

Memo



Date: March 19, 2024
To: Midway City Council
From: City Planners
Re: Akiteon LLC Annexation / Further Consideration

The City has received an annexation petition from AKITEON LLC for a potential annexation of seven (7) acres. The first step in the annexation process for the City Council is to determine that the annexation petition provides the information and representations required by the City Code. If the City Council determines that the application is complete, then the petition may be accepted for further consideration.

Per the City Code, the intent of the annexation code is the following:

It is the intent of this Chapter to ensure that property annexed to the City will contribute to the attractiveness of the community and will enhance the rural, resort image which is critical to the economic viability of the community, and that the potential fiscal effect of an annexation does not impose an unreasonable burden upon City resources and tax base.

The general requirements that should be considered, as listed in the annexation code, include the following:

- Logical Extension of City Required
 - Property under consideration for annexation must be considered a logical extension of the City boundaries.
- Consistent with General Plan and the Municipal Code
 - Annexation of property to the City must be consistent with the intent and purpose of the annexation code and the Midway City General Plan, in addition to the Master Plan for water, sewer, and roads.

- Efficiency of Proposal Required
 - Every annexation shall include the greatest amount of contiguous property area, which is also contiguous to the City's municipal boundaries.

- Individual Small Parcel Proposals Discouraged
 - Piecemeal annexation of individual small properties shall be discouraged if larger contiguous parcels are available for annexation within a reasonable time frame in order to avoid repetitious annexations.

- Islands, Peninsulas, and Irregular Boundaries of Annexation Areas Discouraged
 - Islands of county jurisdiction shall not be left or created as a result of the annexation and peninsulas and irregular boundaries shall be strongly discouraged.

- City Must be Able to Serve Area at Consistent Level of Service
 - In addition to services provided by existing districts, such as sewer, fire protection, and public schools, the following urban level services, consistent with those normally provided in the rest of the incorporated boundaries will be provided to annexed areas:
 - Law enforcement protection.
 - Snow removal on public streets, subject to standard City snow removal policies.
 - Maintenance of existing public streets, provided that such streets have been constructed or reconstructed to City street standards or are acceptable to the City Engineer and City Council.
 - Planning, zoning, and municipal code enforcement.
 - Access to municipal sponsored parks and recreational activities and cultural events and facilities.
 - Water and sewage waste disposal services as the area is developed. Existing facilities for water treatment, storage and delivery, and/or for sewage removal and treatment, may be inadequate to provide water and sewer services to a proposed annexation area. The City shall determine the timing of and necessary capacity for the extension of water and sewer service to a proposed annexation area. New development in an annexation area shall pay the cost of improvements necessary for the extension and connection of new developments to City water and sewer lines and systems, as well as contribute to the cost of additional capital improvements, including but not limited to, storage and distribution facilities as necessary for safe, reliable, and efficient water flows and waste removal.

- Annexations to be Scrutinized
 - Before considering requests for annexation, the City shall carefully analyze the impacts of annexation of an area, taking into consideration whether the area will create negative impacts on the City and considering whether the City can economically provide services to the annexed area. Community issues such as location and adequacy of schools and community facilities, traffic, fire protection, particularly in wildfire/wild land interface areas, usable open space and recreation

areas, protection of sensitive lands, conservation of natural resource, protection of view corridors, protection and preservation of historic resources, affordable housing, balance of housing types and ownership, adequate water and sewer capacity to serve the future needs of the proposed annexation area shall be considered.

- Annexation for Preservation Allowed
 - Situations may exist where it is in the public interest to preserve certain lands from development in flood plains, where geologic hazards exist, where slopes are severe, or where the need for preservation of community open space and/or agricultural lands is consistent with the General Plan. In such circumstances, annexations may occur as a means of retaining those lands in a natural state.

The property in question consists of 7 acres, Wasatch County Parcel ID # 00-0007-5098, located at approximately 1221 North Pine Canyon Road, Midway, Utah. The parcel currently has no structures or other improvements. The property petitioned for annexation is in the Midway Growth Boundary, lies contiguous to the corporate limits of Midway City (Snake Creek Lodges border to the south), and will not create an incorporated peninsula, so annexation of the property is allowed by State Code.

The applicant represents in the petition that the applicant owns 100% of the property for which the applicant seeks annexation.

The applicant has submitted a concept plan showing intent to subdivide into two lots: Lot 101, comprising 3.31 acres, on the northern half of the parcel, and Lot 102, comprising 3.33 acres, on the southern half of the parcel.

Some items to consider with this proposal:

- Access – The parcel abuts North Pine Canyon Road and access would be from North Pine Canyon Road. The minimum width and frontage requirements in the requested RA-1-43 zoning is one hundred and fifty (150) feet, which the proposed concept plan meets.
- Density – The concept plan calls for two lots. Lot 101, comprising 3.31 acres, on the northern half of the parcel, and Lot 102, comprising 3.33 acres, on the southern half of the parcel.
- Water – There are no water shares associated with the parcel. The applicant will have to acquire/provide the necessary water and dedicate the rights to the City.

Staff has reviewed the application and has determined that it does comply with the general requirements of the annexation code and could be further considered by the City Council.

POSSIBLE FINDINGS:

- The proposed annexation does comply with the intent of the annexation code

- The application is complete to consider further consideration
- Further consideration of the petition by the City Council does not guarantee the property will be approved for annexation by the City Council

ALTERNATIVE ACTIONS:

1. Approval of further consideration. This action can be taken if the City Council finds that the application is complete and meets the intent of the annexation code.
 - a. Accept staff report
 - b. List accepted findings
2. Continuance. This action can be taken if the City Council would like to continue studying further consideration of the proposal.
 - 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 of further consideration. This action can be taken if the City Council finds that the application is not complete or does not comply with the intent of the annexation code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



PETITION FOR ANNEXATION

We the undersigned owners of certain real property hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition and the annexation meet the requirements of the Utah Code and the Midway City Municipal Code.
2. That the real property is described as follows:

Approximate location:

Approx 1221 E Pine Canyon Road (address subject to change)

Legal description:

Parcel 00-0007-5098

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE LODGES AT SNAKE CREEK ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 406436; SAID POINT BEING NORTH 89°20'05" EAST, ALONG THE SECTION LINE, 13.71 FEET AND SOUTH, 1744.43 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°59'57" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 770.00 FEET; THENCE NORTH, 396.01 FEET; THENCE EAST, 770.00 FEET; SOUTH, 396.02 FEET TO THE POINT OF BEGINNING.
EXCEPTING ANY PORTION THEREOF LYING WITHIN PINE CANYON ROAD.

CONTAINS: 7.00 ACRES

3. That up to five of the signers of this petition are designated as sponsors, one of whom is designated as the contact sponsor, with the name and mailing address of each sponsor indicated as follows:

Contact Sponsor

Mailing Address

Michael Cahill

7371 Prairie Falcon Rd #120 Las Vegas, NV 89128

Sponsor

Mailing Address

_____	_____
_____	_____
_____	_____
_____	_____

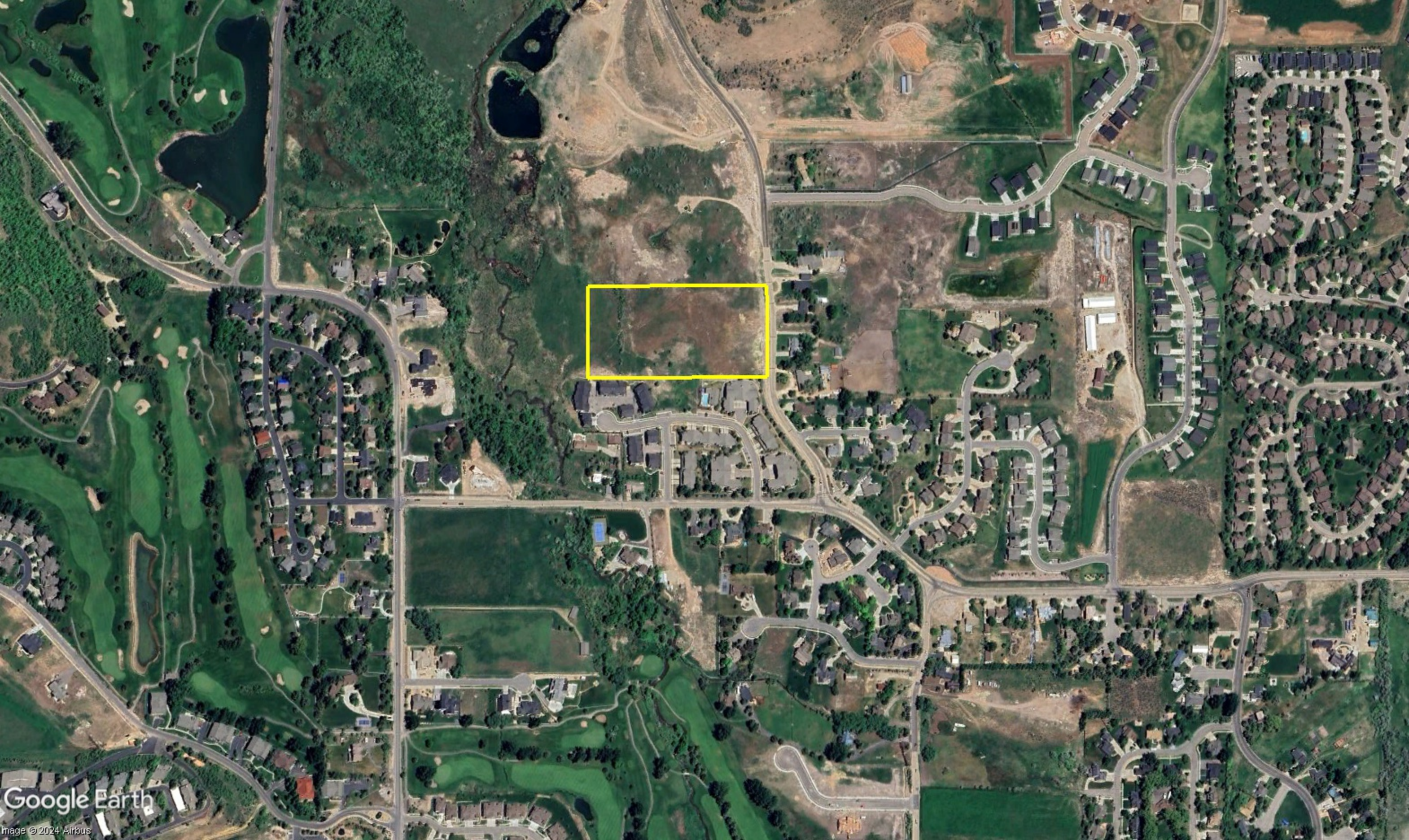
4. That this petition is accompanied by the following documents:
 - a. An accurate and recordable map, prepared by a licensed surveyor, of the area proposed for annexation.
 - b. A copy of the notice of intent sent to affected entities.
 - c. A list of the affected entities to which notice was sent.
5. A copy of this petition and the accompanying map was also delivered or mailed to the Wasatch County Clerk and the chair of the Midway City Planning Commission.
6. That the petitioner(s) request the property, if annexed, be zoned RA - 143.
7. That this petition contains the following signatures of the owners of private real property that:
 - a. Covers a majority of the private land area within the area proposed for annexation.
 - b. Is equal in market value to at least 1/3 of the market value of all private real property within the area proposed for annexation.

