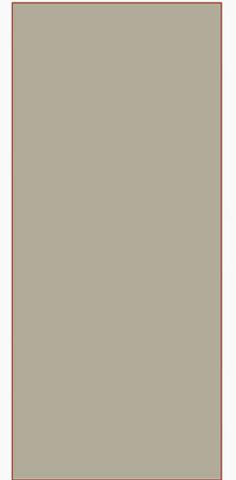
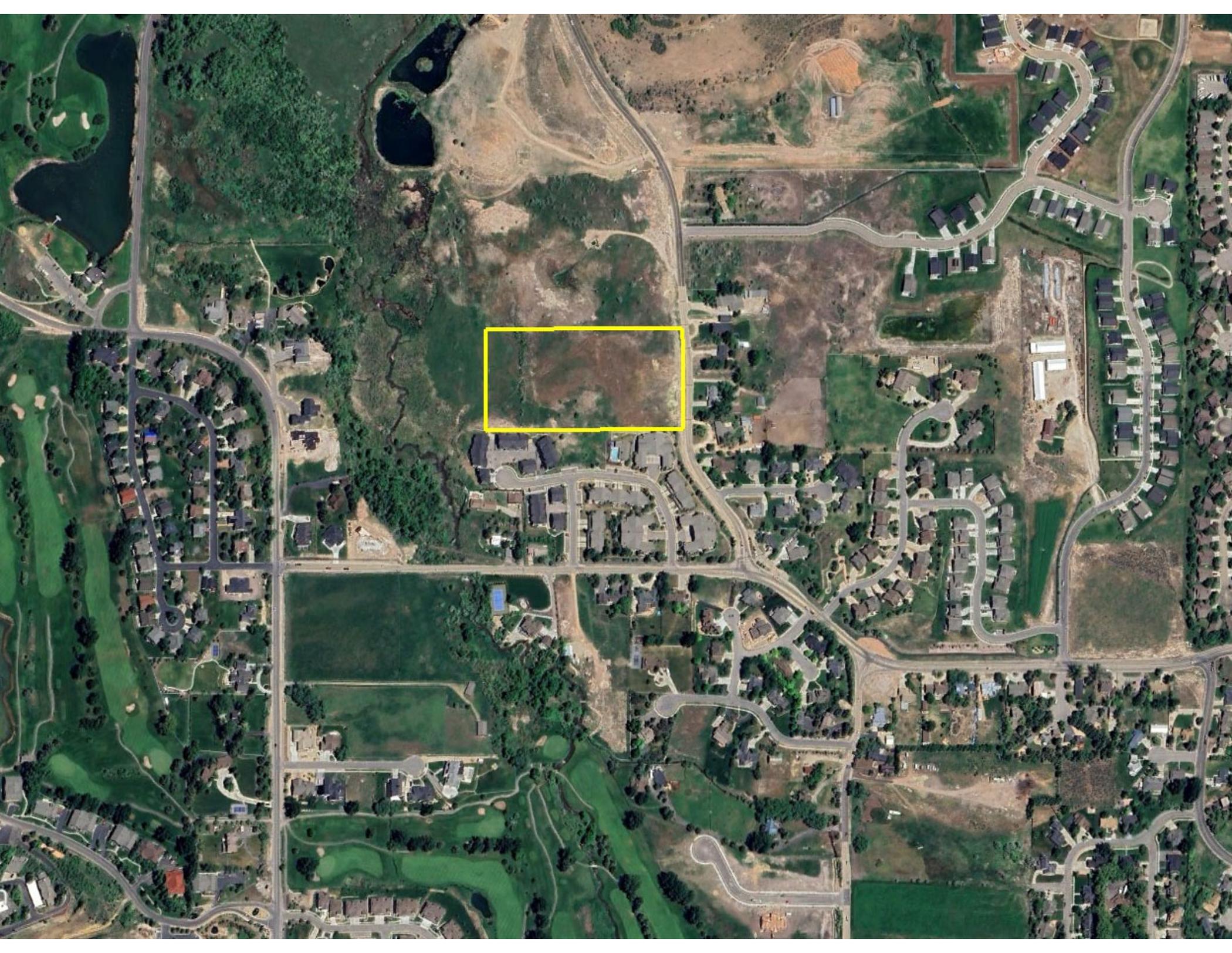


