

Midway City Council  
15 August 2023  
Regular Meeting

Farmstead Off Main  
Density Reduction Subdivision /  
Preliminary and Final Approval



**CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** August 15, 2023  
**NAME OF PROJECT:** Farmstead Off Main Density Reduction Subdivision  
**NAME OF APPLICANT:** Summit Engineering Group  
**OWNER OF RECORD:** Frank D. and Amy S. Dent  
**AGENDA ITEM:** Preliminary/Final Approval  
**LOCATION OF ITEM:** 101 West 100 South  
**ZONING DESIGNATION:** R-1-9

**ITEM: 5**

Summit Engineering, agent for Frank and Amy Dent, is proposing preliminary/final approval of a density reduction subdivision to be known as Farmstead Off Main. The proposal contains two lots on 1.25 acres. The property is located at 101 West 100 South and is in the R-1-9 zone.

**BACKGROUND:**

This request is for preliminary/final approval of a Density Reduction Subdivision (DRS) on 1.25 acres that will contain two lots. The proposed name of the subdivision is Farmstead Off Main Density Reduction Subdivision. The proposal will help preserve the property by creating a low-density development with more open area than could be developed using the standard subdivision code which, in turn, helps contribute to the

open atmosphere of the area. Currently, there is a historic dwelling on the parcel and two accessory structures. All setbacks from the dwelling and accessory structures to the proposed lot lines will need to comply with the setbacks as outlined in R-1-9 zone. According to the information provided by the applicant, it appears that the dwelling will comply with the front, rear and side setbacks. There are two accessory structures that are currently non-conforming to the front setback and one that is also non-conforming to the side setback. The existing setbacks that are non-conforming will remain but the setbacks from the proposed lot line from those structures will all be conforming once a section of one of the east accessory structure is removed. The removal of the nonconforming section must take place before the plat is recorded.

The DRS was adopted by the City Council on November 17, 2020. The purpose of the DRS is to incentivize developers to voluntarily reduce the number of home sites per acre in exchange for simplified development infrastructure requirements. The subdivision code also helps meet the General Plan's goals of preserving open space, lowering potential density, and preserving the country/rural atmosphere of Midway.

The DRS requires density to be reduced by 2/3 the amount allowed by the zone. Lots can be created without requiring the construction of much of the cost prohibitive infrastructure but in return, the lots are deed restricted so that they can never be re-subdivided. One lot must meet the frontage requirements as outlined in the R-1-9 zone, but access to all others is allowed from a private driveway that connects to a City standard road. In the proposed subdivision, both lots will have frontage on 100 South.

The proposed subdivision was originally reviewed and recommended for approval by the Planning Commission as a two-lot small-scale subdivision. After staff discussed the proposal with the applicant, it was clear that the applicant would like the subdivision to remain as two lots and does not want the larger one acre lot to be further subdivided. The zoning for the property allows lots to be created that are a minimum of 9,000 square feet and it appears that the proposed one acre lot could be subdivided into multiple lots, possibly three or four. After reviewing the situation, the best way to assure that further subdividing does not take place is to have the subdivision approved as a density reduction subdivision. The proposal remains exactly the same as a two-lot small-scale subdivision as compared to a density reduction subdivision except that with the DRS the City will enforce the required deed restriction.

#### **LAND USE SUMMARY:**

- 1.25 acres
- R-1-9 zoning
- Proposal contains two lots
- Frontage on 100 South

- The lots will connect to the Midway City’s culinary water line, Midway Sanitation District’s sewer line, and Midway Irrigation Company’s secondary water line.

**ANALYSIS:**

*Water Connection* – The future dwelling will be connected to the City’s water line located in 100 South.

*Sewer Connection* – The future dwelling will connect to Midway Sanitation District’s sewer line under either 100 South or the private driveway to the east of the subdivision.

*Secondary Water Connection* – The lot will connect to Midway Irrigation Company’s secondary water line which services property in the area.

*Setbacks* – Setbacks for all new structures are subject to the R-1-9 standards.

*Sensitive lands* – No sensitive lands have been identified on the property.

*Density* – The 1.25-acre parcel is wholly located in the R-1-9 zone. DRS in the R-1-9 zone are allowed a maximum density of 1.6 lot per acre. Based on the current acreage, the maximum density allowed would be two lots.

*Driveway access* – Driveway access for both lots will be from 100 South. No information has been submitted to the City that shows a right to access the private driveway to the east of the subdivision.

*Duplex potential* – The R-1-9 zone allows for duplexes if code requirements are met. In this proposal, neither of the lots will comply with the requirements for duplexes. Lot 1 does not meet the acreage requirement and lot 2 does not meet the frontage requirement for duplexes. Also, the culinary water right requirement for each lot will be for one culinary connection, whereas a duplex would require two culinary connections per lot.

*Deed Restriction* – The approved lots on the 1.25 acres within the plat will be deed restricted so no further subdividing of any kind will be allowed within the subdivision plat. The density of the 1.25 acres will never be more than two dwellings, one per lot. A note will also be placed on the plat indicating the restriction. Deed restrictions will also be recorded on the lots immediately after the plat is recorded so all future landowners will know of the restrictions before the property is purchased. The deed restriction language will state something similar to the following:

1. *Any further subdividing of the lot is prohibited.*

*The deed restriction prohibiting further subdivision of the lots within the development is created for the benefit of all of the lots within the development, all of the neighboring lots to the development, and Midway City. This deed restriction cannot be altered in any way without written consent from all of the above. This deed restriction is a covenant that runs in perpetuity with the land, and it shall inure to the benefit of the owners of each lot within the development, the owners of neighboring lots of the development, and Midway City, including all parties' heirs, successors or assigns.*

All future owners take title subject to this Deed Restriction and shall be bound by it.

