

Midway City Council
15 January 2019
Regular Meeting

Dutch Draw Annexation /
Further Consideration

Ice Rink / Repairs

Council Member Drury reported on repairs to the ice rink chiller.

HL&P / Transmission Line

Mayor Johnson reported that Heber Light & Power Company (HL&P) would hold a meeting that Thursday regarding the proposed transmission line.

Heber Valley Railroad / Upcoming Events

Mayor Johnson reported on upcoming events at the Heber Valley Railroad.

MSD / Rate Increase

Mayor Johnson reported on the rate increase by the Midway Sanitation District (MSD).

- 5. Dutch Draw Subdivision / Culinary Water Will Serve Letter** (Mike Johnston – Approximately 10 minutes) – Discuss and possibly approve a will serve letter, to provide culinary water service, to the Dutch Draw Subdivision located at the corner of River Road and Dutch Canyon Road.

Michael Henke gave a presentation regarding the request and reviewed the following items:

- Land use summary
- Location of the Dutch Draw Subdivision
- Current plat map
- Proposed plat map
- Items to consider
- Location of water and sewer lines.

Mr. Henke also made the following comments:

- Providing culinary water was discretionary.
- The applicant requested culinary water service for the development.
- The needed water rights would have to be turned over to the City.
- The City could regulate the design and construction of the development if it was annexed.
- The development was along one of the City's entry corridors.
- The City required greater setbacks than Wasatch County.
- An access was planned from Dutch Canyon Road to lot three in the development.
- It would be more difficult to annex additional property in the area if this development was not annexed.
- There would be no advantage to develop the property as a rural preservation subdivision.

- The applicant could request a zone change if the property was annexed.

Note: A copy of Mr. Henke's presentation is contained in the supplemental file.

Wes Johnson made the following comments:

- The development would have a private pressurized sewer system.
- If the project was annexed, Wasatch County would want Midway to also annex and maintain the adjoining section of River Road.
- The City required that main water lines be extended to the end of a project.

Joshua Jewkes recommended, as a general rule, that the City require annexation before providing culinary water service.

Mike Johnston, Summit Engineering and representing the applicant, made the following comments:

- The applicant was not interested in installing costly improvements.
- Installing infrastructure along River Road was not an option.
- The City provided culinary water to the River Bottoms Ranch which was across River Road in Wasatch County.
- The applicant might provide a right-of-way or a trail in exchange for the culinary water service.
- The applicant would also sign a document agreeing to participate in future annexations.
- Drilling a well was an option.
- Would annex if the conditions were simple and limited.

The Council, staff and meeting attendees discussed the following items:

- It would be costly to install the infrastructure along River Road.
- This infrastructure along River Road should be extended as far as possible.
- The homeowners in the development would use the City's services such as roads, etc.

Motion: Council Member Simonsen moved to deny the request for a will serve letter and that annexation, which made sense to everyone, be discussed with the applicant.

Second: Council Member Drury seconded the motion.

Discussion: Mr. Johnston indicated that the applicant might bring back an annexation petition.

Council Member Probst asked if the City would require curb, gutter and other improvements. Mr. Johnson noted that Dutch Canyon Road was recently widened. Council Member Drury wanted the applicant to at least provide utility easements.

Vote: The motion was approved with the Council voting as follows:

Council Member Christen

Aye

Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Excused from the Meeting

6. Reed Bezzant Subdivision / Amendment (Steven and Kala Francis – Approximately 30 minutes) – Discuss and possibly approve a plat map amendment for the Reed Bezzant Subdivision located at 95 South 700 East (Zoning is R-1-11). Recommended for denial by the Midway City Planning Commission. **Public Hearing**

7. Reed Bezzant Subdivision / Lot Split (Steven and Kala Francis – Approximately 5 minutes) – Discuss and possibly grant preliminary and final approval for a lot split in the Reed Bezzant Subdivision located at 95 South 700 East (Zoning is R-1-11). Recommended for denial by the Midway City Planning Commission. **Public Hearing**

Michael Henke gave a presentation regarding the requests and reviewed the following items:

- Land use summary
- Location of the proposed lot split
- Code requirements
- Current plat map for the subdivision
- Proposed plat map
- Recommendation from the Midway Water Advisory Board
- Items to consider
- Previous lot splits
- Possible findings

Mr. Henke also made the following comments:

- The amendment and lot split would be considered together.
- The lot just to the south had been split.
- The length of the subdivision cul-de-sac was beyond the 500 feet allowed by the City's construction standards.
- New developments usually had CC&R's that prohibited lot splits. These CC&R's would have to be changed to allow a split. Doubtful the subdivision had CC&R's because it was quite old.
- All property owners within 600 feet had been notified of the request. None had contacted him.
- Only single-family dwellings were allowed in the zone. Transient rentals were not allowed.

