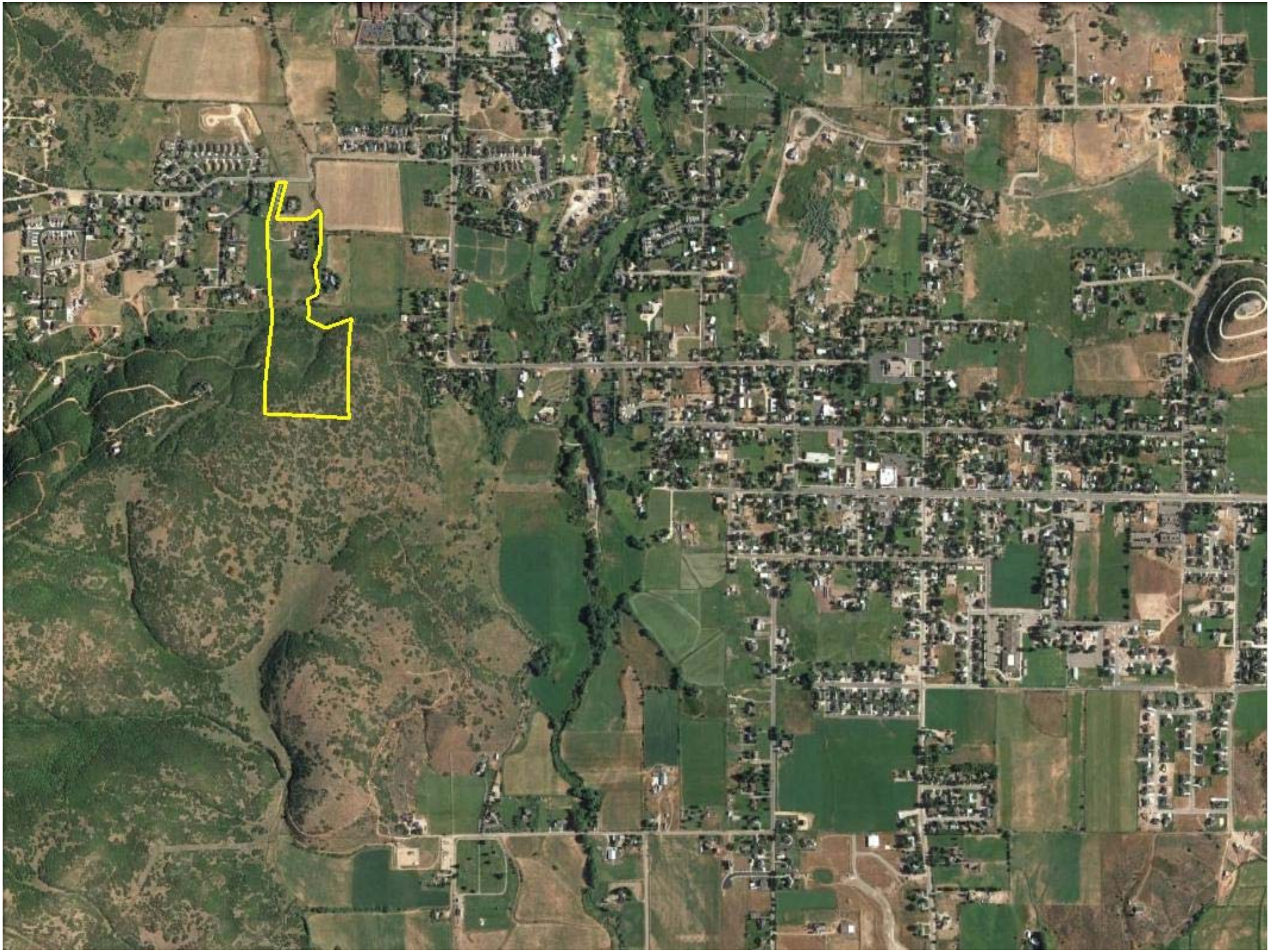
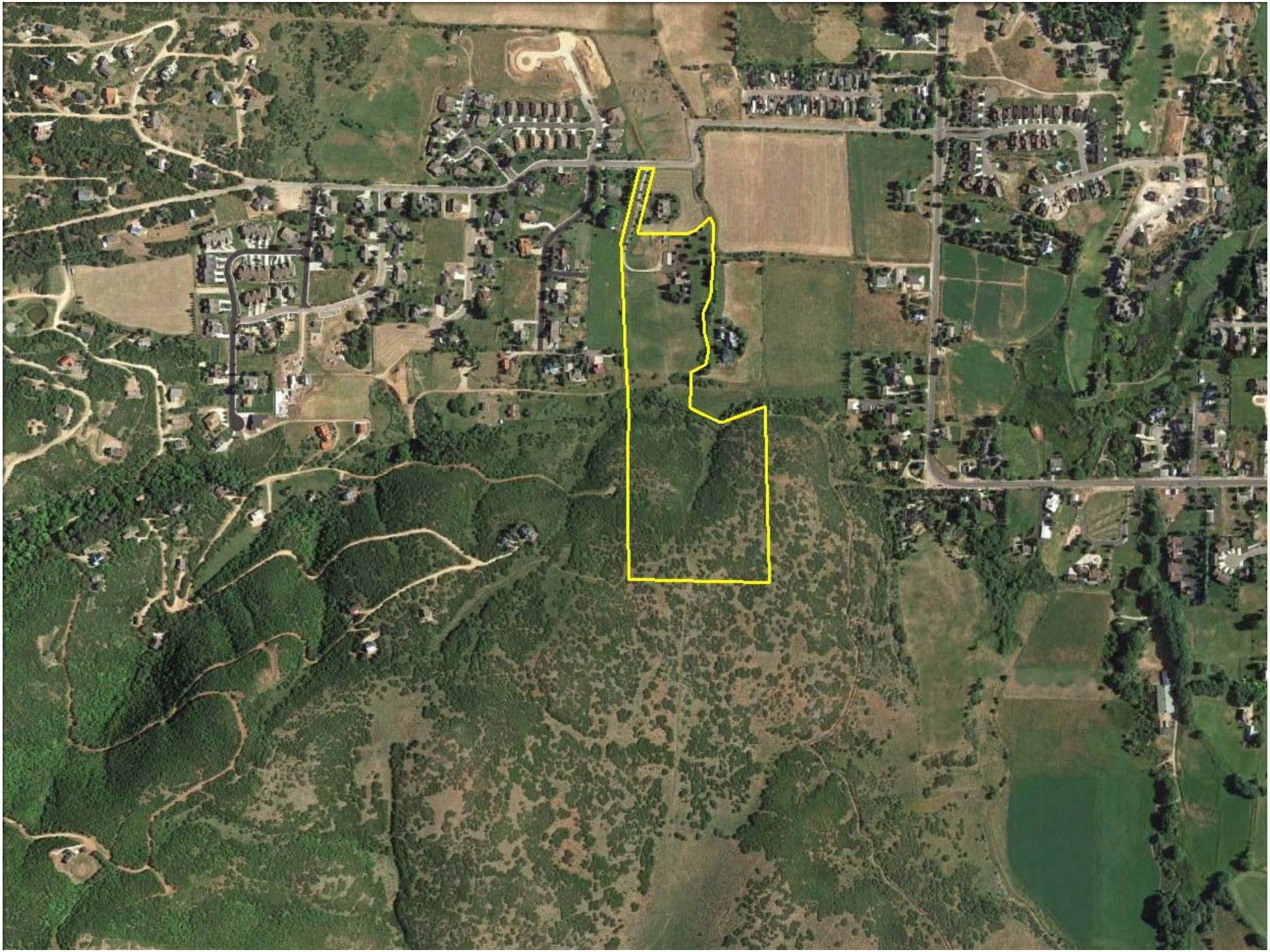
KELSON SUBDIVISION – A RURAL PRESERVATION SUBDIVISION

