

Midway City Council
19 January 2021
Regular Meeting

Dance Annexation /
Further Consideration

Memo



Midway

Date: January 19, 2021
To: Midway City Council
From: Michael Henke
Re: Dance Annexation / Further Consideration

The City has received an annexation petition from Doug Dance for a potential annexation of 6.98 acres. The first step in the annexation process for the City Council is to determine that the annexation petition provides the information and representations required by the City Code. If the City Council determines that the application is complete, then the petition may be accepted for further consideration.

Per the City Code, the intent of the annexation code is the following:

It is the intent of this Chapter to ensure that property annexed to the City will contribute to the attractiveness of the community and will enhance the rural, resort image which is critical to the economic viability of the community, and that the potential fiscal effect of an annexation does not impose an unreasonable burden upon City resources and tax base.

The general requirements that should be considered, as listed in the annexation code, include the following:

- Logical Extension of City Required
 - Property under consideration for annexation must be considered a logical extension of the City boundaries.
- Consistent with General Plan and the Municipal Code
 - Annexation of property to the City must be consistent with the intent and purpose of the annexation code and the Midway City General Plan, in addition to the Master Plan for water, sewer, and roads.

- Efficiency of Proposal Required
 - Every annexation shall include the greatest amount of contiguous property area, which is also contiguous to the City's municipal boundaries.
- Individual Small Parcel Proposals Discouraged
 - Piecemeal annexation of individual small properties shall be discouraged if larger contiguous parcels are available for annexation within a reasonable time frame in order to avoid repetitious annexations.
- Islands, Peninsulas, and Irregular Boundaries of Annexation Areas Discouraged
 - Islands of county jurisdiction shall not be left or created as a result of the annexation and peninsulas and irregular boundaries shall be strongly discouraged.
- City Must be Able to Serve Area at Consistent Level of Service
 - In addition to services provided by existing districts, such as sewer, fire protection, and public schools, the following urban level services, consistent with those normally provided in the rest of the incorporated boundaries will be provided to annexed areas:
 - Law enforcement protection.
 - Snow removal on public streets, subject to standard City snow removal policies.
 - Maintenance of existing public streets, provided that such streets have been constructed or reconstructed to City street standards or are acceptable to the City Engineer and City Council.
 - Planning, zoning, and municipal code enforcement.
 - Access to municipal sponsored parks and recreational activities and cultural events and facilities.
 - Water and sewage waste disposal services as the area is developed. Existing facilities for water treatment, storage and delivery, and/or for sewage removal and treatment, may be inadequate to provide water and sewer services to a proposed annexation area. The City shall determine the timing of and necessary capacity for the extension of water and sewer service to a proposed annexation area. New development in an annexation area shall pay the cost of improvements necessary for the extension and connection of new developments to City water and sewer lines and systems, as well as contribute to the cost of additional capital improvements, including but not limited to, storage and distribution facilities as necessary for safe, reliable, and efficient water flows and waste removal.
- Annexations to be Scrutinized
 - Before considering requests for annexation, the City shall carefully analyze the impacts of annexation of an area, taking into consideration whether the area will create negative impacts on the City and considering whether the City can economically provide services to the annexed area. Community issues such as location and adequacy of schools and community facilities, traffic, fire protection, particularly in wildfire/wild land interface areas, usable open space and recreation

areas, protection of sensitive lands, conservation of natural resource, protection of view corridors, protection and preservation of historic resources, affordable housing, balance of housing types and ownership, adequate water and sewer capacity to serve the future needs of the proposed annexation area shall be considered.

- Annexation for Preservation Allowed
 - Situations may exist where it is in the public interest to preserve certain lands from development in flood plains, where geologic hazards exist, where slopes are severe, or where the need for preservation of community open space and/or agricultural lands is consistent with the General Plan. In such circumstances, annexations may occur as a means of retaining those lands in a natural state.

The property petitioned for annexation is in the Midway Growth Boundary and it will not create an incorporated peninsula, so annexation of the property is allowed by State Code. The applicant would like to annex the 6.98 acres and initially build one dwelling on the property. Eventually the applicant would pursue dividing the property into four lots. Potentially, six lots could be located on the property, but he would be willing to agree to a maximum of four that would be a required condition in the annexation agreement. Both the one lot subdivision and the later amendment of the subdivision to four lots would require the approval and the recording of a plat and plat amendment/subdivision, respectively. Annexation would give the applicant access to the City's culinary water system and would allow the applicant to avoid drilling a well and installing the proper equipment for fire flow from a well. Instead, he would extend the City's water lines from The Cascades at Soldier Hollow and install fire hydrants.

There are some items to consider with this proposal:

- Access – the access for the property will be from Cascade Springs Road. Cascade Springs Road was recently paved to Utah County, but access is still limited through the winter months. The proposal would front on a road that would access a proposed development in Wasatch County's jurisdiction to be called The Highlands at Soldier Hollow. The proposed 250-acre, 23 lot Highlands at Soldier Hollow is planned to have two full width access roads from Cascade Springs Road. There is also a third access to Wards Lane that would not be built to a full width standard because of the lack of property. The property owner to the north of Wards Lane would need to grant an easement for Wards Lane to be a full width road and it appears that an easement will not be granted. Therefore, the two main access points for The Highlands at Soldier Hollow will be from the same road, Cascade Springs Road, and for part of the year there will be only one access from Cascade Springs Road which will be to Stringtown Road. This will essentially leave the subdivision with only one full access road for part of the year. The City Code in Section 16.13.44 limits cul-de-sacs to 1,300 feet. If the cul-de-sac is measured from Stringtown Road to the proposed annexation area (this measurement could be considered because of the limited access of Cascade Springs Road for part of the year) then the length is about 3,500 feet. If the cul-de-sac is measured from Cascade Springs Road (this measurement could be considered if Cascade Springs Road is considered a through road or if Wards Lane, not built to a full width standard, is counted as a second access) to the proposed annexation then the length is only about 900' and within Midway standards for a one

access road. Also, at this point it is unknown if Wasatch County will accept the proposed access plan for The Highlands at Soldier Hollow.

