

Midway City Council  
20 September 2022  
Regular Meeting

Ordinance 2022-25 /  
Vincent Annexation



## Midway

### CITY COUNCIL MEETING STAFF REPORT

**DATE OF MEETING:** September 20, 2022

**NAME OF PROJECT:** Vincent Annexation

**NAME OF APPLICANT:** Diane Vincent

**AGENDA ITEM:** Annexation

**ACRES:** 9.76 acres

**LOCATION OF ITEM:** 1315 Stringtown Road

**PROPOSED ZONING:** RA-1-43

#### **ITEM: 9**

Diane Vincent is petitioning for annexation of the Vincent Fields subdivision which would contain three lots on 9.76 acres. The property is in the Midway Growth Boundary and located at 1315 South Stringtown Road. The proposed zoning for the property is RA-1-43 (rural-agricultural 1 acre).

#### **BACKGROUND:**

Diane Vincent has petitioned the City to annex 9.76 acres that will be zoned RA-1-43 if approved by the City Council. Currently, the property is in the County and is zoned RA-1. The area does fall within Midway's annexation declaration area so the property can be annexed but the City is under no obligation to annex the property. The Municipal Code does require that numerous issues are analyzed and evaluated before the City considers

approving an annexation. Currently, the City boundary runs along the north side and east sides of the proposed annexation property area.

The annexation contains three parcels which are owned by the petitioner.

<b>Property Owner</b>	<b>Tax ID#</b>	<b>Signed Petition</b>	<b>Acres</b>	<b>Taxable Value</b>
Diane Vincent	OWC-1199-1	Yes	5.0	\$642,855
Diane Vincent	OWC-1226-0	Yes	4.06	\$342,660
Diane Vincent	OWC-1218-2	Yes	0.7	\$19,723

The petition does comply with State Code that requires the owners of most of the land sign the petition and that the signers also own at least 1/3 of the taxable value of land in the annexation area. State Code also requires a survey of the area which has been completed. There are other requirements listed in State Code and all seem to be met.

Annexations fall under the category of a legislative action. Therefore, the City Council has broad discretion regarding the petition. It can be approved or denied based on the discretion of the Council members. If the Council feels that the area will contribute to the community and will help promote the goals and policies of the General Plan, then the annexation should be considered. The City Council may consider any issue, included in the staff report or not, as a discussion item. Also, the City may require items from the petitioner that normally would not be allowed if a developer's property were already located and zoned in the City. In the past, petitioners of annexations have donated to the parks fund as part of their annexations. Since the action is legislative, the City Council is not bound to the same rules that an administrative process is bound to.

Per the City Code, the intent of the annexation code is the following:

*It is the intent of this Chapter to ensure that property annexed to the City will contribute to the attractiveness of the community and will enhance the rural, resort image which is critical to the economic viability of the community, and that the potential fiscal effect of an annexation does not impose an unreasonable burden upon City resources and tax base.*

The property currently contains two dwellings (one standard single-family dwelling and a trailer), multiple accessory buildings, and an irrigated field. The property petitioned for annexation is in the Midway Growth Boundary and it will not create an incorporated peninsula, so annexation of the property is allowed by State Code. The applicant would like to annex the 9.76 acres would pursue subdividing the property into three lots. Potentially, approximately eight or nine lots could be located on the property if the property were to be developed at maximum density, but the applicant is proposing three. The maximum density of three lots will be memorialized on the annexation agreement. Annexation would give the applicant access to the City's culinary water system and would allow the applicant to avoid drilling a well and installing the proper equipment for fire flow from a well. Instead, the petitioner would extend the City's water lines from Stringtown Road and install fire hydrants, if necessary.

This item has been noticed in the local newspaper for two weeks and on the State's website for the City Council meeting. Public notices have also been posted in three public locations in Midway advertising the meeting and agenda and notices will be mailed to all property owners within 600 feet of the proposed annexation for the public hearing that will held by the City Council.

#### **ANALYSIS:**

The comments in italicized represent Planning Staff's comments pertaining to compliance or lack of compliance with the findings the City Council must make in considering this request. Section 9.05.020 requires specifically the Staff address the following issues:

- A. The ability to meet the general annexation requirements set forth in this Title; *Planning staff believes that the proposal does comply with the general requirements of this Title.*

*An issue to discuss is the existing trailer on the property. The trailer is occupied by the son of the petitioner. It most likely would qualify as affordable housing which has been a point of discussion by the City Council and by the moderate-income housing committee that has been formed to review the General Plan. The hope of the petitioner is that the trailer is allowed to remain until either the son or the petitioner moves out of the existing dwellings. If either were to move, then the trailer would need to be removed. If the trailer is allowed to remain, then the question of water rights needs to be addressed. Currently there are two connections to the property from Midway's culinary water system, one for the dwelling and one for the trailer. The two proposed new lots would also need water connections and will need dedicated water rights. The petitioner will dedicate the water rights for all the required water on the property but there will be four water connections for a time. It is the hope of the petitioner that when the trailer is removed in the future, that the fourth connection can be sold to someone in need of a connection. If the above issues are agreed to by the petitioner and the City Council, the details of the agreement will be memorialized in the annexation agreement.*

- B. An accurate map of the proposed annexation area showing the boundaries and property ownership within the area, the topography of the area and major natural features, e.g. drainage, channels, streams, wooded areas, areas of high water table, very steep slopes, sensitive ridgeline areas, wildfire/wild land interface areas, and other environmentally sensitive lands: *The proposed annexation concept plan has been submitted and is attached to this report. The property does not contain any sensitive lands.*

