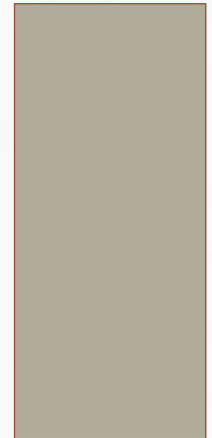


PINE CANYON PARADISE

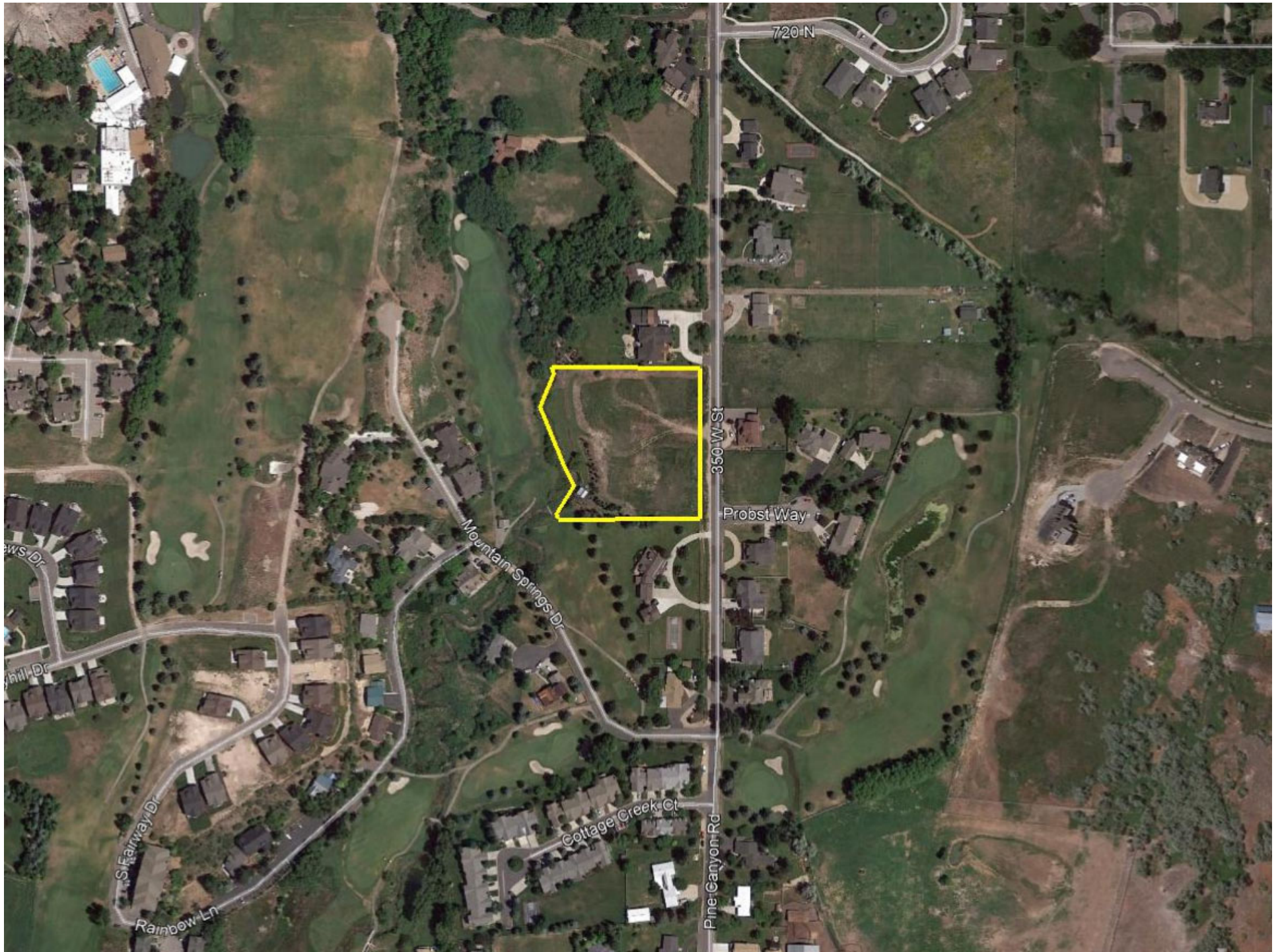
PLAT AMENDMENT