- Timing - Since the proposed annexation area does not have frontage and Section 16.13.44 C does not allow any new roads that will create density to be constructed on a nonconforming road that lacks two access points, then development of the proposed annexation is dependent on the approval and construction of The Highlands at Soldier Hollow (assuming that the City and County both accept the proposed access plan for the development). The City could wait to annex only after the County proposal is approved and built. If the City does decide to annex before construction is complete of The Highlands at Soldier Hollow, then there would need to be conditions in the annexation agreement that state the conditions of approval including density and any other items approved by the City Council. Development in the annexation area could only commence once the larger development is complete.
- Density – The developer is proposing to lower the density on the property from six lots to four lots. In recent annexations, the City has valued this type of proposal because it aligns with the goals in the General plan. If the property were developed in the County, it is unknown the exact density that could be obtained. The County requires five acres per well which would only allow for one lot, but it may be possible to drill one well and connect more than one dwelling to that well. Sewer is available and would not be a limiting factor for density.
- Road maintenance – If the property is annexed and a cul-de-sac is constructed to create four lots on the property, the cul-de-sac would be a City owned and maintained street, but it would not be connected to any other City streets. City plows would cross county roads to access the cul-de-sac. This is not an unsurmountable obstacle, but it would be the first road in the City with this situation and would most likely be an inconvenience to the plow drivers.

Staff has reviewed the application and has determined that it does comply with the general requirements of the annexation code and should be further considered by the City Council.

POSSIBLE FINDINGS:

- The proposed annexation does comply with the intent of the annexation code
- The application is complete to consider further consideration
- Further consideration of the petition by the City Council does not guarantee the property will be approved for annexation by the City Council

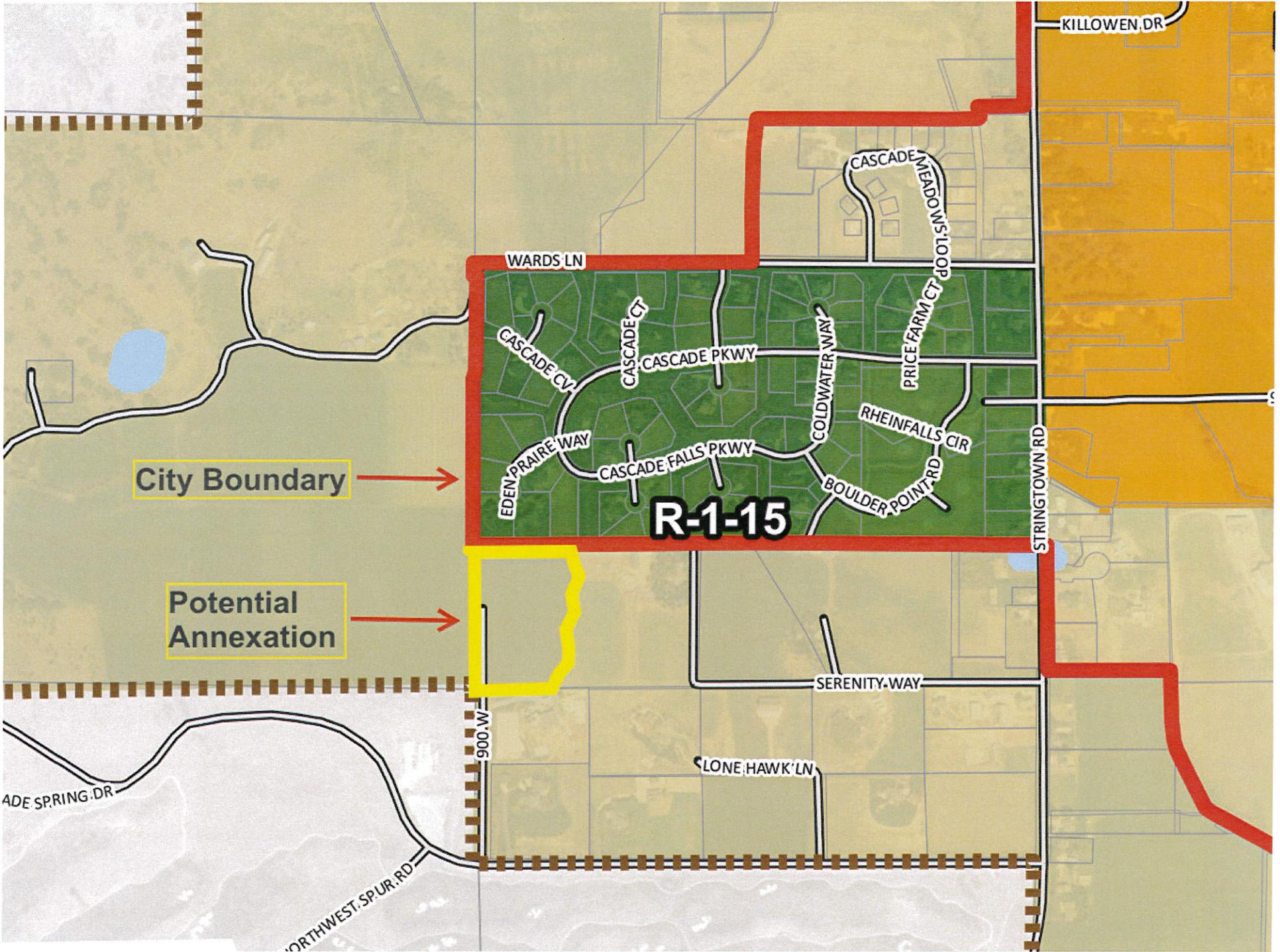
ALTERNATIVE ACTIONS:

