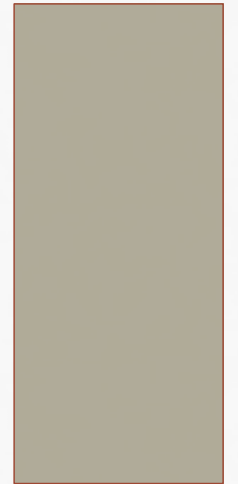


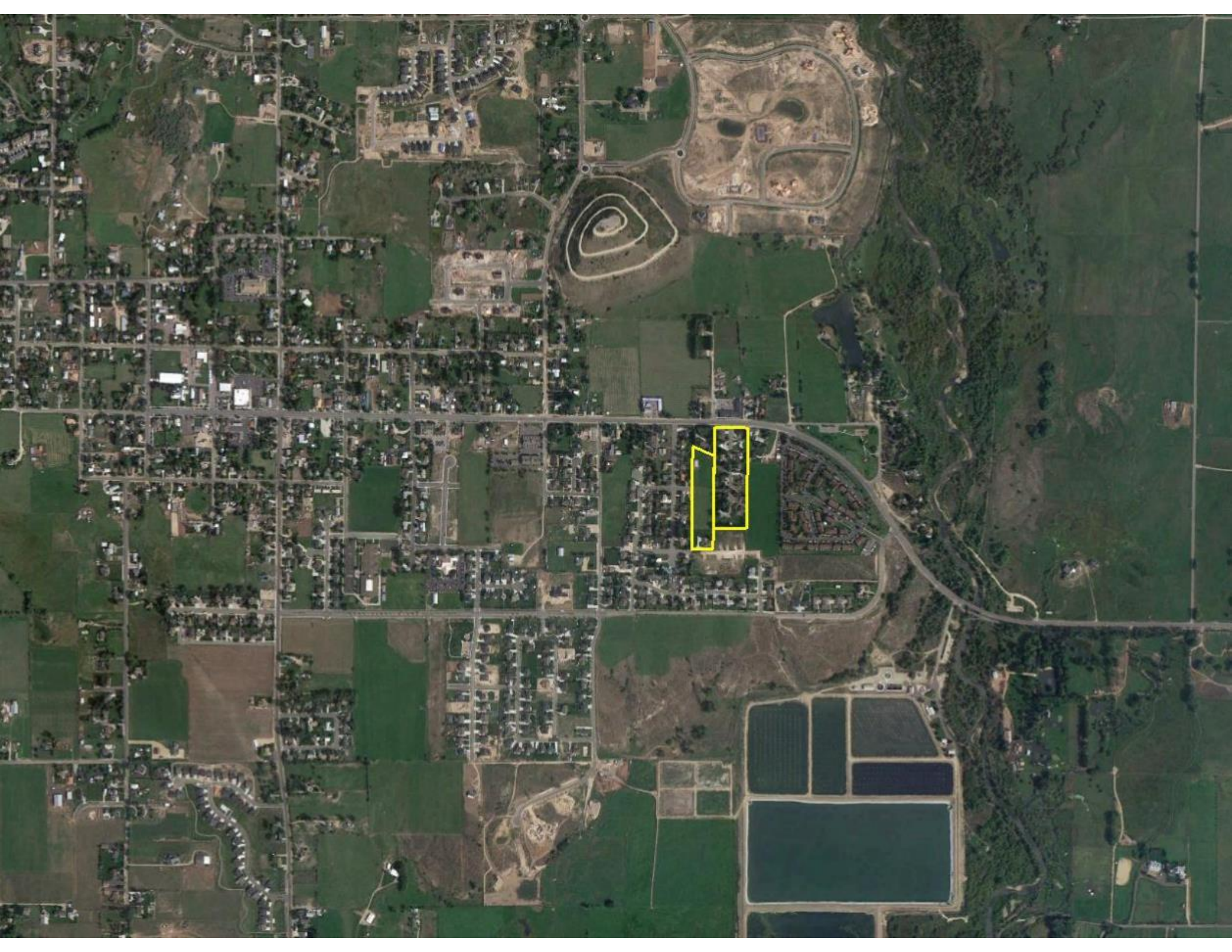
REED BEZZANT SUBDIVISION LOT 11  
KIM BEZZANT PARCEL A

