

Midway City Council
16 May 2023
Regular Meeting

Mountain Spa Subdivision /
Plat Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: May 16, 2023

NAME OF PROJECT: Mountain Spa Rural Preservation Subdivision

NAME OF APPLICANT: Berg Engineering

NAME OF OWNER: Red Wagon Ventures LLC & Nathan Lord

AGENDA ITEM: Plat Amendment

LOCATION: 12 East Burgi Lane

ZONING DESIGNATION: R-1-22 zone

ITEM: 8

Berg Engineering, agent for Red Wagon Adventures LLC and Nathan Lord, is requesting a Plat Amendment of the Mountain Spa Rural Preservation Subdivision. The proposal is to remove a driveway easement for lots 3 and 4 that would be accessed from Burgi Lane. Instead, both lots would be accessed from 100 West and both would have their street address from 100 West. The property is located at 12 East Burgi Lane and is in the R-1-22 zone.

BACKGROUND:

Berg Engineering is proposing a plat amendment to the Mountain Spa Rural Preservation Subdivision. The proposed amendment would remove the driveway easement for lots 3 and 4 from Burgi Lane. Instead, both lots would be accessed from 100 West and would have their

street address from 100 West. The property owners would also like to have their sewer and water services from 100 West instead of from Burgi Lane.

The Mountain Spa Rural Preservation subdivision is a four-lot subdivision that covers 50.35 acres. Of the 50.35 acres, 36.71 acres are protected with a conservation easement, including 17.65 acres in lot 4. Midway taxpayers contributed \$1.5 million and Wasatch County taxpayers contributed \$300,000 to the conservation easement that helped preserve the property from development and left the area as open space. Lot 4 is a large lot that fronts on Burgi Lane and contains the driveway access for lots 3 and 4. The current driveway easement is 20' and runs along the western boundary of the lot. The driveway crosses the conservation easement area to access the buildable areas of lots 3 and 4. The proposal would remove the 20' driveway easement from the Mountain Spa Rural Preservation plat. The Public Utility Easement would remain along the western boundary of both lots.

Both properties have street addresses from Burgi Lane which are 6 East Burgi Lane for lot 3 and 12 East Burgi Lane for lot 4. The proposed addresses have not yet been determined by Wasatch County's GIS Department but they would both have a 100 West address. It is important that if access is moved from one street to another that the addresses are updated. When an emergency occurs, dispatch routes emergency personnel to the street address and without officially amending the documents, such as the plat, those personnel would arrive at Burgi Lane even though the access would be from 100 West. Likewise, all deliveries or others trying to access lots 3 and 4 would be routed to the wrong location.

The proposal would also move the new driveway to lot 5 of the Midway Farms Number 2 plat. One of the applicants, Red Wagon Venture LLC, purchased lot 5 and a 30' easement would be recorded across the lot for access to lots 3 and 4 of the Mountain Spa Rural Preservation Subdivision which would include surface access but would also be for utilities that would be installed in the access easement. There is currently a dwelling on lot 5 along with some accessory structures. These services include culinary water and sewer but would most likely include other services such as power, gas, and communication lines.

The proposal would route traffic from the two lots from Burgi Lane to 100 West. Approximately 10 trips per day are generated per dwelling in Midway so approximately 20 trips would use the driveway along with the existing home with its 10 trips per day for a total of 30 trips per day. The most impacted by this change would be the property owner to the north of the proposed driveway which is Lot 6.

Red Wagon Ventures LLC owns both lot 4 of the Mountain Spa Rural Preservation Subdivision and lot 5 of the Midway Farms Number 2 Subdivision. It is doubtful the City could deny the property owner the ability to access one of their lots from another of their lots. The issue is the street addresses for emergency services. If the plat amendment is denied and a building permit is issued for Mountain Spa Rural Preservation Subdivision lots 3 or 4 then a driveway would be required to be built from Burgi Lane even if the property owners choose to access their lots from 100 West. If the plat amendment is approved, then no driveway would be required from Burgi Lane but would then be required from 100 West.

Currently the City has an agreement with the developer for an infrastructure bond for the development of the four lots in the Mountain Spa Rural Preservation Subdivision. The purpose of the bond is to assure that the infrastructure of the approved plans is installed. The approved plans include water and sewer laterals for lots 3 and 4 from Burgi Lane. If the plat amendment is approved, then the bond would cover the sewer and water connections from 100 West instead of from Burgi Lane. It appears the cost would be less to connect to 100 West than from Burgi Lane. An agreement should be required with the developer of the Mountain Spa Rural Preservation Subdivision to acknowledge this change.