- C. Identification of current and potential population of the area and the current residential densities: *Currently there are two homes in the annexation area. The development potential of the area is approximately eight or nine lots. The average number of people per dwelling in Midway is 2.9 which would increase Midway's population by about eight to 11 people based on the average. If the property is limited to three lots, then the population increase would be about five to six people.*
- D. Land uses presently existing and those proposed: *Currently the land in the area is being used for agricultural purposes. The proposed land use is low density residential.*
- E. Character and development of adjacent properties and neighborhoods: *The properties surrounding the annexation are predominantly being used for low density residential and agriculture. There are several scattered homes surrounding the annexation. The one to the east is the Haven Farms Rural Preservation Subdivision that has a low density less than one home for every five acres.*
- F. Present zoning and proposed zoning: *The current County zoning is RA-1 which is a one-acre zone. The planned zoning that Midway has established is RA-1-43 which is also a one-acre zone.*
- G. A statement as to how the proposed area, and/or its potential land use will contribute to the achievement of the goals and policies of the Midway City General Plan and the Midway City Vision: *The petitioner has indicated that they want to keep an open feel of development on the property by only building three lots instead of the potential lots that would be allowed by the zoning.*
- H. Assessed valuation of properties within the annexation area: *The assessed value of the property is \$1,005,238.*
- I. Potential demands for various municipal services and the need for land use regulation in the area, e.g. consideration of the distance from the existing utility lines, special requirements for sensitive land review and fire protection in wildfire or wild land areas, location within hazardous soils area, and feasibility of snow removal from public streets: *If the property is annexed, the City will be required to provide additional services to the area. Office staff in the various City departments will spend time working on the development and with the residents in the annexed area. This includes land use applications, building permits, and utility payments. Also, the City will remove snow from any public streets and will maintain the roads and water lines in the area. These services cost the City money, and though property taxes from the new residents will help offset that cost, the City will need to have some commercial development and the sales taxes collected from the sales generated to help offset those new costs. That is assuming that the new growth will help increase sales in Midway by increasing activity in*

*the current Midway stores or will help new businesses establish in Midway. It is unknown exactly what the impact the new homes will have but we do know the City's cost will increase because of the new growth. The City does have water lines fronting the area of the annexation and other utilities are located nearby. If the property is annexed, the City will own part of Stringtown Road, as shown on the proposed annexation plat, and will be responsible for maintenance Stringtown Road in the area that is annexed.*

- J. The effect the annexation will have upon City boundaries and whether the annexation will ultimately create potential for future islands, undesirable boundaries, and difficult service areas: *The annexation will increase the City's boundaries. The proposed annexation will not create an unincorporated island or peninsula as defined by State law. The annexation also will not produce any areas that are difficult to service.*
- K. A proposed timetable for extending municipal services to the area and recommendation on how the cost thereof will be paid: *City services are up to the boundary of the annexation. The developer will need to build the infrastructure within the annexation area for the development so the City will incur no development cost, only maintenance cost, once that infrastructure is approved by the City.*
- L. Comparison of potential revenue from the annexed properties with the cost of providing services thereto: *It appears the development will be a relatively expensive development that may include some second homes. Generally residential development does not pay enough in taxes to cover the cost of the services provided by the City. In very general terms, and as described in the City's General Plan, for every dollar the City collects from a residence the City pays \$1.16 to provide services. Therefore, commercial growth is important for the City which helps offset this unbalanced revenue versus cost. Most likely the City will not generate revenue from this proposal, but the City does gain the ability to control land use to assure the goals of the General Plan are met.*
- M. An estimate of the tax consequences and other potential economic impacts to residents of the area to be annexed: *There are currently two dwellings in the annexation area and the residents of those dwellings are the petitioner and family of the petitioner. The property taxes will increase once the property is annexed into Midway. The estimated property tax increase will likely be less than \$1,000 for the property continuing the existing dwellings if the proposal is approved.*
- N. Recommendations or comments of other local government jurisdictions regarding the annexation proposal and the potential impact of the annexation on the general county economic needs, goals, or objectives: *No government jurisdiction or agency has objected to the proposed annexation. The City held a review meeting and invited all potentially impacted jurisdictions, agencies and utilities and no major concerns were identified in that meeting.*

- O. Location and description of any historic or cultural resources: *None have been identified*

Additional Items of consideration

- The City gains control over zoning once an area is annexed. This helps the city assure that uses on the property will be in harmony with the General Plan. If the City does not annex a parcel, then the owners may develop in the County using the County's land use code. It is possible that if the property is developed in Wasatch County, then the density of the subdivision would be seven, eight, or possibly nine lots instead of the three lots that the developer has agreed to if the property is developed in Midway.
- The most recent applicants for annexation to Midway have contributed to the parks fund. The average cost per acre annexed into Midway has paid \$589.11. Therefore, if following the model of previous annexations, the required parks annexation donation fee is \$5,749.71 that would be paid before the recording of the annexation plat.

**PLANNING COMMISSION RECOMMENDATION:**

**Motion:** Commissioner Ream: I make a motion that we recommend approval for the petition for annexation of the Vincent Fields subdivision which would contain three lots on 9.46 acres. The property is in the Midway Growth Boundary and located at 1315 South Stringtown Road. The proposed zoning for the property is RA-1-43 (rural-agricultural 1 acre). Accept staff findings and that the conditions listed in the staff report and the fees in the third condition be put into the general fund.

**Seconded:** Commissioner Garland

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

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Ream, Bouwhuis, Wardle, Osborne, Lineback, Garland and Simons

**Nays:** None

**Motion:** Passed

**POSSIBLE FINDINGS:**

- The City will gain control over land use and zoning if the area is annexed.
- The proposal is a legislative action.

