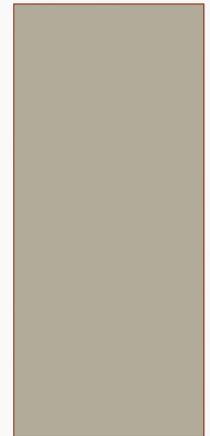


MIDWAY FARMS
SWISS FARM

PLAT AMENDMENTS



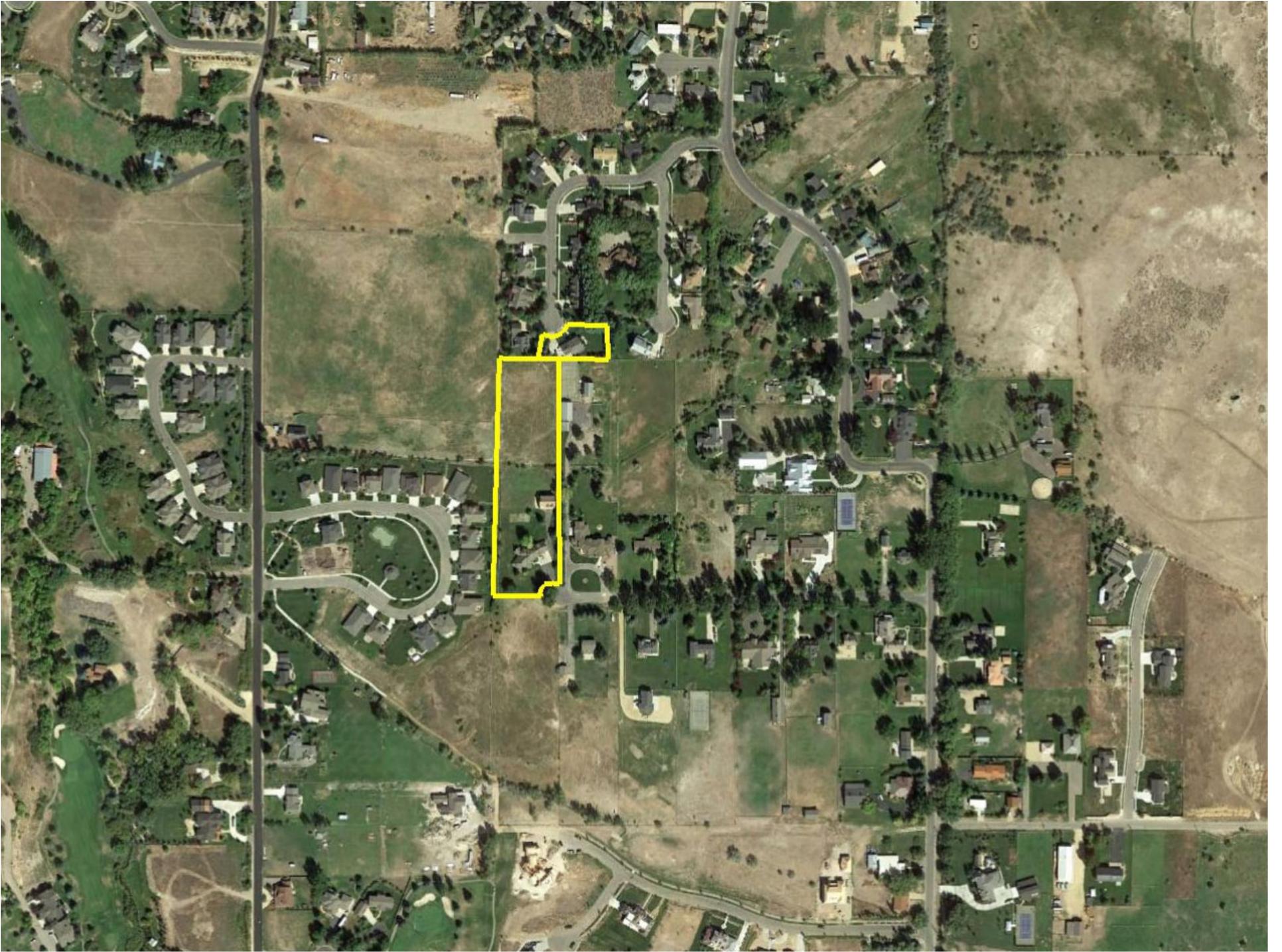
PROPOSED AMENDMENT

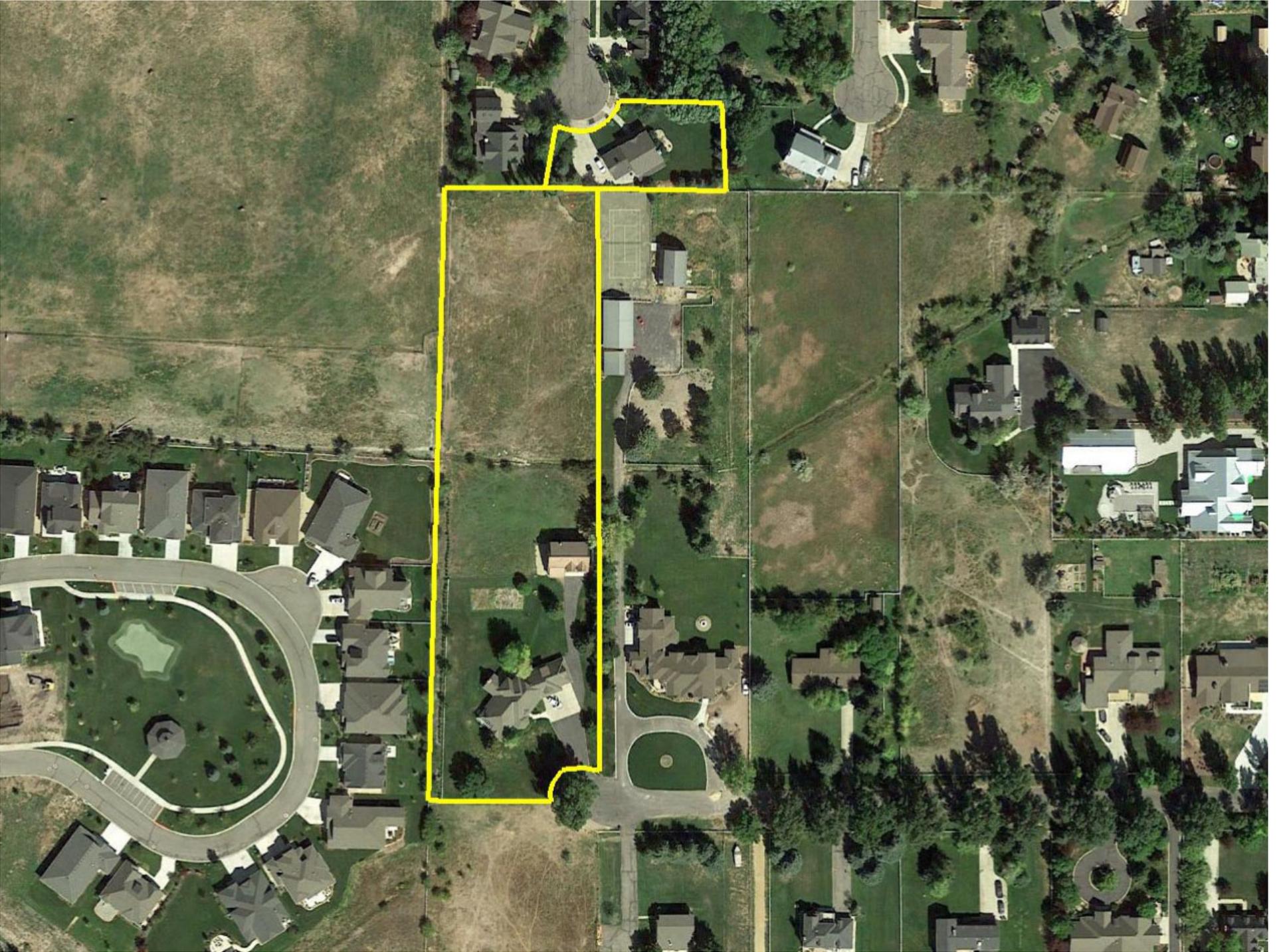
- Adjust a lot line between Midway Farms lot 11 and Swiss Farm lot 13
- 0.89 acres would be exchanged
- Midway Farms lot 11 would decrease from 2.89 acres to 2 acres
- Swiss Farms lot 13 would increase from 0.39 acres to 1.28 acres