ANALYSIS:

In order for the Land Use Authority to approve a plat amendment, Utah State Code dictates that the Land Use Authority consider the petition in a public meeting. The City Council should consider if the proposal is in the best interest of the community and if the petition matches the vision of Midway as described in the General Plan.

No public street, right-of-way, easement will be vacated or altered.

PROPOSED FINDINGS:

- The driveway and utility access for Mountain Spa Rural Preservation Lots 3 & 4 would be removed from Burgi Lane and instead would access from 100 West
- Mountain Spa Rural Preservation Lots 3 & 4 would be addressed from 100 West
- The driveway access that currently crosses the conservation easement on lot 4 would be removed
- No public street, right-of-way, or easement will be vacated or altered

ALTERNATIVE ACTIONS:

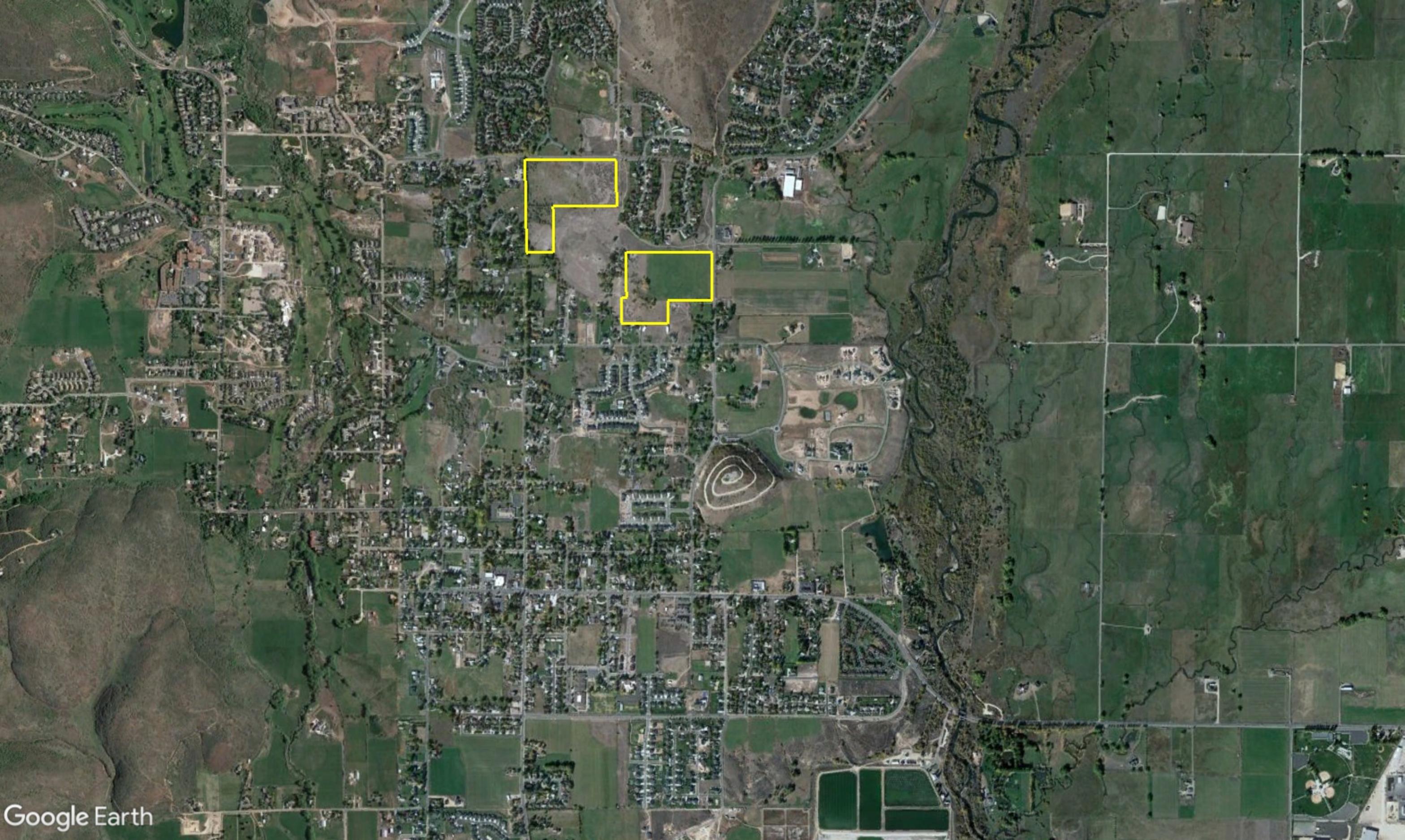
1. Approval (conditional). This action can be taken if the City Council finds there is good cause to approve the proposal.
 - a. Accept staff report
 - b. Reasons for approval (findings)
 - c. Place condition(s) if needed

