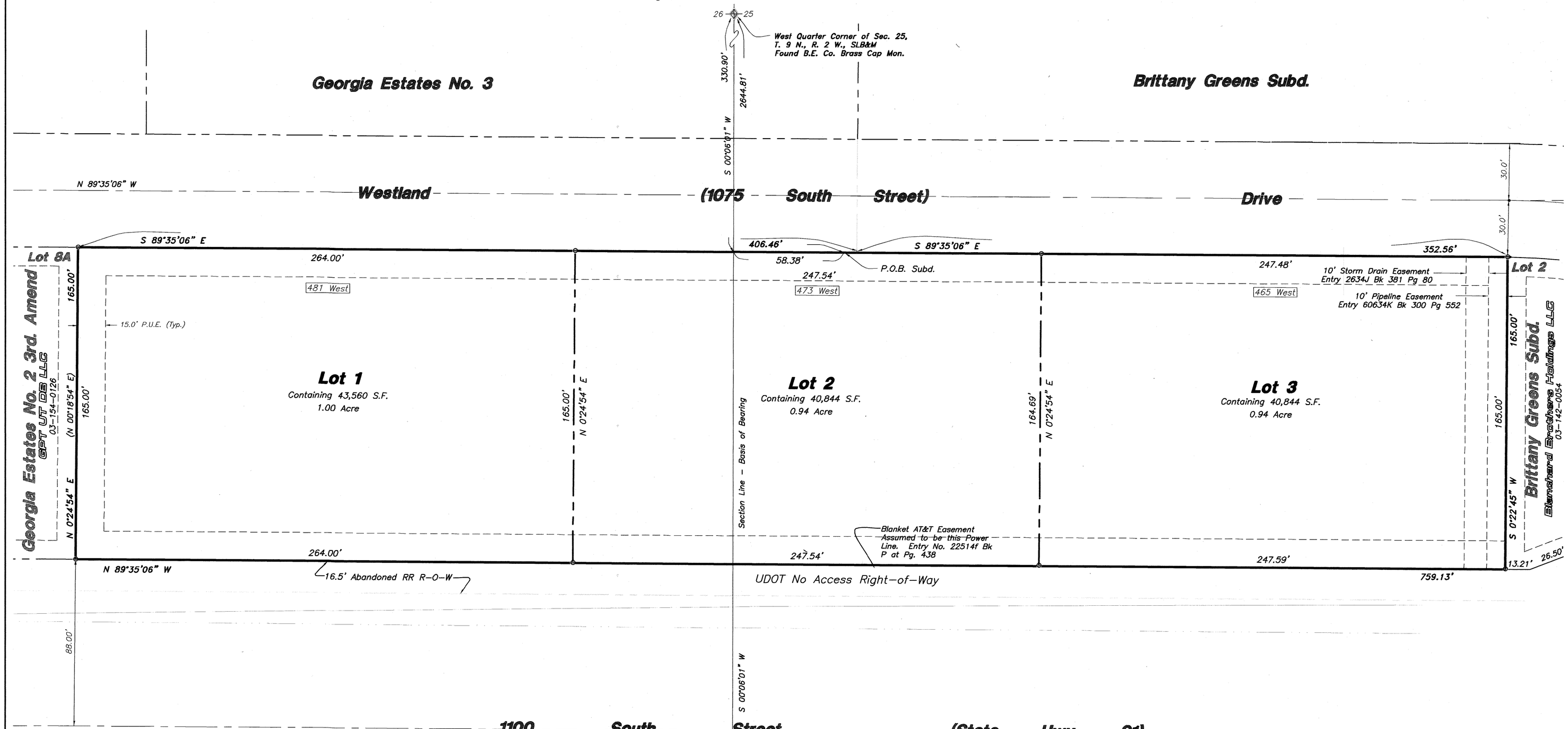
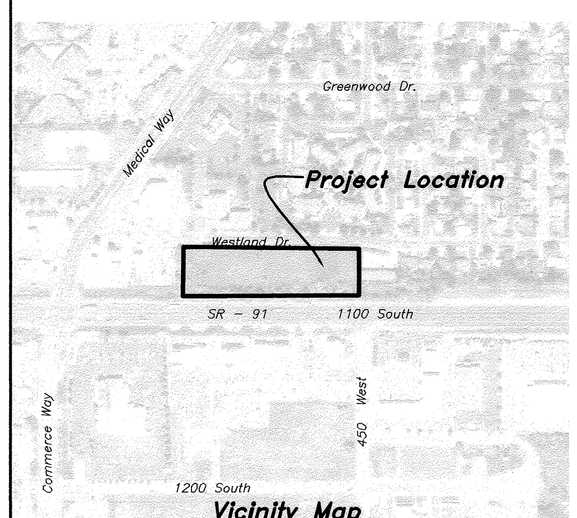
Entry No. 495254 Book 1644 Page 0191
RECORDED FOR RIVERS EDGE REAL ESTATE HOLDINGS LLC
FEE $56.00 01/13/2026 11:38:20 AM Page 1 of 1
By RIVERS EDGE REAL ESTATE HOLDINGS LLC

Westland Commercial Subdivision

03-154-0127, 03-142-0056 > 03-143-0058 THRU 0060

Brigham City, Box Elder County, Utah
A part of the Southwest Quarter of Section 25 and a part of the Southeast Quarter of Section 26, Township 9 North, Range 2 West of the Salt Lake Base and Meridian.



