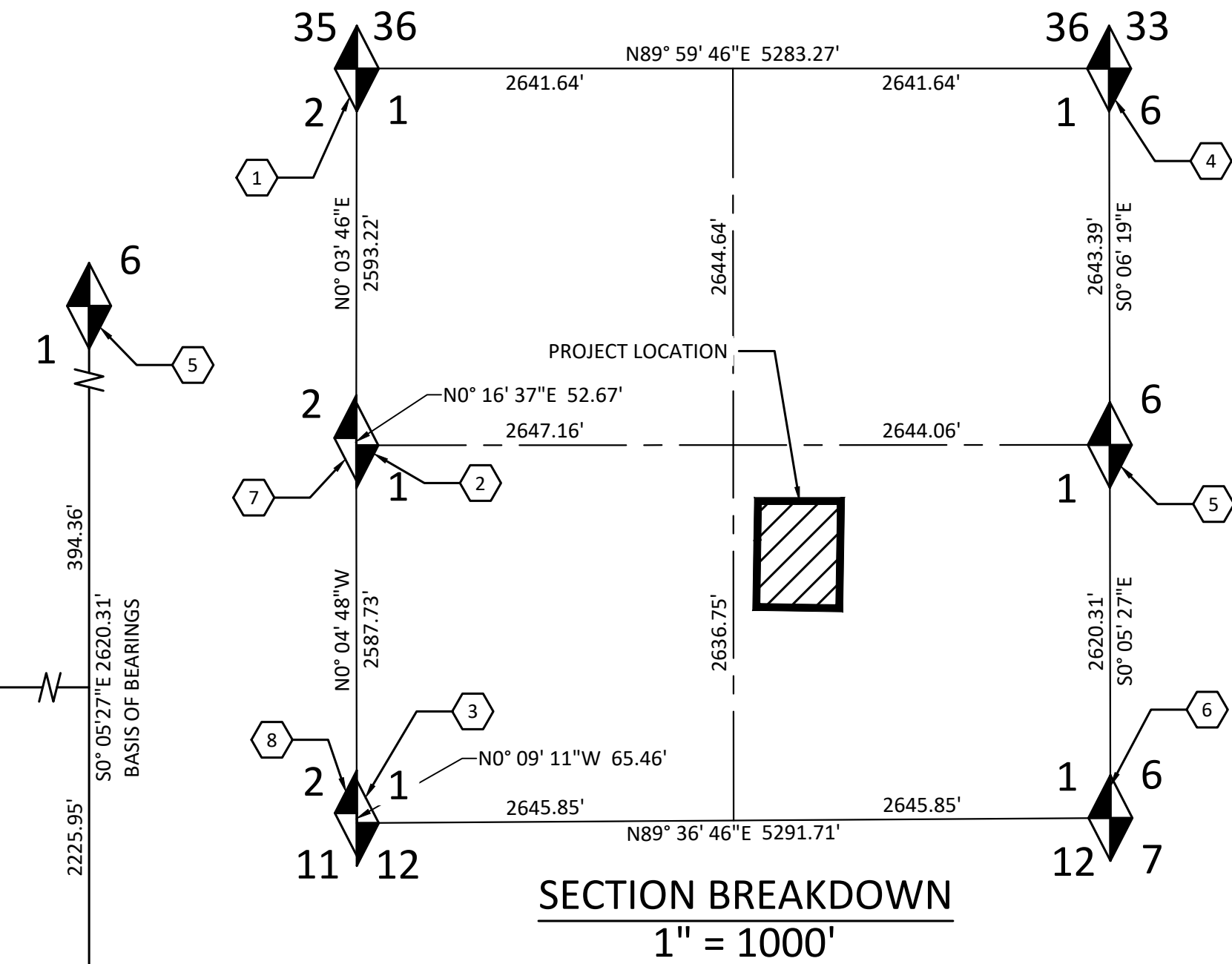
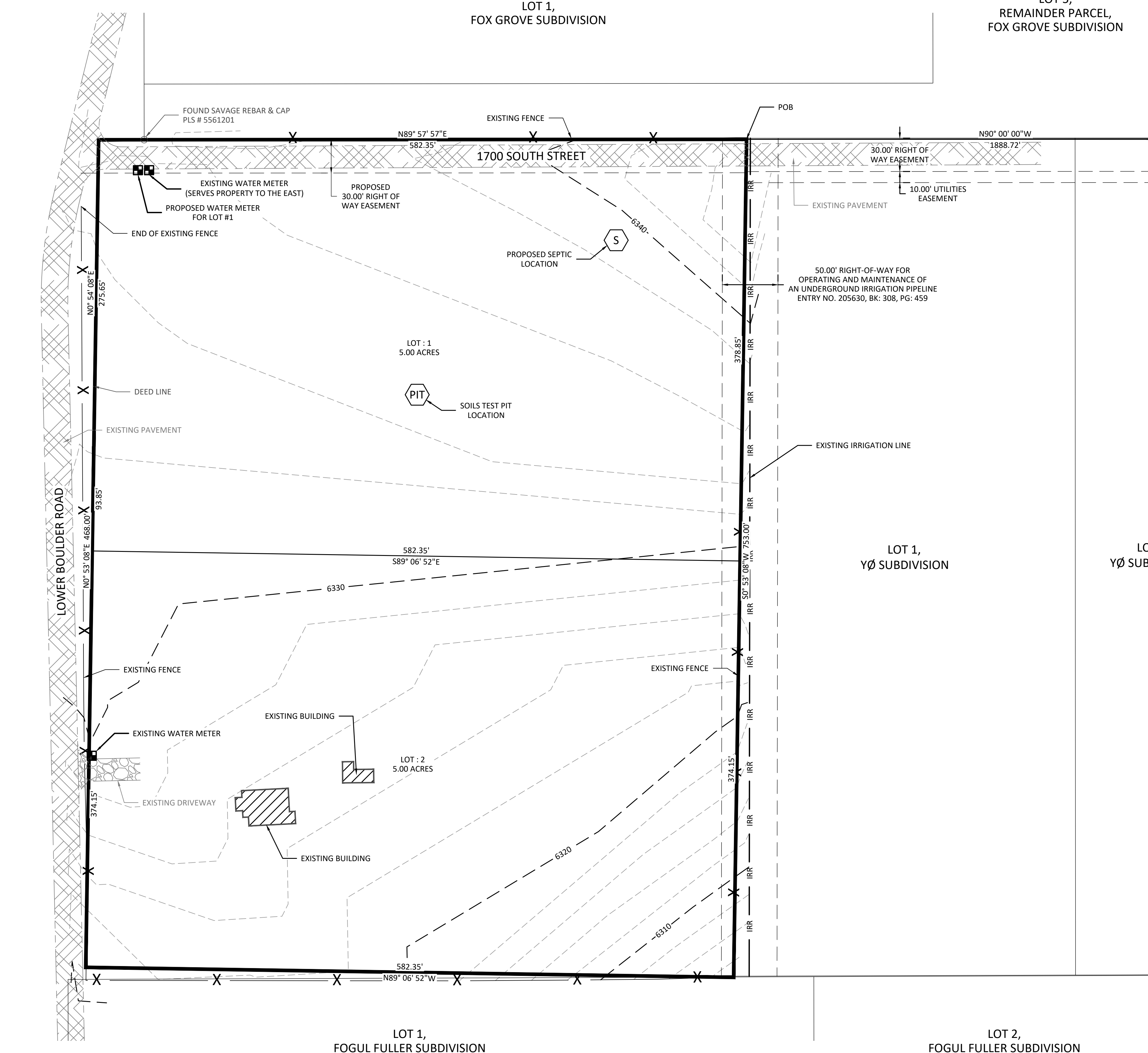
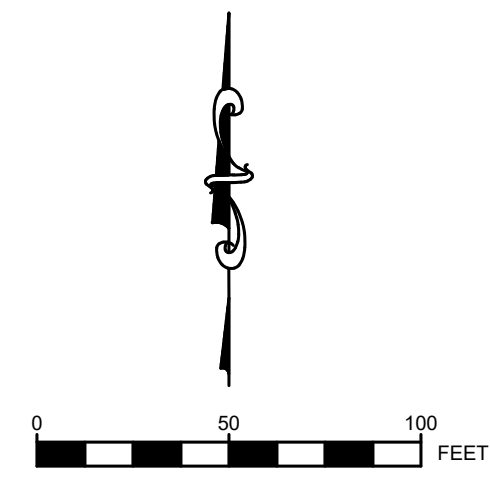
(1) (h) The legal description of the entire subdivision site boundary;

LEGAL DESCRIPTION:

BEGINNING S.0°05'27"E. ALONG THE SECTION LINE 394.36 FEET AND WEST 1888.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 4 EAST, SLB&M; THENCE S.0°53'08"W. ALONG THE WEST LINE OF YØ SUBDIVISION 753.00 FEET, THENCE N.89°06'52"W. 582.35 FEET TO AN EXISTING ROAD, THENCE N.0°53'08"E. ALONG SAID ROAD 468.00 FEET, THENCE N.0°54'08"E. ALONG SAID ROAD 275.65 FEET, THENCE N.89°57'57"E. ALONG THE SOUTH LINE OF FOX GROVE SUBDIVISION 582.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.00 ACRES OF LAND

PRELIMINARY PLAT FOR DONNA OWEN SUBDIVISION WITHIN THE SE1/4 OF SECTION 1, T. 34 S., R. 4 E., SLB&M BOULDER, GARFIELD COUNTY, UTAH



- KEYNOTES:**
1. NW CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND USFS MONUMENT
 2. W1/4 CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND GLO BRASS CAP
 3. SW CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND GLO BRASS CAP
 4. NE CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND USFS BRASS CAP
 5. E1/4 CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND GC ALUMINUM CAP AT ROCK
 6. SE CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND GC ALUMINUM CAP AT ROCK
 7. E1/4 CORNER SECTION 2, T.34S., R.4E., SLB&M NOT FOUND
 8. SE CORNER SECTION 2, T.34S., R.4E., SLB&M NOT FOUND

LEGAL DESCRIPTION:
BEGINNING S.0°05'27"E. ALONG THE SECTION LINE 394.36 FEET AND WEST 1888.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 4 EAST, SLB&M; THENCE S.0°53'08"W. ALONG THE WEST LINE OF YØ SUBDIVISION 753.00 FEET, THENCE N.89°06'52"W. 582.35 FEET TO AN EXISTING ROAD, THENCE N.0°53'08"E. ALONG SAID ROAD 468.00 FEET, THENCE N.0°54'08"E. ALONG SAID ROAD 275.65 FEET, THENCE N.89°57'57"E. ALONG THE SOUTH LINE OF FOX GROVE SUBDIVISION 582.35 FEET TO THE POINT OF BEGINNING.
CONTAINS 10.00 ACRES OF LAND.

OWNER'S INFORMATION
NAME: SUGARLOAF VALLEY FARMS, LLC
ADDRESS: 1499 WEST 120TH AVE
WESTMINSTER, CO 80234

- NOTES:**
1. EACH LOT TO HAVE A SEPTIC SYSTEM.
 2. EACH LOT HAS AN EXISTING WATER METER.
 3. SETBACKS:
 - 3.1. FRONT: 30'
 - 3.2. REAR: 30'
 - 3.3. SIDE: 10'
 4. STORMWATER SYSTEM TO BE DESIGNED IN THE CONSTRUCTION DRAWINGS.

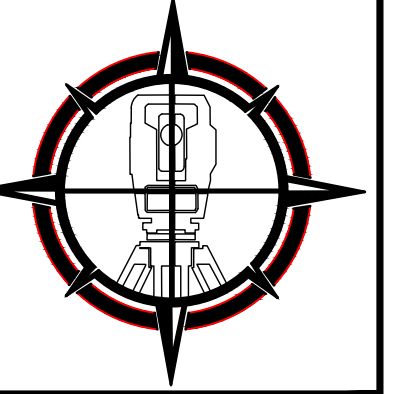
PLANNING COMMISSION APPROVAL
I, _____ CHAIRPERSON OF THE BOULDER TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF DONNA OWEN SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

DATE _____ CHAIRMAN _____

CERTIFICATE OF ACCEPTANCE
I, JUDY DRAIN, MAYOR OF BOULDER TOWN, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF DONNA OWEN SUBDIVISION HAS BEEN APPROVED BY THE TOWN COUNCIL ON THIS DAY OF _____, 2024

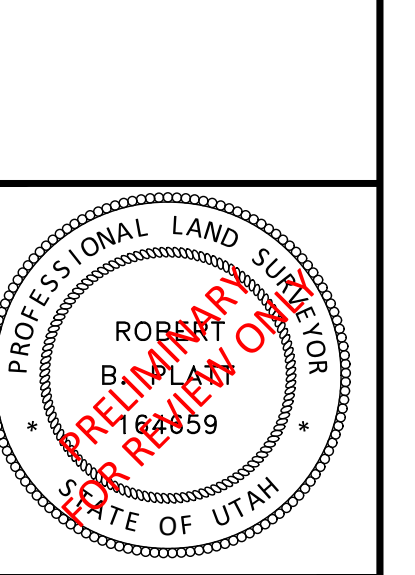
DATE _____ MAYOR _____

PLATT & PLATT, INC
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E. CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL: PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

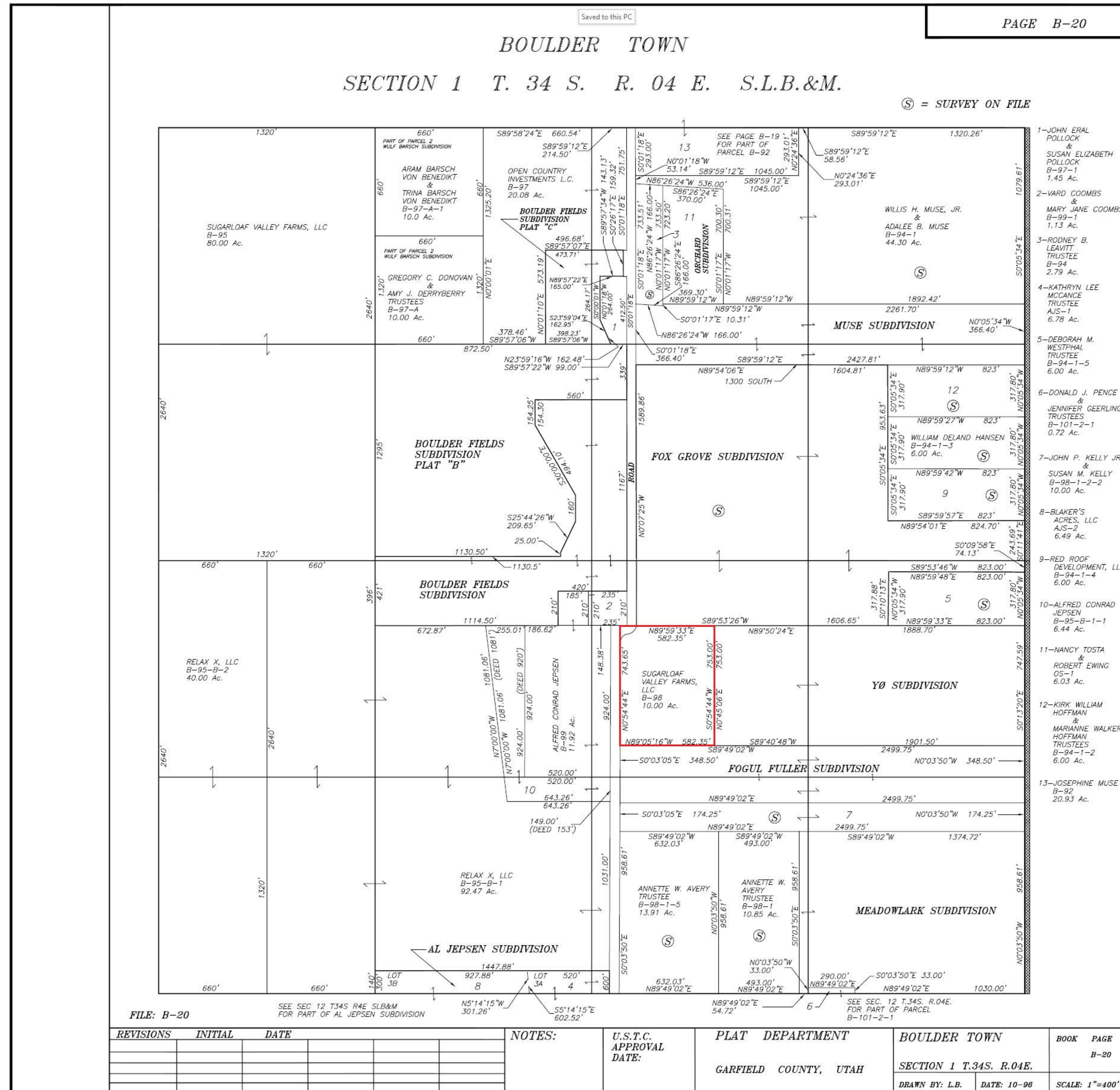
**PRELIMINARY PLAT FOR
DONNA OWEN SUBDIVISION
WITHIN THE SE1/4 OF SECTION 1, T. 34 S., R. 4 E., SLB&M
BOULDER, GARFIELD COUNTY, UTAH**



DRAWN BY: H.K. HULET
CHECKED BY: R.B. PLATT
DATE: Jan 24, 2024
SCALE: 1" = 50'

FILE: P:\Platt\Deer Ranch\Minor Lot 2024\Minor Lot Sub 12292023.dwg

Vicinity Map: Page B-20 Section 1 T. 34 S. 04 E. S.L.B.&M.