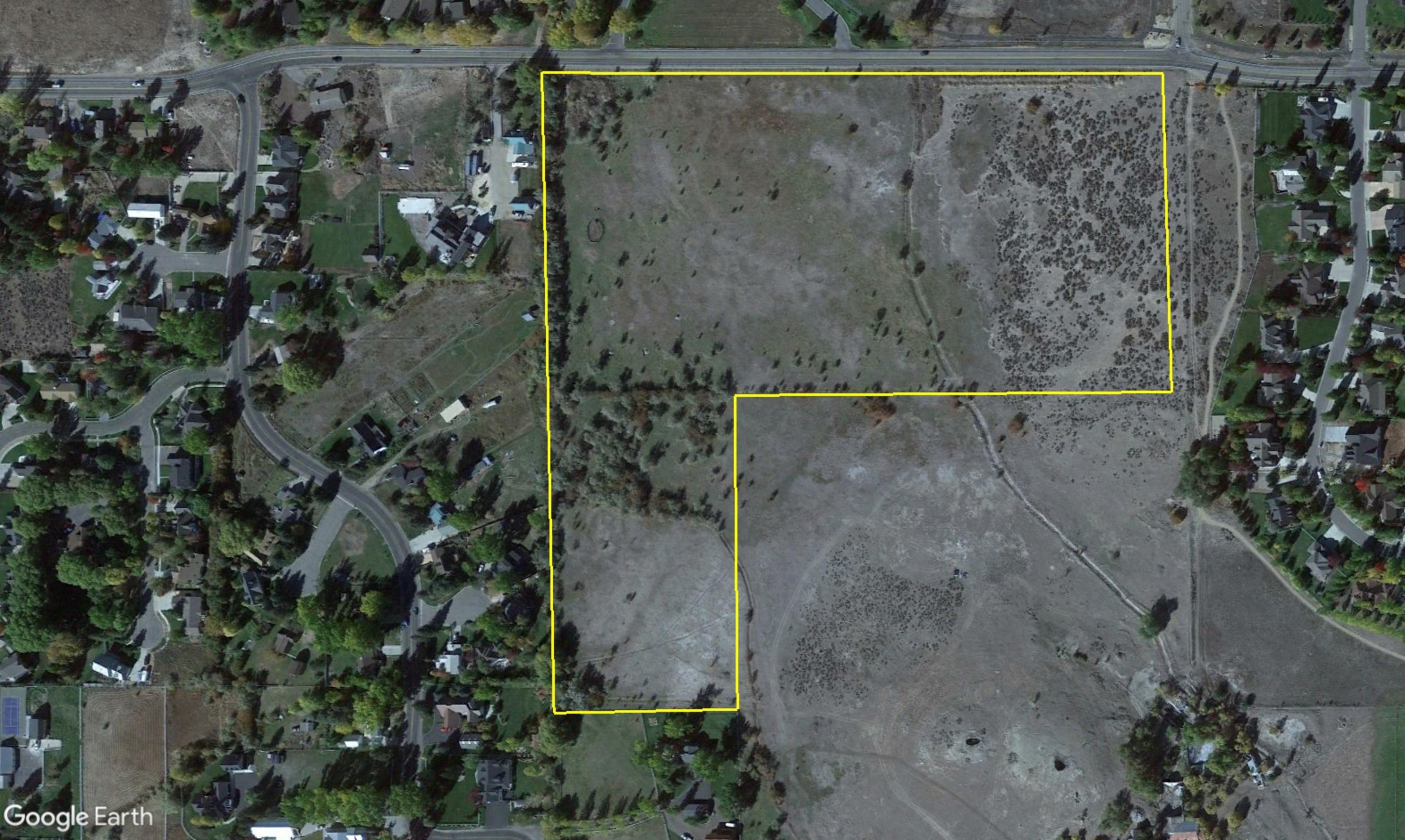
2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