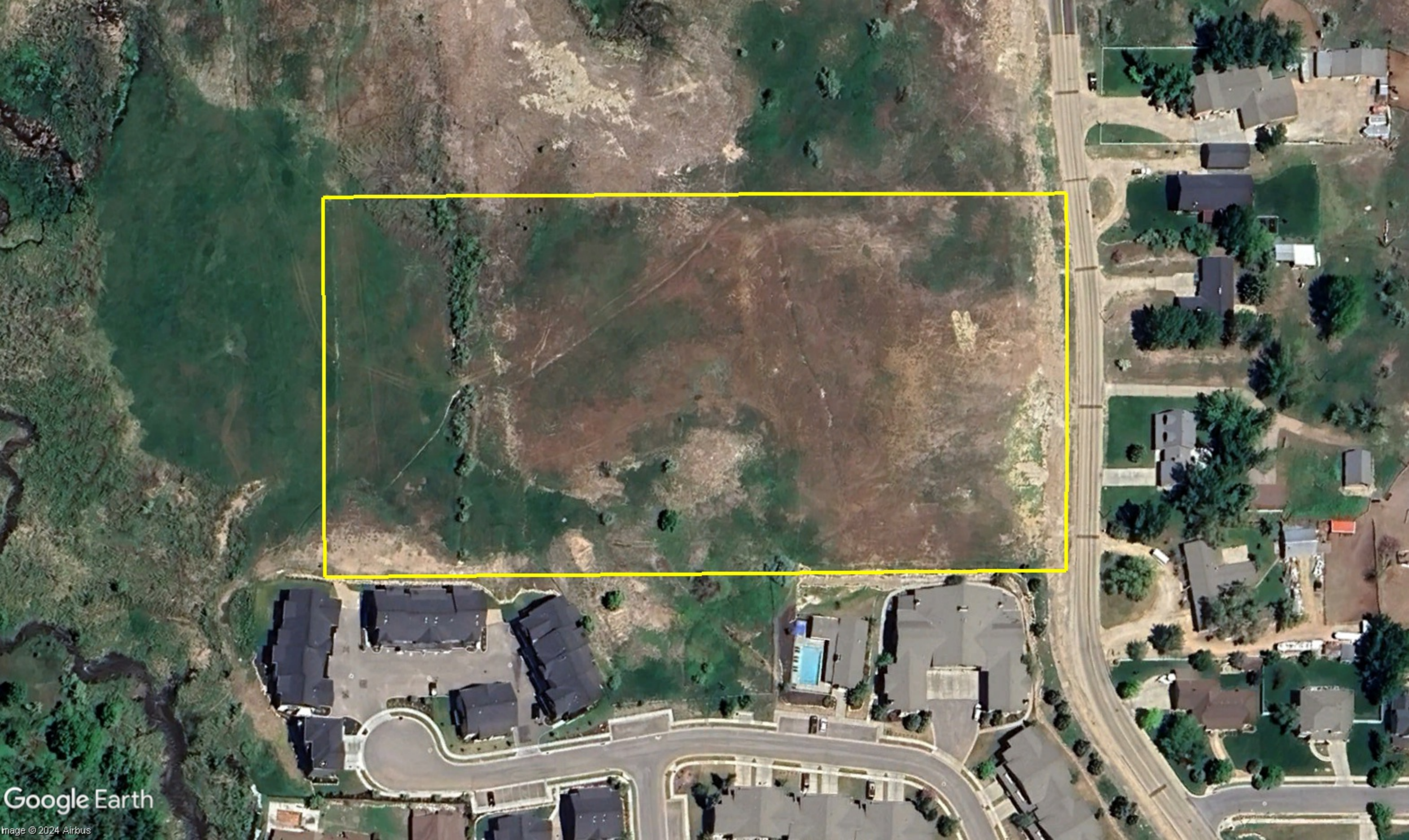
Notice: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Midway City. If you choose to withdraw your signature, you shall do so no later than 30 days after Midway City receives notice that the petition has been certified.

<u>Petitioner</u>	<u>Signature</u>	<u>Acres</u>	<u>Market Value</u>	<u>Serial Number</u>
Akiteon, LLC		7	\$1,400,000	OWC-319-1-027-034
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Notice: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Midway City. If you choose to withdraw your signature, you shall do so no later than 30 days after Midway City receives notice that the petition has been certified.

