

NOTICE OF AGENDA

Notice is hereby given that the City Council of the City of Wellington will hold a regular City Council Meeting on Wednesday, July 8, 2020 at the Wellington City Hall, located at 150 West Main Street, Wellington, Utah. Meeting shall begin promptly at 6:00 pm as a Regular Meeting and the agenda shall be as follows:

1. Public Comment Period
2. Pledge of Allegiance, Roll Call, and Approval of Previous City Council Minutes
3. Ordinance 2020-01 – An Ordinance to Amend the Wellington City Utah Municipal Code by Amending Title 14.
4. Ordinance 2020-02 – An Ordinance to Amend and Adapt the Provisions of the Land Use Code, Title 12 of the Wellington City Code.
5. Jesse Curtis – Conditional Use Permit for Temporary Non-Exempt Home Occupation at 3515 S Highway 6
6. Resolution 2020-10 – A Resolution to Create a Local Zoning and General Plan Review Committee
7. Review and Possible Approval to Purchase a Mini Excavator
8. Road Projects for FY 2021 Final Approval
9. Final Review and Possible Approval to Add Welcome Sign to the Wellington City Beautification Strip
10. Annexation Petition Notices to Wellington City Council
11. Vouchers and Warrants
12. Council Reports
13. Adjourn

Posted this 2nd day of July, 2020

-s Glenna Nelson

City Recorder



In compliance with the Americans with Disabilities Act, persons needing auxiliary services for this meeting should call Glenna 435-637-5213 at least 24 hours prior to the meeting. A copy of this notice was emailed to the ETVNews, a newspaper of general circulation within Carbon County, and to Radio Station KOAL/KARB. Interested parties who would like to make comment on an agenda item are encouraged to email gnelson@wellingtonutah.us.

WELLINGTON CITY ORDINANCE 2020-01

AN ORDINANCE TO AMENND AND ADAPT NEW PROVISIONS OF TITLE 14, UTILITIES OF THE WELLINGTON CITY CODE, SPECIFICALLY “CHAPTER 14-1 WATER” AND “CHAPTER 14-3 SEWER”

WHEREAS, Wellington City provides certain utilities for a fee to residents and non-residents; and

WHEREAS, the Wellington City Council has determined that it is in the best interests of Wellington City and the citizens thereof to amend Sections 14-1-1-014, 14-3-1-007; and

WHEREAS, the Wellington City Council would also like to implement 14-1-1-006.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of Wellington City, Utah as follows:

Section 1. Ordinance

1. Section 14-1-1-014 of the Wellington City Code is amended as such:

Section 14-1-1-014 – Unauthorized Use of City Utility Services Prohibited

It shall be unlawful for any person, or legal entity, or their agents, or anyone acting pursuant to their direction, to open any stopcock valve or other fixture attached to or controlling the water system, or to use water coming through the water mains, or to discharge sewage into the sewage system, or to obtain electronic power from the city electric distribution system without first submitting an application for utility services as required I this Ordinance and receiving approval as provided in this Chapter.

2. Section 14-1-1-006 is created as such:

14-1-1-006(a) Definitions

In the construction of this Chapter and any ordinance or regulation adopted pursuant thereto all words and terms shall have the meaning ascribed to them pursuant to their common usage or definition, unless such definition is inconsistent with the intent or contrary to the context of this Chapter.

STRUCTURE shall mean any fixed or movable construction capable of occupancy whether or not that construction was or was not intended to be used as a permanent home or residence. STRUCTURE includes, but is not necessarily limited to, a prefabricated home, stick built home, building either to house a single or multiple occupants for either personal or private use, recreational vehicle regardless of size be it a motorhome, fifth wheel, travel trailer or van, tent, lean-to, shed, hut, yurt, carport, patio or any other construction with a roof. A STRUCTURE need not be permanently affixed to the premises upon which it is located.

14-1-1-006(b) Existing Users

Those authorized persons or legal entities utilizing city utilities at the time this Chapter is adopted and are on the list of Wellington City utility users are exempted from the requirement of submitting an application for utility services as required herein.

14-1-1-006(c) Occupancy without Agreement or Ceasing of the Service

Ceasing of the Service

It is unlawful for any person or legal entity to occupy a structure or to operate a business before the utility use agreement as required by this Chapter has been approved by the city and the required security deposit has been paid.

Further, it is unlawful for any person or legal entity to cease to use any utility service during that person or entity's occupancy of a structure without the prior approval of the city.