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

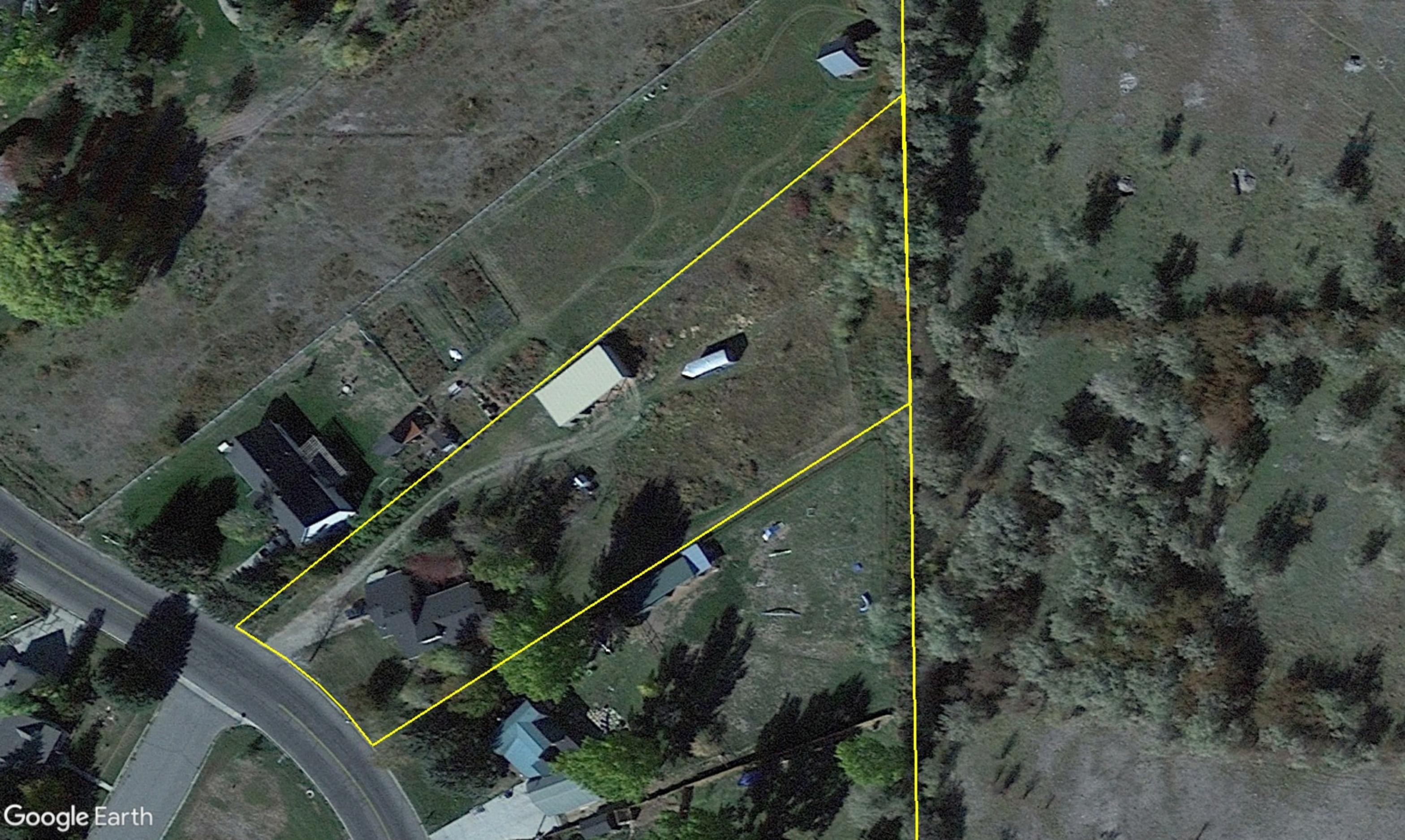
PROPOSED CONDITIONS:

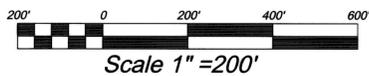
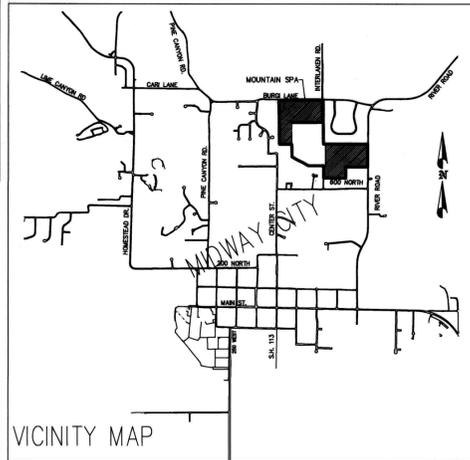
1. If the plat amendment is approved, then a driveway is not allowed in the conservation easement area of lot 4 to help keep the area as open and undisturbed as possible.
2. Landscaping is installed along the boundary line of Midway Farms Number 2 Subdivision lots 5 and 6, along the driveway, to help mitigate lights and noise from vehicular traffic.
3. The developer and bond provider of the Mountain Spa Rural Preservation Subdivision agrees to the infrastructure change and the bond and plans are amended to cover the new infrastructure plans.