1. Approval of further consideration. This action can be taken if the City Council finds that the application is complete and meets the intent of the annexation code.
 - a. Accept staff report
 - b. List accepted findings

2. Continuance. This action can be taken if the City Council would like to continue studying further consideration of the proposal.
 - 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 of further consideration. This action can be taken if the City Council finds that the application is not complete or does not comply with the intent of the annexation code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial





City Boundary

Potential Annexation

R-1-15

WARDS LN

CASCADE CV

CASCADE CT

CASCADE PKWY

EDEN PRAIRE WAY

CASCADE FALLS PKWY

COLDWATER WAY

PRICE FARM CT

RHEINFALLS CIR

BOULDER POINT RD

STRINGTOWN RD

SERENITY WAY

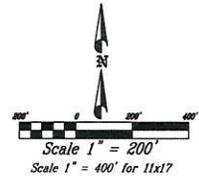
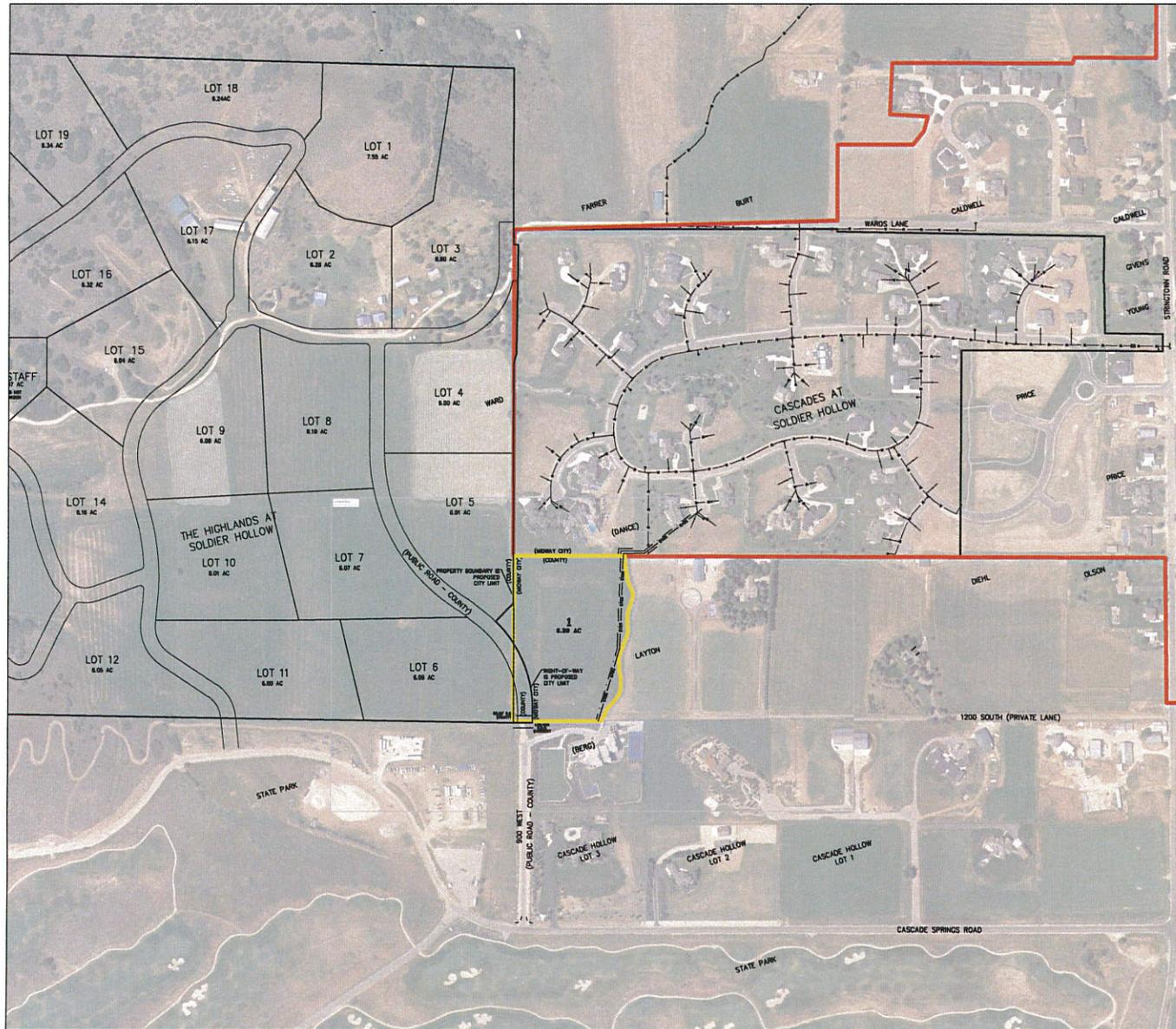
LONE HAWK LN

KILLOWEN DR

900 W

ADE SPRING DR

NORTHWEST SPUR RD



- MIDWAY CITY BOUNDARY
- PROPOSED ANNEXATION & 4 LOT SUBDIVISION
- - - PROPOSED WATER LINE FOR ANNEXATION
- · - · - EXISTING SEWER

