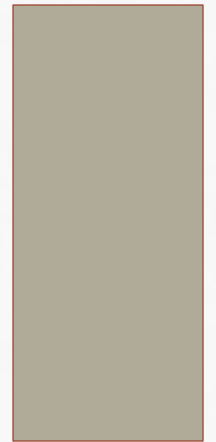


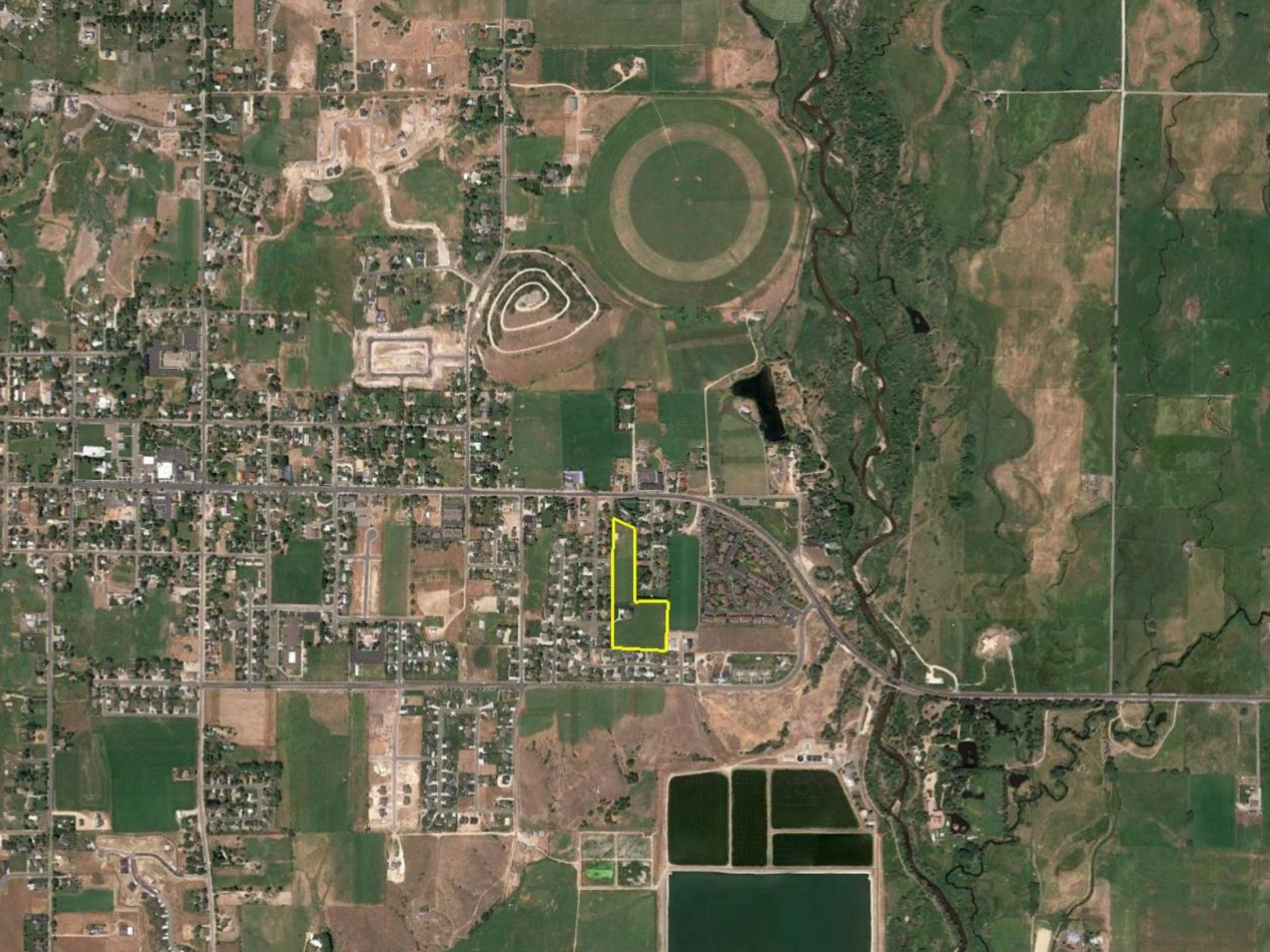
# KIM BEZZANT SUBDIVISION

PLAT AMENDMENT

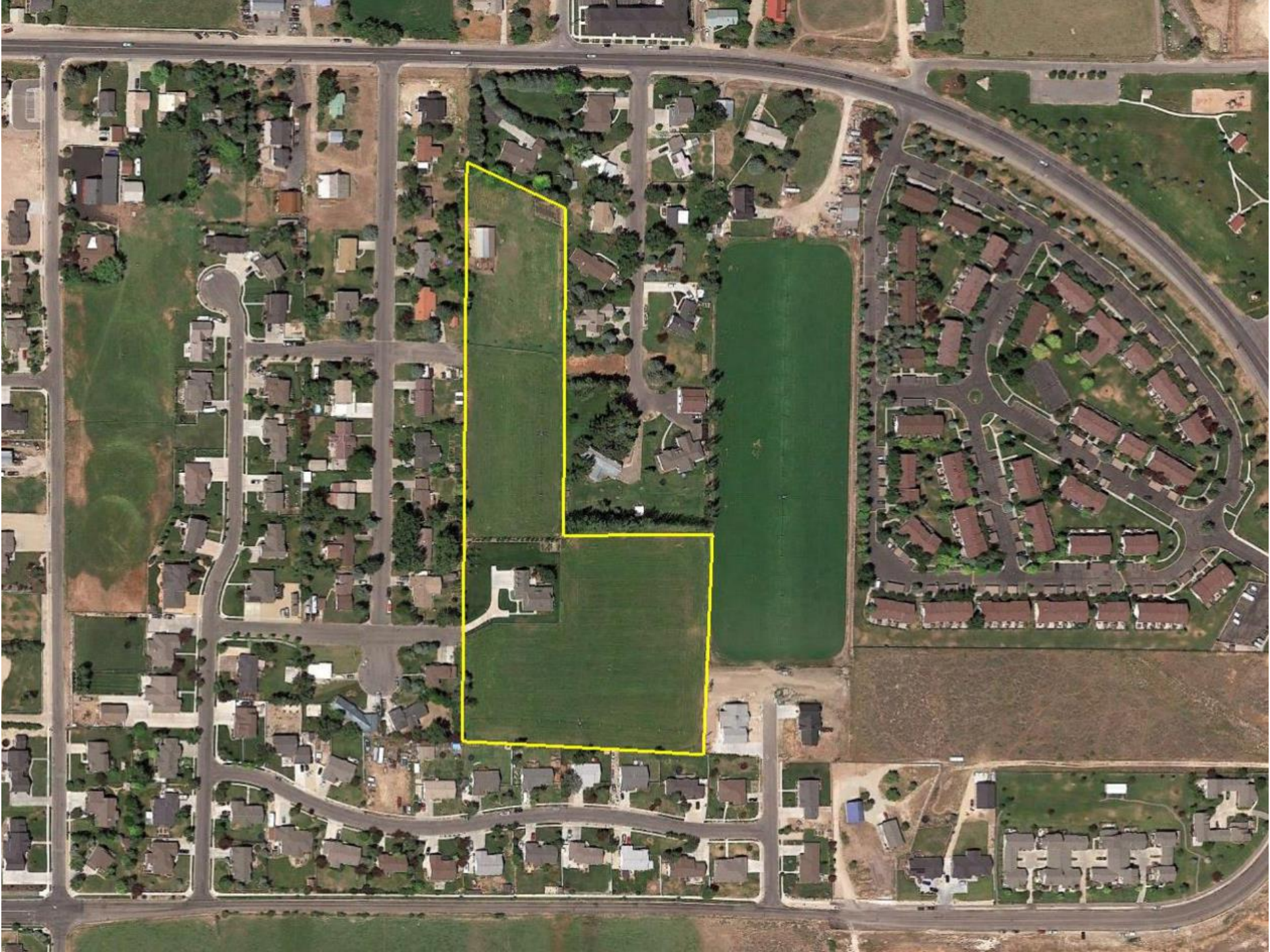


# LAND USE SUMMARY

- 7.99-acres
- R-1-11 zoning
- Proposal will vacate “Remaining Parcel B” (3.84 acres)
- Area for 200 South will be dedicated to Midway (0.23 of an acre)



