

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