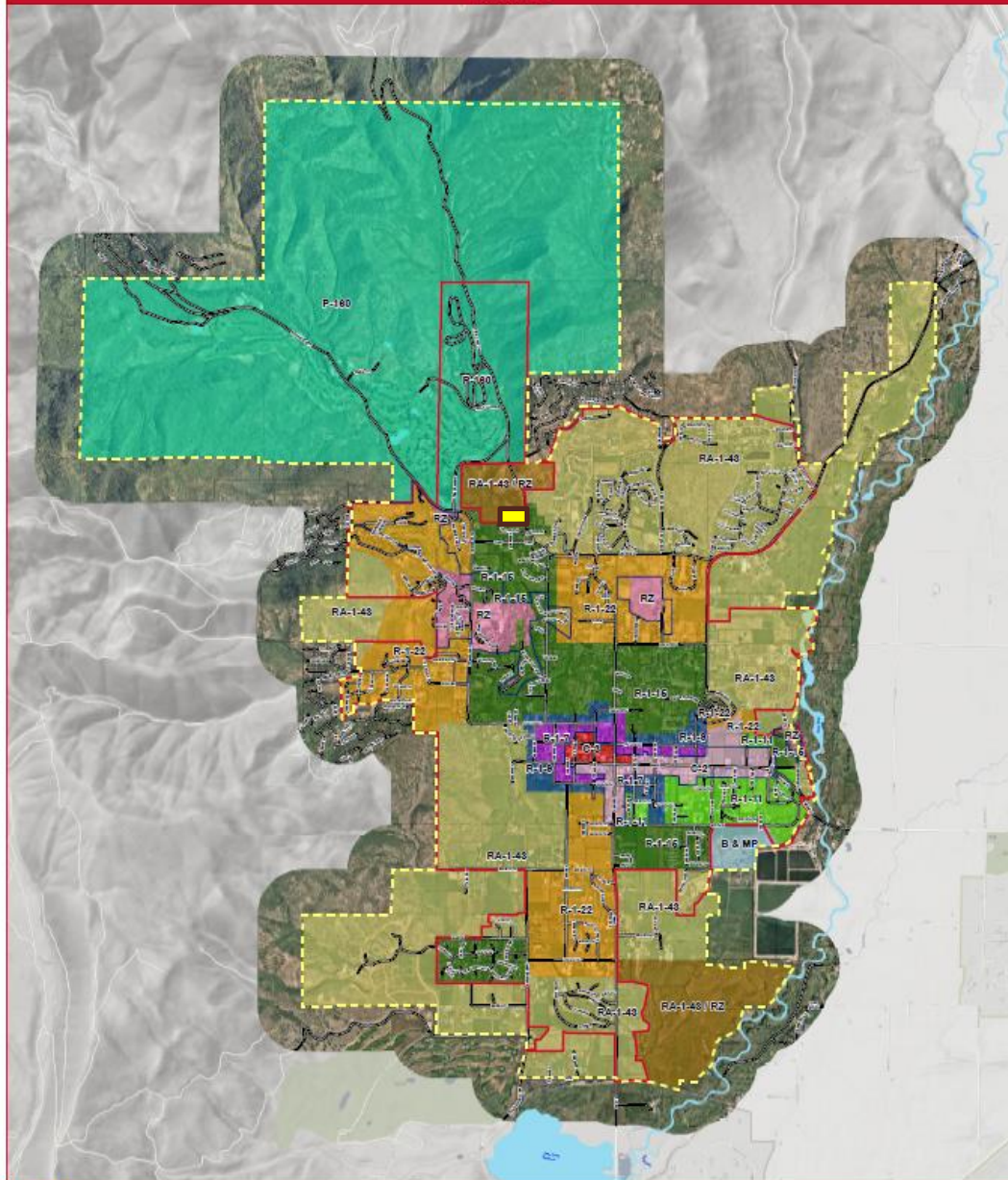






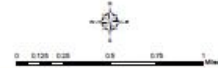
Midway, Utah - Land Use

2/22/2022



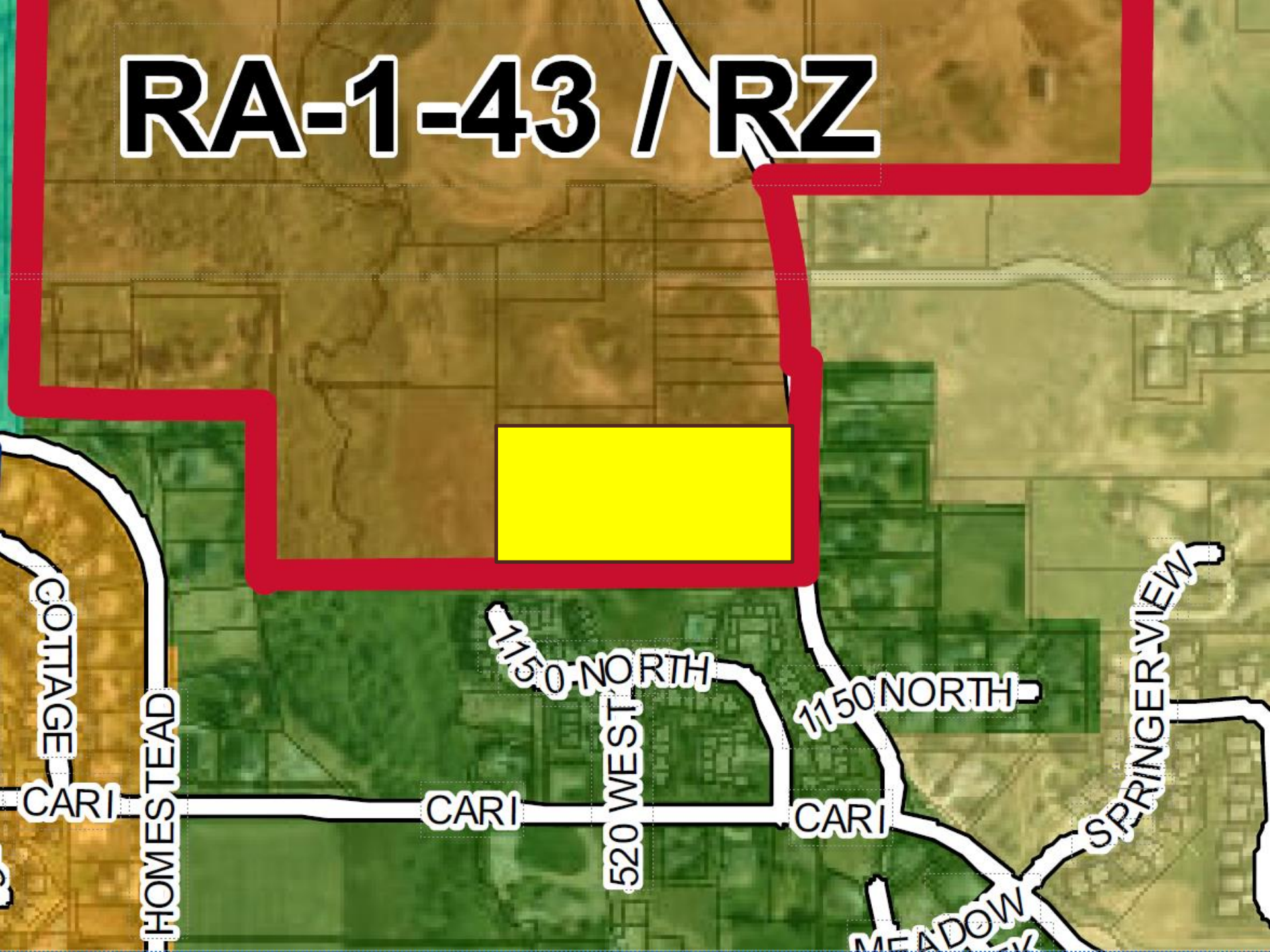
Legend Zoning

B & MP	R-1-15	RA-1-43	Midway City Boundary
C-2	R-1-22	RA-1-43 / RZ	Midway Growth Boundary
C-3	R-1-7	RZ	TROG
R-1-11	R-1-9	P-160	Roads



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RA-1-43 / RZ



COTTAGE CARI

HOMESTEAD

1150 NORTH

520 WEST

1150 NORTH

SPRINGER VIEW

CARI

CARI

CARI

MEADOW

AKITEON LLC ANNEXATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.

BASIS OF BEARING: S 89°42'53" W 2648.07' (MEAS.) 2647.97' (REC.)

N 89°20'05" E

NORTH WEST CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.
(FOUND BRASS CAP)

NORTH QUARTER CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND 3" BRASS CAP)
BENCHMARK ELEV=5973.35

NORTHEAST CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

N 89°20'05" E
13.71' (P.O.B.)

SOUTH 1744.43' (P.O.B.)

EAST 770.00'

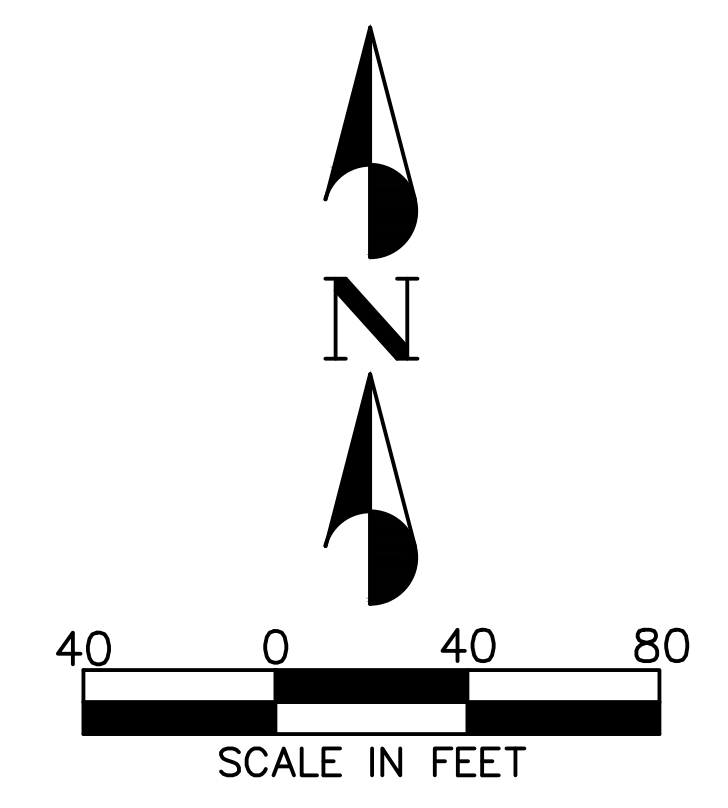
NORTH 396.01'

**OVERALL PROPERTY
TO BE ANNEXED**
PARCEL: 00-0007-5098
7.00 Acres

THE LODGES AT SNAKE CREEK PUD
ENTRY NO. 406346

N 89°59'57" W 770.00'

P.O.B.



LEGEND

	PROPERTY TO BE ANNEXED
	CITY BOUNDARY LINE
	SECTION LINE
	ADJOINING PARCELS
	EXISTING EDGE OF ASPHALT

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO MIDWAY CITY, WASATCH COUNTY, UTAH

ROBERT LAW

DATE

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°42'53" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A MEASURED DISTANCE OF 2648.07 FEET AS SHOWN HEREON.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE LODGES AT SNAKE CREEK ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 406436; SAID POINT BEING NORTH 89°20'05" EAST, ALONG THE SECTION LINE, 13.71 FEET AND SOUTH, 1744.43 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°59'57" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 770.00 FEET; THENCE NORTH, 396.01 FEET; THENCE EAST, 770.00 FEET; SOUTH, 396.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION THEREOF LYING WITHIN PINE CANYON ROAD.
CONTAINS: 7.00 ACRES

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED MIDWAY CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO MIDWAY CITY, UTAH; AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID MIDWAY CITY, AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE AKITEON LLC ANNEXATION.

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

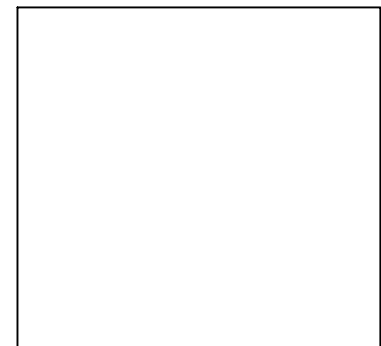
MAYOR _____ DATE _____

CITY ATTORNEY _____ DATE _____

CITY ENGINEER _____ DATE _____

ATTEST:
CITY RECORDER _____ DATE _____

RECORDER'S SEAL



COUNTY SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____ 20__

R.O.S. FILING NUMBER: _____

CITY SURVEYOR _____

COUNTY RECORDER

ENTRY # _____ BOOK _____ PAGE _____

DATE: _____ TIME: _____ BOOK _____ PAGE _____

FOR: MIDWAY CITY

COUNTY RECORDER MARCY M MURRAY

PREPARED BY:

CMT TECHNICAL SERVICES

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

AKITEON LLC ANNEXATION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.

