

Midway City Council
18 April 2023
Regular Meeting

665 East Main Street House /
Moving



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: April 18, 2023
NAME OF APPLICANT: Rendt Martin
AGENDA ITEM: Relocation of Dwelling
DWELLING LOCATION: 665 East Main
PROPOSED DWELLING LOCATION: 611 East 260 South
ZONING DESIGNATION: R-1-11 zone

ITEM: 10

Rendt Martin is requesting approval to relocate a dwelling located at 665 East Main to Fox Den Lot 25 at 611 East 260 South. The proposed site of the dwelling is in the R-1-11 zone.

BACKGROUND:

Rendt Martin is proposing to relocate a dwelling currently in Midway at 665 East Main. He would like to move the dwelling to 611 East 260 South, which is lot 25 in the Fox Den subdivision. The dwelling is in the Southhill mixed-use development and is located on the site of the future spa/commercial building. If the dwelling is not moved in the coming months, then it will be demolished. Mr. Martin has a vacant lot in the Fox Den subdivision and would like to relocate the structure to his lot. The moving of a dwelling is permitted in all zones in which dwellings are permitted when approved by the City Council. Section 16.13.31 of the Municipal Code regulates the moving of dwellings.

16.13.310 Moving of Homes

The legal moving of a dwelling from one location to another is defined and permitted as follows: Dwellings, which have had prior use, shall be permitted within all zones in which dwellings are permitted when approved by the City Council, subject to the following conditions (see staff's comments in blue):

- A. *An application has been filed with the City Council containing the following information.*
1. *Location and address of both the old and new sites.*
Current address: 665 East Main
Proposed address: 611 East 260 South
 2. *Plot plan of the new site, showing adjacent lots on all sides of the property and indicating all structures and improvements on said lots.*
A plot plan has been submitted (see attached). It appears the structure is able to comply with the setback requirements for the R-1-11 zone.
 3. *Plans and specifications for the proposed improvements at the new location, including plans for landscaping treatment.*
The owner will need to apply for a building permit for the proposed location of the dwelling. A foundation will need to be constructed and the dwelling will be inspected as part of the building permit process.
 4. *Certification by a licensed structural engineer that the structure is sound enough to be moved shall be provided to the Building Inspector and a site plan and other documents showing that the condition, location, and use of the building will comply with the Land Use Title and all other applicable codes and ordinances.*
Adam Huff, S.E., provided a letter (see attached) stating that it is feasible to move the dwelling. The proposed site of the dwelling is in an approved subdivision and has the basic services stubbed to the property.
- B. *The City Council finds.*
1. *That the building will have no appreciable detrimental effect on the living environment and property values in the area into which the structure is to be moved.*
The structure is a dwelling, and it will be moved to a neighborhood full of dwellings. It is older than the structures in the neighborhood, but it has been kept in good condition and was remodeled in recent years.
 2. *That the building is in conformity with the quality of buildings existing in the area into which it is proposed to be moved.*
It is staff's opinion that the structure will be in conformity with the quality of buildings in the neighborhood. As previously mentioned, it has been kept in good condition and was remodeled in recent years.

3. *That said building and the lot on which the building is to be located will conform to the requirements of the Land Use Title and other applicable sections of the Municipal Code.*

As part of the building permit review and approval, the Planning and Building Departments will review the plan to make sure all applicable laws are met.

4. *That the location on the lot does not in any substantial way adversely affect buildings or uses on abutting properties.*

The proposed site plan places the home near the front setback of the lot which is very similar to the placement of all the dwellings in the neighborhood.

5. *That all landscaping, walkways and masonry work about the premises and the required dedications and improvements for streets and facilities and buildings shall be provided in conformity with the standards of the City.*

The property is in an approved subdivision which contains street, sidewalk, and curb. Dedications for the street, water, and public utility easements were completed with the recording of the plat decades ago.

6. *That a bond or other assurance has been posted as a guarantee that the building and grounds will be improved as stipulated by the City Council before the building is occupied, and that the vacated site will be restored to a safe and sightly condition. The amount of the bond or other assurance shall be at least equal to the cost of employing a contractor to make the improvement to the buildings and premises as required by the City Council.*

The dwelling will be moved to an approved subdivision and the owner will need to apply for a building permit, as any property in the neighborhood would need to do. Part of the requirements of the building permit process is to post two deposits. The first is the Public Facilities Deposit which assures funds are in place to replace any infrastructure that has been damaged during construction such as the sidewalk or curb. The amount for this deposit is \$1,750 which may be a low number for this project given that moving a home may damage the curb and sidewalk to a greater degree than normal construction activities. The other deposit is the completion deposit. The completion deposit is \$3,000 and assures that the landscaping in the City owned property (park strip) has been completed.

There are two routes that could be used to move the dwelling from its current location to its proposed location. Both routes will require the dwelling to traverse Main Street which is a UDOT road and UDOT approval will need to be received. Staff anticipates that Main Street will need to be closed during the moving process for an undetermined amount of time. Traffic may need to be rerouted through Michie Lane. The UDOT approval process will determine the best options available based on the route that is chosen. The first route, which is the preferred route, is to move the house onto Main Street and then head south on 580 East to 200 South. Then head west to 550 East down to 260 South and then to the proposed relocation site. Obstacles in this route include power and communication lines that will need to be either disconnected or lifted to allow the dwelling to pass by. The number of lines along this route is minimal and are located

along Main Street. If lines are disconnected, then service will be interrupted to properties in the area. Also along this route are several trees that will need to be trimmed and some branches will need to be removed. A couple of the intersections have limited area and maneuvering the dwelling in these intersections will need to be a precise process. The second route is to move the dwelling east on Main Street to Michie Lane and then progress west on Michie Lane to 550 East. Once at 550 East, the dwelling will move north to 260 South and then to the proposed relocation site. This route's main disadvantage is that there are several power and communication lines that will need to be disconnected and some will need to be raised to allow the dwelling to pass. Power and communication utilities will be interrupted for several properties including the entire Hamlet neighborhood. There are a few trees along this route that may need to be trimmed and there are a couple of intersections with limited area that will require precision when maneuvering the dwelling. Both routes have obstacles, but it appears the first option described has less issues than the second option. Property owners along either route will need to be informed of the moving of the dwelling so that no vehicles are parked on the streets that day.