Vicinity Map: 1795 S Lower Boulder Rd. Boulder UT 84716



F: Property Owner's Addresses Within 300 Feet

Property Owners

1. Coombs, Vard
 - a. Parcel:
02-005-0247
 - b. Address:
PO BOX 1427,
Boulder UT 84716
2. FFFox Grove, LLC
 - a. Parcel:
02-0026-0005
 - b. Address:
PO BOX 1478
Boulder UT, 84716
3. Jepsen Alfred Conrad
 - a. Parcel:
02-0005-0099
 - b. Address:
PO BOX 1416
Boulder, UT 84716
4. Watts, Keith F.
 - a. Parcel:
02-0087-0001
 - b. Address:
PO BOX 1426
Boulder UT 84716
5. Fogel, Anson
 - a. Parcel:
02-0005-0242
 - b. Address:
1200, 800
Salt Lake City UT
84105



COOMBS, VARD
Parcel: 02-0005-0247 (200050247)
PO BOX 1427, BOULDER,
UT, 847161427

FFFox Grove, LLC
Fox Grove, LLC
Parcel: 02-0026-0005 (200260005)
PO BOX 1478, BOULDER, UT, 847161478

JEPSEN, ALFRED
CONRAD
Parcel: 02-0005-0099 (200050099)
PO BOX 1416,
BOULDER, UT,
847161416

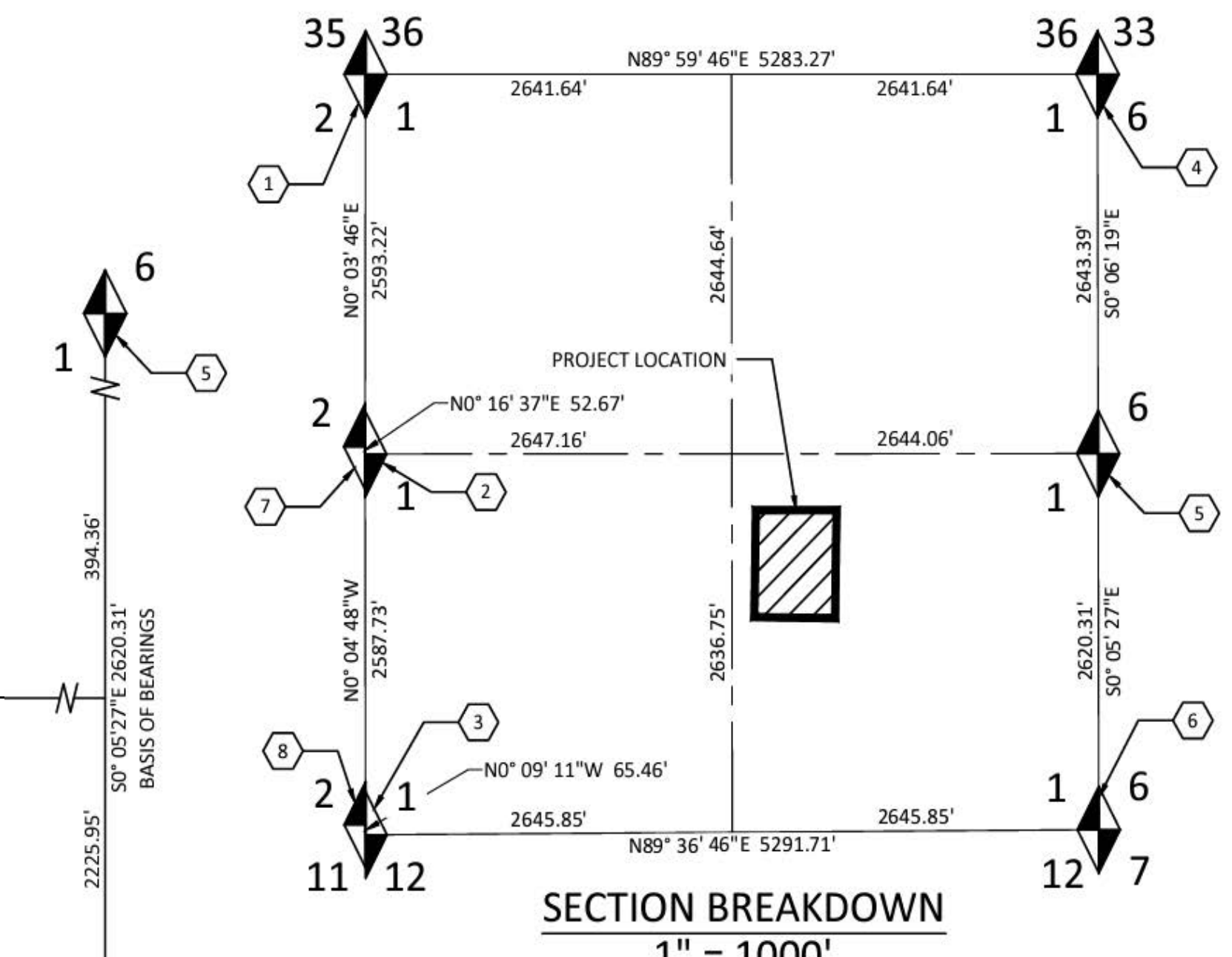
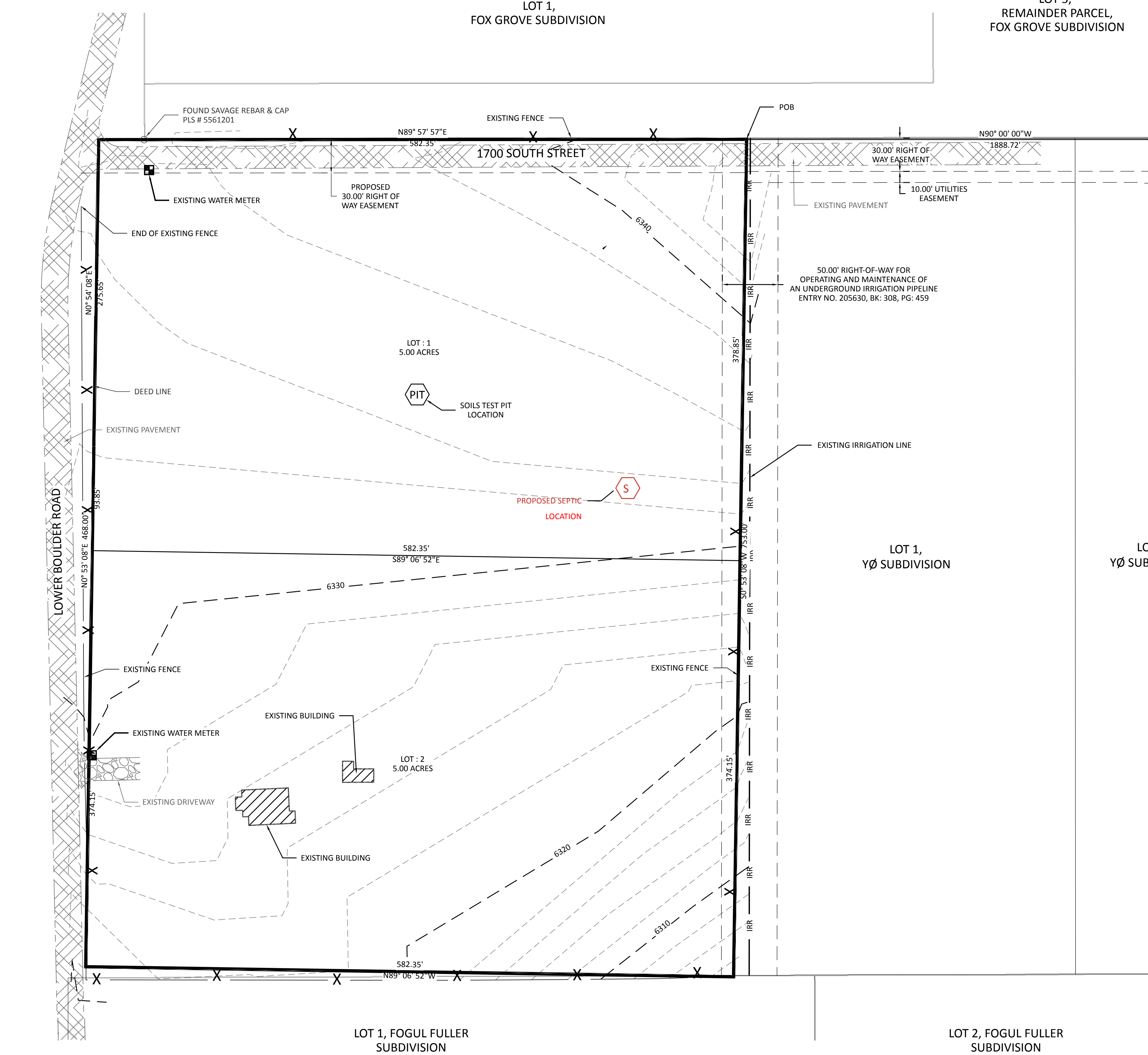
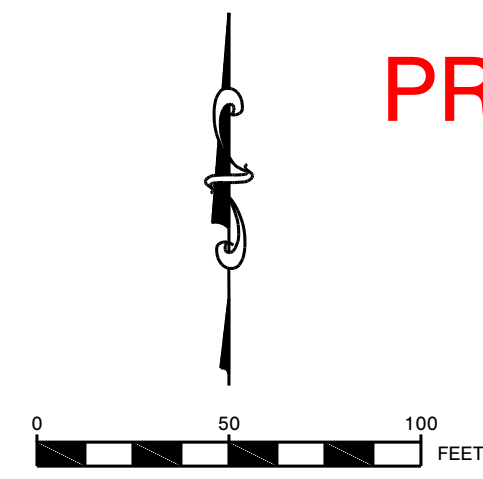
Keith F Watts
Parcel: 02-0087-0001 (200870001)
PO BOX 1426, BOULDER, UT,
847161426

SUGARLOAF
VALLEY
FARMS
LLC

FOGEL, ANSON
Parcel: 02-0005-0242 (200050242)
1200, 800, SALT LAKE CITY, UT, 841051208

PROPOSED SEPTIC LOCATION

PRELIMINARY PLAT FOR SUGARLOAF'N ACRES SUBDIVISION WITHIN THE SE1/4 OF SECTION 1, T. 34 S., R. 4 E., SLB&M BOULDER, GARFIELD COUNTY, UTAH



- KEYNOTES:**
- NW CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND USFS MONUMENT
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 - NE CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND USFS BRASS CAP
 - E1/4 CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND GC ALUMINUM CAP AT ROCK
 - SE CORNER SECTION 1, T.34S., R.4E., SLB&M FOUND GC ALUMINUM CAP AT ROCK
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LEGAL DESCRIPTION:
 BEGINNING S.0°05'27"E. ALONG THE SECTION LINE 394.36 FEET AND WEST 1888.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 4 EAST, SLB&M; THENCE S.0°53'08"W. ALONG THE WEST LINE OF YØ SUBDIVISION 753.00 FEET, THENCE N.89°06'52"W. 582.35 FEET TO AN EXISTING ROAD, THENCE N.0°53'08"E. ALONG SAID ROAD 468.00 FEET, THENCE N.0°54'08"E. ALONG SAID ROAD 275.65 FEET, THENCE N.89°57'57"E. ALONG THE SOUTH LINE OF FOX GROVE SUBDIVISION 582.35 FEET TO THE POINT OF BEGINNING.
 CONTAINS 10.00 ACRES OF LAND.

OWNER'S INFORMATION
 NAME: SUGARLOAF VALLEY FARMS, LLC
 ADDRESS: 1499 WEST 120TH AVE WESTMINSTER, CO 80234

- NOTES:**
- EACH LOT TO HAVE A SEPTIC SYSTEM.
 - EACH LOT HAS AN EXISTING WATER METER.
 - SETBACKS:
 - FRONT: 30'
 - REAR: 30'
 - SIDE: 10'
 - STORMWATER SYSTEM TO BE DESIGNED IN THE CONSTRUCTION DRAWINGS.

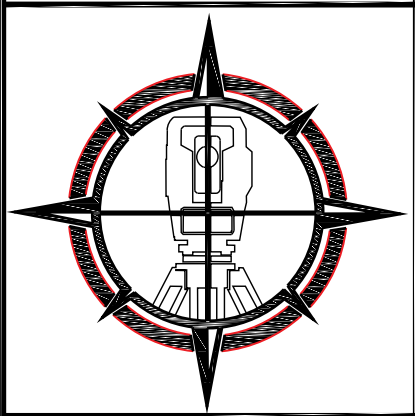
PLANNING COMMISSION APPROVAL
 I, _____ CHAIRPERSON OF THE BOULDER TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF DONNA OWEN SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

DATE _____ CHAIRMAN _____

CERTIFICATE OF ACCEPTANCE
 I, JUDY DRAIN, MAYOR OF BOULDER TOWN, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF DONNA OWEN SUBDIVISION HAS BEEN APPROVED BY THE TOWN COUNCIL ON THIS DAY OF _____, 2024.