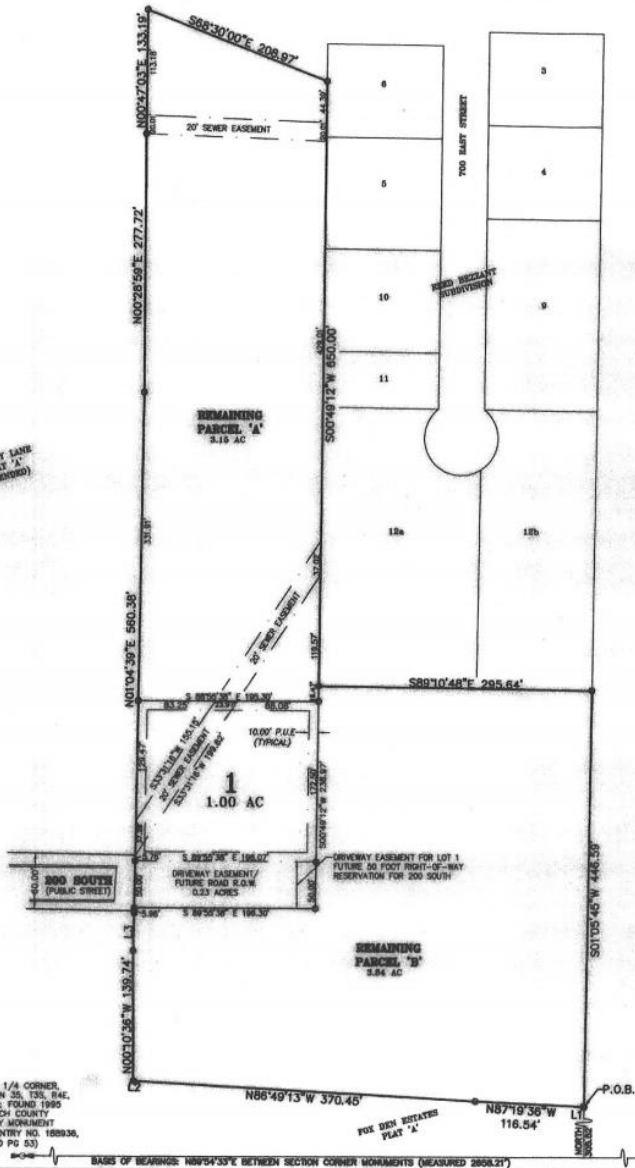




**SURVEYOR**  
 BING CHRISTENSEN, RLS  
 P.O. BOX 178  
 HEBER CITY, UTAH 84032  
 PHONE: (435) 654-9229

SOUTH 1/4 CORNER,  
 SECTION 35, T3S, R4E, S1/4M.  
 FOUND 1995  
 WASATCH COUNTY  
 SURVEY MONUMENT  
 (SEE ENTRY NO. 188936,  
 BK 330 PG 63)

DATE OF SURVEY: OCT 2007



BASIS OF BEARINGS: N89°54'33"E BETWEEN SECTION CORNER MONUMENTS (MEASURED 2868.21')

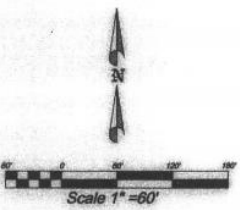
**ADDRESS TABLE**

LOT	ADDRESS
1	645 EAST 200 SOUTH

LINE	LENGTH	BEARING
L1	0.85'	N89°50'31"W
L2	0.38'	N87°19'34"W
L3	40.31'	N89°29'32"E

SET RB/CAP STAMPED PLS 145796



FOR PROVISIONS CONCERNING THE LOT 1 DRIVEWAY AND EASEMENT, SEE RECORDED DEVELOPMENT AGREEMENT AND EASEMENT FOR THE KIM BEZZANT SUBDIVISION.

**BUILDING ENTITLEMENT NOTE:**  
 REMAINING PARCELS "A" AND "B" ARE NOT ENTITLED BUILDING LOTS AND MUST COMPLETE THE PLANNING AND ZONING PROCESS WITH MIDWAY CITY BEFORE BUILDING OR OTHER IMPROVEMENTS ARE ALLOWED TO BEGIN.

**SEWER NOTE:**  
 SEWER EASEMENT FOUND IN BOOK 80, PAGE 385 OF THE WASATCH COUNTY RECORDER. NO STRUCTURES ARE ALLOWED TO BE BUILT OR PLACED WITHIN THE SEWER EASEMENT UNLESS...