ANALYSIS:

Staff has identified some issues to consider. The first is avoiding creating any safety issues. Part of the process of moving the dwelling requires the house to be lifted. It is possible that at either the current location or the proposed location, the dwelling is lifted on stilts for a period of time. This could become a curiosity for kids in the neighborhood, so it is important that the time that the dwelling is on stilts is limited to the most minimal amount of time possible. The second issue is also related to the dwelling being elevated on stilts. It is important to limit the amount of time the dwelling is elevated because of the aesthetics. If the house is lifted at its current location on Main Street, then it will be visible on the City's most traversed road. The City would surely want to avoid a situation where the dwelling is left on stilts in a visible location for an extended period of time. Also leaving the dwelling elevated at the proposed site would be an issue for those in the surrounding neighborhood. It is possible that the dwelling would arrive on site and the owner may not place the dwelling on a foundation for an extended period leaving an eyesore for the neighborhood to see every day. A bond or some other mechanism could help avoid this situation. To avoid these two issues, it is important to limit the amount of time that the dwelling is not on a foundation.

PROPOSED FINDINGS:

- Moving the dwelling will allow the dwelling to not be demolished.
- Dwellings are a permitted use in the R-1-11 zone.
- The property has been used for noncommercial storage but if a dwelling is allowed to be moved onto the property then the use of the property will be more conforming to the surrounding properties.

- Power and communication service will most likely be disrupted to some property owners in the area if the dwelling is moved.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds there is good cause to approve the proposal.
 - a. Accept staff report
 - b. Reasons for approval (findings)
 - c. Place condition(s) if needed
2. Continuance. This action can be taken if the City Council finds that 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 does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

RECOMMENDED CONDITIONS:

1. The dwelling cannot be left off a foundation for more than 30 days at either its current location or at its proposed location.
2. A \$10,000 “out of pocket” account is established with the City to help assure that the dwelling will not be left off a foundation more than the approved amount of time. Each day that the dwelling is left off its foundation more than the approved amount of time then the City will deduct \$100 from the “out of pocket” account. Any money deducted from the account will not be returned to the applicant.
3. UDOT approval must be submitted to the City before the building permit for the foundation is issued.

4. Property owners along the chosen route must be informed, by the applicant, with flyers of the date and time when the dwelling will be moved to assure that no vehicles are left parked on the public road.
5. Any trees that need to be trimmed must be completed by the applicant with the consent of the owner of the tree.
6. Any damage to personal or public property because of the moving of the dwelling is the responsibility of the applicant.
7. The applicant must receive approval from Heber Light & Power and any other utility companies before the dwelling is moved and supply the City with proof of the approval.





UTAH
095-4YR



Current Location

Route 1

Route 2

Proposed Location

Midway City Building Department
Midway City, UT

RE: STRUCTURAL OBSERVATION OF EXISTING HOME LOCATED AT 650 E. MAIN STREET MIDWAY

Building Official,

I was asked to observe the condition of the existing home located at 650 Ea. Main Street in Midway. The existing home is located as indicated in the image below:



I visited the site and looked at the existing foundation as well as the structural condition of the home. The purpose of my site visit was to determine if the home could be lifted off of the existing foundation, transported, and set onto a new foundation located at 611 E. 260 S. in Midway.

I was able to observe the existing floor framing and general structural layout of the home by accessing the basement area of the home. Existing floor joists were visible. The exterior walls consist of 2 x 4 framing spaced 16" o.c. with exterior sheathing. There is a brick veneer on the home that most likely will need to be removed prior to transporting since it will most likely be damaged and adds considerable mass when trying to move the structure.

After performing my structural observation, the project seems feasible to accomplish and the structural condition of the existing home seems to be in good condition. The house moving company will need to provide all necessary shoring, demo, and other means and methods that are not in my scope of work in order to move the home from the foundation.

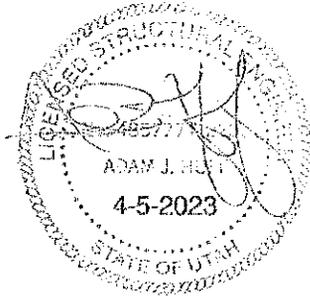
Therefore, I recommend that this can be accomplished and that the condition of the existing structure seems feasible to be able to move onto a new foundation without structural upgrades to the buildings framing, exterior walls. The new foundation can be designed accordingly with the needed supports at any bearing wall lines and interior columns.

If I can be of any further assistance, please feel free to contact me. I can be reached at 435-602-2854 or ahuff@epiceng.net

Sincerely,

EPIC ENGINEERING, PC

Adam Huff, S.E.



From: MAIL SERVICE VALGARDSONANDSONS@msn.com
Subject: Midway Route Map
Date: Jan 27, 2023 at 4:44:21 PM
To: rendtmartin@msn.com