PLAT AMENDMENTS

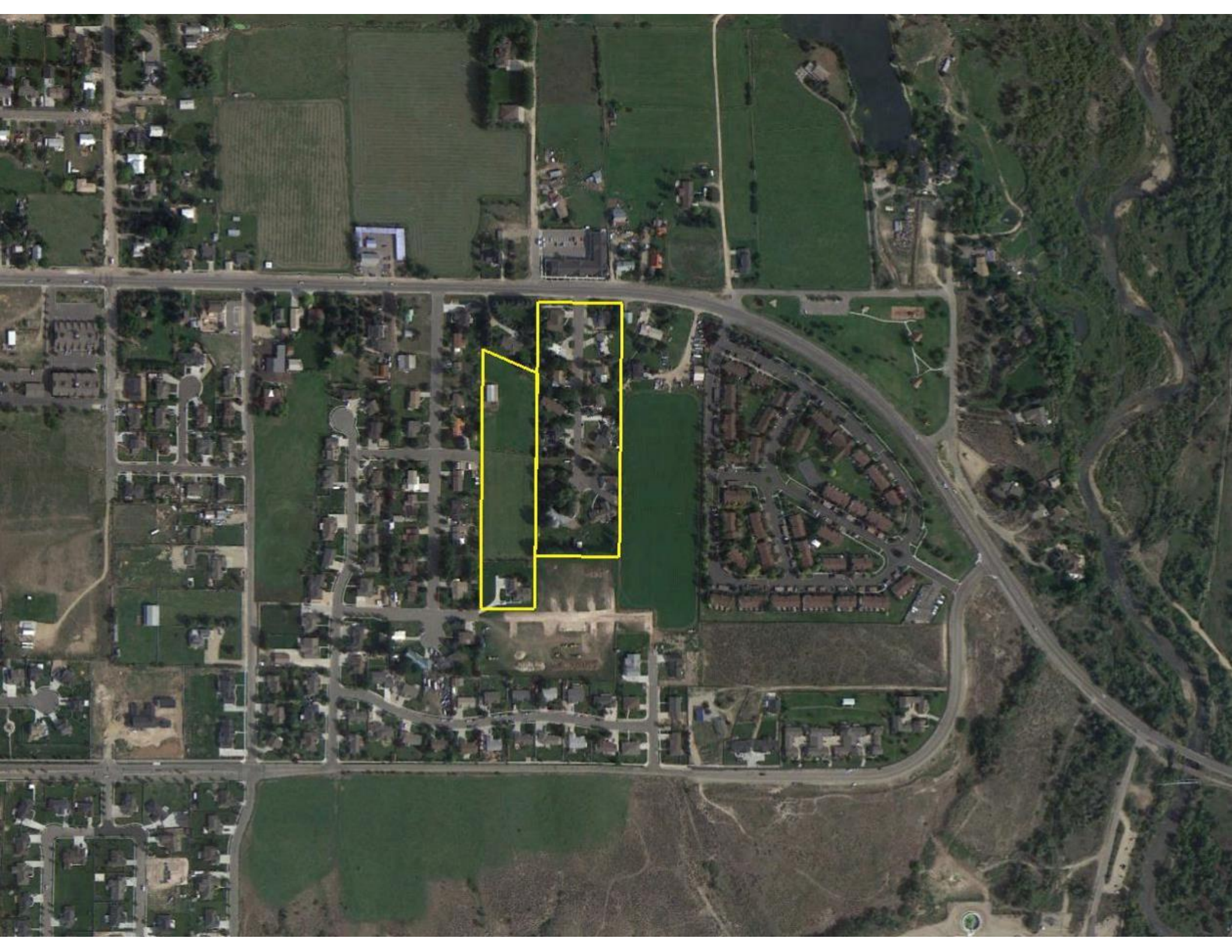


# BACKGROUND

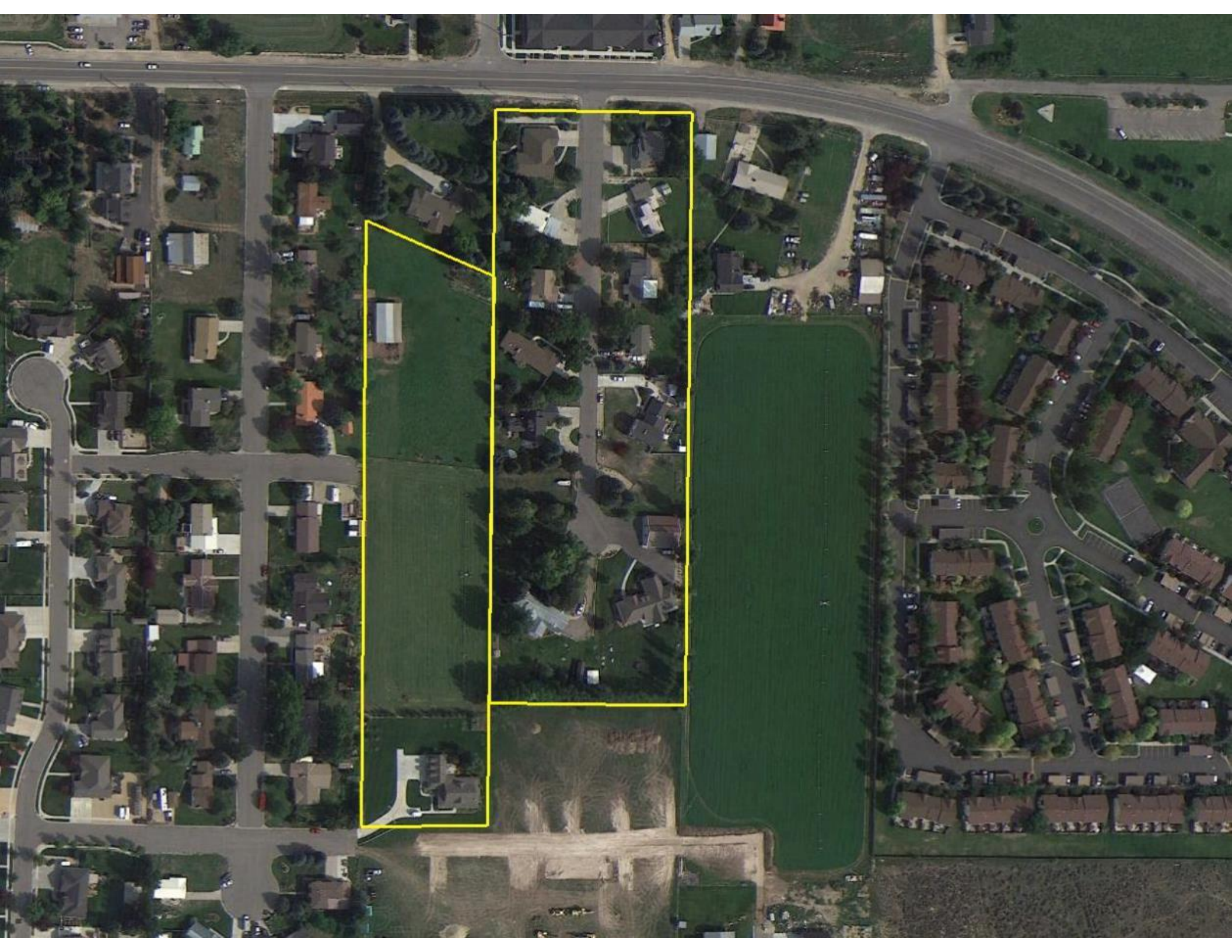
- Amend the Reed Bezzant and Kim Bezzant subdivision plats
  - Vacate Lot 11 (0.17 acres) from the Reed Bezzant Plat
    - Lot 11 was created for a future road
  - Add Reed Bezzant Lot 11 to the Kim Bezzant Remaining Parcel A (3.15 acres)
    - Remaining Parcel A does not have any building rights
- Total of combines parcels will be 3.32 acres