3. Section 14-3-1-007 of the Wellington City Code is amended as such

Section 14-3-1-007 Special Rates for Sewers Permitted

The city council may from time to time fix by agreement or resolution special rates and conditions upon such terms as they may deem proper for users of the sewer service discharging wastes of unusual characteristics or making use thereof under exceptional circumstances.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect on July 16, 2020 on day after Legal Notice has been published in a matter that complies with Utah State Code.

PASSED AND ADOPTED by the Wellington City Council at a regularly scheduled City Council meeting held on the 8th day of July 2020.

Voting:

Bethany Perea Yea ___ Nay ___

Rory Bradley Yea ___ Nay ___

Derk Bradley Yea ___ Nay ___

Glen Wells Yea ___ Nay ___

Paula Noyes Yea ___ Nay ___

By_____

Joan Powell, Mayor

ATTEST:

Glenna Nelson, City Recorder

13.0.5.010. Unauthorized Use of City Utility Services Prohibited

It shall be

Wellington City Code	Helper Code	Recorder/Attorney Recommend
N/A Current Definitions provided in code do not pertain to 14-1 Water. Only 14-2 Control of Backflow and Cross Connections lists definitions.	13.0 5.005 Definitions In the construction of this Chapter and any ordinance or regulation adopted pursuant thereto all words and terms shall have the meaning ascribed to them pursuant to their common usage or definition, unless such definition is inconsistent with the intent or contrary to the context of this Chapter. STRUCTURE shall mean any fixed or movable construction capable of occupancy whether or not that construction was or was not intended to be used as a permanent home or residence. STRUCTURE includes, but is not necessarily limited to, a prefabricated home, stick built home, building either to house a single or multiple occupants for either personal or private use, recreational vehicle regardless of size be it a motorhome, fifth wheel, travel trailer or van, tent, lean-to, shed, hut, yurt, carport, patio or any other construction with a roof. A STRUCTURE need not be permanently affixed to the premises upon which it is located.	Add this provision to 14-1-1-006.
14-1-1-014. UNAUTHORIZED USERS.	13.0 5.010 Unauthorized Use	Amend City Code to

It shall be unlawful for any water service user to permit any person from other premises or any unauthorized person to use or obtain water services regularly from his premises or water facilities, either outside or inside his premise	of City Utility Services Prohibited It shall be unlawful for any person, or legal entity, or their agents, or anyone acting pursuant to their direction, to open any stopcock valve or other fixture attached to or controlling the water system, or to use water coming through the water mains, or to discharge sewage into the sewage system, or to obtain electronic power from the city electric distribution system without first submitting an application for utility services as required I this Ordinance and receiving approval as provided in this Chapter.	Verbiage Here
	13.0 5.011 Existing Users Those authorized persons or legal entities utilizing city utilities at the time this Chapter is adopted and are on the list of Wellington City utility users are exempted from the requirement of submitting an application for utility services as required herein.	Maybe just in actual ordinance itself and not the code?
14-1-1-005 Application On For Water Service Any person who desires or is required to secure water service when such service is available from the city water system, shall file with the water department a written application and agreement for the service which shall be in substantially the following form: "Wellington City, Utah"	13.0 5.020 Application for Utility Services – Existing Connections Any person or legal entity desiring to obtain water, sewer or electric power service 13.0 5.030 Application for Service Using a New Connection Any person or legal entity desiring to obtain water,	Leave alone. Wellington City Covers this on its own.

