

When Recorded Mail To:
Logan City Engineer
290 North 100 West
Logan Utah, 84321

Ent 1370286 Bk 2469 Pg 7
Date: 17-Jan-2025 08:59 AM Fee \$40.00
Cache County, UT
Tennille Johnson, Rec. - Filed By KH
For RAY ELLIOT

Space above this line is for County Recorder information.

NOTICE OF APPROVAL

PROPERTY BOUNDARY ADJUSTMENT
LOGAN CITY - LAND USE AUTHORITY
PARCELS (05-126-0002, 05-126-0003, 05-126-0004
07-198-0003, 07-198-0004, 07-198-0005)

Pursuant to STATE CODE TITLE 10, CHAPTER 9a, PART 6, SECTION 608(5); A Recorded Notice of Approval does not convey, or act as a conveyance of title to real property.

(See also STATE CODE TITLE 10, CHAPTER 9A, PART 5, SECTION 523)

HOWEVER, NO PERMITS WILL BE ISSUED UNTIL THE LAND USE AUTHORITY HAS REVIEWED / APPROVED AND RECORDED THE NOTICE OF APPROVAL WITH THE CACHE COUNTY RECORDER.

GENERAL NOTE FOR EASEMENTS AND ENCUMBRANCES:

- For the Parcels on this Notice of Approval, it will be the owner(s) responsibility to comply with Utah State Code for any existing recorded or unrecorded easements or encumbrances that may be affected by completing a boundary adjustment.
- See Utah Code 10-9a-524(3)(a) and 57-13c
- Land Use Authority may require new easements that should be recorded concurrently with a separate easement creation document.

EXISTING PARCEL DESCRIPTIONS (Prior to proposed Property Boundary Adjustment)

Parcel 1 - (Tax ID #05-126-0002):

Lot 2, Mountainside Estates according to the Official Plat recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022.

Parcel 2 - (Tax ID #05-126-0003):

Lot 3, Mountainside Estates according to the Official Plat recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022.

Parcel 3 - (Tax ID #05-126-0004):

Lot 4, Mountainside Estates according to the Official Plat recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022.

Parcel 4 - (Tax ID #07-198-0003):

Lot 3, Hillcrest Heights North, Unit No. 1 according to the Official Plat recorded in the Cache County Recorder's Office under Entry 560316 on June 25, 1992.

Parcel 5 - (Tax ID #07-198-0004):

Lot 4, Hillcrest Heights North, Unit No. 1 according to the Official Plat recorded in the Cache County Recorder's Office under Entry 560316 on June 25, 1992.

Parcel 6 - (Tax ID #07-198-0005):

Lot 5, Hillcrest Heights North, Unit No. 1 according to the Official Plat recorded in the Cache County Recorder's Office under Entry 560316 on June 25, 1992.

NEW PARCEL DESCRIPTIONS

Parcel 1 - (Tax ID #05-126-0002):

Lot 2, Mountainside Estates according to the Official Plat recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022.

Less: Beginning at the Southeast Corner of Lot 2, Mountainside Estates recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022 and running
thence N 89°54'58" W 20.20 feet along the south line of said Lot 2;
thence N 06°31'24" E 13.24 feet;
thence East 20.00 feet to the Northwest Corner of Lot 3, Hillcrest Heights North, Unit No. 1 recorded in the Cache County Recorder's Office under Entry No. 560316 on June 23, 1992;
thence S 05°39'05" W 13.25 feet to the point of beginning.

Parcel 2 - (Tax ID #05-126-0003):

Lot 3, Mountainside Estates according to the Official Plat recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022.

Less: Beginning at the Northeast Corner of Lot 3, Mountainside Estates recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022 and running
thence S 05°39'05" W 77.26 feet along the east line of said Lot 3 to the Southwest Corner of Lot 3; Hillcrest Heights North, Unit No. 1 recorded in the Cache County Recorder's Office under Entry No. 560316 on June 23, 1992
thence West 21.39 feet;
thence N 06°31'24" E 77.41 feet to the north line of Lot 3, Mountainside Estates;
thence S 89°54'58" E 20.20 feet along said north line to the point of beginning.

