

Midway City Council
8 August 2018
Work Meeting

Kelson Subdivision /
Plat Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: August 8, 2018

NAME OF PROJECT: Kelson Rural Preservation Subdivision

NAME OF APPLICANT: Clint Kelson

AGENDA ITEM: Plat Amendment

LOCATION: 943 West Swiss Alpine Road

ZONING DESIGNATION: R-1-22 zone

ITEM: 10

Berg Engineering, agent for Clint Kelson, is requesting a Plat Amendment of the Kelson Subdivision – A Rural Preservation Subdivision. The proposal is to change the common area on the recorded plat to open space. This parcel would continue to have no residential building rights. The proposal would also amend the lot lines for lot 1 and the common area parcel. Lot 1 would reduce in size while the common area would increase in acreage. The proposal is located at 943 West Alpine Road and is in the R-1-22 zone.

BACKGROUND:

Clint Kelson is requesting a plat amendment of the Kelson Rural Preservation Subdivision. The applicant is attempting to accomplish two goals with this proposal. The first is to change the common area on the recorded plat to open space. The reason for this change is purely for tax purposes. Common area is taxed through a Homeowners' Association while open space is taxed directly to the lot owner. Taxes for common area is added to the taxes of all the lots in the subdivision since all lot owners own a percentage ownership of the common area. According to the applicant, the County Assessor's Office has recommended this change. As for the issue of if

this change is allowed by the Rural Preservation Code, it is staff's assessment that the letter of the code and the spirit of the code are met if the area is common area or open space.

The applicant is also requesting that the lot line between lot 1 and the open space is adjusted. Lot 1 will reduce in size from 6 acres to 1.69 acres and would be titled lot 1a. The open space parcel would will increase in size from 9.76 acres to 14.07 acres and would be titled lot 1b. Lot 1b would have not residential building rights and the parcel will need to be deed restricted at the recording of the plat. The purpose of the Rural Preservation subdivision code is to only allow one dwelling unit for every five acres. The original subdivision was four lots on 20.54 acres so therefore the maximum density within the original parcel could never increase above four dwellings. Basically, the proposal is a lot line adjustment and no new lots are being created so there is no conflict with the ordinance.

ANALYSIS:

For the Land Use Authority to approve a plat amendment Utah State Code dictates that

(a) there is good cause for the vacation, alteration, or amendment; and

(b) no public street, right-of-way, or easement has been vacated or altered.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Waldrip: I move that we recommend to the city council to approval of the request to amend the Kelson Subdivision plat, to change the common area on the recorded plat to open space in the configuration of the proposed plat. Accept the report and of the staff with respect to it, find that the changing the wording on the plat from common area to open space has no impact on the subdivision complying with code for Rural Preservation Subdivisions and that lot 1B on the proposed plat will be restricted and not have any residential building rights and these restrictions will be noted on the plat itself. Subject to the following two conditions, that the deed restriction must be recorded on lot 1B to limit building rights such that there will be no residential construction on that lot, and two, that deed restrictions must be recorded on all lots in the Rural Preservation Subdivision as amended to restrict any further subdividing and that notation be on the plat before it is recorded and for consistency, lot 1B shall be designated as open space.

Seconded: Commissioner Streeter

Chairman Kohler: Any discussion on the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners Streeter, Waldrip, Ream, Nicholas, Payne, O'Toole

Nays: Bouwhuis

Motion: Passed

PROPOSED FINDINGS:

- Changing the wording on the plat from “common area” to “open space” has no impact on the subdivision complying with the code for Rural Preservation subdivisions.
- Lot 1B will be restricted to not have any residential building rights.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council feels there is good cause to approve the proposal.
 - a. Accept staff report
 - b. Reasons for approval (findings)
 - c. Place condition(s) if needed