APPLICATION FOR WATER SERVICE TO THE CITY OF WELLINGTON, UTAH The undersigned hereby applies for water service from the city of Wellington, Utah, for premises located at, _____ and hereby agrees: 1. To pay charges for such water service as are fixed from time to time by the city council until such time as I shall direct such service to be discontinued. 2. In the event of a failure to pay water charges within the due dates fixed by the city council or of failure of the occupant of the premises to conform to the ordinances and regulations established by the city council regulating the use of water system, that the city shall have the right to discontinue the water system service at its election, pursuant to five days written notice of the city's intention, until all delinquencies and any re-connection fees imposed are paid in full or until any failure to conform to this ordinance or regulations issued thereunder is eliminated. 3. To be bound by the rules, regulations, resolutions or ordinances enacted or adopted by the city council applicable to the city's water system. Applicant does hereby deposit \$ ____ with the city on the filing of this application for water service, and it is agreed and understood that the city may, but need not, apply the deposit upon bills due for prior service and that the right of the city to shut off service as above provided shall exist even though	sewer or electric power service	
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the deposit has not been applied to the payment of past due bills for services. On final settlement of applicant's account, any unused balance of the deposit will be refunded to applicant upon return of the security deposit receipt issued by the city at the time the deposit is made. 4. That the deposit shall considered as an advance payment for any service. Charges and unpaid accounts shall be considered delinquent notwithstanding the existence of the deposit, and the applicant or user of water service shall not have the right to compel the city to apply the deposit to any account to avoid delinquency. Dated this (date) day of (Month) (Year) 14-1-1-006 Reserved		
14-1-1-007. RATES AND CONNECTION FEES. The rates, penalty fee for delinquency in payment, connection fee, reservoir fee, inspection fee and other charges incidental to connection and services from the city water system shall be fixed from time to time by resolution enacted by the city council. The city council may from time to time promulgate rules for levying, billing, guaranteeing and collecting charges for water services and all other rules necessary for the management and control of the water system. Rates for services furnished shall be uniform with respect to each class or classes of service established or that may hereafter be established.	13.0 5.040 Security Deposit Required – May Be Combined with Other Utilities Before receiving authorization to connect to the water, sewer and/or electric power system each user shall pay a security deposit in an amount to be fixed by resolution of the Council. The security deposit for water, sewer and electric power service may be combined into a single utility security deposit. The Council, from time to time, shall determine and set the amount required for a security deposit as required by this Chapter. Nothing in	Leave alone Wellington City basically covers this on its own.

	this Chapter shall be construed to limit or affect the Council's right to revisit the issue of the amount of the deposit and to change that amount as may be determined by the Council and to adopt changes thereto by resolution duly adopted by the Council.	
	13.0 5.180 Occupancy without Agreement or Ceasing of the Service It is unlawful for any person or legal entity to occupy a structure or to operate a business before the utility use agreement as required by this Chapter has been approved by the city and the required security deposit has been paid. Further, it is unlawful for any person or legal entity to cease to use any utility service during that person or entity's occupancy of a structure without the prior approval of the city.	Add to 14-1-1-006?
14-3-1-007 Special Rates The city council may from time to time fix by agreement or resolution special rates and conditions upon such terms as they may deem proper for users of the sewer service discharging wastes of unusual characteristics or making use thereof under exceptional circumstances.	13.0 5.080 Special Rates for Sewers Permitted The council may from time to time fixed by resolution special rates and conditions upon such terms as they may deem proper, for those users of the sewer service discharging wastes of unusual characteristics or making use thereof under exceptional circumstances.	Same. Change Title Only.

WELLINGTON CITY ORDINANCE 2020-02

AN ORDINANCE AMENDING THE PROVISIONS OF THE LAND USE CODE, TITLE 12, OF THE WELLINGTON CITY CODE PERTAINING TO THE TEMPORARY USE OF RECREATIONAL VEHICLES AND MOBILE HOMES

WHEREAS, Wellington City has determined a need to address an the of unauthorized use of recreational vehicles and mobile homes being used for living outside of permitted Mobile Home Parks; and

WHEREAS, the Wellington City staff, and city attorney have reviewed the provisions of the Land Use Code, Title 12 Chapter 13 Mobile to determine the need to provide specific language to address the issue; and

WHEREAS, the Wellington City Planning and Zoning Commission, in accordance with Title 12, held a public hearing on July 1, 2020 to review the proposed additions.

NOW THEREFORE, BE IT ORDANED, by the City Council of Wellington City, Utah as follows:

SECTION I – ORDINANCE

1. Section 12-13-9 is created to read as follows:

TEMPORARY USE OF RECREATIONAL VEHICLES OR MOBILE HOMES. It shall be unlawful to place a recreational vehicle or mobile home on any lot not subject to a permitted recreational vehicle court for the purpose of using the same for human habitation, except when such use is of a temporary nature not to exceed fourteen (14) days within a six (6) month period.

A violation of the provision shall be a Class B Misdemeanor, and each additional day of non-compliance shall constitute a separate offense.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect on July 16, 2020 on day after Legal Notice has been published in a matter that complies with Utah State Code.

PASSED AND ADOPTED by the Wellington City Council at a regularly scheduled City Council meeting held on the 8th day of July 2020.