MIDWAY FARMS

- 2 lot subdivision
- Recorded on January 25, 1995
- R-1-22 zone (22,000 sq. ft. minimum)
- Lot 1 – 32,783 sq. ft.
 - If approved – 34,412 sq. ft.
- Lot 2 – 39,227 sq. ft.
 - If approved – 37,461 sq. ft.







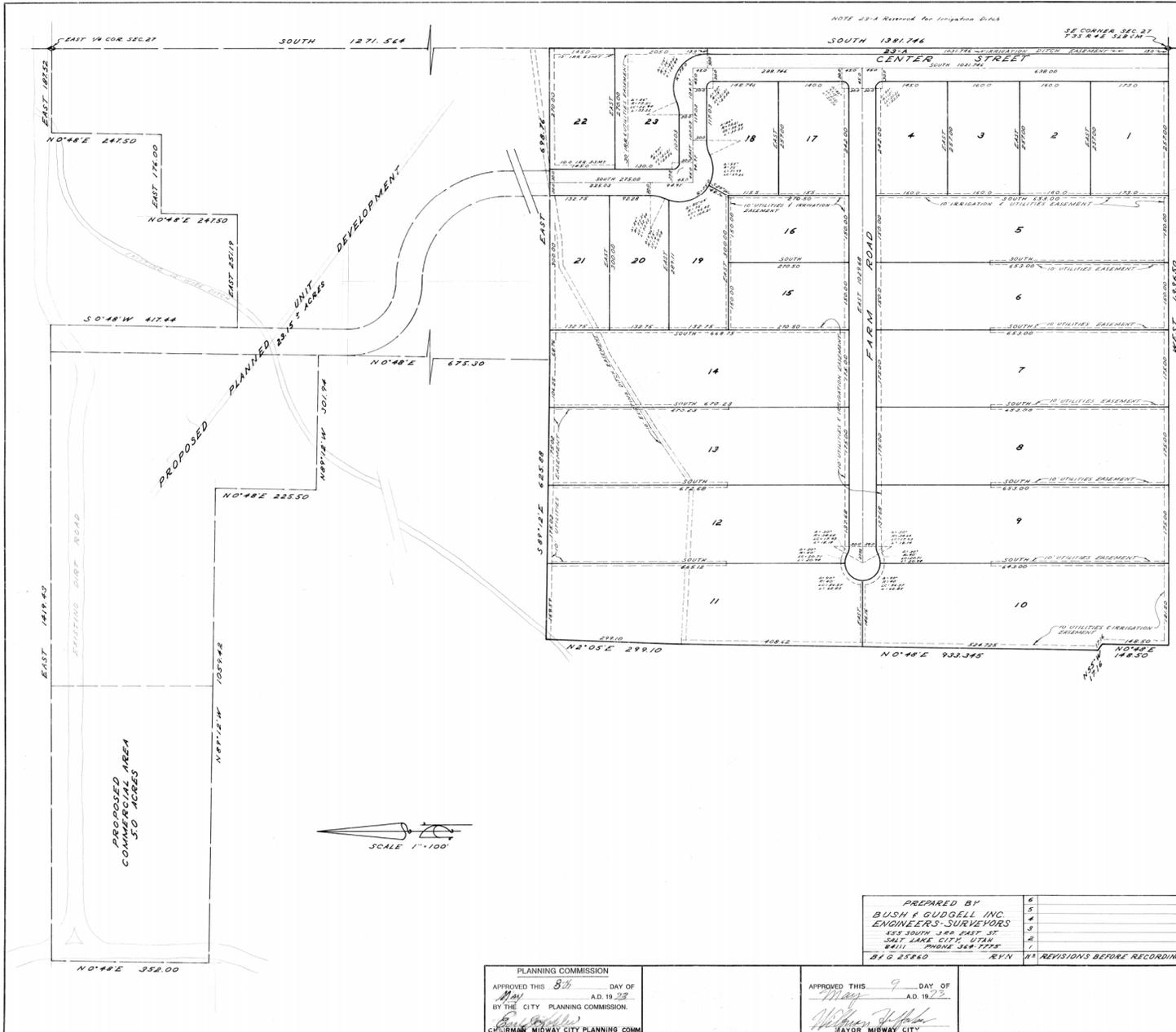


DRONE IMAGE TAKEN APRIL 2019

LEGEND

 PROPERTY TO BE REMOVED FROM MIDWAY FARMS LOT 11 AND TO BECOME PART OF SWISS FARMS LOT 13 (0.89 ACRES)

TOM HANSEN		
PLAT AMENDMENTS		
OVERALL PLAN		
		
RESOURCE GROUP P.C. 380 E Main St. Suite 204 Midway, UT 84049 ph. (435) 657-9749		
DESIGN BY: PDB	DATE: 12 JUNE 2019	SHEET
DRAWN BY: PDB	REV:	1



SURVEYOR'S CERTIFICATE

I, **ROBERT B JONES**, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. **1525**, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **MIDWAY FARMS SUBDIVISION**.