Note: A copy of Mr. Henke's presentation is contained in the supplemental file.

Steven Francis, applicant, made the following comments:

- The 500-foot limit was in place when the City approved the lot split to the south.
- Had spoken to some of the neighbors and they were not opposed to the lot split.

RECEIVED

DEC 03 2018

BY: Bruce Wilson

PETITION FOR ANNEXATION INTO MIDWAY CITY

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Midway, hereby submit this Petition for Annexation and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated;
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of Midway, and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. The signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation;
 - c. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
 - d. lies contiguous to the present boundary of Midway' corporate limits and is described in the attached Exhibit A, and is particularly located:

at the northeast of the intersection of Dutch Canyon Road and River Road

4. Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B. (Copies of the deed accompanies this petition.)
5. The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed is owned by the signers of this petition is shown in the attached Exhibit C.
6. The total acres of private land and total assessed value of all private lands sought to be annexed are **6.63 acres** and **\$494119 assessed value**. The ownership interests and assessed values of the privately-owned lands included in this annexation petition are shown in Exhibit C. *The total acreage of the entire annexation may contain more acreage due to the inclusion of public roads, public lands, or minor deed and title issues.*
7. The petitioners have caused an accurate map of the above-described property to be prepared by Bing Christensen, P.L.S. a licensed surveyor, and Summit Engineering Group, Inc., which plat or map is attached herewith as Exhibit D.
8. This petition does not propose annexation of all or a part of an area proposed for

annexation in a previously filed petition that has not been denied, rejected, or granted;

9. This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125, U.C.A. if:
 - a. the request or petition was filed before the filing of the annexation petition, and
 - b. the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;
10. The petitioners request the property, if annexed, be zoned **RA-1-43** as per the Midway City Zoning Map

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Midway City Council at its next regular meeting, that a resolution be adopted as required by law accepting this Petition for Annexation for further consideration, and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Dated this 3 day of December 2018.

PETITIONERS


Wellness Properties LLC,
a Utah limited partnership

Contact Sponsor/Petitioner

P.O. Box 1415, Midway, UT 84049

Phone No. 435-654-9229

Email 166tyut@gmail.com

EXHIBIT 'A'

ANNEXATION BOUNDARY

BEGINNING NORTH 79°00'12" EAST 61.32 FEET FROM THE WASATCH COUNTY MONUMENT AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE BOUNDARY OF THE KAM KOHLER ANNEXATION (ENTRY NO. 235608);

THENCE RUNNING NORTH 88°49'38" EAST 720.31 FEET ALONG THE NORTH BOUNDARY OF THE FRANCIS PROBST DUTCH CANYON SUBDIVISION TO THE RIGHT-OF-WAY FOR RIVER ROAD;

THENCE FOLLOWING SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES: 1) SOUTH 26°09'24" WEST 57.88 FEET, 2) SOUTH 22°33'38" WEST 152.90 FEET, 3) SOUTH 21°24'08" WEST 464.14 FEET;

THENCE SOUTH 22°39'58" WEST 169.31 FEET ALONG THE RIGHT-OF-WAY OF RIVER ROAD TO THE CURRENT MIDWAY BOUNDARY PER THE KAM KOHLER ANNEXATION;

THENCE ALONG THE BOUNDARY OF SAID ANNEXATION THE FOLLOWING TWO COURSES: 1) NORTH 29°33'26" WEST 669.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 670.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 60°26'34" WEST, 2) ALONG SAID CURVE 198.22 FEET THROUGH A CENTRAL ANGLE OF 16°57'05" (CHORD BEARING OF NORTH 21°04'53" WEST 197.50 FEET) TO THE POINT OF BEGINNING.

HAVING AN AREA OF 6.62 ACRES.

EXHIBIT 'B'

DEEDS OF PETITIONERS

ATLAS TITLE
FILE# 33128

Warranty Deed

Grantor: Randall K. Probst, Successor Trustee of the Kay Probst Family Living Trust

hereby **CONVEY AND WARRANT** to:

Grantee: Wellness Properties, LLC
Of: *PO BOX 1415, Midway, UT 84049*

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of **UTAH** to wit:

Lot 2 and 2A, Francis Probst Dutch Canyon Subdivision, according to the official plat on file and of record
in the office of the Wasatch County Recorder located in Heber Utah.
Tax ID Nos. 0FZ-0002 and 0FZ-0002-A

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations,
easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations,
and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to
and enforceable against the premises described herein.

