

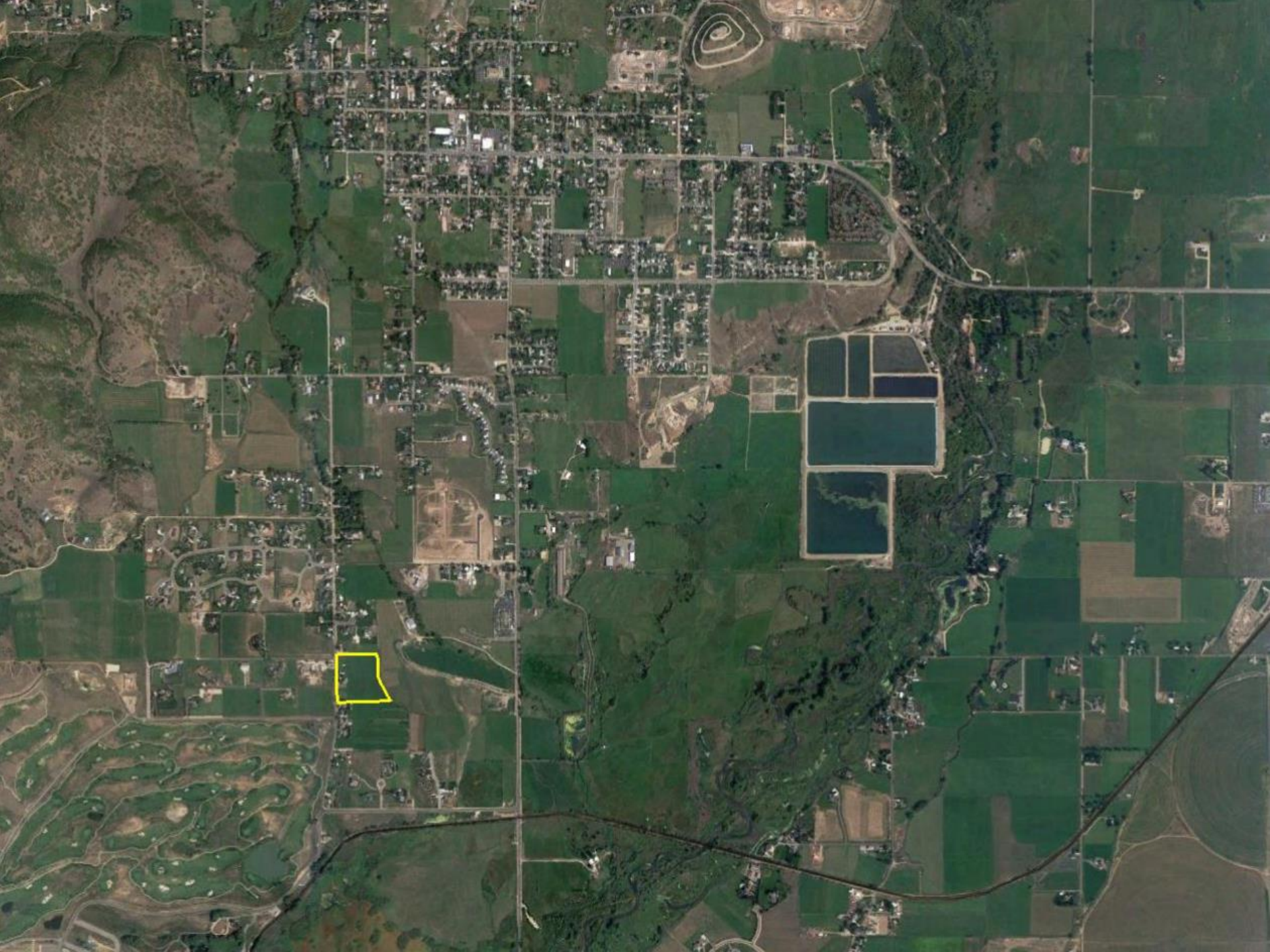
VINCENT

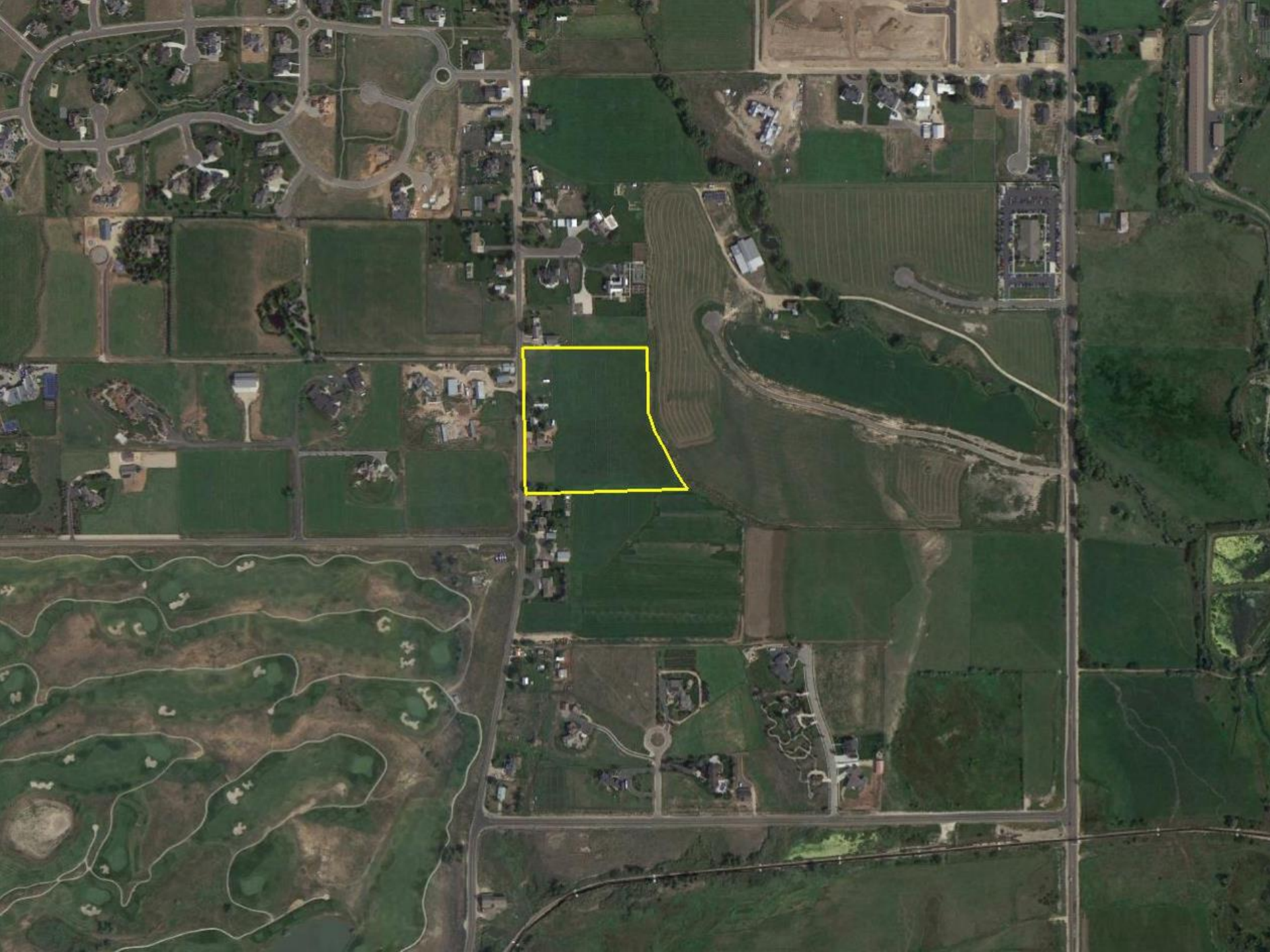
ANNEXATION

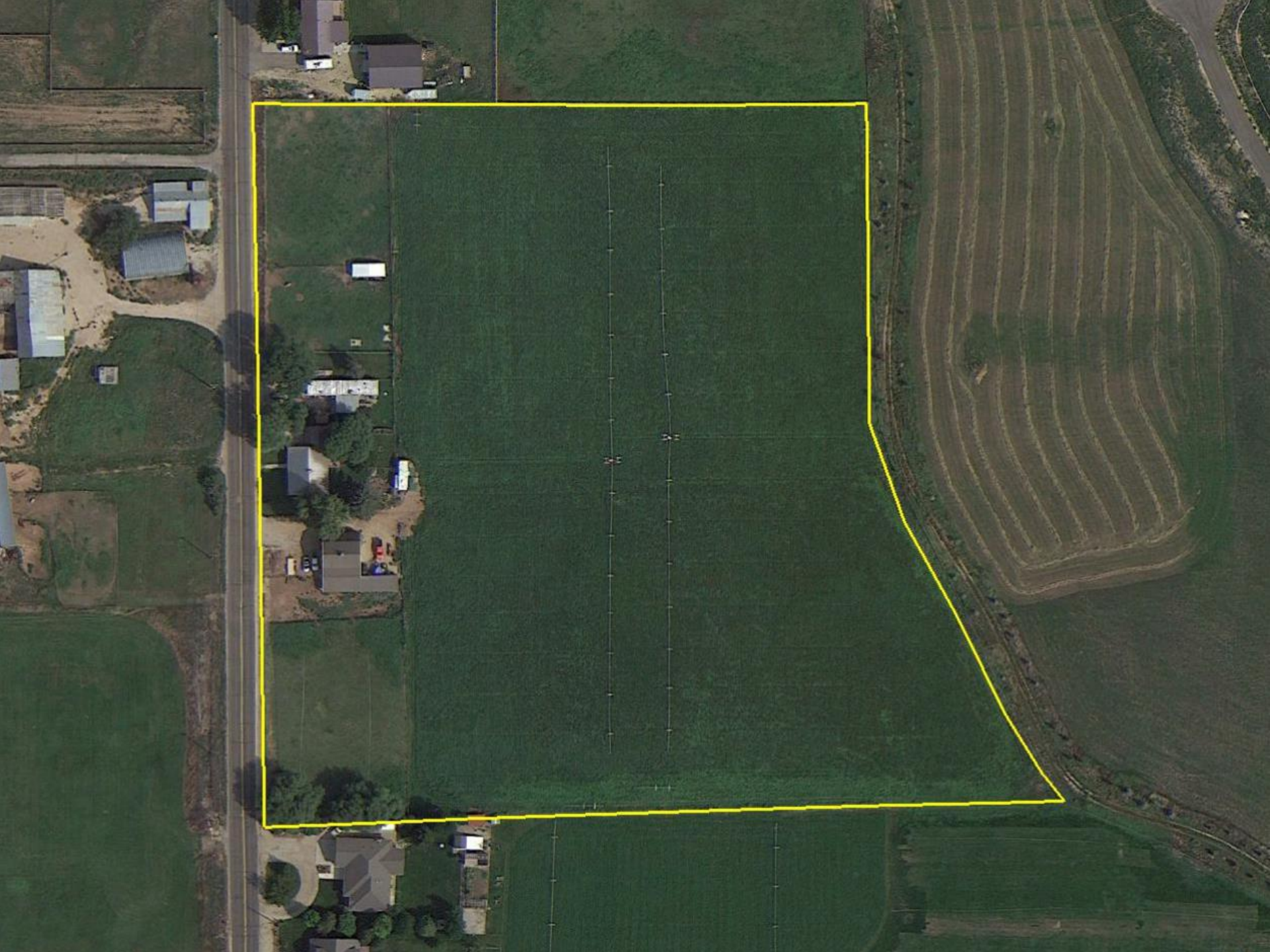


SUMMARY

- Diane Vincent
- 1315 South Stringtown Road
- 3 parcels – 9.76 acres
 - 5 acres - \$642,855 – OWC-1199-1
 - 4.06 acres - \$342,660 – OWC-1226-0
 - 0.7 acres - \$19,723 – OWC-1218-2
- County zoning
 - RA-1
- Midway planned zoning
 - RA-1-43
- Currently two dwellings on the property