COURSE	DIST.	REMARKS
		Beginning at the Southwest Corner of Section 27 Township 3 South Range 4 East Salt Lake Base and Meridian and running thence:
West	1336.50	feet thence
N0°48'E	148.50	feet thence
N53°10'W	17.16	feet thence
N0°48'E	200.24	feet thence
N2°05'E	299.10	feet thence
S89°12'E	623.88	feet thence
East	678.76	feet to the east line of Section 27 thence
South	1381.76	feet along said Section line to the point of beginning.

BASIS FOR BEARING
 Wasatch Co Surveyor Info.
 DATE: **May 8, 1973**

OWNER'S DEDICATION
 Know all men by these presents that the undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as **MIDWAY FARMS SUBDIVISION**, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
 In witness whereof, I have hereunto set our hands this _____ day of _____ A.D. 19____
MIDWAY FARMS DEVELOPMENT CORPORATION
 Salt Lake City, Utah Corporation
 Eliza R Ivory (President)

ACKNOWLEDGMENT
 C. Aldo Fillmore Carme R. Johnson
 C. Aldo Fillmore Carme Johnson (His Wife)

STATE OF UTAH _____ S.S.
 County of _____
 On this _____ day of _____ A.D. 19____ personally appeared before me, the undersigned Notary Public, in and for said County of _____, in said State of Utah, the signer () of the above Owner's Dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
 My Commission expires _____ Notary Public
 Residing in _____ County

CORPORATE ACKNOWLEDGMENT
 STATE OF UTAH _____ S.S.
 County of **SALT LAKE**
 On this the **15th** day of **May** A.D. **1973** personally appeared before me, the undersigned notary public in and for said State and County **Eliza R Ivory**, who after being duly sworn, acknowledged to me that **she is the President of Midway Farms Development Corporation**.
 A **Utah** corporation, that **she** signs the owners dedication freely and voluntarily for and in behalf of said corporation for the purposes therein mentioned and that said corporation executed the same.
 My Commission expires **4-6-74** **Eliza M. Hensleigh**
 Notary Public
 Residing in **SALT LAKE** County

MIDWAY FARMS SUBDIVISION
 A Subdivision located in the Southeast 1/4 Section 27 Township 3 South Range 4 East SALT LAKE BASE & MERIDIAN

PREPARED BY	6
BUSH & GUDGELL INC.	5
ENGINEERS-SURVEYORS	4
555 SOUTH 100 EAST ST	3
SALT LAKE CITY UTAH	2
8411 PHONE 368-7775	1
#10 25840 RYN	#1 REVISIONS BEFORE RECORDING

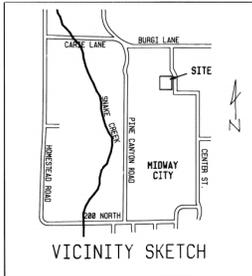
PLANNING COMMISSION
 APPROVED THIS **8th** DAY OF **MAY** A.D. 19**73**
 BY THE CITY PLANNING COMMISSION.
Eliza R Ivory
 CHAIRMAN MIDWAY CITY PLANNING COMM

APPROVED THIS **9** DAY OF **MAY** A.D. 19**73**
Eliza R Ivory
 MAYOR MIDWAY CITY

RECORDED # **39766**
 STATE OF UTAH COUNTY OF **SALT LAKE**
 RECORDED AND FILED AT THE REQUEST OF **Mac Donald**
 DATE **June 16, 1973** TIME **11:00AM** BOOK **20** PAGE **684-692**
13.00 Fee
Midway Farms Development Corporation
 COUNTY RECORDER

MIDWAY IRRIGATION COMPANY
15' IRRIGATION EASEMENT DESCRIPTION
A 15 FOOT WIDE EASEMENT FOR CONSTRUCTION & MAINTENANCE OF AN IRRIGATION DITCH AND/OR PIPELINE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS S 89°36'07" W, 94.84' AND N 89°12' W, 167.18' AND S 0°48' W, 7.50' FROM THE BRASS CAPPED EAST 1/4 COR-OF-SEC. 27, T35, R4E, SLM;
THENCE N 89°12' W, 90.79'; THENCE S 12°24'48" W, 262.88'; THENCE S 28°59'55" W, 109.44'; THENCE S 0°45'30" E, 208.88'; THENCE S 79°48'33" W, 133.66'; THENCE S 19°29'52" W, 71.47'; THENCE N 89°12' W, 111.58';

WASATCH COUNTY SURVEYOR
BRASS CAPPED EAST 1/4 COR
SEC 27, T35, R4E, SLM
STATE PLANE COORD.
X=2,007,087.50
Y= 798,782.18
BASIS OF BEARING IS 89°12' W
CENTER LINE BEARING IS 89°12' W