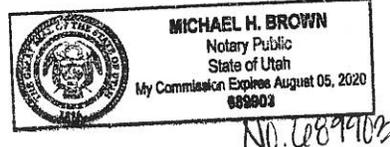
WITNESS THE HAND OF SAID GRANTOR THIS 25 DAY OF JULY, 2018

) *Randall K Probst TEE*
) Randall K. Probst, Successor Trustee

State of Utah)
County of Wasatch) ss

On the 25 day of July 2018, personally appeared before me, Randall K. Probst, Successor
Trustee of the Kay Probst Family Living Trust, the signer of the within instrument, who
duly acknowledged to me that he executed the same.

MB
NOTARY PUBLIC



ATLAS TITLE
FILE# 33221

Ent 455703 Bk 1232 Pg 1652-1652
Date: 10-SEP-2018 12:19:55PM
Fee: \$10.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: ATLAS TITLE INSURANCE HEBER

Warranty Deed

Grantor: JoAnn C. Abegglen, as Trustee of The JoAnn Abegglen Revocable Family Trust, dated the 11th day of April, 2014

hereby

CONVEY AND WARRANT

to:

Grantee: Wellness Properties, LLC

Of:

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within WASATCH County, State of UTAH to wit:

Beginning at a point of bearing change on the eastern boundary of Lot 2 of the Francis Probst Dutch Canyon Subdivision, said point being North 10.52 feet and East 2.69 feet and North 88°49'38" East 851.29 feet and South 39° 00'00" West 250.47 feet from the aluminum monument for the Northeast Corner of Section 26, Township 3 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 21°24'07" West 464.14 feet along the apparent prescriptive right-of-way line for River Road; thence East 180.57 feet along the boundary of Lot 2a of said subdivision; thence North 39°00'00" East 556.05 feet along the boundary of Lot 2 of said subdivision to the point of beginning.

Tax ID No.: OWC-0259 - *partial*

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS THE HAND OF SAID GRANTOR THIS 6 DAY OF SEPTEMBER, 2018

) *JoAnn C. Abegglen* TEE
) JoAnn C. Abegglen, Trustee
)

State of Utah)

County of Wasatch) ss

EXHIBIT 'C'

PROPERTY VALUATION & ACREAGE

EXHIBIT 'C'

ACREAGE WITHIN PROPOSED PROBST DUTCH CANYON ANNEXATION

Annexation requires the "majority of the private land area" and "equal in value to at least 1/3 of the value of all private real property" within the area proposed for annexation.

Private Property Owned by Petitioners

Property Owner	Parcel No.	Acreage	Market Value
Abegglen	00-0007-4349	0.9	\$ 50,976
Wellness Properties	00-0020-9645	4.48	\$ 224,000
Wellness Properties	00-0020-9646	0.25	\$ 12,500
TOTALS		5.63 acres	\$ 287,476

Other Private Properties Included in Annexation Petition

Property Owner	Property Serial No.	Acreage	Market Value
Probst	00-0020-9644	1.00	\$ 206,643
TOTALS		1.00 acres	\$ 206,643

Total acres of Private Property of Annexation Petition= 6.63

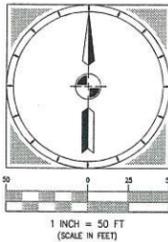
Total Value of Private Property Annexation Petition = \$494,119

Percentage of Annexation Land Owned by Petitioners = 85%

Percentage of Property Value owned by Petitioners = 58%

EXHIBIT 'D'

PROPOSED ANNEXATION PLAT



NORTH CORNER SECTION 26, T3S, R4E (FOUND MONUMENT).
 S89°39'47"W 2662.38'
 BASIS OF BEARINGS

N44°58'54"E 74.13'
 N79°00'12"E 61.32'
 P.O.B.

LOT 1 FRANCIS PROBST
 DUTCH CANYON SUBDIVISION
 PARCEL NO. 20-9644

LOT 2 FRANCIS PROBST
 DUTCH CANYON SUBDIVISION
 PARCEL NO. 20-9646

PARCEL NO. 21-3353

LOT 2A FRANCIS PROBST
 DUTCH CANYON SUBDIVISION
 PARCEL NO. 20-9648

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	198.22'	670.00'	116°57'05"	N21°04'53" W	197.50'
C2	141.48'	670.00'	133°52'51"	S10°49'55" E	141.48'

KAM KOHLER ANNEXATION
 (ENTRY NO. 235608)



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 145796) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAN IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO MIDWAY CITY, UTAH.