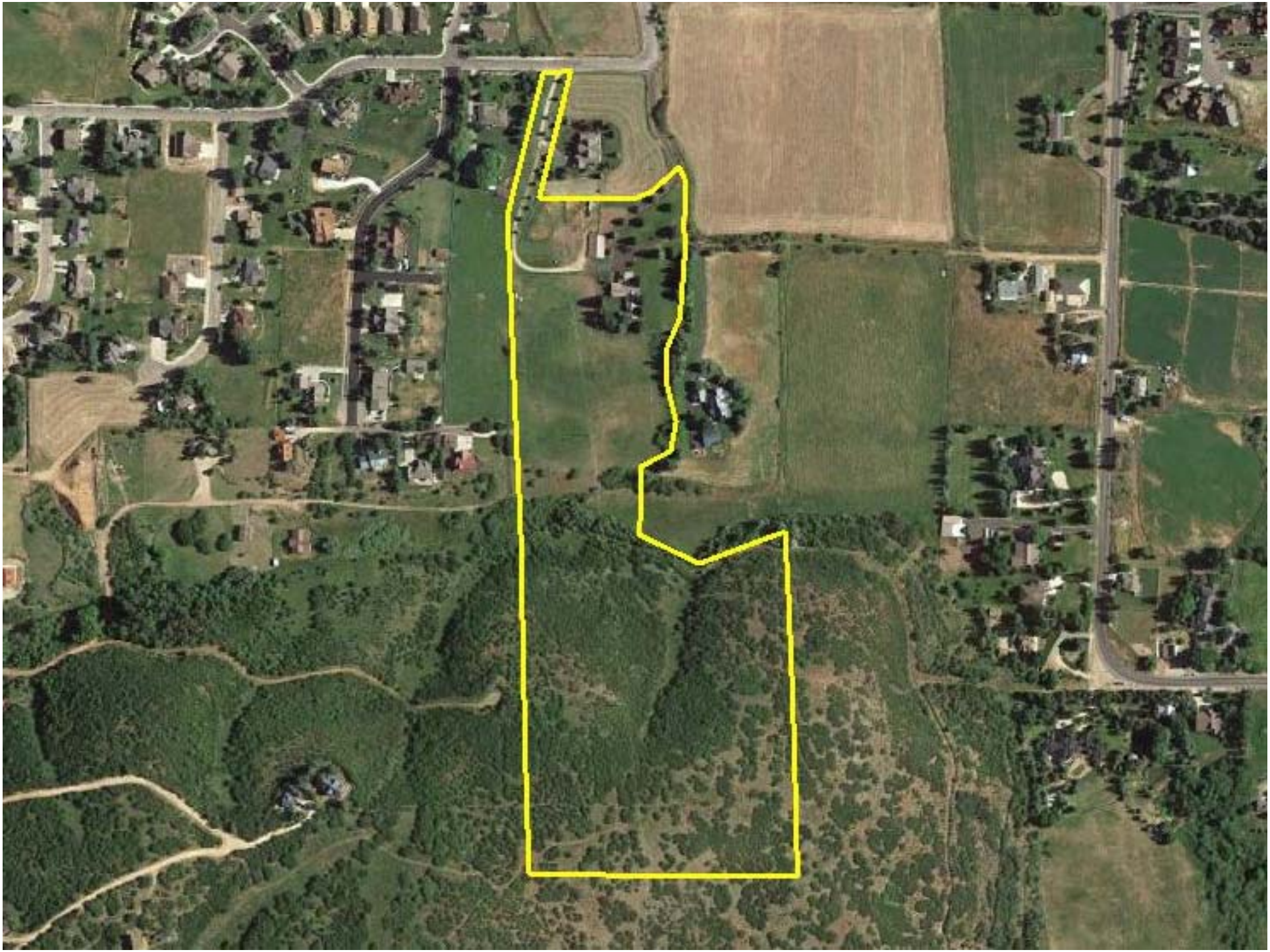
PLAT AMENDMENT

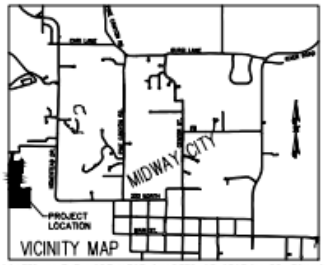
LAND USE SUMMARY

- 20.78 acre parcel
- R-1-22
- 4 building lots
  - 1 open space lot (no dwelling building right)
- 5.195 acres per lot
- 9.86 acres of common area
- Lots will be deed restricted

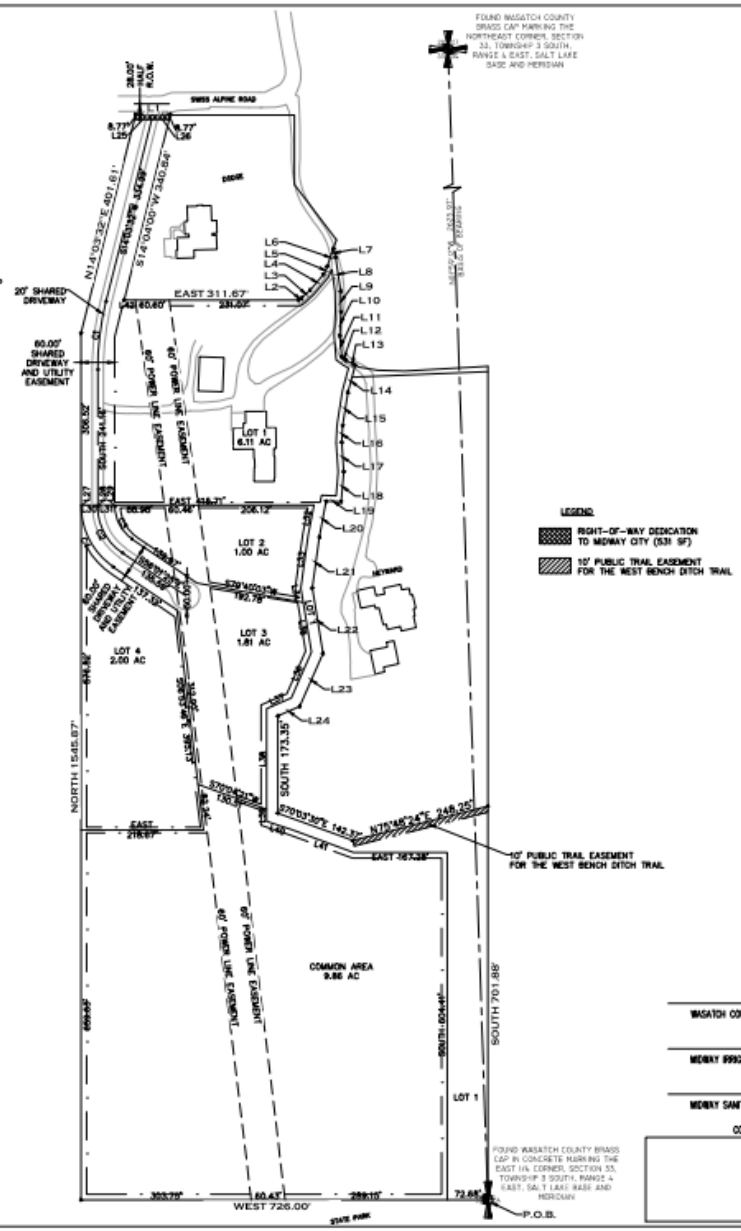








LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	62.41'	WEST
L2	6.36'	N53°33'59"E
L3	20.06'	N47°49'12"E
L4	37.48'	N40°03'08"E
L5	15.51'	N24°43'08"E
L6	33.47'	N18°39'27"E
L7	16.05'	S15°58'26"E
L8	61.36'	S08°21'53"E
L9	36.20'	S00°34'34"E
L10	43.08'	S02°56'41"W
L11	37.99'	S05°13'45"E
L12	9.76'	S51°44'18"E
L13	18.55'	S61°50'07"E
L14	50.21'	S14°58'10"W
L15	60.06'	S09°07'26"W
L16	29.86'	S02°15'21"W
L17	52.28'	S03°31'21"E
L18	53.64'	S04°36'44"W
L19	26.95'	N87°59'10"W
L20	65.30'	S10°41'26"W
L21	91.37'	S07°57'09"W
L22	118.60'	S09°21'22"E