#### **WATER BOARD RECOMMENDATION:**

The Water Board revised the proposal during their August 8, 2023, meeting and made the following recommendation:

- 1.25-acre parcel (54,310 sq. ft.)
  - Impervious area for dwellings, accessory structures, hard surfaces
    - 0.3 acres (13,000 sq. ft.)
  - Irrigated acreage
    - 0.95 acres (41,310) x 3 = 2.85 acre feet
- 2 culinary connections for dwellings
  - 1.6 acre feet
- 4.45 acre feet
  - 1.5 acre feet previously credited for lot of record and dwelling
- **2.95 acre feet requirement**

#### **PLANNING COMMISSION RECOMMENDATION:**

**Motion:** Commissioner Garland: I make a motion that we recommend approval of preliminary/final approval of a small-scale subdivision to be known as Farmstead Off Main. The proposal contains two lots on 1.25 acres. The property is located at 101 W 100 S and is in the R-1-9 zone. With the condition that a portion of the existing garage be removed to meet current setbacks. And we accept the staff findings.

**Seconded:** Commissioner Ream

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Ream, Wardle, Nokes, Osborne, Lineback, and Garland

**Nays:**

**Motion:** Passed

### **POSSIBLE FINDINGS:**

- The proposed lots meet the minimum frontage and width requirements for the R-1-9 zoning district
- The proposal does meet the intent of the General Plan for the R-1-9 zoning district
- The proposal does comply with the requirements for the Density Reduction Subdivision code.
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a country/rural atmosphere.
- The lots will be deed restricted so it can never be further subdivided.
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council. If the Final Plat is not recorded with the County Recorder within the one-year period, the development's approval shall be voided, and both Preliminary/Final Approvals must be re-obtained to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that:
  1. Construction must be conducted per any new City standards in effect at the time the plat is ultimately recorded;
  2. The property must be maintained in a clean, dust-free, and weed-free condition always;
  3. Each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or
  4. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

**ALTERNATIVE ACTIONS:**

1. Approval (conditional). This action can be taken if the City Council finds that the proposal complies with the intent of the land use code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s)
  
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 the request does not comply with the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**RECOMMENDED CONDITIONS:**

1. The deed restrictions that will be recorded on the lots must be submitted to the City for review and recorded immediately after the plat is recorded.
  
2. A note on the plat is included with language that clearly states that subdividing the lots is prohibited.
  
3. The removal of the nonconforming section of the detached garage must take place before the plat is recorded.

# Midway City Corporation

Mayor: Celeste T. Johnson  
City Council Members  
Lisa Orme • Jeffery Drury  
J.C. Simonsen • Steve Dougherty  
Kevin Payne



75 North 100 West  
P.O. Box 277  
Midway, Utah 84049  
Phone: 435-654-3223  
Fax: 435-654-4120  
midwaycityut.org

July 11, 2023

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049  
(Sent via e-mail)

**Subject: Farmstead Off Main Subdivision – Preliminary & Final Review**

Dear Michael:

The Midway Engineering department recently reviewed the above development plans for Preliminary/Final Approval. The proposed development is located near 101 West 100 South. The entire development is 1.25 acres and contains 2 lots. The following comments should be addressed with approval.

## **General**

Is the existing home connected to the existing sewer system? As the property is subdivided, each lot will be required to connect to the sewer system.

## **Water**

- The proposed development will be served from the Gerber Mahogany Springs zone.
- Fire protection will be provided from the existing fire hydrants. The proposed structure should not exceed 500' from the hydrant.

## **Irrigation**

- Each lot will be served by the Midway Irrigation pressurized system.

## **Roads**

- Access to each low will be from 100 South. No curb-gutter or sidewalk will be installed within the proposed development.

## **Trails**

- No trails will be installed within this development.

## **Storm Drain**

- The storm water will be contained within the existing shoulders of 100 South.

Sincerely,



Wesley Johnson, P.E.  
Midway City Engineer

cc: Mike Johnston, Summit Engineering (sent via email)

# Midway City Corporation

Mayor: Celeste T. Johnson  
City Council Members  
Lisa Christen • Jeffery Drury  
J.C. Simonsen • Steve Dougherty  
Kevin Payne



75 North 100 West  
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Phone: 435-654-3223  
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midwaycityut.org

