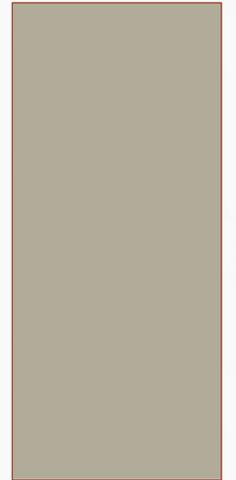


SPRINGER FARMS
COMMERCIAL PLANNED UNIT DEVELOPMENT

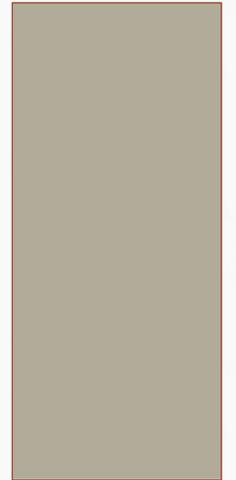
PLAT AMENDMENT



SPRINGER FARMS

COMMERCIAL PLANNED UNIT DEVELOPMENT

PRELIMINARY

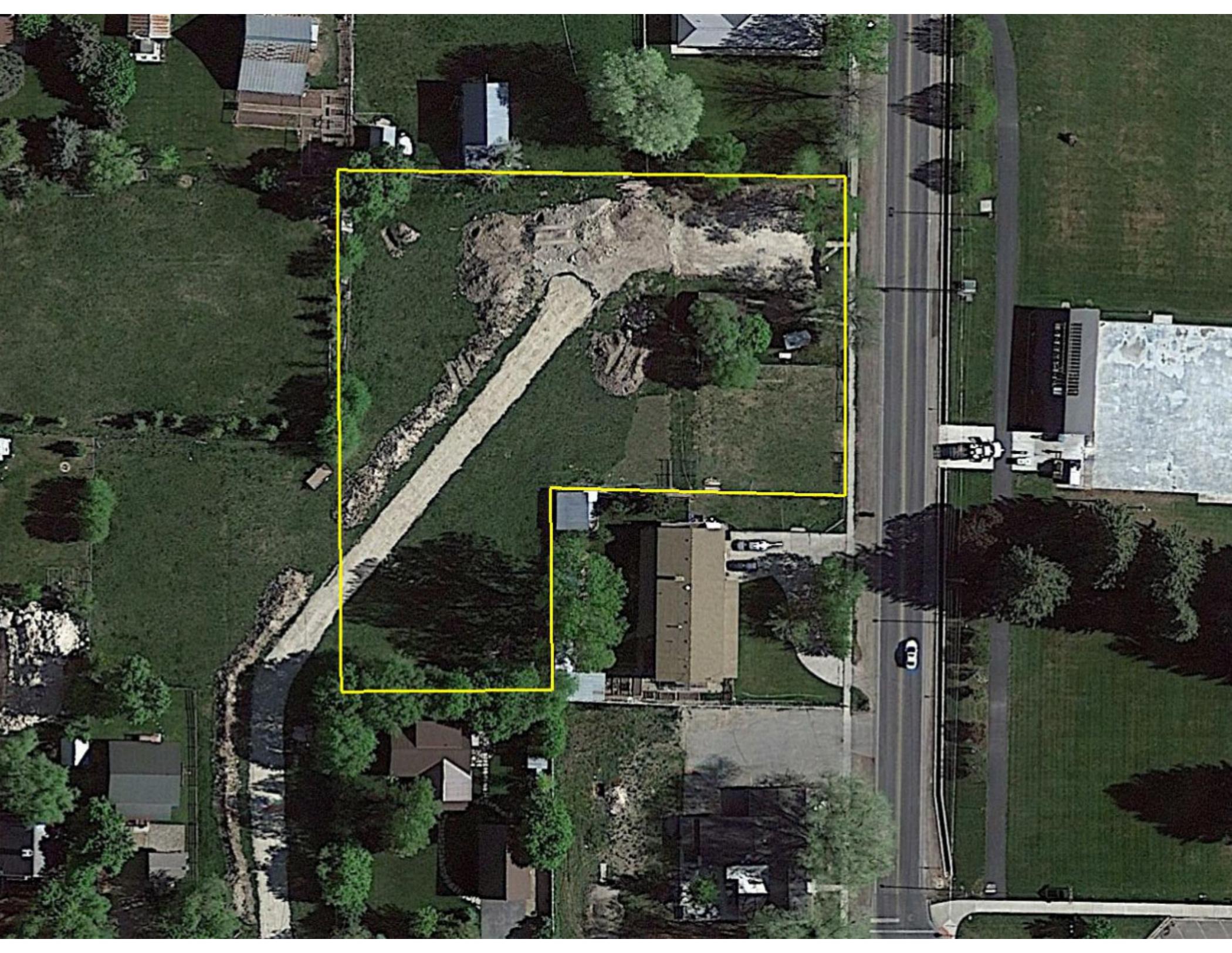


APPLICATION SUMMARY

- C-3 zone
- 1.26 acres
- Unit 4 is 4,747 square feet (building footprint)
- Unit 4 will be a condominium plat
- Unit 4:
 - Three lower floor commercial units
 - Seven short-term rentals (will not include kitchens or individual laundry facilities)