DATE: JANUARY 25, 2024 FILE: 1455.2310/DWG/ANNEX-PLAT SHEET: 1 OF 1

OLD TRACE HOLLOW SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.

BASIS OF BEARING: S 89°42'53" W 2648.07' (MEAS.) 2647.97' (REC.)

NORTH WEST CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.
(FOUND BRASS CAP)

NORTH QUARTER CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND 3" BRASS CAP)
BENCHMARK ELEV=5973.35

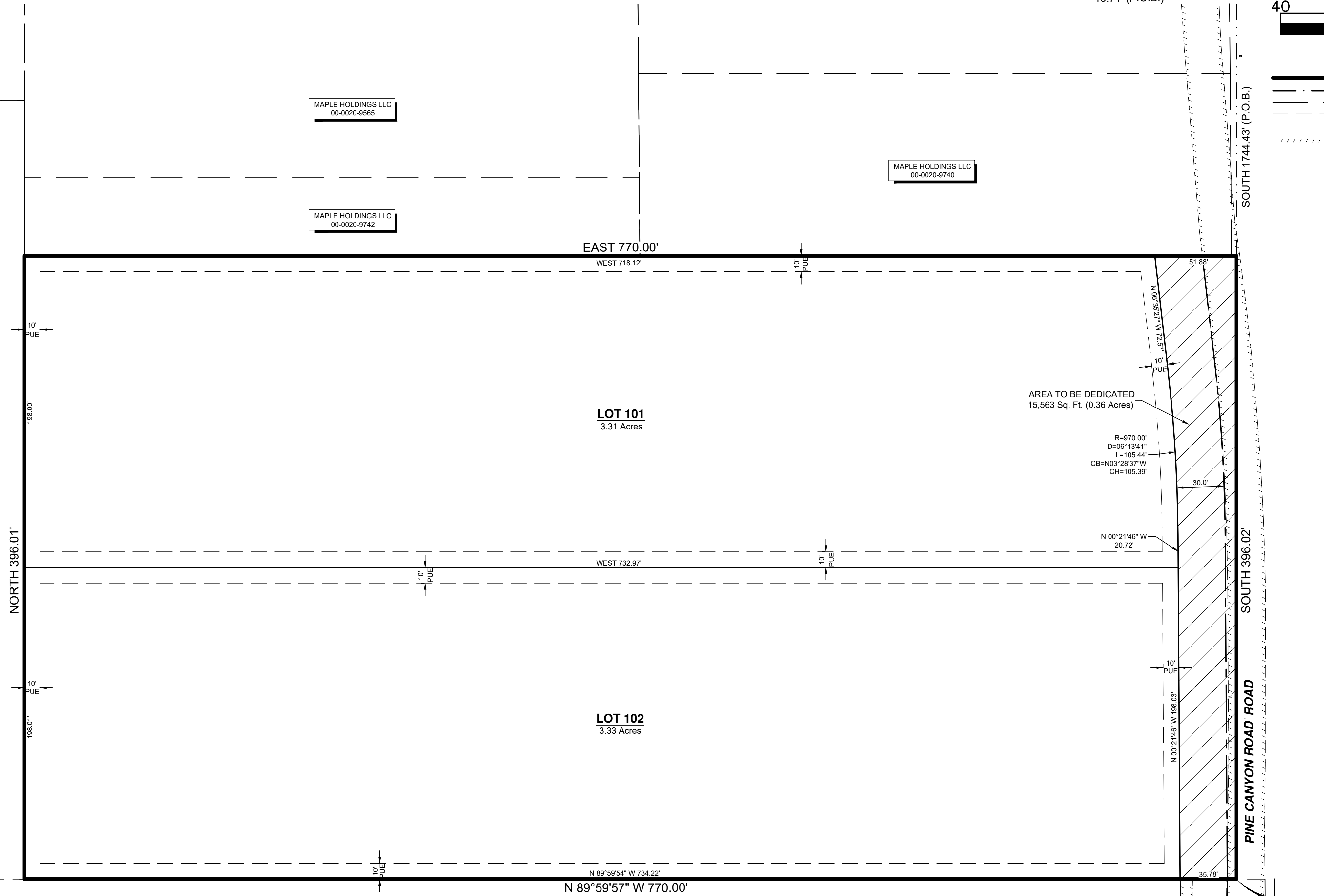
NORTHEAST CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

N 89°20'05" E
13.71' (P.O.B.)



LEGEND

- PROPERTY LINE
- SECTION LINE
- ADJOINING PARCELS
- PUBLIC UTILITY
- EASEMENT (PUE)
- EXISTING EDGE OF ASPHALT



MAPLE HOLDINGS LLC
00-0007-5080

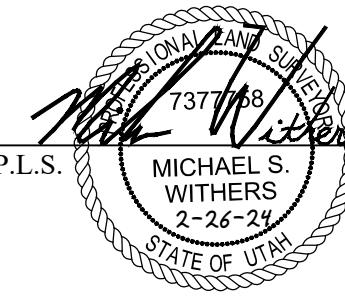
MAPLE HOLDINGS LLC
00-0020-9565

MAPLE HOLDINGS LLC
00-0020-9742

MAPLE HOLDINGS LLC
00-0020-9740

THE LODGES AT SNAKE CREEK PUD
ENTRY NO. 406346

SURVEYOR'S CERTIFICATE
I, MICHAEL S. WITHERS, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 7377758 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO A LOTS HEREAFTER TO BE KNOWN AS OLD TRACE HOLLOW.



MICHAEL S. WITHERS, P.L.S.
P.L.S. NO. 7377758

02-26-2024
DATE:

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE LODGES AT SNAKE CREEK ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 406346; SAID POINT BEING NORTH 89°20'05" EAST, ALONG THE SECTION LINE, 13.71 FEET AND SOUTH, 1744.43 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°59'57" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 770.00 FEET; THENCE NORTH, 396.01 FEET; THENCE EAST, 770.00 FEET; SOUTH, 396.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION THEREOF LYING WITHIN PINE CANYON ROAD.
CONTAINS: 7.00 ACRES (2 LOTS)

BASIS OF BEARING
BASIS OF BEARING IS SOUTH 89°42'53" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A MEASURED DISTANCE OF 2648.07 FEET AS SHOWN HEREON.

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.

DATED THIS ____ DAY OF _____, 2024.

AKITEON LLC - MICHAEL CAHILL

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF } S.S.
ON THIS ____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, MICHAEL CAHILL, OWNER OF AKITEON LLC, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREET, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

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

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

APPROVED _____ CITY ATTORNEY ATTEST _____ CITY ENGINEER (SEE SEAL BELOW)

OLD TRACE HOLLOW SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN.

PREPARED BY:
CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: FEBRUARY 26, 2024 FILE: 1455.2310DWG\FPLAT-01

COUNTY SURVEYOR
APPROVED AS TO FORM THIS ____ DAY OF _____ 20__
R.O.S. FILING NUMBER: _____
CITY SURVEYOR _____

PLANNING COMMISSION APPROVAL
APPROVED THIS ____ DAY OF _____ 20__ BY THE MIDWAY PLANNING COMMISSION
PLANNING DIRECTOR _____
CHAIRMAN, PLANNING COMMISSION _____

COUNTY RECORDER
ENTRY # _____ BOOK _____ PAGE _____
FEE _____ DATE _____ TIME _____
FOR: _____
COUNTY RECORDER _____

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

PROPOSED
OLD TRACE HOLLOW ANNEXATION
INTO MIDWAY CITY, UT

ANNEXATION INFORMATION SHEET

PARCEL ID: 00-0007-5098

CONTACT SPONSOR/SIGNATOR: Michael Cahill, 702.382.8202, michael@mrc-law.com

OWNER DESIGNATED PROJECT LEAD: Jared Hutchings, 650.352.3506, jaredhutchings@gmail.com

ENGINEER/SURVEYOR: Mike Withers, 801.562.2521, mike.withers@cmttechnicalservices.com

ACRES: 7

WATER DISCLOSURE: There are no water shares associated with this parcel. Owners are aware that post annexation water would need to be addressed with the city prior to receiving a building permit.

SENSITIVE LAND ANALYSIS: A sensitive land analysis has been conducted on this parcel and is included in this application.



ENGINEERING • GEOTECHNICAL • GEOLOGY •
ENVIRONMENTAL (ESA I & II) • MATERIALS TESTING •
SPECIAL INSPECTIONS • ORGANIC CHEMISTRY •
SURVEYING • PAVEMENT DESIGN •

SENSITIVE LANDS ANALYSIS

PLN-ANX-8763 Annexation

About 1231 North Pine Canyon Road
Midway, Wasatch County, Utah
CMT Project No. 1455.2310

FOR:
Jared Hutchings
1621 East Maple Avenue
Salt Lake City, UT 84106

January 8, 2024

EXECUTIVE SUMMARY

CMT Technical Services (CMT) has completed a Sensitive Lands Analysis for the Subject Property approximately 1231 North Pine Canyon Road, Midway, Wasatch County, Utah. The Subject Property consists of a single parcel with the following Wasatch County Parcel ID Number: 00-0007-5098.

The Subject Property is a rectangular, 7-acre, vacant lot on the west side of Pine Canyon Road. The lot slopes downward, mostly north to south. Vegetation on the Subject Property consists of grasses, forbs, shrubs, and trees.

A Sensitive Lands Analysis for the Subject Property was performed as part of the Midway City Annexation Approval Checklist. The analysis indicates drainages, areas of high water table, and surface water features are present on the Subject Property. These features were identified and surveyed in the field and then mapped. Results of the site investigation are detailed below and mapping data are included in **Sheet 1** and in a Digital Data Deliverable included in **Appendix B**.

