



PLANNING COMISSION MEETING STAFF REPORT

DATE OF MEETING: February 13, 2024
NAME OF PROJECT: Vincent Fields Rural Preservation Subdivision
NAME OF APPLICANT: Kevin Payne
PROPERTY OWNER: The Kevin & Kimberly Payne Family Trust
ENGINEER: Paul Berg/Berg Engineering
AGENDA ITEM: Preliminary/Final Approval
LOCATION OF ITEM: 1281 South Stringtown Road
ZONING DESIGNATION: RA-1-43

ITEM: 4

Kevin Payne, of the Payne Family Trust, is requesting Preliminary/Final approval of a proposed Rural Preservation Subdivision to be known as Vincent Fields Rural Preservation Subdivision. The property is five acres and located at 1281 South Stringtown Road and zoned RA-1-43.

BACKGROUND:

This request is for preliminary/final approval of a Rural Preservation Subdivision on five (5) acres which will contain one lot. The proposal is on property currently owned by The Kevin & Kimberly Payne Family Trust as part of the existing Vincent Fields Subdivision, a three-lot small scale subdivision comprising 9.46 acres. It is proposed that 5 acres of this 9.46 acres, consisting of parts of current lots 1 and 3, will be vacated from the Vincent Fields Subdivision and become the Vincent Fields Rural Preservation Subdivision comprised of the single five-acre lot.

According to the application:

This 5.00 acre rural preservation lot enables us to reconfigure an existing 4.00 acre lot [former Lot 1 of the Vincent Fields Subdivision] and a 4.16 acre lot [former Lot 2 of the Vincent Fields Subdivision] into a 1.00 acre lot [new Lot 1 of the Vincent Fields Subdivision - Amended] and a 5.00 acre lot [new Vincent Fields Rural Preservation Subdivision] with the remaining 2.16 acres being added to our existing Lot 2 of the Whimsy Willow Subdivision. No additional lots are being created nor are any additional streets being created. This will allow more of this acreage to remain as a field to grow and raise hay and to pasture horses.

LAND USE SUMMARY:

- 5.0-acre parcel
- RA-1-43 zoning
- Proposal contains one lot
- Private driveway, which requires a 30 foot wide easement for access across the new Lot 1 of the Vincent Fields Subdivision – Amended.
- Sensitive lands – None identified
- The lot will connect to Midway City’s culinary water line, Midway Irrigation Company’s secondary water line and Midway Sanitation District (although the parcel is large enough that it could have an onsite septic system as approved by the Wasatch County Health Department).

ANALYSIS:

Access – Access for the lot will be from a driveway within an easement at least thirty (30) feet wide across the former Lot 3 of the Vincent Fields Subdivision, now the proposed new Lot 1 of the Vincent Fields Subdivision – Amended. The easement is depicted on the south side of Lot 1 on the plans submitted and is shown as a 20’ wide easement but will have to be 30 feet. Driveway easements for Rural Preservation Subdivisions need to be at least 30’ wide to accommodate a 20’ drivable area and 5’ clear areas on both sides of the driveway to comply with the rural preservation driveway standards. The easement will connect directly to Stringtown Road. The driveway easement will also be a utility easement for water, sewer, and other utilities.

Culinary Water Connection – The lot will connect to the City’s water line located in Stringtown Road.

Fire Flow - A fire hydrant will need to be located within 500’ of the future dwelling, measured by the route of a fire hose from the fire hydrant to the future home site.

Secondary Water Connection – The property is currently connected to Midway Irrigation Company’s water system, and this will continue with the new development.

Sewer Connection – The property will connect to the Midway Sanitation District sewer line along Stringtown Road or be served by an onsite septic system that will be approved by the Wasatch County Health Department. The location of the approved septic site, if any, should be noted on the plat.

Sensitive Lands – The applicant has not identified any sensitive lands that are part of the proposed development.

Stringtown Road – The proposed five-acre rural preservation subdivision has no frontage on Stringtown Road or any other road and requires access by way of easement across the proposed new Lot 1 of the Vincent Fields Subdivision – Amended as set forth above.

Setbacks – Any proposed building envelopes and future buildings must comply with the minimum setback requirements.

Deed Restriction – The 5.0 acre lot within the plat will be deed restricted so no further subdividing of any kind will be allowed within the subdivision plat. The density of the 5.0 acres will never be more than one dwelling. A note will also be placed on the plat indicating the restriction. A deed restriction will also be recorded towards the lot immediately after the plat is recorded so all future landowners will know of the restrictions before the property is purchased. The deed restriction language will state the following:

1. *Any further subdividing of the lot is prohibited.*

The deed restriction prohibiting further subdivision of the lots within the development is created for the benefit of all of the lots within the development, all of the neighboring lots to the development, and Midway City. This deed restriction cannot be altered in any way without written consent from all of the above. This deed restriction is a covenant that runs in perpetuity with the land, and it shall inure to the benefit of the owners of each lot within the development, the owners of neighboring lots of the development, and Midway City, including all parties’ heirs, successors or assigns.

All future owners take title subject to this Deed Restriction and shall be bound by it.

WATER BOARD CONSIDERATIONS:

The application does not change the water requirements for the involved property, which were reviewed and assessed by the Water Board and the shares dedicated by the applicant as a prerequisite to filing the plat for the Vincent Fields Subdivision.

