

Grant B. Kohler Trust Annexation

Further Consideration

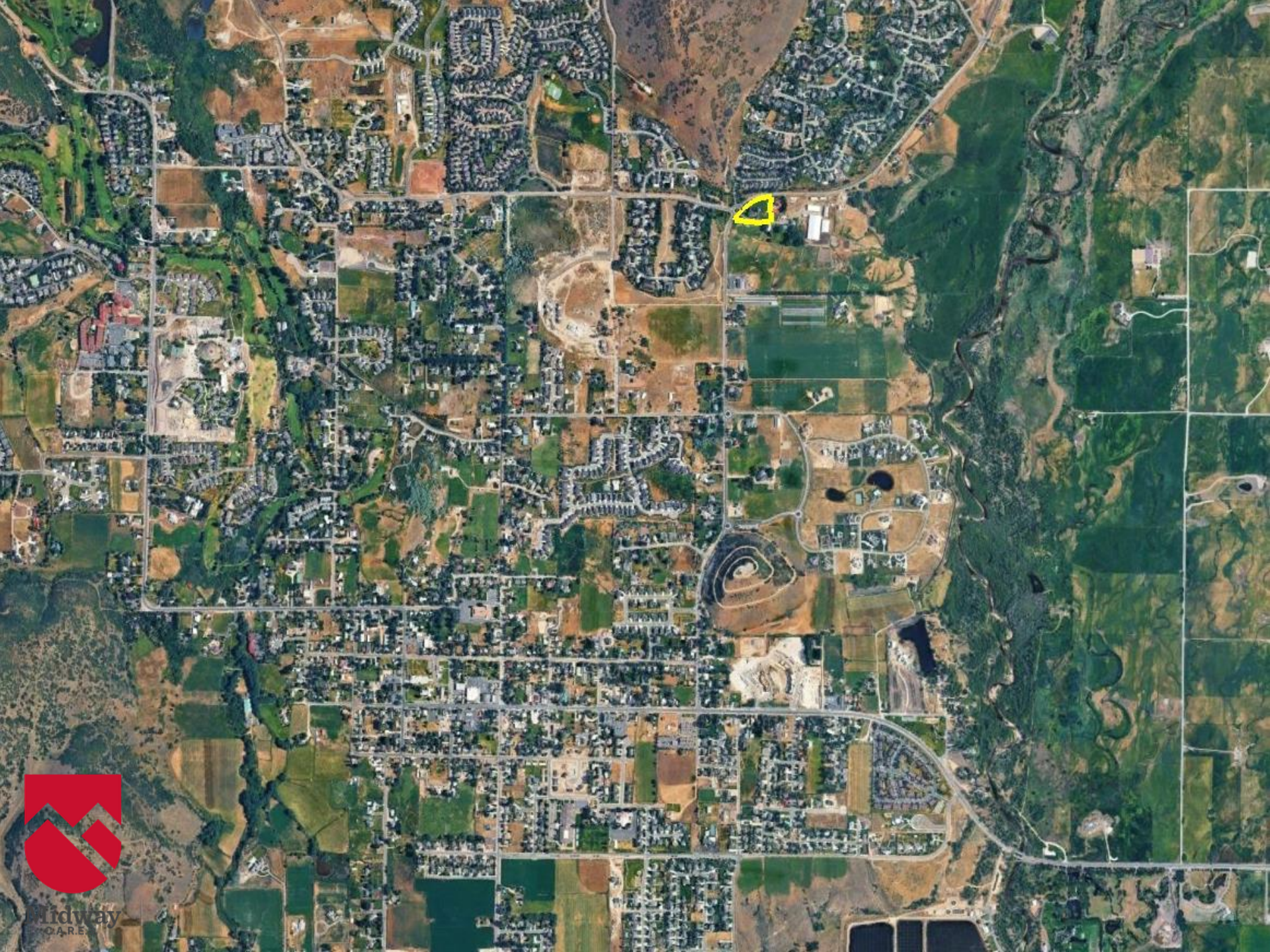


Midway
C.A.R.E.S.