Voting:

Bethany Perea	Yea ___ Nay ___
Rory Bradley	Yea ___ Nay ___
Derk Bradley	Yea ___ Nay ___
Glen Wells	Yea ___ Nay ___
Paula Noyes	Yea ___ Nay ___

By _____

Joan Powell, Mayor

ATTEST:

Glenna Nelson, City Recorder



WELLINGTON CITY PLANNING AND ZONING PUBLIC HEARING – ORDINANCE 2020-02

Wellington City Planning and Zoning will hold a public hearing to receive comments on amending and adapting new provisions to the Land Use Code, which is Title 12 of the Wellington City Code. The public hearing will be held at 5:30 P.M. on July 1, 2020 at the Wellington City Hall located at 150 W Main St., Wellington, Utah. Interested parties may review these changes to Title 12, Land Use Code, during regular office hours at the Wellington City Hall or may request a copy of these changes by emailing the City Recorder.

To participate electronically in the public hearing interested person can contact the City Recorder at gnelson@wellingtonutah.us or 435-637-5213 ext. 2 to receive instructions.

Dated this 17th day of June 2020

Glenna Nelson
City Recorder

Locations of Notice on Tuesday June 17, 2020: Posted at the Wellington City Post Office, Wellington Utah; Wellington City Hall, Wellington, Utah; The Utah Public Meeting Notice Website; and on the City's Website; published in the ETV Newspaper on June 24, 2020.

In compliance with the Americans with Disabilities Act, persons needing special accommodations (including auxiliary communicative aids and services) during this hearing should notify Glenna Nelson at 150 West Main, PO Box 559, Wellington UT 84542 at least three days prior to the hearing. Individuals with speech and/or hearing impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1.888.346.316



Planning and Zoning Meeting Staff Report

Date of Meeting: July 1, 2020
Name of Project/Business: Jesse Curtis – Conditional Use Permit Non-Exempt Home Occupation
Name of Applicant: Jesse Curtis
Agenda Item: Conditional Use Permit for Non-Exempt Home Occupation
Location of Item: 3515 S HWY 6
Zoning Designation: R-1-43
Parcel Number: [1B-0276-0000](#)
Item #: 5

Background:

Land Use Summary

- Lot Size: 2.01 AC
- [R-1-43](#)

Analysis:

- **Access:** Patrons of the Home Occupation would access the property by turning onto 3540 South.
- **Utilities:** Property Owner will need to obtain Utilities from Price River Water Improvement District. If Culinary Water is obtained, it is recommended that individual enter a similar contract as surrounding neighbors who have utilities outside of the City.
- **Fire Hydrant:** Location should have an established Fire Hydrant Access
- **Fire Inspection:** Property owner will need to obtain a Fire and Building Inspection before an Permits are issued by Wellington City.
- **Engineering/Road:** N/A
- **Plat/Survey Review:** Individual may need a Plat/Survey Review depending on the amount of property they intend to purchase from Emily Martson (1B-0276-0000)

Findings:

The proposed use of the location is considered a Conditional Use as described in [Title 12-5-3](#) and Title 12-9-3-3.

Until the zoning for this property changes the proposed Conditional Use is a Non-Exempt Home Occupation as described in Title 12-5-4. The individual cannot under that title commercially pack or resell of items. Therefore, the business itself cannot sell the meat it butchers for its customers to anyone but that customer.

The Business Owner will need to follow advertising guidelines as stated in Title 12-5-3.

Wellington City is working to amend zones in Wellington City. It is proposed that Wellington City amend this parcel and neighboring parcels to allow for Manufacturing Uses. At this time most of the neighboring parcels are being used for industrial purposes.

**Planning and Zoning Commission Meeting Staff Report for
City Council Supplemental Information**

Agenda Item – Jesse Curtis – Conditional Use Permit for Temporary Non-Exempt Home Occupation at 3515 Hwy 6

Review of Planning and Zoning Decision

Jesse and Melinda Curtis met with the Planning and Zoning Board to discuss placing JC Meats behind their property. The ideal solution for the couple is to rezone the property to commercial. Wellington City plans to create a zoning committee to review various zones, including this parcel.