Less: Beginning at the Southeast Corner of Lot 3, Mountainside Estates recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022 and running

thence N 71°31'08" W 25.18 feet along the south line of said Lot 3;
 thence N 06°31'24" E 48.06 feet;
 thence East 21.39 feet to the east line of said Lot 3;
 thence S 03°02'41" W 55.81 along said east line feet to the point of beginning.

Parcel 3 - (Tax ID #05-126-0004):

Lot 4, Mountainside Estates according to the Official Plat recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022.

Less: Beginning at the Northeast Corner of Lot 4, Mountainside Estates recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022 and running
 thence S 03°02'41" W 34.36 feet along the east line of said Lot 4;
 thence West 26.89 feet;
 thence N 06°31'24" E 42.57 feet to the north line of said Lot 4;
 thence S 71°31'08" E 25.18 feet along said north line to the point of beginning.

Less: Beginning at the Southeast Corner of Lot 4, Mountainside Estates recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022 and running
 thence S 60°52'30" W 34.34 feet along the south line of said Lot 4;
 thence N 06°31'24" E 36.49 feet;
 thence East 26.89 feet to the east line of said Lot 4;
 thence S 03°02'41" W 19.57 feet along said east line to the point of beginning.

Parcel 4 - (Tax ID #07-198-0003):

Lot 3, Hillcrest Heights North, Unit No. 1 according to the Official Plat recorded in the Cache County Recorder's Office under Entry 560316 on June 25, 1992.

Together with: Beginning at the Southeast Corner of Lot 2, Mountainside Estates recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022 and running
 thence N 89°54'58" W 20.20 feet along the south line of said Lot 2;
 thence N 06°31'24" E 13.24 feet;
 thence East 20.00 feet to the Northwest Corner of Lot 3, Hillcrest Heights North, Unit No. 1 recorded in the Cache County Recorder's Office under Entry No. 560316 on June 23, 1992;
 thence S 05°39'05" W 13.25 feet to the point of beginning.

Together with: Beginning at the Northeast Corner of Lot 3, Mountainside Estates recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022 and running
 thence S 05°39'05" W 77.26 feet along the east line of said Lot 3 to the Southwest Corner of Lot 3; Hillcrest Heights North, Unit No. 1 recorded in the Cache County Recorder's Office under Entry No. 560316 on June 23, 1992
 thence West 21.39 feet;
 thence N 06°31'24" E 77.41 feet to the north line of Lot 3, Mountainside Estates;
 thence S 89°54'58" E 20.20 feet along said north line to the point of beginning.

Parcel 5 - (Tax ID #07-198-0004):

Lot 4, Hillcrest Heights North, Unit No. 1 according to the Official Plat recorded in the Cache County Recorder's Office under Entry 560316 on June 25, 1992.

Together with: Beginning at the Southeast Corner of Lot 3, Mountainside Estates recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022 and running thence N 71°31'08" W 25.18 feet along the south line of said Lot 3;
thence N 06°31'24" E 48.06 feet;
thence East 21.39 feet to the east line of said Lot 3;
thence S 03°02'41" W 55.81 along said east line feet to the point of beginning.

Together with: Beginning at the Northeast Corner of Lot 4, Mountainside Estates recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022 and running thence S 03°02'41" W 34.36 feet along the east line of said Lot 4;
thence West 26.89 feet;
thence N 06°31'24" E 42.57 feet to the north line of said Lot 4;
thence S 71°31'08" E 25.18 feet along said north line to the point of beginning.

Parcel 6 - (Tax ID #07-198-0005):

Lot 5, Hillcrest Heights North, Unit No. 1 according to the Official Plat recorded in the Cache County Recorder's Office under Entry 560316 on June 25, 1992.