Land Use Summary

- 2.23 acres
- Includes one dwelling that is connected to Midway's culinary water system
- In Midway's Growth Boundary
- Proposed Midway zoning: RA-1-43
- If annexed, property will be subdivided into 2 lots

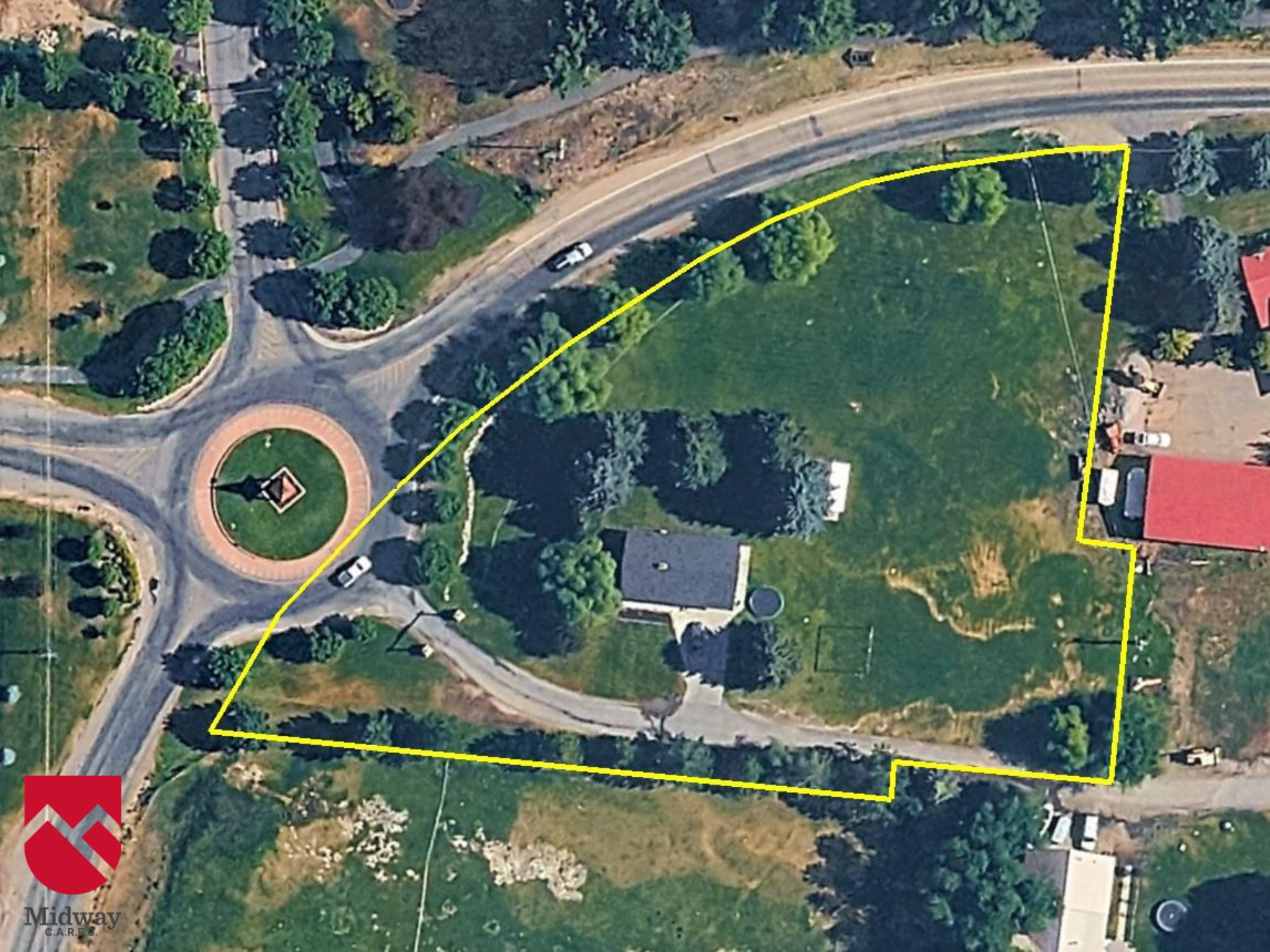




Midway
O.A.R.E.



Midway
GA



Midway
C.A.R.E.S.