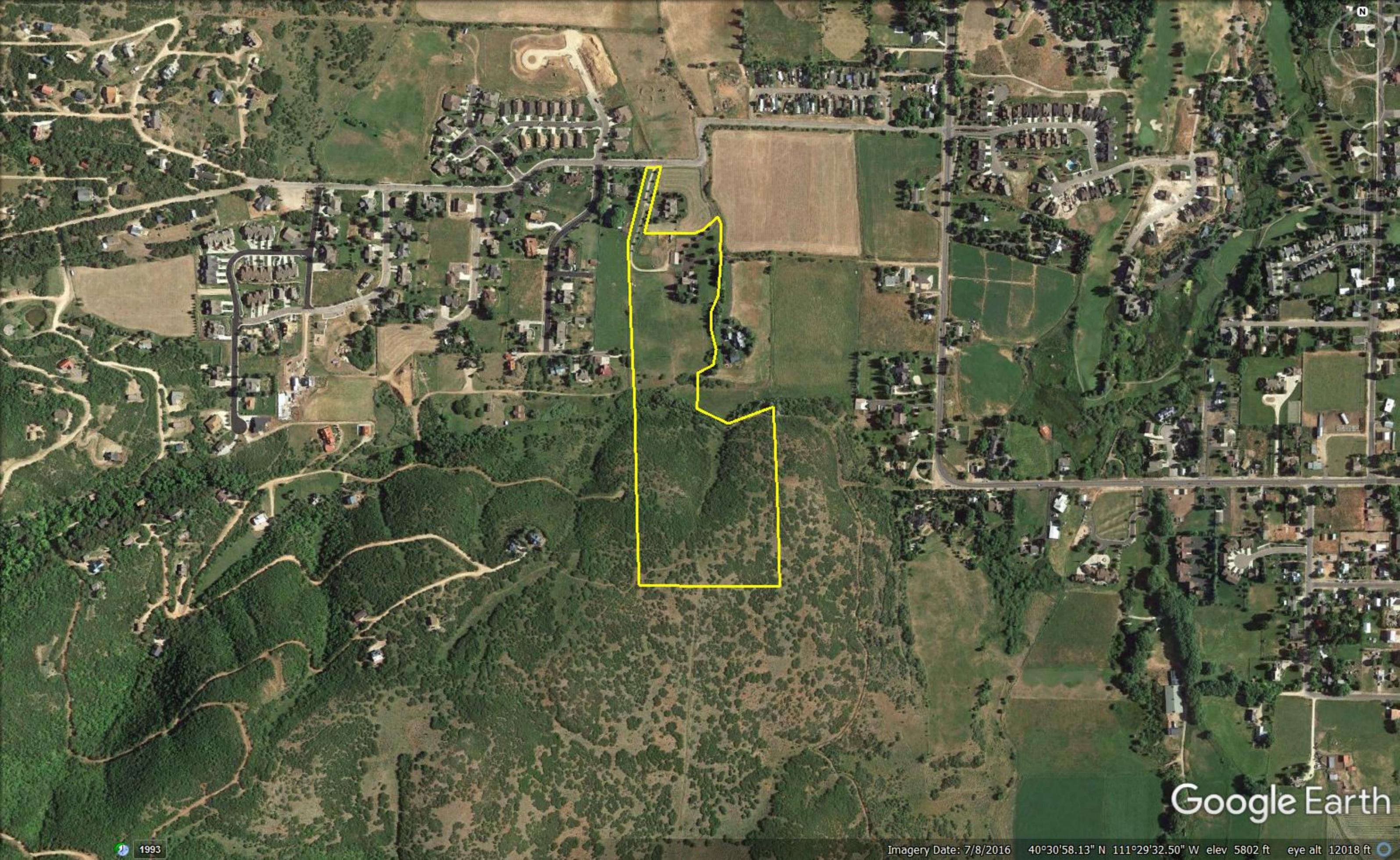
2. Continuance. This action can be taken if the City Council feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

POSSIBLE CONDITIONS:

1. A deed restriction must be recorded on lot 1B to limit no residential building rights on the lot.

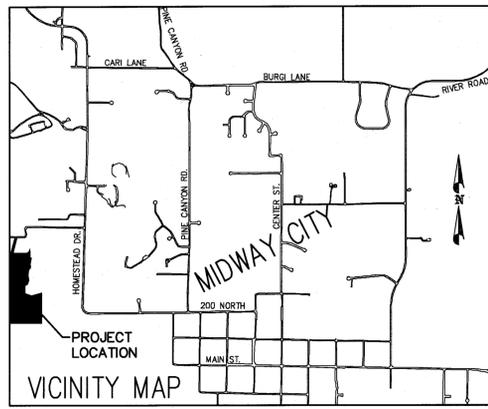
2. Deed restrictions must be recorded on all lots in the Kelson Rural Preservation Subdivision restricting any further subdividing before the plat amendment is recorded.