Table of Contents

1.0-INTRODUCTION..... 1

2.0-OBJECTIVES 2

 2.1 Scope of Work..... 2

 2.2 Limitations of Assessment 2

 2.3 Deliverables..... 3

3.0-SITE DESCRIPTION..... 3

 3.1 Location..... 3

 3.2 Current Property Description..... 4

 3.3 Property Information 4

 3.4 Neighboring Properties..... 4

4.0-SITE RECONNAISSANCE..... 4

 4.1 Methodology..... 4

 4.2 Observations 5

 4.2.1 Topography 5

 4.2.2 Drainages 5

 4.2.3 Channels..... 5

 4.2.4 Streams 5

 4.2.5 Wooded Areas..... 5

 4.2.6 Areas of High Water Table 5

 4.2.7 Surface Water 6

5.0-FINDINGS and CONCLUSIONS..... 6

6.0-CLOSURE 6

7.0-REFERENCES..... 7

FIGURES

- Figure 1: Vicinity Map
- Figure 2: Site Map

APPENDICES

- Appendix A: Sensitive Lands Analysis Form / Site Photographs
- Appendix B: Sheet 1 and Digital Data Deliverable
- Appendix C: Supporting Documentation

1.0-INTRODUCTION

CMT Technical Services (CMT) was retained by Jared Hutchings to conduct a Sensitive Lands Analysis for the subject site located at approximately 1231 North Pine Canyon Road, Midway, Wasatch County, Utah. The site will be referred to herein as the Subject Property.

The purpose of the Sensitive Lands Analysis is to meet the annexation requirements as specified in the Midway City Municipal Code Sections 9.05.020(B) and 16.14.030(B & D). Specifically:

9.05.020(B): *An accurate map of the proposed annexation area showing the boundaries and property ownership within the area, the topography of the area and major natural features, e.g. drainage, channels, streams, wooded areas, areas of high water table, very steep slopes, sensitive ridge line areas, wildfire/wild land interface areas, and other environmentally sensitive lands.*

16.14.030(B): *Scope. Though, not every one of the seven sections shall be fully applicable to all areas of the City, the intent is to ensure that a review of all seven sections of the Chapter is performed for all applications. Though not all may be found applicable, all must be reviewed. The Sensitive Lands Chapter will be applied to those areas throughout the corporate limits of Midway City that fit within the definitions of sensitive areas contained in this section, or as mapped and adopted by Midway City or other regulatory bodies having jurisdiction. Any development project or structure proposed or other land use which could affect the sensitive lands within the City shall be reviewed by City staff for compliance with this section at the initial stage of the application process. City staff shall have the authority to direct the applicant to prepare the needed documents and/or studies to show compliance with this Chapter before the appropriate approving person or body.*

16.14.030(D): *Annexations. Annexation petitioners must conduct a sensitive lands analysis of the full area being considered for annexation. Any findings of sensitive lands will be updated into the City maps and inventories herein described. This initial annexation inventory notwithstanding, future development applications within the annexation must also submit to a future sensitive lands analysis at the time of application for development.*

The Subject Property is found at Latitude: 40.531997° N and Longitude: -111.483202° W. The location of the Subject Property is shown on **Figure 1**, below.



FIGURE 1. VICINITY MAP

2.0-OBJECTIVES

2.1 Scope of Work

The purpose of the Sensitive Lands Analysis is to identify environmentally sensitive features within the proposed annexation area. Per the Midway City Municipal Code, these features include drainages, channels, streams, wooded areas, areas of high water table, steep slopes, ridge line areas, and wildfire/wild land interface area. Work performed to complete this analysis included a field investigation by an environmental professional to identify those environmentally sensitive features at the Subject Property, followed by a survey crew to map the identified features.

2.2 Limitations of Assessment

CMT has performed this assessment with the usual care and thoroughness of a consulting professional based on the scope-of-work, limits of time, cost, and publicly available, reasonably ascertainable, and practically reviewable information. We have made no attempt to determine the marketability of the Subject Property or its suitability for any particular use, and such a determination should not be inferred based solely on this report.

2.3 Deliverables

This Sensitive Lands Analysis Report will include the environmental professional’s field notes of observations of the Subject Property and an accompanying photo log in **Appendix A**. An electronic attachment to this report, included in **Appendix B**, will include all digital survey information, including property boundaries, topography, and any environmentally sensitive features identified in the analysis.

3.0-SITE DESCRIPTION

3.1 Location

The Subject Property is located at approximately 1231 North Pine Canyon Road, Midway, Wasatch County, Utah. The location of the Subject Property is shown on **Figure 1**. The Subject Property consists of a single parcel with the following Wasatch County Parcel ID Number: 00-0007-5098. The approximate boundaries of the entire Subject Property are shown in red on **Figure 2** below.

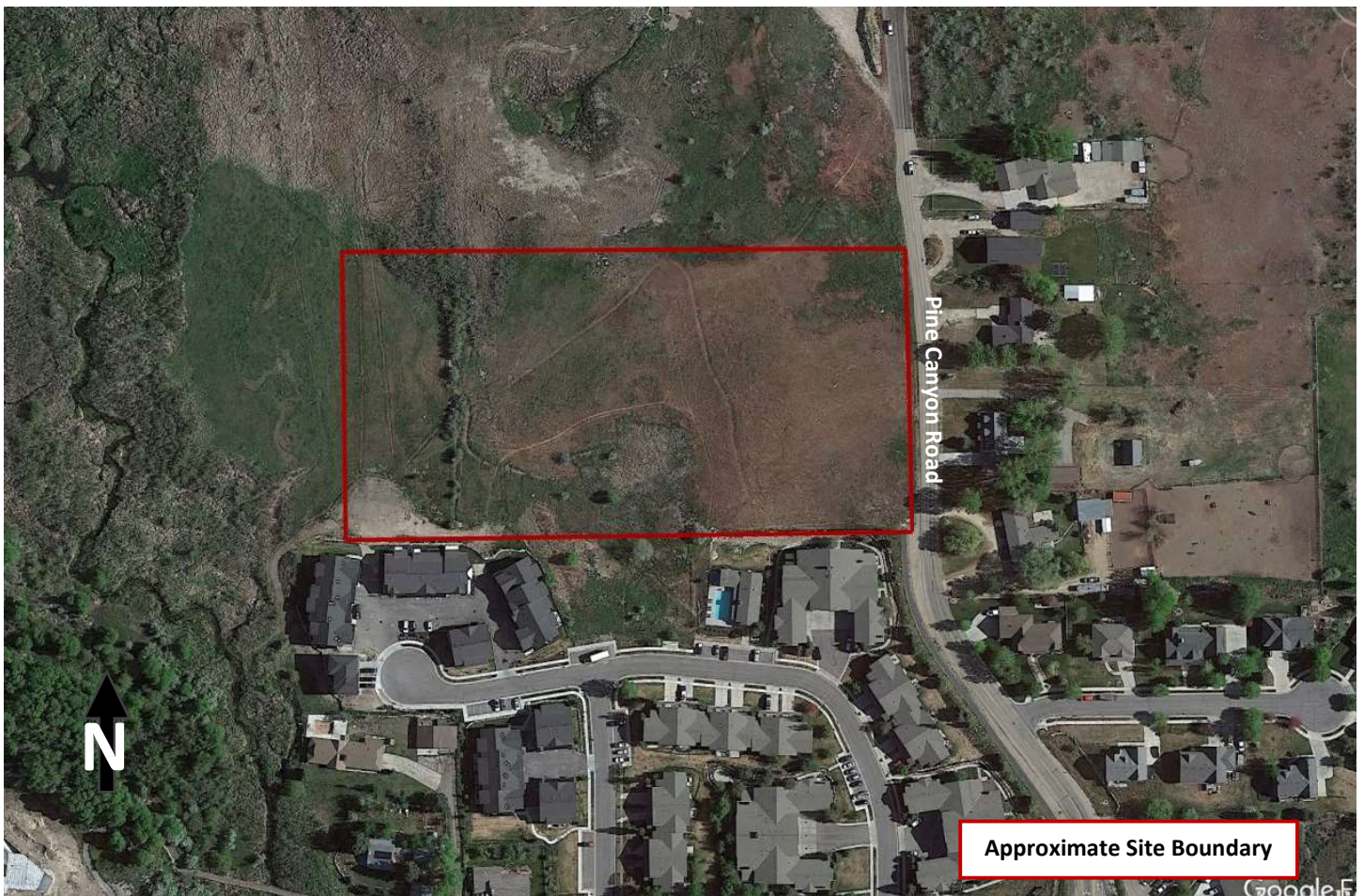


FIGURE 2. SITE MAP

3.2 Current Property Description

The Subject Property is a rectangular, 7-acre lot on the west side of Pine Canyon Road. The lot slopes downward, mostly north to south. Vegetation on the Subject Property consists of grasses, forbs, shrubs, and trees. Several photographs of the Subject Property and adjacent areas are included in **Appendix A**.