Together with: Beginning at the Southeast Corner of Lot 4, Mountainside Estates recorded in the Cache County Recorder's Office under Entry 1320325 on May 20, 2022 and running thence S 60°52'30" W 34.34 feet along the south line of said Lot 4;
thence N 06°31'24" E 36.49 feet;
thence East 26.89 feet to the east line of said Lot 4;
thence S 03°02'41" W 19.57 feet along said east line to the point of beginning.

Signature:

Brian D. Lipp

Title:

Professional Land Surveyor

Business / Organization:

Alliance Consulting Engineers

Date:

12/12/24

City Approval

Logan City Engineer Approval

Darren Farar

Approved By: Darren Farar


1.16.2025

Date

LOGAN CITY ACKNOWLEDGEMENT

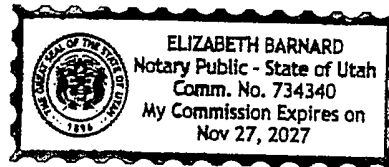
State of Utah)
 SS
County of Cache)

On this 16th day of January A.D. 2025 before me, a notary public, personally appeared,
Darren Farar, the signer of this document, who duly acknowledged to me that
(s)he is the City Engineer of Logan City, a Utah corporation, and is authorized
to execute the foregoing instrument in its behalf and that he or she executed it in such capacity.



Notary Public

Commission Expires: 11.27.2027



OWNERS ACKNOWLEDGEMENT

Alex Elliot
Signature

owner
Title

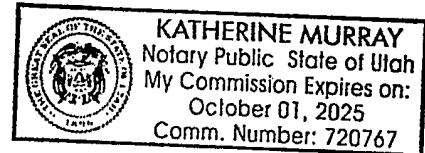
12/17/2024
Date

State of Utah)
County of Cache) SS

On this 17th day of December A.D. 2024 before me, a notary public, personally appeared, Alexander Ray Elliot, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to in this document, and acknowledged that he or she executed the same.

Katherine Murray
Notary Public

Commission Expires: October 1, 2025

**OWNERS ACKNOWLEDGEMENT**

Ricky Humphreys
Signature

owner
Title

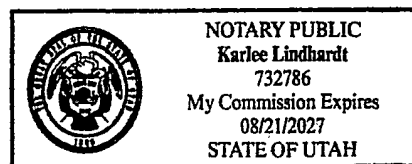
12/17/2024
Date

State of Utah)
County of Cache) SS

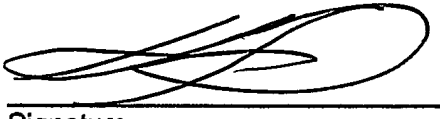
On this 17 day of December A.D. 2024 before me, a notary public, personally appeared, Ricky Humphreys, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to in this document, and acknowledged that he or she executed the same.

Karlee Lindhardt
Notary Public

Commission Expires: 08/21/2027



OWNERS ACKNOWLEDGEMENT



Signature

owner


Title

01/15/25

Date

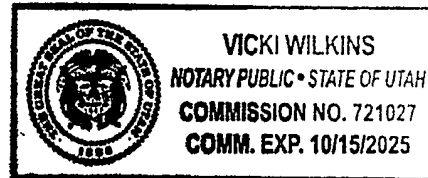
State of Utah)
) SS
County of Cache)

On this 15 day of January A.D. 2025 before me, a notary public, personally appeared,
Christopher Egbert, proved on the basis of satisfactory evidence to be the person(s)
whose name is subscribed to in this document, and acknowledged that he or she executed the same.



Notary Public

Commission Expires: 10/15/2025



OWNERS ACKNOWLEDGEMENT

Brent J. Lawyer
Signature

Managing Member
Title
Capstone Consulting, LLC

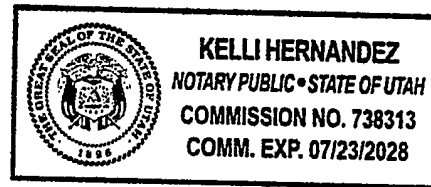
12/23/24
Date

State of Utah)
County of Cache) SS

On this 23 day of December A.D. 2024 before me, a notary public, personally appeared, Brent Lawyer, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to in this document, and acknowledged that he or she executed the same.