L23	103.40'	S23°45'58"W
L24	42.29'	S66°17'43"W
L25	30.93'	WEST
L26	31.48'	WEST
L27	2.91'	WEST
L28	2.91'	WEST
L29	2.91'	WEST
L30	30.00'	EAST
L31	30.00'	EAST
L32	55.01'	S10°41'26"W
L33	94.89'	S07°57'09"W
L34	26.07'	S09°21'22"W
L35	89.62'	S09°21'22"W
L36	89.67'	S23°45'58"W
L37	47.57'	S66°17'43"W
L38	179.19'	SOUTH
L39	21.70'	SOUTH
L40	45.91'	S71°41'23"E
L41	118.39'	S69°36'24"E
L42	20.00'	EAST

LEGEND:

- RIGHT-OF-WAY DEDICATION TO MIDWAY CITY (531 SF)
- 10' PUBLIC TRAIL EASEMENT FOR THE WEST BENCH DITCH TRAIL

DEVELOPMENT NOTES:

1. LOT 1 AND 3 DEDICATES AN ACCESS AND UTILITY EASEMENT FOR THE SHARED DRIVEWAY TO LOTS 2-4.
2. LOTS 2-4 ARE RESPONSIBLE FOR THE REPAIR, MAINTENANCE AND OPERATION OF THE SHARED DRIVEWAY. LOT 1 MAY USE THE SHARED DRIVEWAY.
3. LOTS 1-4 HAVE A SHARED INTEREST IN THE COMMON AREA.
4. LOTS 2-4 MAY USE THE HORSE PATH ON LOT 1 TO ACCESS THE COMMON AREA AND STATE PARK PROPERTY.