LINE	LEGTH	BEARING	LINE	LEGTH	BEARING
L1	28.93'	S89°57'19"W	L21	27.17'	N00°00'00"E
L2	97.38'	S00°14'56"E	L22	28.00'	N90°00'00"E
L3	95.81'	S00°02'13"E	L23	345.01'	N00°00'00"E
L4	191.68'	S00°02'47"W	L24	28.00'	N89°38'25"E
L5	305.61'	S00°00'58"W	L25	32.88'	N89°38'25"E
L6	28.69'	N89°23'27"E	L26	70.95'	S26°15'05"W
L9	160.00'	S89°33'35"W	L27	95.87'	S02°00'44"W
L10	109.67'	N89°50'25"W	L28	43.68'	S37°49'54"W
L11	2.51'	S04°19'21"W	L29	44.19'	S25°07'38"W
L12	31.01'	N90°00'00"W	L30	111.60'	S12°37'45"E
L13	60.00'	S89°04'04"W	L31	73.62'	S56°00'33"E
L16	218.45'	N19°58'05"E	L32	67.94'	S84°13'58"E
L17	285.86'	S89°38'25"W	L33	83.56'	S75°31'30"E
L18	345.02'	N00°55'56"W	L34	70.46'	S65°02'41"E
L19	324.36'	S89°38'25"W	L35	74.77'	S63°29'13"E
L20	324.83'	N90°00'00"E			

SYMBOL LEGEND

- SURVEY BOUNDARY
- PUBLIC UTILITY EASEMENT
- BUILDABLE AREA (LOTS 2 & 4)
- PERMITTED & EASEMENT FOR DRIVEWAY
- GEOLOGICAL FEATURE
- FOUND SECTION CORNERS (AS NOTED ON DRAWING)
- SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112
- WETLANDS
- SENSITIVE LANDS
- NON-BUILDABLE AREA
- ROAD DEDICATION

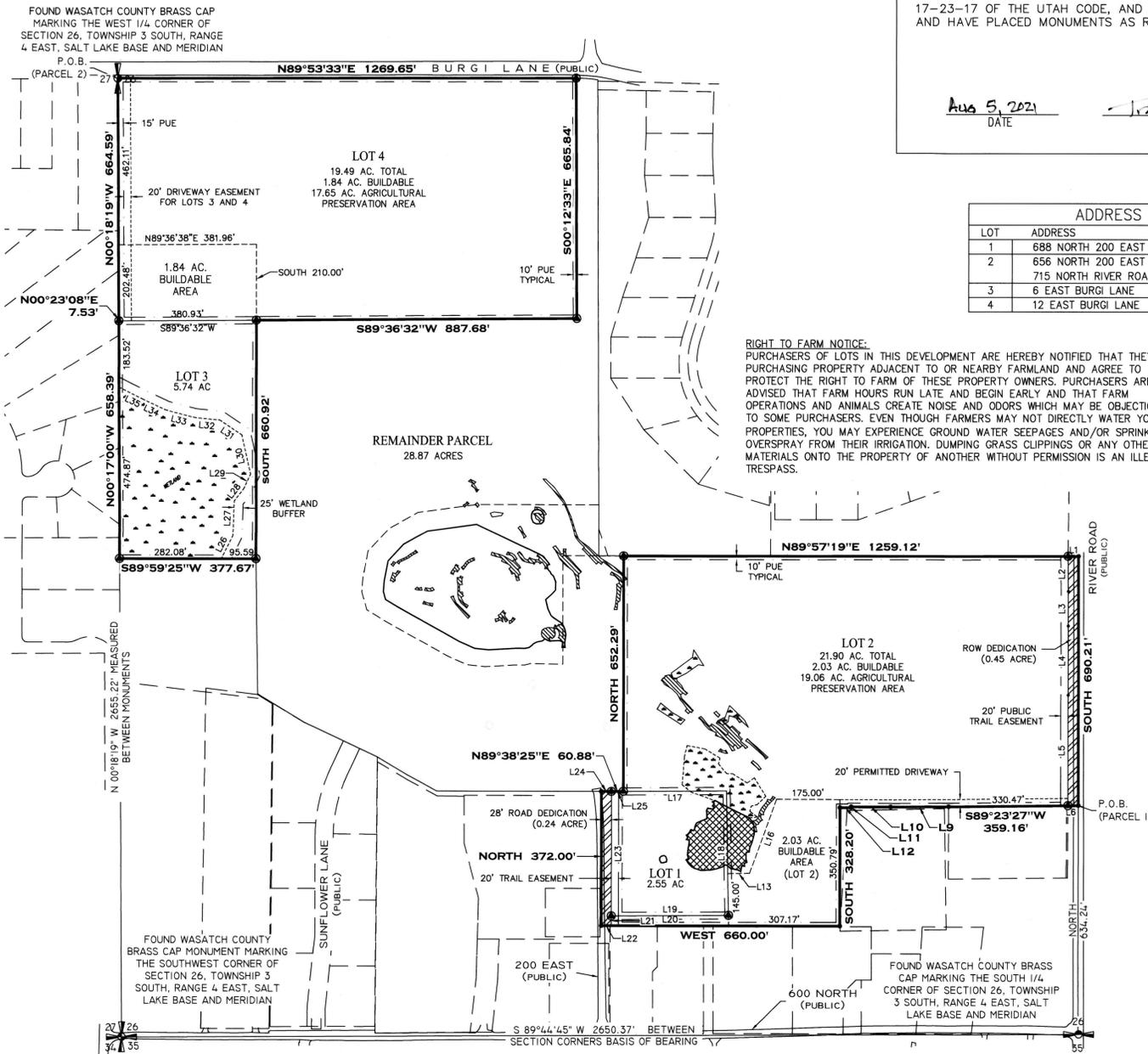
20' SHARED DRIVEWAY EASEMENT BETWEEN LOT OWNERS. LOTS 3 & 4 ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED 20' SHARED DRIVEWAY FROM BURGI LANE. A SEPARATE MAINTENANCE AGREEMENT WILL BE ENTERED INTO BY THE LOT OWNERS.