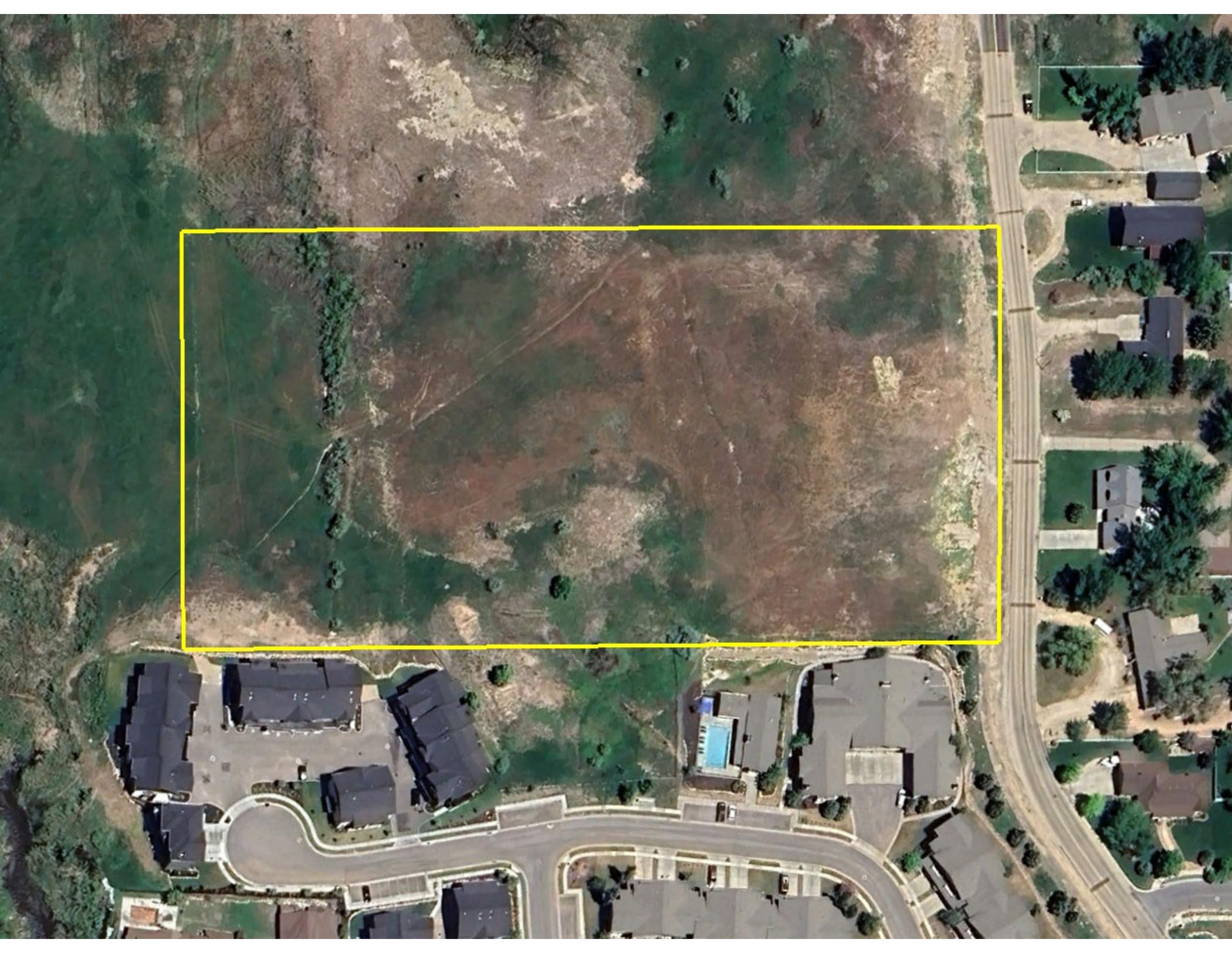
OLD TRACE HOLLOW FURTHER CONSIDERATION

ANNEXATION







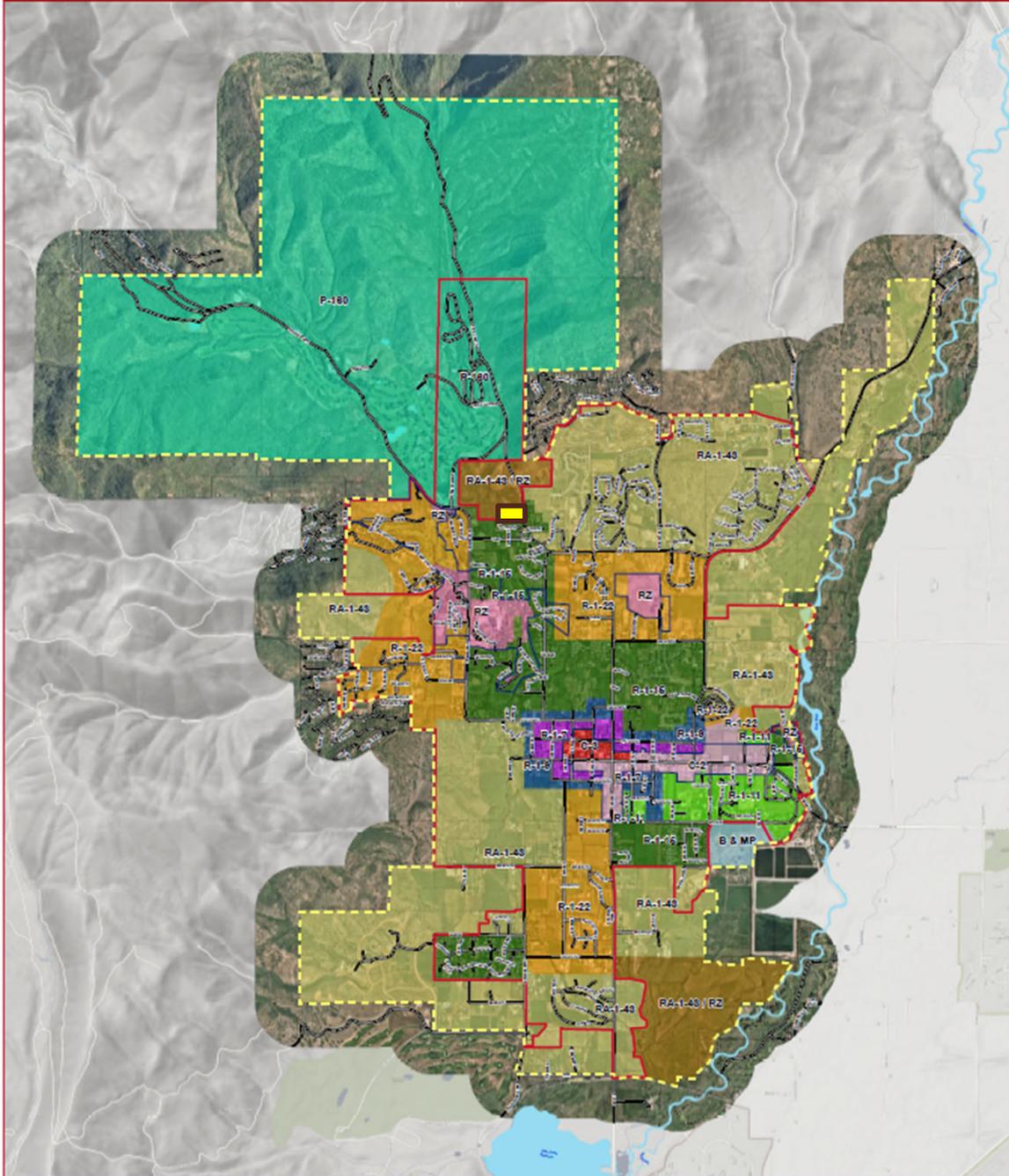


LAND USE SUMMARY

- 7 acres
- Wasatch County zone RA-1
- Proposed Midway zone RA-1-43
- 2 proposed lots
- Future planned trail along Pine Canyon Road
- Does contain areas of high-water table
 - No wetlands were identified in the sensitive lands analysis

