

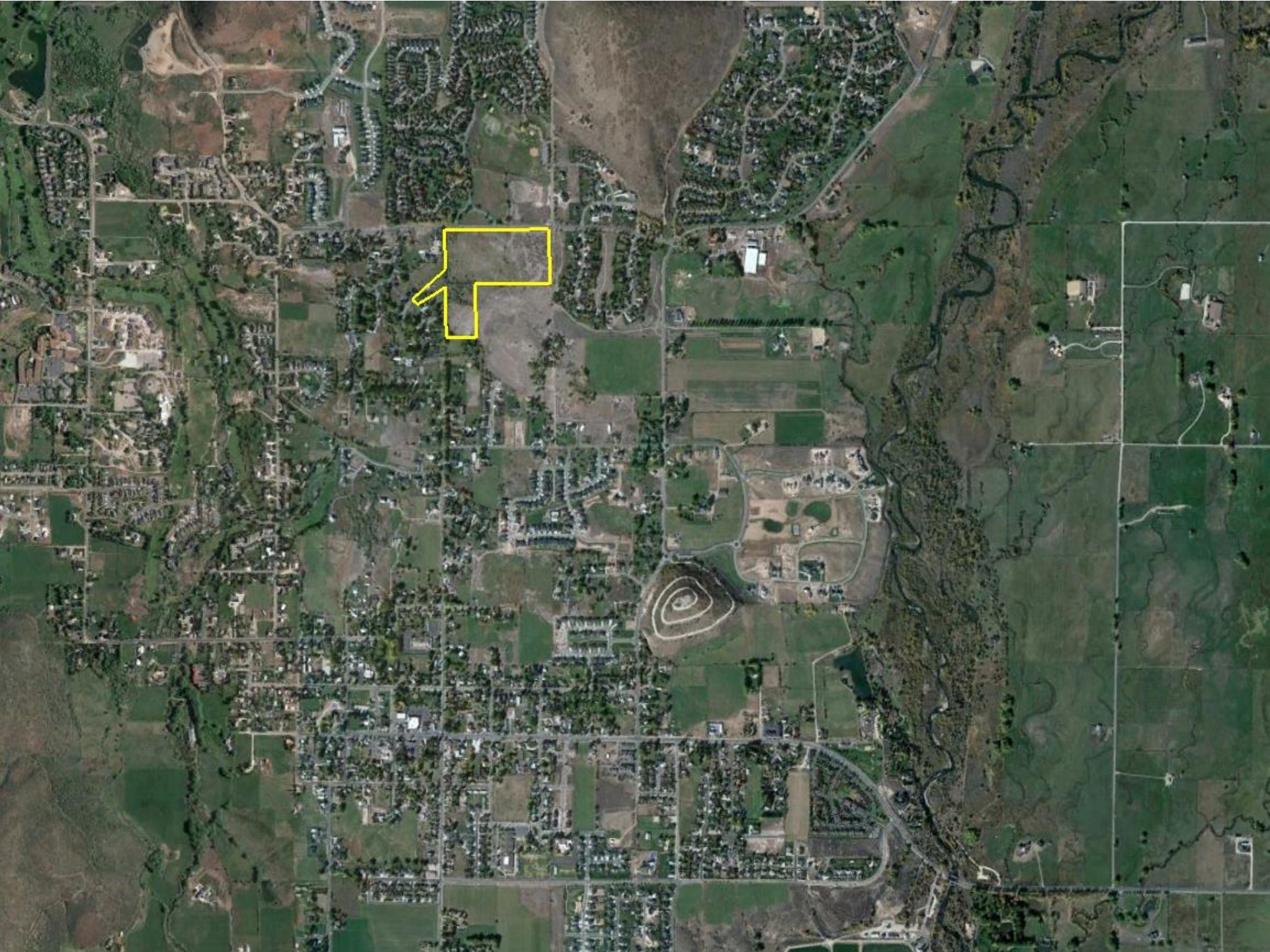
MOUNTAIN SPA RURAL PRESERVATION

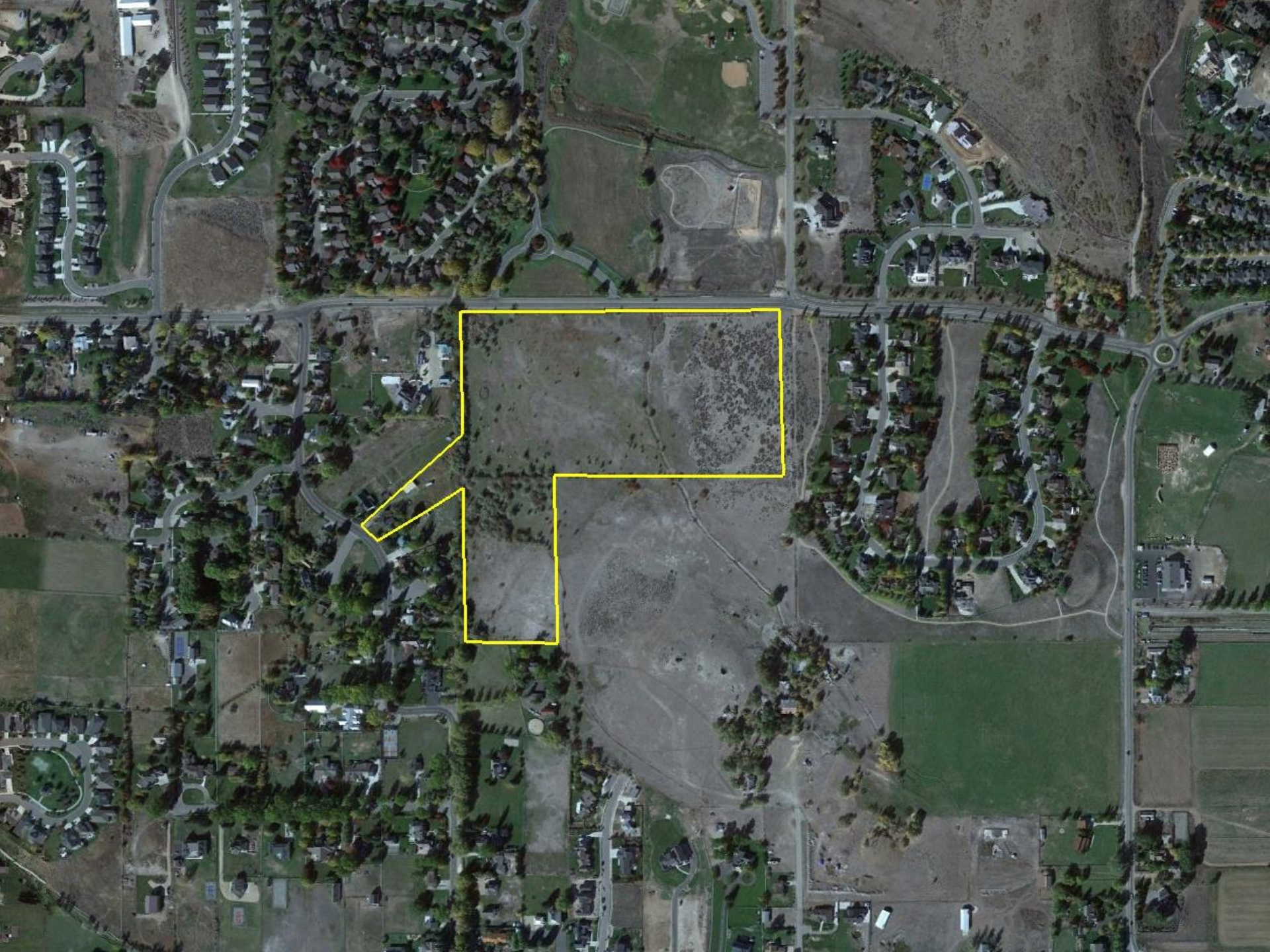
PLAT AMENDMENT



LAND USE SUMMARY

- R-1-22 zoning
- Lot 3 (deed restricted)
 - 5.74 acres
- Lot 4 (deed restricted & conservation easement)
 - 19.49 acres
- Current access is a shared driveway from Burgi Lane
- Both lots are addressed from Burgi Lane
- Water and sewer lateral are from Burgi Lane