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

DATE OF SURVEY: JULY 2020

MOUNTAIN SPA - RURAL PRESERVATION SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



RIGHT TO FARM NOTICE:
PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION. DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY 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.

Aug 5, 2021 DATE SURVEYOR (SEE SEAL BELOW)

ADDRESS TABLE

LOT	ADDRESS
1	688 NORTH 200 EAST
2	656 NORTH 200 EAST
3	715 NORTH RIVER ROAD
4	6 EAST BURGI LANE
	12 EAST BURGI LANE

BOUNDARY DESCRIPTION

PARCEL 1
BEGINNING NORTH 634.24 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE SOUTH 89°23'27" WEST 359.16 FEET; THENCE SOUTH 89°33'35" WEST 160.00 FEET; THENCE NORTH 89°50'25" WEST 109.67 FEET; SOUTH 04°19'21" WEST 2.51 FEET; THENCE WEST 31.01 FEET; THENCE SOUTH 328.20 FEET; THENCE WEST 660.00 FEET; THENCE NORTH 372.00 FEET; THENCE NORTH 89°38'25" EAST 60.88 FEET; THENCE NORTH 652.29 FEET; THENCE NORTH 89°57'19" EAST 1259.12 FEET; THENCE SOUTH 690.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 25.12 ACRES (CONTAINING LOTS 1 & 2)

PARCEL 2
BEGINNING AT THE WEST ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE NORTH 89°53'33" EAST 1269.65 FEET; THENCE SOUTH 00°12'33" EAST 665.84 FEET; THENCE SOUTH 89°36'32" WEST 887.68 FEET; THENCE SOUTH 660.92 FEET; THENCE SOUTH 89°59'25" WEST 377.67 FEET; THENCE NORTH 00°17'00" WEST 658.39 FEET; THENCE NORTH 00°23'08" EAST 7.53 FEET; THENCE NORTH 00°18'19" WEST 664.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 25.23 ACRES (CONTAINING LOTS 3 AND 4)

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°44'45" WEST 2650.37 FEET BETWEEN THE FOUND BRASS CAP MONUMENTS FOR THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 26, 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 PUBLIC ROAD RIGHT-OF-WAY, LOTS, SHARED DRIVEWAY EASEMENTS, AND UTILITY EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS SHARED DRIVEWAY EASEMENTS AND UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 17 DAY OF August, A.D. 20 21
BY: manager
MIDWAY Mtn SPA LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE 17 DAY OF August, A.D. 2021 PERSONALLY APPEARED BEFORE ME, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES December 24, 2021 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 8th DAY OF September, A.D. 2021
APPROVED MAYOR ATTEST CLERK-RECORDER (SEE SEAL BELOW)
APPROVED CITY ENGINEER APPROVED CITY ATTORNEY (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 7th DAY OF September, A.D. 20 21 BY THE
MIDWAY CITY PLANNING COMMISSION
 PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

MOUNTAIN SPA RURAL PRESERVATION SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 200 FEET