## Farmstead Off Main

July 3, 2023

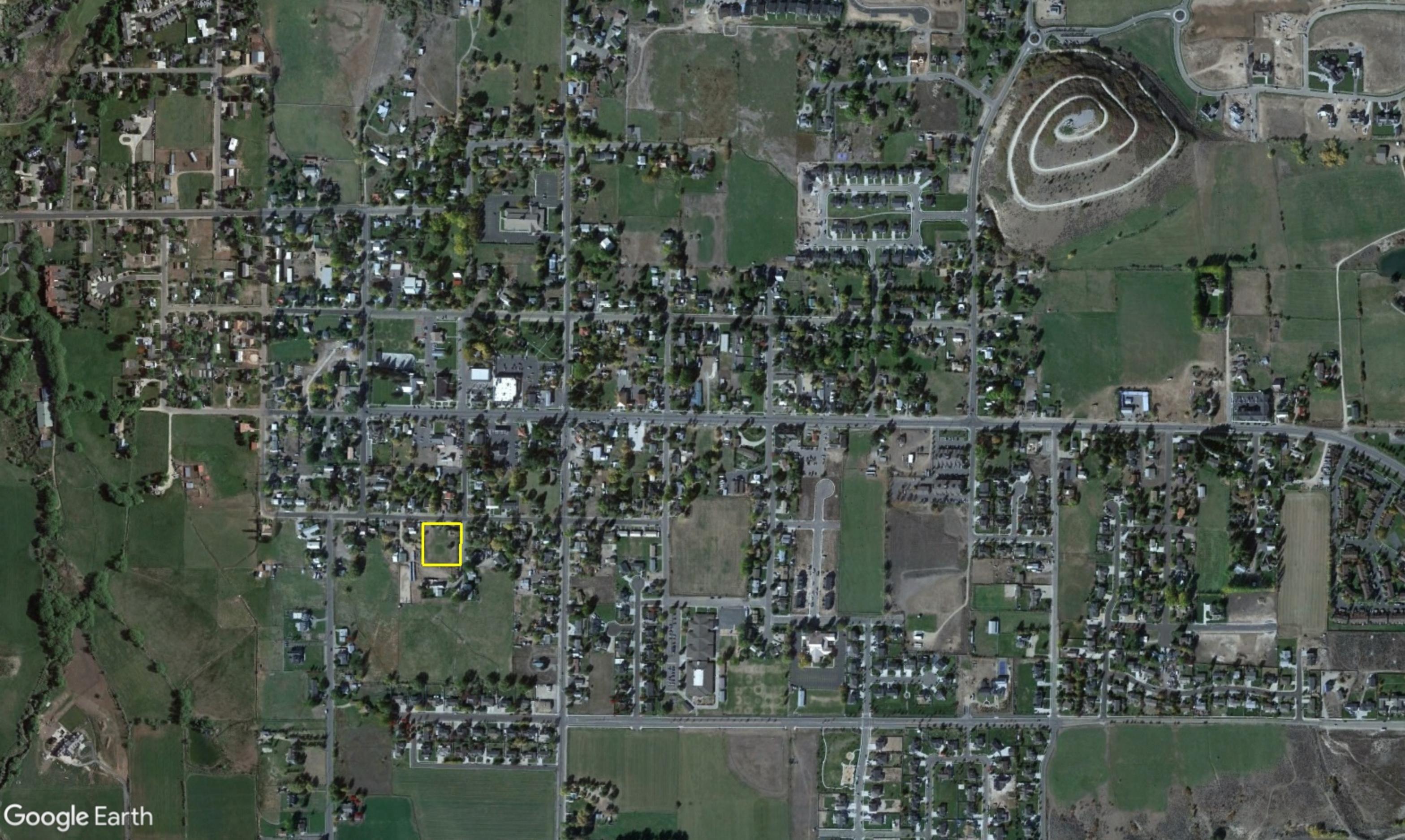
Michael Henke Midway City Planning Director,