Midway, Utah - Land Use

2/22/2022



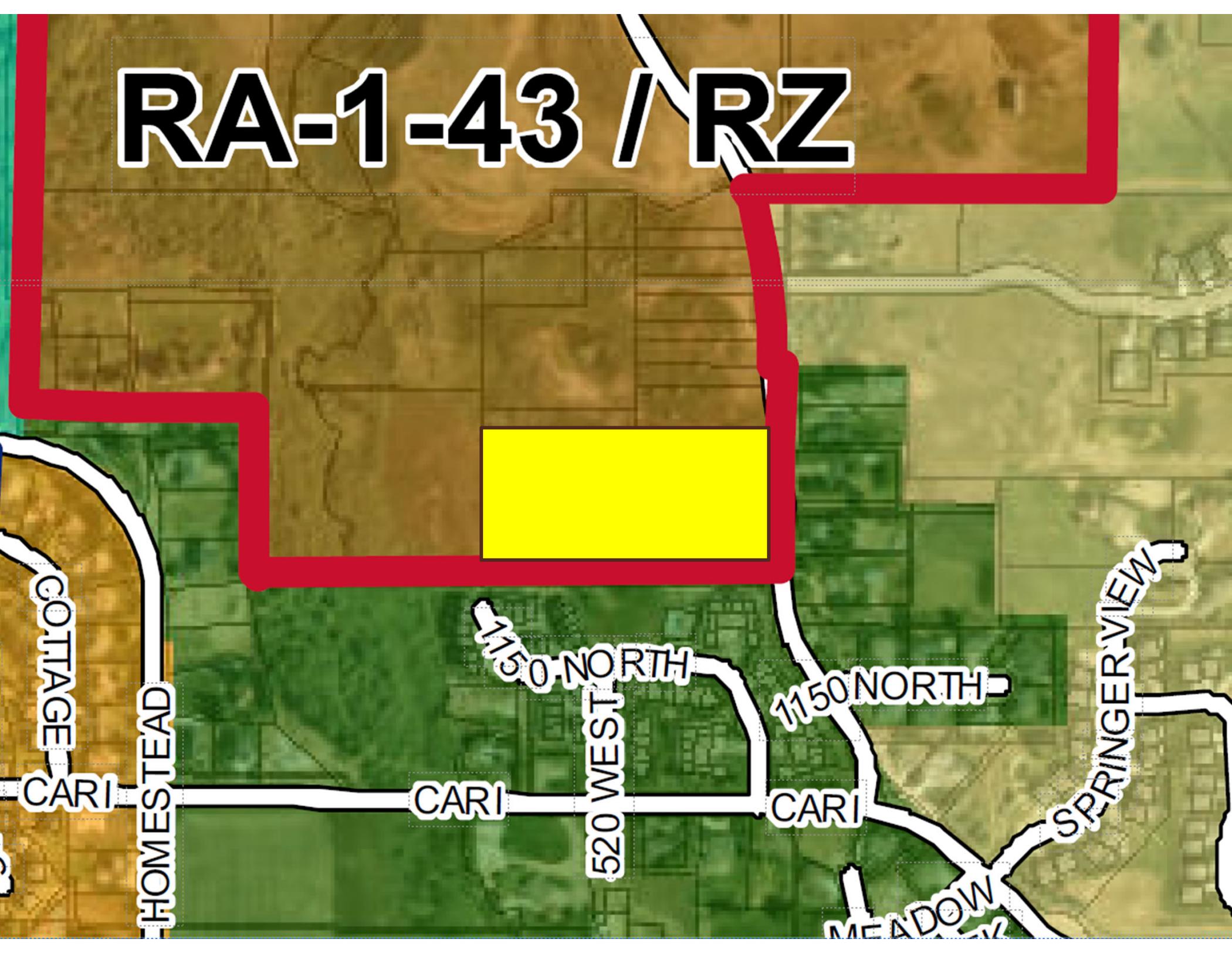
Legend Zoning

B & MP	R-1-15	RA-1-43	Midway City Boundary
C-3	R-1-22	RA-1-43 / RZ	Midway Growth Boundary
R-1-11	R-1-7	RZ	TROD
R-1-9	R-1-16	P-160	Roads



Midway Area Group
1000 West 1000 South
Midway, UT 84401
435.733.1234
www.midwayutah.com

