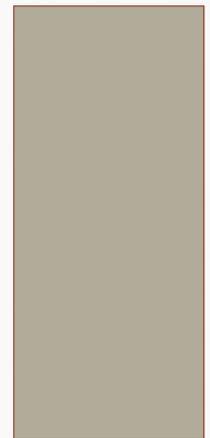


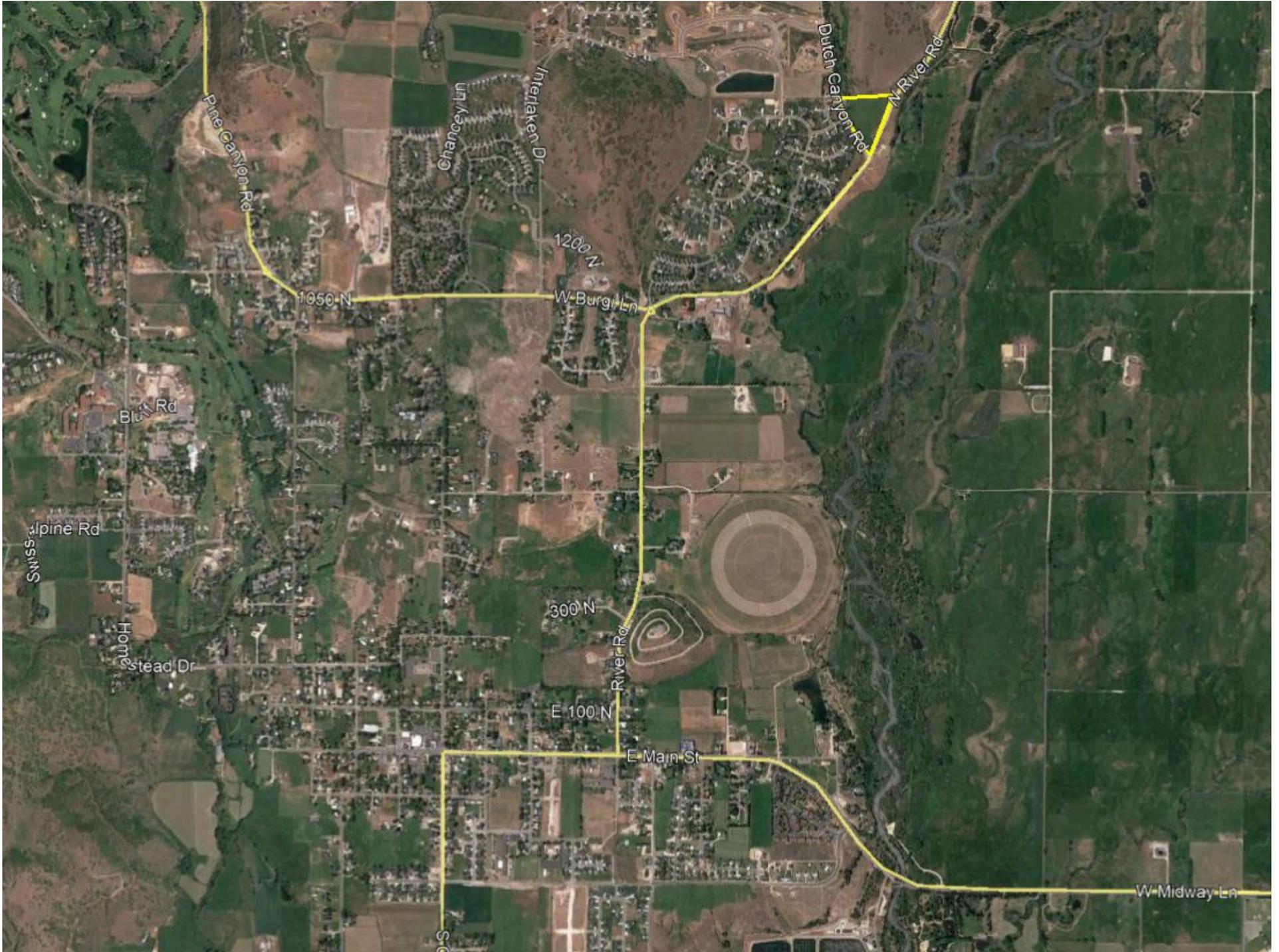
DUTCH DRAW

WILL SERVE PETITION



LAND USE SUMMARY

- 6.62-acre parcel
 - Current plat lot 1 – 1 acre
 - Current plat lot 2 – 4.48 acres
 - Abegglen parcel – 1.14 acres
- Proposed amendment
 - Current plat lot 1 – 1 acre
 - Proposed plat lot 1 – 1.52 acres
 - Proposed plat lot 2 – 1.83 acres
 - Proposed plat lot 3 – 2.27 acres