- The proposal will increase density and traffic to the area.
- The density of the project is relatively low at three dwellings on almost eleven acres. This will help promote the vision of the general plan to preserve more open area and a rural atmosphere.

**ALTERNATIVE ACTIONS:**

1. Approval. This action can be taken if the City Council finds that the annexation is in the best interest of the community.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s)
  
2. Continuance. This action can be taken if the City Council finds 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 that the request is not in the best interest of the community.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**POSSIBLE CONDITIONS:**

1. Development on the parcel is limited to three lots. The three lots will be deed restricted and will not allow any further subdividing.
2. The existing trailer is allowed to remain until either the son or the petitioner moves out of the existing dwellings. If either were to move, then the trailer would need to be removed within one month.
3. A parks annexation donation fee of \$5,749.71 will be paid before the recording of the annexation plat.



# 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  
P.O. Box 277  
Midway, Utah 84049  
Phone: 435-654-3223  
Fax: 435-654-4120  
[midwaycityut.org](http://midwaycityut.org)

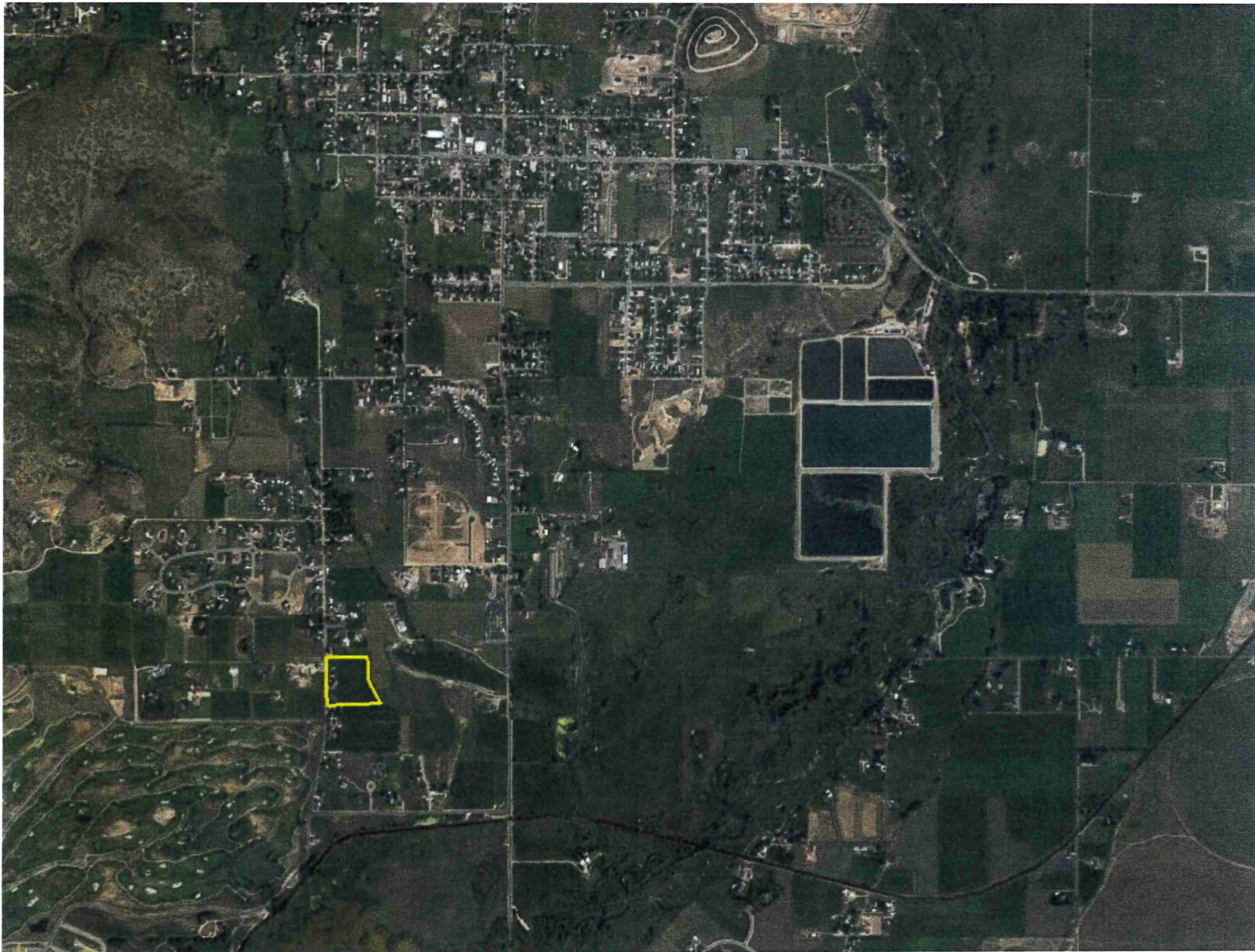
## Vincent Fields Annexation

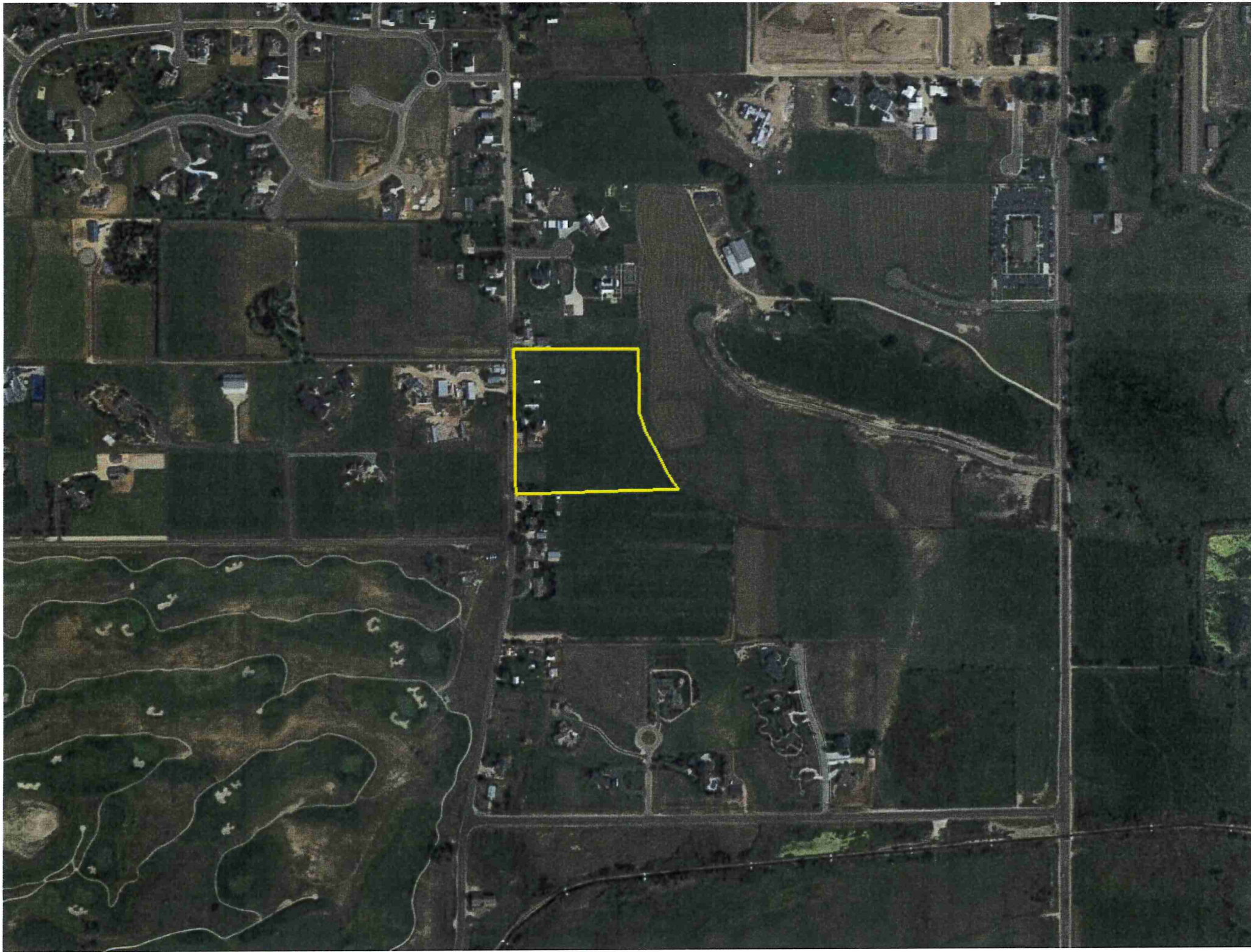
July 6, 2022

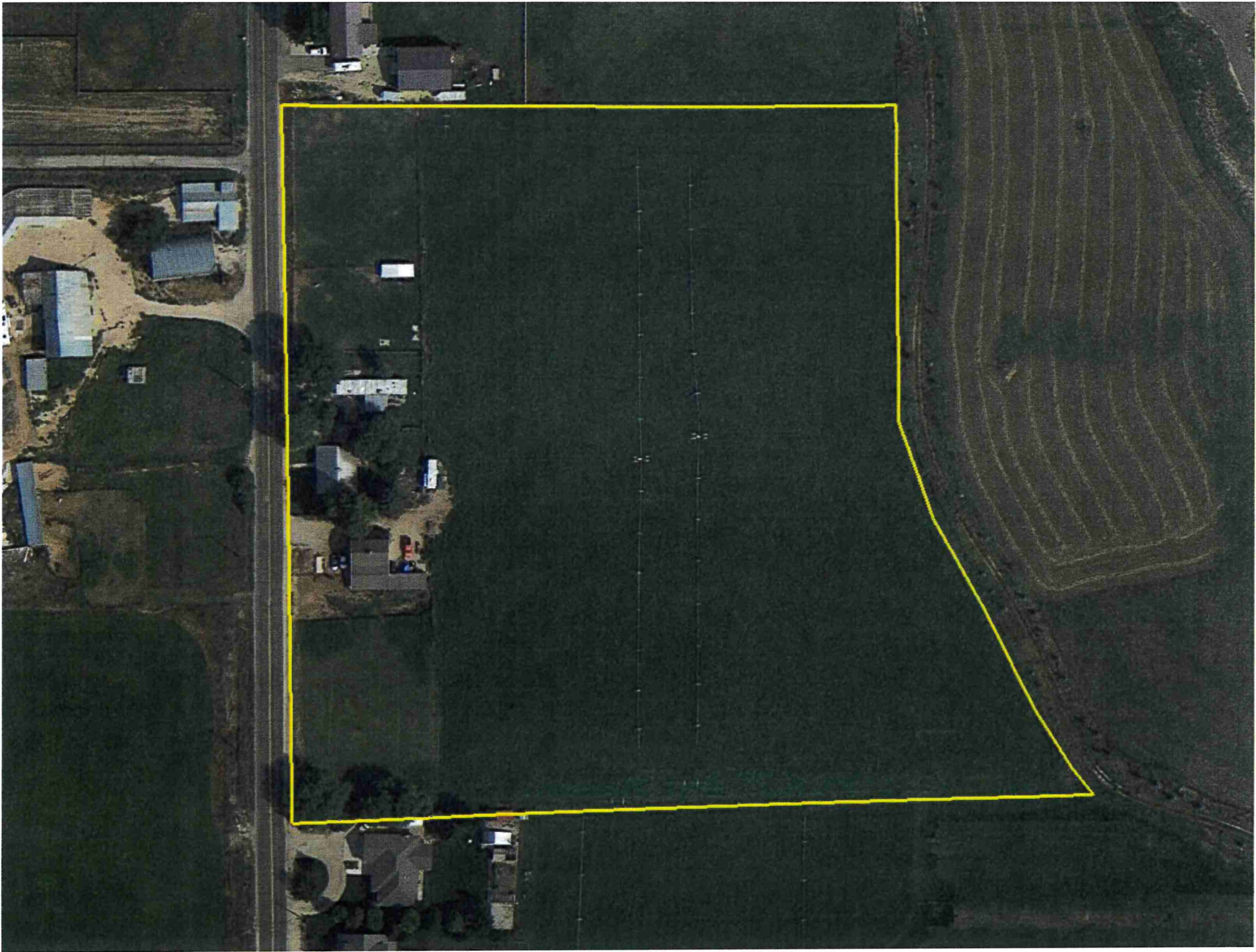
Michael Henke Midway City Planning Director,

