



CENTURION ENGINEERS, INC.

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To: **Garden City Planning**

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From: **Joe Canning, PE/PLS**
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Date: 16 November 2024

Subject: **BC Holdings LLC
10178 West Carlton Bay Drive
Tax Parcel R1292650130 & R129265012
MLDFY2025-0001
Submittal Review #1**

Pages: 2

Status: **Comments Pending**

The following is to be directed to the application's land surveyor.

On behalf of Garden City, as the city engineer, we have completed our first review of the submittal of the subject survey. The pertinent submittal information we received was:

1. Land Division form
2. Property Owner Permission form dated 16 October 2024
3. Statement of Intent letter by Carl Geiger, PE and dated 4 November 2024
4. Request for Waiver of Checklist Items letter by Carl Geiger, PE and dated 4 November 2024
5. Warranty Deed #2016-071380
6. Copy a title report dated 5 August 2016

7. Two land descriptions signed by James R. Prince, PLS and dated 28 May 2024
8. Record of Survey – Minor Land Division signed by James R. Prince, PLS and dated 28 May 2024

Our office does not necessarily perform a detailed review of the survey as it is the responsibility of the project's land surveyor to be sure the survey conforms to state of Idaho requirements for a land survey. We do review the survey to see if it contains the information necessary for the city, however other city staff may also have review comments.

Since we consider a Record of Survey for a Minor Land Division is a multiple division of land, comments recommending information beyond a typical Record of Survey may occur.

This application intends to create two parcels of land within Lot 7 of Block 1 of Carlton Bay Subdivision.

General Comments

1. The ROS has the distance listed from the Point of Commencement to the Point of Beginning as 527.66 feet. The land descriptions have the same distance as 527.87. Please conform.
2. The title report lists the following easements as impacting the site:
 - Book 14 of Miscellaneous Records at Page 619
 - Book 14 of Miscellaneous Records at Page 620
 - Instrument #106143961
 - Instrument #108119675
 - Instrument #107031692
 - Instrument #107092109 / #110008080
 - Instrument #107095656

Please add these to the survey or advise how they impact the property.

3. Please advise on how water/sewer will be provided to the two parcels.

For Final City Approval

4. The survey must be recorded. Please provide a copy of the recorded survey to city staff.
5. The owner must execute deeds that define the parcels per the survey and return a recorded copy of the deeds to city staff.
6. Obtain tax parcel numbers for the new parcels and submit evidence of such to city staff.

Please provide a written response letter to this review that addresses the comments. Final approval of the survey will not occur until all the above comments have been addressed and the noted steps completed.