Area of Combined  
Parcels

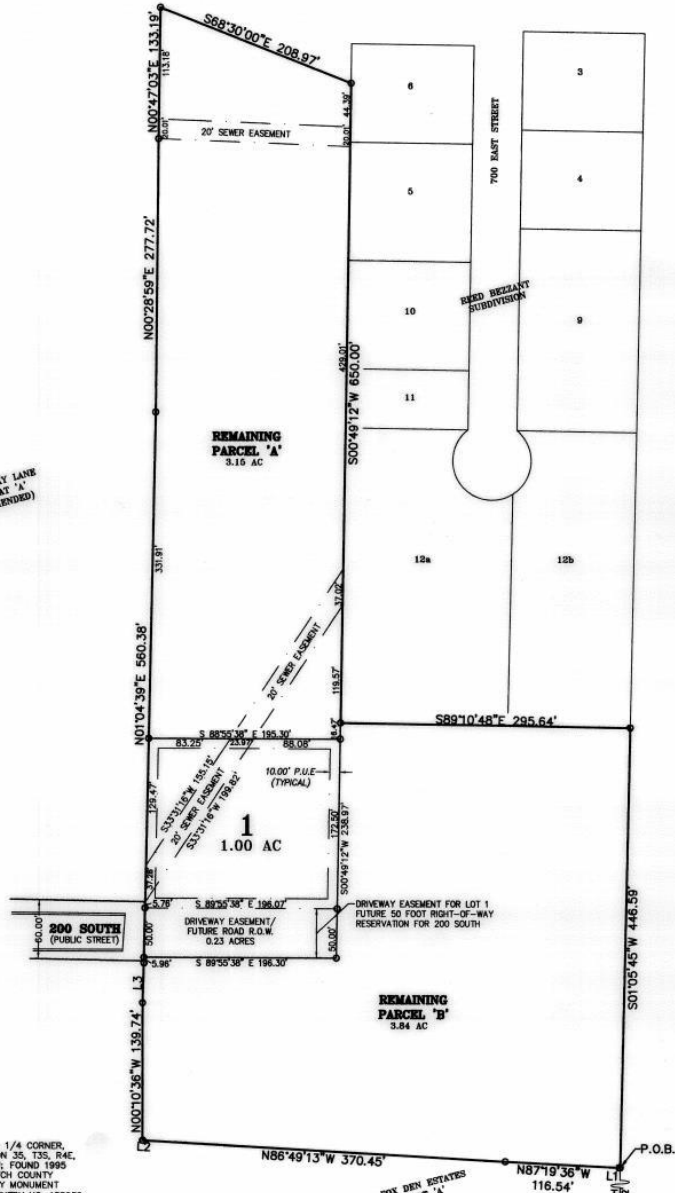


KIM BEZZANT SUBDIVISION PLAT - MARCH 27, 2009

SURVEYOR  
BING CHRISTENSEN, RLS  
P.O. BOX 176  
HEBER CITY, UTAH 84032  
PHONE: (435) 854-9229  
DATE OF SURVEY: OCT 2007

SOUTH 1/4 CORNER,  
SECTION 35, T35, R4E,  
SLSBAM; FOUND 1995  
WASATCH COUNTY  
SURVEY MONUMENT  
(SEE ENTRY NO. 188936,  
BK 330 PG 53)

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

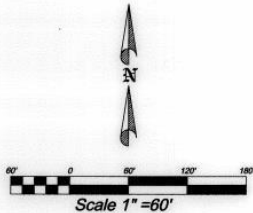


### ADDRESS TABLE

LOT	ADDRESS
1	645 EAST 200 SOUTH

LINE	LENGTH	BEARING
L1	0.85'	N88°30'31"W
L2	0.38'	N87°19'34"W
L3	40.31'	N01°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 60, PAGE 365 OF THE WASATCH COUNTY RECORDER. NO STRUCTURES ARE ALLOWED TO BE BUILT OR PLACED WITH THE SEWER EASEMENT ON LOT 1.

### COUNTY RECORDER

ENTRY # 34706 DATE 4-21-09 TIME 10:31 AM  
FEE \$100 + \$352 PG # 4 - FOR BEZZANT SUBDIVISION  
BY KIM BEZZANT WASATCH COUNTY RECORDER ELIZABETH PALMER

SOUTHEAST CORNER, SECTION 35, T35, R4E, SLSBAM;  
FOUND 1995 WASATCH COUNTY SURVEY MONUMENT  
(SEE ENTRY NO. 188935, BK 330 PG 52)

### 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 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.

4/21/09 DATE  
B. Christensen SURVEYOR (SEE SEAL BELOW)

Tom Kane DATE: 4-2-09  
WASATCH COUNTY SURVEYOR  
Steve Farrell DATE: 4/6/2009  
MIDWAY IRRIGATION COMPANY  
DATE: 4/7/2009  
MIDWAY SANITATION DISTRICT

### 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°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 07°02'36" 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°10'48" EAST 295.64 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 4-9 DAY OF April, A.D. 2009  
BY: Reed H. Bezzant, Manager  
BY: Reed H. Bezzant, REED H. BEZZANT  
BY: Bonnie L. Bezzant, BONNIE L. BEZZANT

### ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }  
ON THE 9 DAY OF April, A.D. 2009 PERSONALLY APPEARED BEFORE ME, Reed H. Bezzant, Bonnie L. Bezzant, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES Sept 29, 2010  
Reed H. Bezzant, NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }  
ON THE 9 DAY OF April, A.D. 2009 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 HEREOF SHOWN.

THIS 6th DAY OF APRIL, A.D. 2009

APPROVED Connie Tattler ATTEST Brad Wilson  
MAYOR CLERK-RECORDER  
APPROVED Steve Farrell ATTEST Kaye D. Lowell  
CITY ENGINEER CITY ATTORNEY

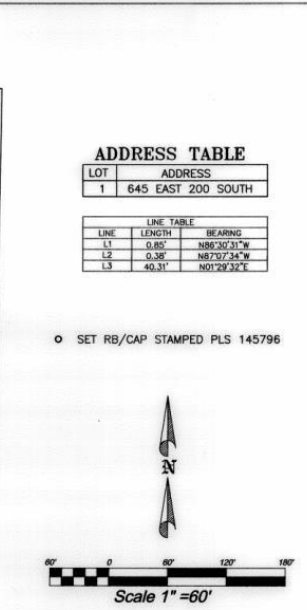
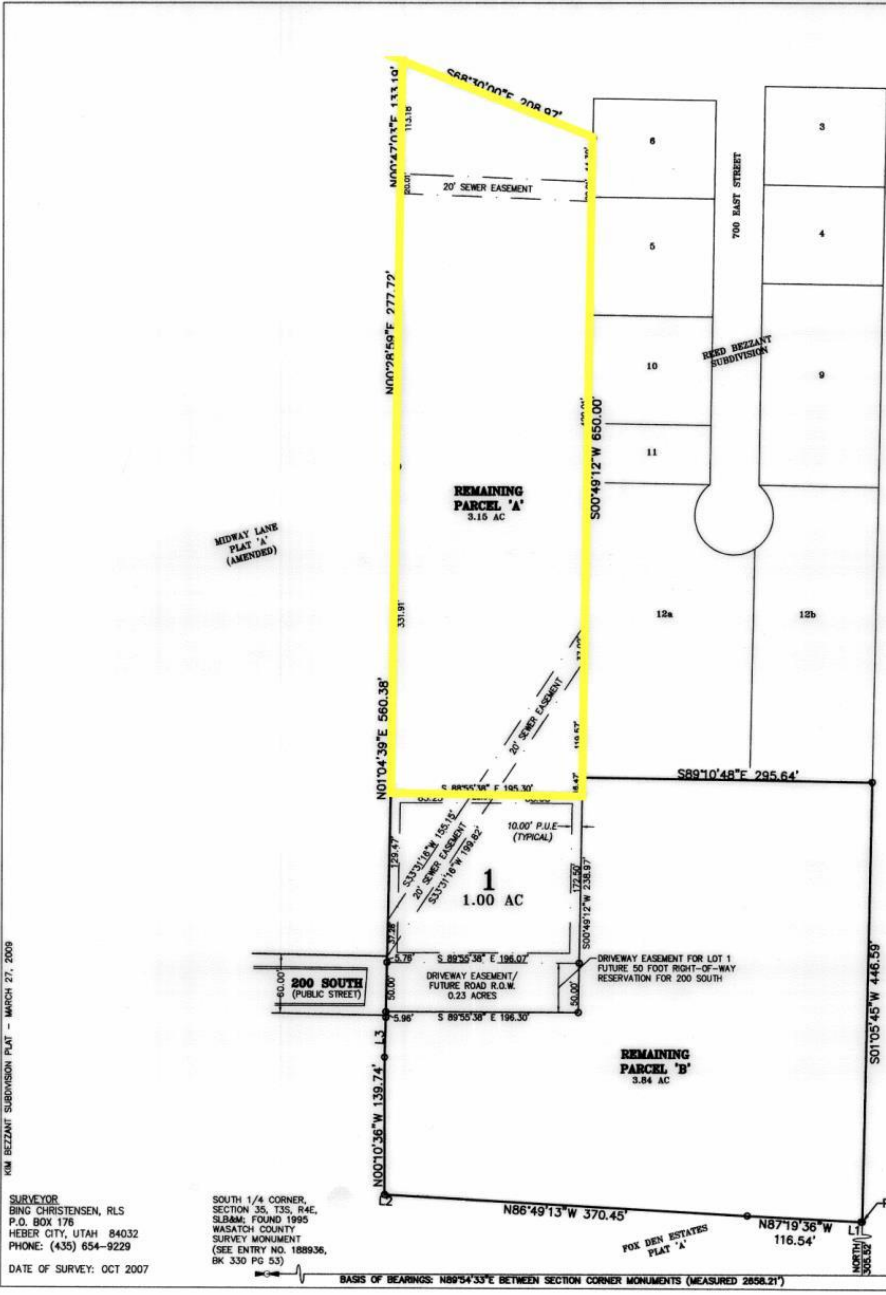
### PLANNING COMMISSION APPROVAL