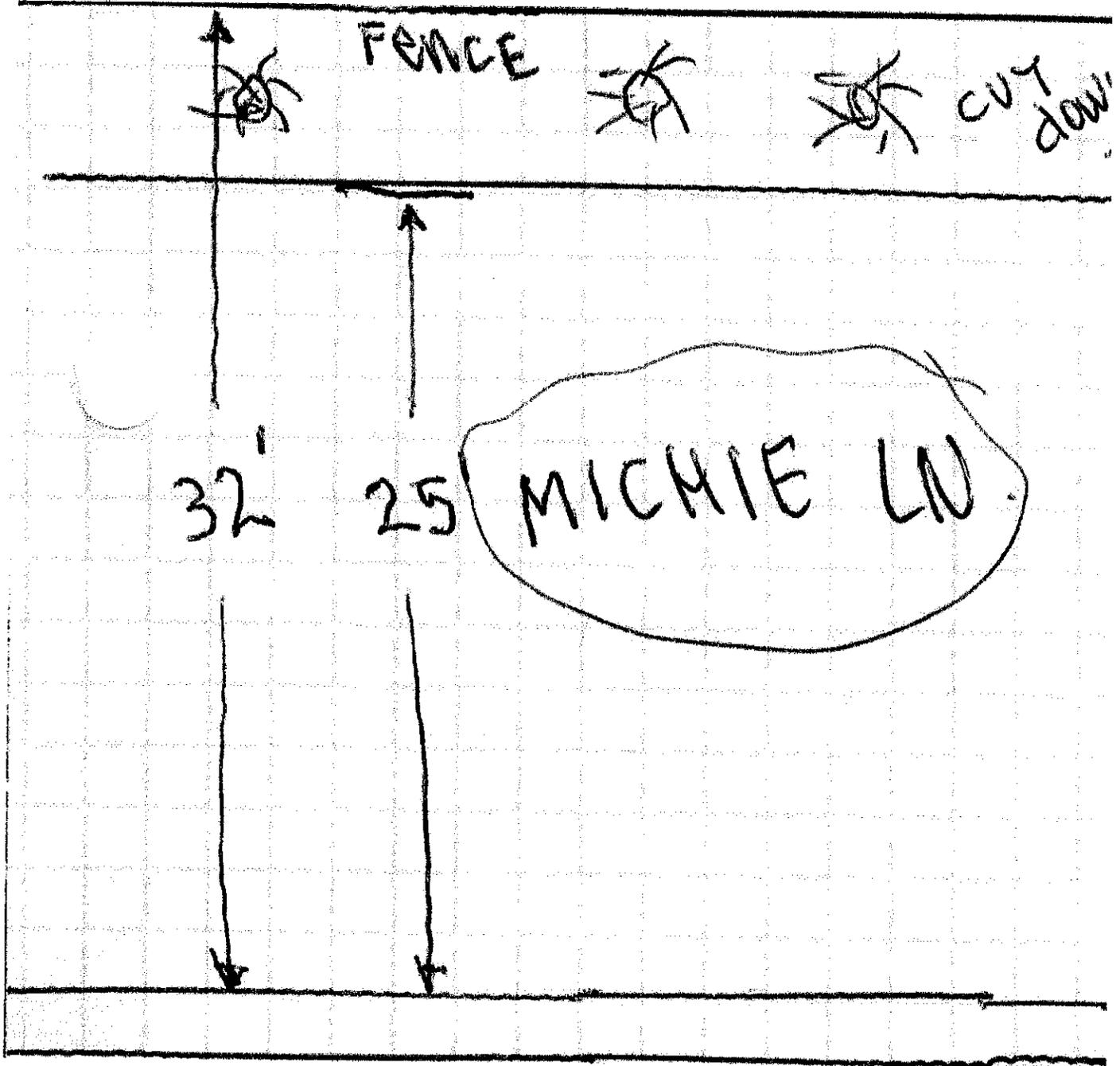
Hi Rendt

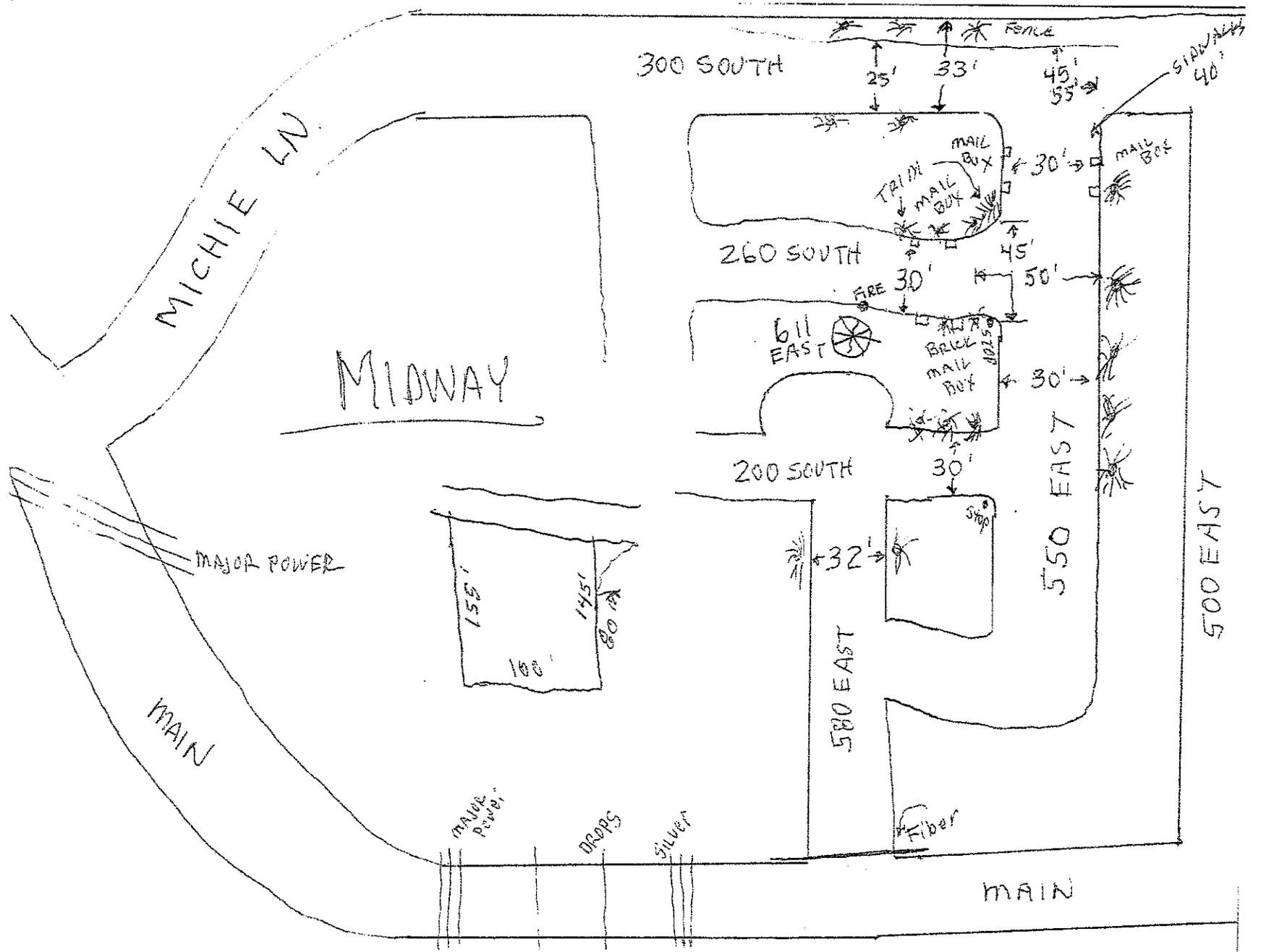
It is going to be tight on the turns. I need 50' x 50' intersection to make the turn. Looks like we'll have to go across the neighbors mow strip. The house. Eve to eves the house is 40' wide x 55' long. Any questions please call me.