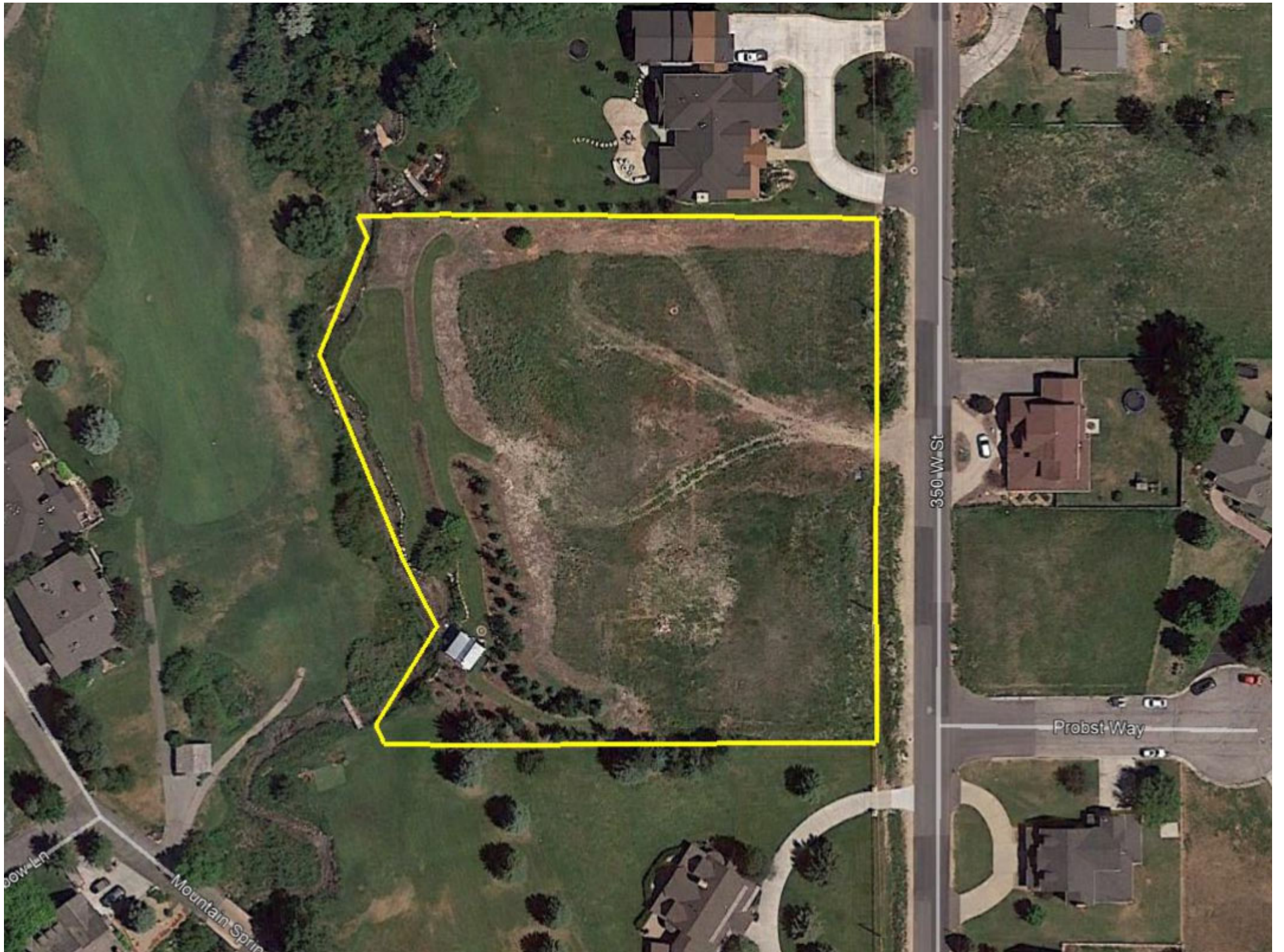


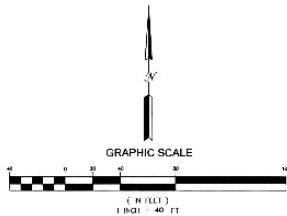
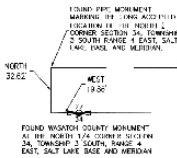
LAND USE SUMMARY