APPROVED THIS 7th DAY OF APRIL, A.D. 2009 BY THE  
MIDWAY CITY PLANNING COMMISSION  
Kurt A. Mackie, DIRECTOR - SECRETARY  
Reed H. Bezzant, CHAIRMAN, PLANNING COMMISSION

### KIM BEZZANT SUBDIVISION

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

SURVEYOR'S SEAL BING CHRISTENSEN STATE OF UTAH	MIDWAY PARCEL'S SEAL MIDWAY IRRIGATION COMPANY	CITY ENGINEER SEAL Steve Farrell MIDWAY CITY	CLERK-RECORDER SEAL Kaye D. Lowell MIDWAY CITY
--	---	--	--



**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 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: 4/27/09  
SURVEYOR: Bing Christensen (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°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 07°07'36" 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 SOUTHWESTERLY 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°10'48" EAST 295.64 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 4<sup>th</sup> DAY OF April, A.D. 2009

BY: Reed H. Bezzant, BEZZANT HOLDINGS, INC. (SEE SEAL BELOW)  
BY: Bonnie L. Bezzant, BONNIE L. BEZZANT

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }

ON THE 4<sup>th</sup> DAY OF April, A.D. 2009, PERSONALLY APPEARED BEFORE ME, Reed H. Bezzant, Bonnie L. Bezzant, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: Sept 29, 2010  
Notary Public: Lloyd A. Willey

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }

ON THE 4<sup>th</sup> DAY OF April, A.D. 2009, PERSONALLY APPEARED BEFORE ME, Reed H. Bezzant, Bonnie L. Bezzant, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: Sept 29, 2010  
Notary Public: Lloyd A. Willey

**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 6<sup>th</sup> DAY OF APRIL, A.D. 2009

APPROVED: Connie Tatten, MAYOR  
APPROVED: Brad Wilson, CLERK-RECORDER (SEE SEAL BELOW)  
APPROVED: Kaye D. Powell, CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 7<sup>th</sup> DAY OF April, A.D. 2009 BY THE MIDWAY CITY PLANNING COMMISSION

APPROVED: Krista A. Mackay, CHAIRMAN, PLANNING COMMISSION  
APPROVED: Robert H. King, SECRETARY

**KIM BEZZANT SUBDIVISION**

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	MIDWAY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR BING CHRISTENSEN STATE OF UTAH LICENSE NO. 145796	CITY OF MIDWAY PLANNING COMMISSION APR 27 2009	CITY ENGINEER MIDWAY CITY APR 27 2009	CLERK-RECORDER MIDWAY CITY APR 27 2009

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. 0N-100-4.

**COUNTY RECORDER**

ENTER # 247017 DATE 4-21-09 TIME 10:31 AM  
FEE \$100.00 CLASS PG. 4 FOR BEZZANT SUBDIVISION  
BY: KIM BEZZANT WASATCH COUNTY RECORDER ELIZABETH FULLMER  
PG 1550-1559

**WASATCH COUNTY SURVEYOR**

DATE: 4-8-09  
DATE: 4/6/2009  
DATE: 4/7/2009

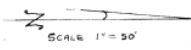
SOUTHEAST CORNER, SECTION 35, T3S, R4E, S34M; FOUND 1995 WASATCH COUNTY SURVEY MONUMENT (SEE ENTRY NO. 188935, BK 330 PG 52)

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,  
S34M; FOUND 1995  
WASATCH COUNTY  
SURVEY MONUMENT  
(SEE ENTRY NO. 188936,  
BK 330 PG 53)