RA-1-43 / RZ



COTTAGE

HOMESTEAD

CARI

CARI

520 WEST

1150 NORTH

1150 NORTH

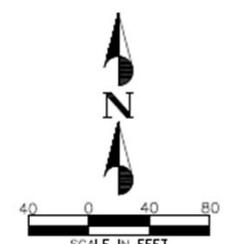
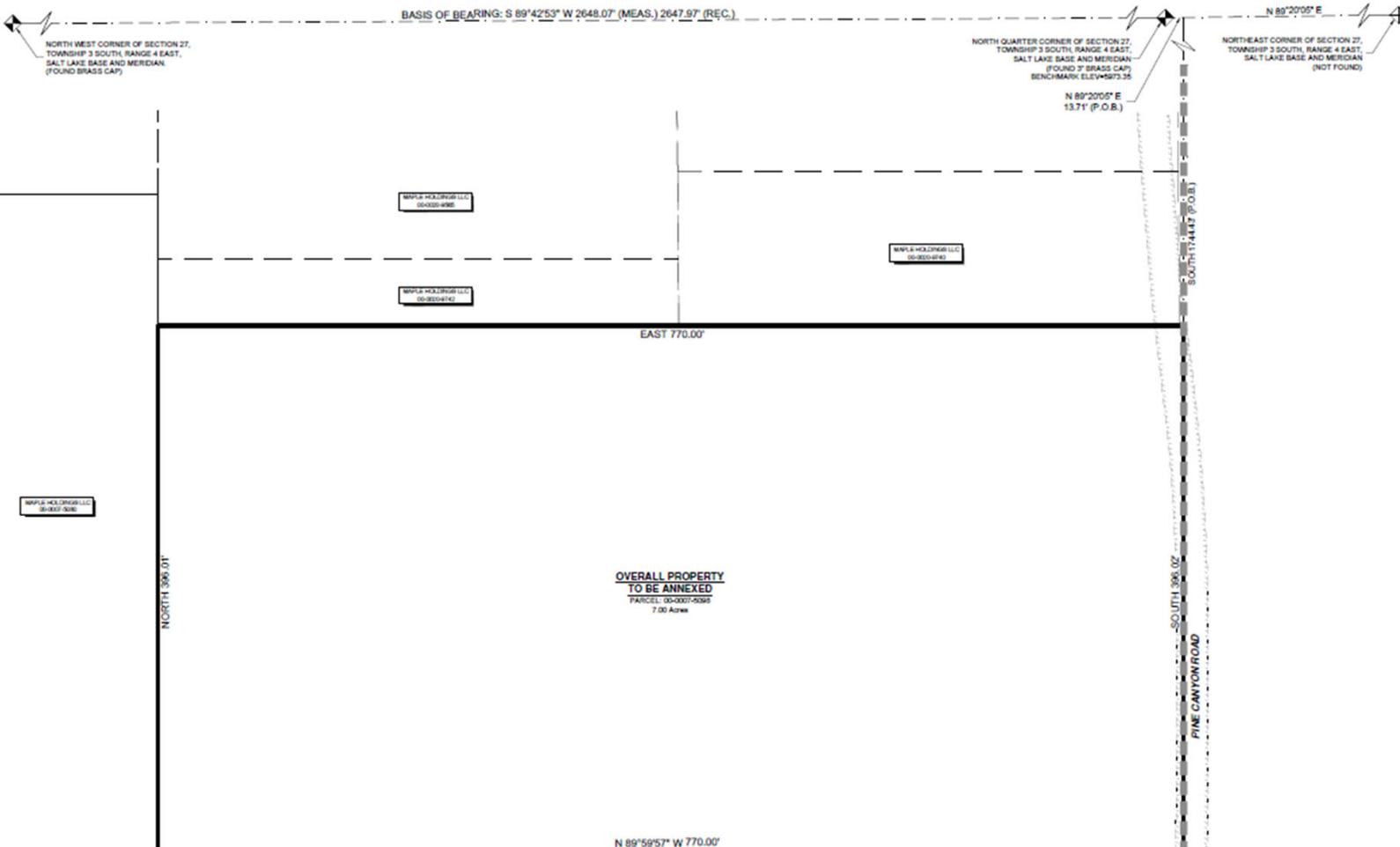
CARI

MEADOW

SPRINGER-VIEW

AKITEON LLC ANNEXATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.



LEGEND

- PROPERTY TO BE ANNEXED
- CITY BOUNDARY LINE
- SECTION LINE
- ADJOINING PARCELS
- EXISTING EDGE OF ASPHALT

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 97008 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO MEADOW CITY, WASATCH COUNTY, UTAH.