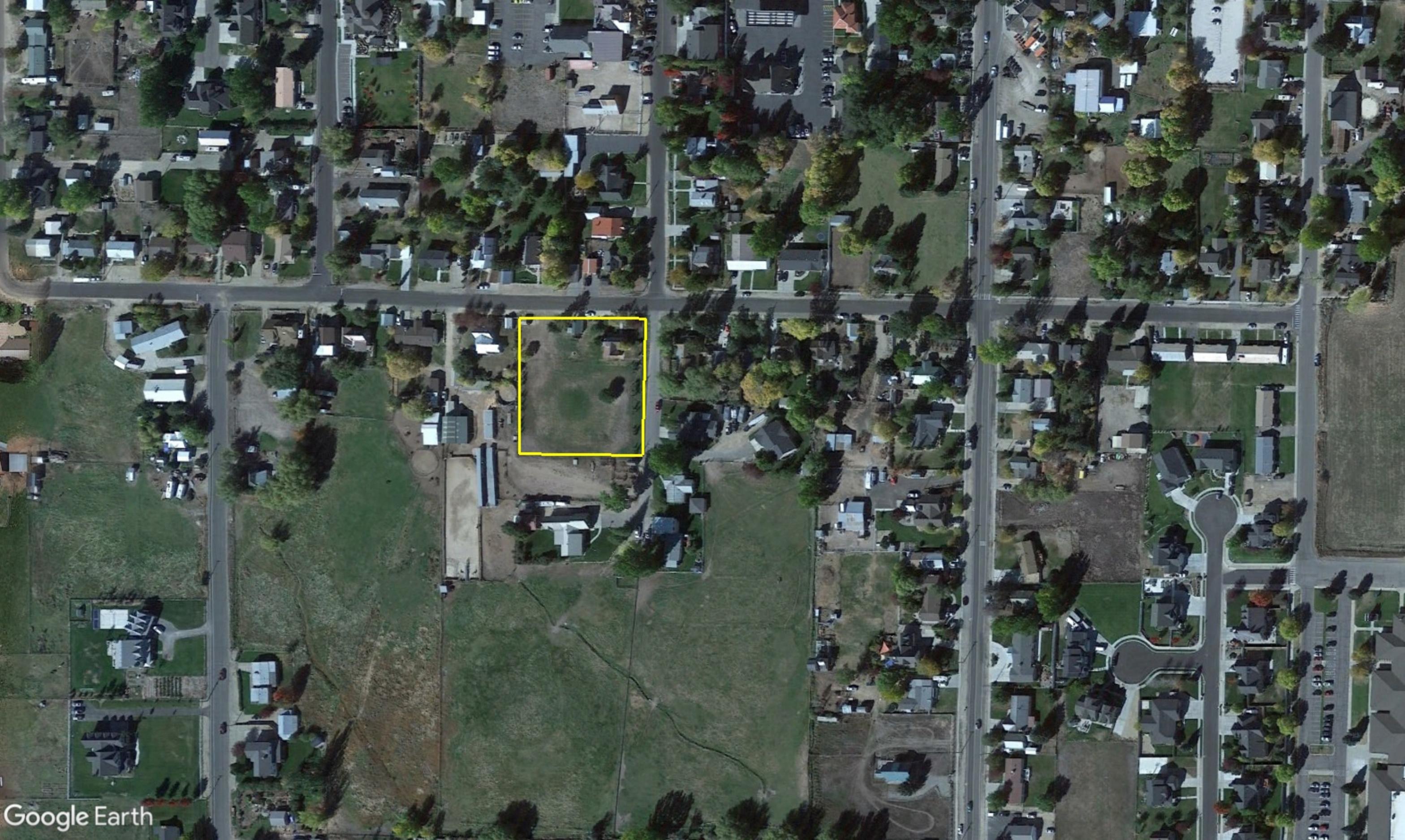
I have reviewed the plans for Farmstead Off Main subdivision for compliance with the 2018 International Fire Code (2018 IFC). I have no fire code concerns with the plans that have been recommended for approval by the Midway City Planning Commission and are now being presented to the Midway City Council for final approval.

Prior to accepting building permit applications for this project, the developer will need to be granted in writing at least substantial completion by Wes Johnson with Horrocks Engineering, and the Fire Marshal will need to verify hydrant locations and road widths are installed per approved plans.



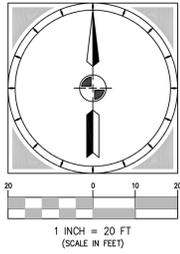
Tex R. Couch CBO/MCP  
Midway City Building Official/Fire Marshal  
75 West 100 North  
Midway, Utah 84049  
[tcouch@midwaycityut.org](mailto:tcouch@midwaycityut.org)  
(435)654-3223 Ext. 107