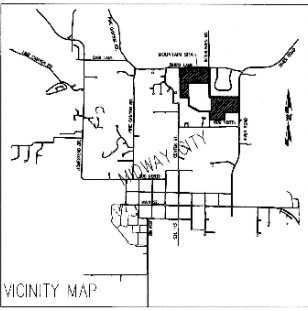




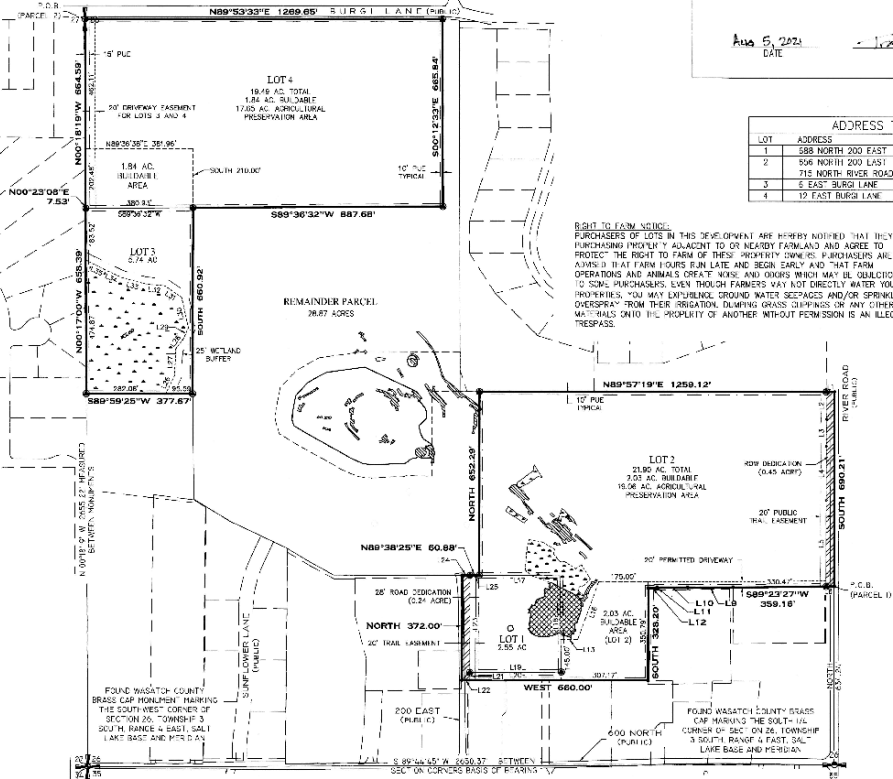


MOUNTAIN SPA - RURAL PRESERVATION SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.



FOUND WASHINGTON COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.



SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-803 OF THE UTAH CODE, I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-11 OF THE UTAH CODE AND HAVE INTERFERED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

Aug 5, 2021
DATE SURVEYOR TROY TAYLOR

BOUNDARY DESCRIPTION

PARCEL 1
BEGINNING NORTH 634.24 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN RUNNING THENCE SOUTH 89°23'27" WEST 359.16 FEET; THENCE SOUTH 89°15'57" WEST 160.04 FEET; THENCE NORTH 89°02'23" WEST 100.67 FEET; SOUTH 04°19'2" WEST 2.51 FEET; THENCE WEST 3' 0" FEET; THENCE SOUTH 226.20 FEET; THENCE WEST 660.00 FEET; THENCE NORTH 272.00 FEET; THENCE NORTH 89°38'22" EAST 60.88 FEET; THENCE NORTH 502.23 FEET; THENCE NORTH 85°27'19" EAST 1229.12 FEET; THENCE SOUTH 680.21 FEET TO THE POINT OF BEGINNING.

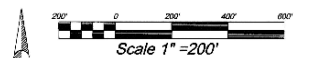
CONTAINS 25.12 ACRES (CONTAINING LOTS 1 & 2)

PARCEL 2
BEGINNING AT THE WEST ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN RUNNING THENCE NORTH 89°33'33" EAST 1269.00 FEET; THENCE SOUTH 00°23'3" EAST 665.64 FEET; THENCE SOUTH 89°38'32" WEST 887.68 FEET; THENCE SOUTH 660.62 FEET; THENCE SOUTH 89°29'25" WEST 277.67 FEET; THENCE NORTH 00°17'0" WEST 688.58 FEET; THENCE NORTH 00°23'08" EAST 7.63 FEET; THENCE NORTH 02°18'9" WEST 664.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 25.23 ACRES (CONTAINING LOTS 3 AND 4)

ADDRESS TABLE

LOT	ADDRESS
1	588 NORTH 200 EAST
2	506 NORTH 200 EAST
3	716 NORTH RIVER ROAD
4	6 EAST BURG LANE
4	12 EAST BURG LANE



LINE TABLE

LINE	LENGTH	BEARING
L1	28.03	S89°57'19"W
L2	97.38	S03°41'46"E
L3	85.81	S00°02'13"E
L4	191.06	S00°02'47"W
L5	316.81	S00°02'56"W
L6	28.69	N89°23'27"E
L7	180.03	S89°33'35"W
L8	106.67	N89°50'25"W
L9	2.51	S04°02'11"W
L10	31.01	N89°02'00"W
L11	60.00	S89°04'04"E
L12	215.45	N19°58'02"E
L13	280.88	S89°38'19"W
L14	348.00	N00°55'56"W
L15	974.36	S89°36'25"W
L16	324.63	N89°00'00"E