Google Earth

1993

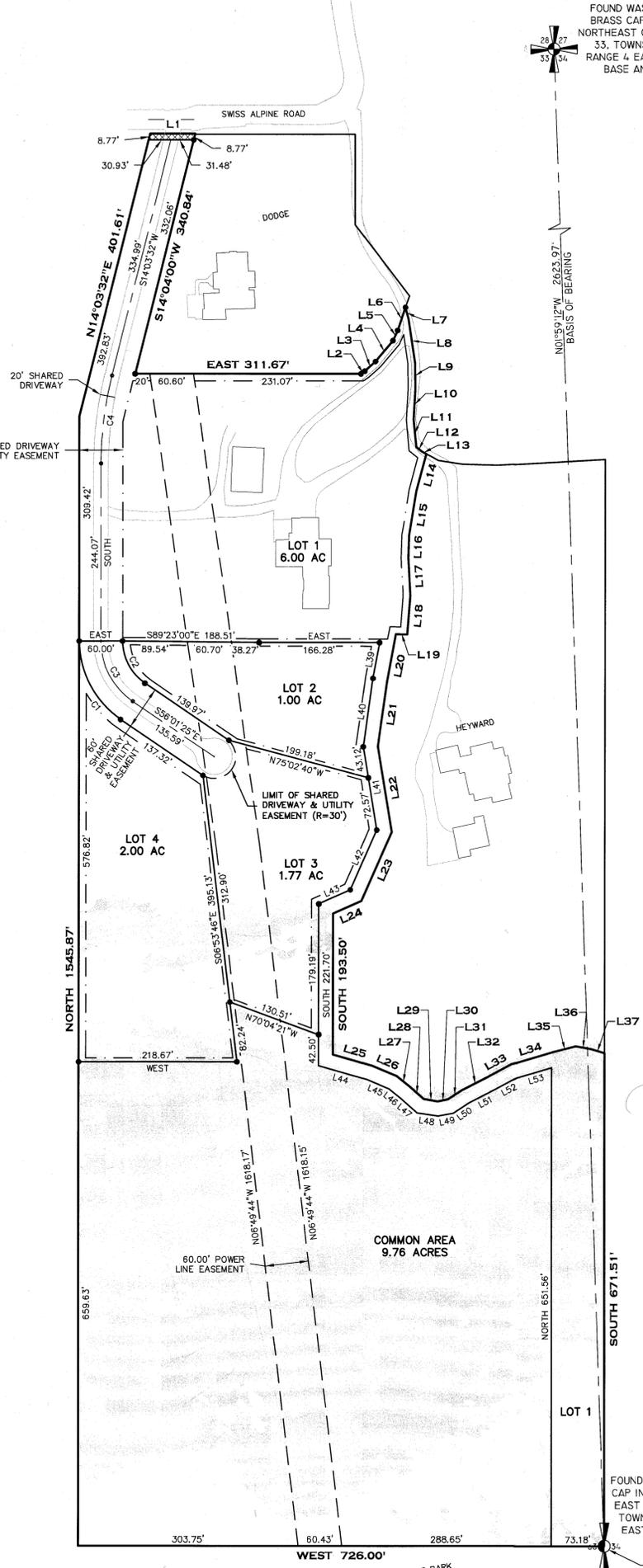
Imagery Date: 7/8/2016 40°30'58.13" N 111°29'32.50" W elev 5802 ft eye alt 12018 ft



LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LINE	LENGTH	DIRECTION
L1	62.41'	N90°00'00"E
L2	6.36'	N53°33'59"E
L3	20.08'	N47°49'12"E
L4	37.48'	N40°03'08"E
L5	15.51'	N24°43'08"E
L6	33.47'	N18°39'27"E
L7	16.05'	S15°58'26"E
L8	61.36'	S08°21'53"E
L9	36.20'	S00°34'34"E
L10	43.08'	S02°56'41"W
L11	37.99'	S05°13'45"E
L12	9.76'	S51°44'18"E
L13	7.07'	S61°50'07"E
L14	53.41'	S14°58'10"W
L15	61.30'	S09°07'26"W
L16	31.10'	S02°15'21"W
L17	52.05'	S03°31'21"E
L18	53.35'	S04°36'44"W
L19	15.76'	N87°59'10"W
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L23	103.40'	S23°45'58"W
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L25	55.36'	S74°14'48"E
L26	37.15'	S67°10'30"E
L27	23.87'	S51°45'26"E
L28	25.06'	S48°41'25"E
L29	19.91'	S81°24'44"E
L30	13.86'	N78°48'34"E
L31	22.94'	N57°06'21"E
L32	41.11'	N63°22'08"E
L33	36.30'	N61°50'44"E
L34	60.40'	N73°45'58"E
L35	31.26'	N75°50'37"E
L36	20.98'	S80°17'14"E
L37	20.01'	S72°55'30"E
L38	49.98'	N10°41'26"E
L40	94.89'	N07°57'09"E
L41	115.70'	N09°21'22"W
L42	89.67'	N23°45'58"E
L43	47.57'	N66°17'43"E
L44	69.27'	N74°14'48"W
L45	33.21'	N67°10'30"W
L46	20.62'	N51°45'26"W
L47	30.40'	N48°41'25"W
L48	29.27'	N81°24'44"W
L49	21.18'	S78°48'34"W
L50	25.68'	S57°06'21"W
L51	40.28'	S63°22'08"W
L52	34.48'	S61°50'44"W
L53	49.30'	S73°45'58"W