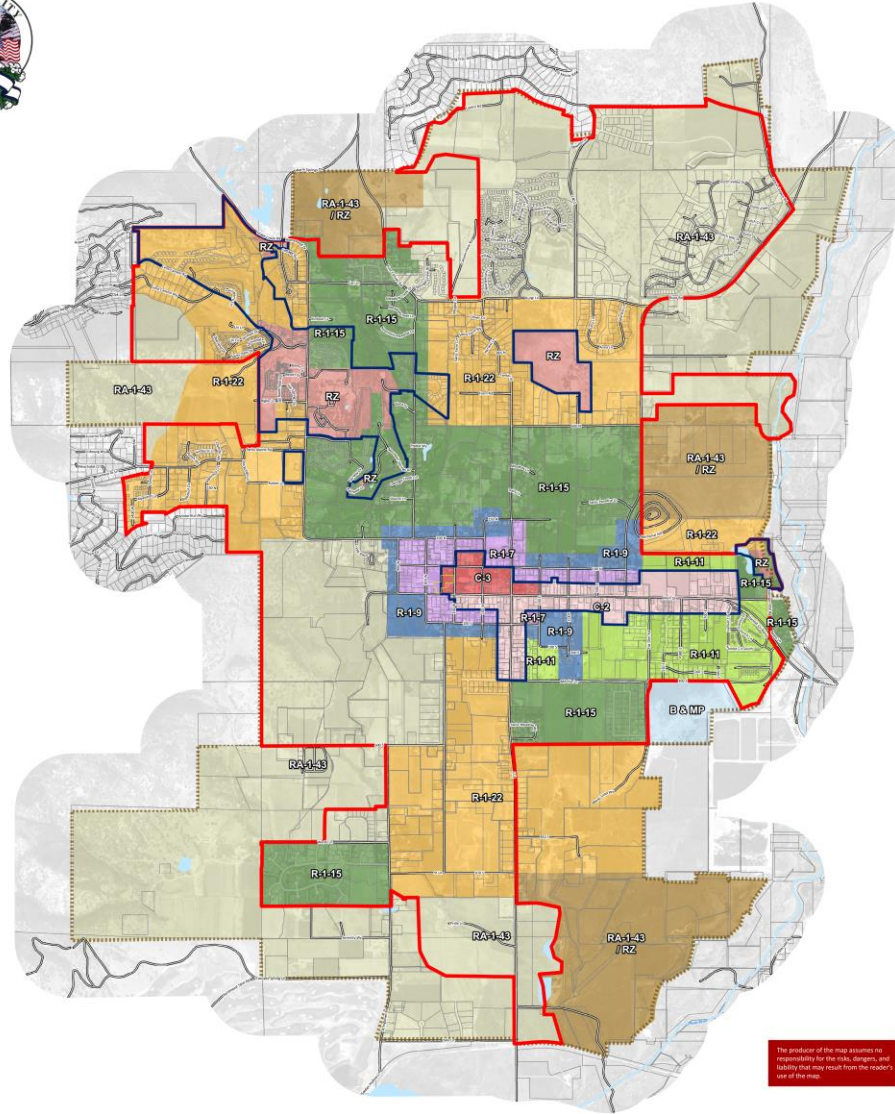






MIDWAY CITY - Land Use

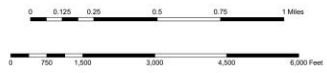
August 12, 2009



The producer of the map assumes no responsibility for the risks, dangers, and liability that may result from the reader's use of the map.

Legend

- TROD
 - Midway City
 - Midway Growth Boundary
 - Rivers
 - Roads
 - Water Body
- | | | |
|--------|--------------|--------|
| B & MP | R-1-7 | R-1-22 |
| C-2 | R-1-9 | |
| C-3 | RA-1-43 | |
| R-1-11 | RZ | |
| R-1-15 | RA-1-43 / RZ | |



MOUNTAINLAND
ASSOCIATION OF GOVERNMENTS

Map Produced by Gary Hunt, GISP (City of Midway)
Manufacturing Association of Governments
Map Production Date: April 2009
Map Projection: North American Datum 1983
Data Source: Midway City & Mountain County