SEWER NOTE:

1. SEWER FOR EACH LOT WILL BE PROVIDED USING A SEPTIC SYSTEM FOR THE SUBDIVISION IS 1 HOME PER 5.20 ACRES.

RURAL SUBDIVISION NOTES:

1. THIS SUBDIVISION IS A RURAL PRESERVATION SUBDIVISION UNDER SECTION 16.18 OF THE MIDWAY CITY CODE.
2. ALL LOTS WITHIN THE SUBDIVISION ARE RESTRICTED FROM FURTHER DEVELOPMENT PER SECTION 16.18.6 OF THE MIDWAY CITY CODE.
3. CLUSTERING OF LOTS IS ALLOWED PER SECTION 16.8.5 OF THE MIDWAY CITY CODE. THE AVERAGE DENSITY IS 1 LOT PER 5.20 ACRES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD DIR	CHORD
C1	123.69'	500.00'	14°03'32"	S07°01'46"W	122.38'
C2	97.75'	100.00'	56°01'25"	S28°00'43"E	93.93'
C3	68.45'	70.00'	56°01'25"	S28°00'43"E	65.75'
C4	127.11'	130.00'	56°01'25"	S28°00'43"E	122.11'

ADDRESS TABLE

LOT	ADDRESS
1	943 W SWISS ALPINE RD
2	
3	
4	

ADDRESSING TO BE COMPLETED BY WASATCH COUNTY GIS DEPARTMENT

DATE:
WASATCH COUNTY HEALTH DEPARTMENT

DATE:
MIDWAY IRRIGATION COMPANY

DATE:
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

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.

DATE — SURVEYOR (SEE SEAL BELOW)

N

Scale 1" =100'

BOUNDARY DESCRIPTION

BEGINNING AT THE FOUND WASATCH COUNTY BRASS CAP FOR THE EAST ¼ CORNER, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE WEST 726.00 FEET; THENCE NORTH 1545.87 FEET; THENCE NORTH 14°03'32" EAST 401.61 FEET; THENCE WEST 62.41 FEET; THENCE SOUTH 14°04'00" WEST 340.84 FEET; THENCE EAST 311.67 FEET; THENCE NORTH 53°33'59" EAST 6.36 FEET; THENCE NORTH 47°49'12" EAST 20.06 FEET; THENCE NORTH 40°03'08" EAST 37.48 FEET; THENCE NORTH 24°43'08" EAST 15.51 FEET; THENCE NORTH 18°39'27" EAST 33.47 FEET; THENCE SOUTH 15°58'26" EAST 16.05 FEET; THENCE SOUTH 08°21'53" EAST 61.36 FEET; THENCE SOUTH 00°34'34" EAST 36.20 FEET; THENCE SOUTH 02°56'41" WEST 43.08 FEET; THENCE SOUTH 05°13'45" EAST 37.99 FEET; THENCE SOUTH 51°44'18" EAST 9.76 FEET; THENCE SOUTH 61°50'07" EAST 18.55 FEET; THENCE SOUTH 14°58'10" WEST 50.21 FEET; THENCE SOUTH 09°07'26" WEST 60.06 FEET; THENCE SOUTH 02°15'21" WEST 29.86 FEET; THENCE SOUTH 03°31'21" EAST 52.28 FEET; THENCE SOUTH 04°36'44" WEST 53.64 FEET; THENCE NORTH 87°59'10" WEST 26.95 FEET; THENCE SOUTH 10°41'26" WEST 65.30 FEET; THENCE SOUTH 07°57'09" WEST 91.37 FEET; THENCE SOUTH 09°21'22" EAST 118.60 FEET; THENCE SOUTH 23°45'58" WEST 103.40 FEET; THENCE SOUTH 66°17'43" WEST 42.29 FEET; THENCE SOUTH 173.35 FEET; THENCE SOUTH 70°03'30" EAST 142.37 FEET; THENCE NORTH 75°48'24" EAST 248.25 FEET; THENCE SOUTH 701.88 FEET TO THE POINT OF BEGINNING.

CONTAINING: 20.78 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 01°59'12" WEST 2623.97 FEET BETWEEN THE FOUND SECTION CORNERS FOR THE NORTHEAST QUARTER CORNER AND THE NORTHEAST ¼ CORNER OF SECTION 33, 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 LOTS, PUBLIC STREETS, COMMON AREA 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.

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

BY: _____
JAMES KELSON

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH } S.S.