BING CHRISTENSEN
 PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION

BEGINNING NORTH 79°00'12" EAST 61.32 FEET FROM THE WASATCH COUNTY MONUMENT AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE BOUNDARY OF THE KAM KOHLER ANNEXATION (ENTRY NO. 235608);
 THENCE RUNNING NORTH 88°49'38" EAST 720.31 FEET ALONG THE NORTH BOUNDARY OF THE FRANCIS PROBST DUTCH CANYON SUBDIVISION TO THE RIGHT-OF-WAY FOR RIVER ROAD; THENCE FOLLOWING SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES: 1) SOUTH 26°09'24" WEST 57.88 FEET, 2) SOUTH 22°33'38" WEST 152.90 FEET, 3) SOUTH 21°24'08" WEST 464.14 FEET; THENCE SOUTH 22°39'58" WEST 169.31 FEET ALONG THE RIGHT-OF-WAY AND RIGHT-OF-WAY EXTENDED OF RIVER ROAD TO THE CURRENT MIDWAY BOUNDARY PER THE KAM KOHLER ANNEXATION; THENCE ALONG THE BOUNDARY OF SAID ANNEXATION THE FOLLOWING TWO (2) COURSES: 1) NORTH 29°33'26" WEST 669.64 FEET TO THE BEGINNING OF A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 670.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 60°26'34" WEST, 2) ALONG SAID CURVE 198.22 FEET THROUGH A CENTRAL ANGLE OF 165°7'05" (CHORD BEARING OF NORTH 21°04'53" WEST 197.50 FEET) TO THE POINT OF BEGINNING.
 HAVING AN AREA OF 6.62 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS SOUTH 89°39'47" WEST 2662.38 FEET FROM THE NORTHEAST CORNER TO THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH STATE PLANE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

SURVEY NARRATIVE

CURRENT UTAH CODE REQUIRES THAT ANNEXATION PETITIONS BE ACCOMPANIED BY "AN ACCURATE AND RECORDABLE MAP, PREPARED BY A LICENSED SURVEYOR, OF THE AREA PROPOSED FOR ANNEXATION" (SEE 10-2-403-3-c-1). FOR THIS ANNEXATION PETITION MAP, AN "ACCURATE" MAP WAS INTERPRETED AS BEING PREPARED IN CONFORMANCE WITH UTAH CODE 17-23-17 AS PERTAINING TO MAPS OF BOUNDARY SURVEYS. EXISTING SECTION CORNER SURVEY MONUMENTS WERE USED TO IDENTIFY DEED LINES; HOWEVER, SAID SECTION CORNER SURVEY MONUMENTS MAY NOT REPRESENT THE ORIGINAL LOCATION OF THE SECTION CORNERS ESTABLISHED BY THE ORIGINAL GLO SURVEY IN THIS AREA. SPECIFIC NOTES PERTAINING TO THE DERIVATION OF EACH COURSE ALONG THE ANNEXATION BOUNDARY ARE AS FOLLOWS:

- A- FOLLOWS THE NORTH BOUNDARY OF RECORD OF FRANCIS PROBST DUTCH CANYON SUBDIVISION (ENTRY NO. 380193)
- B- FOLLOWS THE RIGHT-OF-WAY FOR RIVER ROAD
- C- FOLLOWS THE RIGHT-OF-WAY AND RIGHT-OF-WAY EXTENDED FOR RIVER ROAD
- D- FOLLOWS THE BOUNDARY OF KAM KOHLER ANNEXATION (ENTRY NO. 235608)

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE MIDWAY CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT OF LAND SHOWN HEREON REQUESTING THAT SAID TRACT OF LAND BE ANNEXED BY THE CITY OF MIDWAY CITY; AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith, ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-2-401 TO 10-2-408 AS REVISED; AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND AS SHOWN AS PART OF THE CITY OF MIDWAY CITY; AND THAT SAID TRACT OF LAND BE KNOWN HEREAFTER AS THE JOHNSON MILL ROAD ANNEXATION.