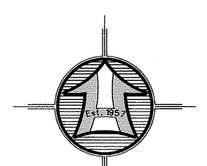


Vicinity Map

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Top Bank
- Existing Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

26 25 Southwest Corner of Sec. 25, T. 9 N., R. 2 W., SLB&M Found Rebar & Cap.
35 36



Scale: 1" = 30'
0 30 60
Scale in Feet
(Data in Parentheses is Record)

NARRATIVE

The purpose of this survey was to establish and set the property corners of the 3 lot subdivision as shown and described hereon. The survey was ordered by John Hansen of Hansen Real Estate for Rivers Edge Real Estate Holdings. The control used to establish the property corners was the Vacated Westland Acres Plat 2 Subdivision, Brittany Greens Subdivision, Georgia Estates Subdivision No. 2 Amended and Georgia Estates Subdivision No. 3 Amendment along with the existing Box Elder County Survey Monumentation surrounding Section 25 and 26, T9N, R2W, SLB&M. The basis of bearing is the West line of the southwest quarter of said Section 25 which bears North 00°06'01" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

NOTES:

1 – All public utility easements (P.U.E.) are 15.0 foot wide unless otherwise noted.

2 – Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.

3 – All utility service laterals, including water, sewer and power are to be installed at the time of issuance of the building permit and in accordance with the current edition of the Brigham City Public Works Standards. Payment for the installation of the utilities, impact fees and connection fees are the responsibility of the property owner.

4 – Protection Strip Agreement Released by Brigham City Corporation Entry No. 495252.

5 – Sidewalk is required to be installed along Lot 1 and the remaining portion of Lot 2 when development occurs with the first of the said two lots for public safety and sidewalk connection with adjacent existing sidewalks and is to be installed in accordance with the current edition of the Brigham City Public Works Standards.

6 – Street lighting will be required with the development of properties. Placement to be determined at time of development and is the responsibility of the developer and/or property owner.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and by the Authority of the Owners, I have completed a survey of the property described and shown hereon this plat in accordance with section 17-23-17 and have verified all measurements and have hereby Subdivided said tract into three (3) lots, known hereafter as Westland Commercial Subdivision and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.

Signed this 2nd day of December, 2025.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819.

REGISTERED LAND SURVEYOR 167819 K. GREG HANSEN 12/02/25 STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WESTLAND DRIVE LOCATED 330.90 FEET (330.00 FEET BY RECORD) SOUTH 00°06'01" WEST ALONG THE WEST LINE OF SAID SECTION 25 AND 58.38 FEET SOUTH 89°35'06" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 25;

RUNNING THENCE SOUTH 89°35'06" EAST 352.56 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 2, BRITTANY GREENS SUBDIVISION; THENCE SOUTH 00°22'45" WEST 165.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1100 SOUTH STREET; THENCE NORTH 89°35'06" WEST 759.13 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF GEORGIA ESTATES SUBDIVISION NO. 2 THIRD AMENDMENT; THENCE NORTH 00°24'54" EAST (NORTH 00°18'54" EAST BY RECORD) 165.00 FEET TO THE NORTHEAST CORNER OF SAID GEORGIA ESTATES SUBDIVISION NO. 2 THIRD AMENDMENT BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WESTLAND DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°35'06" EAST 406.46 FEET TO THE POINT OF BEGINNING. CONTAINING 2.875 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT WESTLAND COMMERCIAL SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BRIGHAM CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS DAY OF _____, 2025.

Patricia Bennett — 12/4/25
PATRICIA BENNETT, REGISTERED AGENT FOR RIVERS EDGE REAL ESTATE HOLDINGS, LLC — *Date*

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF BOX ELDER)

AMY OLSEN NOTARY PUBLIC • STATE of UTAH COMMISSION NO. 737044 COMM. EXP. 05-19-2028

On this 4 day of December, 2025, personally appeared before me, Patricia Bennett, who being by me duly sworn did say and acknowledge that she is the Registered Agent of Rivers Edge Real Estate Holdings, LLC, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.

State of Utah Notary Public Amy Olsen
Notary Printed Name Amy Olsen
Commission Number 737044 *My Commission Expires* 5-19-28

COUNTY RECORDER'S NO. 495254

State of Utah, County of Box Elder, Recorded and Filed at the Request of Rivers Edge Real Estate Holdings LLC
Date 01/13/26 *Time* 11:38 *Fee* 56.00
Abstracted B:1644 P:0191
Index _____
Filed in: ____ *File of Plats*

_____ *County Recorder*

APPROVAL AS TO FORM

Approved as to form this 4 *day of* December, *A.D., 2025.*

_____ *Attorney*

PLANNING COMMISSION APPROVAL

Approved this 18 *day of* NOVEMBER *A.D., 2025 by the Brigham City Planning Commission.*

Roger D. Manning *Chairman*

ENGINEER'S CERTIFICATE

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office.

Britt M. Jones — 12/8/2025
Engineer — *Date*

APPROVAL AND ACCEPTANCE

Presented to the Brigham Land Use Authority this 24 *day of* NOVEMBER *A.D., 2025 at which time this subdivision was approved and accepted.*

By: _____ *Land Use Authority*

Attest: Tiffanie Rasmussen *City Recorder*

Developer:
Rivers Edge Real Estate Holdings
990 Medical Drive, Suite G4
Brigham City, Utah 84302

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
Since 1957

25-3-267 25-3-267 V19 11/24/25 KGH

N:\2025\25-3-267 John Hansen\Drawings\25-3-267 v19.dwg, 12/2/2025 9:00:22 AM, DWG To PDF.pc3