- Private driveways, parking, and landscaping that will be common area and will be maintained by the Property Owners' Association

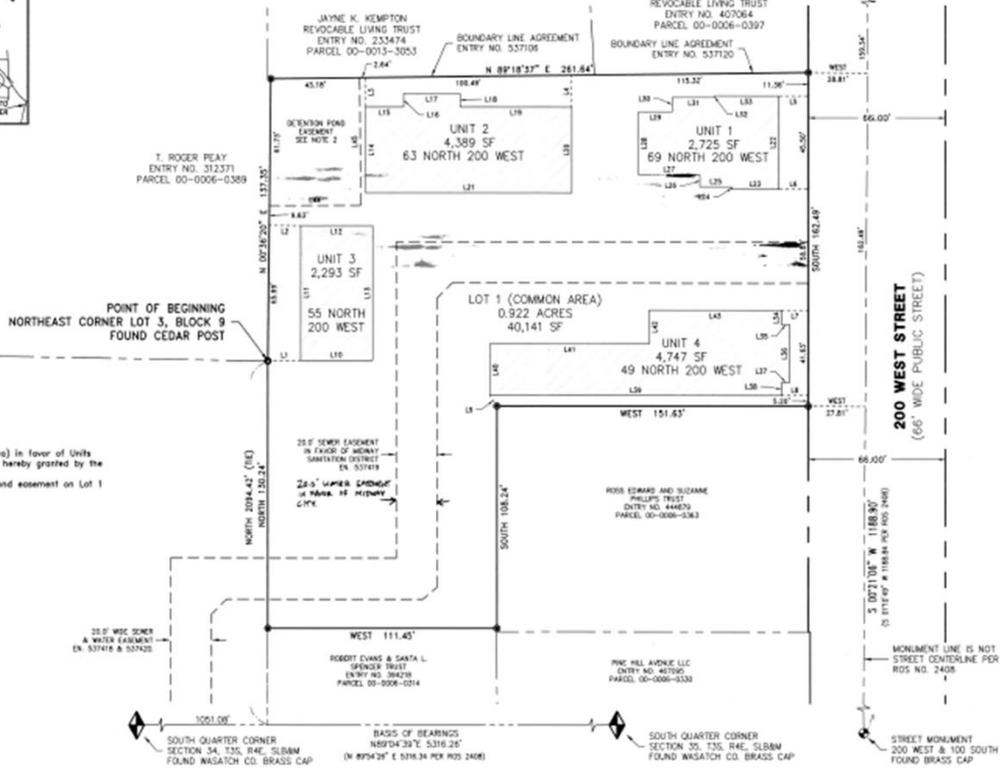








SPRINGER FARMS SUBDIVISION
 "COMMERCIAL PLANNED UNIT DEVELOPMENT"
 PART OF BLOCK 9, MIDWAY SURVEY, LOCATED IN THE SOUTHEAST
 QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 MIDWAY, WASATCH COUNTY, UTAH



- Notes:
1. An easement across Lot 1 (Common Area) in favor of Units 1-4 for utilities, access, and parking is hereby granted by the recording of this plat.
 2. The pond located within the detention pond easement on Lot 1 is not to be filled.