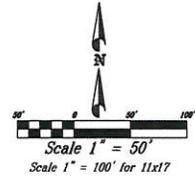
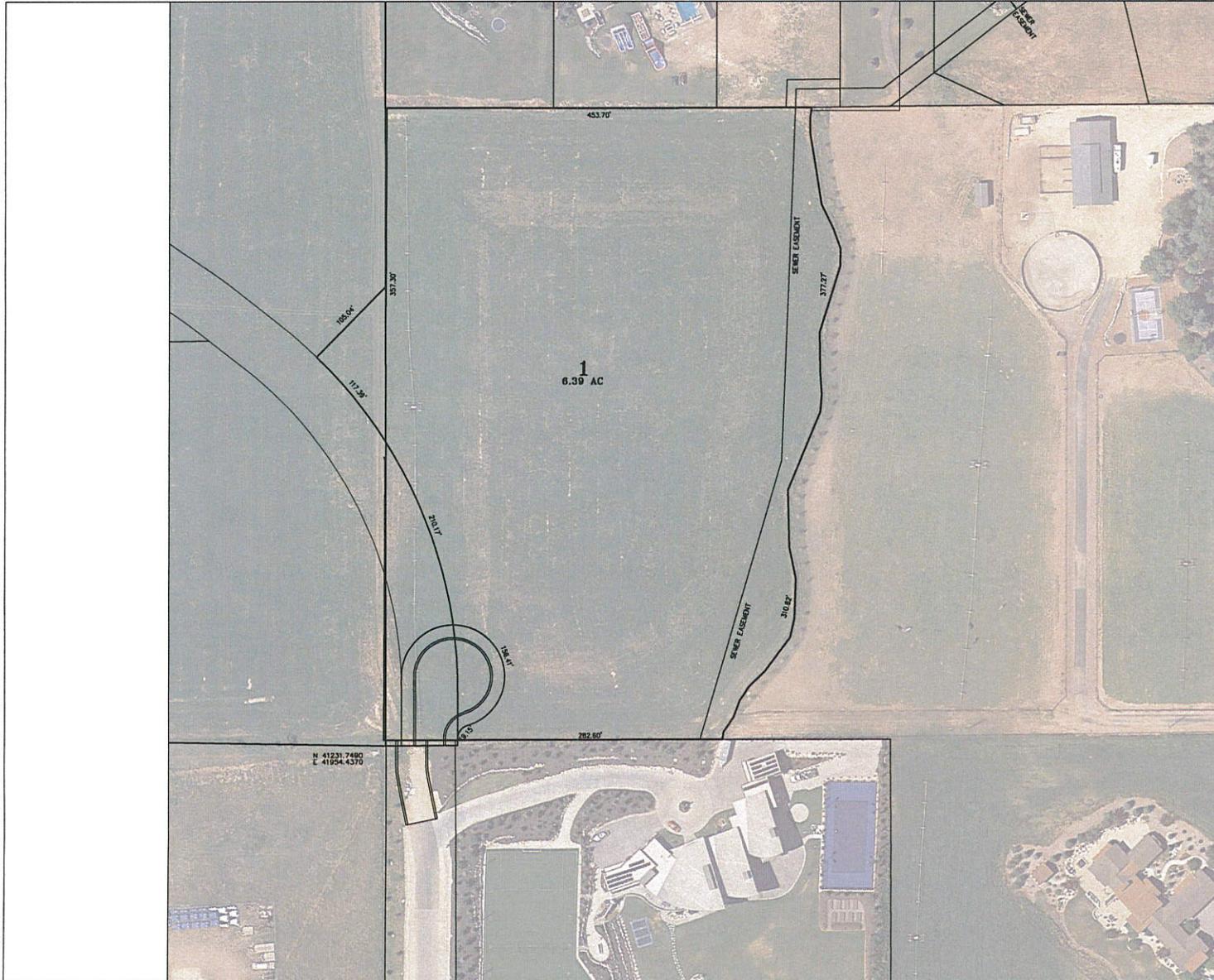
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG P.E.
 SERIAL NO. 205282
 DATE: 9 OCT 2020

DOUG DANCE
 WARD PARCEL SUBDIVISION

VICINITY MAP

BERG ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St, Suite 204,
 Midway, UT 84049
 PH: (435) 602-0749

DESIGN BY: FEB	DATE: 9 OCT 2020	SHEET 2
DRAWN BY: FEB	REV:	



