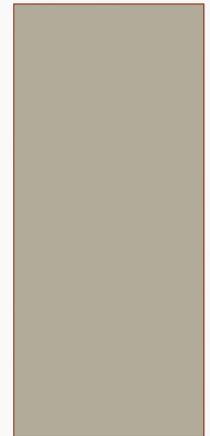


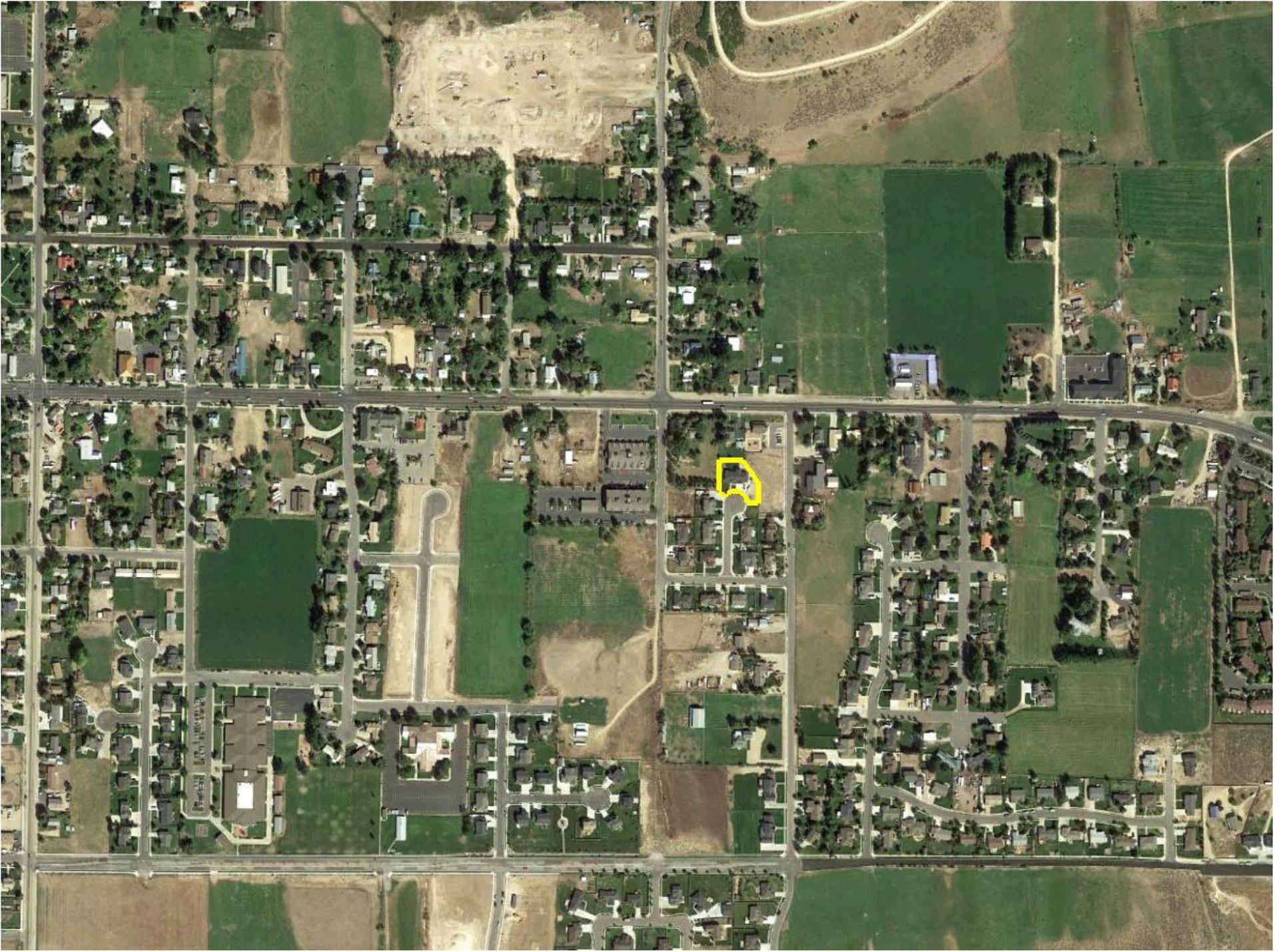
ZONE BOUNDARY DETERMINATION