DATED THIS _____ DAY OF _____, 2016

SIGNATURE: MIDWAY CITY MAYOR _____ DATE _____
 ATTEST: MIDWAY CITY RECORDER _____ DATE _____
 SIGNATURE: MIDWAY CITY ATTORNEY _____ DATE _____
 SIGNATURE: MIDWAY CITY ENGINEER _____ DATE _____

CITY RECORDER'S SEAL

COUNTY SURVEYOR

DATE

COUNTY RECORDER

PROJECT L18-197	PREPARED FOR WELLNESS PROPERTIES LLC
SHEET 1 OF 1	PROJECT DUTCH DRAW ANNEXATION

DUTCH DRAW ANNEXATION MAP

LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M
 WASATCH COUNTY, UTAH

DRAWN BY: BRM
 REVIEWED BY: MPJ
 SCALE: 1" = 50'
 ISSUE DATE: 11-28-2018



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS SUBJECT TO LAW ENFORCEMENT ACTION AND WILL BE HELD LIABLE FOR ALL DAMAGES. THIS DOCUMENT IS VOID IF NOT SIGNED BY BOTH SIGNATURES AND SPECIFIC DESCRIPTION OF THE ANNEXATION.

December 3, 2018

**PROPOSED DUTCH DRAW ANNEXATION
INTO MIDWAY, UTAH**

Submitted December 3, 2018

Wellness Properties, LLC is hereby submitting the attached Annexation Petition to Midway City requesting annexation of 6.62 acres, located at the northeast corner of the intersection of River Road and Dutch Canyon Road.

As requested by the city Annexation Approval Checklist, a concept development plat is also submitted that shows the owner/applicant's desire to develop three new lots on the property.

The property owner has 5.5 shares of Midway Irrigation Company, which is adequate for the intended development of three homes on the 5.62 acres to be developed. It is intended that the new lots will be connected to the Midway culinary water system, and the Midway Sewer District system. It is also intended that all access to the new lots will be from the adjacent Dutch Canyon Road, and not from River Road.

There are no sensitive land areas on this property – no wetlands, no slopes steeper than 20%, no geothermal areas or hot pots, no landslides, no shallow ground water, no swamps, no jungles, no tundra, no endangered flora or fauna.

The anticipated timetable for development of the new lots is summer of 2019.

As requested by the city Annexation Approval Checklist, the property owners within the proposed annexation and within 300 feet of the proposed annexation (as per the current county records) have been mailed a Notice of Intent to Annex, along with a copy of the annexation map. The attached list shows the property owners who were notified, and also the letter they received.