LINE TABLE

LINE	LENGTH	BEARING
L17	23.17	N00°00'00"E
L22	28.00	N90°00'00"E
L23	345.01	N00°00'00"E
L24	28.00	N89°28'20"E
L25	32.88	N89°28'20"E
L26	70.95	S76°15'02"W
L27	95.47	S02°30'44"W
L28	43.68	S37°49'54"W
L29	44.19	S25°27'38"W
L30	11.60	S12°37'45"E
L31	73.67	S56°07'33"E
L32	87.94	S84°13'58"E
L33	83.98	S75°21'30"E
L34	70.40	S88°07'47"E
L35	74.77	S83°29'13"E

- SYMBOL LEGEND**
- SURVEY BOUNDARY
 - PUBLIC UTILITY EASEMENT
 - BUILDABLE AREA (LOTS 2 & 4)
 - FRONTED EASEMENT FOR DRIVEWAY
 - GEOLOGICAL LABEL
 - FOUND SECTION CORNERS (AS NOTED ON DRAWING)
 - SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 8854112
 - WETLANDS
 - SENSITIVE LANDS
 - NON-BUILDABLE AREA
 - ROAD DEDICATION
 - 20' SHARED DRIVEWAY EASEMENT BETWEEN LOTS 2 AND 4 ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED 20' SHARED DRIVEWAY FROM BURG LANE. A SEPARATE MAINTENANCE AGREEMENT WILL BE FILED WITH THE CITY OF MIDWAY.

RIGHT TO FARM NOTICE

PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY AND PURCHASERS PROXIMATE ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROXIMATE OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE DISTURBING TO NEIGHBORS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTY, YOU MAY ENCOUNTER GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAYS FROM THEIR IRRIGATION DELIVERING GRASS SPRAYS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 78°44'40" WEST 2650.37' LL1 BE WEA. THE FOUND BRASS CAP MONUMENTS FOR THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

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 PUBLIC ROAD RIGHT-OF-WAY, LOTS, SHARED DRIVEWAY EASEMENTS, AND UTIL EASEMENTS AND HEREBY DEDICATE THOSE AREAS SUBJECT AS SHOWN TO DRIVEWAY EASEMENTS AND UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 17th DAY OF August, A.D. 2021
BY: *Madeline Heald* manager
MIDWAY SPA LLC

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WASATCH
ON the 17th day of August, A.D. 2021, PERSONALLY APPEARED BEFORE ME, *Chadwick Heath* WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS THE SAME IN THE CAPTIONED INSTRUMENT BY COMMISSION EXPIRES *December 24, 2021* *Chadwick Heath* 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 THE LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS 29th DAY OF September, A.D. 2021

APPROVED: *Chadwick Heath* MAYOR ATTEST: *Madeline Heald* CLERK-RECORDER
APPROVED: *Chadwick Heath* CITY COUNCIL APPROVED: *Corey Bole* CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 7th DAY OF September, A.D. 2021 BY THE
Neil R. Wain MAYOR
Neil R. Wain CHAIRMAN PLANNING COMMISSION
Jeff Nicholas CITY PLANNING COMMISSION

MOUNTAIN SPA RURAL PRESERVATION SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.
SCALE: 1" = 200 FEET

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 5th DAY OF August, 2021
ROS: *OR88*
Troy Taylor COUNTY SURVEYOR

COUNTY RECORDER

ENTRY: 501116 BOOK: 1214 PAGE: 154
DATE: 08-25-21 TIME: 11:44:02 AM FEE: \$58.00
FOR MIDWAY PLAT: SPA LLC
BY: MOUNTAIN SPA COUNTY RECORDER MARCY M HERRON

Madeline Heald DATE: 8-25-21
MIDWAY IRRIGATION COMPANY

Do August DATE: 8-9-2021
MIDWAY SANITATION DISTRICT

SUBDIVISION: TROY TAYLOR PLS ULLMAN LAND SURVEYING 2226 SOUTH 770 EAST MIDWAY CITY, UT 84002 PHONE: (801) 657-8748

DATE OF SURVEY: JULY 2020



SECTION 28, TOWNSHIP 3 SOUTH, RANGE
4 EAST, SALT LAKE BASE AND MERIDIAN

P.O.B.
(PARCEL 2)

N89°53'33"E 1269.65' BURGILANE (PUBLIC)

N00°18'19"W 664.59'

S00°12'33"E 665.84'

LOT 4
19.49 AC. TOTAL
1.84 AC. BUILDABLE
17.65 AC. AGRICULTURAL
PRESERVATION AREA

20' DRIVEWAY EASEMENT
FOR LOTS 3 AND 4

N89°36'38"E 381.96'

1.84 AC.
BUILDABLE
AREA

SOUTH 210.00'

10' PUE
TYPICAL

N00°23'08"E
7.53'

380.93'

S89°36'32"W 887.68'