Pine Canyon Rd

Chancey Ln

Interlaker Dr

Dutch Canyon Rd

N River Rd

1050 N

1200 N

W Burgl Ln

Bluff Rd

Alpine Rd

Swiss

Homestead Dr

300 N

E 100 N

River Rd

E Main St

W Midway Ln





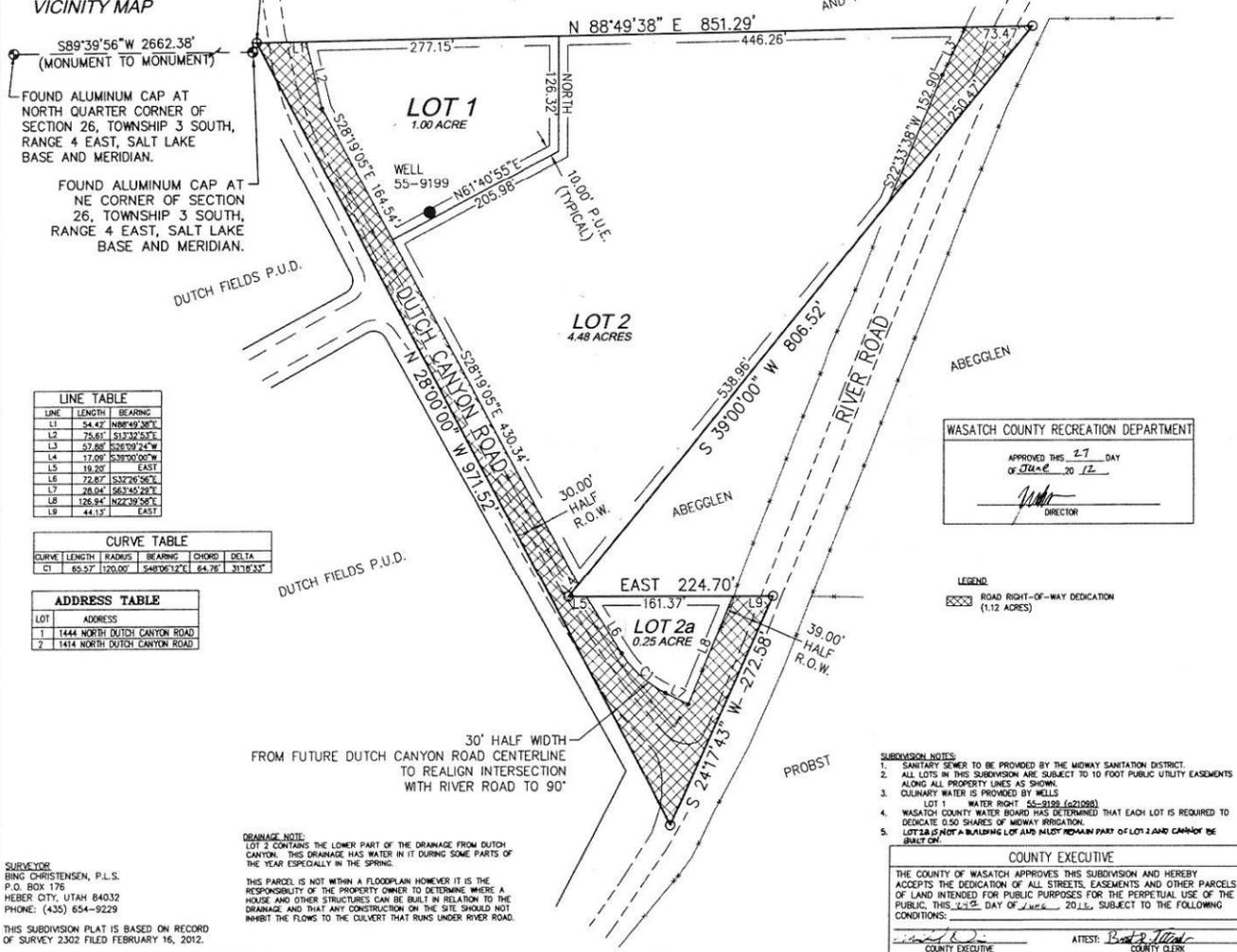
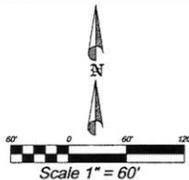
e Earth