Thanks

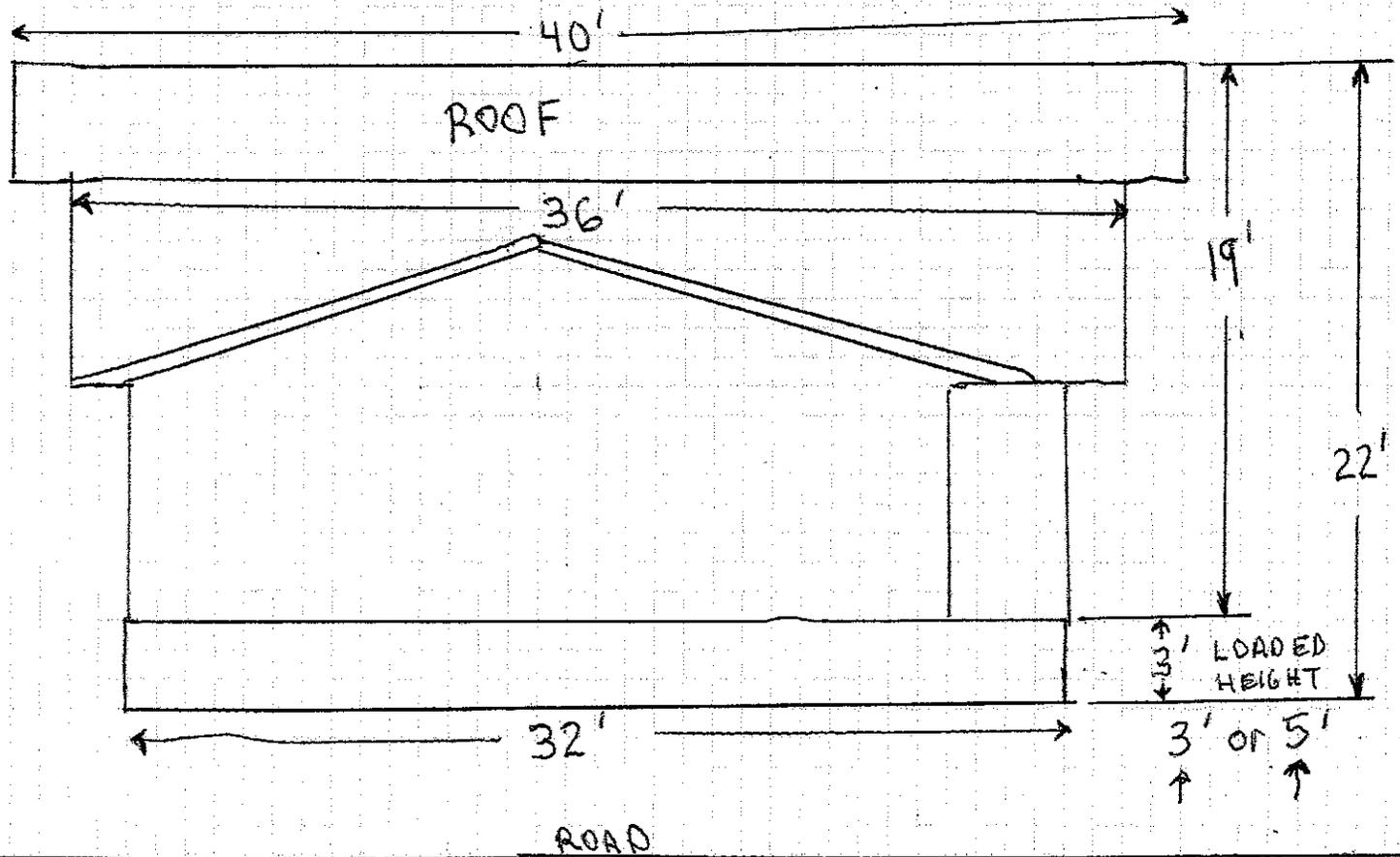
David Valgardson
801-380-3611 cell

P.E. Valgardson & Sons Inc.
valgardsonandsons@msn.com
801-373-3583 business
801-504-6734 fax