- R1-1-15 zone
- Lot 1
 - 2.11 acres
- Lot 2
 - 0.79 acres
- Combine both lots into a 2.9-acre lot









LINE	SCARING	DISTANCE
11	N 67°34'08" W	23.85
12	N 55°53'40" E	17.82
13	N 50°16'51" E	81.08
14	N 26°13'53" E	48.91
15	N 11°47'10" W	15.45
16	N 50°16'51" E	47.39

PIINE CANYON PARADISE
SMALL SUBDIVISION
PLAT NOTES

The current zoning of the development property is R-1-15. Construction of single-family homes is allowed on these two lots, subject to current city setbacks and building requirements.

Utility laterals coming from Pine Canyon Road for water and sewer are located on the east side of the two lots. Gas, power, and telephone are also available in Pine Canyon Road. Lot owners, at their own expense, shall connect to the existing utility main lines in Pine Canyon Road upon construction of a house.

LEGEND

● SEE REBAR & CAP STAMPED "SUMMIT ENG"

CHANDHAN 10.2.19
DATE

Steve Farrell 10-7-20
CRS/SMH DATE

COUNTY CLERK
COUNTY SHERIFF

9-25-19 DATE

I, DAVID CHRISTOPHER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 14570 IN ACCORDANCE WITH TITLE 50 CHAPTER 12, OF THE WISCONSIN STATUTES, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17.23 OF THE UPOH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN.

DATE 3-17-18


J. L. Smith, Chief, Bureau of Criminal Investigation

BEGINNING AT A POINT WHICH IS EAST 239.27' H&L; AND NORTH 103.60' H&L; FROM A PIPE MARKING THE LONG-ACQUIRED LOCATION ON THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 31 NORTH, RANGE 4 EAST, S&L; L&L; BASIN AND MURKIN BASIN MONUMENT; RIFING LOCATED 30.22 FEET NORTH AND 19.86 FEET WEST OF THE W&A/COUNTY CORNER;

SUNDRIER BASIN C&L;

THENCE 10.00' H&L; THENCE EAST 359.58' H&L; THENCE SOUTH 348.38' FEET; THENCE NORTH 89.78' H&L; WEST 27.06' FEET; THENCE SOUTH 89.78' H&L; WEST 105.50' FEET; THENCE NORTH 07.34' H&L; WEST 23.85' FEET; THENCE NORTH 55.33' H&L; EAST 17.82' FEET; THENCE SOUTH 00.18' H&L; EAST 61.92' FEET; THENCE NORTH 26.71' H&L; WEST 41.91' FEET; THENCE NORTH 13.02' H&L; WEST 150.18' H&L; THENCE NORTH 71.02' H&L; EAST 37.45' FEET; THENCE NORTH 31.34' H&L; WEST 30.60' H&L; TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°58'19" EAST BETWEEN TWO FOUND WASATCH COUNTY MONUMENTS LOCATED AT THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN MERIDIAN.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREIN HAS GRANTED THE SPACE TO BE SUBORDINATE TO TWO LOTS WITH PUBLIC UTILITY EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY APPROVAL, HEREBY DECIDES: THOSE AREAS IDENTIFIED AS PUBLIC ROADS AND PUBLIC UTILITY EASEMENTS TO REMAIN CITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND UNDERGROUND PUBLIC UTILITIES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 13 DAY OF September 2019

STATE OF TEXAS } S.S.
COUNTY OF HARRIS }

ON THE 19 DAY OF September, 2014 PERSONALLY APPEARED BEFORE ME, THE SIGNED OF THE ABOVE CAPTIONED PETITION, KEVIN DEY AKA/ALSO KNOWN TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC (SEE SEAL ENCLOSED) RESIDING IN Harris COUNTY

MY COMMISSION EXPIRES: 12-27-2020

I, William J. Coleman, Mayor of the City of Birmingham, County of Jefferson, State of Alabama, hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the City of Birmingham, Alabama.