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 5th DAY OF August, 20 21

ROS # 0888

COUNTY SURVEYOR

COUNTY RECORDER

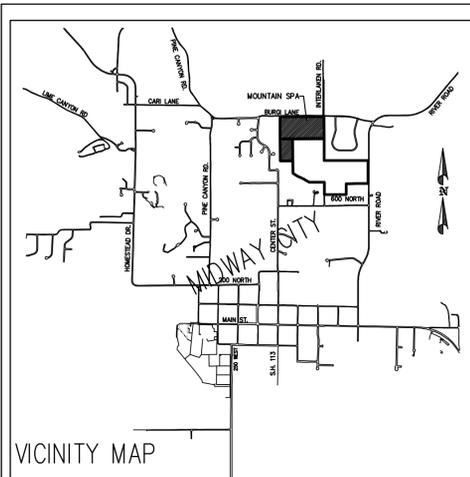
ENTRY # 507116 BOOK 1374 PAGE 1514
DATE 10-5-2021 TIME 11:40:02 AM FEE \$58.00
FOR MIDWAY Mtn SPA LLC
BY REBA WASATCH COUNTY RECORDER MARCY M MURRAY

DATE: 8-25-21
MIDWAY IRRIGATION COMPANY

DATE: 8-9-2021
MIDWAY SANITATION DISTRICT

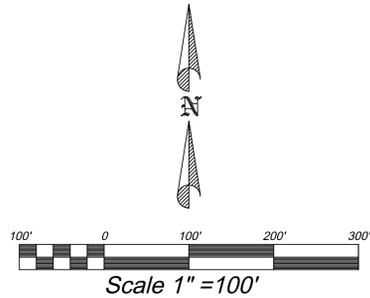
RURAL PRESERVATION SUBDIVISION NOTES:

1. THIS SUBDIVISION IS A RURAL PRESERVATION SUBDIVISION UNDER SECTION 16.18 OF THE MIDWAY CITY CODE.
2. ALL LOTS WITHIN THE SUBDIVISION ARE RESTRICTED FROM FURTHER DEVELOPMENT PER SECTION 16.18.6 OF THE MIDWAY CITY CODE.