I have reviewed the proposal for the annexation of the one lot small scale Vincent Fields subdivision for compliance with the 2018 International Fire Code (2018 IFC). I have no fire code concerns with this annexation currently. Once plans are available, I will review this development for 2018 IFC code compliance verify proper hydrant location & distances from structures, road widths, and etc.

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







15

SHOULDER POINT

STRINGT

SERENITY-WAY

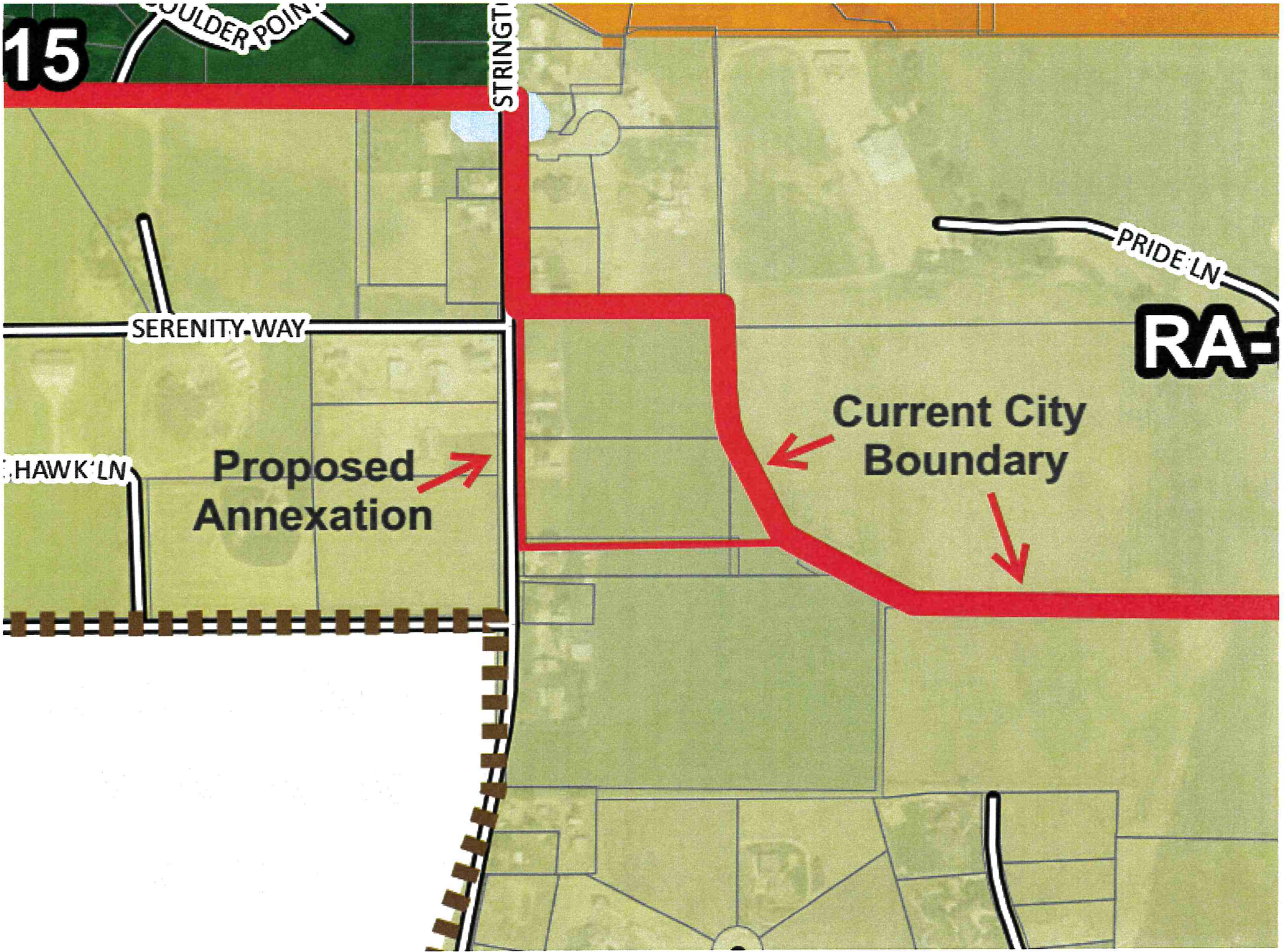
PRIDE LN

RA-

HAWK LN

Proposed Annexation

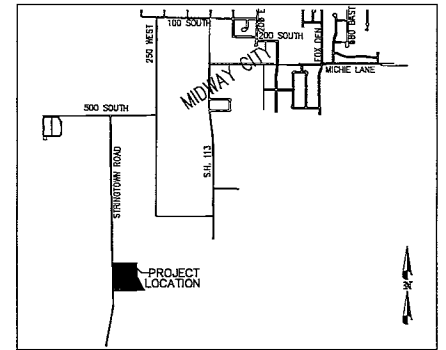
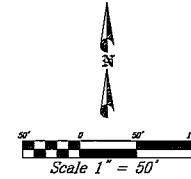
Current City Boundary