ROBERT LAW _____ DATE _____

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°42'53" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A MEASURED DISTANCE OF 2648.07 FEET AS SHOWN HEREON.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHEASTLY BOUNDARY LINE OF THE LOGGERS AT SNAKE CREEK ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 46666, SAID POINT BEING NORTH 89°05'05" EAST, ALONG THE SECTION LINE, 15.73 FEET AND SOUTH 194.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND BEGINNING THENCE NORTH 89°05'05" WEST, ALONG SAID NORTHEASTLY BOUNDARY LINE, 79.80 FEET; THENCE NORTH 396.61 FEET, THENCE EAST, 79.80 FEET; SOUTH 396.62 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION THEREOF LYING WITHIN PINE CANYON ROAD.

CONTAINS: 7.00 ACRES

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THE UNDERSIGNED MEADOW CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO MEADOW CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-6-11 AS REVISED AND THAT I HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID MEADOW CITY, AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE AKITEON LLC ANNEXATION.

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

MAYOR _____ DATE _____

CITY ATTORNEY _____ DATE _____

CITY ENGINEER _____ DATE _____

ATTORNEY _____ DATE _____

CITY RECORDER _____ DATE _____

COUNTY SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____ 20____

E.O.S. FILING NUMBER: _____

CITY SURVEYOR _____

COUNTY RECORDER

ENTRY # _____ BOOK _____ PAGE _____

DATE: _____ TIME: _____ BOOK _____ PAGE _____

FOR: **MEADOW CITY**

COUNTY RECORDER MARCY M MURRAY

PREPARED BY:

CMT TECHNICAL SERVICES

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2501

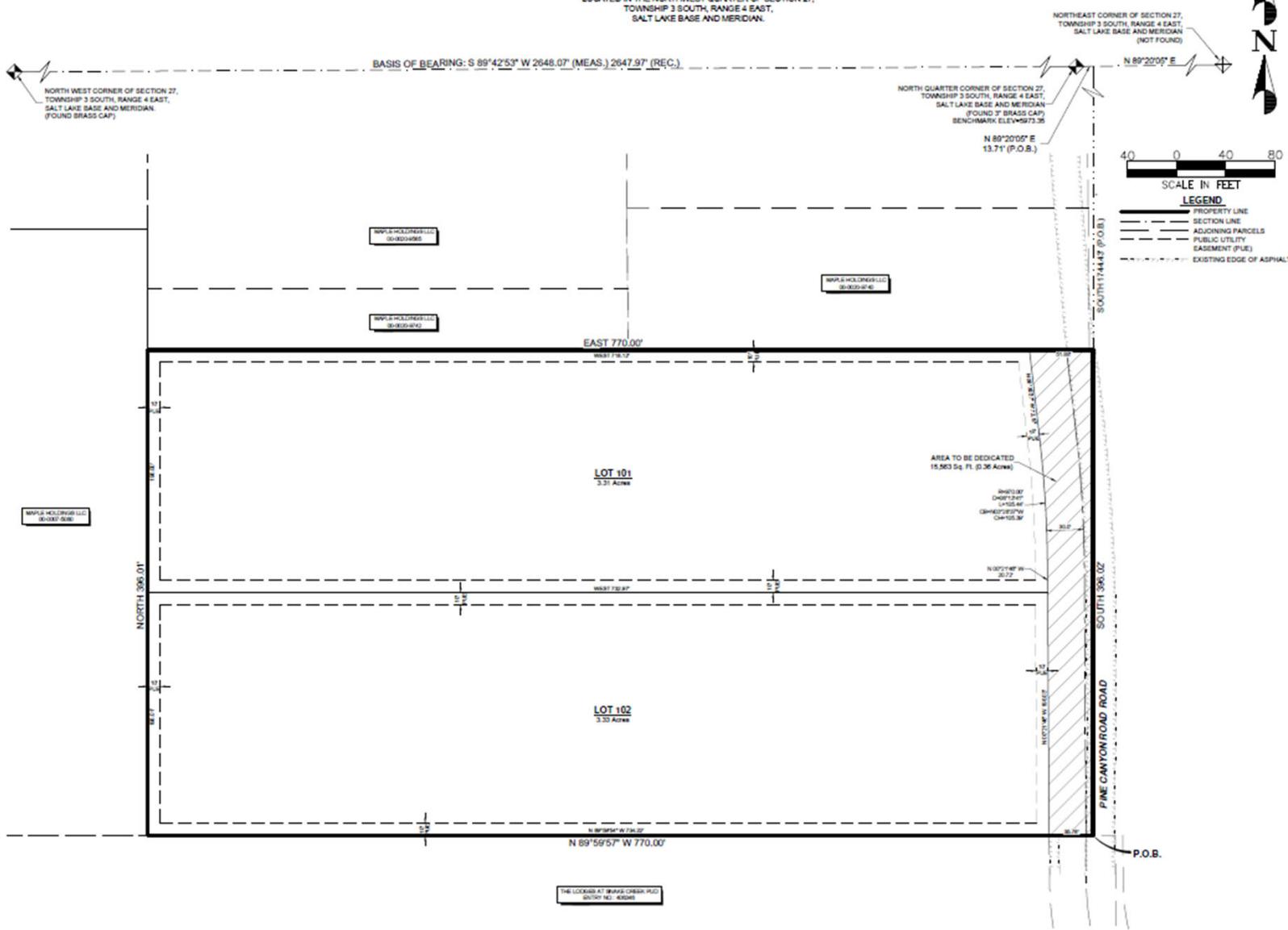
AKITEON LLC ANNEXATION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.