3.3 Property Information

The Subject Property is comprised of a single parcel. The parcel information for the subject parcel was identified on the Wasatch County parcel assessor's website:

PARCEL NO	ADDRESS	ACRES	OWNER
00-0007-5098	NA	7.00	AKITEON, LLC

The listed property boundary description is as follows:

BEG 897.9 FT N OF SE COR NW1/4 SEC 27, T3S, R4E, SLM; W.770FT; N.396FT; E.770FT;S.396FT TO BEG AREA: 7 ACRES

3.4 Neighboring Properties

The current uses of the surrounding, adjacent properties are as follows:

- North:** Parcels 00-0020-9742 and 00-0020-9740, owned by Maple Holdings LLC and Chuck Elliot, vacant parcels
- East:** Pine Canyon Road, then Parcel 00-0013-5744, owned by Paul Taylor, a single-family residence; Parcel 00-0020-0477, owned by Joann Huber, TR and Mary Collen Huber Fugate, a single family residence; Parcel 00-0020-0479, owned by Ronald G Davies, TR and Jan I Davies, TR, a single-family residence; and Parcel 00-0020-0478, owned by Carol Bonner and Kristine Kutschkau (JT), a single-family residence.
- South:** The Lodges at Snake Creek, PUD. A Plat Map for these parcels is included in **Appendix C**.
- West:** Parcel 00-0007-5080, owned by Maple Holdings LLC and Chuck Elliot, vacant parcel

4.0-SITE RECONNAISSANCE

4.1 Methodology

A reconnaissance of the Subject Property and adjacent, surrounding properties was conducted on December 14, 2023. The weather conditions at the time of the reconnaissance were sunny with a temperature of approximately 40 degrees Fahrenheit. The purpose of the reconnaissance was to visually observe the Subject Property and to identify environmentally sensitive features present on the Subject Property. A summary of the

observed conditions on the Subject Property was documented in a Sensitive Lands Analysis Form, included in **Appendix A**.

4.2 Observations

4.2.1 Topography

The Subject Property is a mostly-level parcel that slopes gently downward to the south and southwest. All mapped features are shown in **Sheet 1** included in **Appendix B**. A topography map is included in the electronic deliverables in **Appendix B**.

4.2.2 Drainages

Three shallow drainage ditches were observed on the Subject Property. Two shallow, less than 12 inches deep, drainages were observed running south-southeast and southwest from the north border of the Subject Property, and a third drainage, approximately 12 to 18 inches deep, was observed running mostly north to south on the western half of the Subject Property. The drainages were dry at the time of the site observation. A map including the drainages is included in the electronic data in **Appendix B**.

4.2.3 Channels

No channels were observed on the Subject Property.

4.2.4 Streams

No streams were observed on the Subject Property.

4.2.5 Wooded Areas

No wooded areas were observed on the Subject Property.

4.2.6 Areas of High Water Table

Two areas of high water table were observed on the Subject Property. The first is a roughly triangle-shaped area pointing south from the north property boundary on the west side of the Subject Property. This area was characterized by thickets of willows (*Salix* sp.) adjacent to the drainage. The second area is an irregular shaped area at the south side of the Subject Property characterized by tall herbaceous vegetation.

A review of the US Fish and Wildlife Service National Wetlands Inventory indicates no wetlands have been mapped on the Subject Property. A Freshwater Forested/Shrub Wetland associated with Snake Creek is mapped to the west of the Subject Property.

Maps of the areas of high water table are included in the electronic data in **Appendix B**.

4.2.7 Surface Water

A pump on a property adjacent to the south of the Subject Property is discharging water at the south boundary, creating an area of standing water. The presence of standing water in this location is likely due to the ongoing pump discharge, not a natural water way. The pump discharge would need to be relocated to determine the actual status of the surface water at the site.

A map of the surface water is included in the electronic data in **Appendix B**.

5.0-FINDINGS and CONCLUSIONS

Investigations at the Subject Property indicate drainages, areas of high water table, and surface water features. These areas have been surveyed and mapped. All survey data are included with this report in a digital data format in **Appendix B**.

6.0-CLOSURE

We appreciate the opportunity to be of service to you on this project. If you have any questions, please call.

CMT Technical Services



Krystal Walker
Environmental Engineer



Rob Law, PLS
Survey Division Manager

7.0-REFERENCES

Wasatch County Recorder Parcel Information Map:

<https://wasatch.maps.arcgis.com/apps/webappviewer/index.html?id=02c20118f66f40b98662c4356c741e6e>

National Wetlands Inventory: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

APPENDIX A

SENSITIVE LANDS ANALYSIS FORM SITE PHOTOGRAPHS

SENSITIVE LANDS ANALYSIS FORM

Project Name:	PLN-ANX-8763 Annexation
CMT Project No.	1455.2310
Project Address:	Approximately 1231 North Pine Canyon Road, Midway, UT
Date of Site Reconnaissance:	December 14, 2023
Weather Conditions	Sunny, 40° F

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Ownership	X	X	See property boundary description in report.	
Topography	X	X	NA	
Drainage Channels	X	X	NA	
Streams	NA	NA		
Wooded Areas	NA	NA		
Areas of High Water Table	X	X	See Sheet 1	Nearest wetland is mapped to the southwest of the property, per the National Wetlands Inventory
Very Steep Slopes	NA	NA		
Sensitive Ridgeline Areas	NA	NA		
Wildfire/Wild Land Interface Areas	NA	NA		
Other Environmentally Sensitive Lands	X	X	See Sheet 1	Surface water feature at south side of property.

PLN-ANX-8763

Sensitive Lands Analysis

Photograph 1

Date: 12/14/2023

Direction Photo Taken:

NW

Description:

View of the Subject Property from the southeast corner.



Photograph 2

Date: 12/14/2023

Direction Photo Taken:

SW

Description:

View of the standing water at the south boundary of the Subject Property. Note the hose running through the middle of the water.



PLN-ANX-8763

Sensitive Lands Analysis

Photograph 3

Date: 12/14/2023

Direction Photo Taken:

W

Description:

View of the willow thicket at the area of high water table on the north side of the Subject Property.



Photograph 4

Date: 12/14/2023

Direction Photo Taken:

NNW

Description:

View of the drainage channel on the west half of the Subject Property.



PLN-ANX-8763

Sensitive Lands Analysis

Photograph 5

Date: 12/14/2023

Direction Photo Taken:
SW

Description:
Area of high water table at the south boundary of the Subject Property. Note the taller vegetation adjacent to the shorter vegetation.



Photograph 6

Date: 12/14/2023

Direction Photo Taken:
S

Description:
View of the shallow drainage running mostly north/south through the middle of the Subject Property.



PLN-ANX-8763

Sensitive Lands Analysis

Photograph 7

Date: 12/14/2023

Direction Photo Taken:
SW

Description:
View of the shallow drainage running mostly northeast/southwest from the north boundary of the Subject Property.



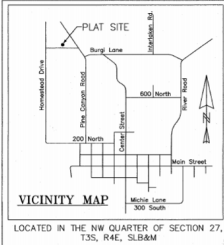
APPENDIX B

SHEET 1
DIGITAL DATA DELIVERABLE
SUBMITTED ELECTRONICALLY

APPENDIX C

SUPPORTING DOCUMENTATION

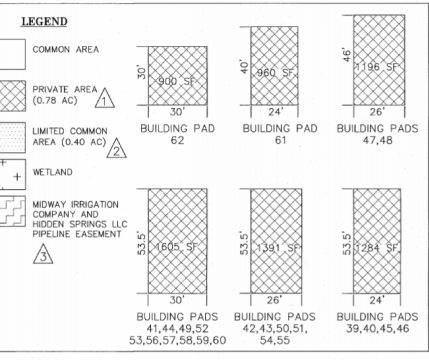
THE LODGES AT SNAKE CREEK LOTS 39-62 PLAT AMENDMENT



LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	3.29'	S00°00'36"E	L1	133.47'	S03°23'21"E
L2	1.50'	S00°09'11"E	L2	198.24'	S00°29'32"W
L3	8.27'	N00°07'23"E	L3	14.48'	S47°08'09"E
L4	8.90'	S08°27'22"E			
L5	3.00'	S00°00'00"E			
L6	10.32'	N00°12'57"W			
L7	23.10'	S80°37'40"W			
L8	165.88'	S80°37'40"W			
L9	84.42'	N89°52'25"E			
L10	121.27'	N80°27'42"E			
L11	89.02'	S03°23'21"E			
L12	161.81'	S00°29'32"W			
L13	47.81'	N89°29'27"E			
L14	36.80'	N89°29'27"E			
L15	163.02'	S00°29'32"W			
L16	97.08'	S03°23'21"E			
L17	23.10'	S80°37'40"W			
L18	165.88'	S80°37'40"W			
L19	84.42'	N89°52'25"E			
L20	25.00'	N00°07'23"E			
L21	33.27'	S00°00'00"E			
L22	20.64'	S04.74'			

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L23	133.47'	S03°23'21"E	L23	198.24'	S00°29'32"W
L24	14.48'	S47°08'09"E	L24	14.48'	S47°08'09"E