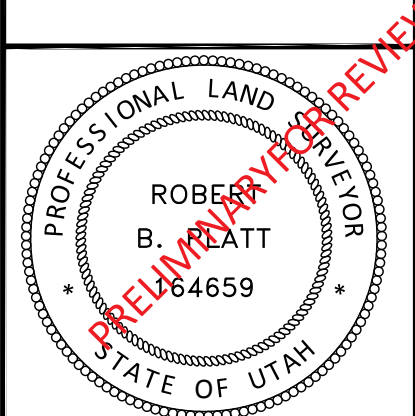
DATE _____ MAYOR _____

PLATT & PLATT, INC
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 195 N. 100 E. CEDAR CITY, UT 84720
 TEL: (435) 586-6151
 FAX: (435) 586-8567
 EMAIL: PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

PRELIMINARY PLAT FOR SUGARLOAF'N ACRES SUBDIVISION WITHIN THE SE1/4 OF SECTION 1, T. 34 S., R. 4 E., SLB&M BOULDER, GARFIELD COUNTY, UTAH



DRAWN BY: H.K. HULET CHECKED BY: R.B. PLATT
 DATE: Jan 18, 2024
 SCALE: 1" = 50'

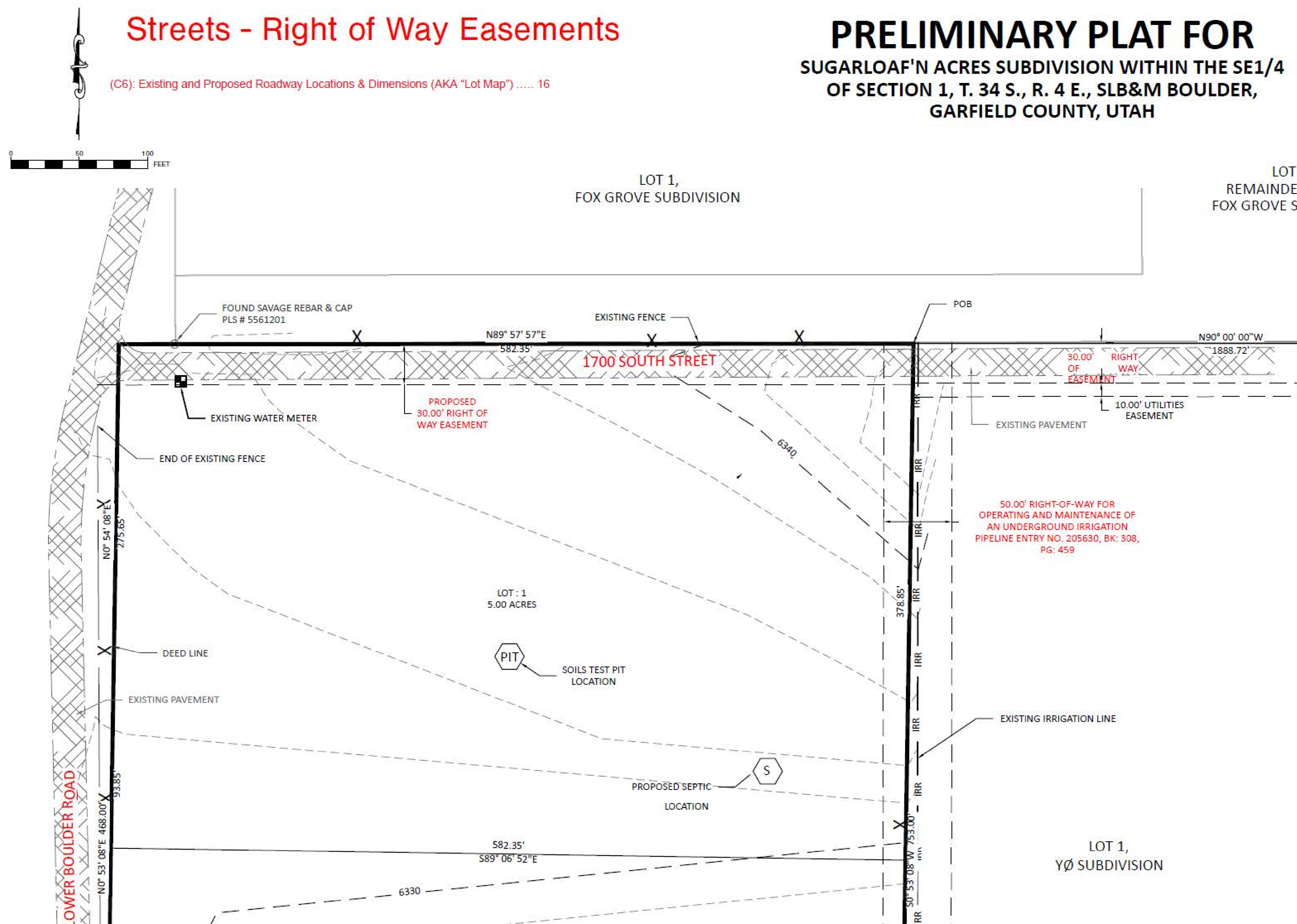
FILE: P:\Matt\Deer Ranch\Minor Lot 2024\Minor Lot Sub 12292023.dwg

PRELIMINARY SUBDIVISION APPLICATION: 152.041(C)(6)

§ 152.041 REQUIREMENTS FOR PRELIMINARY SUBDIVISION APPLICATIONS.

All preliminary subdivision applications filed with the town are required to provide the following information. The applicant may be required to provide other information required by the Planning Commission or Town Council necessary to evaluate the merits of the proposed subdivision.

- (C) Required subdivision site information. On separate sheets, at the same scale as the preliminary subdivision plat information, the following subdivision site information is required:
 - (6) All existing and proposed roadway locations and dimensions, with cross sections of all new roads, proposed to be dedicated to the town, showing the grades of all proposed streets and roads and all proposed cuts and fills



Fire Hydrants on S Lower Boulder Road by 1795 S

Ordinance

c. Fire Protection and Suppression Requirements. The Boulder Town Fire Authority shall review and make necessary recommendations, as determined necessary by the Fire Authority for necessary fire protection and suppression services for the subject property. It shall be the responsibility of the applicant to provide information and materials as required by the Boulder Town Fire Authority, necessary to review and make recommendations for the fire protection and suppression facilities and services.

Fire Hydrant Locations

1. North of 1700 S Lower Boulder Road.
2. South of 1700 S Lower Boulder Road.





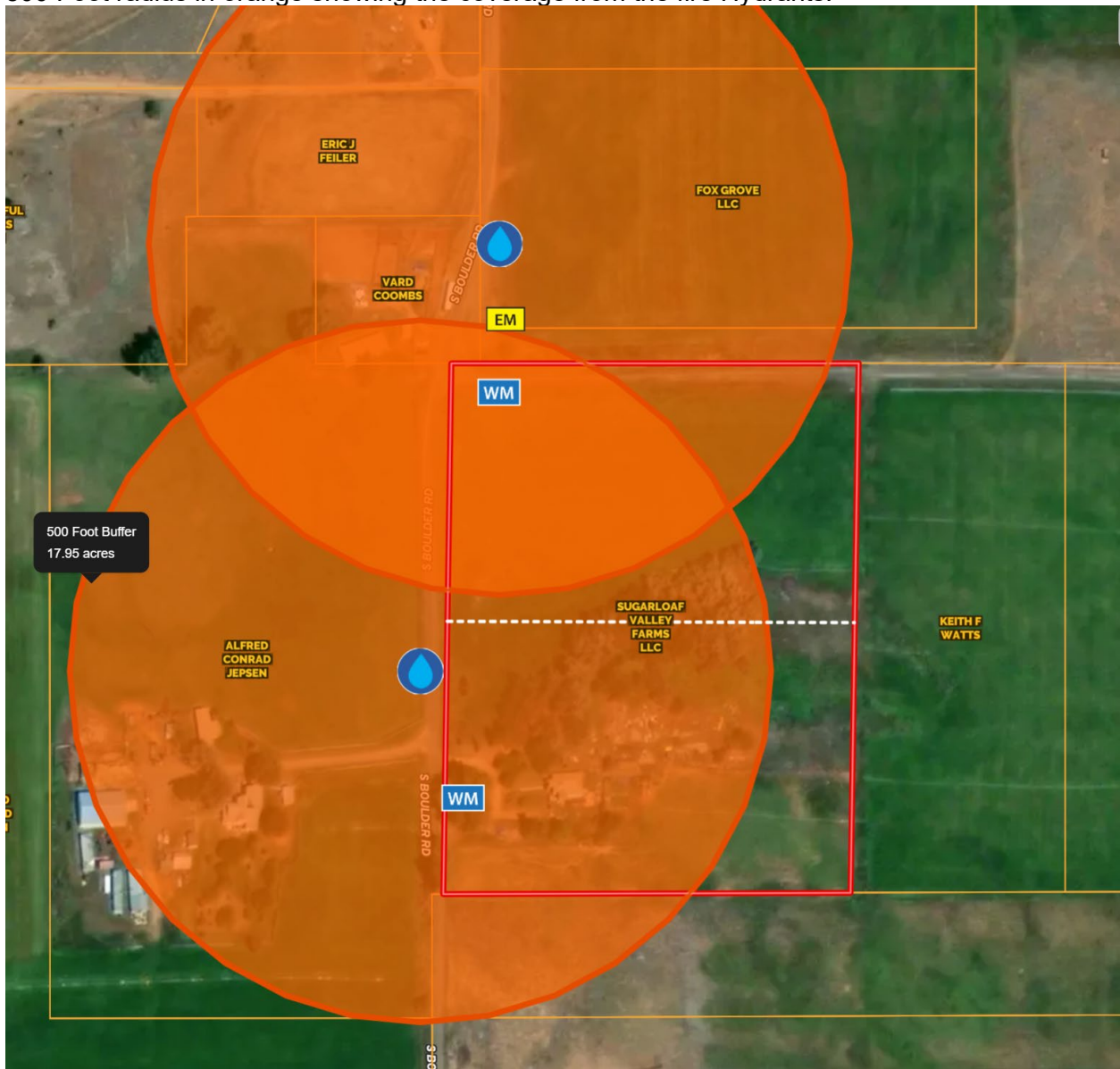
**North of 1700 S Lower Boulder Road.
37.876958, -111.414013**

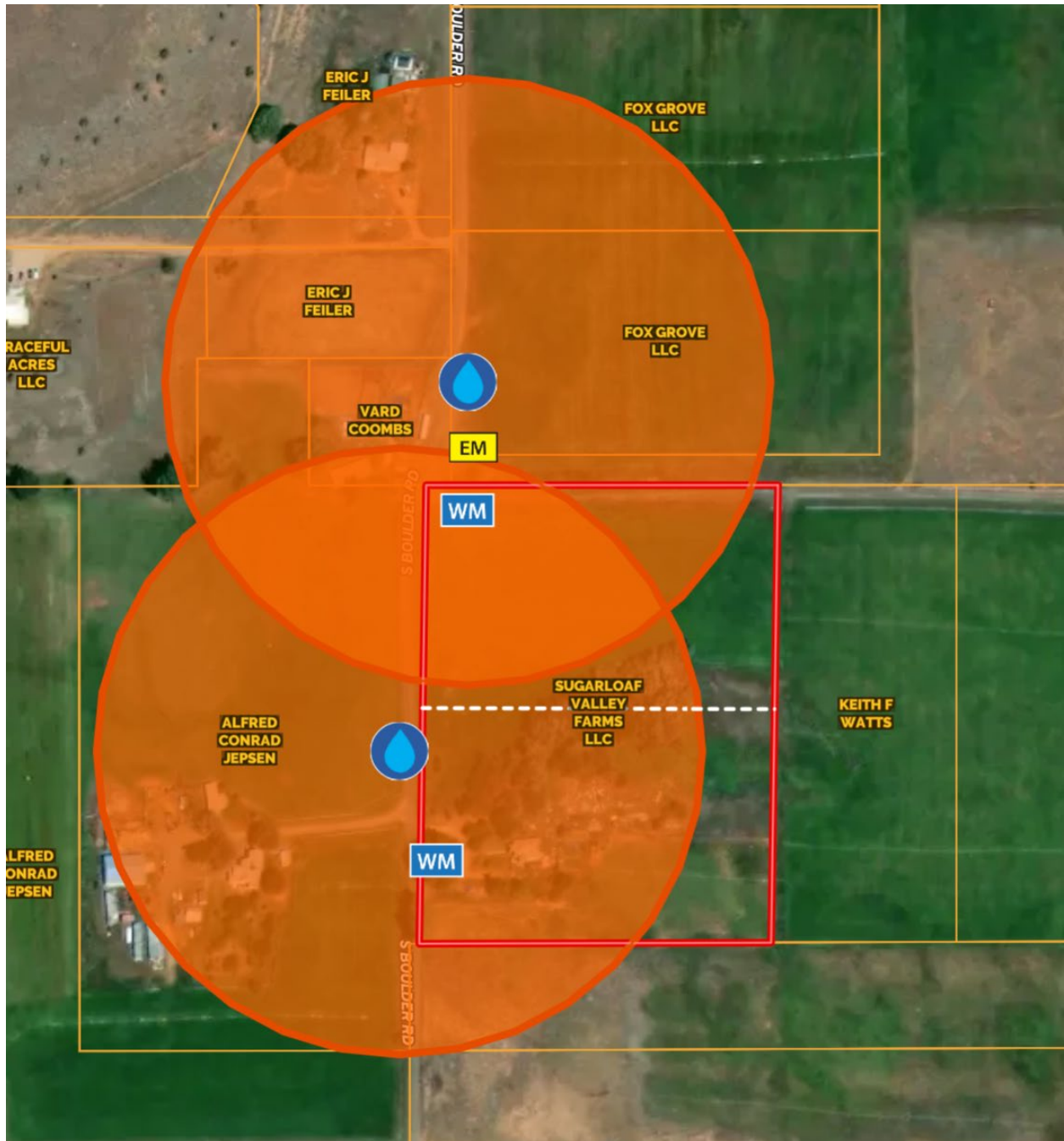


**South of 1700 S Lower Boulder Road.
37.878604, -111.413620**



500 Foot radius in orange showing the coverage from the fire Hydrants.







Shawn Owen <shawn@owenent.com>

1795 S Lower Boulder Rd Preliminary Subdivision Application Fire Authority Approval

Pete Benson <pabenson@gmail.com>

Mon, Jan 29, 2024 at 11:07 AM

To: Shawn Owen <shawn@owenent.com>, za@boulder.utah.gov

To Boulder Town Zoning Admiistrator and Shawn Owen

I have reviewed the subdivision application and supporting documents attached to this email and it fulfills the requirements for fire flows and hydrants and for fire apparatus access to the newly created lots.

According to updated ordinance 152.041 (<https://boulder.utah.gov/wp-content/uploads/2023/07/Ordinance-2022-4-Regulating-Fire-Protection-in-Subdivisions.pdf>)

(a) All new subdivision lots shall be within 600 feet of a fire hydrant connected to a water supply meeting applicable fire code requirements.

...

This application meets this requirement with the hydrants located at about 1695 South Lower Boulder Road and at about [1780 South Lower Boulder Road](#).

There is good access for fire apparatus because all the created lots abut Lower Boulder Road.

The only recommendation I would have is that the hydrants mentioned be included on the plat drawings.