GRANT B. KOHLER TRUST ANNEXATION

LOCATED IN SOUTHEAST QUARTER SECTION 26 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

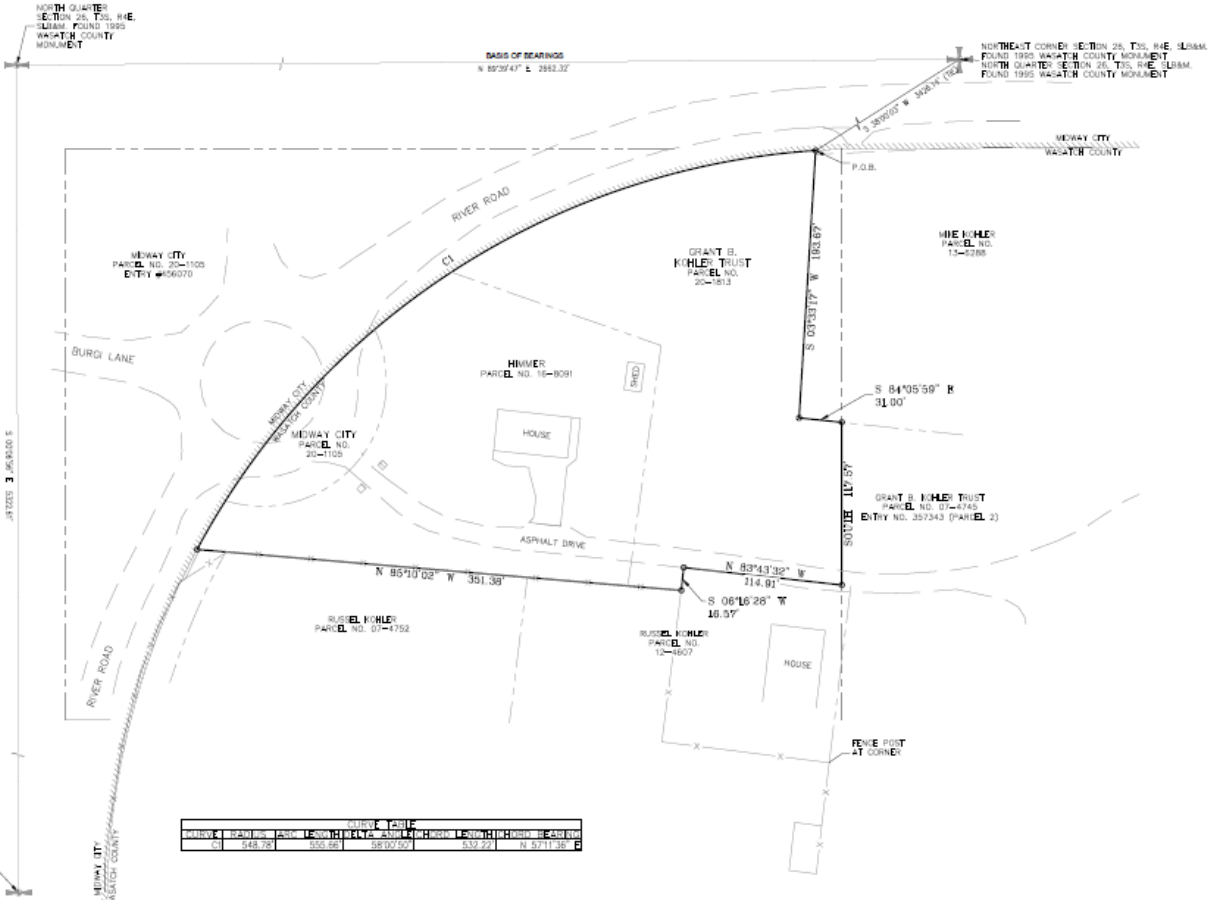
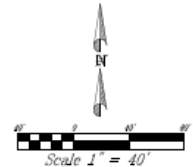
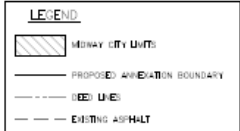
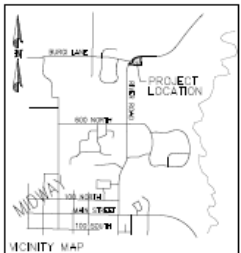
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°04'47" EAST 2853.32 FEET INTERSECTION OF THE NORTHEAST AND NORTH QUARTER CORNERS OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 37°58'22" WEST 2428.80 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 03°33'37" WEST 193.87 FEET, THENCE SOUTH 84°05'59" EAST 31.00 FEET, THENCE SOUTH 17°57'07" WEST TO A POINT OF THE NORTH LINE OF PARCEL 12-4607, THENCE ALONG SAID NORTH LINE NORTH 82°42'32" WEST 114.91 FEET, THENCE LEAVING SAID NORTH LINE SOUTH 87°02'26" WEST 16.97 FEET TO A POINT OF AN EXISTING FENCE LINE, THENCE NORTH 82°10'02" WEST 50.38 FEET, THENCE ALONG THE END OF A 548.76 FOOT CURVE TO THE LEFT 532.50 FEET (CENTRAL ANGLE OF 58°00'00" AND A CHORD BEARING NORTH 37°12'56" EAST 532.22 FEET) TO THE POINT OF BEGINNING.