APPROVED BY MAYOR [Signature] DATE 10/15/17 ATTEST CITY RECORDER [Signature] DATE 10/15/17
APPROVED CITY CLERK [Signature] DATE 10/15/17 ATTEST CITY ATTORNEY [Signature] DATE 10/15/17

Michael L. Rader 9-30-2017 James P. Vella 9/24/2017
DIRECTOR, PLANNING DEPARTMENT DATE CHAIRMAN, PLANNING COMMISSION DATE

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST 58MM
IN MILWAUKEE CO. WISCONSIN COUNTY, U.S.A.

SCALE: 1" = 40 FEET



ENTRY # 470030 BOOK 1270 PAGE 915-924
DATE 10-21-2019 TIME 9:32 AM FEE \$54.00
LGR RE MEASURES, L.C.

BY LA WATSON COUNTY SHERIFF PLAIN POLICE

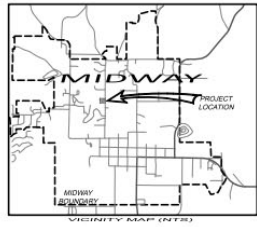
 **Summit Engineering Group Inc.**
Structure • Civil • Surveying

MIDWAY CITY
WASATCH COUNTY
IN THE NE $\frac{1}{4}$, SECTION 34, TOWNSHIP 36N, RANGE 4E, SLB&M

**LINE CANYON PARADISE
SUBDIVISION PLAT**

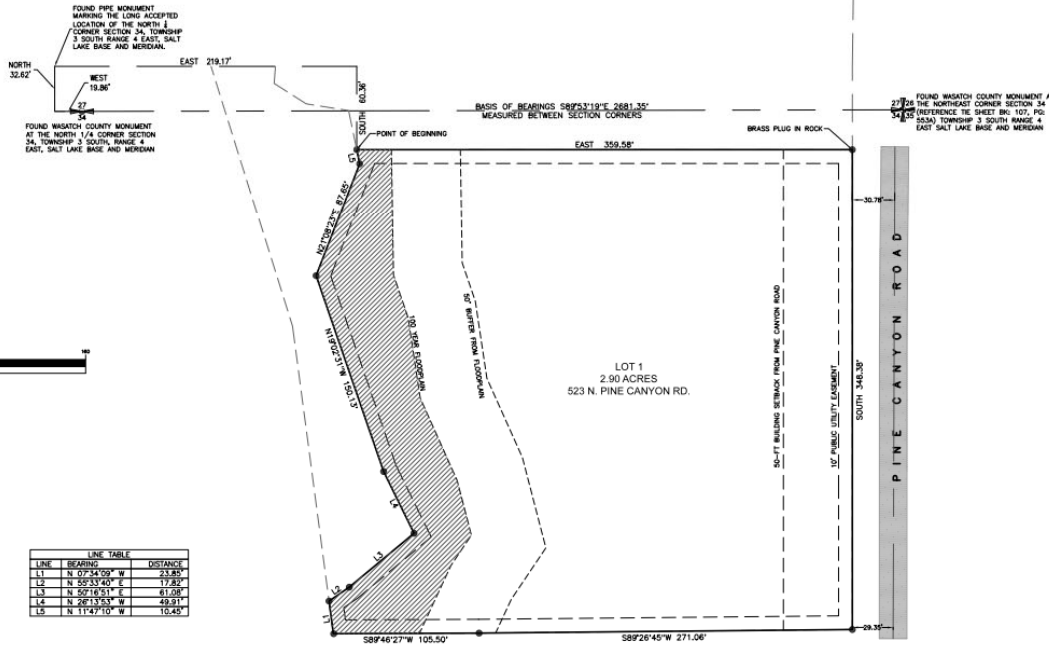
PROJECT NO.
117000

SHEET NO.
1 OF 1



PINE CANYON PARADISE AMENDED

A SMALL SUBDIVISION IN MIDWAY, UT



PINE CANYON PARADISE
SMALL SUBDIVISION
PLAT NOTES

- THE PURPOSE OF THIS AMENDMENT IS TO COMBINE THE TWO ORIGINAL LOTS INTO ONE LARGER LOT.
- THE CURRENT ZONING OF THE DEVELOPMENT PROPERTY IS R-1-15. CONSTRUCTION OF SINGLE-FAMILY HOMES IS ALLOWED ON ONE LOT, SUBJECT TO CURRENT CITY SETBACKS AND BUILDING REQUIREMENTS.
- UTILITY LATERALS COMING FROM PINE CANYON ROAD FOR WATER AND SEWER ARE LOCATED ON THE EAST SIDE OF THE ONE LOT. GAS, POWER, AND TELEPHONE ARE ALSO AVAILABLE IN PINE CANYON ROAD. LOT OWNERS, AT THEIR OWN EXPENSE, SHALL CONNECT TO THE EXISTING UTILITY MAIN LINES IN PINE CANYON ROAD UPON CONSTRUCTION OF A HOUSE.

LEGEND

① SET NEAR & CAP STAMPED "SUMMIT ENG"

MIDWAY SANITATION DISTRICT

CHAIRMAN _____ DATE _____

MIDWAY IRRIGATION COMPANY

CHAIRMAN _____ DATE _____

COUNTY SURVEYOR

COUNTY SURVEYOR _____ DATE _____

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-8-103 OF THE UTAH CODE, I, KING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 14570 IN ACCORDANCE WITH TITLE 26, 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 THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