COUNTY RECORDER  
 ENTRY # 247014 and 4-21-09 THE 10-14-08  
 PG 322, BK 332 PG 2-108-22221 SUBDIVISION  
 PLAT FILED IN WASATCH COUNTY RECORDER (ELEANOR H. FULTON)  
 1550-1559

SOUTHEAST CORNER, SECTION 35, T3S, R4E, S1/4M.  
 FOUND 1995 WASATCH COUNTY SURVEY MONUMENT  
 (SEE ENTRY NO. 188936, BK 330 PG 63)

**BASIS OF BEARING**  
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°54'33" EAST ALONG THE SECTION LINE BETWEEN THE 1995 WASATCH COUNTY SURVEY MONUMENTS LOCATED AT THE SOUTH ONE-QUARTER AND SOUTHEAST CORNERS OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 98, 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: 3/27/09  
 SURVEYOR: [Signature]

**BOUNDARY DESCRIPTION**  
 BEGINNING SOUTH 89°54'33" WEST 1236.12 FEET ALONG THE SECTION LINE AND NORTH 305.52 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;  
 AND RUNNING THENCE ALONG THE NORTHERLY LINE OF THE FOX DEN ESTATES SUBDIVISION, PLAT A, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, THE FOLLOWING (4) COURSES: (1) NORTH 89°30'31" WEST 0.85 FEET; (2) THENCE NORTH 87°19'36" WEST 116.54 FEET; (3) THENCE NORTH 86°49'13" WEST 370.45 FEET; (4) THENCE NORTH 87°07'34" WEST 0.38 FEET;  
 THENCE ALONG THE EASTERLY LINE OF THE MIDWAY LANE SUBDIVISION, PLAT A (AMENDED), ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY UTAH, THE FOLLOWING FIVE (5) COURSES: (1) NORTH 00°10'30" WEST 139.74 FEET; (2) THENCE NORTH 01°22'32" EAST 40.31 FEET; (3) THENCE NORTH 01°04'39" EAST 560.38 FEET; (4) THENCE NORTH 00°28'59" EAST 277.72 FEET; (5) THENCE NORTH 00°47'03" EAST 133.19 FEET;  
 THENCE ALONG THE SOUTHERLY BOUNDARY OF THE MARK WHITING PROPERTY SOUTH 89°00'45" EAST 208.97 FEET;  
 THENCE ALONG THE BOUNDARY OF THE REED BEZZANT PROPERTY SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°49'12" WEST 650.00 FEET; (2) THENCE SOUTH 89°10'48" EAST 225.64 FEET; (3) THENCE SOUTH 01°05'45" WEST 446.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.99 ACRES

**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 ONE LOT AND AN EASEMENT FOR A PUBLIC STREET, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE RECORDED DEVELOPMENT AGREEMENT AND EASEMENT.

DATED THIS 3-27 DAY OF April, A.D. 2009  
 BY: [Signatures of Reed H. Bezzant and Bonnie L. Bezzant]

**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF WASATCH }  
 ON THE 27 DAY OF April, A.D. 2009 PERSONALLY APPEARED BEFORE ME, [Notary Name], who duly acknowledged to me that he/she did execute the same in the capacity indicated.  
 MY COMMISSION EXPIRES Sept 29, 2010 [Signature]

**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF WASATCH }  
 ON THE 27 DAY OF April, A.D. 2009 PERSONALLY APPEARED BEFORE ME, [Notary Name], who duly acknowledged to me that he/she did execute the same in the capacity indicated.  
 MY COMMISSION EXPIRES [Signature]

**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 6th DAY OF April, A.D. 2009  
 APPROVED [Signatures of Mayor and City Engineer]

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 7th DAY OF April, A.D. 2009 BY THE  
 MIDWAY CITY PLANNING COMMISSION  
 [Signatures of Director and Chairman]