15

BOULDER POIN

STRINGT

PRIDE LN

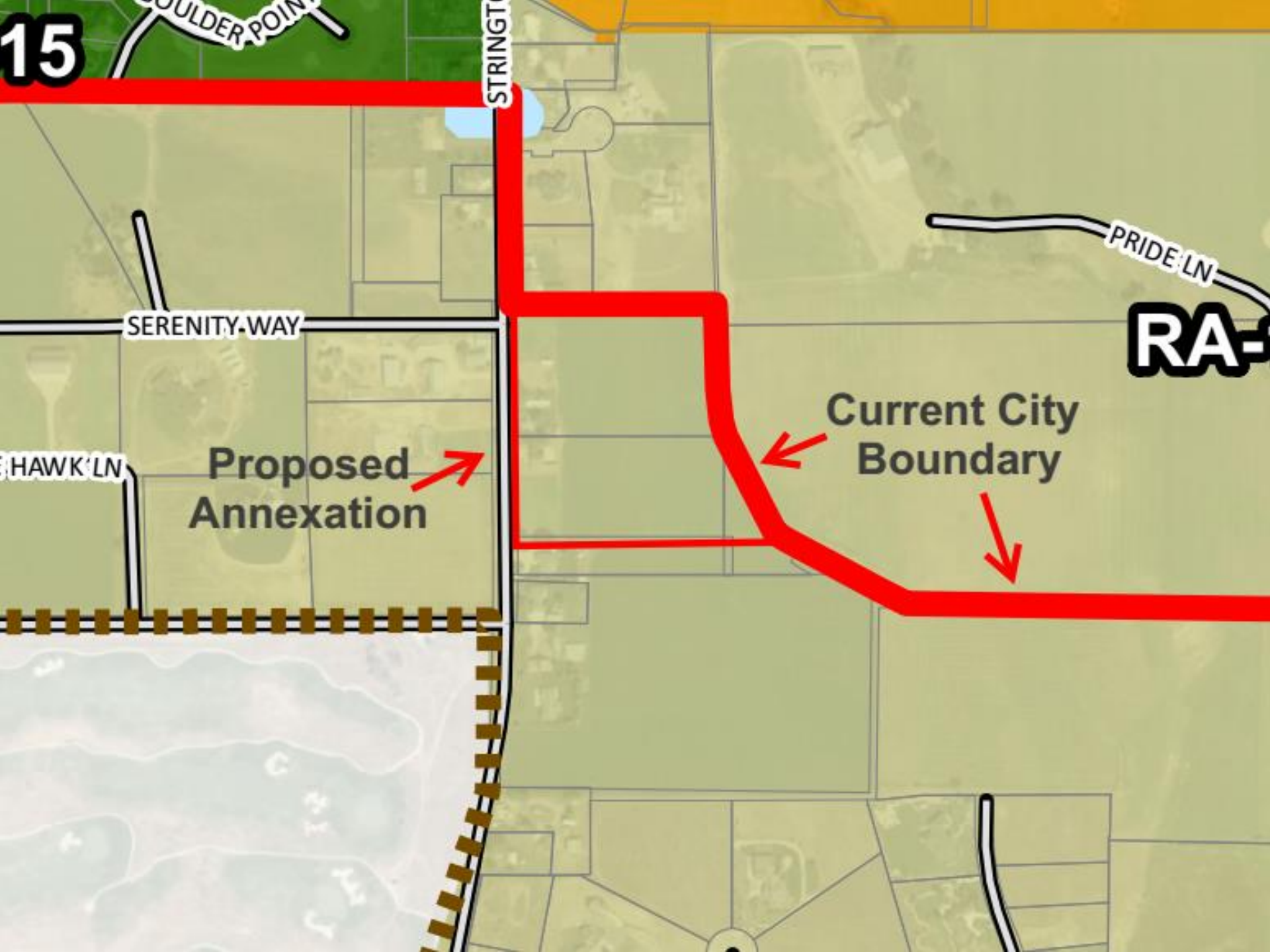
RA-

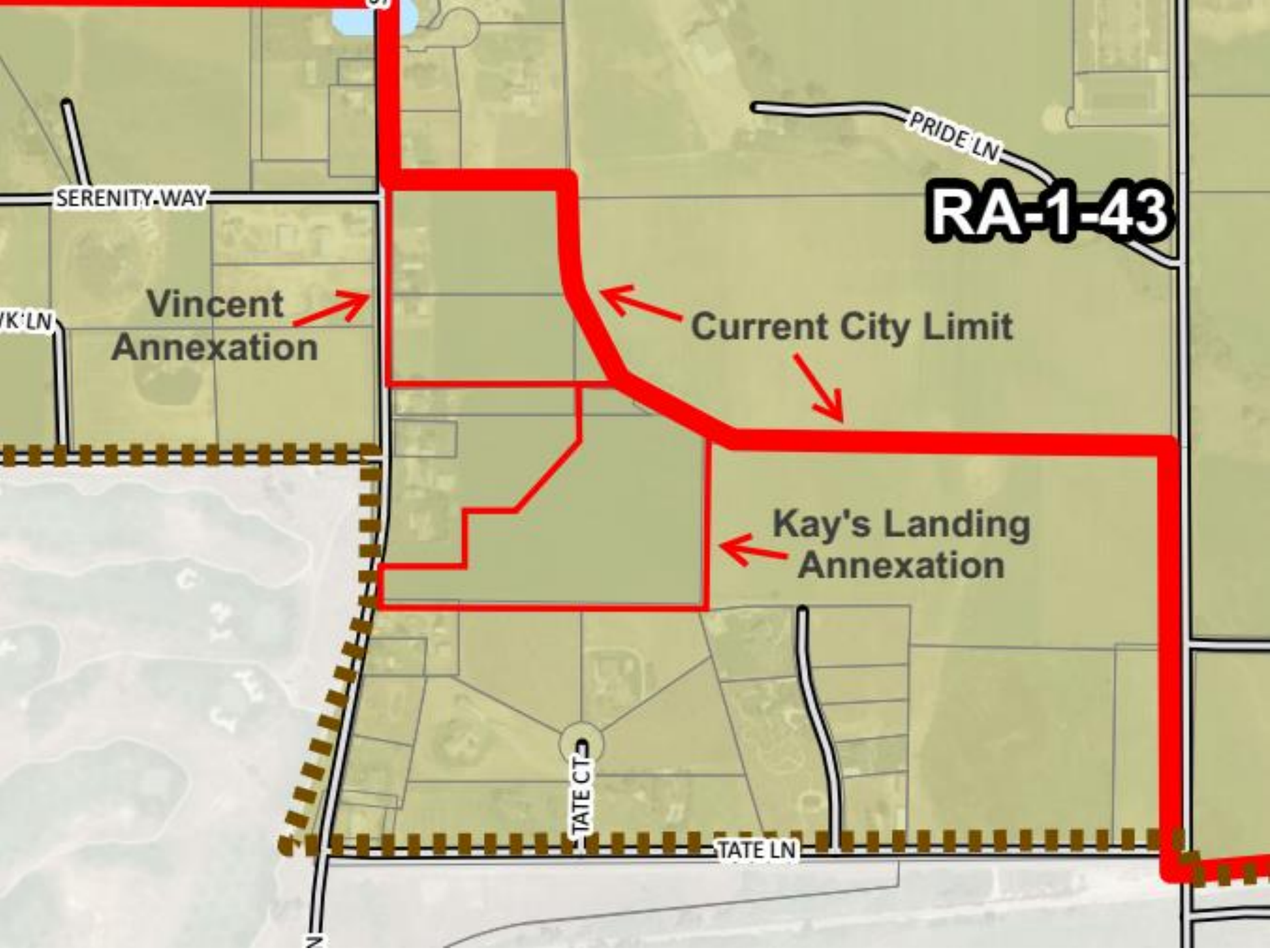
SERENITY WAY

HAWK LN