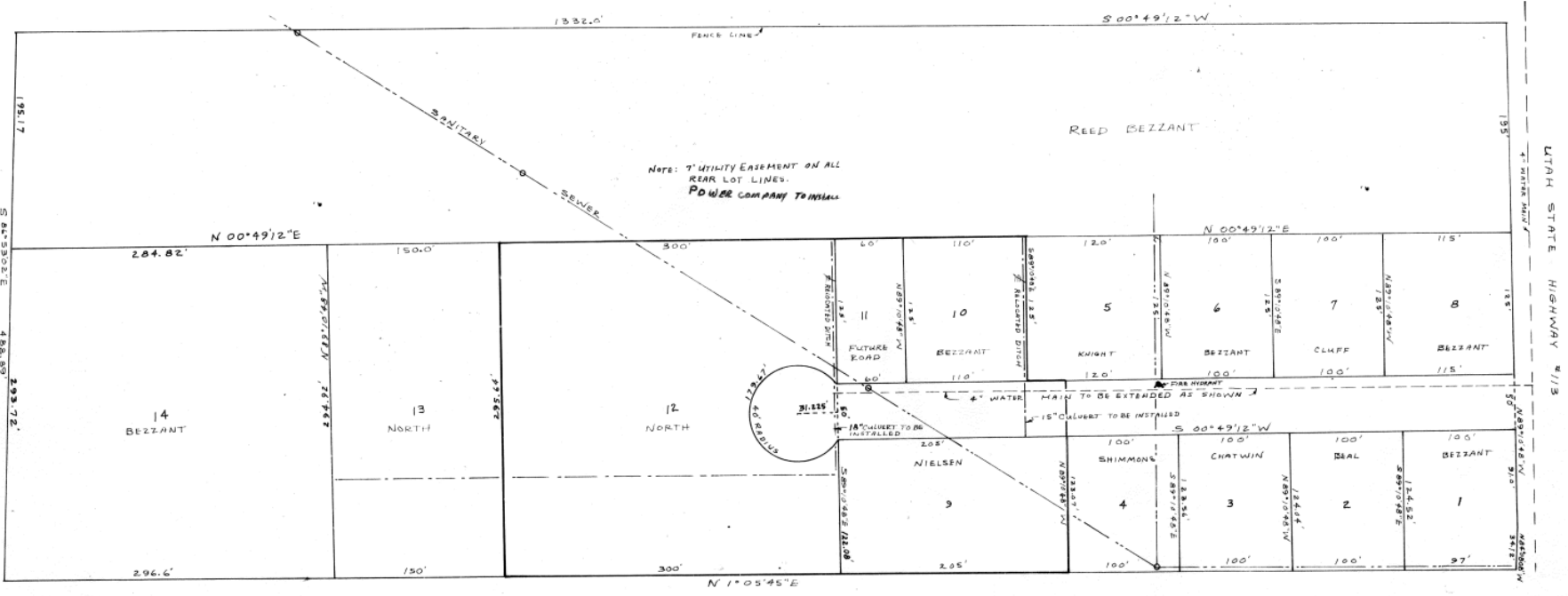




REED BEZZANT PROPERTY  
MIDWAY, UTAH - MARCH 1975  
R. J. ELLIS - SURVEYOR  
UTAH LICENSE # 2597



104362 JUNE 9 1975 4:15 P.M. \$15.20  
PREPARED BY Reed Bezzant  
Madison, Utah



PARCEL #5 (REVISED)

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N 88°10'W, AND N 1°05'45"E 936.6 FEET, AND N 89°10'48"W 173.0 FEET, FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE S 00°49'12"W 20.0 FEET, THENCE N 89°10'48"W 125.0 FEET, THENCE N 0°49'12"E 120.0 FEET, THENCE S 89°10'48"E 125.0 FEET, THENCE S 0°49'12"W 100.0 FEET, TO THE POINT OF BEGINNING.

PARCEL #9

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N 88°10'W, AND N 1°05'45"E 746.6 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 1°05'45"E 205.0 FEET, THENCE N 89°10'48"W 123.07 FEET, THENCE S 0°49'12"W 205.0 FEET, THENCE S 89°10'48"E 122.08 FEET TO THE POINT OF BEGINNING.

PARCEL #10

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N 88°10'W, AND 293.72 FEET N 86°53'02"W, AND 794.82 FEET N 00°49'12"E FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 00°49'12"E 110 FEET, THENCE S 89°10'48"E 125 FEET, THENCE S 00°49'12"W 110 FEET, THENCE N 89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

PARCEL #11

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N 88°10'W, AND 293.72 FEET N 86°53'02"W, AND 734.82 FEET N 00°49'12"E FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 00°49'12"E 60.0 FEET, THENCE S 89°10'48"E 125 FEET, THENCE S 00°49'12"W 60.0 FEET, THENCE N 89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

PARCEL #12

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N 88°10'W, AND 434.82 FEET N 00°49'12"E, AND N 86°53'02"W 293.72 FEET FROM THE SOUTH EAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 00°49'12"E 300 FEET, THENCE S 89°10'48"E 125 FEET, THENCE N 00°49'12"E 300 FEET, THENCE ALONG THE ARC OF A 40 FOOT RADIUS CURVE (RADIUS LIES S 50°29'52"E 40 FEET) 179.67 FEET, THENCE S 89°10'48"E 122.08 FEET, THENCE S 1°05'45"W 300 FEET, THENCE N 89°10'48"W 295.64 FEET TO THE POINT OF BEGINNING.

PARCEL #13

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N 88°10'W, AND 296.6 FEET N 1°05'45"E FROM THE SOUTH EAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 89°10'48"W 294.92 FEET, THENCE N 00°49'12"E 150 FEET, THENCE S 89°10'48"E 235.64 FEET, THENCE S 1°05'45"W 150 FEET TO THE POINT OF BEGINNING.

PARCEL #14

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N 88°10'W, FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 1°05'45"E 296.6 FEET, THENCE N 89°10'48"W 294.92 FEET, THENCE S 00°49'12"W 284.82 FEET, THENCE S 86°53'02"E 293.72 FEET, TO THE POINT OF BEGINNING.

ROAD DEDICATION

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N 88°10'W AND N 1°05'45"E 951.6 FEET AND N 89°10'48"W 123.07 FEET AND S 00°49'12"W 15.0 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 89°10'48"W 50 FEET, THENCE S 00°49'12"W 190 FEET, THENCE ALONG THE ARC OF A 40 FOOT RADIUS CURVE (RADIUS LIES S 50°29'52"E 40 FEET) 179.67 FEET, THENCE N 00°49'12"E 190 FEET TO THE POINT OF BEGINNING. CONTAINS 0.327 ACRES.

CERTIFICATE:

I, ROBERT J. ELLIS, DO HEREBY CERTIFY THAT I HAD WITH LAND SURVEY LICENSE #2597, AND THAT I HAVE MADE A SURVEY OF FENCES BOUNDING THE PROPERTY PLATED ABOVE, AND THAT THE DIMENSIONS SHOWN ARE TRUE AND CORRECT.  
Robert J. Ellis 298-7800  
2476 WEST 4700 SOUTH, S.L.C., UTAH