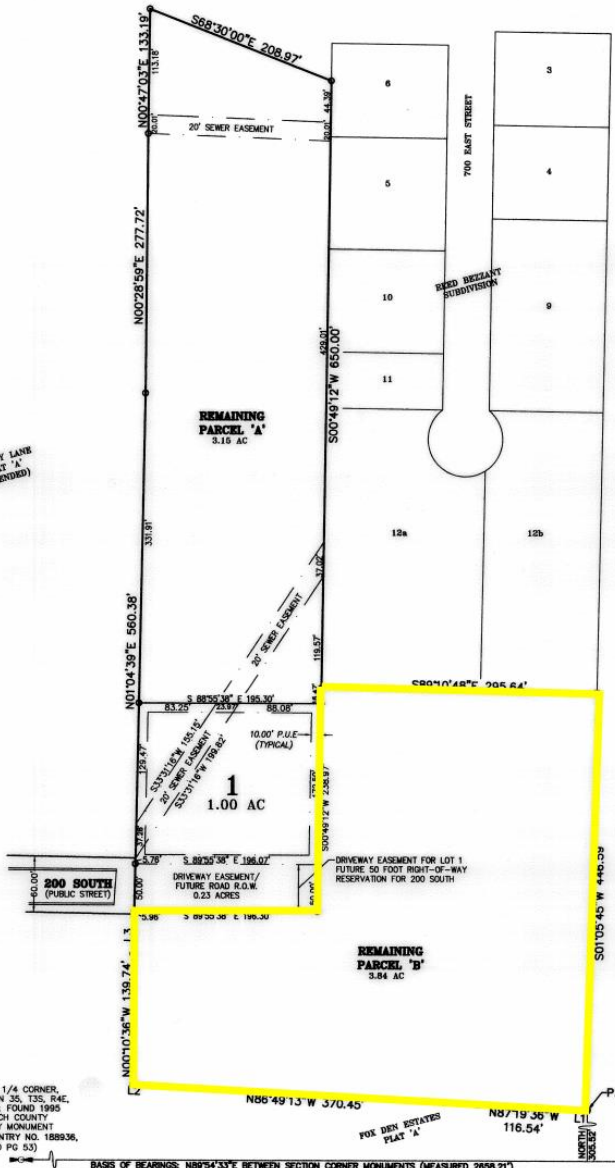
**KIM BEZZANT SUBDIVISION**  
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE: 1" = 60' FEET

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CITY ENGINEER SEAL	CITY ENGINEER SEAL
[Seal]	[Seal]	[Seal]	[Seal]

KIM BEZZANT SUBDIVISION PLAT - MARCH 27, 2009

SURVEYOR  
BING CHRISTENSEN, RLS  
P.O. BOX 176  
HEBER CITY, UTAH 84032  
PHONE: (435) 654-9229  
DATE OF SURVEY: OCT 2007

SOUTH 1/4 CORNER,  
SECTION 35, T3S, R4E,  
SLBAM: FOUND 1995  
WASATCH COUNTY  
SURVEY MONUMENT  
(SEE ENTRY NO. 188935,  
BK. 330 PG. 53)



MIDWAY LAKE  
PLAT 'A'  
(AMENDED)

REMAINING  
PARCEL 'A'  
3.16 AC

REMAINING  
PARCEL 'B'  
3.84 AC

BASEIS OF BEARINGS: N89°54'33\"E BETWEEN SECTION CORNER MONUMENTS (MEASURED 2058.21')

SOUTHEAST CORNER, SECTION 35, T3S, R4E, SLBAM:  
FOUND 1995 WASATCH COUNTY SURVEY MONUMENT  
(SEE ENTRY NO. 188935, BK. 330 PG. 53)

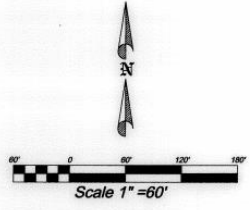
**ADDRESS TABLE**

LOT	ADDRESS
1	645 EAST 200 SOUTH

**LINE TABLE**

LINE	LENGTH	BEARING
L1	0.85'	N86°30'31\"W
L2	0.38'	N87°02'24\"W
L3	40.81'	N01°22'32\"E

○ SET RB/CAP STAMPED PLS 145796



FOR PROVISIONS CONCERNING THE LOT 1 DRIVEWAY AND EASEMENT,  
SEE RECORDED DEVELOPMENT AGREEMENT AND EASEMENT FOR THE  
KIM BEZZANT SUBDIVISION.

**BUILDING ENTITLEMENT NOTE:**  
REMAINING PARCELS "A" AND "B" ARE NOT ENTITLED BUILDING LOTS  
AND MUST COMPLETE THE PLANNING AND ZONING PROCESS WITH  
MIDWAY CITY BEFORE BUILDING OR OTHER IMPROVEMENTS ARE  
ALLOWED TO BEGIN.

**SEWER NOTE:**  
SEWER EASEMENT FOUND IN BOOK 60, PAGE 365 OF THE WASATCH  
COUNTY RECORDER. NO STRUCTURES ARE ALLOWED TO BE BUILT OR  
PLACED WITH THE SEWER EASEMENT, 08-495-9.