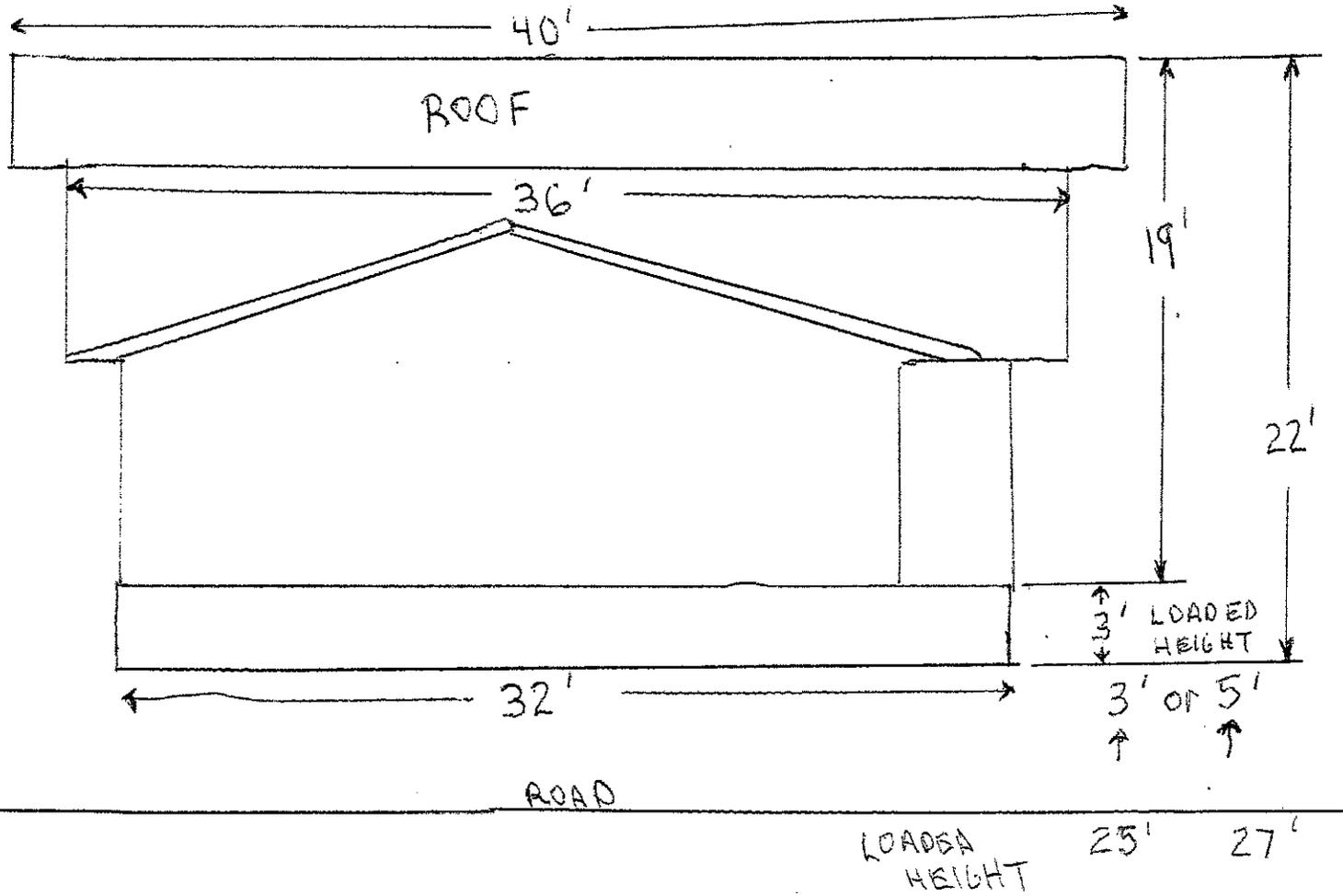


MIDWAY HOUSE



LOADED HEIGHT 25' 27'