Proposed Annexation

Current City Boundary





RA-1-43

Current City Limit

Vincent
Annexation

Kay's Landing
Annexation

SERENITY WAY

PRIDE LN

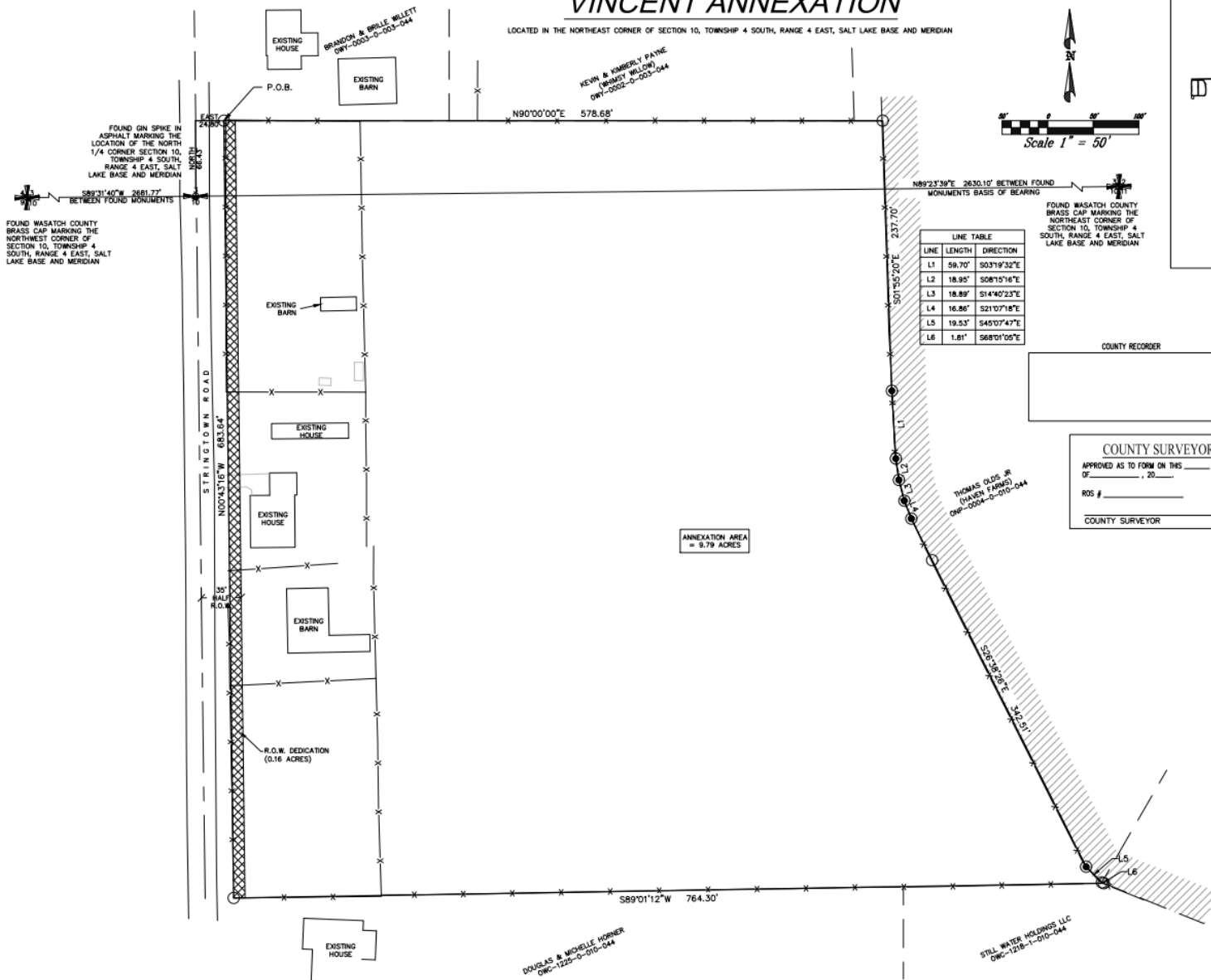
TATE CT

TATE LN

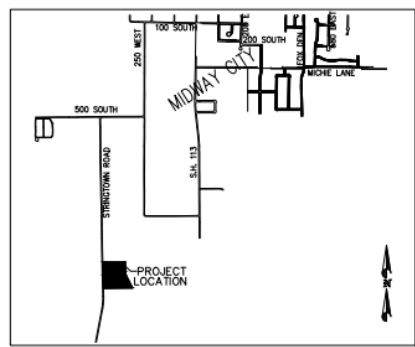
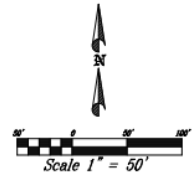
WYK LN