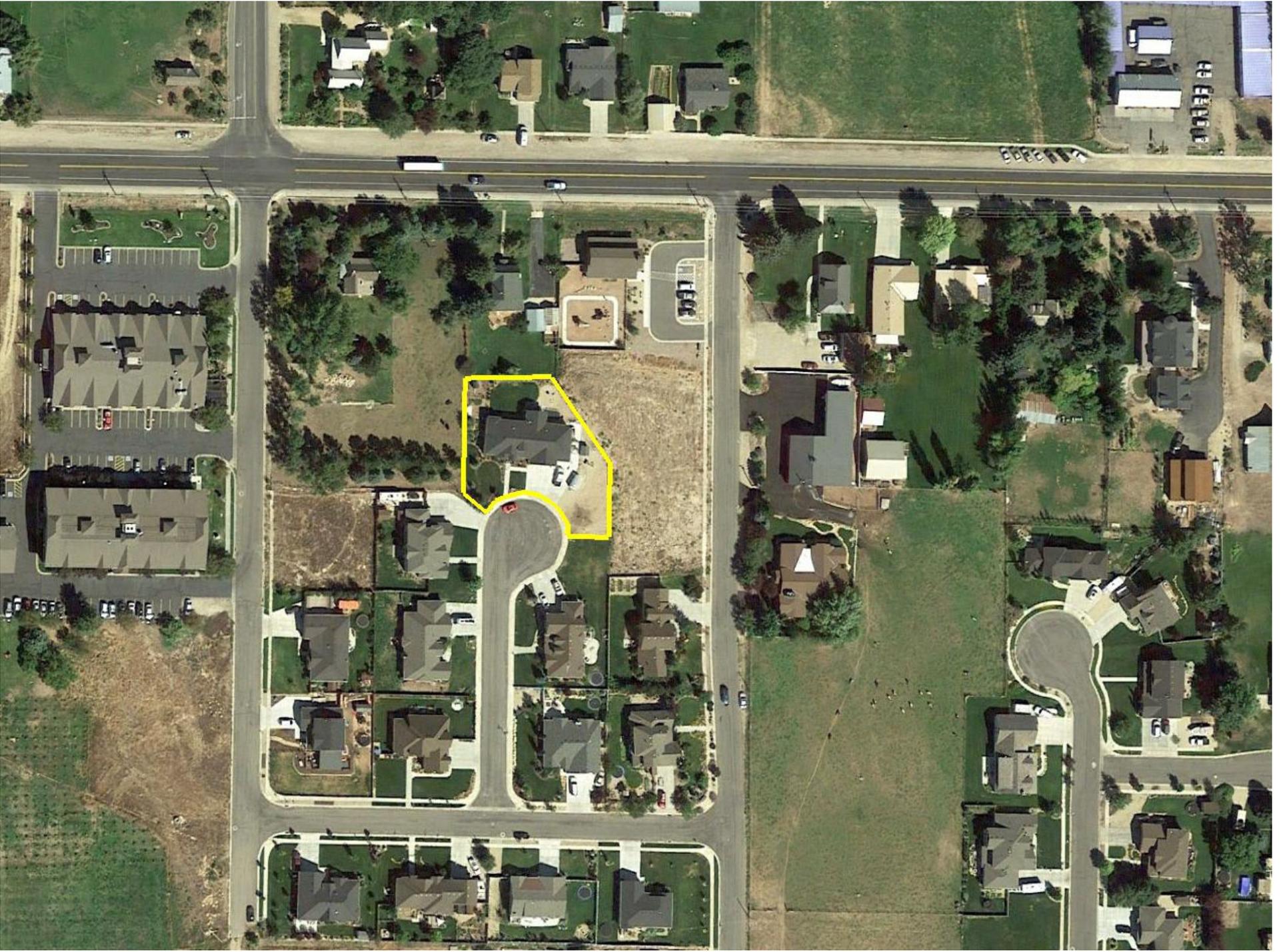
NEIL KARL



LAND USE SUMMARY

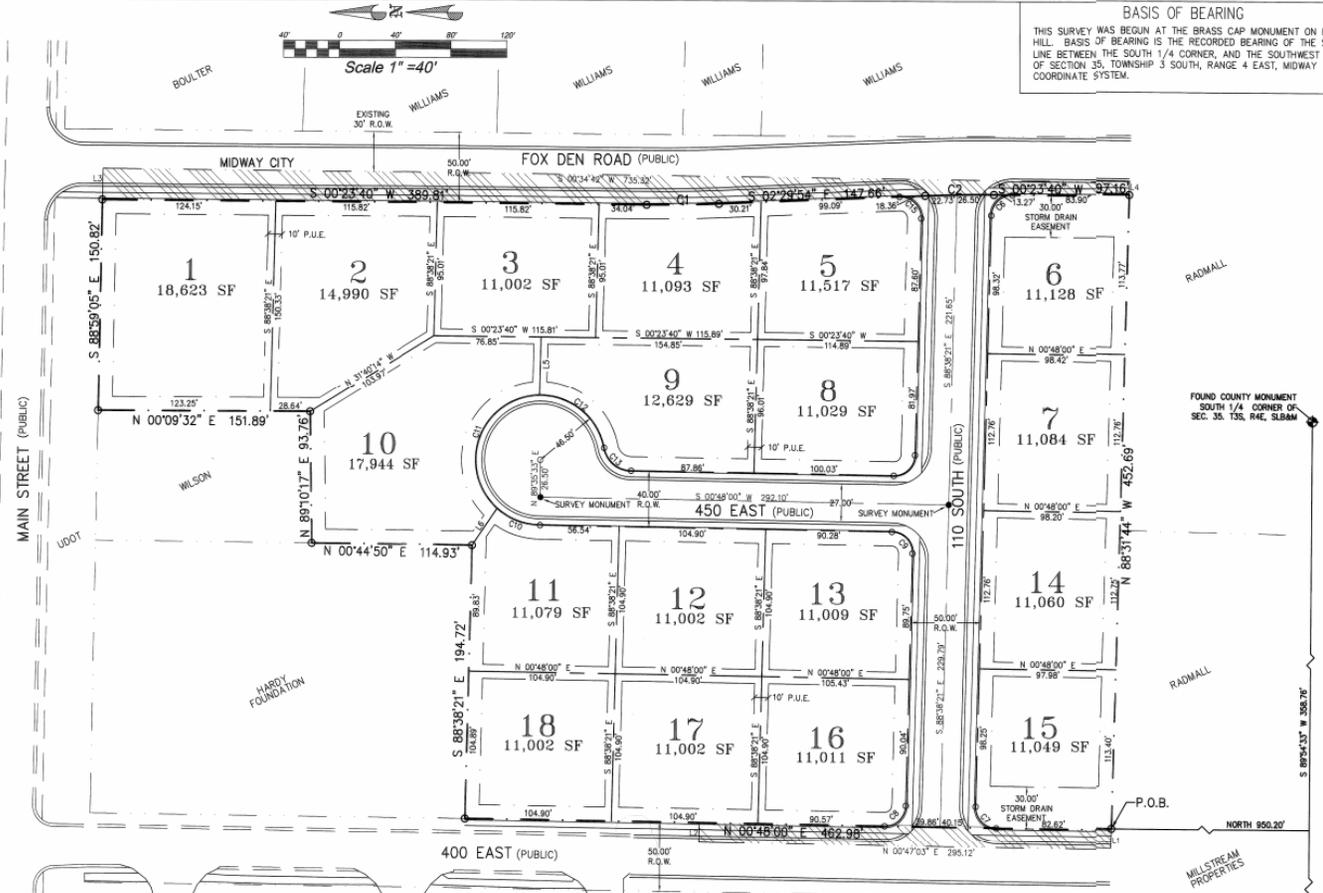
- 0.41 acres
- Zoned C-2 & R-1-11
- Restricted to residential use on the plat
- North boundary of zone line to north end of property is about 90'