ABEGGLEN JOANN C TR
1211 N 1220 W
PROVO, UT 84604-6016

UTAH PARKS & RECREATION
1596 W NORTH TEMPLE
SALT LAKE CITY, UT 84116-0000

BERG PAUL
BERG TRACI L
1465 DUTCH CANYON CT
MIDWAY, UT 84049-6728

BADGER STEVEN L
BADGER CHERICE R
1455 DUTCH CANYON CT
MIDWAY, UT 84049-6728

WESTRA G TODD
890 DUTCH VIEW CT
MIDWAY, UT 84049-6967

S B MARIPOSA CAPITAL LLC
910 DUTCH VIEW CT
MIDWAY, UT 84049-6968

S B MARIPOSA CAPITAL LLC
910 DUTCH VIEW CT
MIDWAY, UT 84049-6968

MARQUIS MATT D
MARQUIS ANN R
1 HASTINGS
LAGUNA NIGUEL CA 92677-2938

BRYAN BRADLEY J TR
BRYAN JANELL R TR
903 DUTCH VIEW CT
MIDWAY, UT 84049-6968

MILLER DONNIE
MILLER TAMARA
881 DUTCH VIEW CT
MIDWAY, UT 84049-6967

SABELS MARTIN C TR
1446 DUTCH CANYON CT
MIDWAY, UT 84049-6728

MCCOMB THEODORA SPICER TR
MCCOMB STEPHEN MICHAEL TR
1390 N DUCTH FIELDS TKWY

COOPMAN MICHAEL
1416 DUTCH FIELDS PKWY
MIDWAY, UT 84049-6954

MORKEN DAVID STANLEY
MORKEN CANDACE V
1430 DUTCH FIELDS PKWY
MIDWAY, UT 84049-6954

SWAINSTON DARIN
SWAINSTON ROBIN
8908 STANFORD SPRINGS DR
LAS VEGAS, NV 89134-0338

BRIGHT ERIC
BRIGHT CICELY
1471 DUTCH VIEW CT
MIDWAY, UT 84049-6728

HARRIS KIRK
HARRIS ERIN
915 DUTCH VIEW CT
MIDWAY, UT 84049-6968

KARCHER RAYMOND E
KARCHER BEVERLY J
845 DUCTH VIEW CT
MIDWAY, UT 84049-6967

MIDWAY CITY
75 N 100 W
MIDWAY, UT 84049-6807

PETERMANN CORNELIA L
1535 DUTCH CANYON RD
MIDWAY UT 84049-6906

PETERMANN CORNELIA L
1535 DUTCH CANYON RD
MIDWAY UT 84049-6906

VEAZIE DARRELL
VEAZIE JANINE
1240 N RIVER RD
MIDWAY, UT 84049-6906

PROBST LINDSAY
1444 DUTCH CANYON CT
MIDWAY, UT 84049-6728

WELLNESS PROPERTIES LLC
PO BOX 1415
MIDWAY, UT 84049-1415

WELLNESS PROPERTIES LLC
PO BOX 1415
MIDWAY, UT 84049-1415

SWEET MANGO LANE LLC
PO BOX 1415
MIDWAY, UT 84049-1415

SWEET MANGO LANE LLC
PO BOX 1415
MIDWAY, UT 84049-1415

RIVER BOTTOMS RANCH MIDWAY LLC
1115 KINGS CT
KAYSVILLE, UT 84037-9549

PROBST KAY F
PO BOX 72
MIDWAY, UT 84049-0072

WELLNESS PROPERTIES LLC
PO BOX 1415
MIDWAY, UT 84049-1415



Summit Engineering Group Inc.

Structural • Civil • Surveying

P.O. Box 176
55 West Center
Heber City, Utah 84032
Phone: 435.654.9229
Fax: 435.654.9231
www.summiteg.com