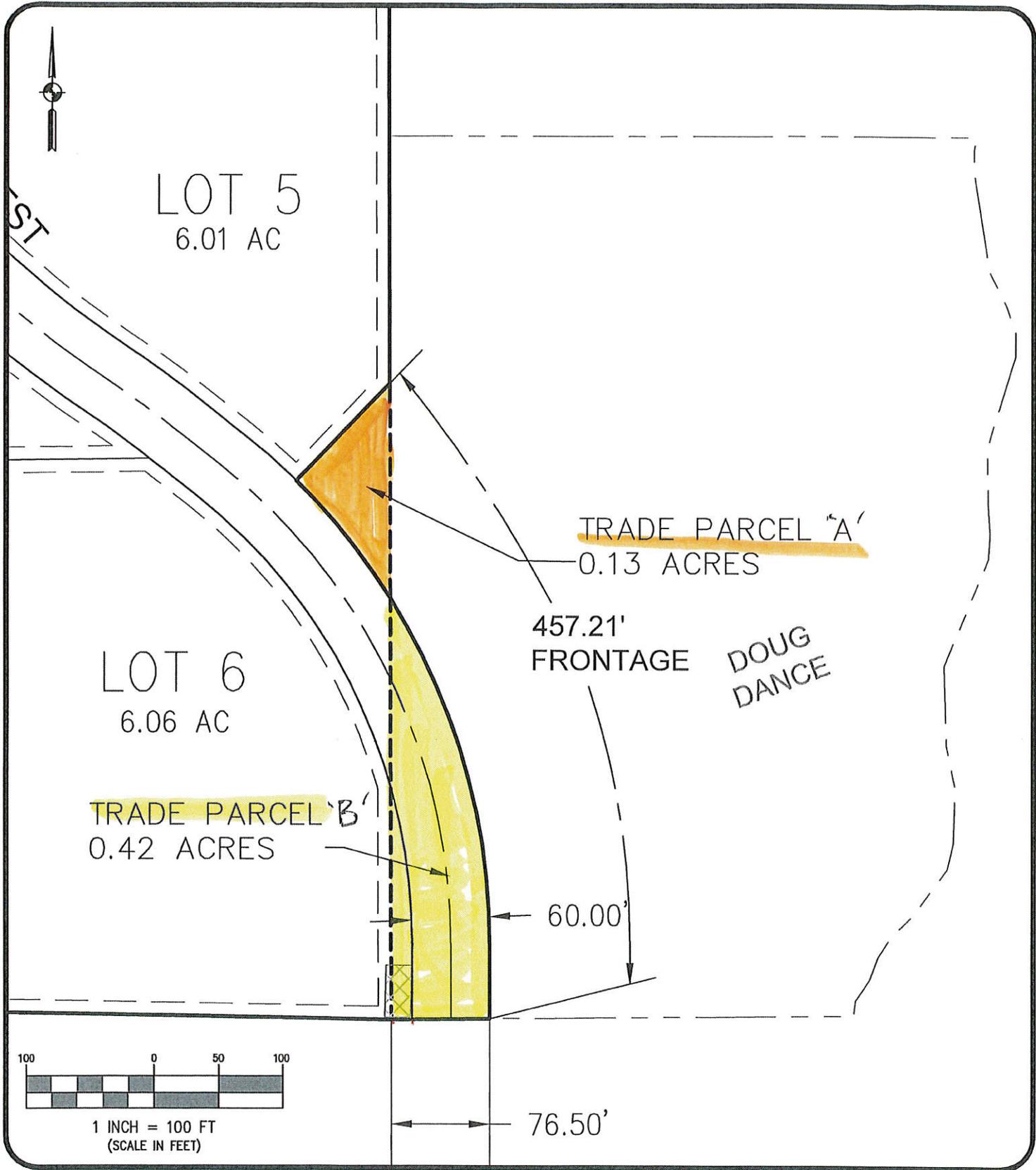
THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SHOWN AND SCALED.
PAUL S. BERG, P.E.
SERIAL NO. 230285
DATE: 9 OCT 2009

DOUG DANCE
WARD PARCEL SUBDIVISION

CONCEPT PLAN #2



DESIGN BY: PDB	DATE: 9 OCT 2009	SHEET
DRAWN BY: PDB	REV:	2



PROJECT
C20-015

SHEET
1

PROJECT
THE HIGHLANDS AT SOLDIER HOLLOW

LAND SWAP EXHIBIT

55 WEST CENTER
P.O. BOX 176
HEBER CITY, UT 84032

P: 435.854.9229
F: 433.854.9231

Summit Engineering Group Inc.
Structural • Civil • Surveying

RECEIVED

JAN 04 2021

PETITION FOR ANNEXATION
INTO MIDWAY CITY

BY: *MS*

We the undersigned owners of certain real property lying contiguous to the present municipal limits of Midway City 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 City, 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 City's corporate limits and is described in the attached *Exhibit A*, and is particularly located

at 1199 South 900 West in Wasatch County, UT
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 **6.98 acres** and **\$44,310 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 petitioner has caused an accurate plat or map of the above-described property to be prepared by Kevin Balls, P.L.S. a Utah-licensed surveyor with Summit Engineering Group, Inc., which plat or map is attached herewith;
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 petitioner requests the property, if annexed, be zoned Residential Agriculture RA-1-43 as per the Midway City Land Use Map

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Midway City Council at its next regular meeting, January 19, 2021, 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 day of December 31, 2020.

PETITIONER



Douglas Leon Dance
Trustee of the
Douglas and Nancy Dance Living Trust
Dated June 24, 2015
Contact Sponsor/Petitioner

809 W Cascade Falls Pkwy
Midway, UT 84049

Phone No. 801-787-9696
Email: ddance2008@gmail.com

**PROPOSED
DANCE ANNEXTION
INTO MIDWAY CITY, UT**

ANNEXATION INFORMATION SHEET

CONTACT SPONSOR/PETITIONER: Doug Dance 801-787-9696 email: ddance2008@gmail.com

AGENT ENGINEER/LAND SURVEYOR: Mike Johnston, Summit Engineering Group 435-654-9229

TOTAL ANNEXATION AREA: 6.98 acres

ANTIICIPATED TIMETABLE: Annexation in 2021. One-Lot Plat in 2021

WATER DISCLOSURE: There are 6.5 shares of Midway Irrigation available for the 6.98-ac parcel.

SENSITIVE LANDS ANALYSIS: This property is entirely hillside pastureland. There are no sensitive lands of any type within the proposed annexation.

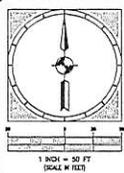
CERTIFICATION OF DELIVERY OR MAILING:

I, Doug Dance, hereby certify that I have hand-delivered a complete copy of the Annexation Petition and Annexation Plat to the Wasatch County Clerk's office and also mailed to the Chair of the Midway Planning Commission on January 4, 2021. I further certify that on January 4, 2021 I have mailed a Notice of Intent letter and a copy of the Annexation Plat to all owners of record of the real property within the annexation boundary, and also to owners of record of the real property that is within 300 feet of the proposed annexation boundary.