S89°36'32"W

LOT 3
5.74 AC

N00°17'00"W 658.39'

SOUTH 660.92'

REMAINDER PARCEL
28.87 ACRES

183.52'

L35
L34
L33
L32
L31

L30

L29

L28
L27

L26

L25

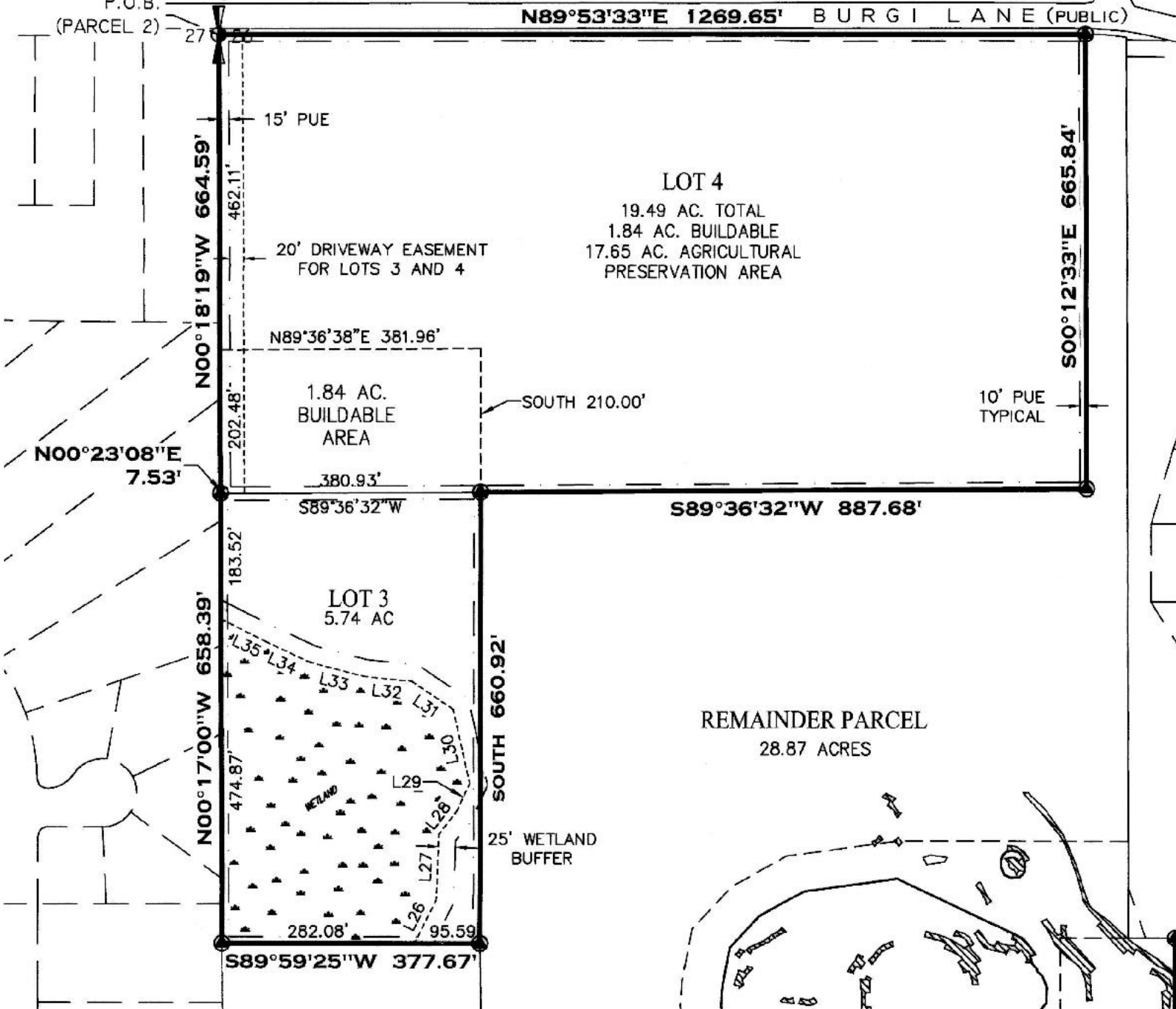
282.08'

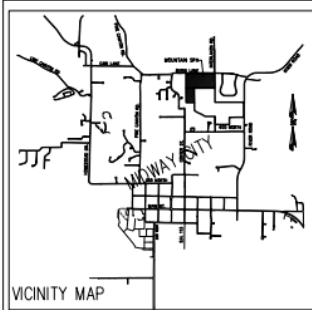
95.59'

S89°59'25"W 377.67'