SRC: MIDWAY\MIDWAY_VALLEY_ESTATES_PLAT - 25 FEBRUARY 2006



BASIS OF BEARING
 THIS SURVEY WAS BEGUN AT THE BRASS CAP MONUMENT ON MEMORIAL HILL. BASIS OF BEARING IS THE RECORDED BEARING OF THE SECTION LINE BETWEEN THE SOUTH 1/4 CORNER, AND THE SOUTHWEST CORNER, OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, MIDWAY COORDINATE SYSTEM.

SURVEYOR'S CERTIFICATE
 I, F. LEWIS PRATT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 149065 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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, BLOCKS, STREET AND EASEMENTS.

28 February 2006 *F. Lewis Pratt*
 DATE SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS SOUTH 89°54'33" WEST ALONG THE SECTION LINE 358.76 FEET AND NORTH 95.02 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, LAKE LAKE BASIN AND MERIDIAN;
 THENCE NORTH 00°48'00" EAST 462.98 FEET; THENCE SOUTH 88°38'21" EAST 194.72 FEET; THENCE NORTH 00°44'50" EAST 114.93 FEET; THENCE NORTH 89°10'17" EAST 93.76 FEET; THENCE NORTH 00°09'32" EAST 151.89 FEET; THENCE SOUTH 88°59'05" EAST 150.82 FEET; THENCE SOUTH 00°23'40" WEST 389.81 FEET; THENCE ALONG THE ARC OF A 1025.00 FOOT RADIUS CURVE TO THE RIGHT 51.75 FEET (CENTRAL ANGLE OF 02°53'34" AND CHORD OF SOUTH 01°03'07" EAST 51.74 FEET); THENCE SOUTH 02°29'54" EAST 147.86 FEET; THENCE ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE TO THE LEFT 49.22 FEET (CENTRAL ANGLE OF 02°53'34" AND CHORD OF SOUTH 01°03'07" EAST 49.22 FEET); THENCE SOUTH 00°23'40" WEST 97.18 FEET; THENCE NORTH 88°31'44" WEST 452.69 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 5.93 ACRES

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

DATED THIS _____ DAY OF _____, A.D. 20____
 BY: *MANAGER, HAVENREST DEVELOPMENT LLC*

ACKNOWLEDGMENT
 STATE OF UTAH)
 COUNTY OF WASATCH) S.S.
 ON THE 28th DAY OF February, A.D. 2006, PERSONALLY APPEARED BEFORE ME, _____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES 27th June 2009
Richard C. Trotter
 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 28th DAY OF December, A.D. 2006.
 APPROVED *Cornel T. Aaga* MAYOR ATTEST *David H. Brown* CLERK-RECORDER (SEE SEAL BELOW)
 APPROVED *Richard C. Trotter* CITY ENGINEER (SEE SEAL BELOW) APPROVED *Richard C. Trotter* CITY ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED THIS 28th DAY OF December, A.D. 2006 BY THE MIDWAY CITY PLANNING COMMISSION
Richard C. Trotter DIRECTOR - SECRETARY *Richard C. Trotter* CHAIRMAN, PLANNING COMMISSION

MIDWAY VALLEY ESTATES SUBDIVISION
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 40 FEET

STORM DRAIN EASEMENT
 1. THE 30 FOOT STORM DRAIN EASEMENTS ON LOTS 6 & 15 ARE DEDICATED TO MIDWAY CITY FOR MAINTENANCE, OPERATION, ETC. OF THE STORM DRAIN SYSTEM.
 2. OWNERS OF LOTS 6 & 15 SHALL NOT INTERFERE WITH OR CHANGE FUNCTION OF THE STORM DRAIN PONDS.
 3. LOT OWNER SHALL MAINTAIN THE GRADING AND LANDSCAPING OF THE POND, NO LANDSCAPING WITH THE FUNCTION OF THE POND.