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the R-1-43 zoning district
- The proposal does meet the intent of the General Plan for the R-1-43 zoning district
- The proposal does comply with the requirements for the Rural Preservation Subdivision code
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere
- The lot will be deed restricted so it can never be further subdivided

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds that the proposal complies with the intent of the land use code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

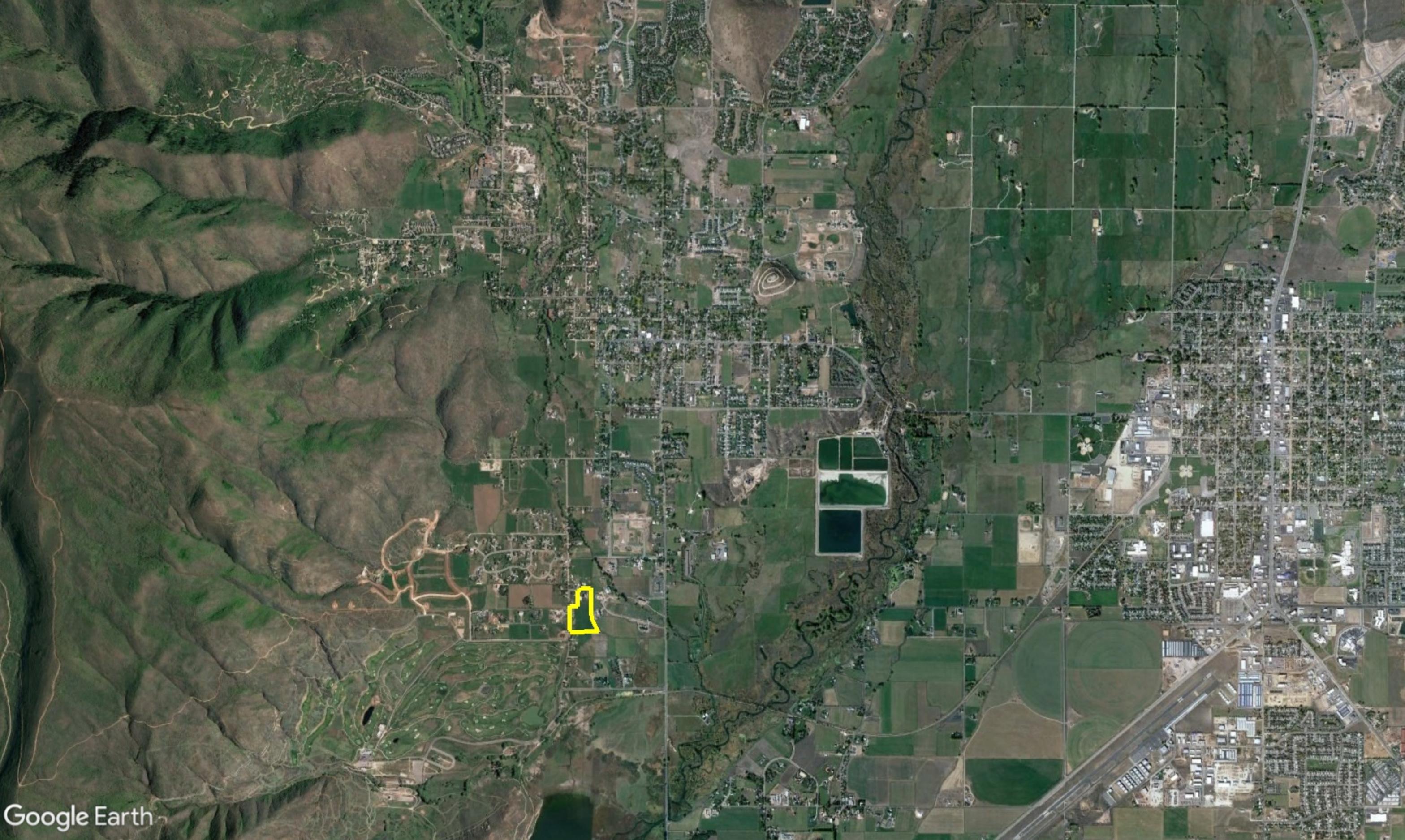
2. Continuance. This action can be taken if the Planning Commission finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

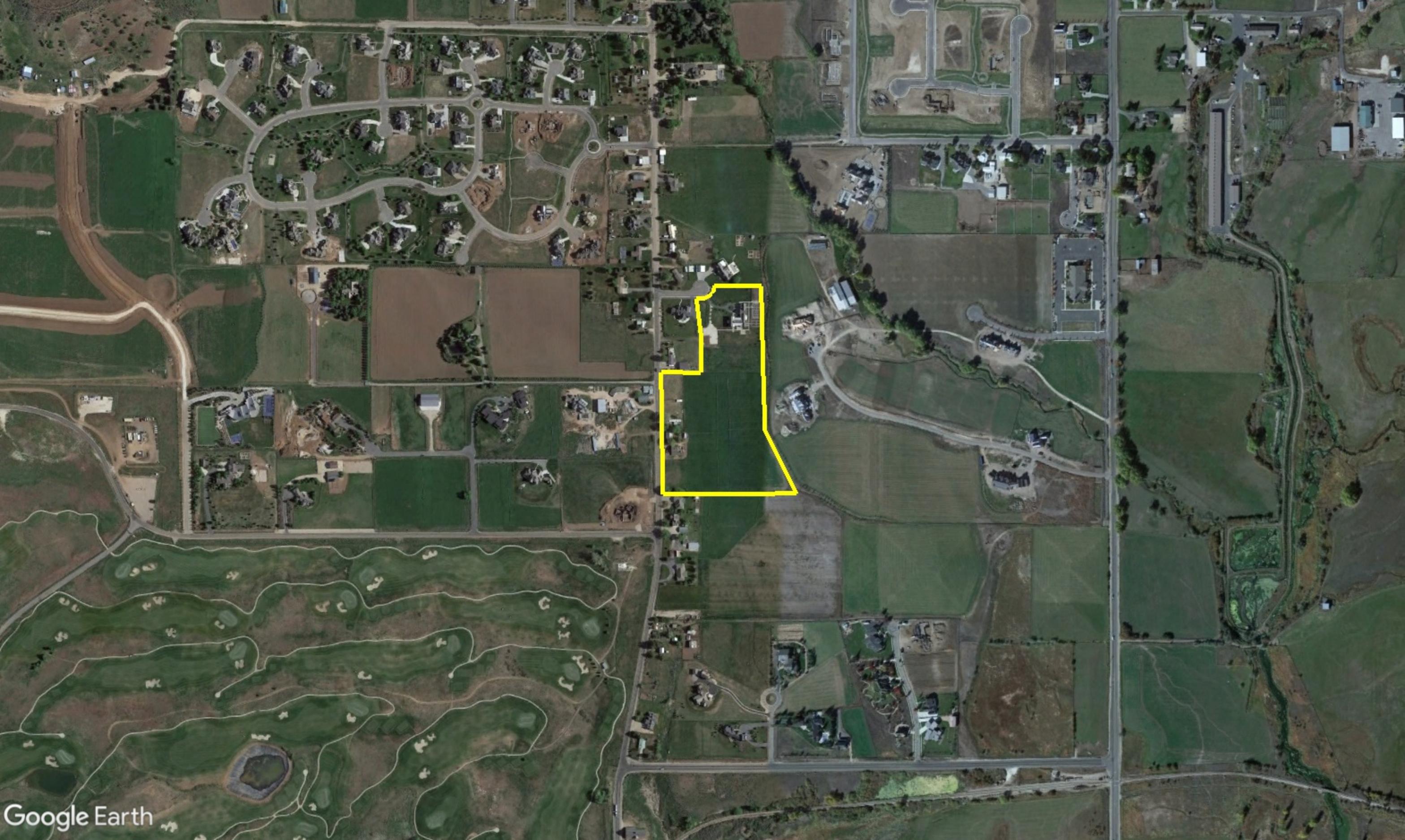
3. Recommendation of Denial. This action can be taken if the Planning Commission finds the request does not comply with the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