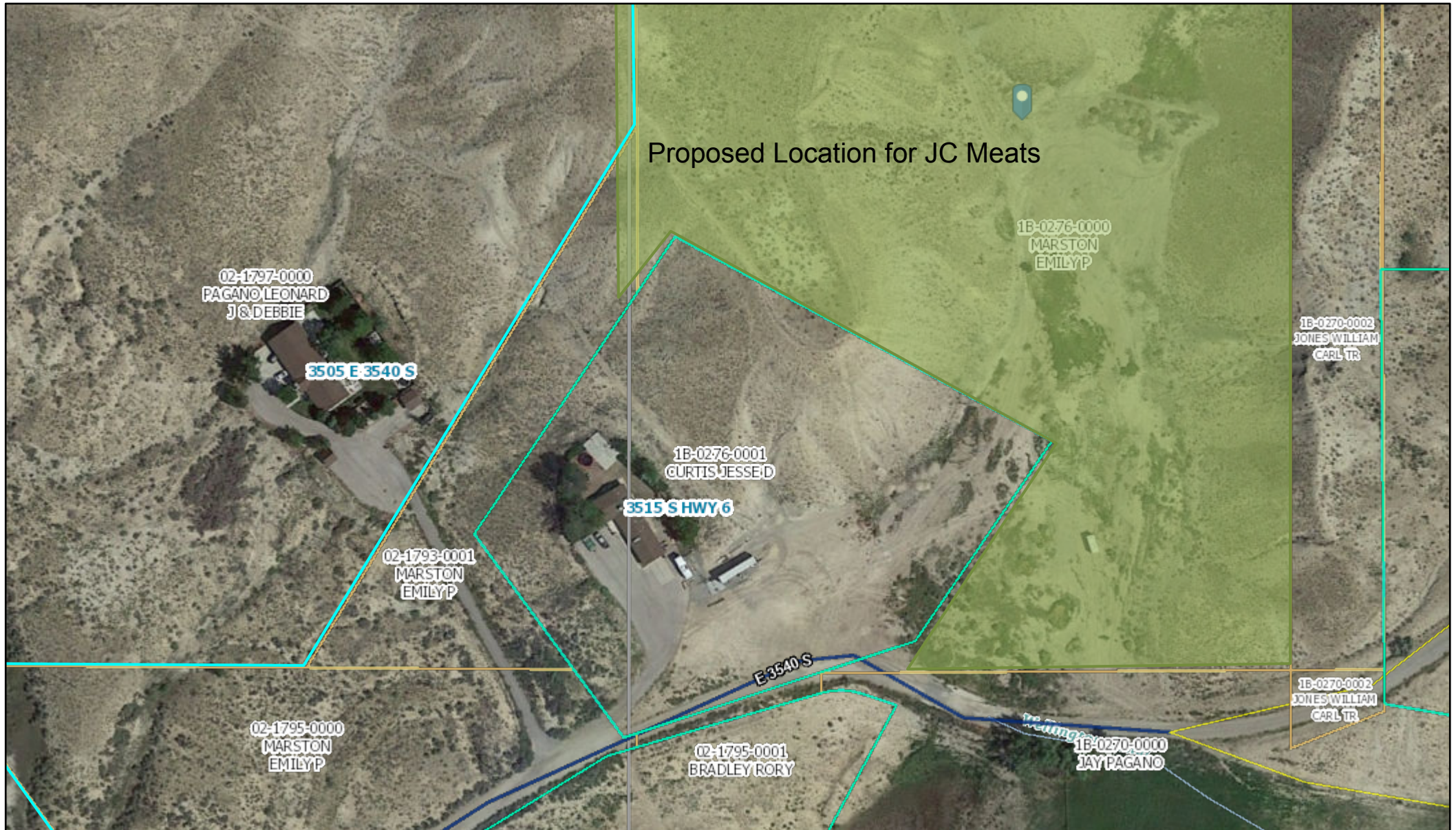
Commissioner Moosman moved to provide a Conditional Use Permit for a Temporary Non-Exempt Home Occupation at 3515 Highway 6 for JC Meats with a favorable recommendation to move forward to City Council. Commissioner Willson seconded the motion. All Commissioners in attendance agreed.

Jesse and Melinda Curtis may still request to move forward with a Zone Change.