SURVEYOR'S CERTIFICATE

I, THURMAN E. MADDEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4859 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND AND UPON WHICH WILL BE CONSTRUCTED SWISS FARM SUBDIVISION.
Thurman E. Madden 10 February 1944
THURMAN E. MADDEN DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89°12' WEST 6.44 FT. FROM THE SOUTHWEST CORNER OF LOT 35, MIDWAY FARMS NO-2 SUBDIVISION, AMENDED, SAID POINT BEING LOCATED SOUTH 50°36'07" WEST 914.84 FT. FROM THE BRASS CAPPED EAST 1/4 CORNER OF SECTION 27, T35, R4E, SLM;
THENCE SOUTH 0°48' WEST 411.18 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF LOT 31 OF SAID SUBDIVISION;
THENCE SOUTH 11°00' WEST 285.32 FT. ALONG AN EXISTING CHAINLINK FENCE LINE TO ITS EXTENDED INTERSECTION WITH A CEDAR POST & WIRE FENCE LINE TO THE THENCE NORTH 89°12' WEST 320.04 FT. ALONG SAID WIRE FENCE LINE TO THE NORTHEAST CORNER OF LOT 13, MIDWAY FARMS SUBDIVISION;
THENCE NORTH 89°12' WEST 320.04 FT. ALONG SAID WIRE FENCE LINE TO A FOUND REBAR MARKING THE NORTHWEST CORNER OF LOT 13, MIDWAY FARMS SUBDIVISION, AND CONTINUING THENCE ALONG THE SAME BEARING AND FENCE LINE FROM WHENCE A FOUND REBAR BEARS SOUTH 0°34'56" WEST 9.89 FT. (TOTAL LENGTH OF THIS COURSE IS 189.81 FT.) TO A FENCE LINE AT A POINT THENCE NORTH 0°34'56" EAST 351.88 FT. ALONG SAID FENCE LINE TO A FOUND REBAR AT A FENCE CORNER;
THENCE NORTH 0°33'23" EAST 323.16 FT. ALONG A FENCE LINE TO A FENCE CORNER;
THENCE SOUTH 89°12' EAST 326.50 FT. TO A FOUND REBAR AT THE SOUTHWEST CORNER OF LOT 36, MIDWAY FARMS NO-2 SUBDIVISION, AMENDED, AND CONTINUING THENCE ON THE SAME BEARING 184.05 FT. TO A FOUND REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 36, AND CONTINUING THENCE ON THE SAME BEARING 107.89 FT. TO THE POINT OF BEGINNING (TOTAL LENGTH OF THIS COURSE IS 628.44 FT.);
AREA: 9.718 ACRES, MORE OR LESS.
BASIS OF BEARING: THE LINE FROM THE EXISTING BRASS CAPPED EAST 1/4 CORNER AND EXISTING BRASS CAPPED SOUTHEAST CORNER OF SAID SECTION 27 BEARS SOUTH 0°27'05" EAST (STATE PLANE BEARING OF THIS LINE IS SOUTH 0°45'24" EAST).

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF STREETS AND PUBLIC AREAS HEREON SHOWN.
THIS 20th DAY OF February, 1944.
Thurman E. Madden
APPROVED: _____ ATTORNEY
Thurman E. Madden CLERK-RECORDER
APPROVED: _____

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS SWISS FARM SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS, LOTS, AND STREETS TO HEREAFTER BE KNOWN AS SWISS FARM SUBDIVISION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED BY HIM (THEM), AND SAID SWISS FARM SUBDIVISION IS DULY ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME, MY COMMISSION EXPIRES MY RESIDENCE IS _____
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.
ON the 14th day of February, A.D. 1944, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN DID SAY THAT HE (THEY) IS (ARE) _____ AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED BY HIM (THEM), AND SAID _____ IS DULY ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME, MY COMMISSION EXPIRES MY RESIDENCE IS _____
NOTARY PUBLIC

SWISS FARM SUBDIVISION

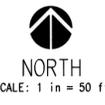
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

PHILLIP A. LORD, Notary Public, State of Utah, No. 4859, Thurman E. Madden, Notary Public, State of Utah, No. 4859, Clerk-Recorder, Midway City, Utah.

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	54.98	78.00	45°00'00"	53.58	S 89°18'00" W
C2	18.07	15.00	69°02'25"	17.88	S 11°16'47" W
C3	46.49	118.00	24°02'20"	46.15	S 11°13'10" E
C4	21.83	25.00	48°11'23"	28.41	S 20°17'41" E
C5	61.97	58.00	71°08'48"	58.88	S 11°53'03" E
C6	59.81	58.00	67°37'04"	55.64	S 57°25'49" W
C7	68.92	58.00	69°48'52"	63.22	N 50°15'12" W
C8	59.29	58.00	67°56'18"	55.87	N 15°18'18" E
C9	21.83	25.00	48°11'23"	28.41	N 24°52'41" E
C10	29.64	15.00	119°12'42"	29.85	N 55°48'22" W
C11	40.78	127.88	29°12'42"	40.44	S 79°11'38" W
C12	117.81	75.00	98°08'00"	106.87	S 45°48'00" W
C13	21.83	25.00	48°11'23"	28.41	S 23°14'41" W
C14	58.58	58.00	67°47'48"	55.23	S 13°49'29" E
C15	78.33	58.00	89°45'26"	78.55	S 64°32'00" E
C16	78.13	58.00	89°42'07"	64.52	N 38°19'57" E
C17	34.14	58.00	39°27'24"	33.48	N 29°25'41" E
C18	21.83	25.00	48°11'23"	28.41	N 24°53'41" E
C19	23.56	15.00	98°08'00"	21.21	N 44°12'00" E
C20	23.56	15.00	98°08'00"	21.21	N 45°48'00" E
C21	36.68	125.00	18°48'45"	36.55	N 89°12'23" E
C22	81.19	125.00	37°12'51"	79.79	N 38°19'12" E
C23	78.48	125.00	35°58'23"	77.28	N 72°48'48" E
C24	58.98	75.00	45°00'00"	57.48	N 68°18'00" E
C25	182.18	138.00	45°00'00"	193.58	N 68°18'00" E
C26	78.54	108.00	45°00'00"	76.54	N 68°18'00" E
C27	78.88	97.89	45°00'00"	74.92	N 68°18'00" E
C28	67.39	85.00	45°00'00"	65.67	S 21°42'00" E
C29	157.08	108.00	98°08'00"	141.42	S 45°48'00" W

NOTE: 18" PUE IN ALL FRONT LOT LINES & SUBDIVISION BOUNDARY.
3" PUE IN ALL SIDE YARDS & REAR BACK LOT LINES.