MIDWAY HOUSE





665 E Main St
Recently viewed

Light
School

Insurance Center

Abe Neerings & Son
Heating and Plumbing

Engineering
ce Group, PC

Studio
Commun

S 450 E

S 530 E

E 100 S

2 min

110 S

2 min

S 550 E

E 200 S

erson
graphy

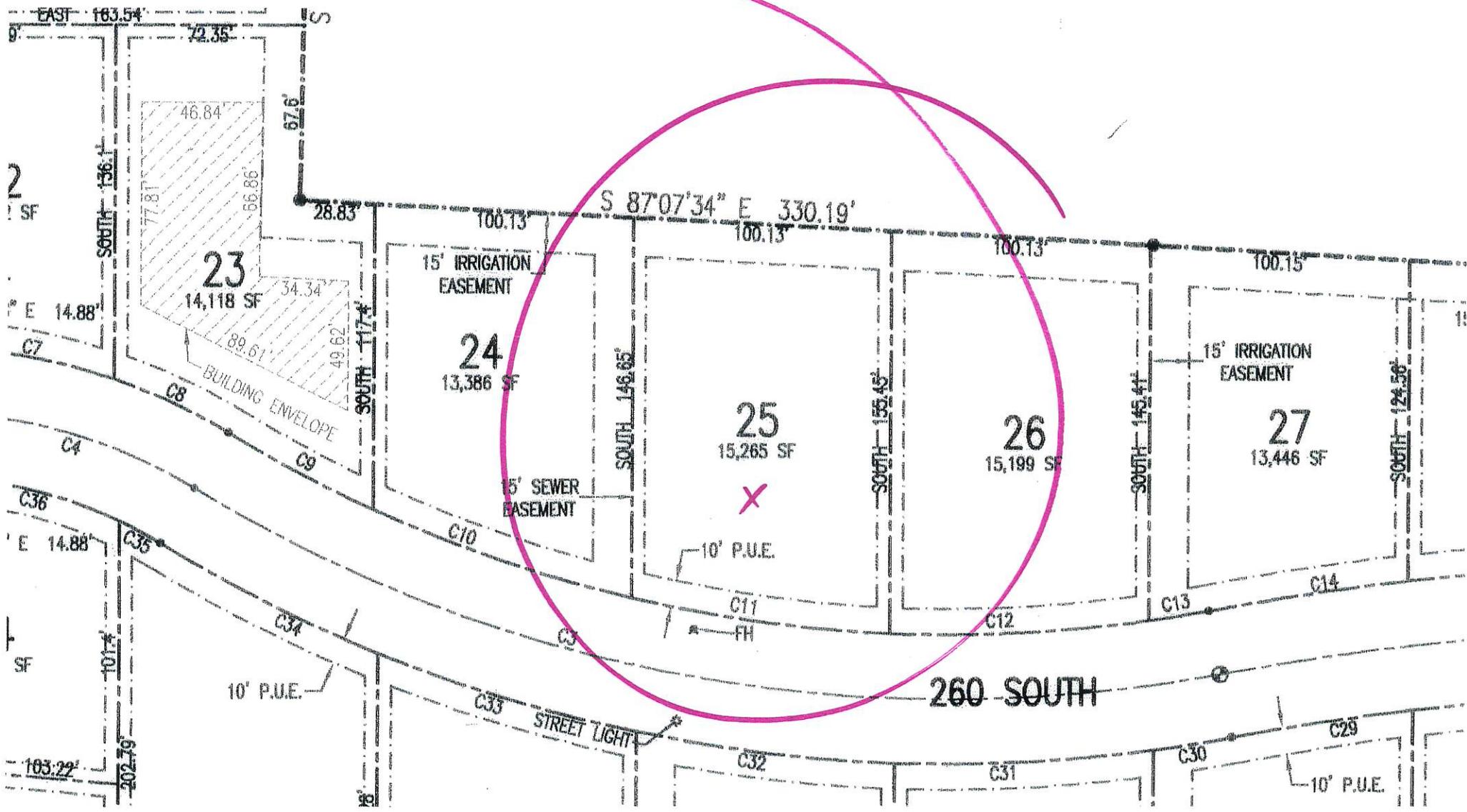
S 740 E

260 S

Michie Ln

Mich





260 SOUTH

STREET LIGHT

10' P.U.E.

10' P.U.E.

January 19, 2023

WASATCH COUNTY CORPORATION
Tax Roll Master Record

12:21:48PM

Parcel: 00-0017-6862	Serial #:0FX-1025-0-035-034	Entry: 385307
Name: MARTIN JERI		
c/o Name: MARTIN RENDT D (JT)		
Address 1: 627 E 260 S		
Address 2:		
City State Zip: MIDWAY	UT 84049-6717	
Mortgage Co:		
Status: Active	Year: 2023	District: 004 MIDWAY CITY DISTRICT 0.010027

Owners	Interest	Entry	Date of Filing	Comment
MARTIN JERI		385307	12/26/2012	(1070/1566)
MARTIN RENDT D		385307	12/26/2012	(1070/1566)

Property Information	2023 Values & Taxes				2022 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS01 NON PRIMARY LAND	0.35	200,000	200,000	2,005.40	200,000	200,000	2,005.40
Totals:	0.35	200,000	200,000	2,005.40	200,000	200,000	2,005.40

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2023 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2023 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2023 Taxes:	2,005.40	2022 Taxes:	2,005.40
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	05/03/2022	
	Abatements: (0.00)		
	Payments: (0.00)		
	Amount Due:	2,005.40	NO BACK TAXES!	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.00%	2,358.86	0.00
Totals:	0.00	0.00	0.00	0.00		2,358.86	0.00

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

LOT 25, FOX DEN ESTATES, PLAT A AREA: 0.35 ACRES

644 E 3000 S
Price, Utah 84501

801-403-8803 801-205-9554
a1environmentalmatthew@yahoo.com

Asbestos Inspection Report

Rigid Building
PO Box 193
Midway, Utah 84094

RE: Asbestos inspection at the house, garage and shed located at 665 East Main St
Midway, Utah

Dear Kyle

On November 29th 2022, A-1 Environmental visited the location listed above. The purpose of this inspection is to identify all asbestos suspect materials and to assume they contain asbestos or to sample to see if asbestos is present. The building is a Red wood siding house with split levels. 2 levels on 1 side and 1 level on other side. There is a garage on slab and a tuff shed behind the house. The list below is the materials, there location and estimated quantities. The table below is the sample number, the material, quantities, sample location and % of asbestos.

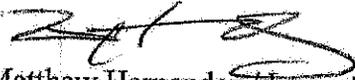
HOUSE		
MATERIAL	LOCATION	QUANTITY
Sheetrock	Through-out house	4000 sq ft
Textured mud	SW wall, bathroom walls/ceiling up & NE ceiling up/ down	940 sq ft
Vermiculite	Attic	1150 sq ft
Roofing	Roof	1400 sq ft
GARAGE		
Roofing	Roof	700 sq ft
SHED		
Roofing	Roof	120 sq ft

Sample #	Material	Estimated Quantities	Sample Location	% asbestos
JC-1	Sheetrock	4000 sq ft	Hall wall up	ND
JC-2	Sheetrock	4000 sq ft	Living room wall down	ND
TM-3	Textured mud	940 sq ft	Bathroom wall up	
TM-4	Textured mud	940 sq ft	NE ceiling up	ND
TM-5	Textured mud	940 sq ft	SW room wall down	ND
V-6	Vermiculite	1150 sq ft	Attic	ND
V-7	Vermiculite	1150 sq ft	Attic	ND
V-8	Vermiculite	1150 sq ft	Attic	ND
V-9	Vermiculite	1150 sq ft	Attic	ND
V-10	Vermiculite	1150 sq ft	Attic	ND
R-11	Roofing	1400 sq ft	Roof	Assumed
Garage				
G-R-1	Roofing	700 sq ft	Roof	Assumed
Shed				
S-R-1	Roofing	120 sq ft	Roof	Assumed

ND = Non detected The size of the house is 700 sq ft, 2 levels and 400 sq ft on 1 level.
The size of the garage is 600 sq ft on slab and tuff shed is 94 sq ft, 1 level
The reason for this inspection is to demolish the structures.
The 1400, 700 & 120 sq ft of roofing on the house, garage & shed can be left in during
demolition. This material is a non-friable category 1 material that can be left in during
demolition and thrown away as construction waste.

No asbestos removal needed before demolition.