KELSON SUBDIVISION PLAT - 3 JAN 2018



FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



N01°59'12"W 2623.97'
BASIS OF BEARING

N01°59'12"W 2623.97'
BASIS OF BEARING

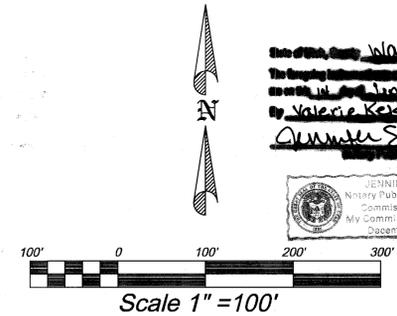
FOUND WASATCH COUNTY BRASS CAP IN CONCRETE MARKING THE EAST 1/4 CORNER, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

P.O.B.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 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.

Jan 25, 2018 DATE
Troy L Taylor SURVEYOR (SEE SEAL BELOW)



- DEVELOPMENT NOTES:**
- LOT 1 AND 3 DEDICATES AN ACCESS AND UTILITY EASEMENT FOR THE SHARED DRIVEWAY TO LOTS 2-4.
 - LOTS 2-4 ARE RESPONSIBLE FOR THE REPAIR, MAINTENANCE AND OPERATION OF THE SHARED DRIVEWAY. LOT 1 MAY USE THE SHARED DRIVEWAY.
 - LOTS 1-4 HAVE A SHARED INTEREST IN THE COMMON AREA.
 - LOTS 2-4 MAY USE THE HORSE PATH ON LOT 1 TO ACCESS THE COMMON AREA AND STATE PARK PROPERTY.

- SEWER NOTE:**
- SEWER FOR EACH LOT WILL BE PROVIDED USING A SEPTIC SYSTEM FOR THE SUBDIVISION IS 1 HOME PER 5.20 ACRES.

- RURAL SUBDIVISION NOTES:**
- THIS SUBDIVISION IS A RURAL PRESERVATION SUBDIVISION UNDER SECTION 16.18 OF THE MIDWAY CITY CODE.
 - ALL LOTS WITHIN THE SUBDIVISION ARE RESTRICTED FROM FURTHER DEVELOPMENT PER SECTION 16.18.6 OF THE MIDWAY CITY CODE.
 - CLUSTERING OF LOTS IS ALLOWED PER SECTION 16.8.5 OF THE MIDWAY CITY CODE. THE AVERAGE DENSITY IS 1 LOT PER 5.20 ACRES.

ROAD EXTENSION FEE:
LOTS 2-4 WILL BE REQUIRED TO PAY A ROAD EXTENSION FEE. \$4,400 AT THE TIME BUILDING PERMIT IS ISSUED.

PUBLIC UTILITY EASEMENT:
PUBLIC UTILITY EASEMENT IS 10' WIDE FROM EACH PROPERTY LINE

SYMBOL LEGEND

- PLAT BOUNDARY
- EASEMENT LINE
- POWER LINE EASEMENT
- ROAD CENTER LINE
- SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112
- FOUND SECTION CORNERS (AS NOTED ON DRAWING)
- RIGHT-OF-WAY DEDICATION TO MIDWAY CITY (531 SF)
- 10' PUBLIC TRAIL EASEMENT FOR THE WEST BENCH DITCH TRAIL
- 25% SLOPES (NON-BUILDABLE)