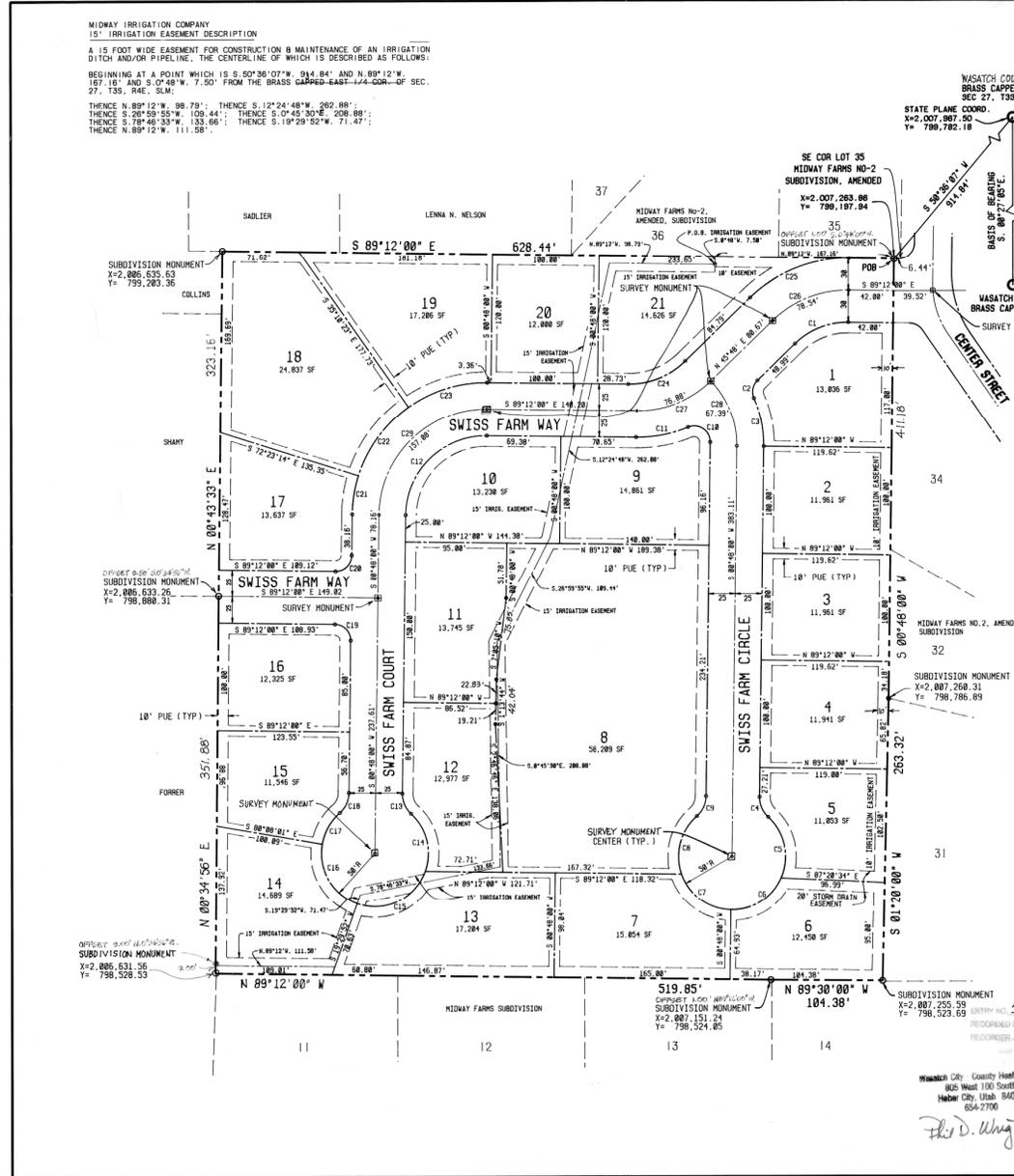


LOT	ADDRESS	LOT	ADDRESS
1	138 W. SWISS FARM WAY	12	876 N. SWISS FARM COURT
2	318 N. SWISS FARM CIRCLE	13	846 N. SWISS FARM COURT
3	888 N. SWISS FARM CIRCLE	14	835 N. SWISS FARM COURT
4	888 N. SWISS FARM CIRCLE	15	887 N. SWISS FARM COURT
5	888 N. SWISS FARM CIRCLE	16	888 N. SWISS FARM COURT
6	842 N. SWISS FARM CIRCLE	17	913 N. SWISS FARM COURT
7	830 N. SWISS FARM CIRCLE	18	933 N. SWISS FARM COURT
8	885 N. SWISS FARM CIRCLE	19	138 W. SWISS FARM WAY
9	181 W. SWISS FARM WAY	20	178 W. SWISS FARM WAY
10	181 W. SWISS FARM WAY	21	158 W. SWISS FARM WAY
11	894 N. SWISS FARM COURT		

PLANNING COMMISSION APPROVAL

APPROVED THIS 14th DAY OF February, 1944, BY THE MIDWAY CITY PLANNING COMMISSION.
LIZ PARCELL, CHAIRMAN, PLANNING COMMISSION
Director-Secretary

Wasatch County Health Dept.
Box West 130 South
Heber City, Utah 84032
854-2700
Phil D. Wright



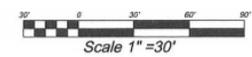
MIDWAY FARMS LOT 11 - AMENDED

MIDWAY FARMS LOT 11 - AMENDED - 12 JUNE 2019

FOUND WASATCH COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 N. 00°00'27" W. 255.46' (MEASURED BETWEEN MONUMENTS)
 BASIS OF BEARING

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 724.39'

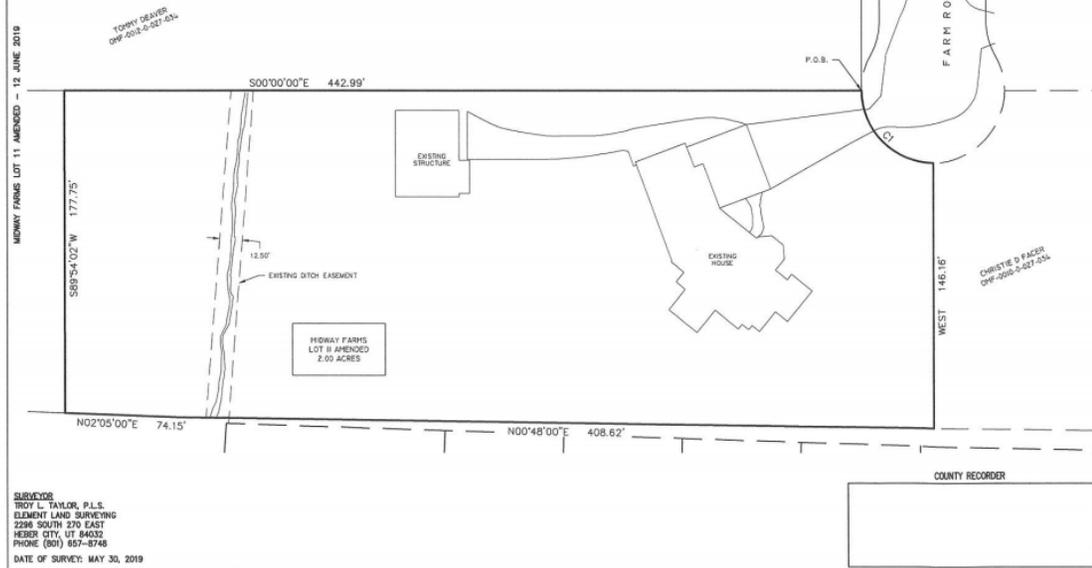
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	62.82'	40.00'	89°39'08"	56.56'	S44°59'44"W	39.99'