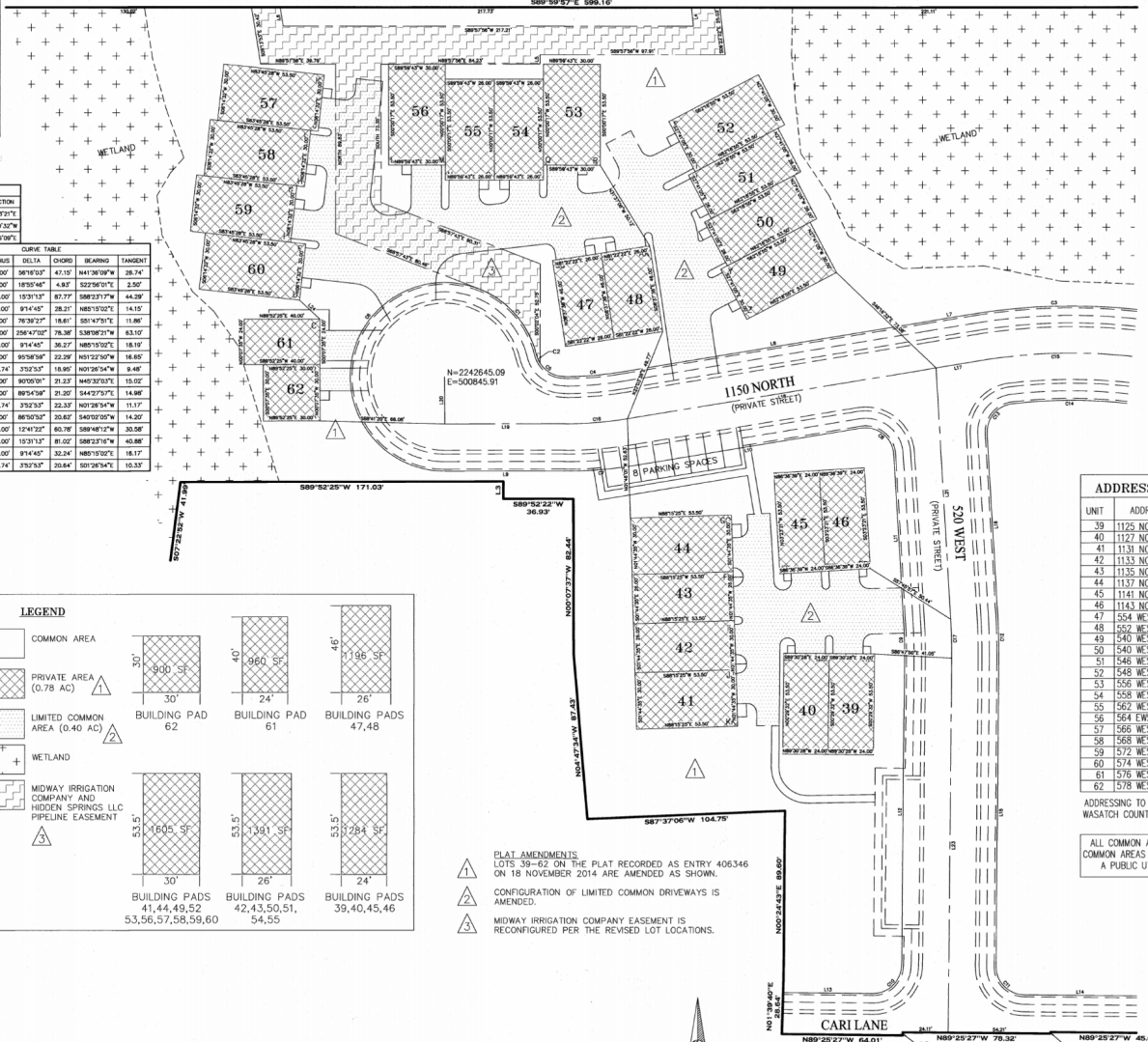
CURVE DATA	BEARING	TANGENT
C1	49.10'	50.00'
C2	4.96'	18.50'
C3	88.04'	320.00'
C4	28.24'	170.00'
C5	28.97'	15.00'
C6	224.08'	50.00'
C7	36.31'	225.00'
C8	25.37'	15.00'
C9	14.85'	278.14'
C10	23.58'	15.00'
C11	23.54'	15.00'
C12	22.24'	328.14'
C13	22.74'	15.00'
C14	84.85'	378.00'
C15	81.26'	300.00'
C16	33.27'	200.00'
C17	20.64'	304.74'



PLAT AMENDMENTS
 LOTS 39-62 ON THE PLAT RECORDED AS ENTRY 406346
 ON 18 NOVEMBER 2014 ARE AMENDED AS SHOWN.

CONFIGURATION OF LIMITED COMMON DRIVEWAYS IS AMENDED.

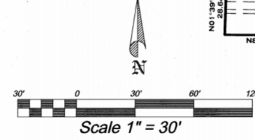
MIDWAY IRRIGATION COMPANY EASEMENT IS RECONFIGURED PER THE REVISED LOT LOCATIONS.



UNIT	ADDRESS
39	1125 NORTH 520 WEST
40	1127 NORTH 520 WEST
41	1131 NORTH 520 WEST
42	1133 NORTH 520 WEST
43	1135 NORTH 520 WEST
44	1137 NORTH 520 WEST
45	1141 NORTH 520 WEST
46	1143 NORTH 520 WEST
47	554 WEST 1150 NORTH
48	552 WEST 1150 NORTH
49	540 WEST 1142 NORTH
50	540 WEST 1144 NORTH
51	546 WEST 1150 NORTH
52	548 WEST 1150 NORTH
53	556 WEST 1150 NORTH
54	558 WEST 1150 NORTH
55	562 WEST 1150 NORTH
56	564 EAST 1150 NORTH
57	566 WEST 1150 NORTH
58	568 WEST 1150 NORTH
59	572 WEST 1150 NORTH
60	574 WEST 1150 NORTH
61	576 WEST 1150 NORTH
62	578 WEST 1150 NORTH

PT	NORTHING	EASTING
A	2242621.60	500779.90
B	2242621.60	500779.84
C	2242676.60	500779.78
D	2242685.57	500789.05
E	2242715.40	500772.31
F	2242716.27	500764.35
G	2242746.09	500757.62
H	2242745.65	500771.59
I	2242775.48	500774.85
J	2242775.04	500778.83
K	2242804.86	500782.09
L	2242757.18	500816.14
M	2242757.18	500846.14
N	2242749.19	500846.14
O	2242749.19	500872.14
P	2242749.19	500898.14
Q	2242757.19	500898.14
R	2242757.19	500928.14
S	2242789.29	500964.50
T	2242753.72	500978.86
U	2242751.86	500974.89
V	2242728.84	500986.97
W	2242736.98	500983.43
X	2242703.96	500995.51
Y	2242702.10	500991.87
Z	2242675.53	501005.91
AA	2242714.51	500954.42
BB	2242710.61	500928.71
CC	2242706.71	500933.01
DD	2242643.38	501071.32
EE	2242542.17	501047.36
FF	2242540.75	501023.40
GG	2242571.92	500997.72
HH	2242541.93	500998.64
II	2242518.94	500996.43
JJ	2242489.95	501000.22
KK	2242458.97	501001.13
LL	2242498.75	501025.53
MM	2242498.55	501049.52
NN	2242498.34	501073.52

SURVEYOR
 PROF. L. TAYLOR, P.L.S.
 ELEMENT LAND SURVEYING
 2296 SOUTH 270 EAST
 HERRIN CITY UT
 PHONE (801) 657-8748
 DATE OF SURVEY: APRIL 2015



DATE: 9-18-2018 COUNTY RECORDER
 MIDWAY IRRIGATION COMPANY
 DATE: 9-20-18 TIME: 9:36AM FEE \$4.00
 FOR SNAKE CREEK PARTNERS, LLC
 MIDWAY SANITATION DISTRICT

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.
 SURVEYOR: *Troy L. Taylor* DATE: SEP 18, 2018

BASIS OF BEARING & BOUNDARY DESCRIPTION
 SEE THE LODGES AT SNAKE CREEK PLAT AT THE WASATCH COUNTY RECORDERS OFFICE ENTRY NUMBER 406346.

RESERVATION OF COMMON AREA
 THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE LODGES AT SNAKE CREEK P.L.U.D. AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

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 SURVEYED INTO LOTS, DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 17th DAY OF September, A.D. 2018
 BY: *John M. Clark*, manager
 SNAKE CREEK PARTNERS, LLC
 BY: *John M. Clark*, manager
 LODGES AT SNAKE CREEK HOME OWNERS ASSOCIATION

ACKNOWLEDGMENT
 STATE OF UTAH) S.S.
 COUNTY OF WASATCH)
 ON THE 17th DAY OF September, A.D. 2018 PERSONALLY APPEARED BEFORE ME John M. Clark, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES June 14, 2020

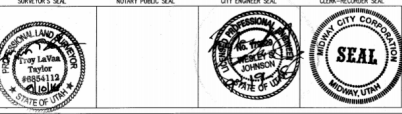
ACKNOWLEDGMENT
 STATE OF UTAH) S.S.
 COUNTY OF WASATCH)
 ON THE 17th DAY OF September, A.D. 2018 PERSONALLY APPEARED BEFORE ME John M. Clark, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES June 14, 2020

ACCEPTANCE BY MIDWAY CITY
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.
 THIS 19th DAY OF September, A.D. 2018
 APPROVED: *John M. Clark* ATTEST: *David Wilborn*
 MAYOR CLERK-RECORDER
 APPROVED: *John M. Clark* ATTEST: *David Wilborn*
 CITY ATTORNEY CITY CLERK

PLANNING COMMISSION APPROVAL
 APPROVED THIS 15th DAY OF September, A.D. 2018 BY THE
 MIDWAY CITY PLANNING COMMISSION
 PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS 18th DAY OF Sept, 2018 ROSA 2583
 COUNTY SURVEYOR

THE LODGES AT SNAKE CREEK LOTS 39-62 PLAT AMENDMENT
 PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 30 FEET



PLAT AMENDMENTS

- ▲ LOTS 39-62 ON THE PLAT RECORDED AS ENTRY 406346 ON 18 NOVEMBER 2014 ARE AMENDED AS SHOWN.
- ▲ CONFIGURATION OF LIMITED COMMON DRIVEWAYS IS AMENDED.
- ▲ MIDWAY IRRIGATION COMPANY EASEMENT IS RECONFIGURED PER THE REVISED LOT LOCATIONS.