Doug Dance
January 4, 2021

DANCE ANNEXATION



THE CASCADES AT WATER
HOLLOW SUBDIVISION
ENTRY NO. 21703

500'±24.7'± 100.00' 500'±20.7'± 100.00'

DANCE
05-0028-5972
ENTRY NO. 301038 & 489516
6.990 AC

LEPTON
ENTRY NO. 23807

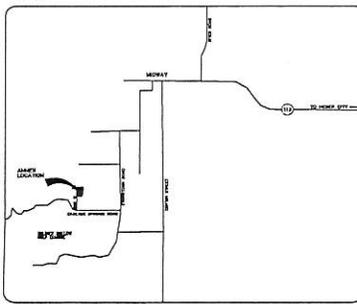
LEGEND

- ANTI-CLOCKWISE BOUNDARY
- CLOCKWISE BOUNDARY
- SECTION CORNER

LINE	BEARING	DISTANCE
L1	S09°27'01"W	9.30
L2	S04°27'10"W	9.38
L3	S05°02'01"W	9.38
L4	S02°41'02"W	23.77
L5	S09°01'02"W	23.77
L6	S14°01'01"W	20.05
L7	S18°17'01"W	20.05
L8	S01°18'18"W	20.05
L9	S11°01'01"W	23.25
L10	S02°18'18"W	43.17
L11	S04°18'18"W	20.25
L12	S04°23'21"W	20.25
L13	S27°25'25"W	80.07
L14	S11°25'25"W	80.07
L15	S11°30'01"W	24.26
L16	S11°34'01"W	24.26
L17	S11°33'01"W	20.24
L18	S4°18'18"W	20.24
L19	S42°30'18"W	24.27
L20	S23°21'01"W	10.22
L21	S11°21'01"W	10.24
L22	S33°49'18"W	20.07
L23	S11°25'25"W	13.26

VICINITY MAP

N.T.S.



BOUNDARY DESCRIPTION

BEGINNING AT THE 1978 WASATCH COUNTY BRASS MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN; AND PROCEEDING THENCE N09°27'01"W 9.30 FEET ALONG A BOUNDARY ESTABLISHED BY A BOUNDARY LINE AGREEMENT (ENTRY NO. 20483) IN THE WASATCH COUNTY RECORDS' OFFICE TO THE SOUTHWEST CORNER OF THE CASCADES AT WATER HOLLOW ANNEXED SUBDIVISION (ENTRY NO. 31703) IN THE WASATCH COUNTY RECORDS' OFFICE; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE COURSES: (1) S09°27'01"W 9.38 FEET; (2) S05°02'01"W 9.38 FEET; (3) S02°41'02"W 23.77 FEET; THENCE ALONG THE UPPER PORTION AS RECORDED IN SAID CERTAIN WARRANTY DEED ENTRY NO. 30706 IN THE WASATCH COUNTY RECORDS' OFFICE THE FOLLOWING THIRTY THREE COURSES: (1) S09°01'02"W 23.77 FEET; (2) S14°01'01"W 20.05 FEET; (3) S18°17'01"W 20.05 FEET; (4) S01°18'18"W 20.05 FEET; (5) S11°01'01"W 23.25 FEET; (6) S02°18'18"W 43.17 FEET; (7) S04°18'18"W 20.25 FEET; (8) S04°23'21"W 20.25 FEET; (9) S27°25'25"W 80.07 FEET; (10) S11°25'25"W 80.07 FEET; (11) S11°30'01"W 24.26 FEET; (12) S11°34'01"W 24.26 FEET; (13) S11°33'01"W 20.24 FEET; (14) S4°18'18"W 20.24 FEET; (15) S42°30'18"W 24.27 FEET; (16) S23°21'01"W 10.22 FEET; (17) S11°21'01"W 10.24 FEET; (18) S33°49'18"W 20.07 FEET; (19) S11°25'25"W 13.26 FEET TO A POINT ON THE NORTH BOUNDARY OF THE CASCADES HOLLOW SUBDIVISION ANNEXED (ENTRY NO. 31703) IN THE WASATCH COUNTY RECORDS' OFFICE; THENCE S01°18'18"W 20.05 FEET ALONG SAID SUBDIVISION AND THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6.990 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 0°01'42" EAST 258.00 FEET MEASURED BETWEEN A 1978 WASATCH COUNTY BRASS MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 3, AND A FOUND ON SPOKE FOR THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-16-803 OF THE UTAH CODE, I, KEVIN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 1103188-0000 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY DIRECTION IN CONFORMANCE WITH INFORMATION AND DATA PROVIDED BY THE OFFICE OF THE WASATCH COUNTY CLERK.

Kevin M. Balls
PROFESSIONAL LAND SURVEYOR

12/30/2020
DATE



SURVEYOR'S NARRATIVE

PURPOSE: CURRENT UTAH CODE REQUIRES THAT ANNEXATION PETITIONS BE ACCOMPANIED BY "AN ACCURATE AND RECORDED MAP PREPARED BY A LICENSED SURVEYOR, OF THE AREA PROPOSED FOR ANNEXATION" (SEE 10-16-803(4)(a)). FOR THIS ANNEXATION PETITION MAP, AN ACCURATE MAP WAS PREPARED AS BEING PREPARED IN CONFORMANCE WITH UTAH CODE 17-22-20 AS PERTAINING TO MAPS OF BOUNDARIES. EXISTING SECTION CORNER SURVEY MONUMENTS WERE USED TO DETERMINE BOUNDARY LINES WHERE POSSIBLE. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN AND ITS ACCOMPANYING DESCRIPTION BE REPRESENTED AS REPRESENTING THE RESULTS OF AN ACTUAL SURVEY CONDUCTED BY ME IN CONFORMANCE WITH SECTION 17-22-20 OF THE UTAH CODE. FURTHERMORE, THE BOUNDARY DESCRIPTION AS SHOWN HEREON MAKES NO ATTEMPT TO REVEAL OR UNVEIL, EITHER BY SURVEY OR OTHERWISE, THE SEPARATE BASIS OF BEARINGS AND POINTS OF BEGINNING OF ALL THE OFFICIALLY RECORDED ANNEXATION PLATS FOR THE TOWN OF HOVRT HERETOFORE THEREON.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THE HOVRT 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 HOVRT CITY AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERETOIN, 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 HOVRT CITY, AND THAT SAID TRACT OF LAND BE KNOWN HEREAFTER AS THE WASATCH MOUNTAIN STATE PARK ANNEXATION.