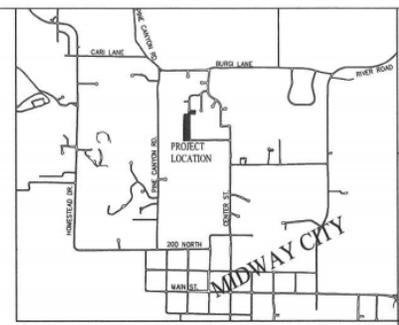
ADDRESS TABLE	
LOT	ADDRESS
MIDWAY FARMS LOT 11	180 W FARM ROAD

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF WASATCH }
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS DAY OF _____ 20____
 ROS# _____
 COUNTY SURVEYOR _____
 DATE: _____
 MIDWAY IRRIGATION COMPANY
 DATE: _____
 MIDWAY SANITATION DISTRICT



SURVEYOR
 TROY L. TAYLOR, P.L.S.
 ELEMENT LAND SURVEYING
 2296 SOUTH 370 EAST
 HEBER CITY, UT 84632
 PHONE (801) 857-8748
 DATE OF SURVEY: MAY 30, 2019



SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-8A-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6884112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
 DATE _____ SURVEYOR (SEE SEAL BELOW)
BOUNDARY DESCRIPTION
 BEGINNING AT A POINT LOCATED NORTH 00°01'27" WEST ALONG THE SECTION LINE 724.39 FEET AND WEST 1155.45 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT 82.82 FEET (CHORD BEARS SOUTH 44°59'44" WEST 64.56 FEET);
 THENCE WEST 146.16 FEET;
 THENCE NORTH 07°48'00" EAST 408.62 FEET;
 THENCE NORTH 02°00'00" EAST 74.15 FEET;
 THENCE SOUTH 89°54'02" WEST 177.75 FEET;
 THENCE SOUTH 442.99 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 2.00 ACRES

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S), OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.
 DATED THIS _____ DAY OF _____, A.D. 20____
 THOMAS M. HANSEN SARA J. HANSEN

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF WASATCH }
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

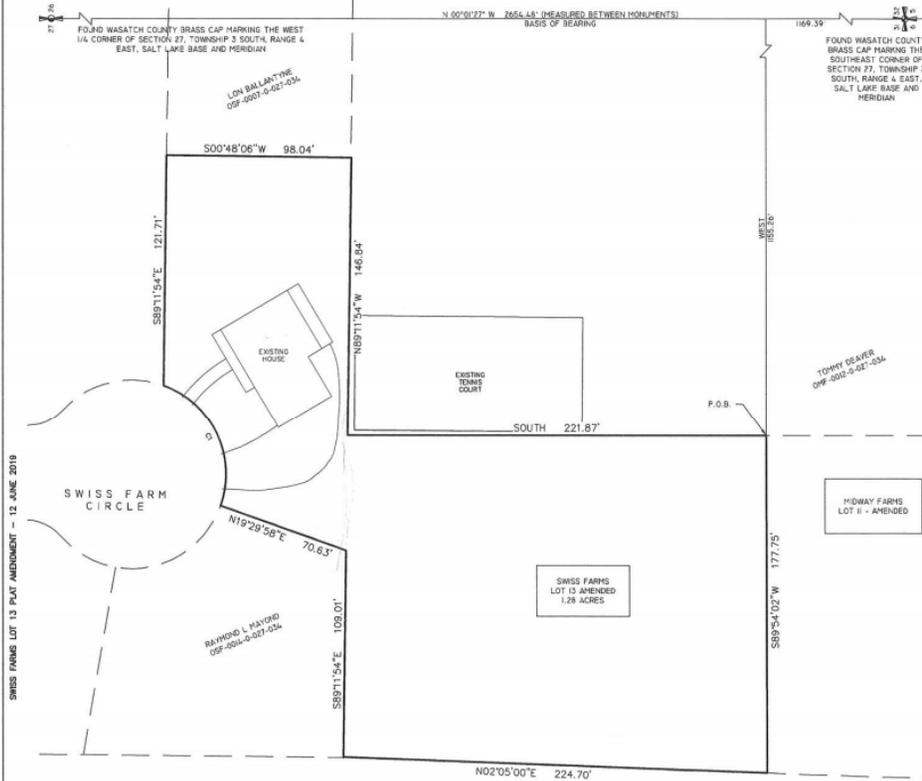
ACCEPTANCE BY MIDWAY CITY
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS—OF—WAY HEREON SHOWN.
 THIS _____ DAY OF _____, A.D. 20____
 APPROVED _____ ATTEST _____
 MAYOR CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)
 APPROVED _____ APPROVED _____
 CITY ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ CITY PLANNING COMMISSION
 PLANNING DIRECTOR CHARMAN, PLANNING COMMISSION

MIDWAY FARMS LOT 11-AMENDED
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

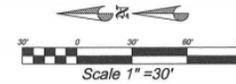
SWISS FARMS LOT 13 - AMENDED



SWISS FARMS LOT 13 PLAT AMENDMENT - 12 JUNE 2019

SURVEYOR
TROY L. TAYLOR, P.L.S.
ELEMENT LAND SURVEYING
2208 SOUTH 270 EAST
HEBER CITY, UT 84032
PHONE (801) 857-8748
DATE OF SURVEY: MAY 30, 2019

COUNTY RECORDER

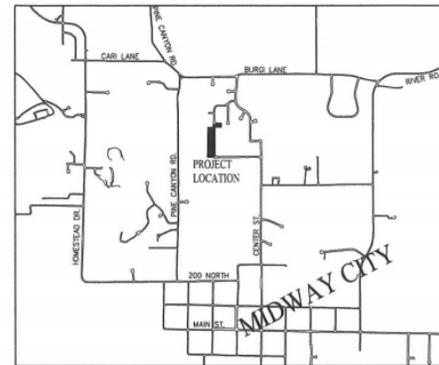


ADDRESS TABLE

LOT	ADDRESS
SWISS FARMS LOT 13, 848	SWISS FARM WAY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	78.35'	50.00'	89°45'40"	70.57'	N64°37'14"E	49.81'



VICINITY MAP

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASATCH) S.S.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED
BEFORE ME, _____, WHO DULY ACKNOWLEDGED
TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS
DAY OF _____, 20____

ROS# _____

COUNTY SURVEYOR

DATE: _____

MIDWAY IRRIGATION COMPANY

DATE: _____

MIDWAY SANITATION DISTRICT

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-803 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°01'22" WEST ALONG THE SECTION LINE 1169.39 FEET AND WEST 1155.26 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE SOUTH 89°54'02" WEST 177.75 FEET;
THENCE NORTH 02°05'00" EAST 224.70 FEET;
THENCE SOUTH 89°11'54" EAST 109.01 FEET;
THENCE NORTH 19°29'58" EAST 70.63 FEET;
THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT 78.35 FEET (CHORD BEARS NORTH 84°37'14" EAST 70.57 FEET);
THENCE 89°11'54" EAST 121.71 FEET;
THENCE SOUTH 00°48'06" WEST 98.04 FEET;
THENCE NORTH 89°11'54" WEST 146.84 FEET;
THENCE SOUTH 221.87 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.28 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S), OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