ADDRESS TABLE

LOT	ADDRESS
1	*943 W SWISS ALPINE RD
2	987 W SWISS ALPINE RD
3	991 W SWISS ALPINE RD
4	995 W SWISS ALPINE RD

*IF LOT 1 IS SOLD, ADDRESS CHANGES TO 955 WEST SWISS ALPINE RD

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	127.11'	130.00'	56°01'25"	122.11'	S28°00'43"E	69.16'
C2	68.45'	70.00'	56°01'25"	65.75'	S28°00'43"E	37.24'
C3	97.78'	100.00'	56°01'25"	93.93'	S28°00'43"E	53.20'
C4	122.69'	500.00'	14°03'32"	122.38'	S07°01'46"W	61.65'

DATE 2-13-18
WASATCH COUNTY HEALTH DEPARTMENT

DATE 2-7-18
MIDWAY IRRIGATION COMPANY

DATE 2-6-18
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

ENTRY # 478523 BOOK 1215 PAGE 1285-1294
DATE 2-16-2018 TIME 2:35 PM FEE 39.00
FOR KELSON JIM
BY LA WASATCH COUNTY RECORDER PEGGY FOY SULSER

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 5th DAY OF Feb., 2018

ROS # 3065

Troy L Taylor
COUNTY SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT THE FOUND WASATCH COUNTY BRASS CAP FOR THE EAST 1/4 CORNER, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE WEST 726.00 FEET; THENCE NORTH 1545.87 FEET; THENCE NORTH 14°03'32" EAST 401.61 FEET; THENCE EAST 62.41 FEET; THENCE SOUTH 14°04'00" WEST 340.84 FEET; THENCE EAST 311.67 FEET; THENCE NORTH 53°33'59" EAST 6.36 FEET; THENCE NORTH 47°49'12" EAST 20.06 FEET; THENCE NORTH 40°03'08" EAST 37.48 FEET; THENCE NORTH 24°43'08" EAST 15.51 FEET; THENCE NORTH 18°39'27" EAST 33.47 FEET; THENCE SOUTH 15°58'26" EAST 16.05 FEET; THENCE SOUTH 08°21'53" EAST 61.36 FEET; THENCE SOUTH 00°34'34" EAST 36.20 FEET; THENCE SOUTH 02°56'41" WEST 43.08 FEET; THENCE SOUTH 05°13'45" EAST 37.99 FEET; THENCE SOUTH 51°44'18" EAST 9.76 FEET; THENCE SOUTH 61°50'07" EAST 7.07 FEET; THENCE SOUTH 14°58'10" WEST 53.41 FEET; THENCE SOUTH 09°07'26" WEST 61.30 FEET; THENCE SOUTH 02°15'21" WEST 31.10 FEET; THENCE SOUTH 03°31'21" EAST 52.05 FEET; THENCE SOUTH 04°36'44" WEST 53.35 FEET; THENCE NORTH 87°59'10" WEST 15.76 FEET; THENCE SOUTH 10°41'26" WEST 65.30 FEET; THENCE SOUTH 07°57'09" WEST 91.37 FEET; THENCE SOUTH 09°21'22" EAST 118.60 FEET; THENCE SOUTH 23°45'58" WEST 103.40 FEET; THENCE SOUTH 66°17'43" WEST 42.29 FEET; THENCE SOUTH 193.50 FEET; THENCE SOUTH 74°14'48" EAST 55.36 FEET; THENCE SOUTH 67°10'30" EAST 37.15 FEET; THENCE SOUTH 51°45'26" EAST 23.87 FEET; THENCE SOUTH 48°41'25" EAST 25.06 FEET; THENCE SOUTH 81°24'44" EAST 19.91 FEET; THENCE NORTH 78°48'34" EAST 13.86 FEET; THENCE NORTH 57°06'21" EAST 22.94 FEET; THENCE NORTH 63°22'08" EAST 41.11 FEET; THENCE NORTH 61°50'44" EAST 36.30 FEET; THENCE NORTH 73°45'58" EAST 60.40 FEET; THENCE NORTH 75°50'37" EAST 31.26 FEET; THENCE SOUTH 80°17'14" EAST 20.98 FEET; THENCE SOUTH 72°55'30" EAST 20.01 FEET; THENCE SOUTH 671.51 FEET TO THE POINT OF BEGINNING.