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

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 BELOW)

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR — CHAIRMAN, PLANNING COMMISSION

KELSON SUBDIVISION
A RURAL PRESERVATION SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 100 FEET

COUNTY SURVEYOR

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

ROS # _____

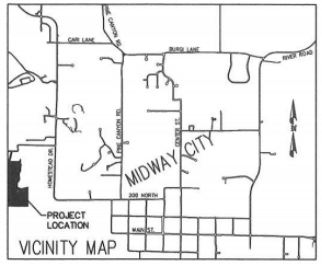
COUNTY SURVEYOR

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

KELSON SUBDIVISION PLAT – 18 MAY 2017

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 457-8748

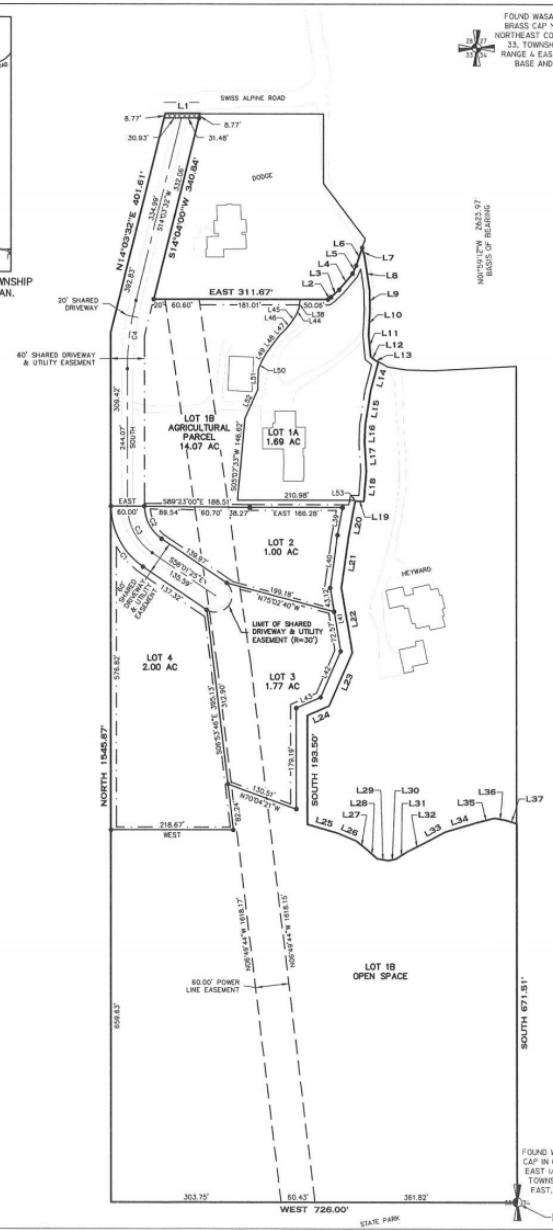
DATE OF SURVEY: APRIL 2017



VICINITY MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	62.41'	N90°00'00"E
L2	6.36'	N53°33'59"E
L3	20.06'	N47°49'12"E
L4	37.48'	N40°03'08"E
L5	15.51'	N24°43'08"E
L6	33.47'	N18°39'27"E
L7	16.05'	S15°58'26"E
L8	61.36'	S08°21'53"E
L9	36.20'	S00°34'34"E
L10	43.08'	S02°56'41"W
L11	37.99'	S05°13'45"E
L12	9.76'	S51°44'18"E
L13	7.07'	S61°50'07"E
L14	53.41'	S14°58'10"W
L15	61.30'	S09°07'26"W
L16	31.10'	S02°15'21"W
L17	52.05'	S03°31'21"E
L18	53.35'	S04°36'44"W
L19	15.76'	N87°59'10"W
L20	65.30'	S10°41'26"W
L21	91.37'	S07°57'09"W
L22	118.60'	S09°21'22"E
L23	103.40'	S23°45'58"W
L24	42.29'	S66°17'43"W
L25	55.35'	S74°14'48"E
L26	37.15'	S67°10'30"E
L27	23.87'	S51°45'26"E
L28	25.05'	S48°41'25"E
L29	19.91'	S81°24'44"E
L30	13.86'	N78°48'34"E
L31	22.94'	N57°06'21"E
L32	41.11'	N63°22'08"E
L33	36.30'	N61°50'44"E
L34	60.40'	N73°45'58"E
L35	31.26'	N75°50'37"E
L36	20.98'	S80°17'14"E
L37	20.01'	S72°55'30"E
L38	16.63'	N07°01'52"E
L39	49.98'	N10°41'26"E
L40	94.89'	N07°57'09"E
L41	115.70'	N09°21'22"W
L42	89.67'	N23°45'58"E
L43	47.57'	N66°17'43"E
L44	12.60'	N24°04'02"E
L45	17.36'	N34°01'14"E
L46	11.90'	N38°27'00"E
L47	19.83'	N44°38'59"E
L48	34.69'	N36°59'18"E
L49	18.74'	N30°58'12"E
L51	35.77'	N01°07'52"E
L52	56.11'	N24°39'27"E
L53	1.21'	N10°41'26"E



KELSON SUBDIVISION PLAT AMENDED - 17 MAY 2018

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2298 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 657-8748

DATE OF SURVEY: APRIL 2017

SYMBOL LEGEND

- PLAT BOUNDARY
- EASEMENT LINE
- POWER LINE EASEMENT
- ROAD CENTER LINE
- SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112
- FOUND SECTION CORNERS (AS NOTED ON DRAWING)
- RIGHT-OF-WAY DEDICATION TO MIDWAY CITY (531 SF)
- 10' PUBLIC TRAIL EASEMENT FOR THE WEST BENCH DITCH TRAIL
- +25% SLOPES (NON-BUILDABLE)

ADDRESS TABLE

LOT	ADDRESS
1A	*943 W SWISS ALPINE RD
1B	957 W SWISS ALPINE RD
2	987 W SWISS ALPINE RD
3	991 W SWISS ALPINE RD
4	995 W SWISS ALPINE RD

*IF LOT 1A IS SOLD, ADDRESS CHANGES TO 955 WEST SWISS ALPINE RD

DATE:
WASATCH COUNTY HEALTH DEPARTMENT

DATE:
MIDWAY IRRIGATION COMPANY

DATE:
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

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.