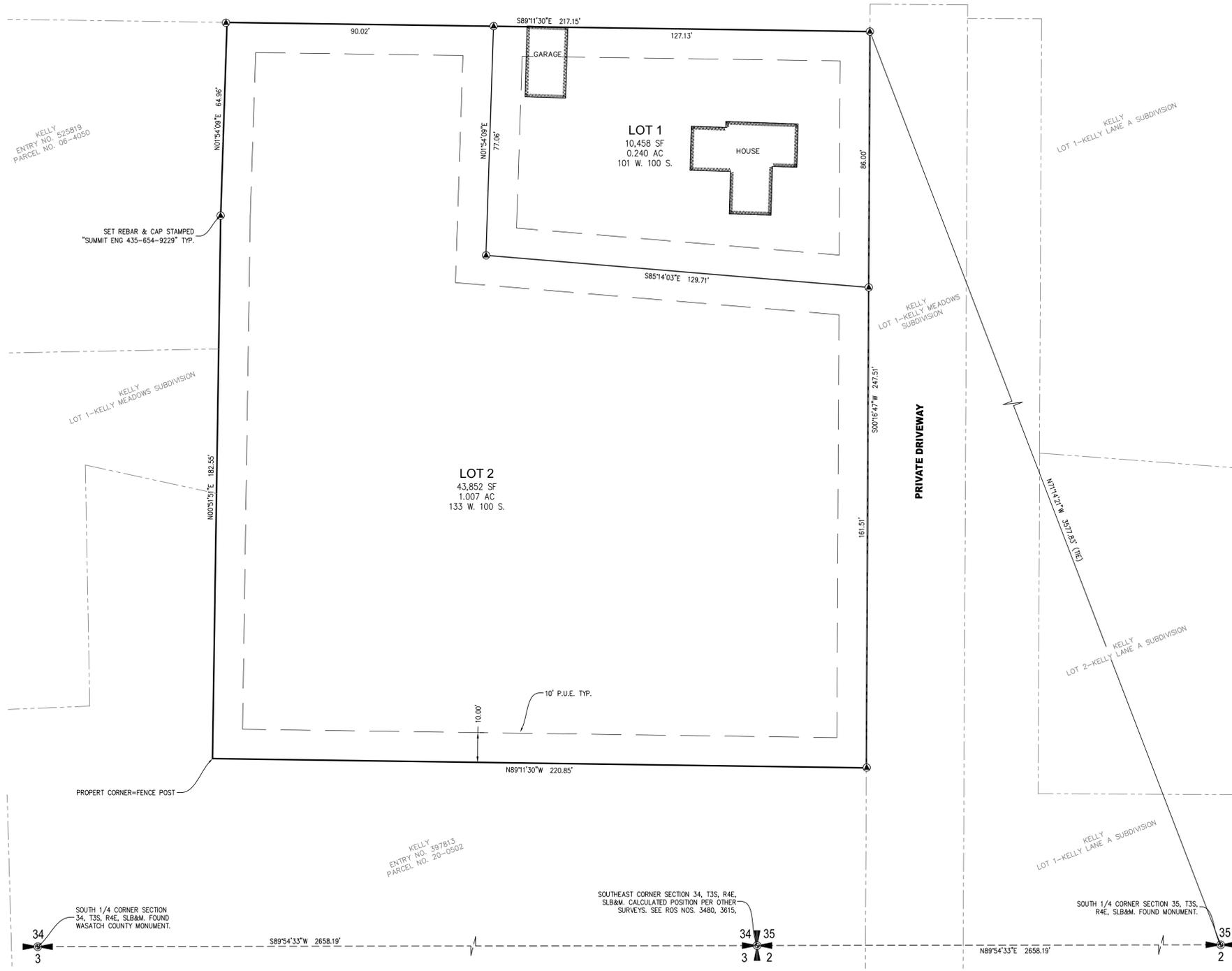




# FARMSTEAD OFF MAIN



100 SOUTH



**PLAT NOTES**

1. DRIVEWAY ACCESS IS ONLY ALLOWED OFF OF 100 S.

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**MIDWAY IRRIGATION**

DATE \_\_\_\_\_

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**MIDWAY CITY ATTORNEY**

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

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**MIDWAY SANITATION DISTRICT**

DATE \_\_\_\_\_

---

**MIDWAY ENGINEER APPROVAL**

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 11725351 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

**FOR REVIEW**

DEREK KOHLER  
PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

SURVEYOR'S SEAL

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, KELLY MEADOWS SUBDIVISION, SAID POINT BEING N71°14'21"W 3577.83 FEET FROM A FOUND MONUMENT AT THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST; THENCE ALONG SAID LOT 1 S00°16'17"W 247.51 FEET; THENCE ALONG AN EXISTING METAL FENCE LINE THE FOLLOWING TWO COURSES: (1) N89°11'30"W 220.85 FEET; (2) N00°51'51"E 182.55 FEET; THENCE LEAVING SAID FENCE LINE N01°54'09"E 64.96 FEET; THENCE S89°11'30"E 217.15 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.247 ACRES.

**BASIS OF BEARINGS**

BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS N89°54'33"E 2658.19 BETWEEN THE SOUTH 1/4 AND SOUTHEAST CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

I, THE UNDERSIGNED OWNER OF THE DESCRIBED PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT TO BE CREATED, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

FRANK D. DENT, TRUSTEE  
THE FRANK D. DENT AND AMY S. DENT 2013 REVOCABLE TRUST DATED THE 20TH DAY OF JUNE, 2013

DATE \_\_\_\_\_

AMY S. DENT, TRUSTEE  
THE FRANK D. DENT AND AMY S. DENT 2013 REVOCABLE TRUST DATED THE 20TH DAY OF JUNE, 2013

DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS DAY OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME FRANK D. DENT, TRUSTEE, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS DAY OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AMY S. DENT, TRUSTEE, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF MIDWAY, UTAH, APPROVES THIS SUBDIVISION PLAT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, THIS DAY OF \_\_\_\_\_, 2023.

MAYOR \_\_\_\_\_

CLERK-RECORDER \_\_\_\_\_

**PLANNING APPROVAL**

APPROVED THIS DAY OF \_\_\_\_\_, BY THE PLANNING DIRECTOR OF MIDWAY, UTAH.

PLANNING DIRECTOR \_\_\_\_\_

**WASATCH COUNTY RECORDER**

ENTRY #: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

FEE: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ FOR: \_\_\_\_\_

BY \_\_\_\_\_ WASATCH COUNTY RECORDER MARCY M. MURRAY

PROJECT: L23-055  
PREPARED FOR: DOUG & AMY DENT  
SHEET: 1 OF 1  
PROJECT: FARMSTEAD OFF MAIN



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SUMMIT ENGINEERING GROUP, INC.

**SEALING 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 MANNER. 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.