December 3, 2018

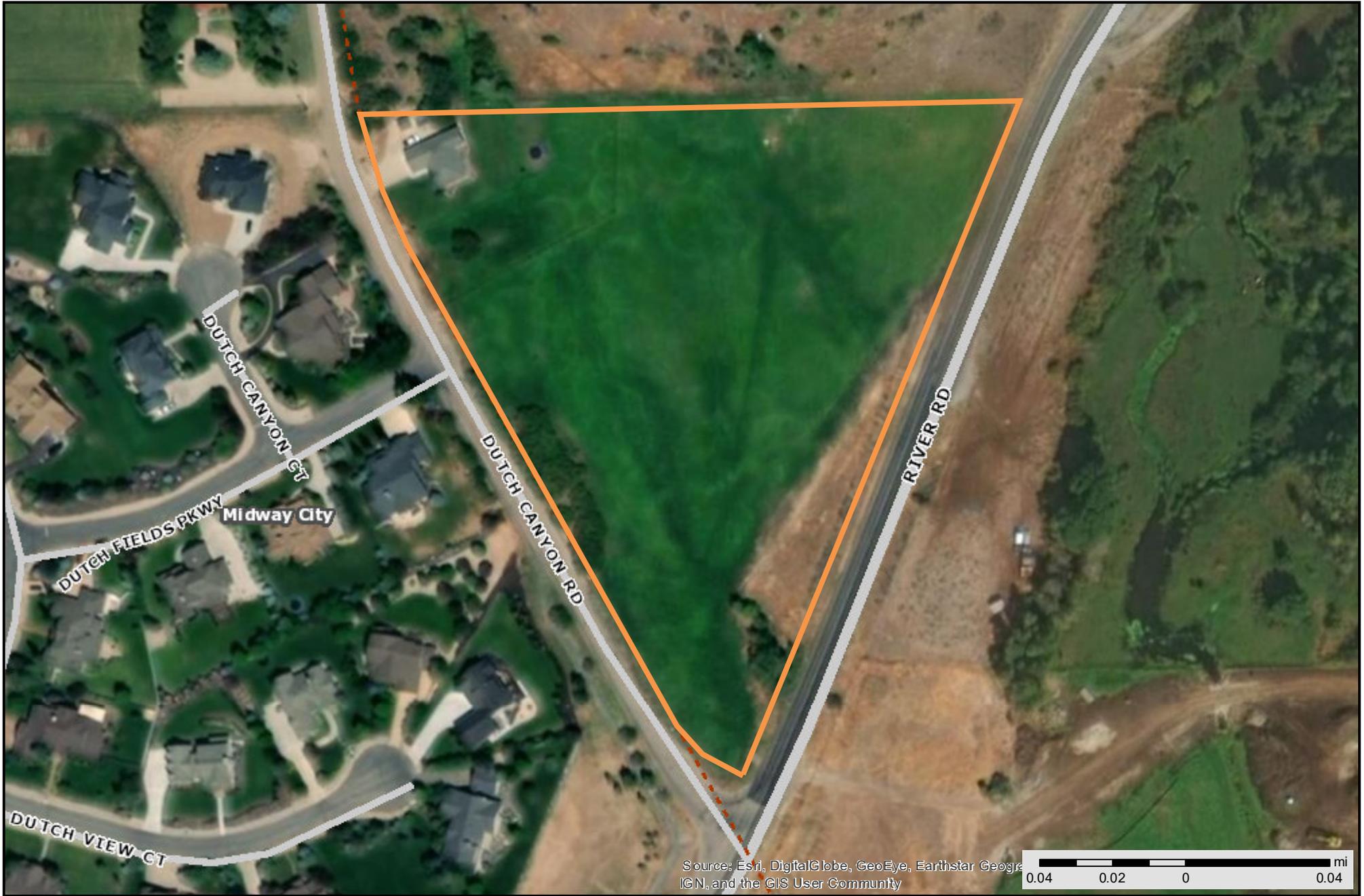
Dear Neighbor,

The property shown on the attached exhibit is proposed to be annexed into Midway City. It is 6.62-ac located at the northeast corner of River Road and Dutch Canyon Drive (across the road from Dutch Fields Subd.) There is currently one house on the property. The requested zoning is R-1-43 which is residential one-acre zoning.

Because your property lies within 300 ft. of the project, you are being notified as requested by Midway City. Should you have any questions about public meetings, please direct them to the Midway City Planning Department, at the following number: (435) 654-3223 ext. 105. You may also contact Mike Johnston at Summit Engineering Group 435-654-9229 with questions about the property.

Sincerely,

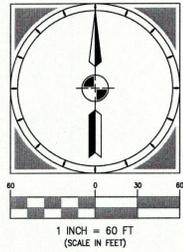
Michael Johnston
President and Principal Engineer
Summit Engineering Group, Inc
Heber City, UT



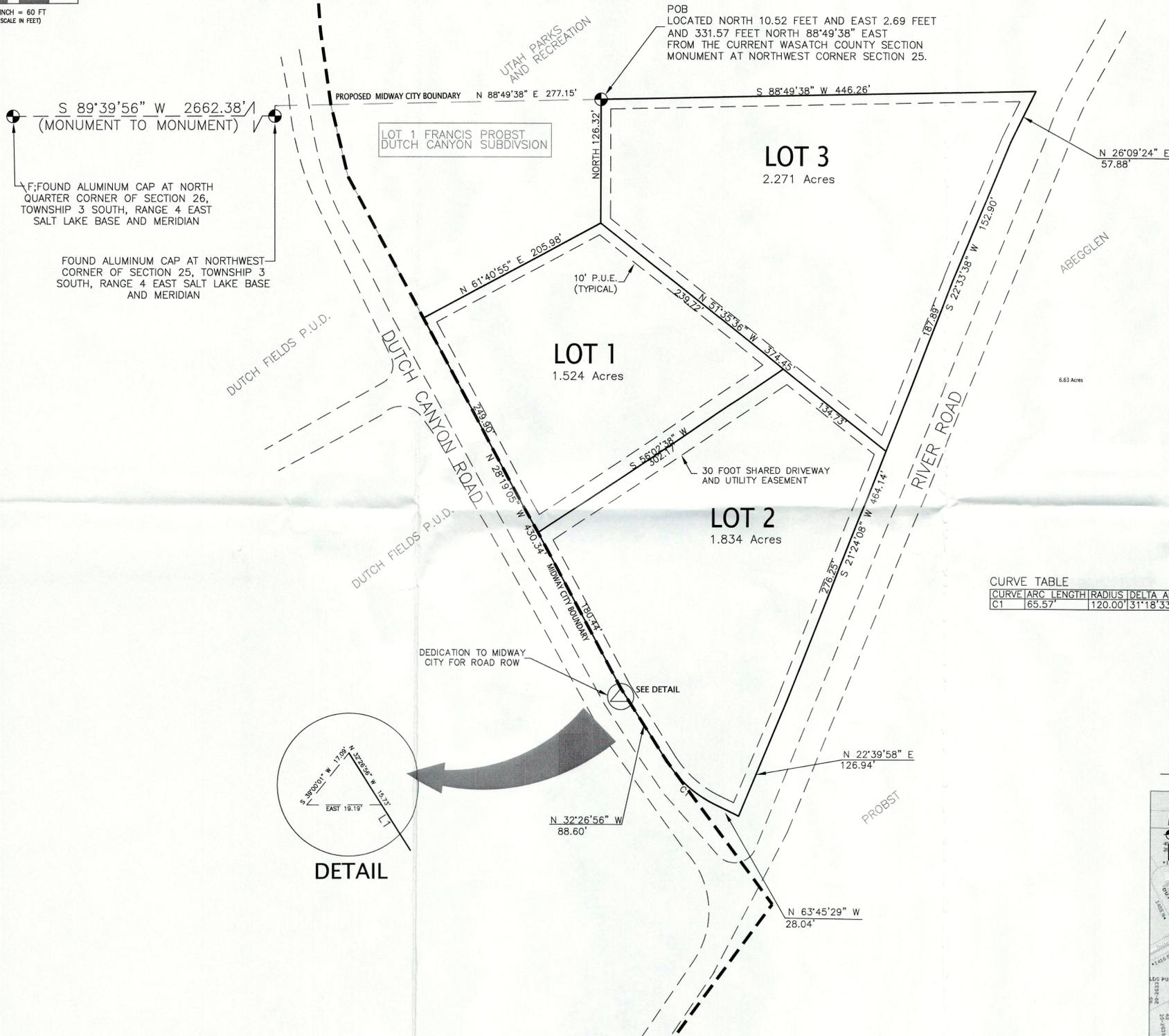
The boundary lines shown here have been generated for the internal use of Wasatch County and should only be used for general reference purposes.