DATE _____ SURVEYOR _____ (SEE SEAL BELOW)

N

Scale 1" =100'

DEVELOPMENT NOTES:
1. LOT 1B AND 3 DEDICATES AN ACCESS AND UTILITY EASEMENT FOR THE SHARED DRIVEWAY TO LOTS 2-4.
2. LOTS 2-4 ARE RESPONSIBLE FOR THE REPAIR, MAINTENANCE AND OPERATION OF THE SHARED DRIVEWAY. LOT 1 MAY USE THE SHARED DRIVEWAY.
3. LOTS 2-4 MAY USE THE HORSE PATH ON LOT 1B TO ACCESS THE OPEN SPACE AND STATE PARK PROPERTY.

SEWER NOTE:
1. SEWER FOR EACH LOT WILL BE PROVIDED USING A SEPTIC SYSTEM FOR THE SUBDIVISION IS 1 HOME PER 5.20 ACRES.

RURAL SUBDIVISION NOTES:
1. THIS SUBDIVISION IS A RURAL PRESERVATION SUBDIVISION UNDER SECTION 16.18 OF THE MIDWAY CITY CODE.
2. ALL LOTS WITHIN THE SUBDIVISION ARE RESTRICTED FROM FURTHER DEVELOPMENT PER SECTION 16.18.6 OF THE MIDWAY CITY CODE.
3. CLUSTERING OF LOTS IS ALLOWED PER SECTION 16.8.5 OF THE MIDWAY CITY CODE. THE AVERAGE DENSITY IS 1 LOT PER 5.20 ACRES.

ROAD EXTENSION FEE:
LOTS 2-4 WILL BE REQUIRED TO PAY A ROAD EXTENSION FEE. $4,400 AT THE TIME BUILDING PERMIT IS ISSUED.

PUBLIC UTILITY EASEMENT:
PUBLIC UTILITY EASEMENT IS 10' WIDE FROM EACH PROPERTY LINE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	127.11'	130.00'	56°01'25"	122.11'	S28°00'43"E	69.16'
C2	68.45'	70.00'	56°01'25"	65.75'	S28°00'43"E	37.24'
C3	97.78'	100.00'	56°01'25"	93.93'	S28°00'43"E	53.20'
C4	122.69'	500.00'	14°03'32"	122.38'	S07°01'46"W	61.65'

COUNTY SURVEYOR

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

ROS # _____

COUNTY SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT THE FOUND WASATCH COUNTY BRASS CAP FOR THE EAST 1/4 CORNER, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE WEST 726.00 FEET; THENCE NORTH 1545.87 FEET; THENCE NORTH 14°03'32" EAST 401.61 FEET; THENCE EAST 62.41 FEET; THENCE SOUTH 14°04'00" WEST 340.84 FEET; THENCE EAST 311.67 FEET; THENCE NORTH 53°33'59" EAST 6.36 FEET; THENCE NORTH 47°49'12" EAST 20.06 FEET; THENCE NORTH 40°03'08" EAST 37.48 FEET; THENCE NORTH 24°43'08" EAST 15.51 FEET; THENCE NORTH 18°39'27" EAST 33.47 FEET; THENCE SOUTH 15°58'26" EAST 16.05 FEET; THENCE SOUTH 08°21'53" EAST 61.36 FEET; THENCE SOUTH 00°34'34" EAST 36.20 FEET; THENCE SOUTH 02°56'41" WEST 43.08 FEET; THENCE SOUTH 05°13'45" EAST 37.99 FEET; THENCE SOUTH 51°44'18" EAST 9.76 FEET; THENCE SOUTH 61°50'07" EAST 7.07 FEET; THENCE SOUTH 14°58'10" WEST 53.41 FEET; THENCE SOUTH 09°07'26" WEST 61.30 FEET; THENCE SOUTH 02°15'21" WEST 31.10 FEET; THENCE SOUTH 03°31'21" EAST 52.05 FEET; THENCE SOUTH 04°36'44" WEST 53.35 FEET; THENCE NORTH 87°59'10" WEST 15.76 FEET; THENCE SOUTH 10°41'26" WEST 65.30 FEET; THENCE SOUTH 07°57'09" WEST 91.37 FEET; THENCE SOUTH 09°21'22" EAST 118.60 FEET; THENCE SOUTH 23°45'58" WEST 103.40 FEET; THENCE SOUTH 66°17'43" WEST 42.29 FEET; THENCE SOUTH 193.50 FEET; THENCE SOUTH 74°14'48" EAST 55.36 FEET; THENCE SOUTH 67°10'30" EAST 37.15 FEET; THENCE SOUTH 51°45'26" EAST 23.87 FEET; THENCE SOUTH 48°41'25" EAST 25.06 FEET; THENCE SOUTH 81°24'44" EAST 19.91 FEET; THENCE NORTH 78°48'34" EAST 13.86 FEET; THENCE NORTH 57°06'21" EAST 22.94 FEET; THENCE NORTH 63°22'08" EAST 41.11 FEET; THENCE NORTH 61°50'44" EAST 36.30 FEET; THENCE NORTH 73°45'58" EAST 60.40 FEET; THENCE NORTH 75°50'37" EAST 31.26 FEET; THENCE SOUTH 80°17'14" EAST 20.98 FEET; THENCE SOUTH 72°55'30" EAST 20.01 FEET; THENCE SOUTH 671.51 FEET TO THE POINT OF BEGINNING.

AREA = 20.54 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 01°59'12" WEST 2623.97 FEET BETWEEN THE FOUND SECTION CORNERS FOR THE NORTHEAST QUARTER CORNER AND THE NORTHEAST ¼ CORNER OF SECTION 33, 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 LOTS, PUBLIC STREETS, 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.