DATE: JANUARY 26, 2024 FILE: 1495 25102W02ANNEX-PLAT SHEET: 1 OF 1

OLD TRACE HOLLOW SUBDIVISION

LOCATED IN THE NORTH-WEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.



SURVEYOR'S CERTIFICATE
I, MICHAEL S. WITTEBERG, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 797798 IN ACCORDANCE WITH TITLE 64, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH UTAH CODE SECTION 17-20-11, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREIN SHALL BE SUBDIVIDED INTO A LOTS HEREFTER TO BE KNOWN AS OLD TRACE HOLLOW.

MICHAEL S. WITTEBERG, P.L.S. No. 797798
DATE: 02-26-2024

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE LOTS AT SNAKE CREEK ON FILE AND BEING AT THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 46464, SAID POINT BEING NORTH 89°59'57\"/>

LEGEND
- - - - - PROPERTY LINE
- - - - - SECTION LINE
- - - - - ADJOINING PARCELS
- - - - - PUBLIC UTILITY EASEMENT (P.U.E.)
- - - - - EXISTING EDGE OF ASPHALT

BASIS OF BEARING
BASIS OF BEARING IS SOUTH 89°42'53\"/>

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 LOTS, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, 2024.

AUTTRON LLC - MICHAEL CABEL

ACKNOWLEDGMENT
STATE OF UTAH } ss.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, MICHAEL CABEL, OWNER OF AUTTRON LLC, WHO SOLEMNLY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

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

APPROVED: MAYOR _____ ATTEST: CLERK - RECORDER (SEE SEAL BELOW)
APPROVED: CITY ATTORNEY _____ ATTEST: CITY ENGINEER (SEE SEAL BELOW)

OLD TRACE HOLLOW SUBDIVISION
LOCATED IN THE NORTH-WEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.

PREPARED BY:
CMT TECHNICAL SERVICES
9279 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

COUNTY SURVEYOR
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

R.O.S. FILING NUMBER: _____

CITY SURVEYOR: _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE MIDWAY PLANNING COMMISSION.