LINE	BEARING	LENGTH
L1	S 88°43'24" W	15.94
L2	N 89°23'40" W	15.25
L3	N 00°41'25" W	14.17
L4	N 00°41'25" W	15.38
L5	N 90°00'00" E	14.59
L6	N 90°00'00" E	14.59
L7	N 90°00'00" E	13.01
L8	N 90°00'00" E	13.01
L9	S 33°57'09" E	6.27
L10	N 90°00'00" E	35.00
L11	S 00°00'00" E	65.50
L12	N 90°00'00" E	35.00
L13	N 00°00'00" E	65.50
L14	N 00°00'00" E	41.89
L15	N 90°00'00" E	18.59
L16	N 00°00'00" E	6.48
L17	N 90°00'00" E	27.36
L18	S 00°00'00" E	6.48
L19	N 90°00'00" E	54.35
L20	S 00°00'00" E	41.89
L21	N 90°00'00" E	100.50
L22	S 00°00'00" E	45.50
L23	N 90°00'00" E	22.67
L24	N 00°00'00" E	1.25
L25	N 90°00'00" W	15.50
L26	N 00°00'00" E	5.82
L27	N 90°00'00" W	30.00
L28	N 00°00'00" E	30.58
L29	S 90°00'00" E	18.48
L30	N 00°00'00" E	7.04
L31	N 90°00'00" E	20.59
L32	N 00°00'00" E	0.71
L33	N 90°00'00" E	31.10
L34	S 00°00'00" E	7.15
L35	N 90°00'00" E	4.00
L36	S 00°00'00" E	27.98
L37	N 90°00'00" W	4.00
L38	S 00°00'00" E	6.52
L39	N 90°00'00" W	142.12
L40	N 00°00'00" E	25.12
L41	N 90°00'00" E	77.82
L42	N 00°00'00" E	16.50
L43	N 90°00'00" E	64.50
L44	N 89°48'04" E	44.27
L45	N 00°24'20" W	62.10

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 9, MIDWAY SURVEY OF BUILDING LOTS, SAID POINT BEING NORTH 89°04'39" EAST 1051.08 FEET AND NORTH 2094.42 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°36'20" EAST 137.35 FEET; THENCE NORTH 89°18'37" EAST 261.64 FEET; THENCE SOUTH 182.49 FEET; THENCE WEST 151.63 FEET; THENCE SOUTH 108.24 FEET; THENCE WEST 111.45 FEET; THENCE NORTH 130.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 1 LOT AND 4 UNITS
 54,294 SQUARE FEET OR 1.246 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°04'39" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 34 AND SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, DON K. ROUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING CERTIFICATE NUMBER 507180 AS PRESCRIBED BY TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE, HAVE VERIFIED ALL MEASUREMENTS SHOWN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND UNITS HEREAFTER TO BE KNOWN AS

SPRINGER FARMS SUBDIVISION

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THIS PLAT.

Date: October 6, 2023

Don K. Roundy
 P.L.S. No. 507180

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

SPRINGER FARMS SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 11th DAY OF October 2023.

ATLAS HOLDINGS, LLC

TITLE: Co-owner

PRINT NAME: David M. Sprance

SIGNATURE: [Signature]

TRAVIS V. NOKES

TITLE: Co-owner

PRINT NAME: Travis V. Nokes

SIGNATURE: [Signature]

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL LOTS, STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS 21st DAY OF November, 2023.