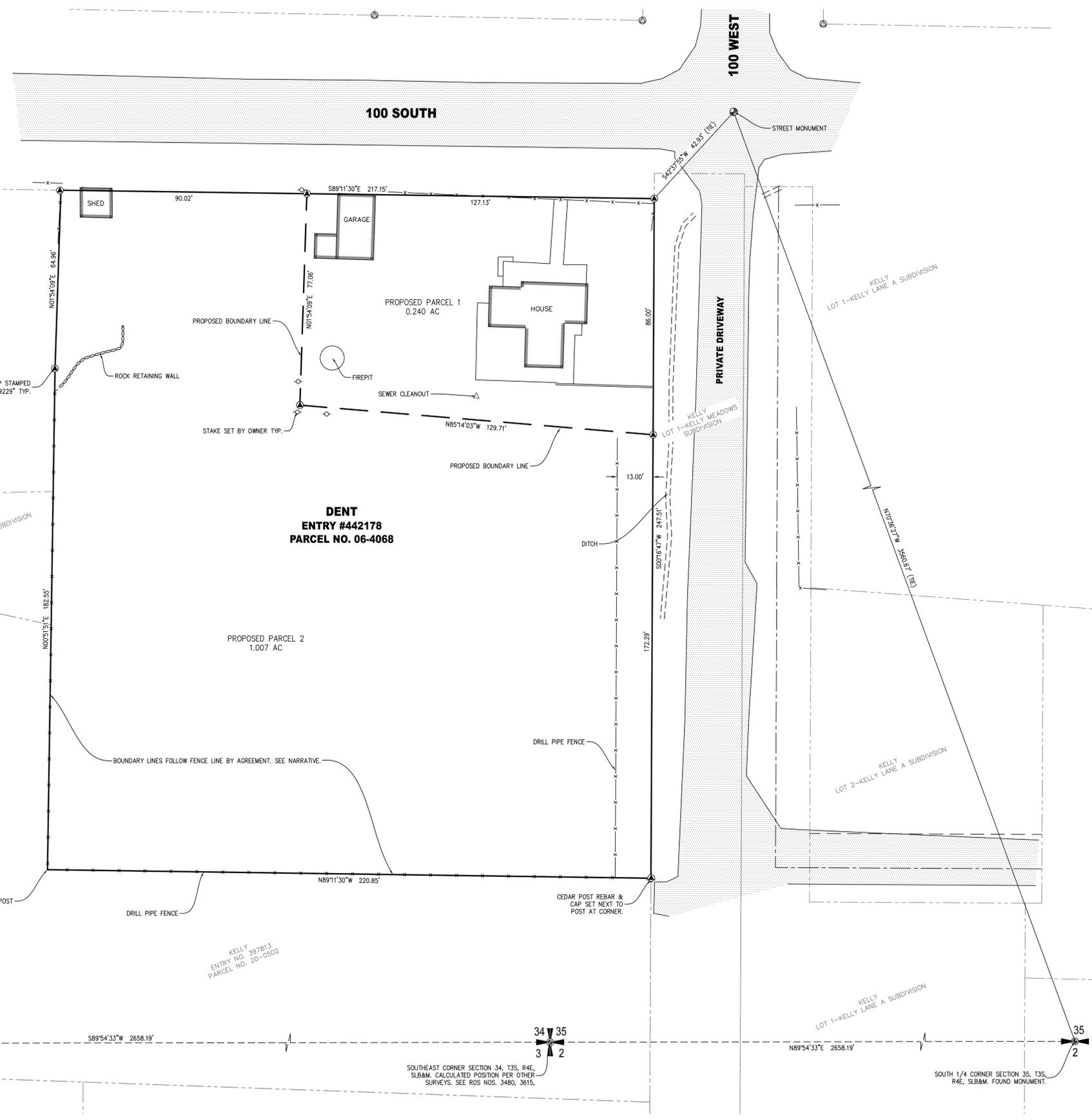
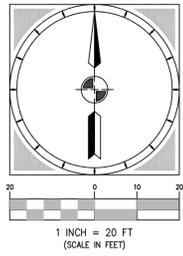
**FARMSTEAD OFF MAIN**

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

**COUNTY SURVEYOR APPROVAL**

APPROVED AS TO FORM. RECORD OF SURVEY # \_\_\_\_\_

WASATCH COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

I, DEREK KOHLER, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 11725351) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF DOUG AND AMY DENT.
2. THE LAND SURVEYED LIES WITHIN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, AND THE SURVEY WAS COMPLETED DURING APRIL 2023.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 17, OF THE UTAH CODE.
4. THE MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

**BOUNDARY DESCRIPTION**

**QUIT CLAIM DEED ENTRY #442178:**  
 BEGINNING AT A POINT 17.46 CHAINS NORTH AND 10.76 CHAINS NORTH 88°45' WEST FROM THE SOUTHEAST CORNER OF SECTION 34, IN TOWNSHIP 3 SOUTH OF RANGE 4 EAST OF THE SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 11°51' WEST 3.75 CHAINS; THENCE NORTH 88°45' WEST 3.215 CHAINS; THENCE NORTH 11°51' EAST 3.75 CHAINS; THENCE SOUTH 88°45' EAST 3.215 CHAINS TO THE PLACE OF BEGINNING.

**AS SURVEYED DESCRIPTION:**  
 BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, KELLY MEADOWS SUBDIVISION, SAID POINT BEING N71°14'21"W 3577.83 FEET FROM A FOUND MONUMENT AT THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST; THENCE ALONG SAID LOT 1 S00°16'47"W 247.51 FEET; THENCE ALONG AN EXISTING METAL FENCE LINE THE FOLLOWING TWO COURSES: (1) N89°11'30"W 220.85 FEET; (2) N00°51'51"E 182.55 FEET; THENCE LEAVING SAID FENCE LINE N01°54'09"E 64.96 FEET; THENCE S89°11'30"E 217.15 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.247 ACRES.

**BASIS OF BEARINGS**

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**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PHYSICAL LOCATION OF PARCEL NUMBER 06-4068 IN PREPARATION FOR FURTHER DEVELOPMENT OF THE PROPERTY. A SURVEY DESCRIPTION WAS ADDED TO THIS SURVEY. SEE NOTE 2 UNDER GENERAL NOTES CONCERNING SAID SURVEYED DESCRIPTION.