Thank you

Peter Benson

Fire Authority, Boulder Town, Utah

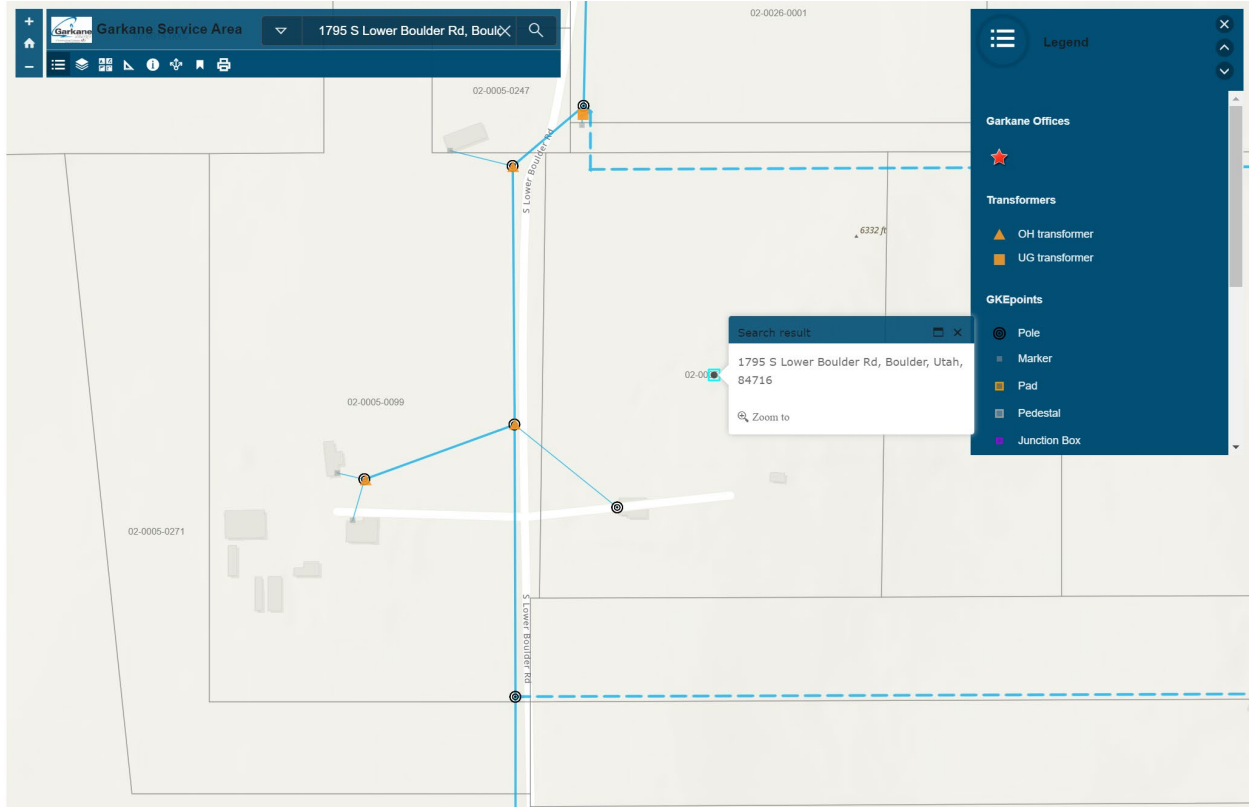
On Mon, Jan 22, 2024 at 10:16 AM Shawn Owen <shawn@owenent.com> wrote:

[Quoted text hidden]

 **Preliminary Subdivision Application Plat 01182024.pdf**
9595K



(C5-B) Existing Power Lines with Source Connections per Garkane



Footnote:

<https://garkaneenergy.com/garkane-service-area-map>

OUTAGES: 800-747-5403 | CONTACT: 800-747-5403


[Contact Us](#) </contact-us> [Report an Outage](#) </report-outage>

[Pay Your Electric Bill](https://garkaneenergy.smarthub.coop/login.html#login:) <https://garkaneenergy.smarthub.coop/login.html#login:> [Pay your Propane Bill](https://myfuelaccount.com/garkane) <https://myfuelaccount.com/garkane>


For any questions regarding New Construction, Subdivision, or RV park development requirements,

Please call Taleana Virostko at **435-414-9610** or email her at fsr@garkane.com

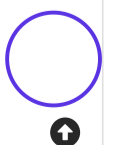
Construction Application Process

NOTICE: Due to ongoing manufacturing delays and scarcity of construction materials, the completion of new construction projects may be delayed. Delays on 3-phase transformers are expected to be anywhere from 24-36 months, and we are also expecting similar delays on single-phase transformers anywhere from 6-36 months.


Process to set up power to your property

- **1.** The first step in getting power hooked up to your new construction facility with Garkane is to fill out and sign a "New Construction Application"
- **2.** Provide a simple site plan, plat map with dimensions, property line, and service location. email fsr@garkane.com (click here </sites/default/files/images/site%20plan2020.png> for a site plan example)
- **3.** Small Commercial or Irrigation accounts must provide an electric load calculation by an electrical engineer.
- **4.** Submit a \$390 engineering deposit. Call 435-414-9610 to pay by credit card or visit any office. The engineering fee will go towards expenses such as those incurred as part of the design process, and will be applied towards the final cost of the job. The application for new service will place the applicant's request for service into the New Construction Schedule and will also be used to establish a billing account for the new service.
- **5.** Guide, Workflow, & Timeline for new construction process - Click Here </sites/default/files/files/new%20construction/garkanes%20guide%2c%20workflow%2c%20timeline%20aug%202014.pdf>

Handbook & Guidelines



Feasibility: Garkane energy - Will Serve 1795 S



Kanab Office www.garkane.com

1-30-24

JOSHUA OWEN
1499 WEST 120TH AVE.
STE 110
WESTMINISTER CO. 80234
303-587-9289

To Whom It May Concern:

Greetings,

Garkane Energy is fully equipped to meet all the electricity needs for your residence/business located at parcel 02-0005-0098 in Boulder, Utah. All electrical installations will adhere strictly to NESC standards and Garkane Energy's policies, found at www.garkaneenergy.com.

System limitations in this area could restrict available capacity without significant upgrades. System capacity in this area will highly depend on the specific details of future improvements and will not be determined until an application for service is submitted.

This Will Serve Notice is provided contingent on the project applicant complying with Garkane's Terms of Service, State of Utah Line Extension Policy, and other duly approved Garkane Board Policies in force at the time of application for service and project construction.

Should you have any questions, please let us know.

Sincerely,

GARKANE ENERGY

Kade Pollock
Hatch Area, Staking Technician

1802 South 175 East • Kanab, Utah 84741 • Phone (435) 644-5026 • Fax (435) 644-8120

- Click here </sites/default/files/files/new%20construcion/new%20urd%20conduit%20specs%202023%20may%209.pdf> - NEW conduit specs 2023, please review before starting your trenching
- Click here </sites/default/files/files/new%20construcion/construction%20handbook_8_23.pdf> to download

(A New Construction Handbook is also available for pickup in any Garkane office)

Application Forms



CONTACT INFO

Garkane Energy Cooperative, Inc.

120 W 300 S, Loa, UT, United States,
84747

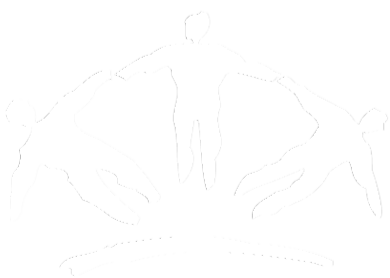
OUTAGES: 800-747-5403
CONTACT: 800-747-5403

TRANSLATE

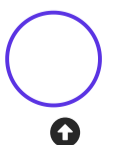
Select Language

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Powered by Co-op Web Builder <https://www.coopwebbuilder3.com>



Touchstone Energy® Cooperatives
The power of human connections®



SUBDIVISION DEVELOPMENT APPLICATION



Residential Subdivision Electric Service Requirements

We want to provide developers and their contractors with the information they need to plan and receive electric service for their development. We want to work with you and assist you, so that this process works smoothly. Our process to provide you with electricity is governed by several policies that are approved and monitored by Garkane Energy's Board of Directors.

Just as you must work with construction plans for the development of your Subdivision, we must develop plans for the power lines that will supply electricity to your Subdivision. Electric service to Subdivisions can be very complex with many variables. To begin your request for electrical service please provide the following.

1. **Residential Subdivision Development Application**
2. **Preliminary Plans In AutoCad or KMZ Format To Be Used In Design Of Subdivision**
3. **\$390 Nonrefundable Engineering Deposit for Budgetary Estimate**
Budgetary Estimate Given (Provided by Garkane)
4. **If proceeding with construction, 10% of budgetary estimate needs to be paid.**
5. **Complete Set Of Project Plans & Electronic File of Final Subdivision Plat**
 Approved by and filed with the county, city or any other entity having jurisdiction, showing the location of lots, streets, alleys, existing buildings, existing utilities, and any other underground installations or obstructions. Submitting an electronic version of the development to be used to post the development to Garkane's mapping system and for use in laying out the electric back bone for the development. All versions of the plat should be in AutoCad (.dwg) format. Complete set of Project Plans should be in PDF format.
6. **Final Estimate Given (Provided by Garkane)**
7. **Permanent Right-Of-Way Easements** that are compatible with Garkane's policies for design, installation, operation, and maintenance of the system including the necessary access to and from the development. Garkane requires front lot line easements for underground electric facilities. It is also the responsibility of the developer to make sure the trenches for the primary wire are in the easement.

Once our System Design Department has received the required documents they may request a predesign meeting to be held before putting a cost estimate together.

Garkane's System Designer will email the cost estimate to the applicant at the email listed on the application. Payment in full is the signal to schedule and construct the facilities to serve you. You can mail payment to Garkane Energy, 1802 So. Hwy 89a, Kanab Ut, 84741 (please reference your work order on your check when mailing in payment).

Please refer to Garkane's New Construction Handbook on our website at www.garkaneenergy.com to see up-to-date specification and requirements for trenching and grade, as well as the electrical safety code clearance on overhead lines. The Developers will provide permanent final grade and property corner pins prior to the installation of underground facilities.

To ensure that Garkane meets your schedule, please keep Garkane informed of the status of your Subdivision and any changes that may arise. All construction activities must follow the agreements reached in the predesign meeting. It is very expensive to relocate facilities after construction. The Developer will pay this expense, if the relocation results from your requested changes or lack of compliance with the design.

SUBDIVISION DEVELOPMENT APPLICATION

Sugarloaf'n Acres

Final Subdivision Application



Subdivision Name 1795 S Lower Boulder Rd

WO# _____

Applicant Name: Sugarloaf Valley Farms, LLC

Mailing Address 1499 W 120th Ave Suite 110

City Westminster State CO Zip 80234

Phone Number 720-346-3679

Email Address shawn@owenent.com

Contractor Name: _____

Phone Number _____

Email Address _____

Developer Name: _____

(If different than applicant)

Phone Number _____

Email Address _____

Service Address 1700 S Lower Boulder Rd

Lot or Parcel # Lot 1

City Boulder State UT Zip 84716

Engineering Firm: Plat & Plat

Contact Name Michael Plat

Phone Number 435-586-6151

Email Address platt@infowest.com

Preliminary Plans submitted? (required to process application) Yes No

Engineering Deposit paid? Yes No

Will the electrical lines cross land owned by others? Yes No

Definition of a Developer

A person or an entity who develops a piece of property into more than two lots, duly approved by the governing body of the city, county, or state; with the intent being the sale of said lots for profit.


Responsibilities of the Developer

The developer shall, in advance, provide to Garkane an accurate plat map of the subdivision, duly approved by and filed with the county, city or any other entity having jurisdiction, showing the location of lots, streets, alleys, existing buildings, existing utilities, and any other underground installations or obstructions. The Developer will provide and identify permanent right-of-way easements that are compatible with Garkane's policies for design, installation, operation, and maintenance of the system including the necessary access to and from the development. Garkane requires front lot line easements for underground electric facilities. The Developer will provide Garkane with all pertinent load data to be used in design. It is also the responsibility of the developer to make sure the trenches for the primary wire are in the easements. The Developer will provide permanent final grade and property corner pins prior to the installation of underground facilities.

Process for submitting electronic plats for subdivisions

The Garkane System Design Department and Geographic Information Systems require all developers to submit to Garkane the latest and most updated (preliminary) electronic version of their development before a Garkane System Designer can meet with persons involved in planning the backbone for that development. This information will be used to post the development to Garkane's mapping system and for use in laying out the electric backbone for that development.

The developer can upload the document on a USB memory stick (jump or thumb drive) and bring it to Garkane, or email it to: fsr@garkane.com


Signature of Applicant

2024-01-22

Date
Page 31

ACCOUNT APPLICATION FOR SERVICE & MEMBERSHIP



Account Information

Sugarloaf Valley Farms, LLC

Applicant Name

83-0759456

SS# or Tax ID#

Date

Date of Birth

Spouse or Co-Applicant

1795 S. Lower Boulder Rd Boulder Utah 84716

Mailing / Billing Address City State Zip

1795 S. Lower Boulder Rd Boulder, Utah 84716

Service Address City State Zip

720-346-3679

Cell Phone (preferred contact #)

shawn@owenent.com

Email

Loa Business Office
120 West 300 South
P O Box 465
Loa, Utah 84747
(435)836-2795
Fax:(435) 836-2497

Hatch Business Office
468 N. HWY 89
Hatch, UT 84735
(435) 735-4288
Fax: (435) 735-4312

Kanab Business Office
1802 S. HWY 89A
Kanab, UT 84741
(435) 644-5026
Fax: (435) 644-8120

Will you need Propane service at this location? Yes No

Visit:
www.garkaneenergy/content/propane
to fill out an application

Is anyone in your household on a Life Support System? Yes No

3rd Party Notification? Yes No
Name Phone #

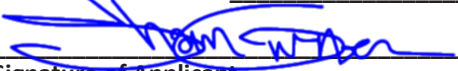
Type of Service Needed: Residential Commercial Irrigation Security Light

The undersigned (hereinafter called "Applicant") hereby applies for membership in and agrees to purchase electric energy from Garkane Energy Cooperative, Inc. (hereinafter called the "Cooperative") upon the following terms and conditions:

1. Applicant will comply with and be bound by the provisions of the Articles of Incorporation and Bylaws of the Cooperative, and such rules and regulations as may from time to time be adopted by the Cooperative.
2. Applicant assumes no personal liability or responsibility for any debts or liabilities of the Cooperative, and it is expressly understood that under the law his/her private property is exempt from execution for any such debts or liabilities.
3. Applicant understands and agrees that he will not become a Member of the Cooperative unless and until this application is expressly accepted by the Board of Directors.
4. Applicant agrees to make all payments to the Cooperative at one of its Business Offices or at such other location as designated by the Cooperative. If legal suit is commenced to collect amounts due the Cooperative, Applicant agrees and acknowledges that such action may be filed, at the option of the Cooperative, in any county in which services were received by Applicant with all costs incurred in collecting the same including court costs and attorney fees to be paid by Applicant.
5. Consistent with the Cooperative's Bylaws, Applicant, as property owner, hereby grants to the Cooperative rights- of-way to place, construct, operate, maintain and replace power lines and equipment associated with the provision of electricity and to cut and trim trees and shrubbery to keep them clear of power lines, consistent with prudent utility practice, including the excavation, replacement, and repair of underground facilities.
6. Applicant hereby grants the Cooperative authority to communicate timely information about service interruptions, outage restoration efforts, and other account notices through text by phone, email, and other communication channels.
7. There is a \$50 account setup fee, which will be billed on your first statement.
8. A security deposit will be required in the amount of \$170, or an estimate of three months service, whichever is greater for a residential service.
9. When a portion of a dwelling is used regularly for business, professional or gainful purposes, the premises will be classified non-residential and the appropriate schedule applied.
10. Members must receive approval from Garkane before beginning construction of a utility connected generation system. Failure to do so will result in immediate disconnection for safety reason and will incur a \$300 call out fee.

Date Service Needed: March, 31st, 2024

Name of Last Account Holder: Shawn Owen


Signature of Applicant

Co-Applicant Signature



Operation Roundup is a unique voluntary program designed to provide financial assistance to worthwhile projects and charities in our communities. The Co-op will roundup your electric bill to the next dollar and donate the proceeds. For example, if your bill is \$123.75, it would be rounded up to \$124 and the \$0.25 would be donated to local community projects. Yes, please sign me up

Send Tax Notice to:
Sugarloaf Valley Farms, LLC
2405 Lower Boulder Road
Boulder, UT 84716

Ent 276888 Bk 531 Pg 014
Date: 05-DEC-2019 2:46:55PM
Fee: \$40.00 Cash Filed By: CT
LES BARKER, Recorder
GARFIELD COUNTY CORPORATION
Space above this line for recorder's use

Warranty Deed

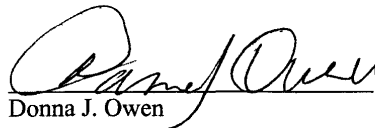
DONNA J. OWEN, Grantor, of Garfield County, State of Utah, hereby CONVEYS AND WARRANTS to **SUGARLOAF VALLEY FARMS, LLC**, A Utah limited liability company, **Grantee** of Garfield County, State of Utah, for the sum of TEN DOLLARS and OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Garfield County, State of Utah:

Beginning at a point S 2°54'41" E 3325.00 feet from the N ¼ Corner of Section 1, Township 34 South, Range 4 East, Salt Lake Base & Meridian, said point being on the East side of an existing road; and running thence N 0°55'44" E along said road 275.65 feet; thence N 89°59'33" E 582.35 feet; thence S 0°54'44" W 753.00 feet; thence N 89°05'16" W 582.35 feet; thence N 0°54'44" E along said road 468.00 feet to the point of beginning. Contains 10.00 acres M/L.