COUNTY RECORDER

ENTRY # 347012007-4-21-09 FILED 10-31-09  
FEE \$100.00 BK 939 PG 4 FOR BEZZANT SUBDIVISION  
BY M. GILLES WASATCH COUNTY RECORDER (LISEAETH M PALMER)  
Pg 1550-1559

**BASIS OF BEARING**  
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED  
AS NORTH 89°54'33\" EAST ALONG THE SECTION LINE BETWEEN  
THE 1995 WASATCH COUNTY SURVEY MONUMENTS LOCATED AT  
THE SOUTH ONE-QUARTER AND SOUTHEAST CORNERS OF  
SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE  
BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE  
SYSTEM 1983 CENTRAL ZONE BEARINGS.

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE,  
I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A  
PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER  
145796 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.

3/27/09 DATE  
[Signature] SURVEYOR (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING SOUTH 89°54'33\" WEST 1236.12 FEET ALONG THE SECTION LINE  
AND NORTH 305.52 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT  
FOR THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE  
4 EAST, SALT LAKE BASE AND MERIDIAN;  
AND RUNNING THENCE ALONG THE NORTHERLY LINE OF THE FOX DEN  
ESTATES SUBDIVISION, PLAT A, ON FILE AND OF RECORD IN THE OFFICE  
OF THE RECORDER, WASATCH COUNTY, UTAH, THE FOLLOWING FOUR (4)  
COURSES: (1) NORTH 86°30'31\" WEST 0.85 FEET; (2) THENCE NORTH  
87°02'24\" WEST 116.54 FEET; (3) THENCE NORTH 85°49'13\" WEST 370.45  
FEET; (4) THENCE NORTH 87°07'34\" WEST 0.38 FEET;  
THENCE ALONG THE EASTERLY LINE OF THE MIDWAY LAKE  
SUBDIVISION, PLAT A (AMENDED), ON FILE AND OF RECORD IN THE OFFICE  
OF THE RECORDER, WASATCH COUNTY, UTAH, THE FOLLOWING FIVE (5)  
COURSES: (1) NORTH 00°10'36\" WEST 139.74 FEET; (2) THENCE NORTH  
01°29'32\" EAST 40.31 FEET; (3) THENCE NORTH 01°04'39\" EAST 560.38  
FEET; (4) THENCE NORTH 00°28'59\" EAST 277.72 FEET; (5) THENCE NORTH  
00°47'03\" EAST 133.19 FEET;  
THENCE ALONG THE SOUTHERLY BOUNDARY OF THE MARK WHITING  
PROPERTY SOUTH 68°30'00\" EAST 208.97 FEET;  
THENCE ALONG THE BOUNDARY OF THE REED BEZZANT PROPERTY  
SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER,  
WASATCH COUNTY, UTAH, THE FOLLOWING THREE (3) COURSES: (1) SOUTH  
00°49'12\" WEST 650.00 FEET; (2) THENCE SOUTH 89°07'48\" EAST 295.64  
FEET; (3) THENCE SOUTH 07°05'45\" WEST 446.56 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 7.99 ACRES

**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 ONE LOT AND AN EASEMENT FOR A PUBLIC STREET, IN  
ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE RECORDED  
DEVELOPMENT AGREEMENT AND EASEMENT.

DATED THIS 3-DAY OF April, A.D. 2009  
BY: Reed H. Bezzant, BEZZANT HOLDINGS LLC  
M. Bezzant, BEZZANT HOLDINGS LLC  
BY: Reed H. Bezzant, BEZZANT HOLDINGS LLC  
BY: Reed H. Bezzant, BEZZANT HOLDINGS LLC  
BY: Bonnie L. Bezzant, BEZZANT HOLDINGS LLC

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF WASATCH } SS  
ON THE 3-DAY OF April, A.D. 2009, PERSONALLY APPEARED  
BEFORE ME, [Signature], Notary Public, [Signature], who duly acknowledged  
TO ME THAT HE/SHE DO DEEDUCE THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES Sept 29, 2010 [Signature] NOTARY PUBLIC