DATED THIS DAY OF _____, _____.

SIGNATURE: HOVRT CITY MAYOR _____ DATE _____

SIGNATURE: HOVRT CITY READER _____ DATE _____

SIGNATURE: HOVRT CITY ATTORNEY _____ DATE _____

SIGNATURE: HOVRT CITY ENGINEER _____ DATE _____ CITY RECORDS' SEAL

COUNTY SURVEYOR

SIGNATURE _____ DATE _____

COUNTY RECORDER

PROJECT
L20-366
SHEET
1 OF 1

PREPARED FOR
DOUG DANCE
DANCE ANNEXATION

LOCATED IN THE SW 1/4
SECTION 3 TOWNSHIP 4 SOUTH,
RANGE 4 EAST, SLD&M
WASATCH COUNTY, UTAH

DRAWN BY: KMB
REVIEWED BY: MPJ
SCALE: 1" = 50'
ISSUE DATE: 12/30/2020



COMPILED & DTD BY
SUMMIT ENGINEERING GROUP, INC.
BIRMGHAM, ALABAMA
DATE: 12/30/2020
PROJECT: DANCE ANNEXATION
SHEET: 1 OF 1
SCALE: 1" = 50'
ISSUE DATE: 12/30/2020
DRAWN BY: KMB
CHECKED BY: MPJ
APPROVED BY: KEVIN M. BALLS
LICENSE NO. 1103188-0000
STATE OF UTAH

EXHIBIT 'A'

ANNEXATION BOUNDARY DESCRIPTION FOR THE PROPOSED **DANCE ANNEXION** INTO MIDWAY CITY, UT

BEGINNING AT THE 1976 WASATCH COUNTY BRASS MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE N00°08'05"W 683.00 FEET ALONG A BOUNDARY ESTABLISHED BY A BOUNDARY LINE AGREEMENT (ENTRY NO. 298463 IN THE WASATCH COUNTY RECORDER'S OFFICE) TO THE SOUTHWEST CORNER OF THE CASCADES AT SOLDIER HOLLOW AMENDED SUBDIVISION (ENTRY NO. 317021 IN THE WASATCH COUNTY RECORDER'S OFFICE); THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE COURSES: (1) S89°59'24"E 269.00 FEET, (2) N89°50'22"E 177.68 FEET, (3) N89°19'07"E 9.89 FEET; THENCE ALONG THE ALIGNMENT OF THE EPPERSON DITCH AS RECORDED IN THAT CERTAIN WARRANTY DEED ENTRY NO. 397089 IN THE WASATCH COUNTY RECORDER'S OFFICE THE FOLLOWING TWENTY THREE COURSES: (1) S04°27'18"W 9.38 FEET; (2) S00°22'07"E 17.26 FEET; (3) S08°47'00"E 23.21 FEET; (4) S09°01'40"E 53.25 FEET; (5) S26°02'45"E 30.05 FEET; (6) S19°17'25"E 21.90 FEET; (7) S00°19'19"W 18.59 FEET; (8) S17°09'06"W 73.82 FEET; (9) S00°31'00"E 42.17 FEET; (10) S04°19'06"E 25.26 FEET; (11) S04°23'27"W 18.57 FEET; (12) S22°26'29"W 90.07 FEET; (13) S01°31'59"E 61.10 FEET; (14) S11°36'08"E 34.56 FEET; (14) S01°54'43"W 42.59 FEET; (15) S13°03'54"W 20.34 FEET; (16) S36°19'11"W 45.39 FEET; (17) S45°38'14"W 24.29 FEET; (18) S33°07'49"W 17.82 FEET; (19) S19°23'15"W 18.04 FEET; (20) S33°49'51"W 20.03 FEET; (22) S11°20'01"W 13.36 FEET TO A POINT ON THE NORTH BOUNDARY OF THE CASCADE HOLLOW SUBDIVISION AMENDED (ENTRY NO. 325179 IN THE WASATCH COUNTY RECORDER'S OFFICE); THENCE S89°31'43"W 360.10 FEET ALONG SAID SUBDIVISION BOUNDARY AND THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6.98 ACRES.

EXHIBIT 'B'

DEEDS OF PETITIONERS

Warranty Deed

Grantor: Jeffrey Ward AKA Jeffery F. Ward

hereby

CONVEY AND WARRANT

to:

Grantee: Douglas Dance and Nancy Dance, Trustees of the Douglas and Nancy Dance Living Trust, dated June 24, 2015.

Of: 809 W Cascade Falls Pkwy, 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:

Beginning at a point South 13.88 feet and West 2320.67 feet from the South Quarter corner of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian and running thence North 11°20'07" East 8.10 feet; thence North 33°49'57" East 20.03 feet; thence North 19°23'21" East 18.04 feet; thence North 33°07'55" East 17.82 feet; thence North 45°38'20" East 24.29 feet; thence North 36°19'17" East 45.39 feet; thence North 13°0'40" East 20.34 feet; thence North 01°54'49" East 42.59 feet; thence North 11°36'02" West 34.56 feet; thence North 01°31'53" West 61.1 feet; thence North 22°26'35" East 90.07 feet; thence North 04°23'33" East 18.57 feet; thence North 04°19'00" West 25.26 feet; thence North 0°30'54" West 42.17 feet; thence North 17°09'12" East 73.82 feet; thence North 0°19'25" East 18.59 feet; thence North 19°17'19" West 21.90 feet; thence North 26°02'39" West 30.05 feet; thence North 09°01'34" West 53.25 feet; thence North 08°46'54" West 23.21 feet; thence North 0°22'01" West 17.26 feet; thence North 04°27'24" East 7.98 feet; thence South 89°55'01" West 453.38 feet; thence South 0°09'22" West 674.12 feet; thence North 89°55'42" East 361.53 feet to the point of beginning.