Respectfully submitted,



Matthew Hernandez / Inspector

ASB # 712 A-1 Environmental # 392 SLVHD # 102

Inaccessible Areas

All areas in or behind the wall ceiling and floors. All pipe and anything else underground or in concrete. Under attic insulation. Under roofing. Under carpet and anywhere else an inspector cannot access.

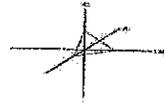
Other: _____

All asbestos greater than 1% is regulated.

This report is limited to accessible areas.

CA Labs
Dedicated to Quality

Crisp Analytical, L.L.C.
1929 Old Denton Road
Carrollton, TX 75006
Phone 972-242-2754
Fax 972-242-2798



CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

Overview of Project Sample Material Containing Asbestos

Customer Project:		Demo House, 665 East Main St.			CA Labs Project #: CAL221211773AS
Laboratory Sample #	Sample #	Layer #	Analysts Physical Description of Subsample	Asbestos type / calibrated visual estimate percent	List of Affected Building Material Types

No Asbestos Detected.

Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235
AIHA LAP, LLC Laboratory #102929

Glossary of abbreviations (non-asbestos fibers and non-fibrous minerals):

- | | | | |
|------------------|--------------|--------------------|--------------------------|
| ca - carbonate | pe - perlite | fg - fiberglass | pa - palygorskite (clay) |
| gypsum - gypsum | qu - quartz | mw - mineral wool | |
| bi - binder | | wo - wollastonite | |
| or - organic | | ta - talc | |
| ma - matrix | | sy - synthetic | |
| ml - mica | | ce - cellulose | |
| ve - vermiculite | | br - brucite | |
| ot - other | | ka - kaolin (clay) | |

This report relates to the items tested. This report is not to be used by the customer to claim product certification, approval or endorsement by NVLAP, NIST, AIHA LAP, LLC, or any other agency of the federal government. This report may not be reproduced except in full without written permission from CA Labs. These results are submitted pursuant to CA Labs' current terms and conditions of sale, including the company's standard warranty and limitations of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, CA Labs will store the samples for a period of ninety (90) days before discarding. A shipping or handling fee may be assessed for the return of any samples.

CA Labs
Dedicated to Quality

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1929 Old Denton Road
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CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

Polarized Light Asbestiform Materials Characterization

Customer Info:
A-1 Environmental
644 East 3000 South
Price, UT 84501

Attn: Matt Hernandez

Customer Project:
Demo House, 665 East Main St.

CA Labs Project #:
CAL221211773AS

Phone # 801-403-8803
Fax #

Turnaround Time:
24 Hours

Date: 12/2/2022
Samples Rec'd: 12/1/22 10:30 AM
Date Of Sampling: 11/29/2022

Purchase Order #:

Laboratory Sample ID	Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homo-geneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
103723	JC-1		1	JC-1- Sheetrock/Joint Compound/ white surfacing	y	None Detected		100% qu,bi
103723			2	JC-1- white drywall with brown paper	n	None Detected	20% ce	80% qu,gy
103724	JC-2		1	JC-2- Sheetrock/Joint Compound/ white surfacing	y	None Detected		100% qu,bi
103724			2	JC-2- white drywall with brown paper	n	None Detected	20% ce	80% qu,gy
103725	TM-3		1	TM-3- Textured Mud/ white surfaced white compound	n	None Detected		100% mi,qu,bi,ca
103726	TM-4		1	TM-4- Textured Mud/ white surfaced white compound	n	None Detected		100% mi,qu,bi,ca
103727	TM-5		1	TM-5- Textured Mud/ white surfaced white compound	n	None Detected		100% mi,qu,bi,ca

Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235

AIHA LAP, LLC Laboratory #102929

Analysis Method: interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-83/116). All samples received in good condition unless noted.
Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion staining / becke line method.

ca - carbonate	mi - mica	fg - fiberglass	ce - cellulose
gy - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
bi - binder	ot - other	wo - wollastonite	ka - kaolin (clay)
or - organic	pe - perleite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:

Justin Cox
Analyst

Julio Robles
Analyst

Technical Manager
Tanner Rasmussen

Senior Analyst
Julio Robles

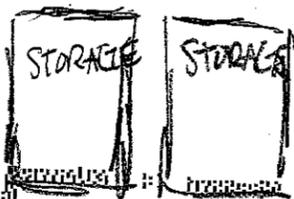
1. Fire Damage significant fiber damage - reported percentages reflect unaltered fibers
2. Fire Damage no significant fiber damage affecting fibrous percentages
3. Actinolite in association with Vermiculite
4. Layer not analyzed - attached to previous positive layer and contamination is suspected
5. Not enough sample to analyze

6. Anthophyllite in association with Fibrous Talc
7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1% Result point counted positive
10. TEM analysis suggested

House Dimensions are 32x52x19 tall est.

S 87° 07' 34"

E 330.19'



RAISED GARDEN



Lawn

Lawn

25

Future Garage

Lawn

Lawn

Driveway

10'

PUE

Lawn

34'

38'

Rock

ADDRESS TABLE

Table with 4 columns: LOT, ADDRESS, LOT, ADDRESS. Lists lot numbers 1 through 32 and their corresponding addresses (e.g., 256 SOUTH, 247 SOUTH, etc.).

CURVE TABLE

Table with 7 columns: NUMBER, RADIUS, LENGTH, DELTA, CHORD BEARING, DIST. Lists curve data for lots 1 through 32.

SURVEYOR'S CERTIFICATE

I, James C. Johnson, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4474 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND UPON WHICH WILL BE CONSTRUCTED FOX DEN ESTATES, PLAT "A".

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 14.04 FEET AND EAST 126.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND FOLLOWING EXISTING FENCE LINES WHERE APPLICABLE; RUNNING THENCE N 0°31'23" E 327.19 FEET; THENCE S 88°58'14" E 273.50 FEET; THENCE N 1°54'22" E 230.72 FEET; THENCE S 07°45'50" E 199.29 FEET; THENCE S 05°14'14" W 230.82 FEET; THENCE S 07°07'34" E 330.19 FEET; THENCE S 08°49'13" E 370.45 FEET; THENCE S 07°19'36" E 116.54 FEET; THENCE S 06°30'31" E 261.16 FEET; THENCE S 0°41'47" E 325.15 FEET; THENCE WEST 30.52 FEET; THENCE N 87°38'57" W 345.70 FEET; THENCE N 88°45'34" W 1184.38 FEET TO THE POINT OF BEGINNING.