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF WASATCH } SS  
ON THE \_\_\_ DAY OF \_\_\_, A.D. 20\_\_\_, PERSONALLY APPEARED  
TO ME THAT HE/SHE DO DEEDUCE THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES \_\_\_ 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 HEREOF SHOWN.  
THIS 6TH DAY OF April, A.D. 2009  
APPROVED [Signature] MAYOR  
[Signature] CITY ENGINEER  
APPROVED [Signature] CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 7TH DAY OF April, A.D. 2009 BY THE  
MIDWAY CITY PLANNING COMMISSION  
[Signature] DIRECTOR - SECRETARY  
[Signature] CHAIRMAN, PLANNING COMMISSION

**KIM BEZZANT SUBDIVISION**

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
SCALE: 1" = 60. FEET

SURVEYOR'S SEAL	MAYOR'S SEAL	CITY ENGINEER'S SEAL	CITY ATTORNEY'S SEAL
[Seal: Bing Christensen, RLS, License No. 145796]	[Seal: Reed H. Bezzant]	[Seal: [Signature]]	[Seal: [Signature]]

**KIM BEZZANT SUBDIVISION - AMENDED**

**BASIS OF BEARING**  
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°54'33" EAST ALONG THE SECTION LINE BETWEEN THE 1995 WASATCH COUNTY SURVEY MONUMENTS LOCATED AT THE SOUTH ONE-QUARTER AND SOUTHEAST CORNERS OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

**SURVEYOR'S CERTIFICATE**

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

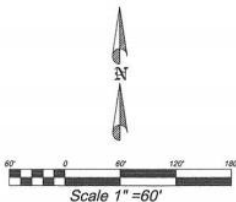
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE \_\_\_\_\_ SURVEYOR (SEE SEAL BELOW)

**ADDRESS TABLE**

LOT	ADDRESS
1	645 EAST 200 SOUTH

○ SET RB/CAP STAMPED PLS 145796



**BOUNDARY DESCRIPTION**

BEGINNING NORTH 89°54'33" WEST 1595.27 FEET ALONG THE SECTION LINE AND NORTH 571.29 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 89°54'33" WEST 196.30 FEET ALONG THE SOUTHERN RIGHT-OF-WAY DEDICATION FOR 200 SOUTH.

THENCE ALONG THE EASTERLY LINE OF THE MIDWAY LAKE SUBDIVISION, PLAT A (AMENDED), ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY UTAH, THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTH 01°04'39" EAST 554.42 FEET; (2) THENCE NORTH 00°28'59" EAST 277.72 FEET; (3) THENCE NORTH 00°47'03" EAST 133.19 FEET.

THENCE ALONG THE SOUTHERLY BOUNDARY OF THE MARK WHITING PROPERTY SOUTH 89°30'00" EAST 208.97 FEET.

THENCE ALONG THE BOUNDARY OF THE REED BEZZANT PROPERTY SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, SOUTH 00°49'12" WEST 650.00 FEET.

THENCE ALONG THE BOUNDARY OF LOT 1 OF THE KIM BEZZANT SUBDIVISION SOUTH 00°49'12" WEST TO THE POINT OF BEGINNING.

CONTAINING: 4.15 ACRES

**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 ONE LOT AND AN EASEMENT FOR A PUBLIC STREET, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE RECORDED DEVELOPMENT AGREEMENT AND EASEMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: REED KIM BEZZANT LOT 1  
 BY: ~~CHERYL LEE MATHIAS BEZZANT TRUST~~ PARCEL A

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 COUNTY OF WASATCH ) S.S.  
 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 )  
 COUNTY OF WASATCH ) S.S.  
 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

**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 \_\_\_\_\_ MAYOR ATTEST \_\_\_\_\_ CLERK-RECORDER  
 (SEE SEAL BELOW)

APPROVED \_\_\_\_\_ CITY ENGINEER APPROVED \_\_\_\_\_ 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

**KIM BEZZANT SUBDIVISION - AMENDED**

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE: 1" = .60, FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