25' WETLAND
BUFFER

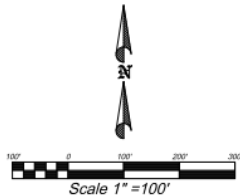
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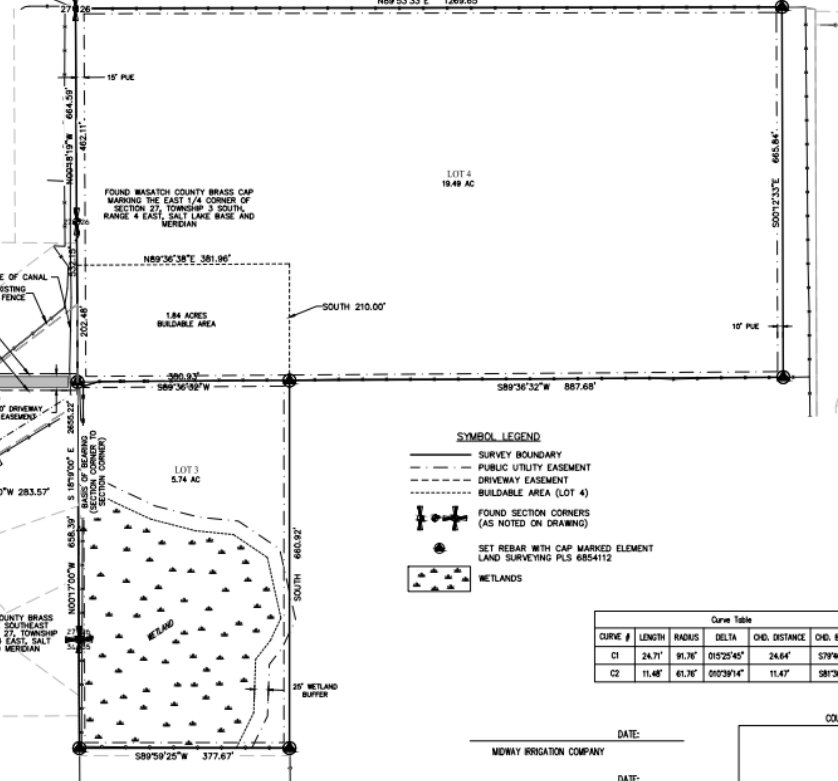
MOUNTAIN SPA - RURAL PRESERVATION SUBDIVISION LOTS 3 & 4 AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



FOUND WASATCH COUNTY BRASS
CAP MARKING THE WEST 1/4
CORNER OF SECTION 26, TOWNSHIP
3 SOUTH, RANGE 4 EAST, SALT
LAKE BASE AND MERIDIAN

P.O.B. 27.26 --- NB9°53'33"E 1269.65' --- BURGI LANE (PUBLIC)



SYMBOL LEGEND

- SURVEY BOUNDARY
- - - - PUBLIC UTILITY EASEMENT
- - - - DRIVEWAY EASEMENT
- - - - BUILDABLE AREA (LOT 4)
- FOUND SECTION CORNERS (AS NOTED ON DRAWING)
- SET REBAR WITH CAP MARKED ELEMENT
- WETLANDS

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHD. DISTANCE	CHD. BEARING
C1	24.71'	91.76'	015°25'45"	24.64'	S79°W28°W
C2	11.48'	61.76'	010°39'14"	11.47'	S81°W64°5"W

SURVEYOR
TROY TAYLOR - PLS
ELEMENT LAND SURVEYING
2298 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 457-8748

DATE OF SURVEY: JULY 2020

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-99-603 OF THE UTAH CODE, I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

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

DATE _____ SURVEYOR (SEE SEAL BEHIND)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ADDRESS TABLE	
LOT	ADDRESS
3	XXX NORTH 100 WEST
4	XXX NORTH 100 WEST

RIGHT TO FARM NOTICE

PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARM AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION, DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL VIOLATION.

30' SHARED DRIVEWAY EASEMENT BETWEEN LOT OWNERS
THE LOTS 3 & 4 ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED 30' SHARED DRIVEWAY AND 30' EASEMENT FROM 100 WEST. A SEPARATE MAINTENANCE AGREEMENT WILL BE ENTERED INTO BY THE LOT OWNERS.

RURAL PRESERVATION SUBDIVISION NOTES

- THIS SUBDIVISION IS A RURAL PRESERVATION SUBDIVISION UNDER SECTION 16.18 OF THE MIDWAY CITY CODE.
- ALL LOTS WITHIN THE SUBDIVISION ARE RESTRICTED FROM FURTHER DEVELOPMENT PER SECTION 16.18.6 OF THE MIDWAY CITY CODE.