TAX ID No. 02-0005-0098; Serial #B-98

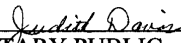
Subject to easements, covenants, restrictions, rights of way, and reservations appearing of record and taxes for the year 2019 and thereafter.

Witness the hand of said Grantor this 5th day of December 2019.

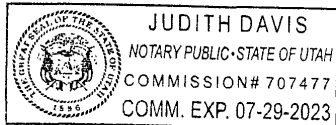

Donna J. Owen

STATE OF UTAH)
 : ss
COUNTY OF Garfield)

On the 5th day of December 2019, personally appeared before me Donna J. Owen, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC

SEAL:



Ent 276888 Bk 0531 Pg 0814

Sugarloaf'n Acres Final Subdivision Application
GARFIELD COUNTY CORPORATION
Tax Roll Master Record

June 20, 2023

9:20:32AM

Parcel: 02-0005-0098	Serial #:B-98	Entry: 276888
Name: SUGARLOAF VALLEY FARMS LLC		
c/o Name:		
Address 1: 1499 W 120TH AVE		
Address 2: SUITE 110		
City State Zip: WESTMINSTER CO 80234-0000		Property Address
Mortgage Co:		LOWER BOULDER ROAD S 1795
Status: Active		BOULDER 84716-0000
Year: 2023	District: 002 BOULDER DISTRICT	Acres: 10.00
		0.007968

Owners	Interest	Entry	Date of Filing	Comment
SUGARLOAF VALLEY FARMS LLC		276888	12/05/2019	(0531/0814)

Property Information	2023 Values & Taxes				2022 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BR01 RESIDENTIAL PRIMARY BUILDING	0.00	63,105	34,708	276.55	60,100	33,055	263.38
LG01 LAND GREENBELT	9.00	4,950	45	0.36	4,500	45	0.36
LH01 LAND GB HOMESITE PRIMARY	1.00	19,000	10,450	83.27	19,000	10,450	83.27
RLF RESIDENTIAL LANDFILL FEE	0.00	0	0	60.00	0	0	60.00
Totals:	10.00	87,055	45,203	420.18	83,600	43,550	407.01

Greenbelt Class Code & Name	Zone Code & Name	Acres	Price/Acre	Market	Taxable	Status	Changed
	0001 GARFIELD COUNTY	9.00	550	4,950	45	Active	05/17/2023
Greenbelt Totals		9.00		4,950	45		

Property Type	Year Built	Square Footage	Basement Size	Building Type
BR01 RESIDENTIAL PRIMARY BUILDING	1951	1,060		1

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2023 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2023 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	<p>2023 Taxes: 360.18</p> <p>Special Fees: 60.00</p> <p>Penalty: 0.00</p> <p>Abatements: (0.00)</p> <p>Payments: (0.00)</p> <p>Amount Due: 420.18</p>	<p>2022 Taxes: 407.01</p> <p style="text-align: center;">Review Date</p> <p style="text-align: center;">02/26/2019</p> <p style="text-align: center;">NO BACK TAXES!</p>
---	---	---

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.00%	424.77	0.00
2013	0.00	0.00	0.00	0.00	7.00%	10.53	0.00
Totals:	0.00	0.00	0.00	0.00		435.30	0.00

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEG AT A POINT S2°54'41"E 3325.00 FT FROM THE N 1/4 COR OF SEC 1 T34S R4E SLB&M SAID POINT BEING ON THE E SIDE OF AN EXISTING ROAD AND RUNNING TH N0°55'44"E ALONG SAID ROAD 275.65 FT; TH N89°59'33"E 582.35 FT; TH S0°54'44"W 753.00 FT; TH N89°05'16"W 582.35 FT; TH N0°54'44"E ALONG SAID ROAD 468.00 FT TO THE POB CONT 10.00 AC M/L

Sugarloaf'n Acres
 COUNTY COMMISSIONERS
 Jerry Taylor
 David Tebbs
 Leland Pollock
 Camille A Moore
 Clerk/ Auditor

Final Subdivision Application

GARFIELD COUNTY

Joseph A Thompson, Assessor
 Gina Peterson, Treasurer
 James D. Perkins, Sheriff
 Barry Huntington, Attorney
 Brayton Talbot, Recorder
 Gary D Owens
 Justice Court Judge
 Justice Court Judge

55 South Main Street PO Box 77 Panguitch, Utah 84759
 Ph. 435-676-1112 Fax 435-676-8239

GARFIELD COUNTY RECORDER E-MAIL TRANSMITTAL SHEET

TO: Donna Owen do.45@hotmail.com

FROM: CHELSEY GRAFF DEPUTY RECORDER
DEPARTMENT: GARFIELD COUNTY RECORDER'S OFFICE

DATE	DESCRIPTION	CHARGES	CREDIT	BALANCE
		BALANCE FORWARD:		
06/20/23	Emailed Parcel info (02-0005-0098)	\$4.00		\$4.00

Please pay last amount in Balance column

MAKE ALL CHECKS PAYABLE TO

Garfield County
 PO BOX 77
 Panguitch, Utah 84759

STATEMENT DATE
 AMOUNT DUE
 PAYMENT DUE DATE

**\$4.00
 UPON
 RECEIPT**

**PLEASE PAY FROM THIS E-MAIL SHEET
 THANK YOU FOR YOUR BUSINESS!
 CALL 435-676-1112 TO PAY BY CREDIT CARD**

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Sugarloaf'n Acres Final Subdivision Application
MISCELLANEOUS REPORT

First American Title Insurance Company
215 South State Street, Salt Lake City, UT 84111
Phone: 801.578.8888 | Fax: 866.375.9955

Order No: 361-6301872
Charge: \$350.00

Re: Property Owners: Sugarloaf Valley Farms, LLC

EFFECTIVE DATE: January 15, 2024 at 7:30 A.M.

PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Paula Vealey, and ESCROW OFFICER: Stacey Busk at 635 N Main Street, Suite 681, Richfield, UT 84701.

SCHEDULE A

1. The estate or interest in the land described or referred to in this report and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Sugarloaf Valley Farms, LLC, a Utah limited liability company

Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes for the year 2024 now a lien, not yet due. General property taxes for the year 2023 were paid in the amount of \$ 403.59. Tax Parcel No. 02-0005-0098, Serial #:B-98.
8. The Land is included within the boundaries of Garfield City, and is subject to charges and assessments made thereby.
9. Rights of way for any roads, ditches, canals, or utility lines now existing over, under, or across the Land.
10. Private Easement and Right-of-Way Agreement recorded October 16, 2018 as Entry No. 274182 in Book 520 at Page 533 of Official Records.
11. Termination of Easements and Rights-of-Way recorded October 16, 2018 as Entry No. 274183 in Book 520 at Page 543 of Official Records.

(The following exception affects all of the Land, together with other land not included herein)

12. A Deed of Trust dated July 20, 2020 by and between Sugarloaf Valley Farms, LLC (a/k/a Sugarloaf Valley Farms, LLC a Utah limited liability company) as Trustor in favor of First American Title Insurance Company as Trustee and Zions Bancorporation, N.A. dba Zions First National Bank as Beneficiary, to secure an original indebtedness of \$3,350,000.00 and any other amounts or obligations secured thereby, recorded July 28, 2020 as Entry No. 278071 in Book 537 at Page 715 of Official Records.

A Substitution of Trustee recorded February 27, 2023 as Entry No. 284196 in Book 567 at Page 851 of Official Records, wherein Old Republic National Title Insurance Company was substituted as Trustee under said Deed of Trust.

A Substitution of Trustee recorded August 08, 2023 as Entry No. 284996 in Book 571 at Page 521 of Official Records, wherein First American Title Insurance Company was substituted as Trustee under said Deed of Trust.

13. Water rights, claims or title to water, whether or not the matters are shown by the Public Record.
14. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

The name(s) Sugarloaf Valley Farms, LLC, has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.

The name(s) Sugarloaf Valley Farms, LLC has/had been checked for Statements of Authority recorded in Official Records and if any were found are disclosed below.

NONE

Description

The land referred to in this report is situated in the County of Garfield, State of UT, and is described as follows:

BEGINNING AT A POINT SOUTH 2°54'41" EAST 3325.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON THE EAST SIDE OF AN EXISTING ROAD; AND RUNNING THENCE NORTH 0°55'44" EAST ALONG SAID ROAD 275.65 FEET; THENCE NORTH 89°59'33" EAST 582.35 FEET; THENCE SOUTH 0°54'44" WEST 753.00 FEET; THENCE NORTH 89°05' 16" WEST 582.35 FEET; THENCE NORTH 0°54'44" EAST ALONG SAID ROAD 468.00 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
1795 South Lower Boulder Road, Boulder, UT 84716



First American Title™

Sugarloaf'n Acres

Final Subdivision Application

First American Title Insurance Company
215 South State Street, Suite 280
Salt Lake City, UT 84111

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

PRIVATE ROAD USE AND MAINTENANCE AGREEMENT

An Agreement made as of September 17, 2018, applicable to the undersigned owners of the parcels described in the Private Easement and Right-Of-Way Agreement executed by the undersigned with this Agreement (“Private Easement Agreement”).

RECITALS

WHEREAS, 1700 South is a private road (“Private Road”) situated in Boulder Town, Garfield County of, State of Utah which the undersigned, other than Fox Grove, LLC, have a right to use, and

WHEREAS, the undersigned parcel owners are the owners or users of the property on which the Private Road is located.

WHEREAS, the parties desire to enter into an Agreement regarding the costs of maintenance and improvements to said Private Road; and

WHEREAS, it is agreed that future parcel owners or users will be bound by and add their signatures to this document;

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

- 1. Road Maintenance.** Road maintenance and road improvements for the Private Road will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to insure the provision of safe access by emergency vehicles. A majority vote of parcel owners is required for any road improvements and to accept the bid for any road improvement contract. If any parcel owner performs improvements, maintenance, repairs or replacements without the approval of the other lot owners prior to performing such work, the lot owner performing such work shall become liable for the entire cost thereof, unless such work is deemed an emergency.
- 2. Construction-Related Road Damage.** Any damage resulting from construction on any parcel owner’s property will be repaired at the cost of the parcel owner doing the construction. If only part of the damage resulted from construction activities, then the cost will be pro-rated with appropriate payment by the different parcel owners.
- 3. Parking.** For the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the Private Road except parking of vehicles for reasonably limited periods of time.
- 4. Quiet, Limited Use.** The Parties recognize and respect each owners’ right to an expectation of minimal disturbance and quietude at all times with regard to the use of the Private Road. Use of the Private Road by the owner of any parcel for purposes beyond reasonably necessary vehicular and pedestrian ingress and egress and the installation and maintenance of underground utilities as described herein are prohibited. The Private Road shall not be used for recreational activities. Use of the Private Road by non-essential recreational vehicles such as ATVs from 10:00 p.m. to 8:00 a.m. are prohibited with the exception of emergencies or unexpected circumstances.

5. Cost Sharing. Road maintenance and road improvement costs shall be shared on a pro-rata basis between the parcel owners sharing access to the above mentioned road. Fox Grove and its successors in Lot 5 of the Fox Grove subdivision shall have no obligation to pay any of such costs. Each parcel owner's share of costs incurred shall be determined as follows: The owner of the Westphal Property will be responsible for all expenses for maintenance and improvement of the road on the portion of the Westphal easement located on the Fox Grove Property. The owners of the Westphal Property, the Schaus Property, and the W-V Trust Property shall each pay one-third (1/3) of the expenses for maintenance and improvement of the road on the portion of the Westphal easement located on the Schaus Property, W-V Trust Property, and the Owen Property.

6. Payment. Payment of maintenance and improvement costs will be made by each property owner within 2 weeks of receiving notice of approval of such costs by the parcel owners.

7. Definition of a Parcel. A parcel is defined as a land entity having a certified survey map (CSM), a platted subdivision lot number, or a parcel identification number in the case of unplatted lands. Each parcel is assessed and granted (1) vote regardless of the number of owners. If a parcel is owned by more than one person, all of the owners of the parcel will collectively be referred to as the "parcel owner" for purposes of this Agreement, and will be entitled to one collective vote (i.e. each parcel represents one vote in the matters covered by this Agreement).

8. Future Parcels. Should any additional parcels gain access to the Private Road by way of splitting existing parcels or otherwise, the owners of such parcels will be bound by all terms and conditions of this agreement, and will be required to pay that portion of the maintenance and improvement costs incurred after the split as determined using the formula contained in Paragraph No. 6 above. If any additional parcels are created after the original Private Road Maintenance Agreement is signed, the new parcel owners must also sign the agreement. When a parcel is being sold on a land contract, the land contract vendee shall be deemed the owner of record.

9. Effective Term. This Agreement shall be perpetual, and shall encumber and run with the land as long as the road remains private.

10. Binding Agreement. This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

11. Amendment. This Agreement may be amended only by a two-thirds majority consent of all parcel owners.

12. Enforcement. This Agreement may be enforced by a majority of parcel owners. If a court action or lawsuit is necessary to enforce this Agreement, the party commencing such action or lawsuit shall be entitled to reasonable attorney fees and costs, if the party prevails.

13. Disputes. If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, a third party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all of the lot owners. Contact information for local arbitrators can be obtained through the American Arbitration Association. In selecting a third party arbitrator, each parcel shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

14. **Recording This Document.** Original and amended copies of this document, including added signatures, shall not be recorded, but shall be referenced in the Private Easement Agreement executed together with this Agreement.

WATTS-VARGA REVOCABLE TRUST

By 
Keith F. Watts, Trustee

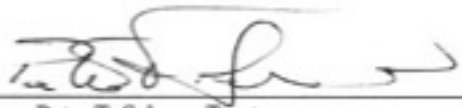
And By 
Lisa L. Varga, Trustee

Additional Signature Pages Follow



Donna J. Owen

SCHAUS FAMILY TRUST

By 

Peter T. Schaus, Trustee

And By 

Marion Judy Schaus, Trustee

Additional Signature Pages Follow


Glenn H. Westphal


Deborah M. Westphal

Additional Signature Page Follows

FOX GROVE, LLC

3 Oct 2018
Date


By 
Angela Kennedy, Manager

And By 
Daniel Kennedy, Manager

End of Document


Donna J. Owen

SCHAUS FAMILY TRUST

By 
Peter T. Schaus, Trustee

And By 
Marion Judy Schaus, Trustee

Additional Signature Pages Follow


Glenn H. Westphal


Deborah M. Westphal

Additional Signature Page Follows

INCORPORATED UNDER THE LAWS OF

No. 325A

SHARES 6A

BOULDER IRRIGATION & WATER DEVELOPMENT CO.

BOULDER UTAH

This Certifies that SUGARLOAF VALLEY FARMS LLC is the owner of
— SIX AND 00/100 A — Shares of the Capital Stock of

transferable only on the Books of the Corporation by the holder hereof in person or by duly authorized Attorney, on surrender of this Certificate properly endorsed.

In Witness Whereof the duly authorized officers of this corporation have hereunto subscribed their names and caused the corporate Seal to be hereto affixed at
this 16th day of JUNE A.D. 2020

Ray Gardner

Dave Coleman Sec.

Shares 6A Each.