# VINCENT ANNEXATION

LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

KEVIN & KIMBERLY PAYNE  
(WINDMILL WILLOW)  
DWR-0002-0-003-044



FOUND ON SPIKE IN ASPHALT MARKING THE LOCATION OF THE NORTH 1/4 CORNER SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LINE	LENGTH	DIRECTION
L1	59.70'	S03°19'32"E
L2	18.95'	S08°15'16"E
L3	18.89'	S74°40'23"E
L4	18.68'	S27°07'18"E
L5	19.53'	S45°07'47"E
L6	1.81'	S68°01'05"E

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**LEGEND**  
 MIDWAY CITY LIMITS  
 R.O.W. DEDICATION (0.16 ACRES)

COUNTY RECORDER

COUNTY RECORDER

**COUNTY SURVEYOR**

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 ROS # \_\_\_\_\_  
 COUNTY SURVEYOR

**BOUNDARY DESCRIPTION**

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'39" EAST 2630.10 FEET FROM THE FOUND ON SPIKE MARKING THE SOUTH 1/4 CORNER OF SECTION 3 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED NORTH 66.43 FEET AND EAST 24.30 FEET FROM A FOUND ON SPIKE IN THE ASPHALT OF STROUTOWN ROAD MARKING THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 578.68 FEET ALONG THE SOUTH LINE OF THE HAVEN FARM SUBDIVISION AND A FENCE LINE TO THE WEST LINE OF THE HAVEN FARM SUBDIVISION AND A WIRE FENCE; THENCE ALONG SAID WEST LINE OF THE HAVEN FARM SUBDIVISION AND THE WIRE FENCE THE FOLLOWING & (EIGHT) CALLS: SOUTH 01°52'22" EAST 237.70 FEET, SOUTH 07°19'32" EAST 59.70 FEET, SOUTH 08°18'18" EAST 18.95 FEET, SOUTH 14°02'07" EAST 18.89 FEET, SOUTH 27°07'18" EAST 18.68 FEET, SOUTH 28°30'29" EAST 1942.51 FEET, SOUTH 45°07'47" EAST 19.53 FEET, AND SOUTH 68°01'05" EAST 1.81 FEET; THENCE SOUTHWEST 1/2" WEST 784.30 FEET ALONG A FIELD FENCE; THENCE NORTH 09°43'18" WEST 683.64 FEET ALONG A FIELD FENCE TO THE POINT OF BEGINNING.  
 AREA - 9.79 ACRES

**SURVEYOR'S CERTIFICATE**

I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 888416 AS PRESCRIBED BY 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 MIDWAY CITY, WASATCH COUNTY, UTAH.

**ACCEPTANCE BY LEGISLATIVE BODY**

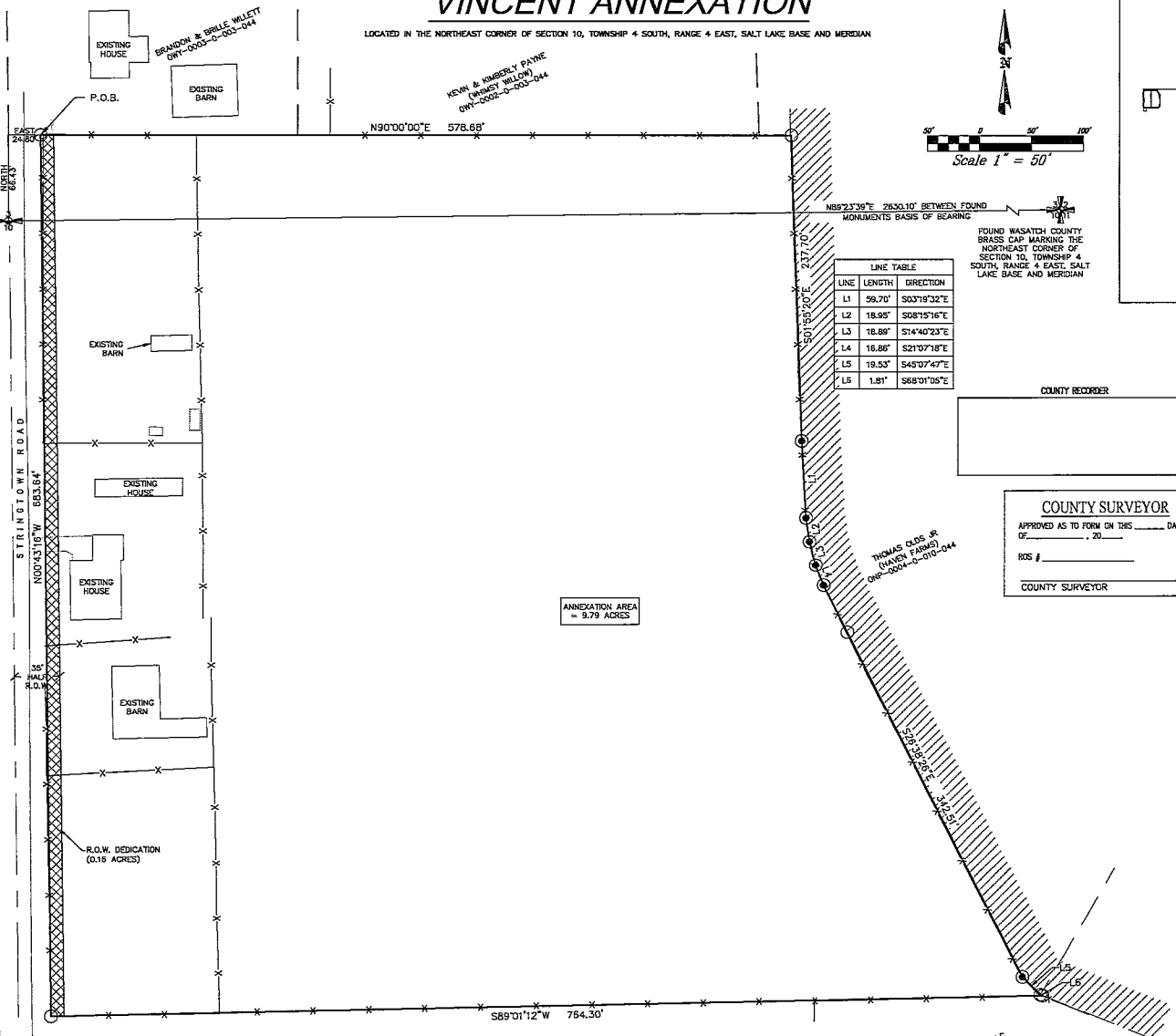
THIS IS TO CERTIFY THAT WE THE UNDERSIGNED MIDWAY CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO MIDWAY CITY, UTAH; AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID MIDWAY CITY; AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS VINCENT ANNEXATION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