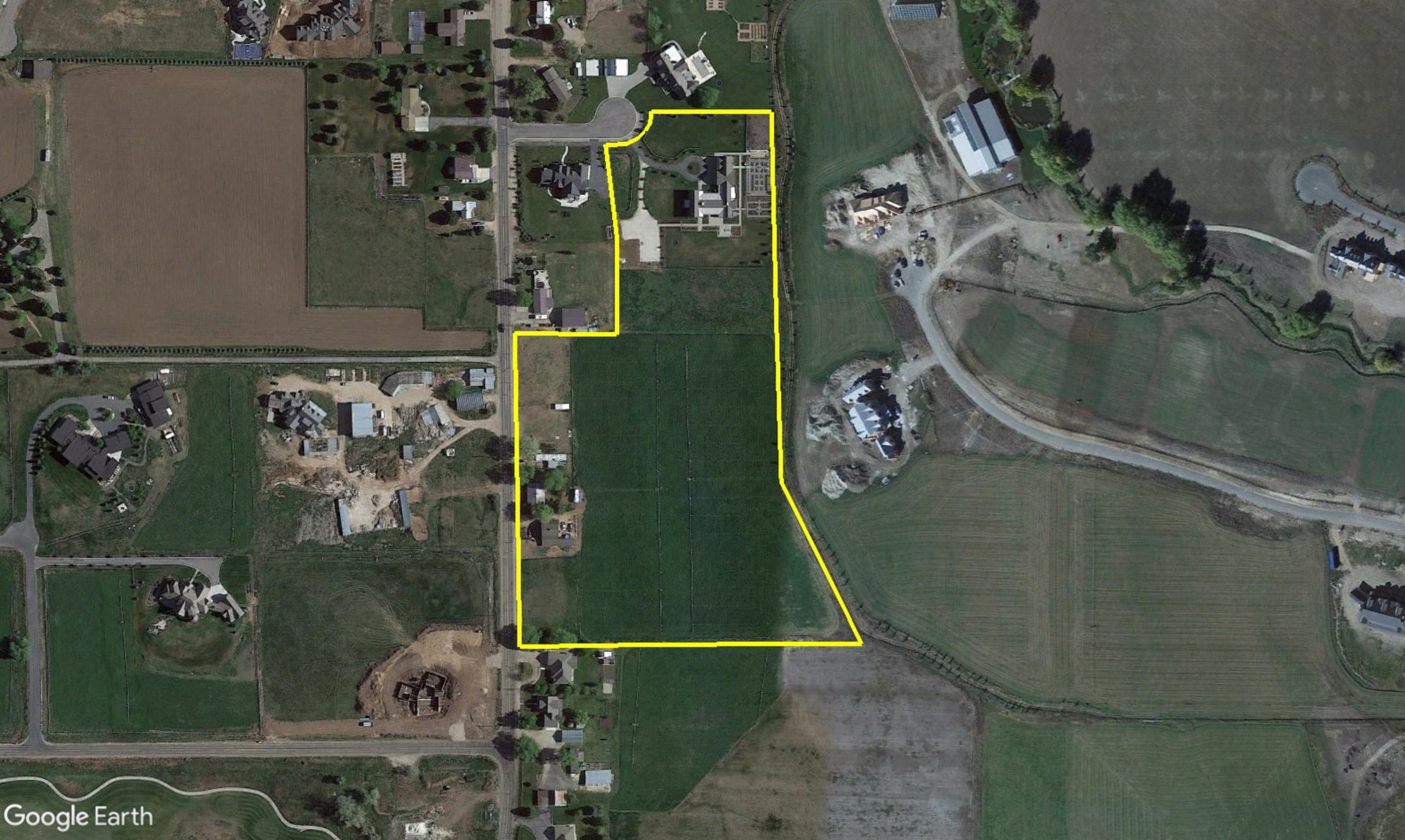
PROPOSED CONDITIONS:

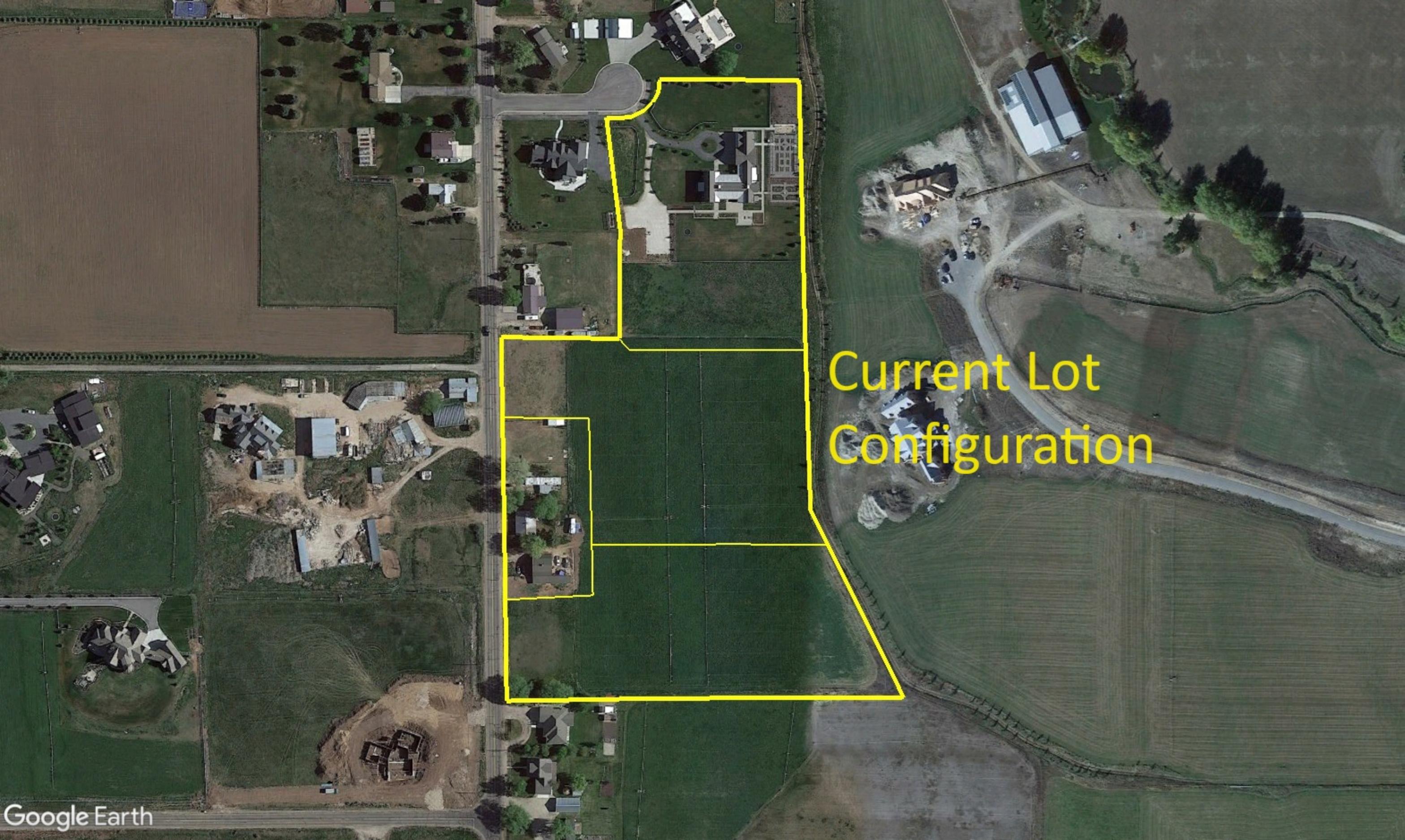
- The deed restriction that will be recorded towards the lot must be submitted to the City for review and recorded immediately after the plat is recorded.
- A note on the plat is included with language that clearly states that subdividing the lot is prohibited.
- The plat will contain a note using the triangular system to explain its formation through vacating land from the Vincent Fields Subdivision.
- The plats for the Vincent Fields Subdivision – Amended and the Whimsy Willow Subdivision – Lot 2 Third Amendment shall similarly contain notes using the triangular system to explain the changes (i.e.: *The 5.00 acre rural preservation lot resulted from reconfiguring an existing 4.00 acre lot [former Lot 1 of the Vincent Fields Subdivision] and a 4.16 acre lot [former Lot 2 of the Vincent Fields Subdivision] into a 1.00 acre lot [new Lot 1 of the Vincent Fields Subdivision - Amended] and a 5.00 acre lot [new Vincent Fields Rural Preservation Subdivision], with the 5.00 acre lot vacated from the Vincent Fields Subdivision to become the new Vincent Fields Rural Preservation Subdivision and the remaining 2.16 acres being added to the existing Lot 2 of the Whimsy Willow Subdivision).*
- In accordance with the applicant’s representation and understanding that “*No additional lots are being created*”, each of the three plats (Vincent Fields Subdivision – Amended, Whimsy Willow Subdivision – Lot 2 Third Amendment, and the Vincent Fields Rural Preservation Subdivision) shall contain a prohibition against further subdivision as a condition of recording.
- A fire hydrant will need to be located within 500’ of the future dwelling, measured by the route of a fire hose from the fire hydrant to the future home site.
- A new sewer lateral hookup with placement as approved by the City Engineer and the Midway Sanitation District.

- Before being placed on the City Council Agenda, the applicant will need to show a 30' wide driveway easement to allow access to the proposed rural preservation subdivision lot (which it is understood also will serve as a Public Utility Easement). The proposed Vincent Fields Subdivision – Amended and the Vincent Fields Rural Preservation Subdivision plats shall be revised to show a 30' wide rather than 20' wide easement.
- The plats for the Vincent Fields Rural Preservation Subdivision, Vincent Fields Subdivision – Amended, and the Whimsy Willow Subdivision – Lot 2 Third Amendment will be filed contemporaneously, and the Vincent Fields Rural Preservation Subdivision Plat shall not be filed without filing of the Vincent Fields Subdivision – Amended showing the required access easement, unless the applicant shows proof of a separately recorded 30' wide access easement meeting the access requirements set forth above.