BOULDER IRRIGATION & WATER DEVELOPMENT CO

Sugarloaf Valley Farms, LLC currently holds Certificate number 325A, which entitles the company to Six Shares (6A Shares) of Class A water from Boulder Creek. These shares are designated for the irrigation of the 10-acre property located at 1795 S Lower Boulder Road. Following the approval of the final subdivision application for Sugarloaf'n Acres, Sugarloaf Valley Farms, LLC intends to reallocate the water shares equally between the two new lots. Each five-acre lot will receive 3A shares from Certificate Number 325A, ensuring that both lots have adequate water resources for irrigation purposes. This transfer will take effect once Lot One of the Sugarloaf'n Acres Subdivision is assigned a legal address and tax parcel number.

Project Permit Application

Application Number: _____ (Official use only)

Owner of Property: Sugarloaf Valley Farms, LLC

Project Address: 1795 S Lower Boulder Rd, Boulder, UT 84716

Description of Proposed Project: Subdividing a 10-acre parcel (02-0005-0098 B / B-98) into two 5-acre parcels. The project for this application pertains to the water and drainage plans for the subdivision.

I hereby confirm that I am the owner (or authorized agent) of the above property and that I have read pages 5 and 6 below, the "Garfield County Building Permit" attachment explaining the County permit and inspection procedures, and that I will provide the required approval signatures and/or documentation as follows:

Irrigation: This project was reviewed and approved by the Boulder Irrigation Water Company, and it does not encroach on their easements.

Boulder Irrigation Co. Rep: _____

Date: _____

Ownership: Proof of ownership of this property by the applicant is attached in the form of a property tax notice or a recorded deed (attached).

Zoning:

The structure will X will not ___ be used for human habitation.

The structure does ___ does not require electrical, plumbing, or mechanical.

The structure is N/A feet from the side yard & ___ feet from the front or rear property line. (See Plot Plan attached)

The structure is N/A feet high. The structure floor space is sq ft.

The location is on a slope of various degrees. (The plot plan is attached)

The property/structure is X is no. ___ in a flood plain.

Project Permit Application

Application Number: _____ (Official use only)

Owner of Property: Sugarloaf Valley Farms, LLC

Project Address: 1795 S Lower Boulder Rd, Boulder, UT 84716

Description of Proposed Project: Subdividing a 10-acre parcel (02-0005-0098 B / B-98) into two 5-acre parcels. The project for this application pertains to the water and drainage plans for the subdivision.

I hereby confirm that I am the owner (or authorized agent) of the above property and that I have read pages 5 and 6 below, the "Garfield County Building Permit" attachment explaining the County permit and inspection procedures, and that I will provide the required approval signatures and/or documentation as follows:

Irrigation: This project was reviewed and approved by the Boulder Irrigation Water Company, and it does not encroach on their easements.

Boulder Irrigation Co. Rep: Shane Coleman

Date: 1/22/24

Ownership: Proof of ownership of this property by the applicant is attached in the form of a property tax notice or a recorded deed (attached).

Zoning:

The structure will X will not ___ be used for human habitation.

The structure does ___ does not ___ require electrical, plumbing, or mechanical.

The structure is N/A feet from the side yard & ___ feet from the front or rear property line. (See Plot Plan attached)

The structure is N/A feet high. The structure floor space is sq ft.

The location is on a slope of various degrees. (The plot plan is attached)

The property/structure is X is no. ___ in a flood plain.

Boulder Irrigation & Water Development Company

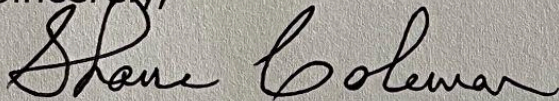
January 22nd, 2023

To Whom it may concern,

The Boulder Irrigation & Water Development Company has no objections to the proposed subdivision on 1795 South Lower Boulder Road.

There is no impact on any of the Company's ditches or infrastructure.

Sincerely,

A handwritten signature in black ink that reads "Shane Coleman". The signature is written in a cursive style with a large initial "S".

Shane Coleman

Secretary

BOULDER FARMSTEAD WATER COMPANY

P.O. Box 1356

BOULDER, UTAH 84716

Applications for this use are as follows

Commercial/ All Subdivisions/ Single Family/ ADU - Town/ Greenhouses

APPLICATION FOR WATER SERVICE

Boulder Farmstead Water Company (BFWC) is a Mutual Water Company, a private, non-profit corporation owned by the Water Users and dedicated to the residents of Boulder.

One New service connection for Single Family Dwellings may be obtained, when available, by the purchase of one share of stock in the Company.

A share must be purchased and paid for in full non-refundable from Boulder Farmstead

If applying for a share that requires a building permit, you will need to specify the use on your application. When the share is paid in full then you may use it for a building permit application approval. No building permit will be signed or approved for any subdivision until all costs associated with the application are paid in full. A letter from the water company is required to sign off on applications that need approval from the Boulder Town or Planning Commission that uses Boulder Farmstead in their application for fire protection or culinary water uses.

Upon receiving your membership you will be charged a monthly flat fee of \$_____payable regardless of whether you use the water or not. The membership fee and all installation costs shall be paid in full before the water can be turned on.

The Homeowner Developer or sub-divider is responsible for all costs associated with the connection, except for the meter and yoke. These items will be furnished by BFWC to ensure uniformity. Please advise us as to where you want your connection made and when you want the work done. You are required to obtain permits from the Town for excavating any road and post any bonds needed for the project. Any damage to other utilities during installation will be paid for by the owner- power, phone, irrigation system.

All new meters will be installed within thirty feet of the property line regardless of a private road or private driveway or town street that will service one or more lots. A new mainline shall be installed at the owner's expense and shall meet these and all state requirements and shall include any new fire hydrants necessary and this shall become part of the water company system. Any new main lines installed on any private drives or private roads or other easements will be required to provide an easement for such main line for maintenance and repairs of 15 feet on each side of said main line. Subdivider shall provide a design to Water Co. so an engineer can review it at the sub-divider expense.

Int Here _____

BOULDER FARMSTEAD WATER COMPANY
P. O. BOX 1356
BOULDER UTAH 84716

membership approval.wpd

DATE 12/29/23

Name Sugarloaf Valley Farms LLC

The Board of Directors has approved your request for a membership in the Boulder Farmstead Water Company.

Your membership fee of \$7500.00 has been received and approved . All installation cost will be charged at time of installation. The Water Company will provide a meter, meter box and lid and you will responsible for all pipes, necessary pipe fittings and labor to bring the water to your property line. All work done between the main line and meter hookup will be done by B. F. W. C at your expense. A Curb Stop and a yard hydrant is required on your side of the connection before a meter can be installed.

The membership fee and construction costs for installation of hookup to the main line must be paid prior to the meter put into service.

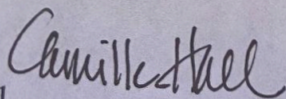
Upon receiving, your membership you will be charged a monthly flat fee of \$55.00 payable regardless of whether you use the water or not. Membership fee and all installation cost shall be paid before the water can be turned on and charge for any other water use.

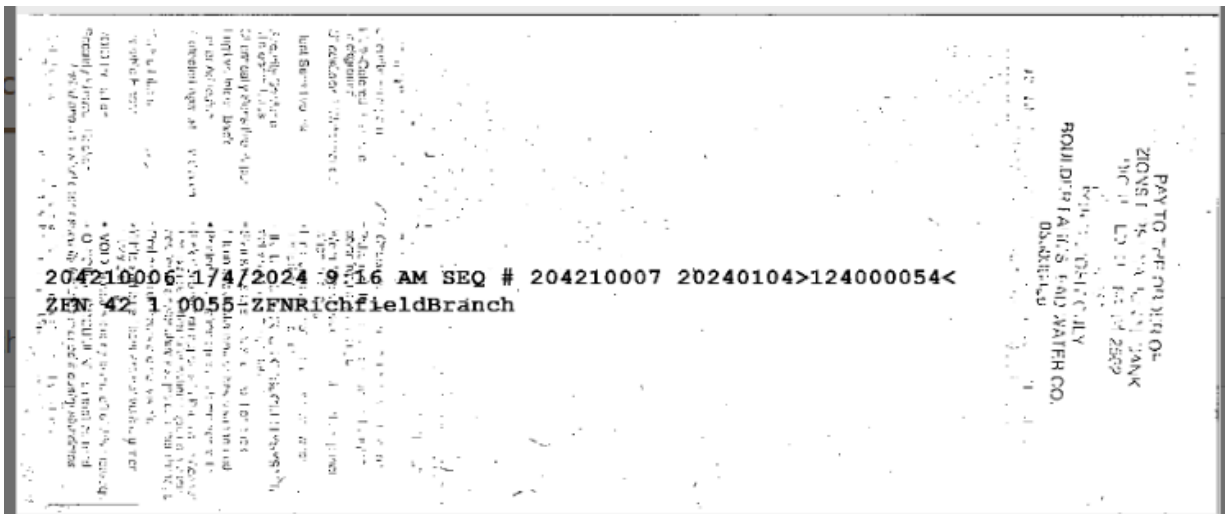
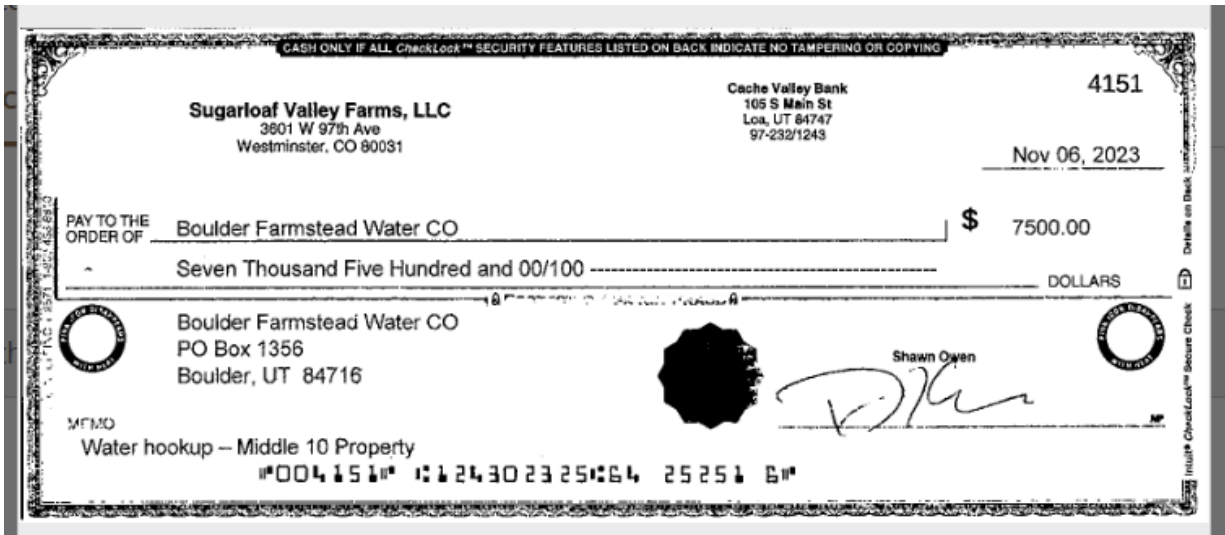
Location Parcel #

Boulder Farmstead Water Company.

President

Camille Hall





Boulder Farmstead Water Company One Culinary Water Share Certificate Certificate Number 233



Boulder Farmstead Water Company One Culinary Water Share Certificate Certificate Number 160





Sugarloaf Acres

620 S. 400 East #400, ST. GEORGE, UT 84770 - 435-673-3528
260 E. D. L. Avenue, Tropic, UT 84786 - 435-586-2437
445 North Main Street, KANAB, UT 84741 - 435-644-2537
PO Box 374, 601 East Center, PANGUITCH, UT 84759 - 435-676-8800
PO Box G, 75 West 1175 North, BEAVER, UT 84713 - 435-438-2482

Final Subdivision Application

(G2): Wastewater Requirements - SW Utah Public Health Septic Approval

(G1-A):

ONSITE WASTEWATER SYSTEM SUBDIVISION FEASIBILITY APPLICATION

(REQUIRED INFORMATION FOR ANY PROPOSED SUBDIVISION TO DETERMINE ONSITE WASTEWATER SYSTEM FEASIBILITY.) Please complete the application in full, incomplete applications will be rejected

Application date:

Primary Contact Name: Shawn Owen Phone(720) 346-3679 E-mail:shawn@owenent.com

Property Owner Name: Sugarloaf Valley Farms, LLC Phone: (720) - 346-3679

Address:1795 S Lower Boulder Rd. Boulder UT 84716

Development Engineer Name: Phone: () -

Mailing Address:

Name of Proposed Subdivision:1795 S

Tax ID (Parcel) #(s) for Property to be subdivided:02-0005-0098

Proposed Number of Lots: 2

Proposed Use:Single Family Residential

Subdivision Site

Address Garfield

Proposed Water Supply: Boulder Farmstead Water Company

Are there any wells, streams, ponds, ditches, springs, or drinking water source protection zones within 1500 feet of the proposed Subdivision? NO

If Yes please show complete details on the plat map

ALL ITEMS ON THE ONSITE WASTEWATER SYSTEM SUBDIVISION FEASIBILITY CHECKLIST ARE REQUIRED AS PART OF THE APPLICATION PROCESS. REVIEW OF FEASIBILITY WILL NOT BEGIN UNTIL ALL ITEMS HAVE BE SUBMITTED.

I HEREBY CERTIFY ALL INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT.

SIGNATURE  Date 2024-01-22

Environmental Health Scientist Signature Date:

APPROVED REJECTED

FEASIBILITY CHECKLIST

WATER SUPPLY

- STATEMENT OF HOW SUBDIVISION WILL BE SUPPLIED WITH WATER

FOR AN EXISTING PUBLIC WATER SYSTEM, A LETTER MUST BE SUPPLIED BY THE SYSTEM STATING THAT THE SUBDIVISION CAN BE SERVED ADEQUATELY

FOR A NEW PUBLIC WATER SYSTEM (8 LOTS OR MORE), A LETTER OF FEASIBILITY MUST BE SUPPLIED BY UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY

FOR A NON-PUBLIC WATER SYSTEM (7 LOTS OR LESS) THE SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT NON PUBLIC DRINKING WATER SYSTEM REGULATION SHALL BE FOLLOWED

SUBDIVISION PLAT PLAN MUST SHOW

- GROUND SURFACE CONTOURS
- PROPOSED STREET LAYOUT
- SURFACE DRAINAGE SYSTEMS
- LOT LAYOUT
- ALL LOTS NUMBERED
- SIZE OF EACH LOT
- DIMENSIONS OF EACH LOT
- THE LOCATIONS OF ALL RIVERS, STREAMS, CREEKS, DRY OR EPHEMERAL WASHES LAKES, CANALS, MARSHES, SUBSURFACE DRAINS, NATURAL STORM WATER DRAINS, LAGOONS ARTIFICIAL IMPOUNDMENTS, EITHER EXISTING OR PROPOSED

- LOCATION OF ALL SOIL EXPLORATION TEST PITS
- LOCATION OF ANY FLOOD PLAINS WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION
- LOCATION AND DEPTH OF ALL WATER SUPPLY SOURCES (WITHIN 1500 FEET OF THE PROPOSED SUBDIVISION)
- ANY PROTECTION ZONES
- LOCATION OF ALL WATER LINES
- LOCATION OF ANY EASEMENTS
- THE LOCATION AND DISTANCE TO NEAREST SEWER OWNER OF SEWER WHETHER PROPERTY IS LOCATED WITHIN SERVICE BOUNDARY SIZE OF SEWER

EACH LOT MUST SHOW

A MINIMUM OF ONE SOIL EXPLORATION PIT IS REQUIRED ON EACH PROPOSED LOT. ADDITIONAL EXPLORATIONS MAY BE REQUIRED ON A CASE BY CASE BASIS.