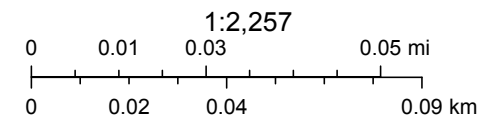
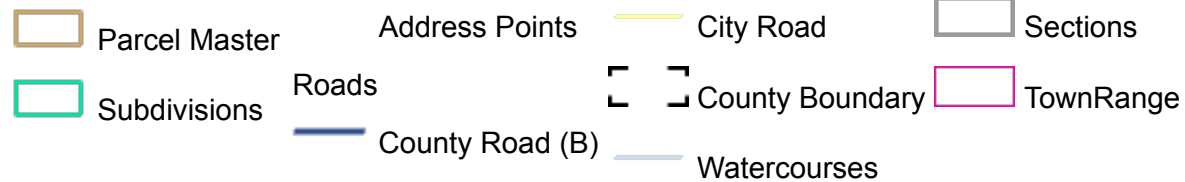
Possible Actions:

1. Recommendation of Approval: This action may be taken if the City Council feels the proposal complies with the requirements of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Place standards as needed
2. Table: This action may be taken if the City Council feels that there are unresolved issues.
 - a. List accepted findings
 - b. Reasons of tabling
 - i. Unresolved issues that must be addressed
 - c. Date when the item will be heard again
3. Recommendation of Denial: This action may be taken if the City Council feels that the request does not meet the intent of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Reasons for denial

Carbon County General Map



6/30/2020, 5:10:59 PM



City Council Meeting July 8, 2020

Equipment Cost Comparison for Mini Excavator

1. New – JOHN DEERE
 - a. 2019 JOHN DEERE 35G Compact Excavator
 - b. Warranty 48 month or 2000 hour powertrain
 - c. Total Cost \$50,795.32
 - i. Agreement \$40,000 Down
 - ii. 2 Year Note for \$5,397.66/year
2. Used -KSL listing
 - a. 2016 TC35 Terex Excavator
 - b. Current Hours 623
 - c. Total Cost \$37,500

*Items reviewed in full detail during Work Session July 8, 2020. Full detail available in work session packet.



City Council Meeting July 8, 2020

Road Projects for FY 2021

1. Eckles Paving
 - a. Project Address: 200 S 700 E
 - b. Total Bid \$32,926.25
2. RCP Construction
 - a. Project Address: 700 East Sidewalks
 - b. Total Bid \$17,740
3. Carbon County Road Department
 - a. Project Address: 100 East
 - b. Project Details: Fix Shoulder
 - c. Total Bid: \$50,000

*Road Projects reviewed during Work Session on July 8, 2020. Full detail available in Work Session Packet.



Notice of Annexation Petitions

A Petition for annexation has been filed in the office of the City Recorder of Wellington City, Utah for the purpose of requesting annexation of portions of certain parcel of land owned **Rory and Sarah Bradley (02-1795-0001)** which is more specifically described as follows:

LOT 1, BRADLEY ACRES SUBDIVISION. TOGETHER WITH A 50 FT EASEMENT, BEING 25 FT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEG 2551.61 FT S 00°26'16" E ALONG CENTER OF SEC LINE & 670.40 FT W N4 COR SEC 1, T15S, R10E, SLB&M; N 58°11'40" E 741.85 FT; N 73°11'51" E 248.28 FT TO PT OF CRV OF A 100 FT RAD CRV TO THE RIGHT; E'LY 60.31 FT ALONG ARC OF CRV THRU A CENTRAL ANGLE OF 34°33'13" (CHORD BEARS S 89°31'33" E 59.40 FT); S 72°14'56" E 44.84 FT & TERMINATING. 7.02 AC

A Petition for annexation has been filed in the office of the City Recorder of Wellington City, Utah for the purpose of requesting annexation of portions of certain parcel of land owned **Nickolas and Nicole Parker (02-1880-0000)** which is more specifically described as follows:

BEG 689 FT W & 440 FT N SE COR SEC 5, T15S, R11E, SLB&M; W 165 FT; N 880 FT; E 165 FT; S 880 FT M/L TO BEG. ALSO, R/W: BEG 689 FT W SE COR SEC 5; N 440 FT; W 20 FT; S 440 FT; E 20 FT TO BEG. 3.33 AC

A Petition for annexation has been filed in the office of the City Recorder of Wellington City, Utah for the purpose of requesting annexation of portions of certain parcel of land owned **Gary and Joan Powell (02-2169-0000 and 02-2169-0011)** which is more specifically described as follows:

ALL LAND IN W2SW4, SEC 3, T15S, R11E, SLB&M; N OF US 6 & S OF US 53 R/WS. LESS: PC IN CITY LIMITS, ST RD R/W. LESS: 10 PCS. BEG SE COR SE4NW4 SEC 3, T15S, R11E; SLB&M; W 844 FT; N 79°20' E 858 FT; S 149 FT TO BEG. LESS: 15.39 AC. LESS: 3.5 AC TO 2-2169-11. LESS: 0.82 AC TO 2-2169-3. LESS: 24.96 AC TO 2-2169-14. LESS: 24.96 AC TO 2-2169-14. ALSO, LESS: PORTION (0.38 AC) OF THE FOLLOWING DESCRIBED LAND THAT LIES WITHIN THIS PIECE: BEG N 0°20'20" W 166.41 FT SW COR SEC 3, T15S, R11E, SLB&M; N 61°14'00" E 237.47 FT; N 240.51 FT; S 89°55'05" W 210.26 FT; S 0°20'20" E 354.5 FT M/L TO BEG. 32.89 AC. ALSO BEG N 289.87 FT & E 223.92 FT FROM SW COR OF SEC 3, T15S, R11E, SLB&M; N 00°00'00" E 385 FT; N 48°10'00" E 100 FT; N 00°00'00" E 70.75 FT; N 61°14'00" E 310.93 FT; S 65°59'53" E 184.40 FT; S 61°14'00" W 290 FT; S 05°20'55" E 300 FT; S 61°14'00" W 300 FT TO BEG. LESS 2-2169-15 (.92 AC.) 2.55 AC. 35.44 AC. 09/07/2000

Wellington City Council received a Notice of Certification from the City Recorder of Wellington City on **July 8, 2020**. This notice as well as the complete annexation petition is available for inspection and copying at the office of the City Recorder.

Wellington City may grant the petition and annex the are described in the petition unless a written protest to the annexation is filed with the Carbon County Commission at 751 E 100 N Price, UT 84501, and a copy of the protest is delivered to the City Recorder of Wellington City by **July 10, 2020**.

Wellington City Council will hold a public hearing on the proposed annexation on **August 12, 2020** at 6:00 PM at Wellington City Hall located at 150 West Main, Wellington, Utah 84542.

-s- Glenna Nelson
City Recorder

Published in the ETV News (List Dates)

CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSE NO. 4940688 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE:

BRADLEY ACRES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON.

BOUNDARY DESCRIPTION

TBD

M. CODY WARE

DATE _____

ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT _____, THE _____ UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE:

BRADLEY ACRES SUBDIVISION

DO HEREBY APPROVE THIS PLAT AND DEDICATE FOR THE PERPETUAL USE OF OWNERS AND FUTURE OWNERS OF THE LOT IN THIS SUBDIVISION, THE PRIVATE ROAD SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 2019.

STATE OF UTAH } S.S.
COUNTY OF CARBON }

ON THE _____ DAY OF _____, 2019 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC

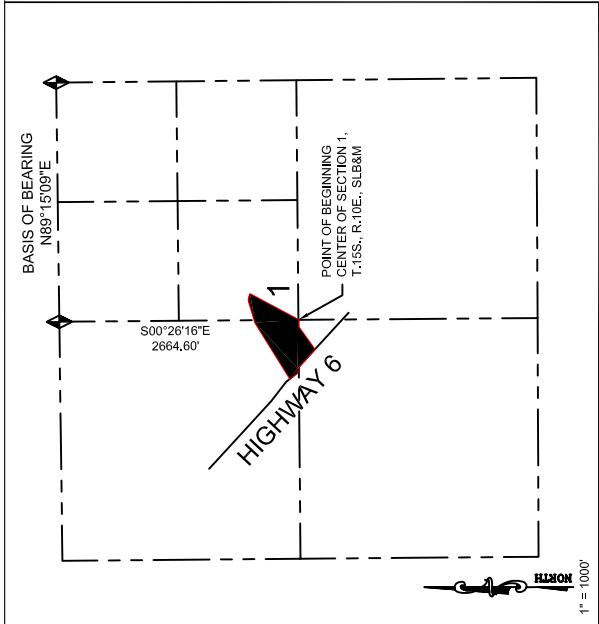
MY COMMISSION EXPIRES

DRAWING RECORD			BY
NO.	DATE	DESCRIPTION	
1	05-13-19	PLOTTED FOR REVIEW	M.C.W.

WARE SURVEYING, L.L.C.