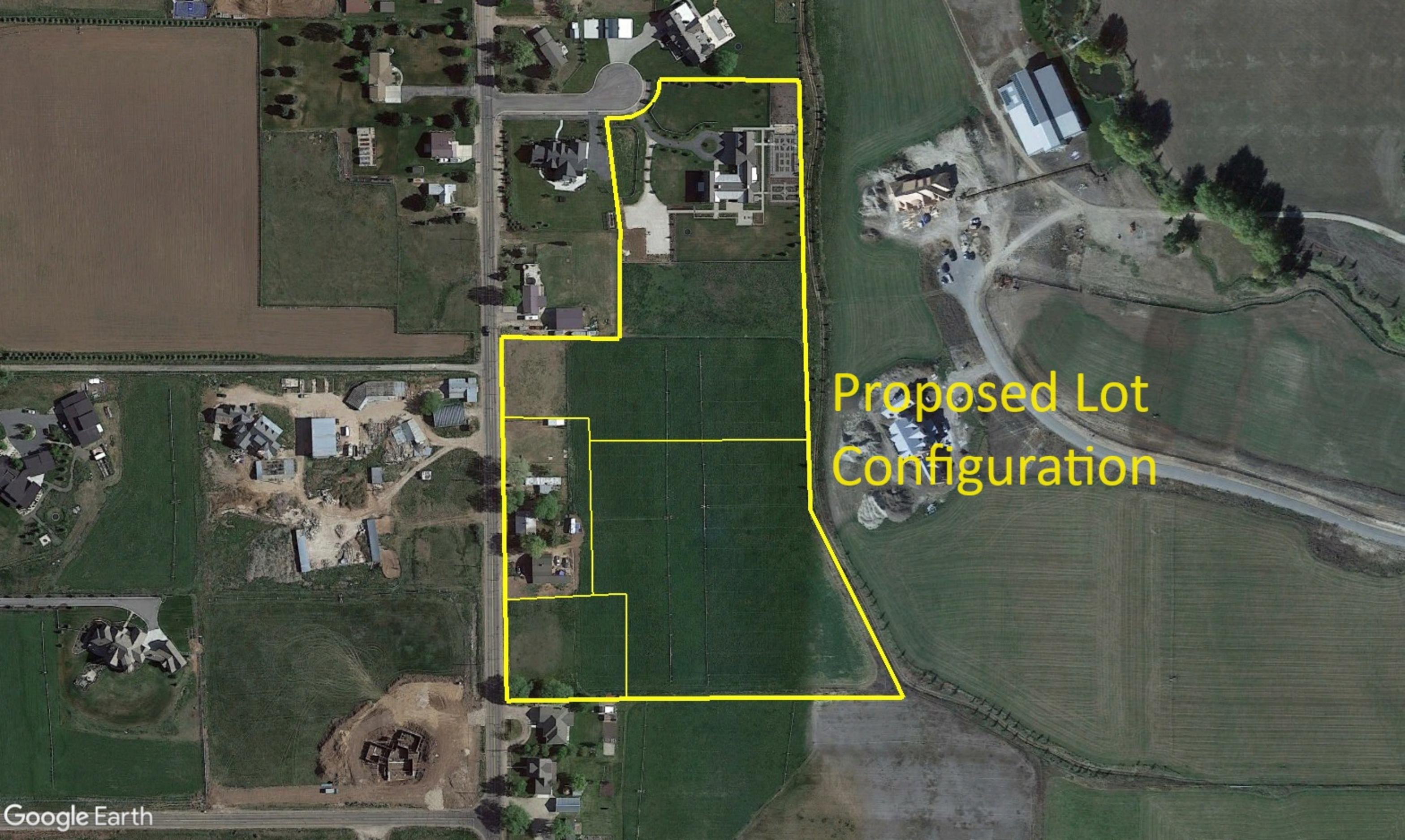






An aerial photograph of a residential development. A yellow outline highlights a specific lot configuration. The highlighted area includes a large green field, a road, and several buildings. The text "Current Lot Configuration" is overlaid in yellow on the right side of the image.

Current Lot Configuration



Proposed Lot Configuration

VINCENT FIELDS SUBDIVISION

BRANDON & BRILLE WILLETT
OWY-0003-0-003-044

KEVIN & KIMBERLY PAYNE
(WHIMSY WILLOW)
OWY-0002-0-003-044

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L. 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.

JAN 3, 2023
DATE

Troy Taylor
SURVEYOR (SEE SEAL BELOW)

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 NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 222.58 FEET ALONG THE SOUTH LINE OF THE WHIMSY WILLOW SUBDIVISION AND A FENCE LINE; THENCE SOUTH 5.00 FEET; THENCE SOUTH 45°00'00" EAST 24.04 FEET; THENCE EAST 339.84 FEET 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°55'20" EAST 215.68 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 - 9.46 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'39" EAST 2630.10 FEET FROM THE FOUND GIN SPIKE MARKING THE NORTH QUARTER CORNER OF SECTION 10 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 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 LOTS, PUBLIC STREET RIGHT-OF-WAY, AND EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

BY:
DATED THIS 5th DAY OF January, A.D. 2023
Diane Vincent AS TO LOT 2.
DIANE VINCENT

Kevin Payne AS TO LOTS 1 AND 3
KEVIN PAUL PAYNE, TRUSTEE
THE KEVIN & KIMBERLY PAYNE
FAMILY TRUST DATED AUGUST 4,
2022
Kimberly Payne AS TO LOTS 1 AND 3
KIMBERLY ANN PAYNE, TRUSTEE
THE KEVIN & KIMBERLY PAYNE
FAMILY TRUST DATED AUGUST 4,
2022

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE 5th DAY OF January, A.D. 2023, PERSONALLY APPEARED BEFORE ME *Diane Vincent, Kevin Payne, Kimberly Payne* DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES 12-24-2025 *Quinn Ferguson*
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 HEREON SHOWN.