30' DRIVEWAY EASEMENT DEDICATION

- A THIRTY FOOT DRIVEWAY EASEMENT FOR LOTS 3 & 4 HAS BEEN DEDICATED BY RED WAGON VENTURES LLC ACROSS LOT 5 OF THE MIDWAY FARMS NO. 2 SUBDIVISION. SEE ENTRY _____ BOOK _____ PAGE _____

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____.

ROS # _____

COUNTY SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE NORTH 89°53'33" EAST 1269.65 FEET; THENCE SOUTH 00°23'33" EAST 665.84 FEET; THENCE SOUTH 89°36'32" WEST 887.68 FEET; THENCE SOUTH 665.92 FEET; THENCE SOUTH 89°59'25" WEST 377.67 FEET; THENCE NORTH 00°17'00" WEST 658.39 FEET; THENCE NORTH 00°23'08" EAST 7.53 FEET; THENCE NORTH 00°18'19" WEST 664.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 25.23 ACRES (CONTAINING LOTS 3 & 4)

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°44'45" WEST 2650.37 FEET BETWEEN THE FOUND BRASS CAP MONUMENTS FOR THE SOUTH 1/4 CORNER OF THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

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 PUBLIC ROAD RIGHT-OF-WAY, LOTS, SHARED DRIVEWAY EASEMENTS, AND UTILITY EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS SHARED DRIVEWAY EASEMENTS AND UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: RED WAGON VENTURES LLC BY: NATHAN LORD

BY: LAUREN LORD

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ MAYOR ATTEST _____ CLERK-RECORDER (SEE SEAL BEHIND)

APPROVED _____ CITY ENGINEER (SEE SEAL BEHIND) APPROVED _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ MIDWAY CITY PLANNING COMMISSION

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

MOUNTAIN SPA RURAL PRESERVATION SUBDIVISION LOTS 3 & 4 AMENDED

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 100 FEET

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

LAKE BASE AND MERIDIAN

P.O.B.

N89°53'33"E 1269.65'

27 26

15' PUE

664.59'

N00°18'19"W

462.11'

27 26

FOUND WASATCH COUNTY BRASS CAP MARKING THE EAST 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LOT 4
19.49 AC

N89°36'38"E 381.96'

1.84 ACRES
BUILDABLE AREA

SOUTH 210.00'

WEST
147.10'

EDGE OF CANAL
EXISTING FENCE

WEST
146.38'

202.48'

380.93'
S89°36'32"W

S89°3

BRADFORD O MICKIEWICZ
DMF-2006-0-027-034

20' DRIVEWAY

30' DRIVEWAY
EASEMENT

MIDWAY FARMS
LOT 5

EXISTING
HOUSE

S53°00'00"W 283.57'

2655.22'

S 181°00'00" E

658.39'

7°00'W

26

26

26

26

26

26

26

26

26








26

BASIS OF BEARING TO
(SECTION CORNER TO
SECTION CORNER)