**BOUNDARY NOTES:**  
 EASE: FOLLOWS ALONG THE KELLY MEADOWS PLAT A SUBDIVISION. (SEE ENTRY NO. 242953). SECTION CORNERS MONUMENTS AS SHOWN ON SAID PLAT WERE USED TO LOCATE SAID PLAT.  
 SOUTH AND WEST: FOLLOWS ALONG AN EXISTING FENCE LINE. IN CONVERSATIONS WITH THE PROPERTY OWNER, SAID FENCE ALONG THE SOUTH AND THE MAJORITY OF THE WEST BOUNDARY HAS BEEN INSTALLED BY AGREEMENT OF BOTH PROPERTY OWNERS. A BOUNDARY LINE AGREEMENT ALONG SAID FENCE LINES ARE RECOMMENDED TO CLEAN UP THE OFFICIAL RECORDS.  
 NORTH: THE DENT PROPERTY CALLS FOR 3.75 CHAINS (247.50'). THE SOUTH LINE HAS BEEN OFFSET 247.50' THE NORTH THE ESTABLISH THE NORTH BOUNDARY LINE.

**FOR REVIEW**

DEREK KOHLER  
 PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_  
 SURVEYOR'S SEAL

**GENERAL NOTES**

1. THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT A PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.
2. IN THE EVENT THAT THIS SURVEY DETERMINES THAT THE CREATION OF A NEW/IMPROVED LEGAL DESCRIPTION IS ADVISABLE AND NECESSARY TO AID THE RESOLUTION OF KNOWN BOUNDARY CONFLICTS, IT SHOULD BE UNDERSTOOD THAT SUCH A LEGAL DESCRIPTION, AS MIGHT BE SHOWN AND PROVIDED HEREON, DOES NOT AUTOMATICALLY REPLACE OR EXTINGUISH RECORD TITLE LINES AND SHOULD NOT BE USED IN INSTRUMENTS OF CONVEYANCE BY WARRANTY OR FOR THE BOUNDARY LINES OF FUTURE DEVELOPMENTS UNLESS THE BOUNDARY LINES OF SUCH A LEGAL DESCRIPTION, AS MIGHT BE PROVIDED HEREON, HAVE BEEN ESTABLISHED AND AGREED UPON BY APPROPRIATE AND LEGAL MEANS BETWEEN RELEVANT PARTIES. TO HELP PREPARE SUCH AGREEMENTS, SOLICITATION OF COMPETENT LEGAL COUNSEL IS STRONGLY RECOMMENDED.
3. IN THE EVENT THAT THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF PARCELING PROPERTY ACCORDING TO DIRECTIONS FROM THE CLIENT, UNDER NO CIRCUMSTANCE SHOULD THE PARCELING OF PROPERTY AS MIGHT BE SHOWN HEREON AND DESCRIBED BY LEGAL DESCRIPTION ABOVE BE INTERPRETED AS REPRESENTING A LEGAL SUBDIVISION OF LOTS OF RECORD SANCTIONED OR APPROVED BY CITY OR COUNTY GOVERNMENT OFFICES. INDEED, THIS SURVEY AND ANY INFORMATION PROVIDED HEREON ARE INTENDED NEITHER TO CREATE NOR DESTROY LOT OF RECORD STATUS AND ASSOCIATIVE ENTITLEMENTS AND MAKES NO CLAIM AS TO LOT CONFORMANCE BY STATUTE. PROPERTY OWNERS AND PROSPECTIVE BUYERS ARE ADVISED TO CONTACT CITY AND COUNTY PLANNING OFFICES FOR INFORMATION AND DIRECTION PERTAINING TO ISSUES OF LOT CONFORMANCE AND REQUIREMENTS FOR DEVELOPMENT.
4. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE; FURTHERMORE, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
6. THIS SURVEY DOES NOT PURPORT TO DETAIL THE LOCATIONS OF ANY OR ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD AND USE.
7. THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-662-4111).