THIS 10 DAY OF January, A.D. 2023
APPROVED *Robert Johnson* ATTEST *Diane Wilson*
MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED *Wade Johnson* APPROVED *Chris Hill*
CITY ENGINEER CITY ATTORNEY
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

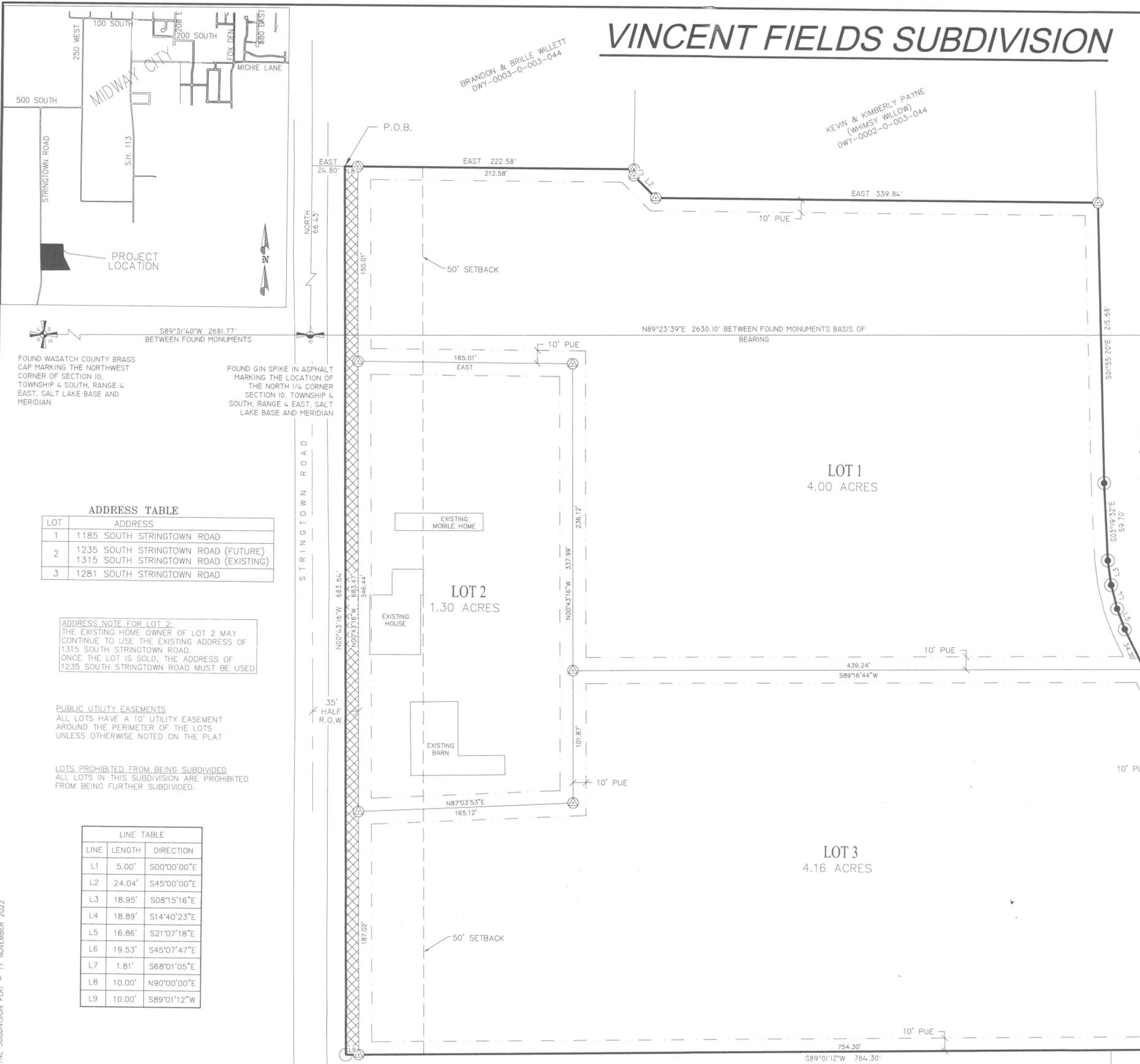
APPROVED THIS 5th DAY OF January, A.D. 2023 BY THE
MAYOR CITY PLANNING COMMISSION
Wade Johnson *Jeff Nichola*
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

VINCENT FIELDS SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

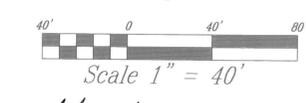
SCALE: 1" = 40' FEET

SURVEYOR'S SEAL <i>Troy Taylor</i> #6854112 1/3/23	NOTARY PUBLIC SEAL <i>Quinn Ferguson</i> 12/24/2025	CITY ENGINEER SEAL <i>Wade Johnson</i> 1/5/23	CLERK-RECORDER SEAL <i>Diane Wilson</i> 1/5/23
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LEGEND

- R.O.W. DEDICATION (0.16 ACRES)
- PROPERTY BOUNDARY
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- SET REBAR WITH CAP STAMPED ELEMENT LAND SURVEYING PLS 6854112



THOMAS OLDS JR
(HAVEN FARMS)
ONP-0004-0-010-044

Alan Farrell DATE: 1-10-23
MIDWAY IRRIGATION COMPANY

Don Huggard DATE: 1-9-23
MIDWAY SANITATION DISTRICT

COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS 4th DAY OF January, 2023
ROS # 3943
James C. Keenan
COUNTY SURVEYOR