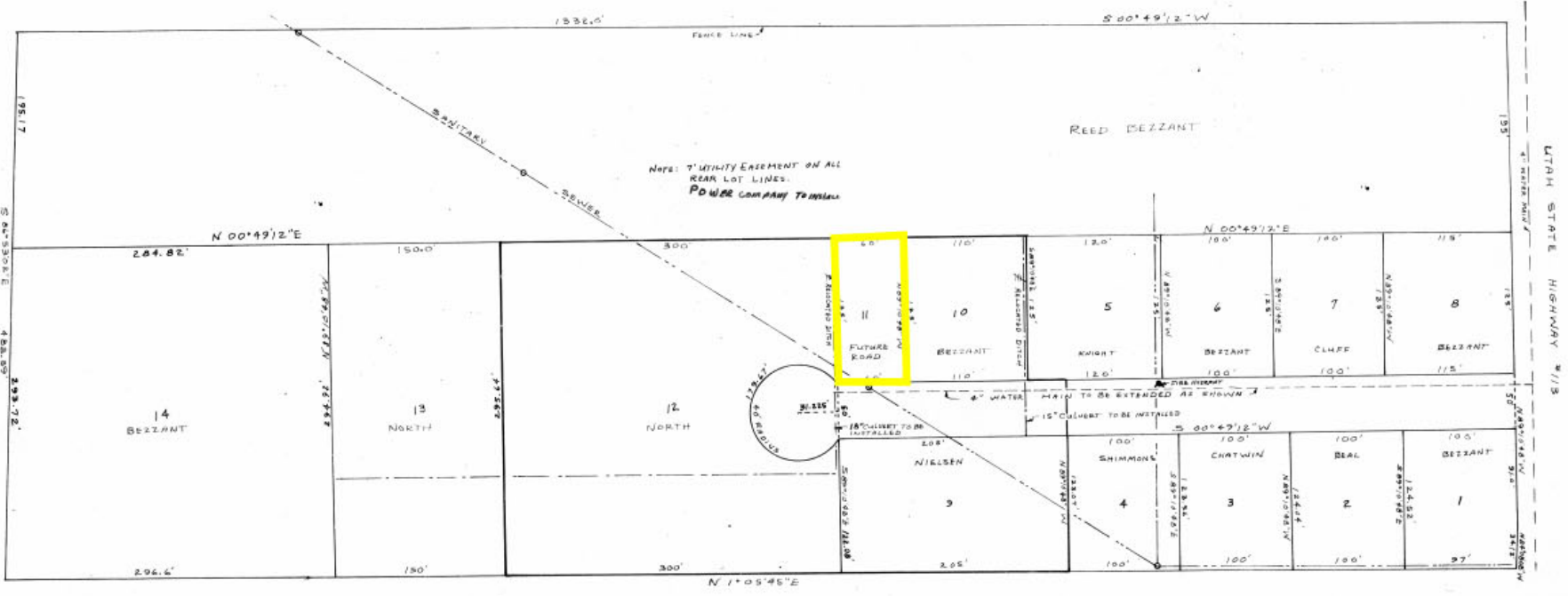
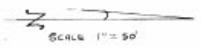
APPROVED THIS 16th DAY OF APRIL 1975  
MAYOR MIDWAY CITY

APPROVED THIS 16th DAY OF APRIL 1975  
MAYOR MIDWAY CITY

PLANNING COMMISSION APPROVED THIS OF APRIL 1975  
MAYOR MIDWAY CITY PLANNING COMMISSION



REED BEZZANT PROPERTY  
MIDWAY, UTAH - MARCH 1975  
R. J. ELLIS - SURVEYOR  
UTAH LICENSE #2597



PARCEL #5 (REVISED)

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND N1°05'45"E 936.6 FEET, AND N89°10'48"W 173.0 FEET, FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE S00°49'12"W 20.0 FEET, THENCE N89°10'48"W 125.0 FEET, THENCE N0°49'12"E 120.0 FEET, THENCE S89°10'48"E 126.0 FEET, THENCE S0°49'12"W 100.0 FEET, TO THE POINT OF BEGINNING.

PARCEL #9

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND N1°05'45"E 796.6 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N1°05'45"E 205.0 FEET, THENCE N89°10'48"W 123.07 FEET, THENCE S0°49'12"W 205.0 FEET, THENCE S89°10'48"E 122.08 FEET TO THE POINT OF BEGINNING.

PARCEL #10

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 293.72 FEET N86°53'02"W, AND 796.62 FEET N00°49'12"E FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N00°49'12"E 110 FEET, THENCE S89°10'48"W 125 FEET, THENCE S00°49'12"W 110 FEET, THENCE N89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

PARCEL #11

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 293.72 FEET N86°53'02"W, AND 734.82 FEET N00°49'12"E FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N00°49'12"E 60.0 FEET, THENCE S89°10'48"E 125 FEET, THENCE S00°49'12"W 60.0 FEET, THENCE N89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

PARCEL #12

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 434.82 FEET N00°49'12"E, AND N86°53'02"W 293.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N00°49'12"E 300 FEET, THENCE S89°10'48"E 125 FEET, THENCE S00°49'12"W 300 FEET, THENCE S1°05'45"W 300 FEET, THENCE N89°10'48"W 295.64 FEET TO THE POINT OF BEGINNING.

PARCEL #13

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 296.6 FEET N1°05'45"E FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N89°10'48"W 294.92 FEET, THENCE N00°49'12"E 150 FEET, THENCE S89°10'48"E 236.64 FEET, THENCE S1°05'45"W 150 FEET TO THE POINT OF BEGINNING.

PARCEL #14

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N1°05'45"E 296.6 FEET, THENCE N89°10'48"W 204.92 FEET, THENCE S00°49'12"W 284.82 FEET, THENCE S86°53'02"E 293.72 FEET, TO THE POINT OF BEGINNING.

ROAD DEDICATION

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W AND N1°05'45"E 351.6 FEET AND N89°10'48"W 123.07 FEET AND S00°49'12"W 15.0 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N89°10'48"W 50 FEET, THENCE S00°49'12"W 190 FEET, THENCE ALONG THE ARC OF A 40 FOOT RADIUS CURVE (RADIUS LIES S50°29'52"E 40 FEET) 179.67 FEET, THENCE N00°49'12"E 190 FEET TO THE POINT OF BEGINNING. CONTAINS 0.327 ACRES.

CERTIFICATE:

I, ROBERT J. ELLIS, DO HEREBY CERTIFY THAT I HAD BEEN LAND SURVEY LICENSE #2597, AND THAT I HAVE MADE A SURVEY OF FENCES BOUNDING THE PROPERTY PLATED ABOVE, AND THAT THE DIMENSIONS SHOWN ARE TRUE AND CORRECT.  
Robert J. Ellis 298-7880  
2476 West 4700 South, S.L.C., Utah



104362 DATE June 9 1975 TIME 4:15 P.M. P. 15-20  
BY R. J. Ellis  
REED BEZZANT  
MIDWAY, UTAH  
Machine Drafting

APPROVED THIS 16th DAY OF June AD 19 75  
Robert J. Ellis  
CHAIRMAN OF MIDWAY  
SHARPLESS DISTRICT

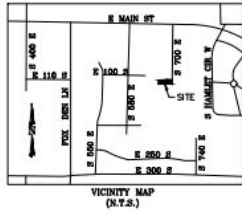
APPROVED THIS 16th DAY OF June AD 19 75  
Robert J. Ellis  
MAYOR MIDWAY CITY

PLANNING COMMISSION APPROVES THIS MAP OF Parcel 9th AD 19 75  
Robert J. Ellis  
CHAIRMAN MIDWAY CITY PLANNING COM.