PLANNING DIRECTOR: _____

CHAIRMAN, PLANNING COMMISSION: _____

COUNTY RECORDER
ENTRY # _____ BOOK _____ PAGE _____
FILE DATE _____ TIME _____
FOR: _____
COUNTY RECORDER: _____

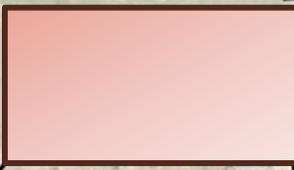
MONTH	YEAR	FILED	DATE	FILED	DATE	FILED	DATE	FILED	DATE

ING
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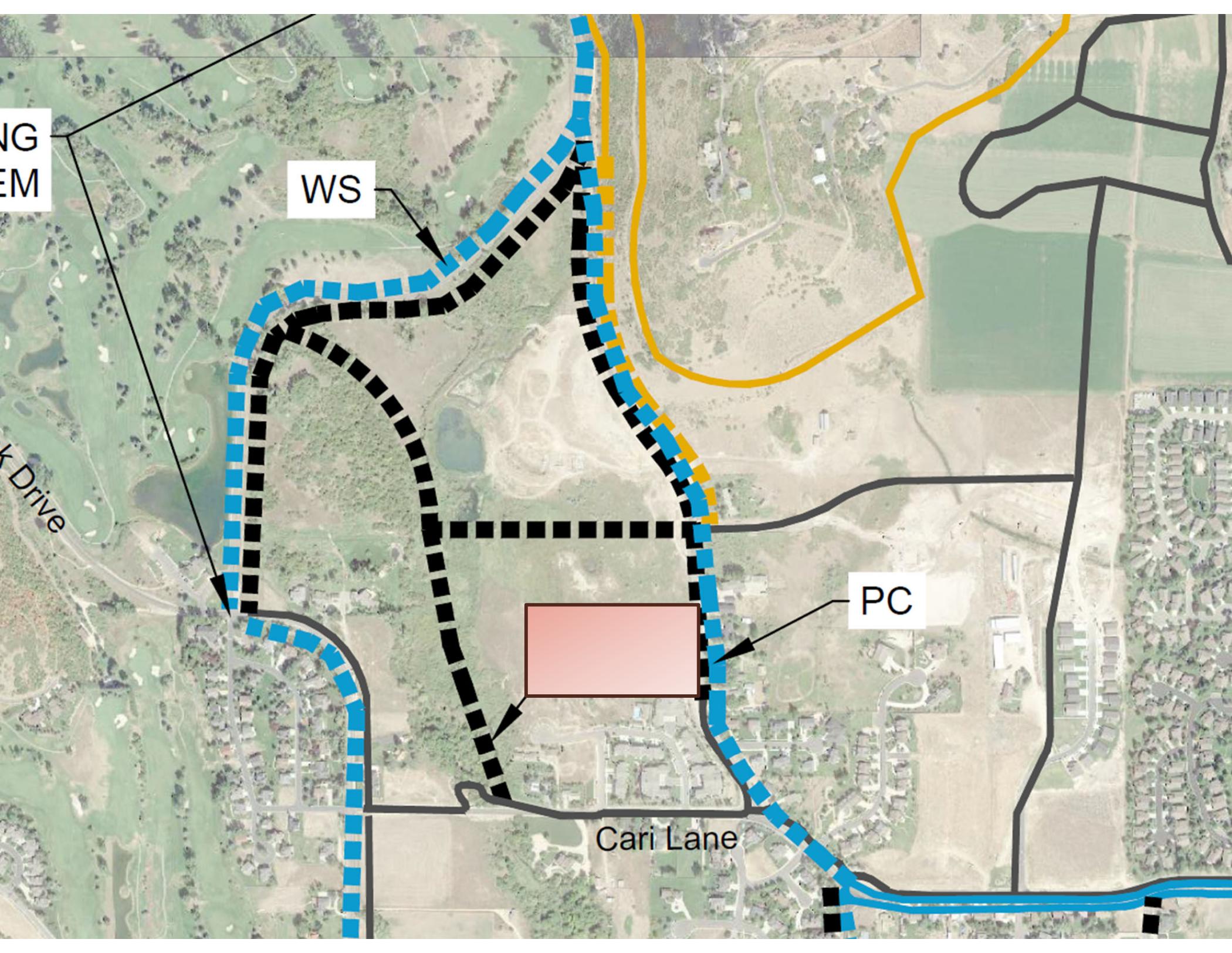
WS

k Drive

PC



Cari Lane



ITEMS TO CONSIDER

- Access – The parcel abuts North Pine Canyon Road and access would be from North Pine Canyon Road. The minimum width and frontage requirements in the requested RA-1-43 zoning is one hundred and fifty (150) feet, which the proposed concept plan meets.
- Density –The concept plan calls for two lots. Lot 101, comprising 3.31 acres, on the northern half of the parcel, and Lot 102, comprising 3.33 acres, on the southern half of the parcel.
- Water – There are no water shares associated with the parcel. The applicant will have to acquire/provide the necessary water and dedicate the rights to the City before a subdivision plat is recorded.

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