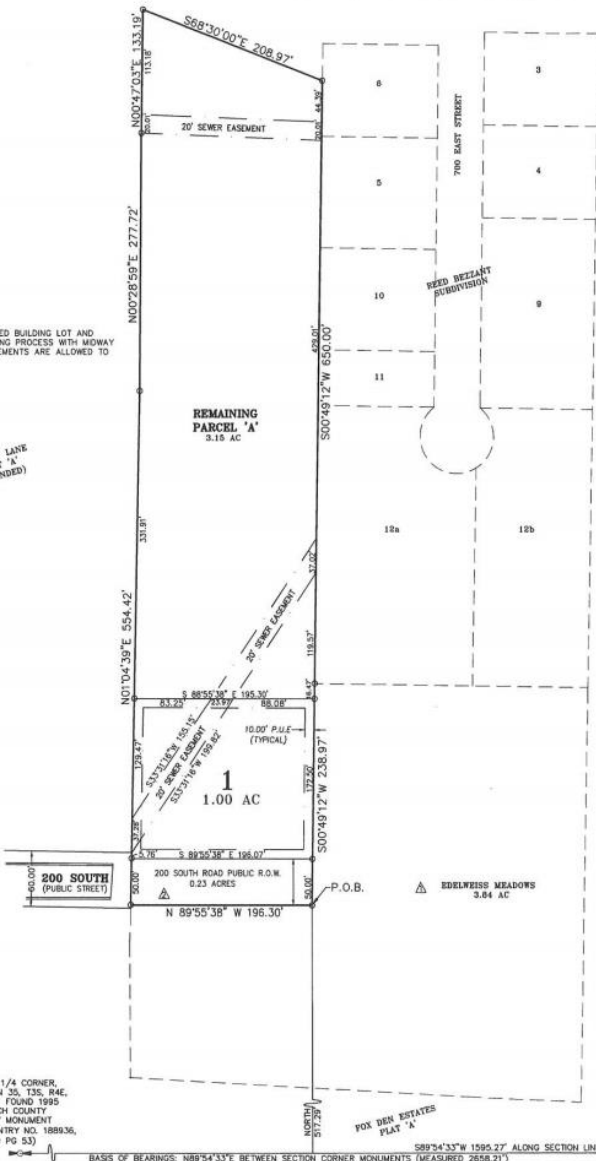
COUNTY RECORDER

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

DATE: \_\_\_\_\_  
 MIDWAY IRRIGATION COMPANY

DATE: \_\_\_\_\_  
 MIDWAY SANITATION DISTRICT

SOUTHEAST CORNER, SECTION 35, T3S, R4E, S18846 FOUND 1995 WASATCH COUNTY SURVEY MONUMENT (SEE ENTRY NO. 188935, BK 330 PG 52)



**BUILDING ENCUMBRANCE NOTE:**  
 REMAINING PARCEL "A" IS NOT AN ENTITLED BUILDING LOT AND MUST COMPLETE THE PLANNING AND ZONING PROCESS WITH MIDWAY CITY BEFORE BUILDING OR OTHER IMPROVEMENTS ARE ALLOWED TO BEGIN.

MIDWAY LAKE PLAT "A" (AMENDED)

REMAINING PARCEL "A" 3.15 AC

1 1.00 AC

200 SOUTH ROAD PUBLIC R.O.M. 0.23 ACRES

EDELWEISS MEADOWS 3.44 AC

FOX DEN ESTATES PLAT "A"

KIM BEZZANT SUBDIVISION PLAT AMENDMENT - NOVEMBER 11, 2020

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

SOUTH 1/4 CORNER, SECTION 35, T3S, R4E, S18846 FOUND 1995 WASATCH COUNTY SURVEY MONUMENT (SEE ENTRY NO. 188936, BK 330 PG 53)

DATE OF SURVEY: JULY 2020

BASIS OF BEARINGS: N89°54'33"E BETWEEN SECTION CORNER MONUMENTS (MEASURED 2656.21')



# DISCUSSION ITEMS

- Resolution 2009-2
- Plat amendment/partial vacation of the Kim Bezzant Subdivision
- Kim Bezzant concerns
  - Plat amendment signature block
  - Access during construction
  - Any damage to property (yard, fence, irrigation system, etc.) must be restored

## PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Simons: I make a motion that we recommend final approval Plat Amendment of the Kim Bezzant Subdivision. The proposal would vacate “Remaining Parcel B” of the Kim Bezzant Subdivision, and it would dedicate the right-of-way for 200 South to the City. The proposed amendments are in preparation for the Edelweiss Meadows Subdivision which has received preliminary approval and is located on “Remaining Parcel B”. The property is 7.99 acres and is located at 640 East and 200 South and is in the R-1-11 zone. We accept staff findings with no conditions.
- Seconded: Commissioner Garland
- Ayes: Commissioners: Bouwhuis, Ream, Garland, Simons and Whitney
- Nays: None
- Motion: Passed

# POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-11 zone
- The proposal does comply with the land use requirements of the R-1-11 zone
- 200 South is required as part of the City's General Plan