ALL OF LOTS 1 AND 2 OF THE PINE CANYON PARADISE SUBDIVISION PLAT (SEE ENTRY #170030)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°53'19" EAST BETWEEN TWO FOUND WASATCH COUNTY MONUMENTS LOCATED AT THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE SAME TO BE COMBINED INTO ONE LOT WITH PUBLIC UTILITY EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY APPROVAL, HEREBY DEDICATES THOSE AREAS LABELED AS PUBLIC ROADS AND PUBLIC UTILITY EASEMENTS TO MIDWAY CITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND UNDERGROUND PUBLIC UTILITIES.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF _____, 2020.

AB VENTURES, LLC
BY: TROY BLACK
ITS MANAGER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

ON THE DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME, THE SIGNED OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC (SEE SEAL BELOW)

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.

APPROVED MAYOR _____ DATE _____ ATTEST: CITY RECORDER (SEE SEAL BELOW) _____ DATE _____

APPROVED CITY ENGINEER _____ DATE _____ ATTEST: CITY ATTORNEY _____ DATE _____

PLANNING COMMISSION APPROVAL

DIRECTOR, PLANNING DEPARTMENT _____ DATE _____ CHAIRMAN, PLANNING COMMISSION _____ DATE _____

PINE CANYON PARADISE

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M
IN MIDWAY CITY, WASATCH COUNTY, UTAH

SCALE: 1" = 40 FEET

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

COUNTY RECORDER

ENTRY # _____ DATE _____ TIME _____

FEE: _____ BOOK _____ PAGE _____ FOR _____

BY: _____ WASATCH COUNTY RECORDER PEGGY FOY SULLER.



DATE: JANUARY 13, 2020
DRAWN BY: JAC
CHECKED BY: JAC
APPROVED BY: JAC

MIDWAY CITY
WASATCH COUNTY
LOCATED IN THE NE 1/4, SECTION 34, TOWNSHIP 3
SOUTH, RANGE 4 EAST, SLB&M

PINE CANYON PARADISE
AMENDED

PROJECT NO.
L17-262
SHEET NO.
1 OF 1

POSSIBLE FINDINGS

- Potential trips per day generated from the two lots will be reduced
- Density in the subdivision will be reduced
- The area will feel more open because of the reduction of one lot
- No public street, right-of-way, or easement will be vacated or altered