PROJECT L23-055	PREPARED FOR DOUG AND AMY DENT
SHEET 1 OF 1	PROJECT MIDWAY PARCEL 06-4068

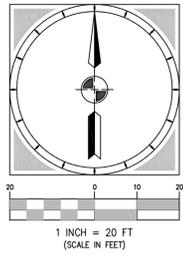
**RECORD OF SURVEY**

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M  
 WASATCH COUNTY, UTAH

DRAWN BY: DMK  
 REVIEWED BY: MPJ  
 SCALE: 1" = 20'  
 ISSUE DATE: 05/30/2023



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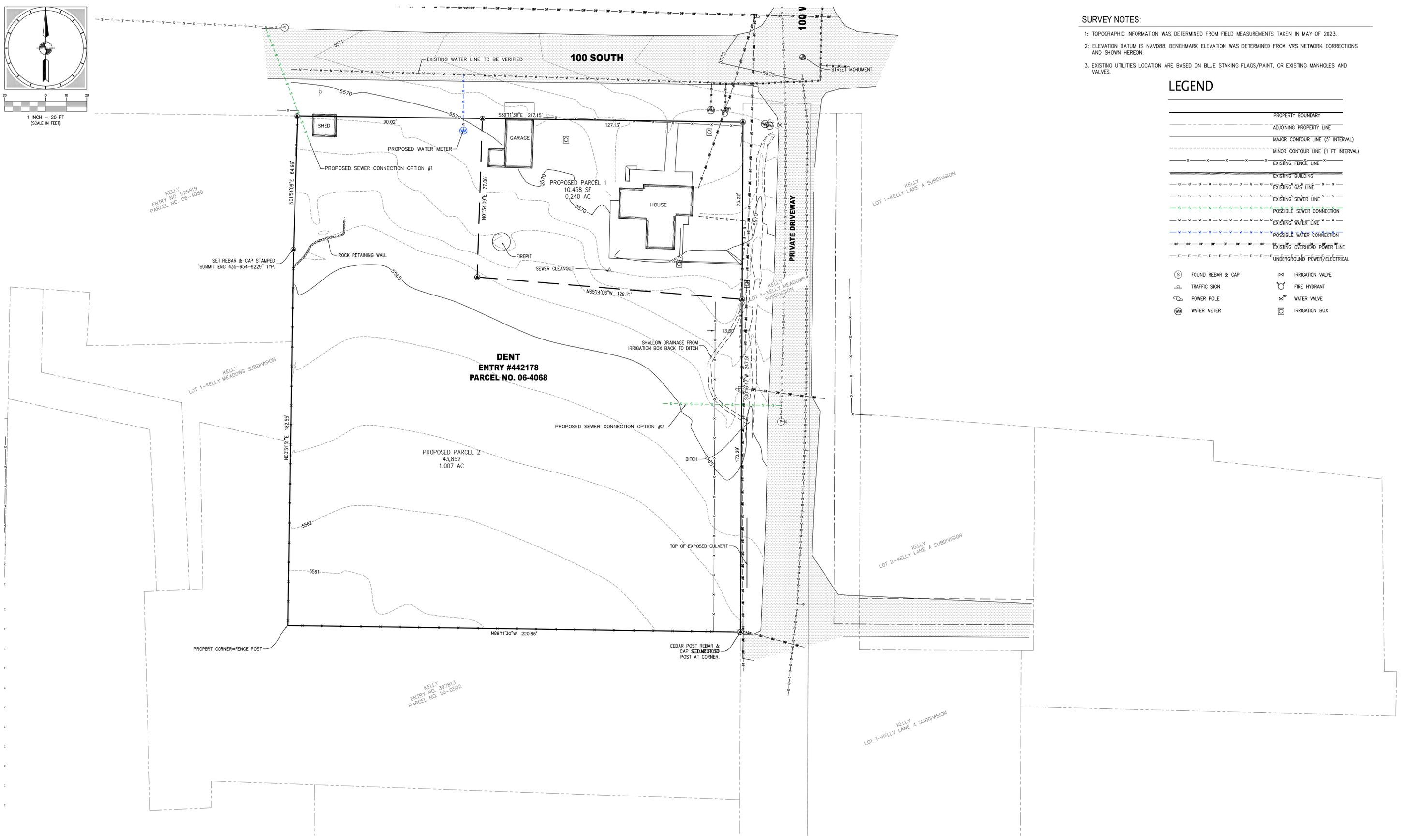


**SURVEY NOTES:**

1. TOPOGRAPHIC INFORMATION WAS DETERMINED FROM FIELD MEASUREMENTS TAKEN IN MAY OF 2023.
2. ELEVATION DATUM IS NAVD83. BENCHMARK ELEVATION WAS DETERMINED FROM VRS NETWORK CORRECTIONS AND SHOWN HEREON.
3. EXISTING UTILITIES LOCATION ARE BASED ON BLUE STAKING FLAGS/PAINT, OR EXISTING MANHOLES AND VALVES.

**LEGEND**

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	MAJOR CONTOUR LINE (5' INTERVAL)
	MINOR CONTOUR LINE (1 FT INTERVAL)
	EXISTING FENCE LINE
	EXISTING BUILDING
	EXISTING GAS LINE
	EXISTING SEWER LINE
	POSSIBLE SEWER CONNECTION
	EXISTING WATER LINE
	POSSIBLE WATER CONNECTION
	EXISTING OVERHEAD POWER LINE
	UNDERGROUND POWER/ELECTRICAL
	FOUND REBAR & CAP
	TRAFFIC SIGN
	POWER POLE
	WATER METER
	IRRIGATION VALVE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION BOX



<p>PROJECT L23-055</p> <p>SHEET 1 OF 1</p>	<p>PREPARED FOR <b>DOUG AND AMY DENT</b></p> <p>PROJECT <b>MIDWAY PARCEL 06-4068</b></p>	<h2>EXISTING CONDITIONS AND UTILITY MAP</h2>	<p>WASATCH COUNTY, UTAH</p>	<p>DRAWN BY: DMK</p> <p>REVIEWED BY: MPJ</p> <p>SCALE: 1" = 20'</p> <p>ISSUE DATE: 05/30/2023</p>	<p><b>Summit Engineering Group Inc.</b></p> <p>55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032 P: 435-654-9229 • F: 435-654-9231</p>	<p>COPYRIGHT © 2023 SUMMIT ENGINEERING GROUP, INC.</p> <p><b>DRAWING ALTERATIONS</b></p> <p>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 MANNER. ANY LICENSEE OF THE PROFESSIONAL LAND SURVEYOR IS REQUIRED TO SIGN AND SEAL THIS DOCUMENT TO BE VALID. ANY ALTERATIONS MUST BE FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.</p>
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