CONTAINING 2.23 ACRES



MIDWAY CITY					
SECTION	RANGE	TOWNSHIP	AREA	PERCENT	ACRES
C1	548.72	556.68	58'07'50"	532.22	N 57°11'36" E

COUNTY RECORDER

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2006.
 ROS # _____
 COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, _____, COUNTY SURVEYOR, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 17752000, AS PROVIDED BY THE LAWS OF THE STATE OF UTAH, AND THAT THESE IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO MIDWAY CITY, WASHINGTON COUNTY, UTAH.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THE UNDERSIGNED HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE AMENDING SAID TRACT CITY, TOWN, AND THAT A COPY OF THE ORDINANCE HAS BEEN FILED FOR PUBLIC RECORD IN ACCORDANCE WITH THE STATE CONSTITUTION AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY, AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE HIGH SCHOOL ANNEXATION.

DATE THE _____ DAY OF _____ 2006

TWAIN _____ DATE _____

CITY ATTORNEY _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY CLERK _____ DATE _____

GRANT B. KOHLER TRUST ANNEXATION

DATE OF MAP # 2006

DRAWN BY _____

REVISION _____

BY: _____
 MIDWAY CITY, UTAH
 CITY CLERK
 305 EAST 200 NORTH
 MIDWAY, UTAH 84632
 PHONE (435) 67-0392
 DATE OF SURVEY: JAN 2006



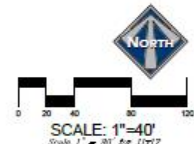
LEGEND:
 - - - - - ADJACENT PARCELS

CONCEPT NOTE:
 THIS IS A CONCEPT PLAN ONLY. THIS CONCEPT HAS NOT BEEN APPROVED BY MIDWAY CITY.

LAND USE CALCULATIONS:
 ZONE: RA-1-45
 MIN. LOTS: 1
 MIN. LOTS PER ACRE: 1
 MIN. FRONTAGE: 150'

- NOTES:**
1. CONNECTION TO THE EXISTING SEWER EAST OF THE SUBDIVISION IS REQUIRED.
 2. ANNEXATION INTO MIDWAY CITY IS REQUIRED. THE ANNEXATION PROCESS HAS STARTED AND IS ONGOING.

THIS DOCUMENT IS INCOMPLETE AND IS PREPARED FOR PRELIMINARY REVIEW ONLY. IT IS NOT MEANT FOR CONSTRUCTION, RECORDS, OR PERMIT PURPOSES.
 DRAWN BY: JFC
 DESIGNED BY: JFC
 DATE: 19 MAR 2026



KOHLER
 FARM SUBDIVISION
 2026 CONCEPT PLAN



DESIGN BY: PJB
 DRAWN BY: DWA
 DATE: 19 MAR 2026
 SHEET NO.: 3

Items of Consideration

- The City will gain some control over future development of the property through annexation conditions and through the land use code
- Any future dwellings or structures will need to comply with Midway setbacks which are greater than the setbacks required by Wasatch County
- One dwelling in the proposed annexation is currently connected to the City's culinary water system
- The concept plan calls for two lots. Lot 1, comprising 1.06 acres, on the western half of the property, and Lot 2, comprising 1.0 acres, on the eastern half of the property
- The applicant will have to acquire/provide the necessary water and dedicate the rights to the City before a subdivision plat is recorded.
- It appears the property could be annexed and comply with state code
- The proposal is a legislative action

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