AREA = 20.58 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 01°59'12" WEST 2623.97 FEET BETWEEN THE FOUND SECTION CORNERS FOR THE NORTHEAST QUARTER CORNER AND THE NORTHEAST 1/4 CORNER OF SECTION 33, TOWNSHIP 3 SOUTH RANGE 4 EAST SALT LAKE BASE AND MERIDIAN..

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, COMMON AREA AND EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 1/26 DAY OF January, A.D. 2018
BY: James H. Kelso
ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE 26 DAY OF January, A.D. 2018 PERSONALLY APPEARED BEFORE ME James H. Kelso WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES 7-15-2020 James Williams 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 7th DAY OF February, A.D. 2018

APPROVED [Signature] MAYOR ATTEST [Signature] CLERK-RECORDER (SEE SEAL BELOW)
APPROVED [Signature] CITY ENGINEER (SEE SEAL BELOW) APPROVED [Signature] CITY ATTORNEY

PLANNING COMMISSION APPROVAL

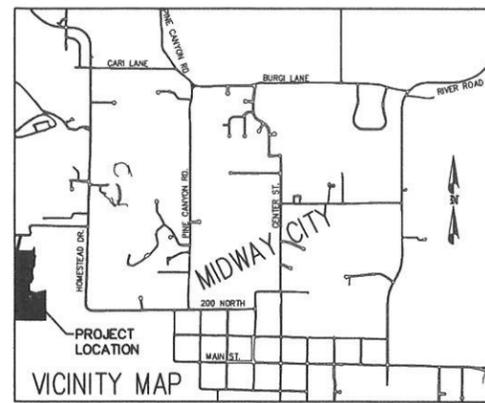
APPROVED THIS 7th DAY OF February, A.D. 2018 BY THE
MIDWAY CITY PLANNING COMMISSION
Michael R. Keeble PLANNING DIRECTOR [Signature] VICE-CHAIRMAN, PLANNING COMMISSION

KELSON SUBDIVISION
A RURAL PRESERVATION SUBDIVISION
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 100 FEET

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

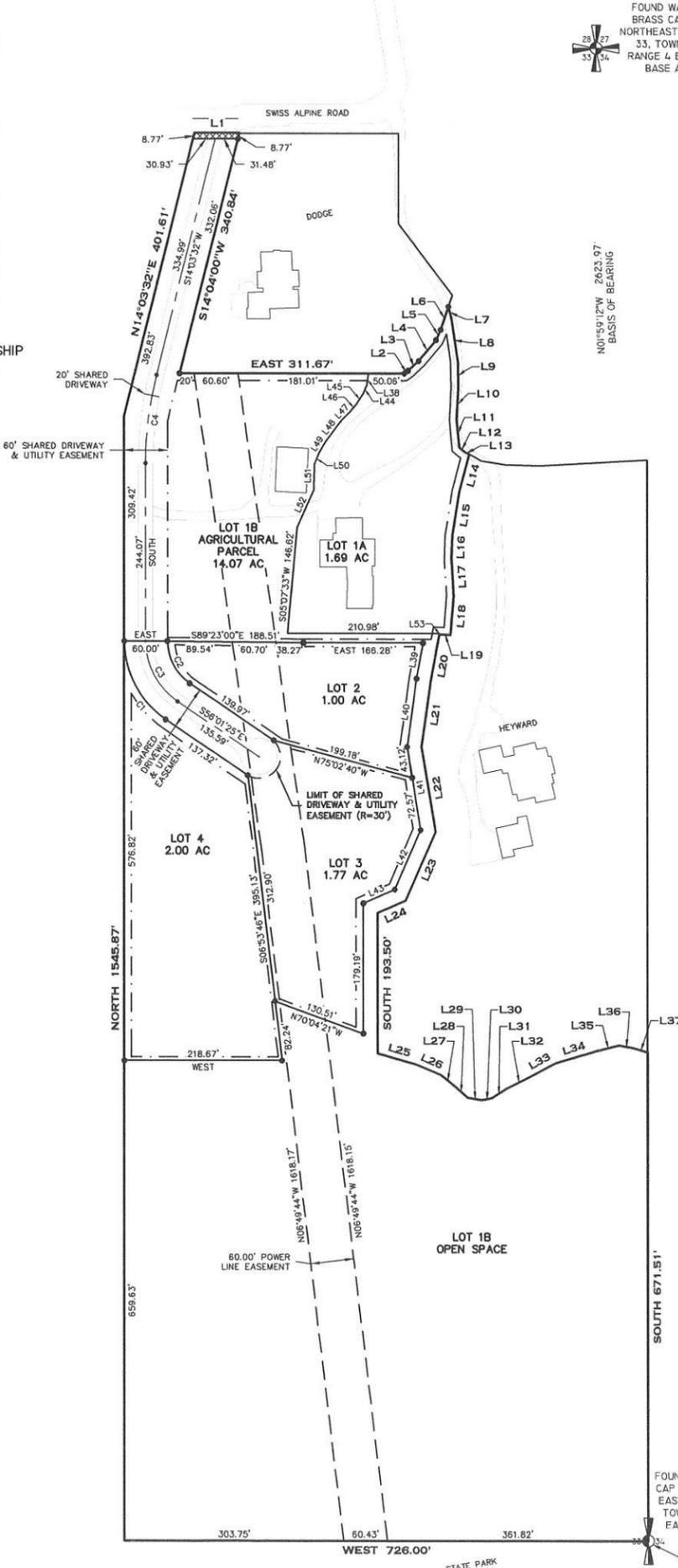
SURVEYOR
TROY L TAYLOR, PLS
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 657-8748

