

# Checklist for Boundary Establishment

(UCA 57-1-45, UCA 10-20-907 & UCA 17-79-807)

Only clarifies the location of a property boundary (UCA 10-20-102 & UCA 17-79-102)

(DOES NOT REQUIRE LAND USE APPROVAL)

**DOCUMENT:** A conveyance document complying with *Utah Code 57-1-45(2)* shall include:

- \_\_\_\_ Name and signature of each party
- \_\_\_\_ Name typed or printed of each signer below the signature line (UCA 17-71-403)
- \_\_\_\_ A sufficient acknowledgment for each party's signature (UCA 57-3-101)
- \_\_\_\_ Address of each party for assessment purposes
- \_\_\_\_ A statement describing the ambiguity, uncertainty, or dispute being resolved
- \_\_\_\_ A statement that property owners agree on the established boundary location
- \_\_\_\_ A current legal description of each parcel subject to the established boundary
- \_\_\_\_ A NEW legal description of the established boundary
- \_\_\_\_ A sufficient acknowledgment for each party's signature
- \_\_\_\_ Does NOT create a new parcel or new lot
- \_\_\_\_ Document and exhibit is in a legible and recordable format UCA 57-1-45(5)

**SURVEY or MAP/GRAPHIC:** An establishment requires a map to be included either a map/graphic or a survey showing the location of the established boundary relative to physical objects and other necessary information. (UCA 57-1-45(3)(g))

☐ **SURVEY:** If a survey has been conducted, a reference to the record of survey showing:

- \_\_\_\_ The location of the agreed boundary
- \_\_\_\_ Existing dwellings, outbuildings, improvements and other physical features
- \_\_\_\_ Existing easements, rights-of-way, conditions or restrictions recorded or apparent
- \_\_\_\_ A survey narrative explaining the reason for the boundary establishment

☐ **Map/Graphic:** If a survey has not been conducted, attach a graphic depicting the following:

- \_\_\_\_ A representation of the location of the established boundary
- \_\_\_\_ Any physical objects relative to marking the established boundary

**SUBDIVISION:** If the property is located within a recorded subdivision: UCA 57-1-45(2)(h)

\_\_\_\_ An acknowledgment that each party has been notified of the potential requirement of a subdivision plat amendment

**NOTE:** This checklist considers UCA 57-1-45, UCA 10-20-907 & UCA 17-79-807 and can provide the persons submitting the conveyance document or boundary adjustment with an explanation of possible corrections necessary to record said document