THOMAS M. HANSEN SARA J. HANSEN

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASATCH) S.S.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED
BEFORE ME, _____, WHO DULY ACKNOWLEDGED
TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ MAYOR ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

APPROVED _____ CITY ENGINEER APPROVED _____ CITY ATTORNEY (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
MIDWAY _____ CITY PLANNING COMMISSION

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

SWISS FARMS LOT 13 - AMENDED

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 30' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

ITEMS OF DISCUSSION

- Applicants have stated that the reason for the amendment is to have enough property in their Swiss Farm lot for animal rights
- Currently lot 13 of Swiss Farms is nonconforming but with the proposed amendment would be conforming to the R-1-22 zone
- Currently lot 11 of Midway Farms is conforming and would continue to conform to the R-1-22 zone

UTAH MUNICIPAL CODE

- Utah law states that “owners of record of adjacent parcels...may exchange title to portions of those parcels if the exchange of title is approved by the land use authority in accordance with Subsection (5)(b). Utah Code 10-9a-608(5)(a).
- Subsection (5)(b) states that “the land use authority shall approve an exchange of title under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.”

PUBLIC COMMENT

- The City has received two letters in opposition to the proposal (one from the Midway Farms HOA)
- The City has received 12 letters in support of the proposal

POSSIBLE FINDINGS

- Midway Farms lot 11 currently is conforming to the code and will continue to comply with the code even though it is reducing in size
- Swiss Farm lot 13 is currently nonconforming to the code and will become conforming to the R-1-22 zone if the plat amendment is approved
- State law allows the adjustment of a lot line regardless of whether the lots are located in the same subdivision
- State law requires a land use authority to approve a lot line adjustment if the exchange will not result in a violation of any land use ordinance
- State law states a plat amendment may be considered by the land use authority at a public meeting
- No public street, right-of-way, or easement will be vacated or altered

Michael Henke

From: DEBBIE Tehrani <dtehrani68@msn.com>
Sent: Monday, July 15, 2019 3:40 PM
To: Michael Henke
Subject: Hansen land

Dear sir,

I am writing on behalf of Tom and Sarah Hansen. They purchased land and a home last year and now plan to sell the house and keep some of the land to add to their existing property. I know they have no intention to subdivide the property and will use it for livestock and to keep open space here in Midway. I am a citizen of Midway and would like to see this remain as open space and would recommend allowing them to keep their land from he purchase.

Thank you,

Debbie Tehrani

Sent from my iPhone

Michael Henke

From: Jessica Hutchings <jessica.r.hutchings@gmail.com>
Sent: Saturday, July 13, 2019 11:25 AM
To: Michael Henke
Subject: Hansen Property Line

Mike,

I want to send my thoughts for the Hansen's extending their property line.

As a small town girl born and raised I understand the value of preserving open space. I also understand the value of an HOA trying to keep their neighborhoods consistent and clean.

From my understanding The Hansen's are trying to extend their property line to allow for a place for their agriculture and animals. This is so important in our small town to preserve space and this is one way to do that. There are no intentions of subdividing.

Thank you for your time and I hope to see their request granted as it will help to preserve open space.

Thanks!

Sent from my iPhone

Michael Henke

From: Chelsea Strong <chelsea@tallpinesconstruction.com>
Sent: Saturday, July 13, 2019 9:27 AM
To: Michael Henke
Subject: Hansen property line

Greetings,

I understand that there is a property line between two pieces of property that the Hansens own that they would like to adjust. The change would allow them to keep large animals on their property and would have very little effect on the other as there would still be a great deal of land. As a resident of Midway, I am in favor of this- open space land for animal use preserves the small, rural feel that drew me to Midway in the first place. Thanks for your consideration.

Best regards, Chelsea Strong

Sent from my iPhone

Michael Henke

From: Jessica Ashurst <jessica.ashurst@gmail.com>
Sent: Saturday, July 13, 2019 12:16 PM
To: Michael Henke
Subject: Regarding property line realignment

Hello Mike

I'm writing to express support for a request to have the property lines of two adjoining properties in midway moved. This has been opposed by the hoa of farm road. I know the property will not be subdivided and the owner only wants to add more land to their personal residence in order to house their steers. We also live in midway and would like to let you know that since this realignment only affects the two home owners, that we support that it be approved by city council.

The name of the person requesting is Tom and Sara Hansen. I believe they own both properties, and therefore they are the only party involved.

Thanks for your time
Jessica

--

Jessica Ashurst

Michael Henke

From: colleen bonner <colleenbonner@msn.com>
Sent: Tuesday, July 16, 2019 8:54 AM
To: Michael Henke
Subject: Tom & Sarah Hansen

Hi Michael,

I'm writing to offer my support for Tom & Sarah Hansen's request for a plat amendment, it looks to me like it is a simple lot line adjustment, they own both pieces of land and should be allowed to adjust their property lines. It will still leave 2 acres in the Midway farms subdivision, they aren't adding any density, & the City has allowed for this already with Wade Kelson and Lee Archer, both of which are in this same neighborhood area.

Thanks

Colleen

Sent from my iPhone

Michael Henke

From: gary hafen <hafen.5@live.com>
Sent: Monday, July 15, 2019 2:24 PM
To: Michael Henke
Subject: Tom and Sara Hansen Ammendment

Gary and Korynn Hafen whom are next door neighbors at 876 N. Swiss Farm Ct. are supportive of the Hansens agenda item that would amend two subdivisions plats by moving his property line that separates the two lots which He owns. This would allow him to legally have his horses and 4h calves in either of their back yards regardless of where they live; keeping Midway and open space a rural and agricultural community.

Sincerely, The Hafens

Sent via my Samsung Galaxy, an AT&T 4G LTE smartphone

Michael Henke

From: Wendy Roach <wendyroach05@gmail.com>
Sent: Monday, July 15, 2019 12:43 AM
To: Michael Henke
Subject: Tom and Sara Hansen Boundary Change

To the Midway City Planner and City Counsel,

My name is Wendy Roach. I live at 20 Farm Road. I'm writing to express my thoughts on the Tom and Sara Hansen boundary change.