DATE OF SURVEY: APRIL 2017



LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LINE	LENGTH	DIRECTION
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L44	12.60'	N24°04'02"E
L45	17.36'	N34°01'14"E
L46	11.90'	N38°27'00"E
L47	19.83'	N44°38'59"E
L48	34.69'	N36°59'18"E
L49	18.74'	N30°58'12"E
L51	35.77'	N01°07'52"E
L52	56.11'	N24°39'27"E
L53	1.21'	N10°41'26"E



FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

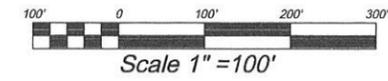
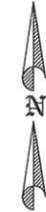
N01°59'12"W 2623.97' BASIS OF BEARING

FOUND WASATCH COUNTY BRASS CAP IN CONCRETE MARKING THE EAST 1/4 CORNER, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-603 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)



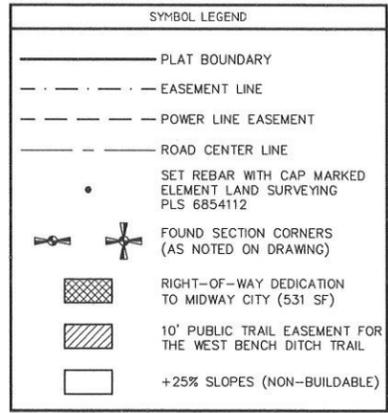
- DEVELOPMENT NOTES:**
- LOT 1B AND 3 DEDICATES AN ACCESS AND UTILITY EASEMENT FOR THE SHARED DRIVEWAY TO LOTS 2-4.
 - LOTS 2-4 ARE RESPONSIBLE FOR THE REPAIR, MAINTENANCE AND OPERATION OF THE SHARED DRIVEWAY. LOT 1 MAY USE THE SHARED DRIVEWAY.
 - LOTS 2-4 MAY USE THE HORSE PATH ON LOT 1B TO ACCESS THE OPEN SPACE AND STATE PARK PROPERTY.

- SEWER NOTE:**
- SEWER FOR EACH LOT WILL BE PROVIDED USING A SEPTIC SYSTEM FOR THE SUBDIVISION IS 1 HOME PER 5.20 ACRES.

- RURAL SUBDIVISION NOTES:**
- THIS SUBDIVISION IS A RURAL PRESERVATION SUBDIVISION UNDER SECTION 16.18 OF THE MIDWAY CITY CODE.
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 - CLUSTERING OF LOTS IS ALLOWED PER SECTION 16.8.5 OF THE MIDWAY CITY CODE. THE AVERAGE DENSITY IS 1 LOT PER 5.20 ACRES.

ROAD EXTENSION FEE:
LOTS 2-4 WILL BE REQUIRED TO PAY A ROAD EXTENSION FEE. \$4,400 AT THE TIME BUILDING PERMIT IS ISSUED.

