



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
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To: **Garden City Planning**

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From: **Joe Canning, PE/PLS**

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E-Mail: jdcanning@centengr.com

Date: 18 December 2024

Subject: **BC Holdings LLC**

10178 West Carlton Bay Drive

Tax Parcel R1292650130 & R129265012

MLDFY2025-0001

Submittal Review #2

Pages: 2

Status: **Comment 3 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 second review of the submittal of the subject survey. The pertinent submittal information we received was:

1. Comment response letter by Carl Geiger, PE and dated 4 December 2024
2. Two land descriptions signed by James R. Prince, PLS and dated 28 May 2024
3. Record of Survey – Minor Land Division (two pages) signed by James R. Prince, PLS and dated 1 December 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.

Bold text within the comments below is specific to this review.

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. **Resolved**
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.

Addressed

3. Please advise on how water/sewer will be provided to the two parcels. **The city is concerned about long-term identification of service locations and the need for unnecessary easements across adjoining lands that includes the route to the existing water and sewer services. Please install new services with the development of Parcel A and reserve the existing services for use of Parcel B. Please acknowledge this requirement prior to the city executing the Record of Survey.**

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 remaining general comment. Final approval of the survey will not occur until all the above comments have been addressed and the noted steps completed.