My family has benefited greatly from the thoughtful planning and governance of the Midway Farms HOA. We enjoy a clean, inviting, family-friendly neighborhood which is the product of two major HOA requirements...

1- Lot size. One acre minimum lot sizes has helped to shape this neighborhood into a quiet, peaceful landscape that is dominated by natural beauty and open space.

2- Low density. By disallowing further subdivision of lots, the HOA ensures that our neighborhood keeps firm control on the density of housing. There is a finite possibility for homes within the neighborhood determined by the existing number of lots.

What Tom and Sara propose in no way undermines these objectives.

Their lot on Farm Road and within the HOA will remain twice the required minimum size.

The .89 acres in question will be added to the acreage of their other lot and not used to create an additional lot where new home(s) could be built.

This is a simple boundary change which in no way hurts the Midway Farms community.

Tom and Sara are advocates for open space and preserving the agricultural roots of our town. I can't think of more trustworthy stewards for the land in our neighborhood.

I hope to see this boundary change approved. Horses and calves are exactly what our neighborhood needs and wants. Their Farm Road lot will maintain its beauty and expansive impression 100%. Their other lot will grow to accommodate horses and calves. There is no loser in this.

Thank you for the work you do for our community.

All my best,
Wendy Roach

Michael Henke

From: Elizabeth Passey <rittyjt1@gmail.com>
Sent: Monday, July 15, 2019 7:56 PM
To: Michael Henke; Ken Van Wagoner; Lisa Christen; Bob Probst; Jeff Drury; JC Simonsen
Subject: Tom Hansen property

I am writing in concern to the public notice that was posted on the property of Tom Hansen on Swiss Farms Way here in Midway. We just purchased a home at 894 Swiss Farm Court and want to voice our support for Tom Hansen to move his property line between his two properties he owns. Here are our thoughts:

1. Someone who is the owner of two properties should be able to have the right to adjust his property lines between the two properties. That is the idea of being a property owner. I find it difficult that city and HOA associations should be able to take that right away and force a public hearing on something that is not required by Utah State law.
2. I have known Tom Hansen for a very long time and know that he has no intention of creating a subdivision on his property. Most important, I know that he wants to be able to raise his children in a way that he thinks best and should be able to do that, by creating a lifestyle hard work and skills that are learned by farming and raising livestock.
3. We love the rural feel of Midway and welcome this lifestyle. That is one of the reasons we purchased our home and would like that to continue.

Please consider this letter as our full support of Tom Hansen and his property.

Sincerely,
Justin and Elizabeth Passey

Michael Henke

From: Jim Roach <jim@timberknives.com>
Sent: Monday, July 15, 2019 1:08 AM
To: Bob Probst; Jeff Drury; JC Simonsen; Ken Van Wagoner; Lisa Christen; Michael Henke
Subject: Tom Hansen Proposal

To Whom It May Concern:

My name is Jim Roach. My family and I live on Farm Road in Midway and have become familiar with the proposal Tom Hansen is making. I wanted to send a quick email supportive of the Hansens agenda item. I understand that his proposal would amend two subdivision plats by moving his property line that separates the two lots, which he owns.

This would allow him to legally have his horses and 4H calves in either of their backyards regardless of where they live. Keeping Midway and open space, rural, agricultural community.

I know Tom and Sara Hansen and their family quite well, and feel saddened by the opposition they are facing. I am also familiar with some similar requests that a former home owner in this community wanted to make. He also received some strong and unpleasant opposition from the same group, to the point that he and his family chose to not live up here.

I'm surprised that some of the community members are in such adamant opposition. I realize there are CC&R guidelines and hardline laws that need to be upheld. However, the changes Tom is proposing are of no threat to those laws. It is my understanding that there would never be a possible/legal way for Tom to add another home on his land. That is not his intent anyhow.

Perhaps some community members in opposition to this once had their own requests denied. If so, I understand their wanting consistency and fairness across the board. I just don't see what harm comes in this proposal given Toms inability to ever develop or change the land in a way that is a threat to the spirit of the CC&R in this community.

I once stood in Toms backyard with him and looked at the view he has. He said he is so grateful for the open space for his family. He is grateful for the view. He is grateful for the chance to have animals for his kids the way he himself did in Heber as a kid. He has no desire to ever change that. It's difficult to comprehend why the opponents of this proposal are against a change that will literally be unnoticeable to them in any way, shape, or form.

The spirit and letter of the law in this neighborhood is to protect against new builds or subdividing for new crowded homes. Tom is not doing that and never will. He can't...the easement and fire laws won't allow for it. Tom wants open space more than anyone up here and he is an honest guy who cares about this town, as evidenced by he and Sara's long time community involvement as life long citizens.

I would be the first to write a letter of opposition if I thought Tom wanted to build another home or in some way negatively affect this open and quiet neighborhood.

What is most unfortunate in this proposal is that rather than this neighborhood coming closer together to support one another, there are hard feelings toward a great man who has the community in his best interest.

I don't see any harm in what Tom is proposing. Had it not come before the HOA, it is my belief that this change would never even be noticeable to the very people opposing it.

I can't claim to understand all the moving parts in this proposal, and I'm sure the opponents have solid legal ground to stand on, but the stink some of them are making about a family trying to move a line on their own property seems a bit overboard to me.

I hope some concessions can be made in support of Toms proposal. Likewise, I will offer my support to any other neighbor who desires to make a change that is if no actual harm to this neighborhood in the future.

Thanks for your time.

Jim Roach

--

Jim Roach

Owner

Timber Knives

jim@timberknives.com

801.440.0964

Michael Henke

From: David Roybal <droybal@myriad.com>
Sent: Tuesday, July 16, 2019 1:52 PM
To: Michael Henke
Subject: Tom Hansen's initiative

Michael, I am writing to give support for Tom Hansen's initiative to adjust his two adjoining properties. Thank you in advance for your consideration.

David M. Roybal

Sr. Manager Sales Development
Urology|Prolaris
Myriad Genetics, Inc.
droybal@myriad.com
Office: 801-584-3633
Cell: 801-791-9638

Michael Henke

From: Kerry Collings <kerry.collings@gmail.com>
Sent: Saturday, July 13, 2019 9:12 PM
To: Michael Henke

Hi Mike, I'd just like to weigh in on a property line change proposed by Tom and Sara Hansen. It is being characterized as a subdivision by the HOA which it is not. No buildings will be added no zoning will be changed. The purpose of the change is to provide more pasture for the Hansen's farm animals which are raised by Jack and Will Hansen to compete in 4H. Thank you. Kerry & Carol Collings (Midway neighbors)