FRANCIS PROBST DUTCH CANYON SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



POB
LOCATED NORTH 10.52 FEET AND EAST 2.49
FEET FROM THE CURRENT WASATCH
COUNTY SECTION MONUMENT AT
THE NE CORNER SECTION 26.



FOUND ALUMINUM CAP AT
NORTH QUARTER CORNER OF
SECTION 26, TOWNSHIP 3 SOUTH,
RANGE 4 EAST, SALT LAKE
BASE AND MERIDIAN.

FOUND ALUMINUM CAP AT
NE CORNER OF SECTION
26, TOWNSHIP 3 SOUTH,
RANGE 4 EAST, SALT LAKE
BASE AND MERIDIAN.

LINE	LENGTH	BEARING
L1	54.42	N88°49'38"E
L2	75.67	S13°32'53"E
L3	52.88	S83°09'24"W
L4	17.09	S78°00'00"W
L5	19.29	EAST
L6	72.87	S33°26'56"E
L7	26.04	S63°24'29"E
L8	126.94	N22°39'58"E
L9	44.17	EAST

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
CT	65.57	120.00'	S48°16'32"E	64.78'	31°18'33"

LOT	ADDRESS
1	1444 NORTH DUTCH CANYON ROAD
2	1414 NORTH DUTCH CANYON ROAD

DRAINAGE NOTE:
LOT 2 CONTAINS THE LOWER PART OF THE DRAINAGE FROM DUTCH
CANYON. THIS DRAINAGE HAS WATER IN IT DURING SOME PARTS OF
THE YEAR ESPECIALLY IN THE SPRING.

THIS PARCEL IS NOT WITHIN A FLOODPLAIN HOWEVER IT IS THE
RESPONSIBILITY OF THE PROPERTY OWNER TO DETERMINE WHERE A
HOUSE AND OTHER STRUCTURES CAN BE BUILT IN RELATION TO THE
DRAINAGE, AND THAT ANY CONSTRUCTION ON THE SITE SHOULD NOT
INHIBIT THE FLOWS TO THE CULVERT THAT RUNS UNDER RIVER ROAD.

SURVEYOR
BING CHRISTENSEN, P.L.S.
P.O. BOX 178
HEBER CITY, UTAH 84032
PHONE: (435) 654-9229

THIS SUBDIVISION PLAT IS BASED ON RECORD
OF SURVEY 2302 FILED FEBRUARY 16, 2012.

- SUBDIVISION NOTES:**
- SANITARY SEWER TO BE PROVIDED BY THE MIDWAY SANITATION DISTRICT.
 - ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 10 FOOT PUBLIC UTILITY EASEMENTS
ALONG ALL PROPERTY LINES AS SHOWN.
 - CULINARY WATER IS PROVIDED BY WELLS.
 - LOT 1: WATER RIGHT 55-9199 (621098)
 - WASATCH COUNTY WATER BOARD HAS DETERMINED THAT EACH LOT IS REQUIRED TO
DEDICATE 0.50 SHARES OF MIDWAY IRRIGATION.
 - LOT 2a IS NOT A BUILDING LOT AND MUST REMAIN PART OF LOT 2 AND CANNOT BE
BUILT ON.