# REED BEZZANT PROPERTY SUBDIVISION LOT 11 AMENDED

(VACATING LOT 11 FROM THE REED BEZZANT PROPERTY SUBDIVISION)  
LOCATED IN THE SOUTHEAST CORNER OF  
SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
MIDWAY, WASATCH COUNTY, UTAH



- LEGEND**
- SET REBAR/CAP MARKED  
LEGEND ENGINEERING PLS 5183760
  - FOUND REBAR/CAP "PLS 140796"  
(UNLESS OTHERWISE NOTED)
  - BOUNDARY LINE
  - - - TITLE LINES

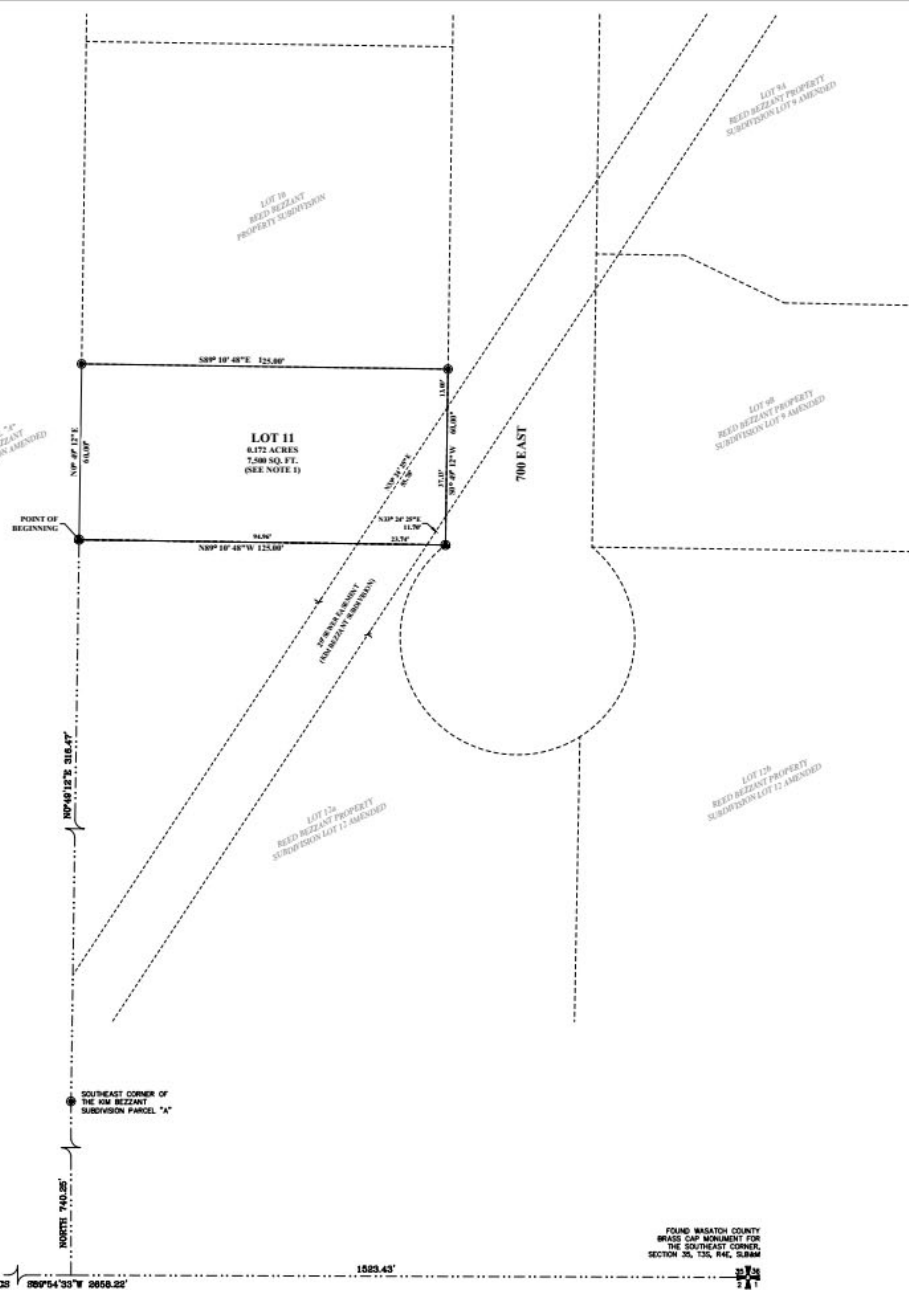
**SUBDIVISION NOTES**  
1. THIS SUBDIVISION PLAT WAS PREPARED TO VACATE LOT 11 FROM THE REED BEZZANT PROPERTY SUBDIVISION.  
2. SEWER EASEMENT FOUND IN BOOK 48, PAGE 365 OF THE WASATCH COUNTY RECORDER.

FOUND WASATCH COUNTY  
BRASS CAP MONUMENT FOR  
THE SOUTH QUARTER CORNER,  
SECTION 35, T3S, R4E, S18848

FOUND WASATCH COUNTY  
BRASS CAP MONUMENT FOR  
THE SOUTHEAST CORNER,  
SECTION 35, T3S, R4E, S18848

BARNS OF BEARINGS 89°04'33"W 2050.22'

1893.43'



**BOUNDARY DESCRIPTION**

ALL OF THE REED BEZZANT PROPERTY SUBDIVISION LOT 11 ON FILE AND ON RECORD WITH THE WASATCH COUNTY RECORDER'S OFFICE, BEING FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11, AND POINT BEING SOUTH 89°54'33\"/>

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED ON NORTH 89°54'33\"/>

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 04-46-403 OF THE UTAH CODE, I, CORY B. BEEDINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 54780 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT.  
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-2-2 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASURE BEARINGS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HERE AFTER TO BE KNOWN AS THE REED BEZZANT PROPERTY SUBDIVISION LOT 11 AMENDED DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.  
CHERYL LEE BEZZANT WRITING TRUST DATED 22 FEBRUARY 2001.  
PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
CHERYL LEE BEZZANT WRITING TRUST MARK EUGENE WRITING TRUST

**TRUSTEE ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WASATCH )  
ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_, THE SIGNERS OF THE ABOVE OWNERS' DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.  
NOTARY PUBLIC \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_  
COMMISSIONED IN UTAH \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

**ACCEPTANCE BY MIDWAY CITY**

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL LOTS, STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.  
APPROVED: MAYOR \_\_\_\_\_ ATTEST: CLERK/RECORDER (SEE SEAL BELOW)  
APPROVED: CITY ENGINEER (SEE SEAL BELOW) APPROVED: CITY ATTORNEY \_\_\_\_\_

**PLANNING APPROVAL**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 2022, BY THE MIDWAY CITY PLANNING COMMISSION.  
PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

MIDWAY SANITATION DISTRICT		DATE _____	COUNTY SURVEYOR	
			APPROVED THIS ___ DAY OF _____, A.D. 2022.	
MIDWAY IRRIGATION COMPANY		DATE _____	R.O.L.# _____	COUNTY SURVEYOR

SURVEYOR SEAL 	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
-------------------	--------------------	---------------------

	LEGEND ENGINEERING 56 WEST 100 NORTH MIDWAY CITY, UT 84052 PHONE: 435-654-4888 www.legendengineering.com
--	--

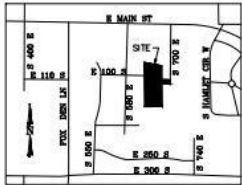
Recorder	DATE: 6/1/22
	SCALE: 1"=20'
	PAGE: 1 OF 1
	PROJECT: S22-032

REVIEW COPY



# KIM BEZZANT SUBDIVISION 2ND AMENDED

(COMBINE THE KIM BEZZANT SUBDIVISION AMENDED PARCEL "A"  
AND THE REED BEZZANT PROPERTY SUBDIVISION LOT 11)  
LOCATED IN THE SOUTHEAST CORNER OF  
SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
MIDWAY, WASATCH COUNTY, UTAH



VICINITY MAP  
(N.T.S.)