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 LOTS, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

ACKNOWLEDGMENT

STATE OF UTAH } COUNTY OF WASATCH } s/s Michael A. Dubois, Notary Public. ON THE 15th DAY OF March, A.D. 2000, PERSONALLY APPEARED BEFORE ME, Michael A. Dubois, Notary Public, the following persons who acknowledged to me that they did execute the same in the capacity indicated.

ACCEPTANCE BY MIDWAY CITY

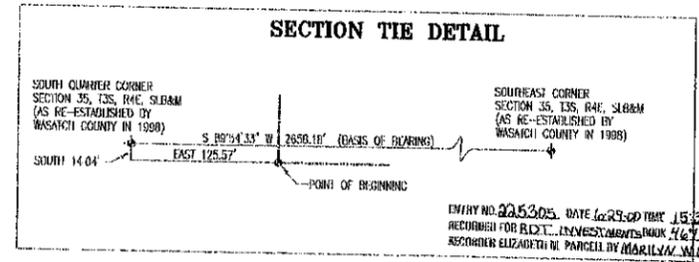
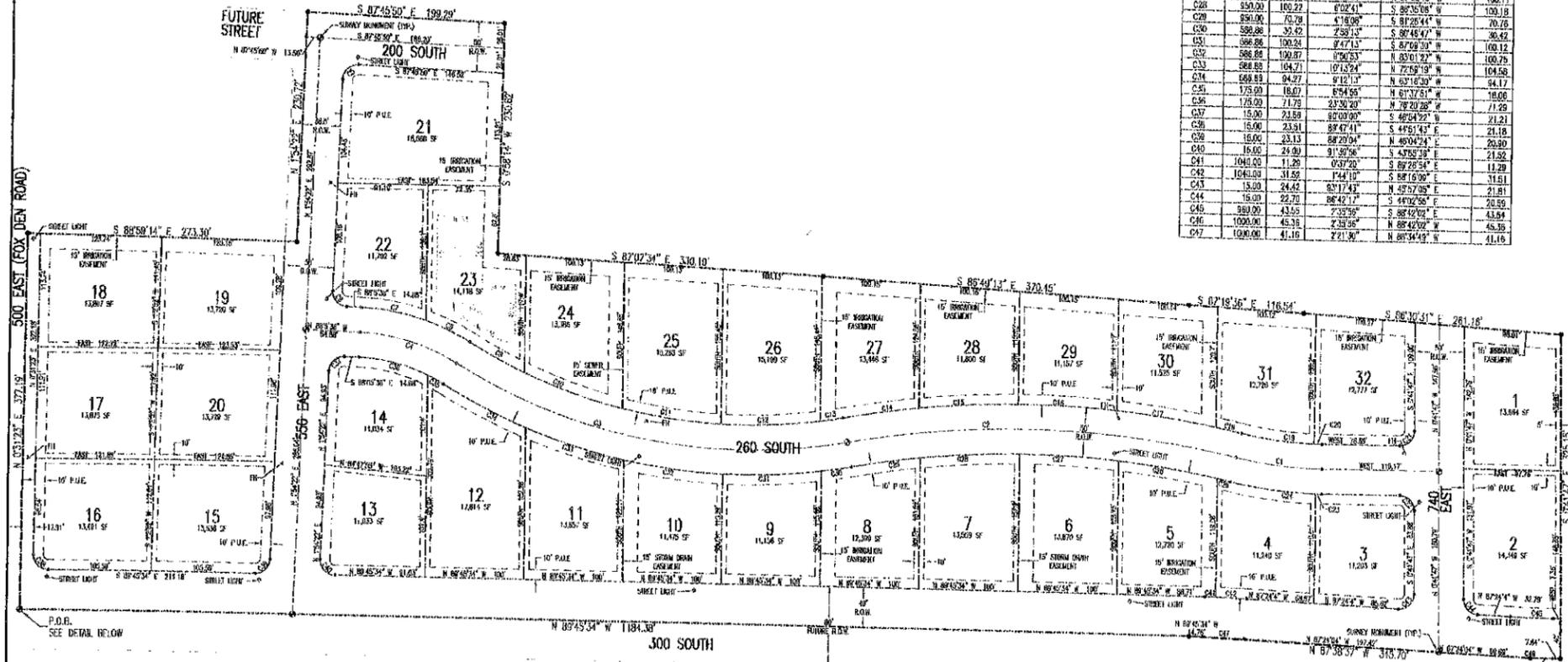
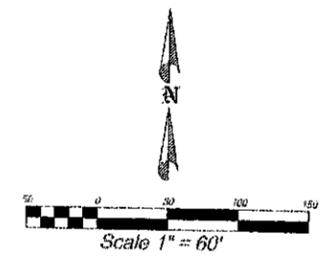
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN. APPROVED THIS 15th DAY OF March, A.D. 2000.

PLANNING COMMISSION APPROVAL

APPROVED THIS 15th DAY OF March, A.D. 2000 BY THE MIDWAY CITY PLANNING COMMISSION. DIRECTOR - SECRETARY

FOX DEN ESTATES

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



CONSENT OF MORTGAGEE TO RECORD. BANK OF AMERICA... BY: [Signature] DATE: 6-2-2000. ACKNOWLEDGMENTS. STATE OF UTAH... BY: [Signature] DATE: 6-2-2000.

Notary Public Seal for Michael A. Dubois, Notary Public, State of Utah. Commission Expires 12-31-2002.

APPROVED: [Signatures] CITY ENGINEER, CITY ATTORNEY, CLERK-RECORDER.