PUBLIC UTILITY EASEMENT:
PUBLIC UTILITY EASEMENT IS 10' WIDE FROM EACH PROPERTY LINE



ADDRESS TABLE

LOT	ADDRESS
1A	*943 W SWISS ALPINE RD
1B	957 W SWISS ALPINE RD
2	987 W SWISS ALPINE RD
3	991 W SWISS ALPINE RD
4	995 W SWISS ALPINE RD

*IF LOT 1A IS SOLD, ADDRESS CHANGES TO 955 WEST SWISS ALPINE RD

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	127.11'	130.00'	56°01'25"	122.11'	S28°00'43"E	69.16'
C2	68.45'	70.00'	56°01'25"	65.75'	S28°00'43"E	37.24'
C3	97.78'	100.00'	56°01'25"	93.93'	S28°00'43"E	53.20'
C4	122.69'	500.00'	14°03'32"	122.38'	S07°01'46"W	61.65'

DATE: _____
WASATCH COUNTY HEALTH DEPARTMENT

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

COUNTY SURVEYOR

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

ROS # _____

COUNTY SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT THE FOUND WASATCH COUNTY BRASS CAP FOR THE EAST 1/4 CORNER, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE WEST 726.00 FEET; THENCE NORTH 1545.87 FEET; THENCE NORTH 14°03'32" EAST 401.61 FEET; THENCE EAST 62.41 FEET; THENCE SOUTH 14°04'00" WEST 340.84 FEET; THENCE EAST 311.67 FEET; THENCE NORTH 53°33'59" EAST 6.36 FEET; THENCE NORTH 47°49'12" EAST 20.06 FEET; THENCE NORTH 40°03'08" EAST 37.48 FEET; THENCE NORTH 24°43'08" EAST 15.51 FEET; THENCE NORTH 18°39'27" EAST 33.47 FEET; THENCE SOUTH 15°58'26" EAST 16.05 FEET; THENCE SOUTH 08°21'53" EAST 61.36 FEET; THENCE SOUTH 00°34'34" EAST 36.20 FEET; THENCE SOUTH 02°56'41" WEST 43.08 FEET; THENCE SOUTH 05°13'45" EAST 37.99 FEET; THENCE SOUTH 51°44'18" EAST 9.76 FEET; THENCE SOUTH 61°50'07" EAST 7.07 FEET; THENCE SOUTH 14°58'10" WEST 53.41 FEET; THENCE SOUTH 09°07'26" WEST 61.30 FEET; THENCE SOUTH 02°15'21" WEST 31.10 FEET; THENCE SOUTH 03°31'21" EAST 52.05 FEET; THENCE SOUTH 04°36'44" WEST 53.35 FEET; THENCE NORTH 87°59'10" WEST 15.76 FEET; THENCE SOUTH 10°41'26" WEST 65.30 FEET; THENCE SOUTH 07°57'09" WEST 91.37 FEET; THENCE SOUTH 09°21'22" EAST 118.60 FEET; THENCE SOUTH 23°45'58" WEST 103.40 FEET; THENCE SOUTH 66°17'43" WEST 42.29 FEET; THENCE SOUTH 193.50 FEET; THENCE SOUTH 74°14'48" EAST 55.36 FEET; THENCE SOUTH 67°10'30" EAST 37.15 FEET; THENCE SOUTH 51°45'26" EAST 23.87 FEET; THENCE SOUTH 48°41'25" EAST 25.06 FEET; THENCE SOUTH 81°24'44" EAST 19.91 FEET; THENCE NORTH 78°48'34" EAST 13.86 FEET; THENCE NORTH 57°06'21" EAST 22.94 FEET; THENCE NORTH 63°22'08" EAST 41.11 FEET; THENCE NORTH 61°50'44" EAST 36.30 FEET; THENCE NORTH 73°45'58" EAST 60.40 FEET; THENCE NORTH 75°50'37" EAST 31.26 FEET; THENCE SOUTH 80°17'14" EAST 20.98 FEET; THENCE SOUTH 72°55'30" EAST 20.01 FEET; THENCE SOUTH 671.51 FEET TO THE POINT OF BEGINNING.

AREA = 20.54 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 01°59'12" WEST 2623.97 FEET BETWEEN THE FOUND SECTION CORNERS FOR THE NORTHEAST QUARTER CORNER AND THE NORTHEAST 1/4 CORNER OF SECTION 33, TOWNSHIP 3 SOUTH RANGE 4 EAST SALT LAKE BASE AND MERIDIAN..

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 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: _____
JAMES H. KELSON

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

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

KELSON SUBDIVISION-AMENDED A RURAL PRESERVATION SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 100 FEET

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

KELSON SUBDIVISION PLAT AMENDED - 17 MAY 2018

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 657-8748

DATE OF SURVEY: APRIL 2017