LEGEND

	COMMON AREA
	PRIVATE AREA (0.78 AC)
	LIMITED COMMON AREA (0.40 AC)
	WETLAND
	HIDDEN SPRINGS LLC & MIDWAY IRRIGATION PIPELINE EASEMENT

	BUILDING PAD 62		BUILDING PAD 61		BUILDING PADS 47,48
	BUILDING PADS 41,44,49,52		BUILDING PADS 42,43,50,51		BUILDING PADS 39,40,45,46
	BUILDING PADS 53,56,57,58,59,60		BUILDING PADS 54,55		

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°20'05" EAST ALONG THE SECTION LINE 31.82 FEET AND SOUTH 1744.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°28'17" EAST 96.16 FEET; THENCE SOUTH 89°50'56" EAST 15.46 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 194.00 FEET TO THE LEFT 56.78 FEET, (SOUTH 20°46'57" EAST 56.88 FEET); THENCE SOUTH 39°12'15" EAST 260.30 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 206.00 FEET TO THE RIGHT 36.98 FEET, (SOUTH 30°03'41" EAST 36.93 FEET); THENCE NORTH 89°58'33" WEST 40.16 FEET; THENCE SOUTH 32°40'16" EAST 109.58 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 206.00 FEET TO THE RIGHT 10.84 FEET, (SOUTH 03°17'51" WEST 10.84 FEET); THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 68.50 FEET TO THE LEFT 61.30 FEET, (SOUTH 21°42'10" EAST 59.15 FEET); THENCE NORTH 89°25'27" WEST 660.79 FEET; THENCE SOUTH 00°50'36" EAST 0.78 FEET; THENCE NORTH 89°25'27" WEST 78.32 FEET; THENCE SOUTH 00°59'11" EAST 1.59 FEET; THENCE NORTH 89°25'27" WEST 64.01 FEET; THENCE NORTH 01°59'40" EAST 28.64 FEET; THENCE NORTH 00°24'31" EAST 89.60 FEET; THENCE SOUTH 87°30'56" WEST 104.75 FEET; THENCE NORTH 04°47'34" WEST 87.43 FEET; THENCE NORTH 00°07'37" WEST 82.44 FEET; THENCE SOUTH 89°52'22" WEST 36.93 FEET; THENCE NORTH 00°07'25" WEST 9.27 FEET; THENCE SOUTH 89°52'25" WEST 171.03 FEET; THENCE SOUTH 07°22'52" WEST 83.98 FEET; THENCE SOUTH 83°08'13" EAST 109.97 FEET; THENCE SOUTH 05°50'20" WEST 19.19 FEET; THENCE NORTH 85°32'22" WEST 20.55 FEET; THENCE SOUTH 31°03'32" WEST 69.32 FEET; THENCE SOUTH 09°53'41" WEST 20.51 FEET; THENCE SOUTH 14°41'20" EAST 10.15 FEET; THENCE SOUTH 32°37'03" EAST 10.00 FEET; THENCE SOUTH 44°20'02" EAST 20.18 FEET; THENCE SOUTH 61°02'48" EAST 20.12 FEET; THENCE SOUTH 78°25'40" EAST 13.32 FEET; THENCE SOUTH 00°00'24" EAST 22.50 FEET; THENCE SOUTH 00°00'35" WEST 37.53 FEET; THENCE WEST 310.41 FEET; THENCE NORTH 49°10'51" WEST 62.40 FEET; THENCE NORTH 47°54'00" WEST 228.39 FEET; THENCE NORTH 08°47'06" WEST 131.20 FEET; THENCE NORTH 13°30'57" WEST 220.72 FEET; THENCE NORTH 12°24'36" WEST 11.61 FEET; THENCE SOUTH 89°59'57" EAST 1382.17 FEET TO THE POINT OF BEGINNING.

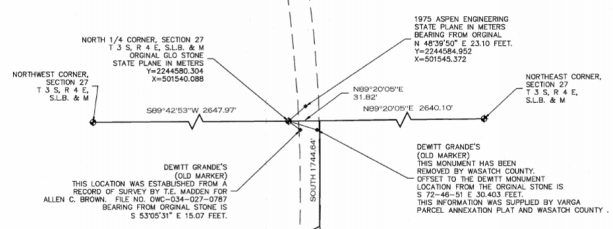
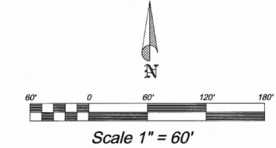
AREA = 711,945 SQUARE FEET OR 16.34 ACRES

BASIS OF BEARING

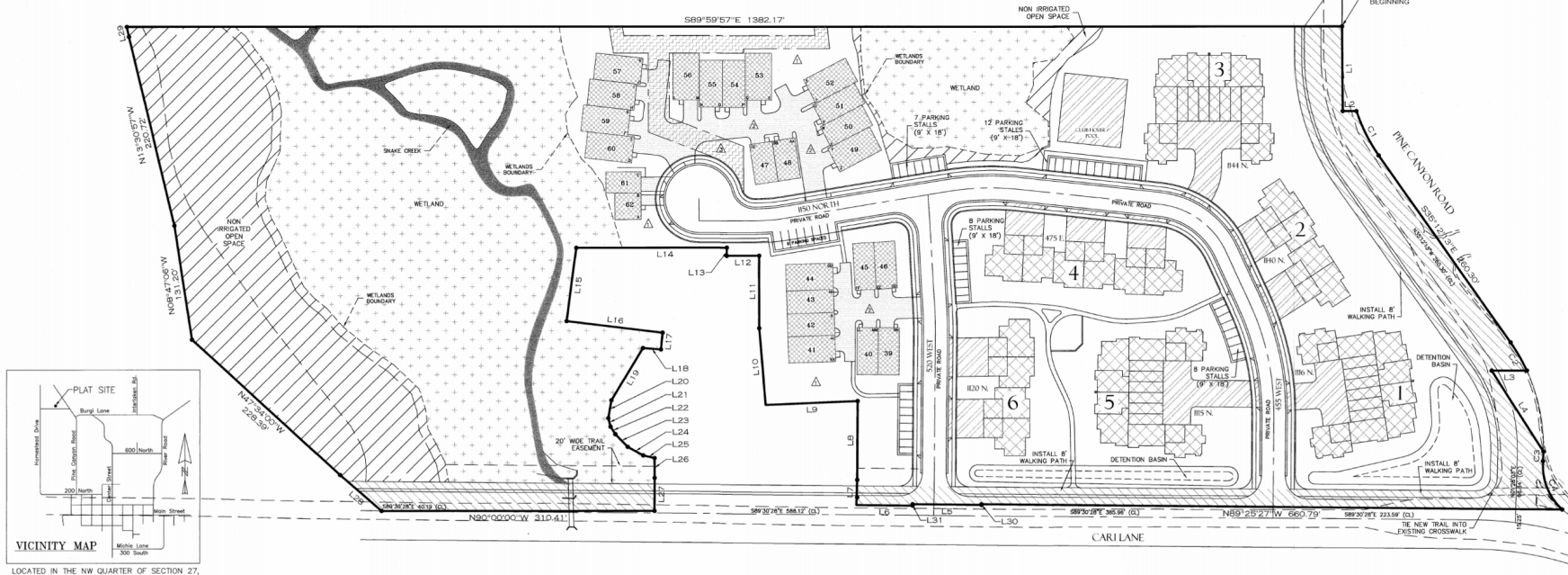
THE BASIS OF BEARING IS NORTH 89°20'05" EAST ALONG THE SECTION LINE NORTH QUARTER CORNER OF SECTION 27, TO THE NORTHEAST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

ALL COMMON AREA AND LIMITED COMMON AREAS ARE DEDICATED AS A PUBLIC UTILITY EASEMENTS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	56.78'	194.00'	16°46'12"	56.58'	S26°46'57"E	28.60'
C2	36.98'	206.00'	10°17'07"	36.93'	N30°03'41"W	18.54'
C3	10.84'	206.00'	3°00'57"	10.84'	N03°11'51"E	5.42'
C4	61.30'	66.50'	52°49'00"	59.15'	S21°42'10"E	33.02'



LINE	LENGTH	DIRECTION
L1	96.16'	S00°28'17"E
L2	15.46'	S89°50'56"E
L3	40.16'	N89°58'33"W
L4	109.58'	S32°40'16"E
L5	78.32'	N89°25'27"W
L6	64.01'	N89°25'27"W
L7	28.64'	N01°39'40"E
L8	89.60'	N00°24'43"E
L9	104.75'	S87°30'06"W
L10	87.43'	N04°47'34"W
L11	82.44'	N00°07'37"W
L12	36.93'	S89°52'22"W
L13	9.27'	N00°07'25"W
L14	171.03'	S89°52'25"W
L15	83.98'	S07°22'52"W
L16	109.97'	S83°08'13"E
L17	19.19'	S05°50'20"W
L18	20.55'	N85°32'22"W
L19	69.32'	S31°03'32"W
L20	20.51'	S09°53'41"W
L21	10.15'	S14°41'20"E
L22	10.00'	S32°37'03"E
L23	20.18'	S44°20'02"E
L24	20.12'	S61°02'48"E
L25	13.32'	S78°25'40"E
L26	22.50'	S00°00'24"E
L27	37.53'	S00°00'35"W
L28	62.40'	N49°11'05"W
L29	11.61'	N12°24'36"W
L30	0.78'	S00°50'36"E
L31	1.59'	S00°59'11"E



THE LODGES AT SNAKE CREEK LOTS 39-62 PLAT AMENDMENT



SHEET 2 OF 2

ENTRY 456117 BOOK 234 PAGE 151-170
 DATE 05-20-18 TIME 9:36 AM FEE \$4.00
 FOR SNAKE CREEK PARTNERS LLC
 BY TC WASATCH COUNTY RECORDER PEGGY FOSTER