ADDRESS TABLE

LOT	ADDRESS	LOT	ADDRESS
1	22 FOX DEN ROAD	10	52 SOUTH 450 EAST
2	42 FOX DEN ROAD	11	64 SOUTH 450 EAST
3	62 FOX DEN ROAD	12	84 SOUTH 450 EAST
4	82 FOX DEN ROAD	13	104 SOUTH 450 EAST
5	102 FOX DEN ROAD	14	441 EAST 110 SOUTH
6	481 EAST 110 SOUTH	15	421 EAST 110 SOUTH
7	461 EAST 110 SOUTH	16	105 SOUTH 400 EAST
8	103 SOUTH 450 EAST	17	85 SOUTH 400 EAST
9	83 SOUTH 450 EAST	18	65 SOUTH 400 EAST

LEGEND

 DEDICATE TO MIDWAY CITY
 APPROVED: 3-30-06
James G. Kaysor
 Wasatch County, Surveyor

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	51.75'	1025.00'	02°53'34"	51.74'	S 01°03'07" E
C2	49.22'	975.00'	02°53'34"	49.22'	S 01°03'07" E
C6	23.31'	15.00'	89°02'01"	21.03'	N 44°07'21" W
C7	23.71'	15.00'	90°33'39"	21.32'	S 46°04'49" W
C8	23.42'	15.00'	89°26'21"	21.11'	S 43°55'11" E
C9	23.71'	15.00'	90°33'39"	21.32'	N 46°04'49" E
C10	33.80'	46.50'	41°38'38"	33.06'	N 20°48'01" E
C11	111.55'	46.50'	137°26'47"	86.66'	N 69°34'30" W
C12	64.87'	46.50'	79°56'08"	59.74'	N 39°06'57" E
C13	27.33'	20.00'	78°07'01"	25.25'	N 39°56'31" E
C14	23.42'	15.00'	89°26'21"	21.11'	S 43°55'11" E
C15	24.57'	15.00'	93°51'33"	21.92'	N 44°25'53" E

LINE TABLE

LINE	LENGTH	BEARING
L1	14.28'	N 88°31'44" W
L2	14.36'	S 89°07'40" E
L3	22.23'	S 88°59'05" E
L4	9.87'	N 88°31'44" W
L5	41.93'	S 88°38'28" E
L6	31.66'	S 55°45'36" E

SURVEYOR
 F. LEWIS PRATT, RLS #149065
 2230 N UNIVERSITY PARKWAY
 BUILDING 80
 PROVO, UTAH 84604
 PHONE: (801) 374-6262
 DATE OF SURVEY: AUG 2005

Manuel A. ... DATE: 2/28/06
 MIDWAY SANITATION DISTRICT
Harv ... DATE: 2/28/06
 MIDWAY IRRIGATION COMPANY
Harv ... DATE: 2/28/06
 MIDWAY WATER BOARD
 NOTARY PUBLIC SEAL
 CITY ENGINEER SEAL
 CLERK-RECORDER SEAL