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

BY: _____
JAMES H. KELSON

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH } S.S.

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

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

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

PLANNING COMMISSION APPROVAL

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

_____ _____
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

KELSON SUBDIVISION-AMENDED

A RURAL PRESERVATION SUBDIVISION

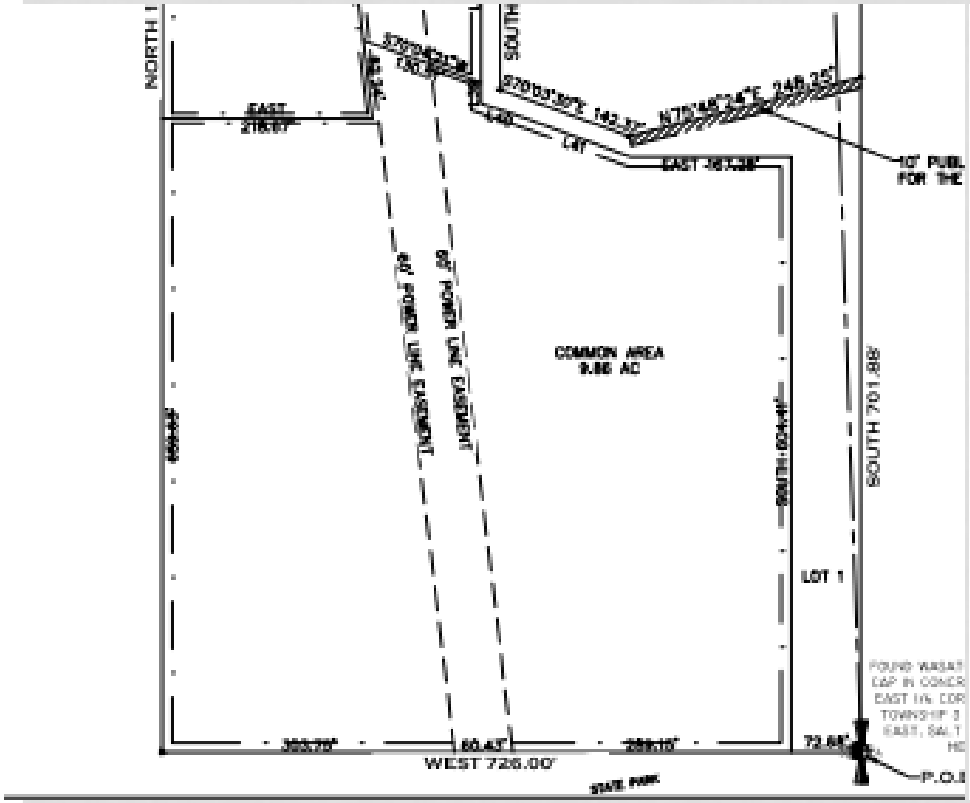
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

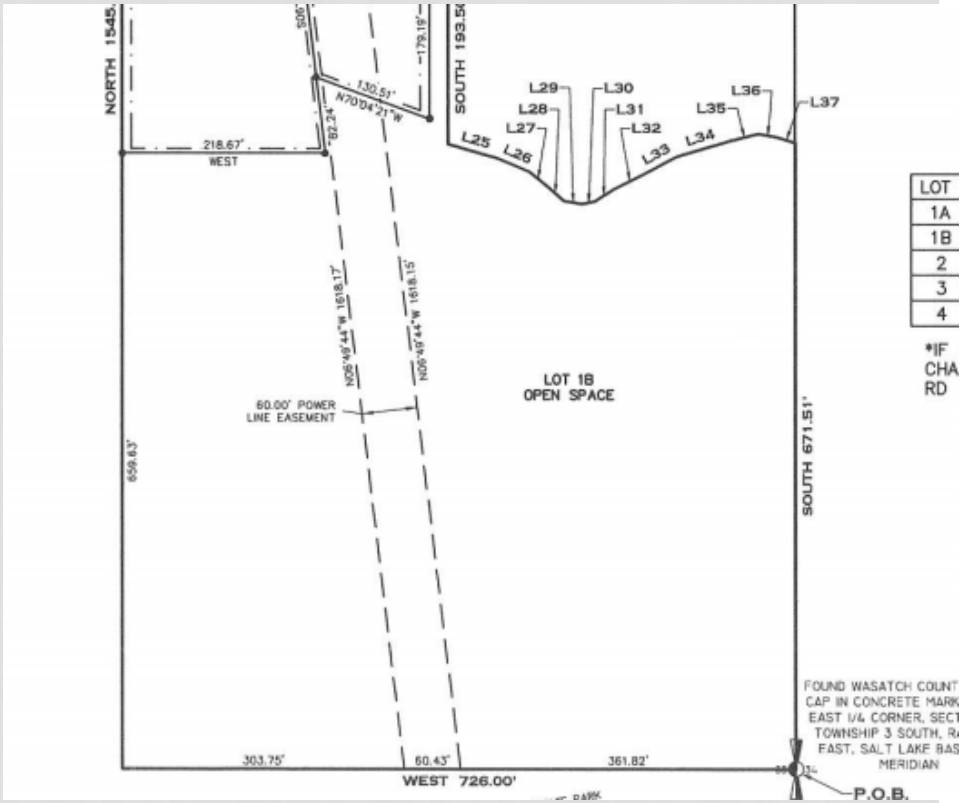
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 100 FEET