LOT 3
5.74 AC

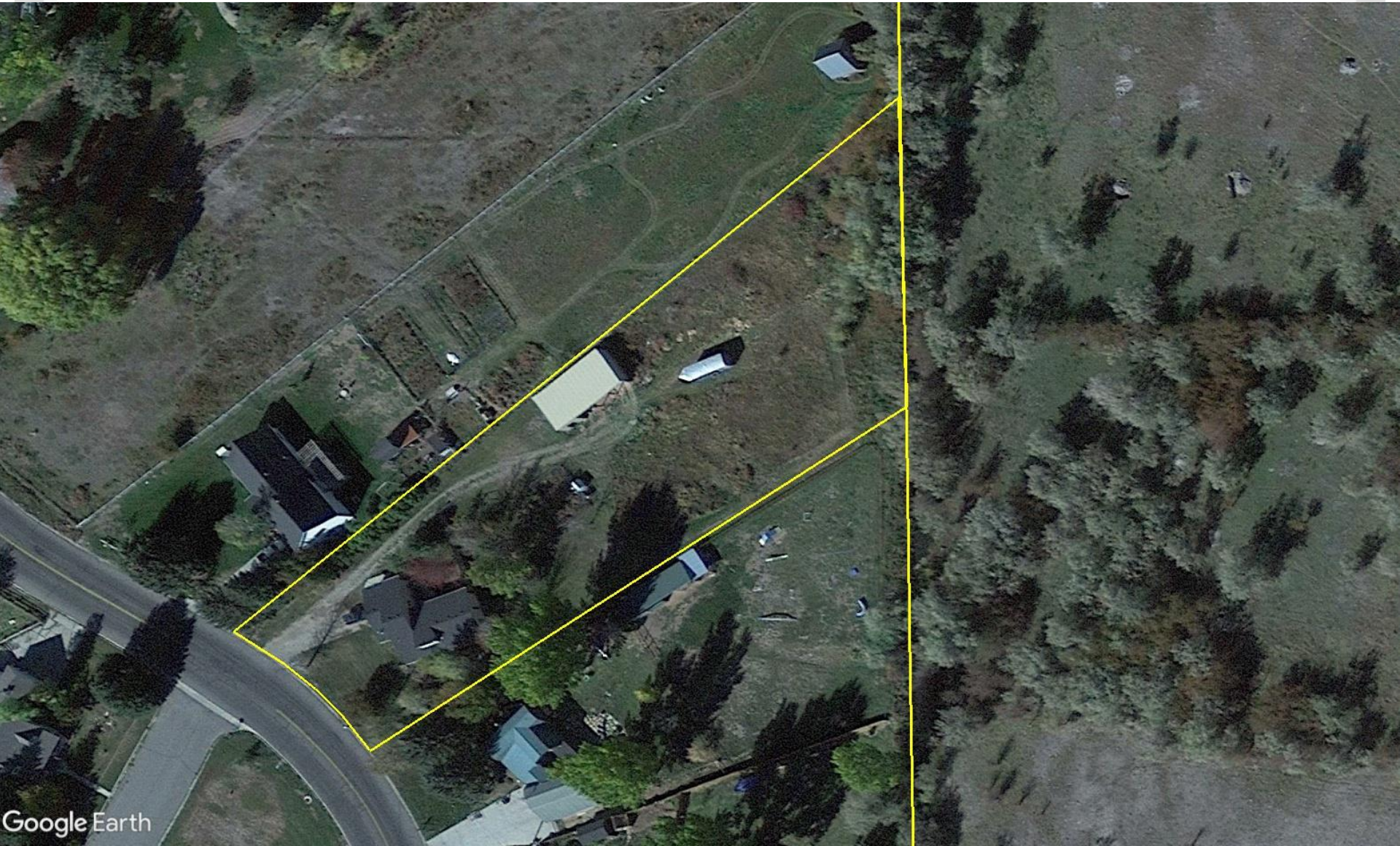
SOUTH
660.92'

SYMBOL LEG

-  SURVEY E
-  PUBLIC U
-  DRIVEWAY
-  BUILDABLE
-  FOUND SE (AS NOTE)
-  SET REBA LAND SUP
-  WETLANDS

1, 2023 | plotted by Paul & 4 AMENDED - 31 MARCH 2023

DRIVEWAY TO 100 WEST



DRIVEWAY ENTRY 100 WEST



DRIVEWAY ENTRY 100 WEST



POSSIBLE FINDINGS

- The driveway and utility access for Mountain Spa Rural Preservation Lots 3 & 4 would be removed from Burgi Lane and instead would access from 100 West
- Mountain Spa Rural Preservation Lots 3 & 4 would be addressed from 100 West
- The driveway access that currently crosses the conservation easement on lot 4 would be removed
- No public street, right-of-way, or easement will be vacated or altered

PROPOSED CONDITIONS

- If the plat amendment is approved, then a driveway is not allowed in the conservation easement area of lot 4 to help keep the area as open and undisturbed as possible.
- Landscaping is installed along the boundary line of Midway Farms Number 2 Subdivision lots 5 and 6, along the driveway, to help mitigate lights and noise from vehicular traffic.
- The developer and bond provider of the Mountain Spa Rural Preservation Subdivision agrees to the infrastructure change and the bond and plans are amended to cover the new infrastructure plans.

Midway City Council,

I write to you regarding the plat amendment of lots 3&4 of the Mountain Spa property and the proposed driveway through lot 5 of Midway Farms. Unfortunately, I'm out of town for work and am unable to attend the meeting on Tuesday, May 16.

As the abutting property owner to the north this very much impacts me.

We have young children, farm animals and pets and a working farming business.

I believe the staff report underestimates the trips per day for each household on an average day and during construction of what I'm sure will not be small projects that estimate is likely to quadruple. At that point the "driveway" effectively becomes a new road.

I've spoken to the property owner (Joel) on the phone previously, but he neglected to contact me regarding his plans for the "driveway."

My objections relate to privacy and safety. North Center Street already has problems with traffic and speed so this easement concerns me.

I need to know that this "driveway" will not be used as a bypass from Burgi Lane to N Center Street. That there will be no lights installed. That a privacy screen/buffer be planted or installed on lot 5 and because the "driveway" will be serving multiple homes, that the easement be as far from the property lines as possible. If that means removing the existing home, so be it.

I'm happy to discuss further at your convenience should you wish to do so.

Thank you for your time.

Regards,

Brad Mickiewicz