COUNTY RECORDER
ENTRY # 528557 BOOK 1432 PAGE 590
DATE 01-11-23 TIME 3:01 PM FEE \$56.00
FOR PAYNE KEVIN PAUL TR
BY TC WASATCH COUNTY RECORDER MARCY M MURRAY

ADDRESS TABLE

LOT	ADDRESS
1	1185 SOUTH STRINGTOWN ROAD
2	1235 SOUTH STRINGTOWN ROAD (FUTURE) 1315 SOUTH STRINGTOWN ROAD (EXISTING)
3	1281 SOUTH STRINGTOWN ROAD

ADDRESS NOTE FOR LOT 2:
THE EXISTING HOME OWNER OF LOT 2 MAY CONTINUE TO USE THE EXISTING ADDRESS OF 1315 SOUTH STRINGTOWN ROAD. ONCE THE LOT IS SOLD, THE ADDRESS OF 1235 SOUTH STRINGTOWN ROAD MUST BE USED

PUBLIC UTILITY EASEMENTS
ALL LOTS HAVE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF THE LOTS UNLESS OTHERWISE NOTED ON THE PLAT

LOTS PROHIBITED FROM BEING SUBDIVIDED
ALL LOTS IN THIS SUBDIVISION ARE PROHIBITED FROM BEING FURTHER SUBDIVIDED.

LINE TABLE

LINE	LENGTH	DIRECTION
L1	5.00'	S00°00'00"E
L2	24.04'	S45°00'00"E
L3	18.95'	S08°15'16"E
L4	18.89'	S14°40'23"E
L5	16.86'	S21°07'18"E
L6	19.53'	S45°07'47"E
L7	1.81'	S68°01'05"E
L8	10.00'	N90°00'00"E
L9	10.00'	S89°01'12"W

PAYNE SUBDIVISION PLAT - 17 NOVEMBER, 2022

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
P.O. BOX 991
HEBER CITY, UTAH 84032
PHONE (801) 657-8748

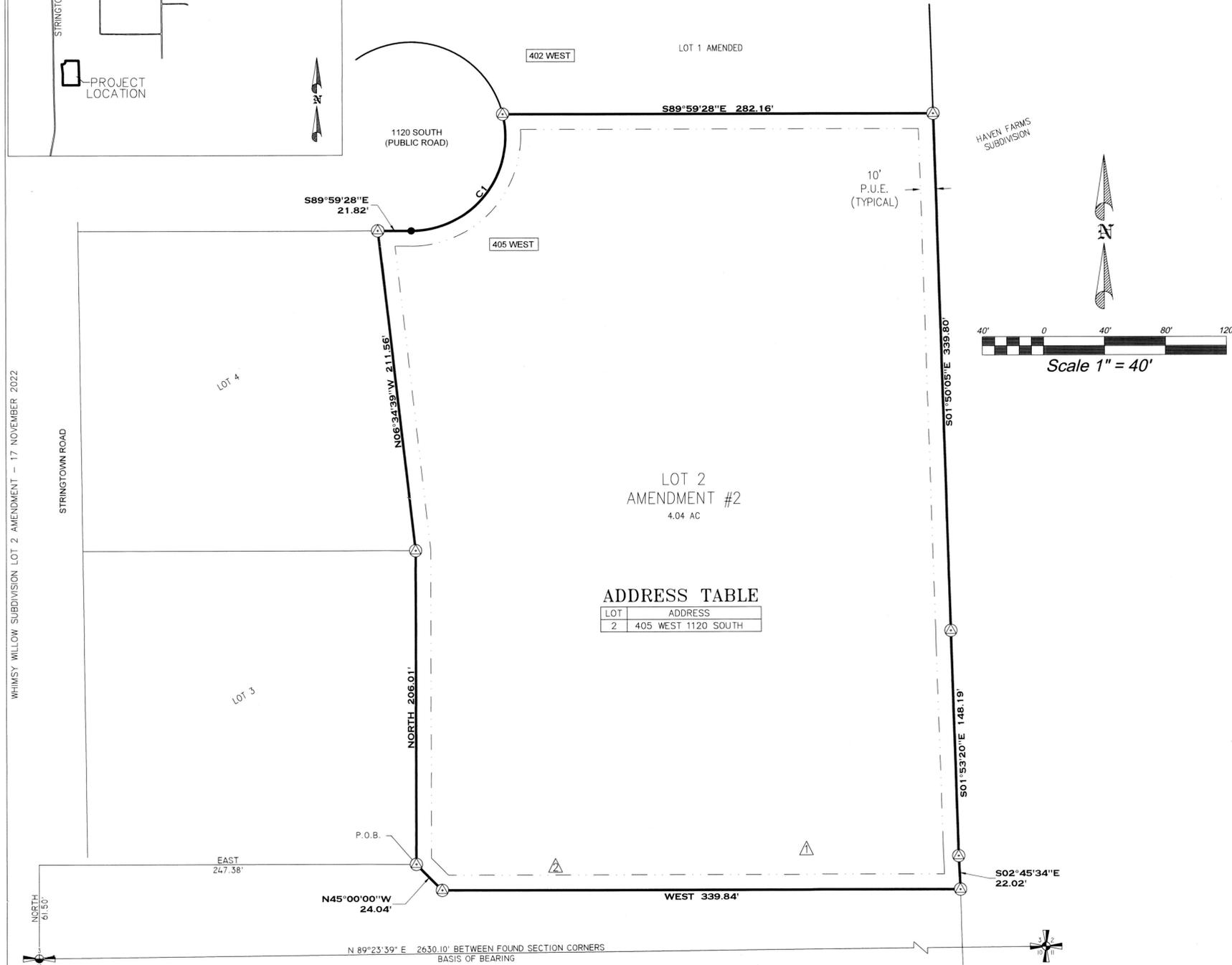
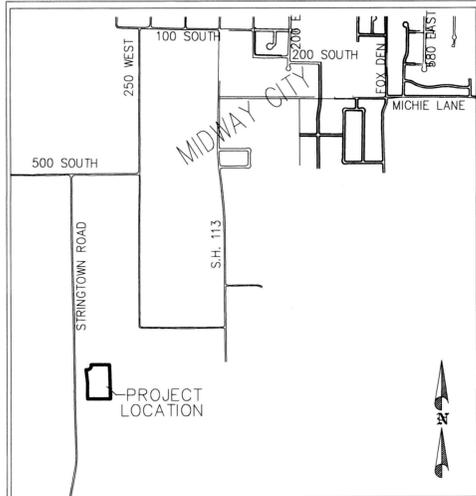
DATE OF SURVEY: APRIL 2022