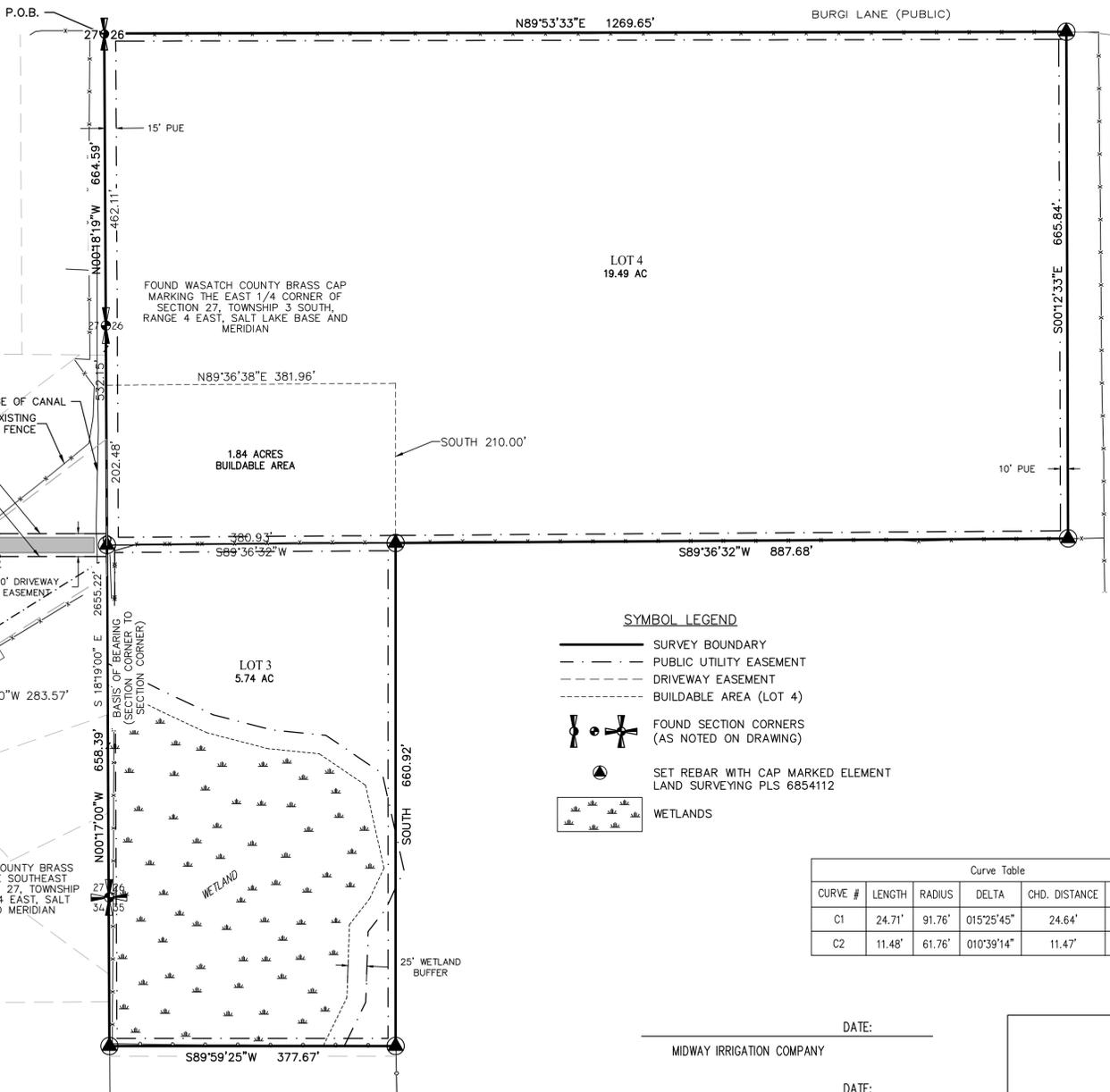


MOUNTAIN SPA - RURAL PRESERVATION SUBDIVISION LOTS 3 & 4 AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



FOUND WASATCH COUNTY BRASS
CAP MARKING THE WEST 1/4
CORNER OF SECTION 26, TOWNSHIP
3 SOUTH, RANGE 4 EAST, SALT
LAKE BASE AND MERIDIAN



SYMBOL LEGEND

- SURVEY BOUNDARY
- PUBLIC UTILITY EASEMENT
- DRIVEWAY EASEMENT
- BUILDABLE AREA (LOT 4)
- FOUND SECTION CORNERS (AS NOTED ON DRAWING)
- SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112
- WETLANDS

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHD. DISTANCE	CHD. BEARING
C1	24.71'	91.76'	015°25'45"	24.64'	S79°46'28"W
C2	11.48'	61.76'	010°39'14"	11.47'	S81°36'45"W

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY 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)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
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

ADDRESS TABLE

LOT	ADDRESS
3	XXX NORTH 100 WEST
4	XXX NORTH 100 WEST

RIGHT TO FARM NOTICE:

PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION. DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

30' SHARED DRIVEWAY EASEMENT BETWEEN LOT OWNERS

LOTS 3 & 4 ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED 20' SHARED DRIVEWAY AND 30' EASEMENT FROM 100 WEST. A SEPARATE MAINTENANCE AGREEMENT WILL BE ENTERED INTO BY THE LOT OWNERS.

RURAL PRESERVATION 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.

30' DRIVEWAY EASEMENT DEDICATION:

- A THIRTY FOOT DRIVEWAY EASEMENT FOR LOTS 3 & 4 HAS BEEN DEDICATED BY RED WAGON VENTURES LLC ACROSS LOT 5 OF THE MIDWAY FARMS NO. 2 SUBDIVISION. SEE ENTRY _____, BOOK _____ PAGE _____

COUNTY SURVEYOR

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

ROS # _____

COUNTY SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE NORTH 89°53'33" EAST 1269.65 FEET; THENCE SOUTH 00°12'33" EAST 665.84 FEET; THENCE SOUTH 89°36'32" WEST 887.68 FEET; THENCE SOUTH 660.92 FEET; THENCE SOUTH 89°59'25" WEST 377.67 FEET; THENCE NORTH 00°17'00" WEST 658.39 FEET; THENCE NORTH 00°23'08" EAST 7.53 FEET; THENCE NORTH 00°18'19" WEST 664.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 25.23 ACRES (CONTAINING LOTS 3 & 4)

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°44'45" WEST 2650.37 FEET BETWEEN THE FOUND BRASS CAP MONUMENTS FOR THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 26, 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 PUBLIC ROAD RIGHT-OF-WAY, LOTS, SHARED DRIVEWAY EASEMENTS, AND UTILITY EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS SHARED DRIVEWAY EASEMENTS AND UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ BY: _____
RED WAGON VENTURES LLC NATHAN LORD

BY: _____
LAUREN LORD

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 CITY ATTORNEY
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

MOUNTAIN SPA RURAL PRESERVATION SUBDIVISION LOTS 3 & 4 AMENDED

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, 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

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