- LOCATION OF ALL PERCOLATION TESTS

A MINIMUM OF ONE PERCOLATION TEST IS REQUIRED ON EACH PROPOSED LOT. ADDITIONAL TESTS MAY BE REQUIRED ON A CASE BY CASE BASIS.

- PROPOSED AREAS FOR WASTEWATER DISPERSAL
- SLOPES AND SURFACE CONTOURS

EACH SOIL EXPLORATION MUST

- BE CONDUCTED IN ACCORDANCE WITH SECTION R317-4-14 APPENDIX C
- BE CONDUCTED AS CLOSELY AS POSSIBLE TO THE PROPOSED ABSORPTION SYSTEM SITE
- BE CONDUCTED TO A DEPTH OF AT LEAST 10 FEET OR STATE WHY DEPTH WAS NOT REACHED
- SHOW THE MAXIMUM ANTICIPATED GROUNDWATER TABLE
- SHOW STRATIFIED DEPTHS OF SOILS USING THE USDA TEXTURAL CLASSIFICATION SYSTEM
- SHOW AT LEAST 4 FEET OF SUITABLE SOIL BELOW PROPOSED ABSORPTION SYSTEMS
- BE LEFT OPEN FOR INSPECTION BY SOUTHWEST UTAH PUBLIC HEALTH PERSONNEL

THE FINAL PLAT MUST INCLUDE

- LOCATION OF ALL SOIL EXPLORATION PITS AND PERCOLATION TEST HOLES THESE SHALL BE IDENTIFIED BY A KEY NUMBER OR LETTER DESIGNATION
- RESULTS SOIL TESTS AND FINAL PERCOLATION RATES FOR EACH LOT

ALL OF THE ABOVE INFORMATION MUST BE SUBMITTED WITH AN APPLICATION FOR SUBDIVISION FEASIBILITY REVIEW BEFORE A STATEMENT OF FEASIBILITY WILL BE ISSUED. ADDITIONALLY WHENEVER AVAILABLE, INFORMATION FROM PURISHED SOIL STUDIES OF THE AREA OF THE PROPOSED SUBDIVISION SHALL BE SUBMITTED.





Sugarloaf Valley Farms Final Subdivision Application
620 Sugarloaf East, Ste 400, ST. GEORGE, UTAH 84720-3528
260 East D.L. Sargent, CEDAR CITY, UTAH 84721 – (435) 586-2437
445 North Main, KANAB, UTAH 84741 – (435) 644-2537
P.O. Box 374, 601 East Center, PANGUITCH, UTAH 84759 – (435) 676-8800
P.O. Box G, 75 West 1175 North, BEAVER, UTAH 84713 – (435) 438-2482

02/01/2024

Shawn Owen
1795 S Lower Boulder Rd, Boulder, UT 84716

We have received plans and supportive information to establish feasibility for the above referenced subdivision. The following comments reflect the results of our review regarding feasibility.

WASTEWATER TREATMENT FACILITIES

Septic tanks and subsurface absorption systems are the proposed method of onsite wastewater treatment and disposal for the 2 lots included in this development. Based on the review of the submitted plans and supportive information, onsite wastewater treatment by means of septic tanks and subsurface absorption appears **feasible**. It is important to stress that soil and percolation information submitted for feasibility may be used in obtaining septic system permits for individual lots, provided the tests were conducted in close proximity to the proposed absorption field, otherwise additional tests must be conducted. Wastewater disposal for each lot will be dependent on strict compliance with the following:

1. The design for each septic tank and seepage device must be based on results of soil exploration and percolation tests conducted in the vicinity of the proposed wastewater treatment system. An application, percolation and soil information, detailed plans for each disposal system along with any other information and fees required must be submitted to the Southwest Utah Public Health Department (SWUPHD) for review and evaluation prior to construction and installation. If soil and related tests disclose unfavorable conditions for septic tanks and subsurface disposal in certain areas, septic tanks and subsurface treatment will not be permitted in those areas.
2. Each onsite wastewater treatment system must be installed in compliance with Utah Department of Environmental Quality, Onsite Wastewater Systems R317-4, Utah Administrative Code.

3. Final approval of individual wastewater disposal systems may be granted only after an on-site inspection of each system by an authorized representative of SWUPHD following construction and installation, but prior to backfilling.

Please note that this feasibility is only a general summary that conditions throughout the subdivision appear to be acceptable for septic system usage based on the requirements of Utah Administrative Code R317-4. Subdivisions must still meet all applicable local ordinances and go through the proper planning and plotting processes with the appropriate municipal authorities.

DRINKING WATER SUPPLY

Drinking water for this development is to be a Private Well. A Bacteria and nitrate test must be performed on the well water prior to a septic system permit being approved. This statement of feasibility applies only to the requirements of the Southwest Utah Public Health Department concerning water and wastewater treatment and disposal suitability. The proposed development is subject to any restrictions or limitations that may be imposed by Garfield County or other regulatory agency governing development.

If you have any questions, contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Glade Shakespeare', with a stylized, cursive script.

Glade Shakespeare, EHS
Southwest Utah Public Health Department

**SOUTHWEST UTAH
PUBLIC HEALTH DEPARTMENT
ATTN: Environmental Health
620 South 400 East, Suite 400
St. George, UT 84770
(435) 673-3528 ext. 2580**

INVOICE

Client Name: Sugarloaf Valley Farms
1795 S Lower Boulder RD
BOULDER UT 84716
(720) 346-3679

Invoice Number	Due Date
369526	03/02/2024
Septic Permit ID	
138231	

Date	Description	Quantity	Fee	Amount
02/01/2024	SUBDIVISION FEASIBILITY REVIEW	1	Fee	\$170.00
02/01/2024	SUBDIVISION FEASIBILITY LOT FEE (PER LOT)	1	Fee	\$45.00

Total Due for this Invoice: \$215.00

Secure Credit Card Payments can be made online at: <https://swuphd.healthinspections.us/>

To ensure proper credit, detach and return the lower portion of this statement with your enclosed payment. Thank you.
----- cut along this line -----

PAYMENT DUE 30 DAYS FROM DATE OF STATEMENT	PAY THIS \$215.00
---	------------------------------

Received From: Sugarloaf Valley Farms
1795 S Lower Boulder RD
BOULDER UT 84716
(720) 346-3679

Invoice Number: 369526
Statement Date: 02/01/2024
Payment Due Date: 03/02/2024

Please return this portion with payment to make sure the correct account is credited. Thank you.



Shawn Owen <shawn@owenent.com>

Payment Confirmation - Southwest District, UT

1 message

noreply@mygovpay.com <noreply@mygovpay.com>
To: shawn@owenent.com

Sat, Feb 3, 2024 at 6:17 AM



Southwest District, UT

Payment Confirmation

Payment Date	Saturday, February 3, 2024			
Order Number	3213			
Line Items				
Invoice #	Item Description	Quantity	Unit Price	Total Price
369526	SUBDIVISION FEASIBILITY REVIEW	1	\$170.00	\$170.00
369526	SUBDIVISION FEASIBILITY LOT FEE (PER LOT)	1	\$45.00	\$45.00
Item Total				\$215.00
Order Total				\$215.00

Thank you for your payment,

Southwest District, UT



Preliminary Subdivision Application Requirements and Review Procedures

- 1. Application Form.** A Preliminary Subdivision Application form, provided by the Town Clerk, completed and signed by the owner(s) as identified on the property assessment rolls of Garfield County, or authorized agent of the owner(s), of the lands proposed to be subdivided. The Preliminary Subdivision Application shall be accompanied by the Preliminary Subdivision Application fee, including a non-refundable administrative processing fee, as established by "Resolution of the Town Council".

- 2. Preliminary Subdivision Plat.** A Preliminary Subdivision Plat, prepared by a licensed land surveyor, shall be provided. The Preliminary Subdivision Plat shall be prepared in pen and all sheets shall be numbered. A minimum of twelve (12) paper copies shall be presented to the Town Clerk, as part of the Preliminary Subdivision Application. The Planning Commission may request additional copies if required.
- The Preliminary Subdivision Plat shall show the following:
 - a.** A layout plan of the proposed subdivision, at a scale of no more than 1" = 100', or as recommended by the Zoning Administrator.
 - b.** Located at the top and center of the preliminary plat, the proposed name of the subdivision and the section, township, range, principal median, and County of its location.
 - c.** A title block, placed on the lower right-hand corner of the plat showing:
 - i.** Name and address of the owner of the record and the name and address of the licensed land surveyor responsible for preparing the preliminary plat.
 - ii.** Date of preparation of the preliminary subdivision plat, and all revision dates.
 - iii.** Signature blocks for the dated signatures of the Mayor and Planning Commission Chair.
 - d.** North arrow, graphic and written scale, and basis of bearings used.
 - e.** All proposed lots, rights-of-way, and easements created by the subdivision and their bearings, lengths, widths, names, numbers, or purposes shall be given. The area of all lots created, with their addresses shall be shown.
 - f.** A vicinity map of the site at a minimum scale of 1" = 1000'.
 - g.** Surveyed boundaries of the proposed subdivision; accurate in scale, dimension, and bearing, and giving the location of and ties to the nearest survey monument. The location of the property with respect to surrounding property and roads and the names of all adjoining property owners of record shall be shown.
 - h.** The legal description of the entire subdivision site boundary.

- i. The location of any common space or open space areas including the location of all property proposed to be set aside for public or private reservation, with the designation of the purpose of those set-asides, and conditions, if any, of the dedication or reservation.
- 3. Required Subdivision Site Information.** On separate sheets, at the same scale as the preliminary subdivision plat information, the following subdivision site information is required:
- a. The identification of known natural features including, but not limited to, jurisdictional wetlands as identified by the U.S. Army Corps of Engineers, areas of slope exceeding 30% grade, flood channels as identified by a Federal or State Agency, all water bodies and drainage ways, and any other natural features as required by the Planning Commission, or Town Council, for the entire subdivision site, including the total acres in each.
- b. Existing site contours, at intervals of no greater than two (2) feet, unless otherwise approved by the Planning Commission, overlaid with the proposed subdivision layout plan.
- c. The location of any known man-made features on, or contiguous to the subdivision site, including existing platted lots, all utility easements, railroads, power lines and power poles, bridges, culverts, drainage channels, road rights-of-way and easements, field drains, irrigation canals and ditches.
- d. The location and dimensions of all existing buildings, fence lines and property lines, overlaid with the proposed subdivision layout plan.
- e. The layout of proposed power lines including the source and connection to the existing power supply.
- f. All existing and proposed roadway locations and dimensions, with cross sections of all new roads, proposed to be dedicated to the Town, showing the grades of all proposed streets and roads and all proposed cuts and fills exceeding three (3) feet. The proposed radius of all centerline curves shall be shown.
- g. The location and size of existing and proposed culinary water and sewer lines and/or, the location of all wells and springs, and the location of all proposed absorption and drain fields, as required by the South West Utah Public Health Department, or the Utah Department of Environmental Quality, as applicable, overlaid with the proposed subdivision layout plan.
- 4. Proposed Storm Drainage System.** The location of all existing and proposed fire hydrants, including the sizes of all existing and proposed water lines serving fire hydrants.
- 5. Title Report.** A Title Report for the property proposed to be subdivided, provided by a Title Company directly to the Town and including all Abstract Pages within 30 days of the date of the Preliminary Subdivision Application.
- 6. Tax Clearance.** A tax clearance from the Garfield County Treasurer indicating that all taxes, interest, and penalties owing for the subject property have been paid.

- 7. Property Owner Addresses.** Addresses of all owners of record of real property within 300 feet of the site proposed to be subdivided.
- 8. Evidence of Availability of Necessary Services.** The following information is required to be presented as part of the Preliminary Subdivision Application, necessary to establish the availability of basic services to the proposed subdivision.
 - a. Culinary Water Requirements.** The South West Utah Public Health Department, or the Utah Department of Environmental Quality, as applicable, identified herein as the "Culinary Water Authority," shall review and approve the feasibility of the culinary water system and sources for the subject property. It shall be the responsibility of the applicant to provide information and materials as required by the South West Utah Public Health Department, or the Utah Department of Environmental Quality, necessary to review and approve the feasibility of the culinary water system.
 - b. Wastewater Requirements.** The South West Utah Public Health Department, or the Utah Department of Environmental Quality, as applicable, identified herein as the "Sanitary Sewer Authority," shall review and approve the feasibility of sanitary sewer services or onsite wastewater systems. for the subject property. It shall be the responsibility of the applicant to provide information and materials as required by the South West Utah Public Health Department, or the Utah Department of Environmental Quality, necessary to review and approve the feasibility of the sanitary sewer services or onsite wastewater systems.
 - c. Fire Protection and Suppression Requirements.** The Boulder Town Fire Authority shall review and make necessary recommendations, as determined necessary by the Fire Authority for necessary fire protection and suppression services for the subject property. It shall be the responsibility of the applicant to provide information and materials as required by the Boulder Town Fire Authority, necessary to review and make recommendations for the fire protection and suppression facilities and services.
 - d. Storm Drainage System.** As required by Item 4, all preliminary subdivision applications shall identify plans for stormwater drainage. No ditch or canal shall be proposed for the use of stormwater runoff without the written approval of the applicable irrigation company, with a note on the preliminary plat identifying a proposed and recordable drainage easement.
 - Subdivision Roads and Streets.** The preliminary subdivision plat, and other application materials, shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets, as required by the Town Council. The Town Engineer shall review the proposed street and road design for compliance with the requirements of the Town. The proposed street and road layout shall provide adequate and safe access to all proposed lots and proposed and existing roads and streets. Minimum lot sizes as required by the Town's Zoning Ordinance shall be exclusive of road easements and rights-of-way. If the subdivision will be accessed from a

State Highway an appropriate access permit, as required by the State of Utah Department of Transportation shall be provided with the application materials.

- 9. Special Service District or Special Service Area.** If the proposed subdivision is located within the boundaries of a Special Service District or a Special Service Area, a letter shall be provided, with the preliminary subdivision application materials, from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision.
- 10. Irrigation Company.** If the proposed subdivision is located within the boundaries of an Irrigation Company a letter shall be provided, with the preliminary subdivision application materials, from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision.
- 11. Additional Information and Materials When Necessary.** When the Planning Commission or Town Council deems it necessary, the applicant may be required to provide other information or letters of feasibility, conduct studies, and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, groundwater protection, plant cover maintenance, geologic or flood hazard, erosion control, wildlife habitat, and any other physical or environmental matters.



Shawn Owen <shawn@owenent.com>

RE: Survey

platt@infowest.com <platt@infowest.com>
To: Shawn Owen <shawn@owenent.com>

Mon, Feb 12, 2024 at 12:36 PM

Shawn,

Here are our responses to the questions brought up below:

"Coordinates may be in error" - The Boulder Town plat map for Section 1, T.34S., R4E., SLB&M is not survey grade. Those maps are used as a reference and to show ownership.

"Not all previous survey markers are on your map" - The monuments in question were "Set" at least 15 years ago. We cannot guarantee that they were have not been destroyed or were even set.

"Lot descriptions incomplete" - The legal descriptions on subdivision maps to not describe each lot. The Legal description describes the subdivision boundary and the Final Plat of the subdivision is used to define the lots mathematically.

"No Water Meter" - One water meter is shown as existing, and one water meter is shown as proposed.

"Existing roadway" - Pavement can be changed to gravel.

"Keynotes 1 & 2 unreadable" - Someone edited our map in a PDF editor. When a PDF gets opened like this it can mess up the page formatting. I sent over the correct version on my earlier email.

"Corrective Warranty Deed and Right of Way" - This is something that we will need to look into. When we did the initial document search on the property we did not get this corrected warranty deed. The deed attached in the email does not have a recorders stamp on it.