Together with:

A private road in Cascade Hollow Subdivision Amended, according to the official plat thereof on file and of record in the Wasatch County Recorder's Office,

also

A twenty foot (20') wide right of way as described in Quiet Title Decree recorded 15 April 2005 as Entry No. 281900 in Wasatch County Recorder's Office of Official Records.

Tax ID No.: OWC-1172-1

Together with all appurtenances thereunto belonging.

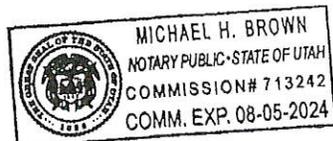
This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal,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

WITNESS THE HAND OF SAID GRANTOR THIS 4th DAY OF DECEMBER 2020.

) Jeffrey F. Ward
) Jeffrey Ward AKA Jeffery F. Ward

State of Utah)
County of Wasatch) ss

On the 4th day of December 2020, personally appeared before me, Jeffrey Ward AKA Jeffery F. Ward, the signers of the within instrument, who duly acknowledged to me that they executed the same.



[Signature]
NOTARY PUBLIC

EXHIBIT 'C'

ACREAGE WITHIN PROPOSED DANCE 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	Property Serial No.	Acreage	Market Value
Douglas and Nancy Dance Living Trust	OWC-1172-1-003-044	6.98 acres	\$ 44,310
TOTALS		<u>6.98 acres</u>	<u>\$ 44,310</u>

Other Private Properties Included in Annexation Petition

Property Owner	Property Serial No.	Acreage	Market Value
NONE			
TOTALS		<u>0.00 acres</u>	<u>\$ -</u>

Total acres of Private Property of Annexation Petition=	6.98
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Total Value of Private Property Annexation Petition =	\$44,310
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Percentage of Annexation Land Owned by Petitioners =	100%
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Percentage of Property Value owned by Petitioners =	100%
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EXHIBIT 'D'

**PROPERTY OWNERS WITHIN 300-FT
OF ANNEXATION BOUNDARY**

PROPERTIES WITHIN 300-FT OF PROPOSED ANNEXATION

PARCEL NO.	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
00-0020-4734	KACHER LARRY	KACHER PAULINE (JT)	1050 S EDEN PRAIRIE WAY	MIDWAY	UT	840496907
00-0020-4733	GEORGALOS DAMON E	GEORGALOS LISA M (JT)	1049 S EDEN PRAIRIE WAY	MIDWAY	UT	840496907
00-0020-4732	CHATWIN DEVELOPMENT INC		1025 S EDEN PRAIRIE WAY	MIDWAY	UT	840496907
00-0020-4735	HINTZ TYSON TR	HINTZ MEGAN TR	10124 W STAGHORN RD	PEORIA	AZ	853839749
00-0020-4731	CHATWIN RICHARD T TR	CHATWIN SUSIE TR	1025 S EDEN PRAIRIE WAY	MIDWAY	UT	840496907
00-0020-4736	MCCULLOUGH LEE S III TR	MCCULLOUGH CHERYL A TR	PO BOX 758	MIDWAY	UT	840490758
00-0020-4737	TELFORD BILL TR	TELFORD BEVERLY A TR	2128 E COBALT DR	ST GEORGE	UT	847906121
00-0020-4766	ANGELOS MARK	ANGELOS CARYL (JT)	7834 HOLISTON CT	DUBLIN	OH	430168659
00-0020-4768	FREHSE STEVEN	FREHSE JANICE	1051 S CASCADE FALLS CIR	MIDWAY	UT	840496201
00-0020-4765	SWENSON JOE NEIL TR	SWENSON JOLENE SWAIN TR	13 E LAKE VIEW DR	VINEYARD	UT	840595548
00-0020-4764	JOHNSON DEVIN C	JOHNSON KACI C (JT)	1010 S CASCADE FALLS CIR	MIDWAY	UT	840496201
00-0008-6426	JEFFS HILLBROOK RANCH LLC	ETAL	4049 S AURA DR	SALT LAKE CITY	UT	841242176
00-0008-5972	WARD JEFFREY	ETAL	4049 S AURA DR	SALT LAKE CITY	UT	841242176
00-0012-8699	LAYTON MARY LOUISE TR		730 W 1180 S	MIDWAY	UT	840496204
00-0020-1453	BERG CHRIS L TR	% BRAD WAGSTAFF	1261 S 900 W	MIDWAY	UT	840496819
00-0020-1452	FARNSWORTH WILFORD M III TR	HAYCOCK MATTHEW B TR	6320 E MONTECITO AVE	SCOTTSDALE	AZ	852511905
00-0020-1451	POWERS LARRY	POWERS SHERRY (JT)	758 W CASCADE SPRINGS DR	MIDWAY	UT	840495011
00-0012-5638	UTAH PARKS & RECREATION		1596 W NORTH TEMPLE	SALT LAKE CITY	UT	841160000
00-0020-9916	STRONG JEFFERY C TR	STRONG SARA D TR	1233 S LONE HAWK LN	MIDWAY	UT	840496232
00-0020-6765	JEFFS ROAD LLC	ETAL	4049 S AURA DR	SALT LAKE CITY	UT	841242176