Kelli Hernandez
Notary Public

Commission Expires: 07/23/2028



advised by

TRUST ACKNOWLEDGEMENT

Brent J. Lawyer
Signature

Attorney in fact for
Title
Shree Biriraj Ji, Inc.

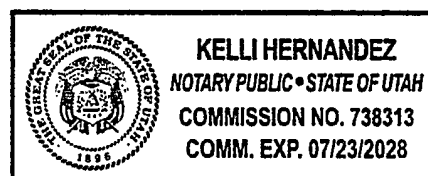
12/23/24
Date

State of Utah)
County of Cache) SS

On this 23 day of December A.D. 2024 before me, a notary public, personally appeared, Brent Lawyer, who duly acknowledge to me that (s)he is a Representative ~~Trustee~~ of the Shree Biriraj Ji, Inc. and is authorized to execute the foregoing instrument in its behalf and that he or she executed it in such capacity.

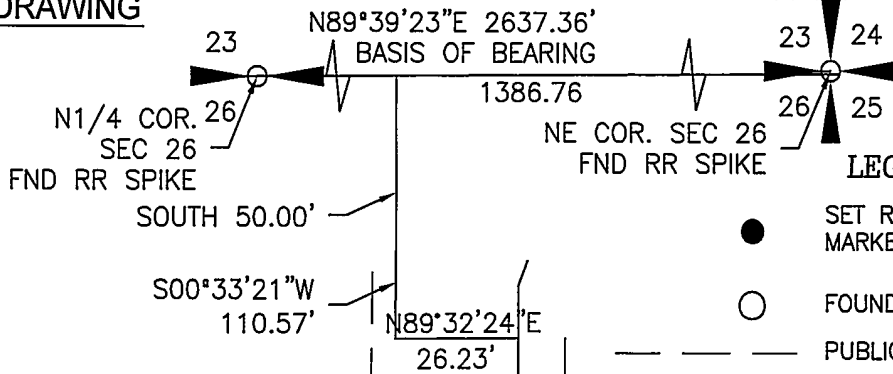
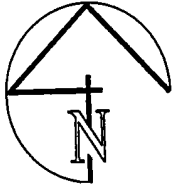
Kelli Hernandez
Notary Public

Commission Expires: 07/23/2028



SECTION VI: MAP/DRAWING

Ent 1370286 Bk 2469 Pg 16



LEGEND

- SET REBAR W/ PLASTIC CAP MARKED LS 275617
- FOUND STEVE EARL REBAR
- PUBLIC UTILITY EASEMENT
- R1 REFERENCE—HILLCREST HEIGHTS NORTH UNIT 1

PARCEL 1

LOT 2

05-126-0002
CAPSTONE CONSULTING, LLC

LOT 2

07-198-0002
JAMES CANTWELL, TR.

PARCEL 2

LOT 3

05-126-0003
CAPSTONE CONSULTING, LLC

PARCEL 4

LOT 3

07-198-0003
ALEXANDER & CATHERINE
ELLIOTT, TR.

PARCEL 3

LOT 4

05-126-0004
CAPSTONE CONSULTING, LLC

HILLCREST HEIGHTS NORTH
UNIT NO. 1

ENTRY NO. 560316
JUNE 23, 1992

PARCEL 5

LOT 4

07-198-0004
KRIS EGBERT

SE COR. LOT 3 &
NE COR. LOT 4
MOUNTAINSIDE ESTATES

PARCEL 6

LOT 5

07-198-0005
RICK & CINDY HUMPHREYS

SE COR. LOT 3 &
NE COR. LOT 4
MOUNTAINSIDE ESTATES

1400 EAST STREET

NOTES:

1. The portions of property being exchanged have slopes of 2 horizontal to 1 vertical (2:1 or 26% slope). All development in the geological unstable lands per Land Development Code shall comply with Section 17.24.70 of the Land Code.
2. Prior to building permit issuance for individual homes, each lot shall have a geotechnical review and approval based on the overall report, home layout, retention wall specifics, grading, cuts and fills, drainage and driveway layout.