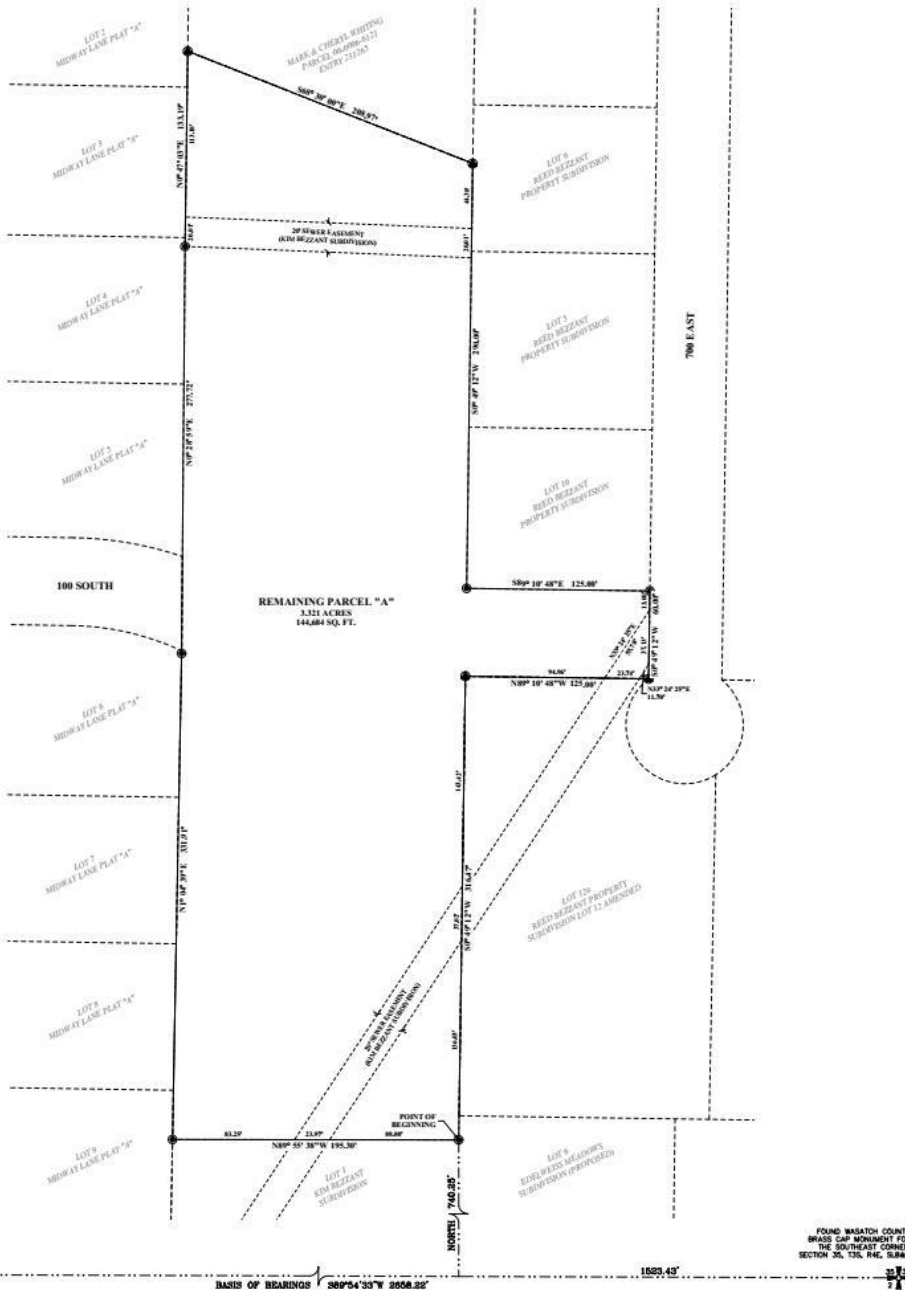


- LEGEND**
- SET REBAR/CAP MARKED  
LEGEND ENGINEERING PLS 5183760
  - FOUND REBAR/CAP "PLS 140796"  
(UNLESS OTHERWISE NOTED)
  - BOUNDARY LINE
  - - - - - TITLE LINES

**SUBDIVISION NOTES**

1. THIS SURVEYOR PLAT WAS PREPARED TO COMBINE PARCEL "A" OF THE KIM BEZZANT SUBDIVISION AMENDED AND LOT 11 OF THE REED BEZZANT PROPERTY SUBDIVISION.
2. REMAINING PARCEL "A" IS NOT AN UNZONED BEZING LOT AND MUST COMPLETE THE PLANNING AND ZONING PROCESS WITH MIDWAY CITY BEFORE BUILDING OR OTHER IMPROVEMENTS ARE ALLOWED TO BEGIN.
3. SEWER EASEMENT FOUND IN BOOK 46, PAGE 36 OF THE WASATCH COUNTY RECORDER.

FOUND WASATCH COUNTY  
BRASS CAP MONUMENT FOR  
THE SOUTH QUARTER CORNER,  
SECTION 35, T3S, R4E, S36M



FOUND WASATCH COUNTY  
BRASS CAP MONUMENT FOR  
THE SOUTHEAST CORNER,  
SECTION 35, T3S, R4E, S36M



# UTAH MUNICIPAL CODE

- Utah law states that “owners of record of adjacent parcels...may exchange title to portions of those parcels if the exchange of title is approved by the land use authority in accordance with Subsection (5)(b). Utah Code 10-9a-608(5)(a).
- Subsection (5)(b) states that “the land use authority shall approve an exchange of title under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.”

# POSSIBLE FINDINGS

- Reed Bezzant Lot 11 was created to house a future road
- Kim Bezzant “Remaining Parcel A” does not have a building right until the lot receives entitlement through a subdivision process
- State law allows the adjustment of a lot line regardless of whether the lots are located in the same subdivision
- State law requires a land use authority to approve a lot line adjustment if the exchange will not result in a violation of any land use ordinance
- State law states a plat amendment may be considered by the land use authority at a public meeting
- No public street, right-of-way, or easement will be vacated or altered