APPROVED: [Signature] ATTEST: [Signature]
 CITY CLERK CITY RECORDER

APPROVED: [Signature] APPROVED: [Signature]
 CITY CLERK CITY ATTORNEY

PLANNING APPROVAL

APPROVED THIS 25th DAY OF October, A.D. 2023, BY THE MIDWAY CITY PLANNING COMMISSION:

PLANNING DIRECTOR: [Signature]

SURVEYOR SEAL: [Seal] CITY ENGINEER SEAL: [Seal] CLERK/RECORDER SEAL: [Seal]

LEGEND ENGINEERING
 52 WEST 100 NORTH
 MIDWAY CITY, UT 84032
 PHONE: 435-654-4828
 www.legendengineering.com

Recorder: [Signature]

DATE: 6/26/23

SCALE: 1"=40'

PAGE: 1 OF 1

PROJECT: S22-026

COUNTY SURVEYOR

APPROVED AS TO FORM THIS 11th DAY OF October, A.D. 2023.

DATE: 10-17-23 DATE: 10/26/23

COUNTY SURVEYOR: [Signature]

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF UTAH

ON THE 11 DAY OF October, A.D. 2023, PERSONALLY APPEARED BEFORE ME, Don K. Roundy, SURVEYOR, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE Co-owner OF Atlas Holdings, LLC, A LIMITED LIABILITY COMPANY, AND THAT BY THE AUTHORITY OF ITS MEMBERS OR ITS ARTICLE OF ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 12-29-2025 COMMISSION NUMBER: 721917

NOTARY PUBLIC: [Signature] NOTARY PUBLIC: [Signature]

(SEE SEAL BELOW) RESIDING IN Wasatch COUNTY

ACKNOWLEDGEMENT

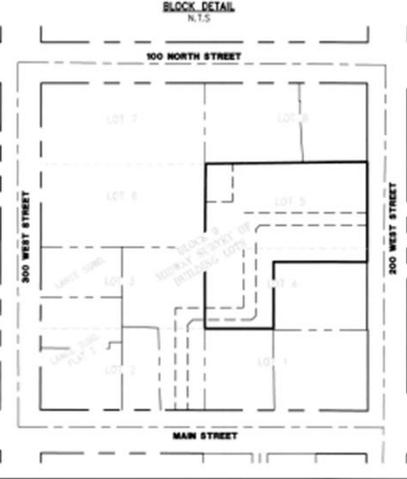
STATE OF UTAH COUNTY OF UTAH

ON THE 11 DAY OF October, A.D. 2023, PERSONALLY APPEARED BEFORE ME, Don K. Roundy, SURVEYOR, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE OWNER OF THE DESCRIBED PROPERTY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID EXECUTED THE SAME.

MY COMMISSION EXPIRES: 12-29-2025 COMMISSION NUMBER: 721917

NOTARY PUBLIC: [Signature] NOTARY PUBLIC: [Signature]

(SEE SEAL BELOW) RESIDING IN Wasatch COUNTY



- LEGEND**
- WASATCH COUNTY SECTION CORNER (AS NOTED)
 - SET REBAR W/CAP STAMPED "LEGEND ENGINEERING" (UNLESS OTHERWISE NOTED)
 - FOUND PROPERTY MONUMENT (AS NOTED)
 - FOUND STREET MONUMENT
 - PROPERTY BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - MONUMENT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - BUILDING UNIT PAD (PRIVATE OWNERSHIP)

PLOT: P:LEGEND:SPRINGER VILLAGE 17095 SURVEY OF SPRINGER VILLAGE PLAT 001 | plot date: October 10, 2023 | 1:45pm by: jrd







SPRINGER FARMS

- Subdivide unit 4 into 10 units
 - 3 commercial units on lower level
 - 7 nightly rental units on upper level
- 13 units in Springer Farms Plat
- Previously required conditions
 - Fencing be installed per the proposed fencing plan and compliance with City requirements.
 - The windows facing off the property, on the second floor of any buildings, had to have window coverings installed on them.

POSSIBLE FINDINGS

- The proposal will benefit the City financially by creating a greater tax base and by providing more commercial options to the community.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax.
- Commercial condominium developments are a conditional use in the C-3 zone.