Questions concerning ownership boundary locations should be directed to a title company, attorney, or licensed land surveyor. Wasatch County makes no warranty as to the accuracy or usefulness of this information. The end user of this information assumes all responsibility concerning this information's appropriate use.



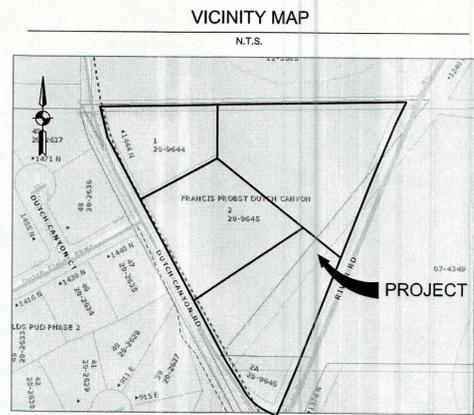


DUTCH DRAW IN MIDWAY, UTAH



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.57'	120.00'	31°18'33"	N 48°06'13" W	164.76'



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 10.52 FEET AND EAST 2.69 FEET AND PROCEEDING 331.57 FEET NORTH 88°49'38" EAST FROM THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 88°49'38" EAST 446.26 FEET; THENCE SOUTH 26°09'24" WEST 57.88 FEET; THENCE SOUTH 22°33'38" WEST 152.90 FEET; THENCE SOUTH 21°24'08" WEST 464.13 FEET; THENCE SOUTH 22°39'58" WEST 126.94 FEET; THENCE NORTH 63°45'29" WEST 28.04 FEET; FOLLOWING A CURVE WITH A RADIUS OF 120 FEET WITH A CHORD LENGTH OF 64.76 FEET AND A BEARING OF NORTH 48°06'13" WEST; THENCE NORTH 32°26'56" WEST 126.94 FEET; THENCE NORTH 28°19'05" WEST 430.54 FEET; THENCE NORTH 61°40'55" EAST 205.98 FEET; THENCE NORTH 126.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.629 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°39'56" WEST 2662.38 FEET BETWEEN FOUND WASATCH COUNTY SURVEY MONUMENTS AT THE NORTHEAST CORNERS OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE

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 145796 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.

BING CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

OWNER'S DEDICATION

I, KNOW ALL MEN BY THESE PRESENTS THAT I (WE) THE UNDERSIGNED OWNER OF THE TRACTS OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE DUTCH DRAW SUBDIVISION, DO HEREBY DEDICATE TO THE CITY OF MIDWAY, UT, FOR THE PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND NOTED ON THIS PLAT FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2019.

PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S.S.

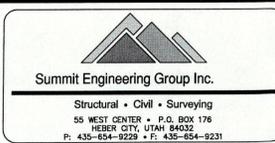
ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

PROJECT
L18-197

SHEET
1 OF 1

ISSUE DATE
08-17-2018



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SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

DUTCH DRAW PRELIMINARY PLAT

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

RECORDER