Hunter Hulet

Platt and Platt, Inc.

[195 North 100 East](#)

[Cedar City, Utah 84720](#)

[Office: 435-586-6151](#)

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Comparing Title Report from American First Title to the Plat Map.

platt@infowest.com <platt@infowest.com>
To: Shawn Owen <shawn@owenent.com>
Cc: Stacey Busk <sabusk@firstam.com>

Mon, Feb 12, 2024 at 12:01 PM

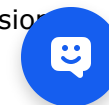
Shawn,

Attached is a copy of the preliminary plat. When I opened the one you sent us it looked like someone opened it with a pdf editor and I am not sure if anything has been changed.

Hopefully this helps you understand why we survey the property the way we did.

1. The main reason for the differences is that the original deed was written quite a long time ago and surveying practices have changed as well as the adjoining properties.
2. The title company uses the deed on record when they do their title search. Fox Grove Subdivision was platted in 2017 and the YØ Subdivision was platted in 2007. Both came after the original deed was written and that is why they would not show up in the legal descriptions.
3. The point of beginning was changed because the original deed started at the North quarter corner and went along a random line to get the point of beginning. This is no longer acceptable in the surveying profession because it does not allow someone to properly retrace a survey. Our survey starts at a section monument and goes along a section line, the section line has another existing monument located at the other end which helps surveyors retrace surveys.
4. We changed the refence monument we started the survey from because the North corner of Section 1 does not physically exist anymore. We were able to calculate where it was but could not find the monument. The East Quarter corner is existing, and it was also the starting location of the adjoining properties.
5. The reason the bearings of the property lines are slightly different was because the original deed came off a random line. We matched the boundaries of the existing subdivision that were adjacent to the property when the subdivisions were put on the same basis of bearings.
6. Old deeds do not typically specify how large the parcel of land is. This is another thing that has changed for the surveying profession since the deed was written. It is standard practice to list the size of the parcel after the legal description.

Hunter Hulet



2/24/24, 3:43 PM

Owen Enterprise, LLC Mail - Comparing Title Report from American First Title to the Plat Map.

Sugarloaf'n Acres

Final Subdivision Application

Platt and Platt, Inc.

195 North 100 East

Cedar City, Utah 84720

Office: 435-586-6151

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Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

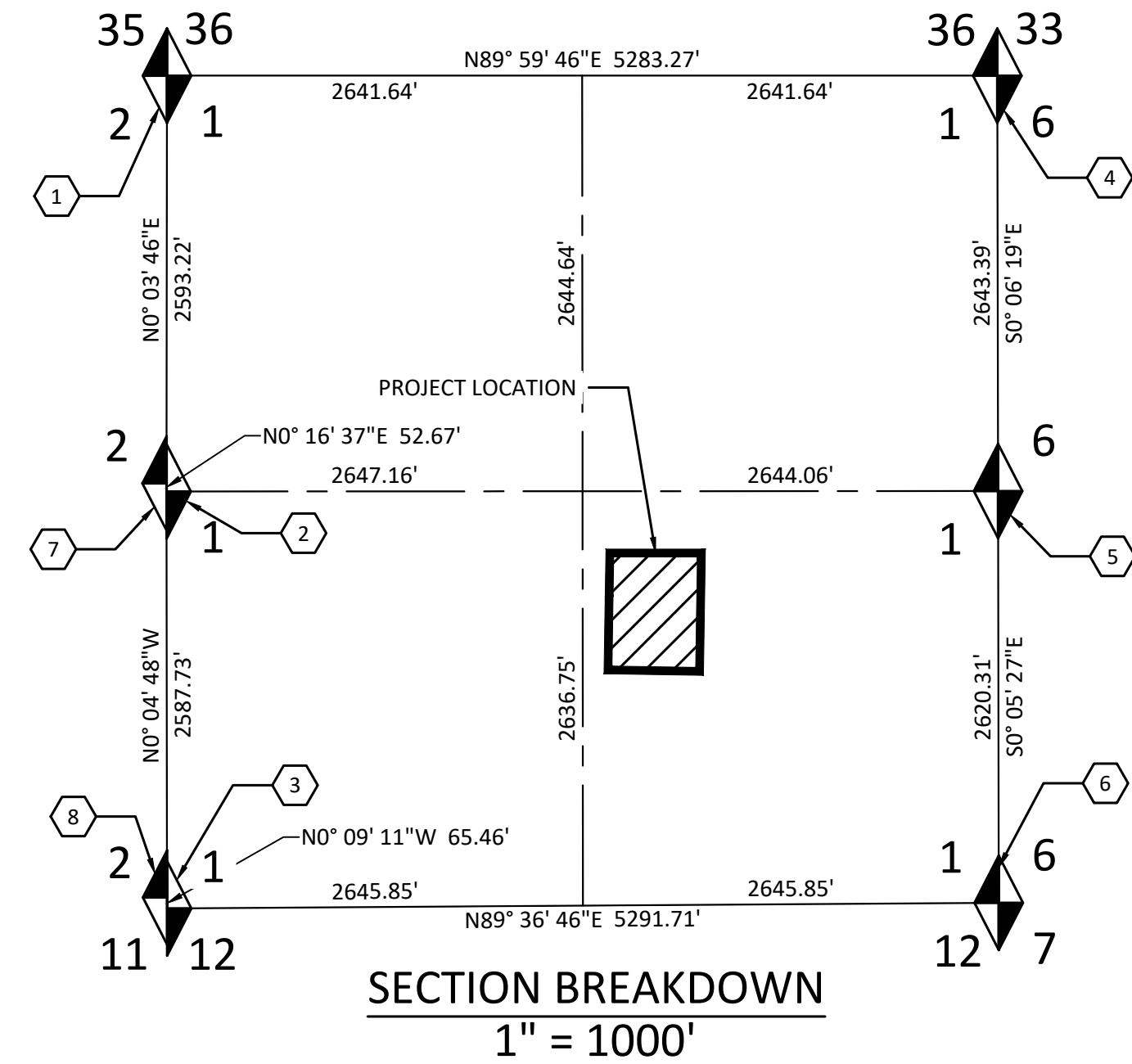
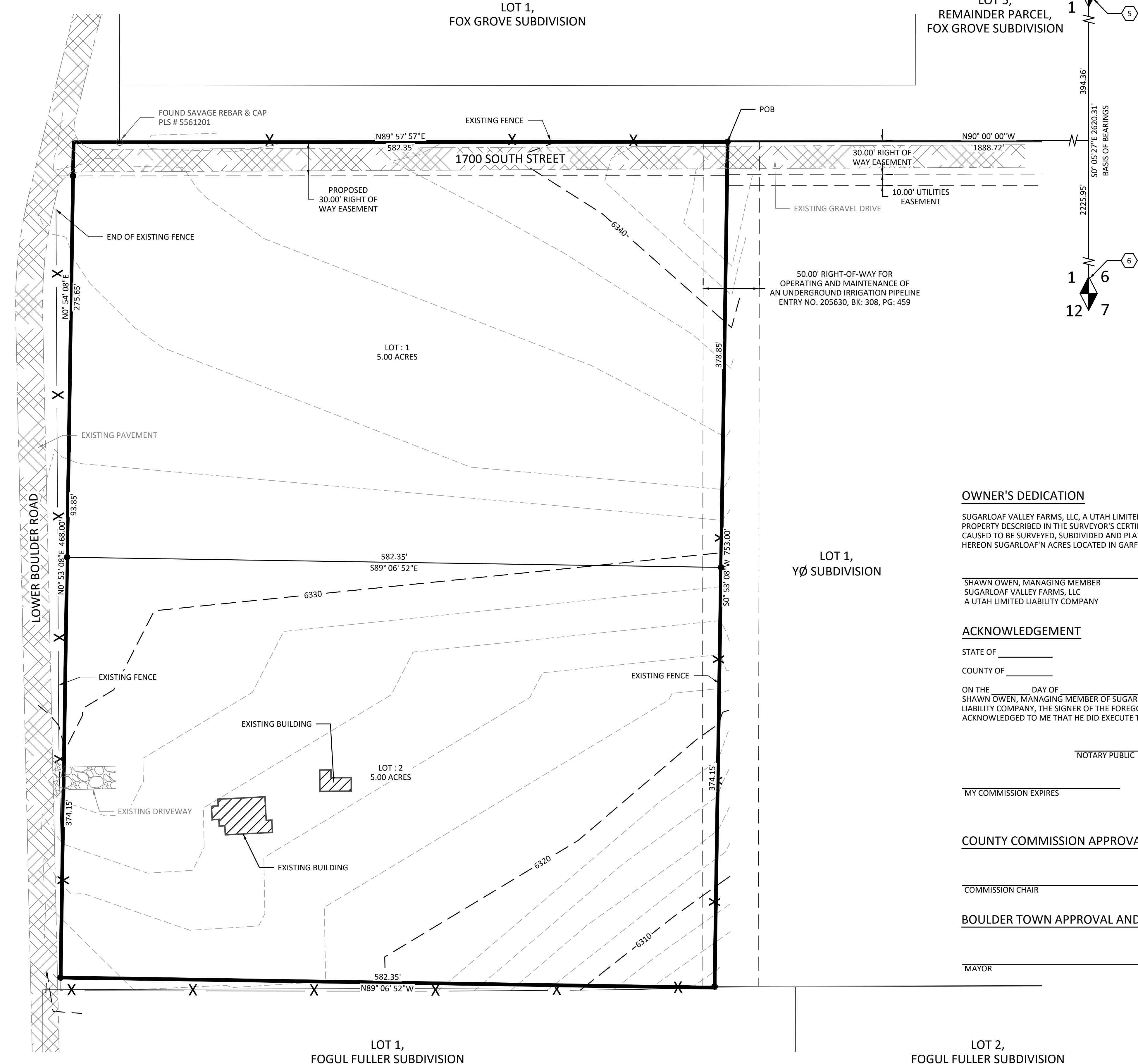
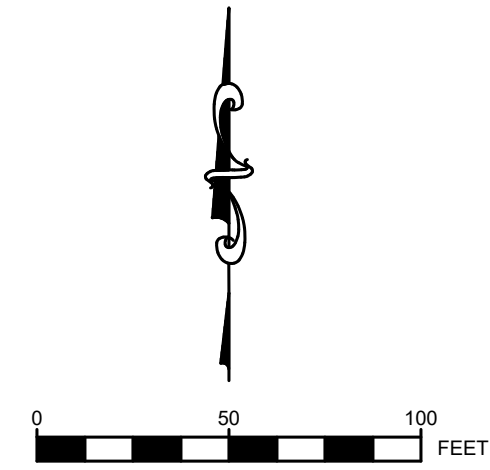
REMEMBER: Never give out your account information, password, or other personal information over e-mail.

 **Preliminary Plat 01242024.pdf**
576K



FINAL PLAT OF SUGARLOAF'N ACRES

WITHIN THE SE1/4 OF SECTION 1, T. 34 S., R. 4 E., SLB&M BOULDER, GARFIELD COUNTY, UTAH



- KEYNOTES:**
- 1. NW CORNER SECTION 1, T. 34S., R. 4E., SLB&M FOUND USFS MONUMENT
 - 2. W1/4 CORNER SECTION 1, T. 34S., R. 4E., SLB&M FOUND GLO BRASS CAP
 - 3. SW CORNER SECTION 1, T. 34S., R. 4E., SLB&M FOUND GLO BRASS CAP
 - 4. NE CORNER SECTION 1, T. 34S., R. 4E., SLB&M FOUND USFS BRASS CAP
 - 5. E1/4 CORNER SECTION 1, T. 34S., R. 4E., SLB&M FOUND GC ALUMINUM CAP AT ROCK
 - 6. SE CORNER SECTION 1, T. 34S., R. 4E., SLB&M FOUND GC ALUMINUM CAP AT ROCK
 - 7. E1/4 CORNER SECTION 2, T. 34S., R. 4E., SLB&M NOT FOUND
 - 8. SE CORNER SECTION 2, T. 34S., R. 4E., SLB&M NOT FOUND

OWNER'S DEDICATION

SUGARLOAF VALLEY FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN BY THE PLAT, THE HEREON SUGARLOAF'N ACRES LOCATED IN GARFIELD COUNTY, STATE OF UTAH.

SHAWN OWEN, MANAGING MEMBER SUGARLOAF VALLEY FARMS, LLC A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____ ON THE _____ DAY OF _____, 2024 PERSONALLY APPEARED BEFORE ME SHAWN OWEN, MANAGING MEMBER OF SUGARLOAF VALLEY FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE SIGNER OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

COUNTY COMMISSION APPROVAL AND ACCEPTANCE

COMMISSION CHAIR _____ DATE: _____

BOULDER TOWN APPROVAL AND ACCEPTANCE

MAYOR _____ DATE: _____

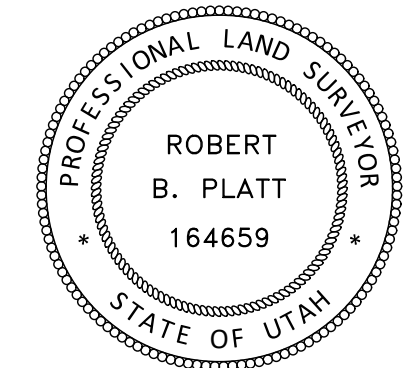
SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS SUGARLOAF'N ACRES, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

BEGINNING S.0°05'27"E. ALONG THE SECTION LINE 394.36 FEET AND WEST 1888.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 4 EAST, SLB&M; THENCE S.0°53'08"W. ALONG THE WEST LINE OF YØ SUBDIVISION 753.00 FEET, THENCE N.89°06'52"W. 582.35 FEET TO AN EXISTING ROAD, THENCE N.0°53'08"E. ALONG SAID ROAD 468.00 FEET, THENCE N.0°54'08"E. ALONG SAID ROAD 275.65 FEET, THENCE N.89°57'57"E. ALONG THE SOUTH LINE OF FOX GROVE SUBDIVISION 582.35 FEET TO THE POINT OF BEGINNING. CONTAINS 10.00 ACRES OF LAND.

ROBERT B. PLATT UTAH P.L.S. #164659 DATE: _____



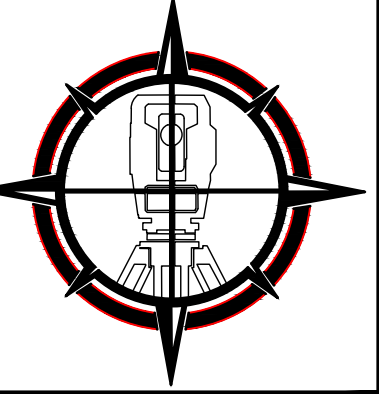
NOTES:

- 1. EACH LOT TO HAVE A SEPTIC SYSTEM.
- 2. EACH LOT HAS AN EXISTING WATER METER.
- 3. SETBACKS:
 - 3.1. FRONT: 30'
 - 3.2. REAR: 30'
 - 3.3. SIDE: 10'
- 4. NO CHANGES WILL BE MADE TO THE CURRENT STORM WATER DRAINAGE.

LEGEND:

- DENOTES PROPERTY CORNER TO BE SET - 5/8" DIAMETER REBAR WITH YELLOW PVC CAP STAMPED PLATT & PLATT INC. LS 164659

PLATT & PLATT, INC
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E. CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL: PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

FINAL PLAT OF SUGARLOAF'N ACRES WITHIN THE SE1/4 OF SECTION 1, T. 34 S., R. 4 E., SLB&M BOULDER, GARFIELD COUNTY, UTAH

DRAWN BY: H.K. HULET
CHECKED BY: R.B. PLATT
DATE: Feb 23, 2024
SCALE: 1" = 50'

FILE: P:\Matt\Deer Ranch\Minor Lot 2024\FINAL PLAT 02222024.dwg