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

PROPOSED AMENDMENT





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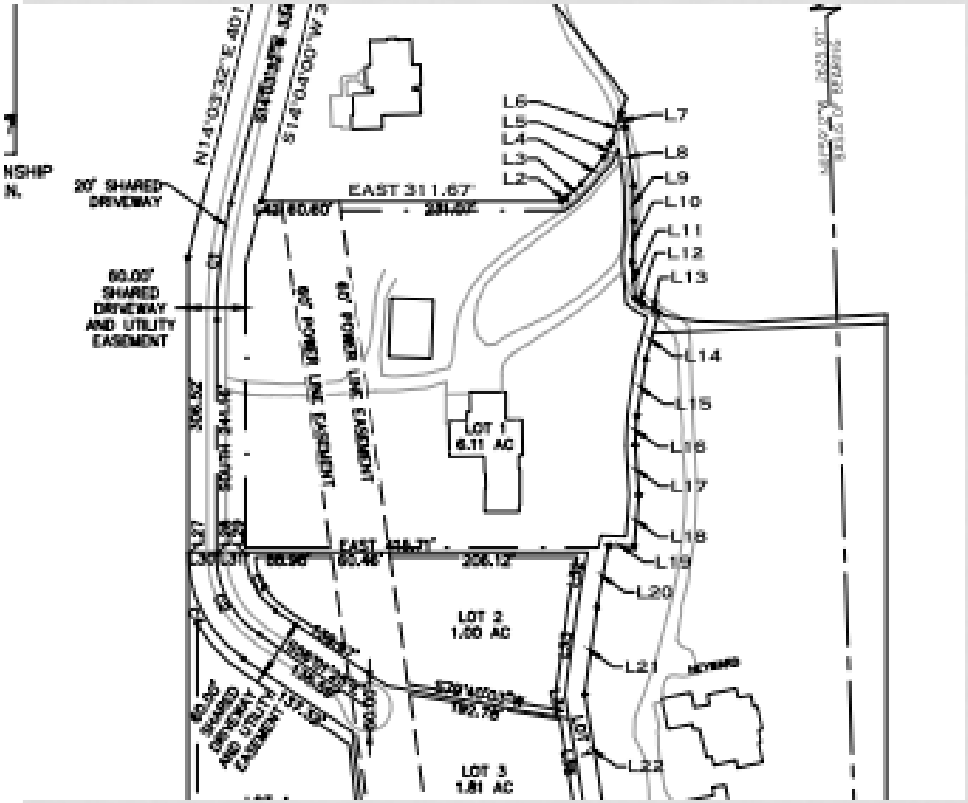

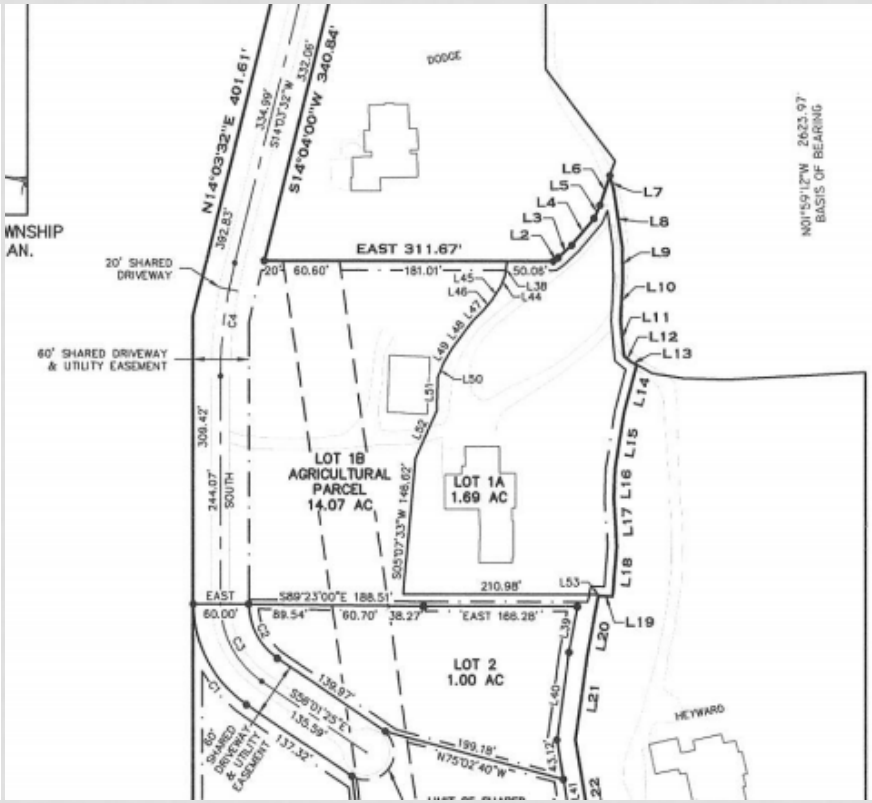

DISCUSSION POINTS

- Changing the words “common area” to “open space”
- Density
  - Maximum density in the entire subdivision is 4 dwellings
- Further subdividing
  - Section 16.18.6
  - *Lots cannot be further subdivided and must be deed restricted to ensure that the density of the subdivision is never increased from the original approval. Deed restrictions must be recorded towards each lot when the plat is recorded. A note must also be placed on the plat that restricts further development of any lots in a Rural Preservation subdivision.*

POSSIBLE FINDINGS

- Changing the wording on the plat from “common area” to “open space” has no impact on the subdivision complying with the code for Rural Preservation subdivisions.
- Lot 1B: Open Space - will be restricted to not have any residential building rights. Only agricultural structures will be allowed.

PROPOSED CONDITIONS

- A deed restriction must be recorded on lot 1B to limit no residential building rights on the open space lot. Only agricultural structures are allowed.
- Deed restrictions must be recorded on all lots in the Kelson Rural Preservation Subdivision restricting any further subdividing before the plat amendment is recorded.
- Owners of lots 3 & 4 acknowledge by relinquishment deed their ownership of the open space lot