WASATCH COUNTY RECREATION DEPARTMENT

APPROVED THIS 27 DAY
OF June 20 12

[Signature]
DIRECTOR

WASATCH COUNTY WEED BOARD	BOUNDARY DESCRIPTION
APPROVED THIS 29 DAY OF June 20 12 <i>[Signature]</i> DIRECTOR	BEGINNING AT A POINT WHICH IS NORTH 10.52 FEET AND EAST 2.49 FEET FROM THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THENCE NORTH 88°49'38" EAST 851.29 FEET; THENCE SOUTH 39°00'00" WEST 806.52 FEET; THENCE EAST 224.70 FEET; THENCE SOUTH 247°43' WEST 272.58 FEET; THENCE NORTH 20°00'00" WEST 97.92 FEET TO THE POINT OF BEGINNING.
COUNTY ENGINEER DEPARTMENT	CONTAINING: 6.855 ACRES
APPROVED THIS 29 DAY OF June 20 12 SUBJECT TO THE FOLLOWING CONDITIONS:	
<i>[Signature]</i> DIRECTOR, ENGINEERING DEPARTMENT	
PUBLIC WORKS DEPARTMENT	BASIS OF BEARING
APPROVED THIS 28 DAY OF June 20 12 SUBJECT TO THE FOLLOWING CONDITIONS:	THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°30'56" WEST 2662.38 FEET BETWEEN FOUND WASATCH COUNTY SURVEY MONUMENTS AT THE NORTHEAST AND NORTH ONE-QUARTER CORNERS OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.
<i>[Signature]</i> DIRECTOR, PUBLIC WORKS	
HEALTH DEPARTMENT	OWNER'S DEDICATION
APPROVED THIS 29 DAY OF June 20 12 SUBJECT TO THE FOLLOWING CONDITIONS:	KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS AND STREET RIGHT-OF-WAY TO BE HEREINAFTER KNOWN AS THE FRANCIS PROBST DUTCH CANYON SUBDIVISION.
<i>[Signature]</i> DIRECTOR, COUNTY HEALTH DEPARTMENT	IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 11 DAY OF June 20 12
APPROVAL AS TO FORM	<i>[Signature]</i> KAT F. PROBST - TRUSTEE
APPROVED AS TO FORM THIS 14 DAY OF June 20 12 <i>[Signature]</i> COUNTY ATTORNEY	KAT F. & MADRE S. PROBST TRUST KAT F. PROBST - TRUSTEE
WASATCH COUNTY SHERIFF'S OFFICE	ACKNOWLEDGMENT
APPROVED THIS 26 DAY OF June 20 12 SUBJECT TO THE FOLLOWING CONDITIONS:	STATE OF UTAH) COUNTY OF) S.S.
<i>[Signature]</i> WASATCH COUNTY SHERIFF	ON THE 11 DAY OF June 20 12, I PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE LIEN HOLDER'S CONSENT (OR OWNER'S DEDICATION), DULY ACKNOWLEDGE TO ME THAT KAT F. PROBST SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.
WASATCH COUNTY WATER RESOURCES	RESIDING IN _____ COUNTY, MY COMMISSION EXPIRES _____
APPROVED THIS 29 DAY OF June 20 12 <i>[Signature]</i> DIRECTOR	NOTARY PUBLIC APPROVED AND CORRECTED BY ME A Notary Public in and for the State of Utah
COUNTY SURVEYOR	SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS 6 th DAY OF June 20 12. ROS # 2332 <i>[Signature]</i> COUNTY SURVEYOR	IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145736 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
WASATCH COUNTY FIRE CHIEF	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.
APPROVED THIS 29 DAY OF June 20 12, WITH THE FOLLOWING CONDITIONS: <i>[Signature]</i> FIRE CHIEF	DATE SURVEYOR
COUNTY EXECUTIVE	WASATCH COUNTY RECORDER
THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS 29 DAY OF June 20 12, SUBJECT TO THE FOLLOWING CONDITIONS: <i>[Signature]</i> COUNTY EXECUTIVE	ENTRY NO. 360193 BOOK 1058 PAGE 120-129 STATE OF UTAH, COUNTY OF WASATCH DATE 7-2-12 TIME 3:55 P.M. RECORDED AND FILED AT THE REQUEST OF: RANDALL K. PROBST
COUNTY PLANNING OFFICE	
APPROVED THIS 29 DAY OF June 20 12 BY THE WASATCH COUNTY PLANNING DIRECTOR. <i>[Signature]</i> PLANNING DIRECTOR	

ITEMS TO CONSIDER

- Does the City want to supply water to properties in the County that could annex into the City
- City will determine planning of the proposed subdivision if annexed
 - 100' setbacks
- Infrastructure improvements
- If property is not annexed then it is less likely that other properties to the northeast will annex