VINCENT ANNEXATION

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



LINE TABLE	
LINE	DIRECTION
L1	S0319°32'E
L2	S0815°16'E
L3	S14°40'23"E
L4	S21°07'18"E
L5	S40°07'47"E
L6	S68°01'06"E



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

COUNTY RECORDER

COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
 ROS # _____
 COUNTY SURVEYOR

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'39" EAST 2630.10 FEET FROM THE FOUND GN 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 270.8 FEET ALONG 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 0°15'22" EAST 237.70 FEET, SOUTH 03°19'32" EAST 58.70 FEET, SOUTH 08°15'46" EAST 18.95 FEET, SOUTH 14°40'23" EAST 16.89 FEET, SOUTH 21°07'18" EAST 16.86 FEET, SOUTH 28°02'00" EAST 242.21 FEET, SOUTH 40°07'47" EAST 18.83 FEET, AND SOUTH 48°01'06" EAST 1.81 FEET; THENCE SOUTH 89°01'12" WEST 764.30 FEET ALONG A FIELD FENCE; THENCE NORTH 00°45'16" WEST 683.64 FEET ALONG A FIELD FENCE TO THE POINT OF BEGINNING.

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT LOCATED NORTH 86.43 FEET AND EAST 24.80 FEET FROM A FOUND GN 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 270.8 FEET ALONG 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 0°15'22" EAST 237.70 FEET, SOUTH 03°19'32" EAST 58.70 FEET, SOUTH 08°15'46" EAST 18.95 FEET, SOUTH 14°40'23" EAST 16.89 FEET, SOUTH 21°07'18" EAST 16.86 FEET, SOUTH 28°02'00" EAST 242.21 FEET, SOUTH 40°07'47" EAST 18.83 FEET, AND SOUTH 48°01'06" EAST 1.81 FEET; THENCE SOUTH 89°01'12" WEST 764.30 FEET ALONG A FIELD FENCE; THENCE NORTH 00°45'16" WEST 683.64 FEET ALONG A FIELD FENCE TO THE POINT OF BEGINNING.
 AREA - 9.79 ACRES

ANNEXATION 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. 884415 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.
 SURVEYOR: _____ DATE: _____

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 HEREON 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 _____, 20____
 MAYOR: _____ DATE: _____
 CITY ATTORNEY: _____ DATE: _____
 CITY ENGINEER: _____ DATE: _____
 ATTEST: _____
 CITY RECORDER: _____ DATE: _____

VINCENT ANNEXATION

DATE: 12 MAY 2022
 DRAWING NO.: 01_ANNEX_1247
 SHEET NO.: 1 OF 1

DOUGLAS & MICHELLE HOPNER
 OHC-1222-C-010-044

STILL WATER HOLDINGS LLC
 OHC-1228-1-010-044

DISCUSSION ITEMS

- Annexation
 - Would not form an unincorporated peninsula
- Density
 - Currently two dwellings & two water connections
 - Application is for three lots
 - County potential density is 7 lots (water system would be required)
- Access
 - Stringtown Road
- Road maintenance
 - Midway would annex and maintain Stringtown Road that fronts the property

UTAH CODE § 10-1-104(6)

- "Peninsula," when used to describe an unincorporated area, means an area surrounded on more than 1/2 of its boundary distance, but not completely, by incorporated territory and situated so that the length of a line drawn across the unincorporated area from an incorporated area to an incorporated area on the opposite side shall be less than 25% of the total aggregate boundaries of the unincorporated area.

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.

PROPOSED CONDITIONS

- Development on the parcel is limited to three lots. The three lots will be deed restricted and will not allow any further subdividing.
- 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.
- A parks annexation donation fee of \$5,749.71 will be paid before the recording of the annexation plat.