MAYOR	DATE
CITY ATTORNEY	DATE
CITY ENGINEER	DATE
ATTEST CITY RECORDER	DATE

**VINCENT ANNEXATION**

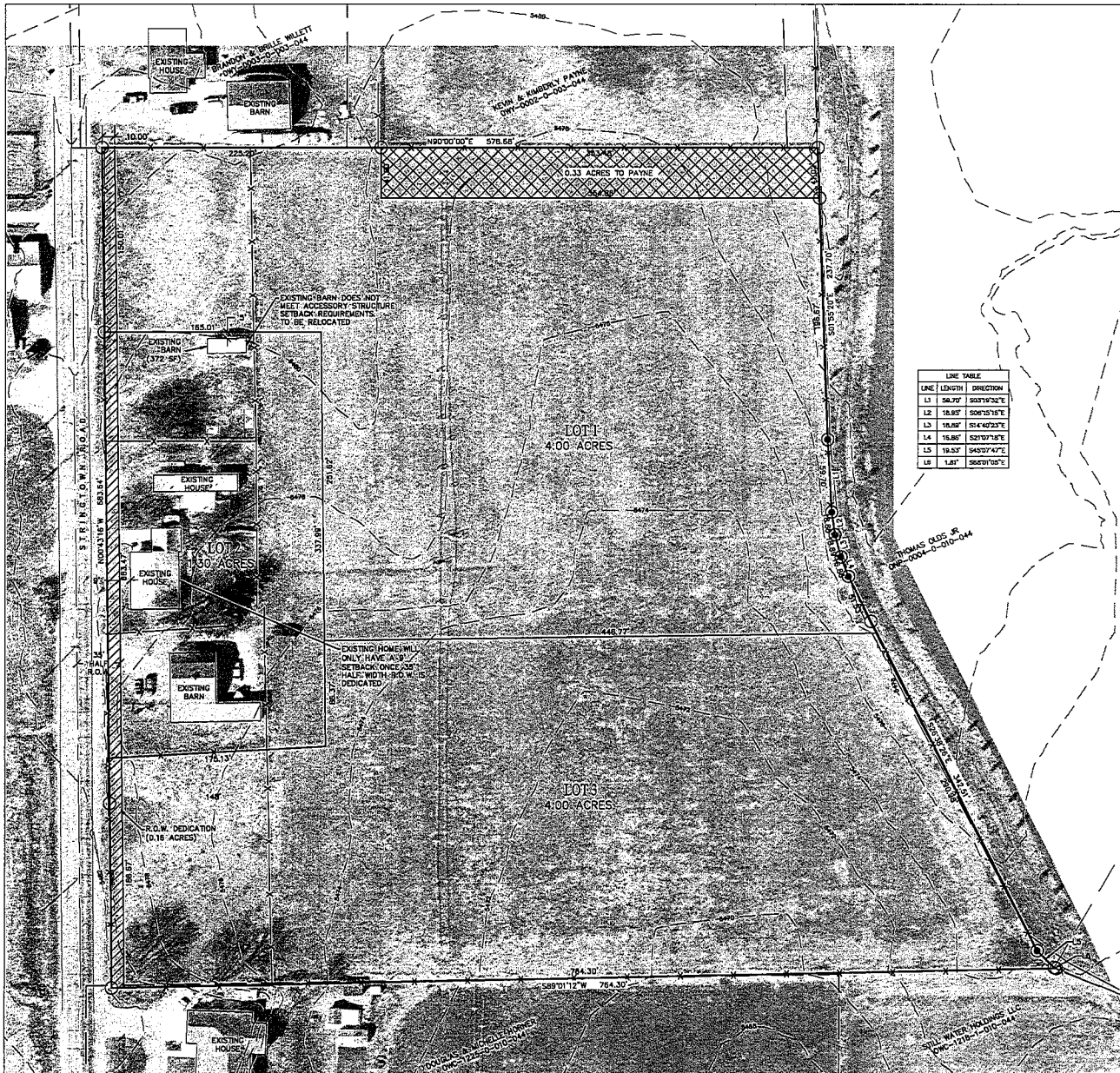
DATE 12 MAY 2022	DRAWING NO. CL_ANNEX_FLAT	SHEET NO. 1 OF 1
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ANNEXATION AREA = 9.79 ACRES