MIDWAY VALLEY ESTATES

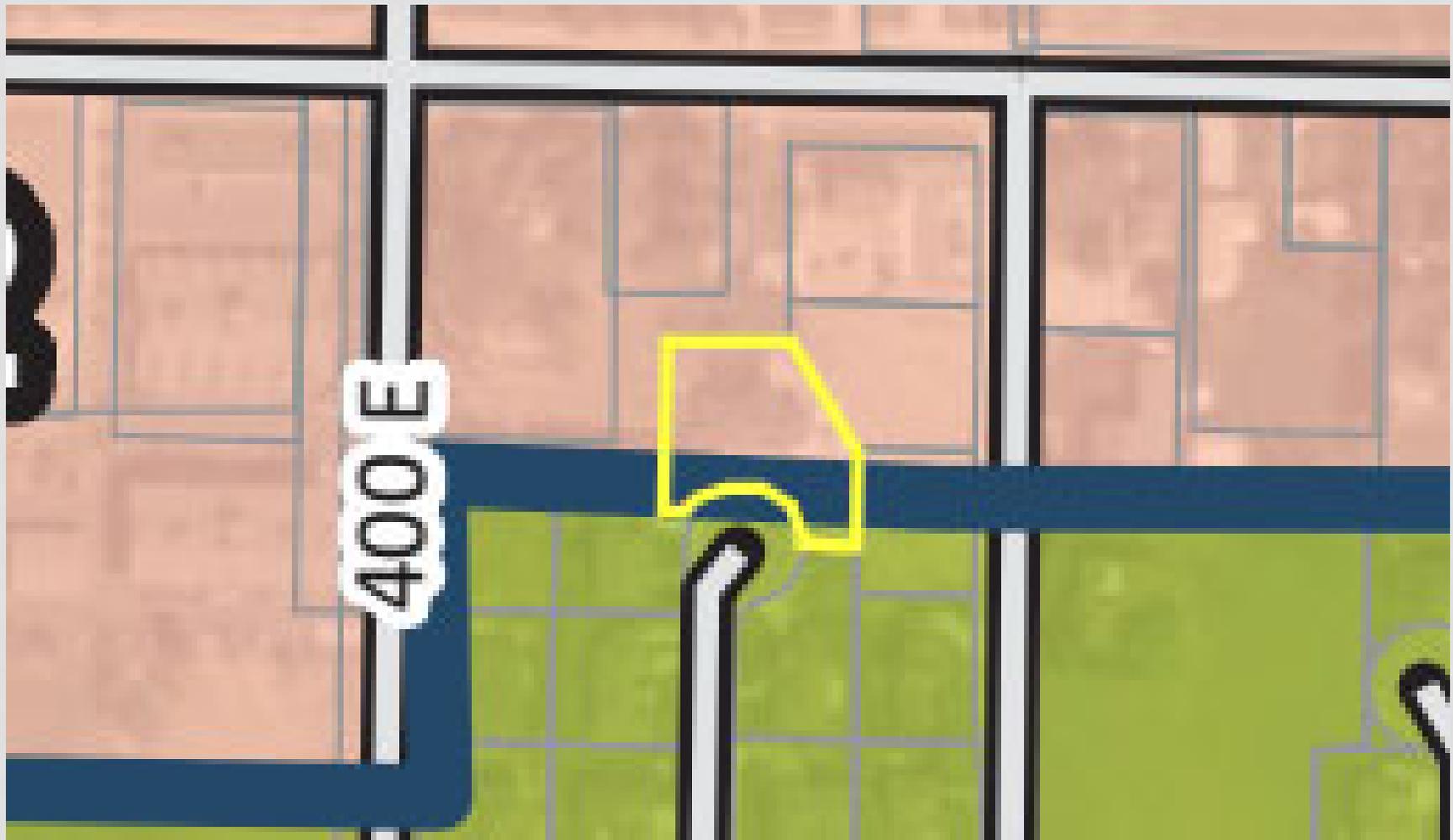
NOTES:

1. LOTS 1 AND 2 MAY BE COMMERCIAL OR RESIDENTIAL ALL COMMERCIAL BUILDINGS SHALL CONFORM TO THE C2 ZONING REGULATIONS.
2. LOT 10 SHALL BE RESTRICTED TO RESIDENTIAL.
3. IF LOTS 1 AND/OR 2 ARE USED FOR COMMERCIAL PURPOSES (IF ALLOWED BY MIDWAY CITY ZONING AND BY RESTRICTIONS ON THIS PLAT), ADDITIONAL WATER RIGHTS MAY FIRST BE REQUIRED TO BE PROVIDED TO THE CITY BEFORE THE COMMERCIAL USES COMMENCE, IN AMOUNTS DETERMINED BY THE CITY COUNCIL.

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MIDWAY VALLEY ESTATES



ZONE BOUNDARY DETERMINATION

- City council may extend a zone up to 100' where is divided by two zones
- Before the City Council can extend the zone boundary the City Council must find the following findings:
 - The General Plan of zoning will be maintained
 - That a more harmonious mixing of uses will be achieved thereby.

POSSIBLE FINDINGS

- The lot is dissected by two zones
- The property is restricted to residential uses only as noted on the plat
- There is about 90' of the property in the C-2 zone