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

STILL WATER HOLDINGS LLC
OWC-1218-1-010-044

WHIMSY WILLOW SUBDIVISION - LOT 2 SECOND AMENDMENT

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



ADDRESS TABLE

LOT	ADDRESS
2	405 WEST 1120 SOUTH

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L 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.

Dec. 9, 2022
DATE

Troy L Taylor
SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 61.50 FEET AND EAST 247.38 FEET FROM A FOUND GIN SPIKE MARKING THE SOUTH ONE QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,

THENCE NORTH 206.01 FEET; THENCE NORTH 06°34'39" WEST 211.56 FEET; THENCE SOUTH 89°59'28" EAST 21.82 FEET TO A POINT ON A TANGENT CURVE; THENCE ALONG THE ARC OF A 62.00 FOOT RADIUS CURVE TO THE LEFT 112.14 FEET (CHORD BEARS NORTH 38°11'34" EAST 97.47 FEET); THENCE SOUTH 89°59'28" EAST 282.16 FEET; THENCE SOUTH 01°50'05" EAST 339.80 FEET; THENCE SOUTH 01°53'20" EAST 148.19 FEET; THENCE SOUTH 02°45'34" EAST 22.02 FEET; THENCE WEST 339.84 FEET; THENCE NORTH 45°00'00" WEST 24.04 FEET TO THE POINT OF BEGINNING.

AREA = 4.04 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°23'39" EAST BETWEEN THE FOUND GIN SPIKE MARKING THE SOUTH 1/4 CORNER OF SECTION 3 TO THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 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 LOTS, PUBLIC STREETS, EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 5th DAY OF January, A.D. 2023

Kevin Paul Payne TRUSTEE
KEVIN PAUL PAYNE, TRUSTEE
THE KEVIN & KIMBERLY PAYNE FAMILY TRUST
DATED AUGUST 4, 2022

Kimberly Ann Payne TRUSTEE
KIMBERLY ANN PAYNE, TRUSTEE
THE KEVIN & KIMBERLY PAYNE FAMILY TRUST
DATED AUGUST 4, 2022

PLAT AMENDMENT NOTES:

- ▲ 0.16 ACRES ADDED TO LOT 2 FROM VINCENT PROPERTY
- ▲ PUBLIC UTILITY EASEMENT RELOCATED TO 10' FROM NEW LOT BOUNDARY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	112.14	62.00	103°37'57"	97.47	N38°11'34"E	78.83

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.
ON THE 5th DAY OF January, A.D. 2023 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 }
COUNTY OF WASATCH } S.S.
ON THE 5th DAY OF January, A.D. 2023 PERSONALLY APPEARED
BEFORE ME, *Kevin Paul Payne, Kimberly Ann Payne* WHO DULY ACKNOWLEDGED
TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 12-24-2025 *Jennifer S. Great*
NOTARY PUBLIC

LEGEND

- PROPERTY BOUNDARY
- - - 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- ▲ SET REBAR WITH CAP STAMPED ELEMENT LAND SURVEYING PLS 6854112

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.
ON THE 5th DAY OF January, A.D. 2023 PERSONALLY APPEARED
BEFORE ME, *Kevin Paul Payne, Kimberly Ann Payne* 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 HEREON SHOWN.

THIS 5th DAY OF January, A.D. 2023

APPROVED *David Wilson* CLERK-RECORDER
MAYOR (SEE SEAL BELOW)

APPROVED *Carth* CITY ATTORNEY
CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF January, A.D. 2023 BY THE

MIDWAY CITY PLANNING COMMISSION

Walter L. Wilson PLANNING DIRECTOR
Jeff Nicholas CHAIRMAN, PLANNING COMMISSION

WHIMSY WILLOW

LOT 2 SECOND AMENDMENT

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SL&M
SCALE: 1" = 40 FEET

COUNTY RECORDER
ENTRY # 528564 BOOK 1432 PAGE 615
DATE 01-11-23 TIME 3:17 PM FEE \$52.00
FOR PAYNE KEVIN PAUL TR
BY TC WASATCH COUNTY RECORDER MARCY M MURRAY

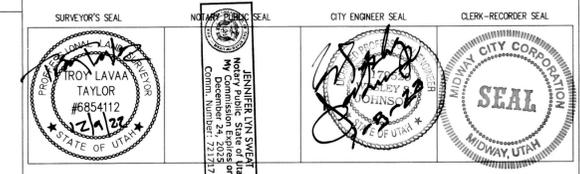
COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 21ST DAY OF December 20 22

ROS# 3943

James C. K...
COUNTY SURVEYOR

SURVEYOR
TROY L TAYLOR, PLS
ELEMENT LAND SURVEYING
P.O. BOX 991
HEBER CITY, UT 84032
PHONE (801) 657-8748
DATE OF SURVEY: DECEMBER 2022



WHIMSY WILLOW SUBDIVISION LOT 2 AMENDMENT - 17 NOVEMBER 2022