DOUGLAS & MICHELLE HORNER  
DWC-1225-0-010-044

STILL WALTER HOLDINGS LLC  
DWC-1218-1-010-044

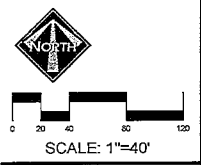


LINE TABLE		
LINE	LENGTH	DIRECTION
L1	54.77'	S23°17'32"E
L2	18.87'	S00°15'18"E
L3	18.80'	S14°40'23"E
L4	18.80'	S21°07'18"E
L5	18.57'	S43°07'47"E
L6	1.81'	S65°01'05"E

LAND USE SUMMARY  
 TOTAL PROPERTY 9.70 ACRES  
 NUMBER OF LOTS 3

- LEGEND
- EXISTING FENCE
  - ▨ R.O.W. DEDICATION (0.16 ACRES)
  - ▩ AREA TO PAYNE PROPERTY  
 PLAT AMENDMENT TO WHIMSY WILLOW SUBDIVISION REQUIRED

\*THIS IS A CONCEPT PLAN ONLY. NO APPROVALS FROM MIDWAY CITY HAVE BEEN OBTAINED. PLAN IS SUBJECT TO CHANGE DURING THE APPROVAL PROCESS.



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL R. BERG P.E.  
 SERIAL NO. 258295  
 DATED 12 MAY 2022

PAYNE  
 VINCENT PROPERTY  
 CONCEPT PLAN #1

**BERG ENGINEERING**  
 880 E Main St, Suite 204  
 Midway, UT 84019  
 ph 435.657.9749

DESIGN BY: PDB	DATE: 12 MAY 2022	SHEET
DRAWN BY: DAW	REV.	1



## ORDINANCE 2022-25

### **AN ORDINANCE APPROVING THE VINCENT ANNEXATION AND DESIGNATING ZONING TO APPLY TO THE ANNEXATION PROPERTY**

**WHEREAS**, Title 10, Chapter 2, Part 4 of the Utah Code authorizes a municipality to annex unincorporated areas into the municipality; and

**WHEREAS**, on 16 May 2022, a petition was filed with Midway City to annex approximately 9.79 acres of land known as the Vincent Annexation into Midway City; and

**WHEREAS**, the City has reviewed the annexation petition and has verified that it meets all applicable legal requirements; and

**WHEREAS**, on 20 September 2022, the Midway City Council held a duly noticed public hearing to receive public input on the proposed annexation; and

**WHEREAS**, the Midway City Council finds it desirable and in the public interest to approve the proposed annexation at this time.

**NOW THEREFORE**, be it ordained by the City Council of Midway City, Utah, as follows:

Section 1: The real property described in Exhibit A is hereby annexed to Midway City, Utah, and the corporate limits of the City are hereby extended accordingly.

Section 2: The real property described in Exhibit A shall be classified as being in the RA-1-43 zone, pursuant to the Midway City Municipal Code, and the official Zoning Map of Midway City shall be amended accordingly.

Section 3: The real property described in Exhibit A shall be subject to all laws, ordinances, and policies of Midway City.



Section 4: This Ordinance shall take effect as and when provided by Utah Code Title 10, Chapter 2, Part 4.

**PASSED AND ADOPTED** by the City Council of Midway City, Wasatch County, Utah  
this                    day of                    2022.

Council Member Steve Dougherty \_\_\_\_\_  
Council Member Jeff Drury \_\_\_\_\_  
Council Member Lisa Orme \_\_\_\_\_  
Council Member Kevin Payne \_\_\_\_\_  
Council Member JC Simonsen \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
Celeste Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Brad Wilson, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Corbin Gordon, City Attorney

(SEAL)

Exhibit A

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 66.43 FEET AND EAST 24.80 FEET FROM A FOUND GIN SPIKE IN THE ASPHALT OF STRINGTOWN ROAD MARKING THE SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 578.68 FEET ALONG THE SOUTH LINE OF THE WHIMSY WILLOW SUBDIVISION AND A FENCE LINE TO THE WEST LINE OF THE HAVEN FARMS SUBDIVISION AND A WIRE FENCE; THENCE ALONG SAID WEST LINE OF THE HAVEN FARMS SUBDIVISION AND THE WIRE FENCE THE FOLLOWING 8 (EIGHT) CALLS: SOUTH 01°55'22" EAST 237.70 FEET, SOUTH 03°19'32" EAST 59.70 FEET, SOUTH 08°15'16" EAST 18.95 FEET, SOUTH 14°40'23" EAST 18.89 FEET, SOUTH 21°07'18" EAST 16.86 FEET, SOUTH 26°38'26" EAST 342.51 FEET, SOUTH 45°07'47" EAST 19.53 FEET, AND SOUTH 68°01'05" EAST 1.81 FEET; THENCE SOUTH 89°01'12" WEST 764.30 FEET ALONG A FIELD FENCE; THENCE NORTH 00°43'16" WEST 683.64 FEET ALONG A FIELD FENCE TO THE POINT OF BEGINNING.

AREA - 9.79 ACRES