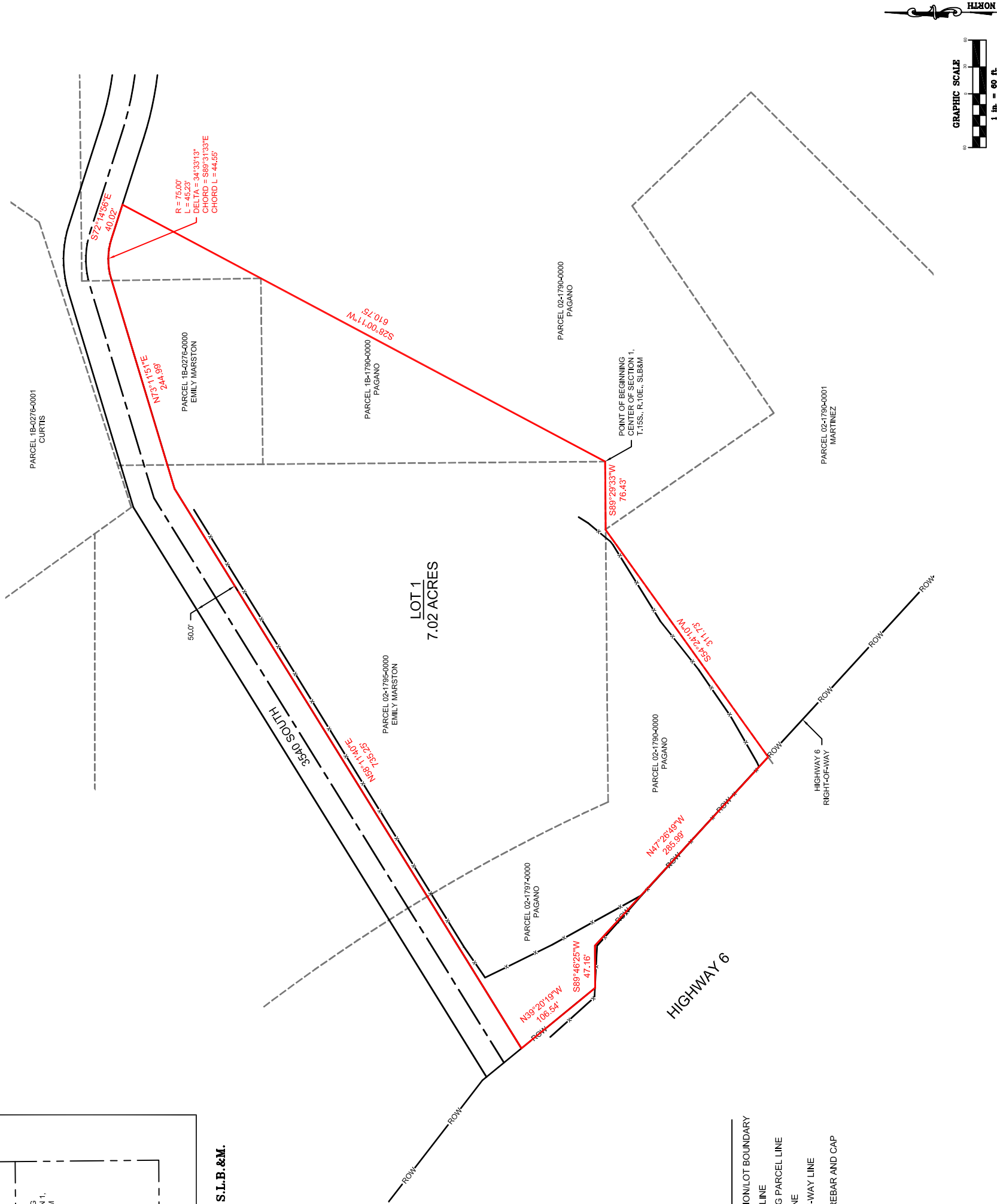
Phone: 435-820-4335
Email: waresurveying@emerytel.com.net

1344 North 1000 West
Price, Utah 84501



VICINITY MAP

TOWNSHIP 15 SOUTH, RANGE 10 EAST, S.L.B.&M.



LEGEND

-  SUBDIVISION LOT BOUNDARY
 SECTION LINE
 ADJOINING PARCEL LINE
 FENCE LINE
 RIGHT-OF-WAY LINE
 SET 5/8" REBAR AND CAP

RECORDED #
STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF:

WELLINGTON CITY APPROVAL

CONTRACT CARBON COUNTY SURVEYOR

CARBON COUNTY PLANNING COMMISSION

CARBON COUNTY ATTORNEY'S OFFICE

TIME _____ BOOK _____ PAGE _____

_____ KARI A MEDLEY

MAYOR

DATE

DATE _____

RICHARD TATTON CHAIRMAN

CHRISTIAN BRYNER _____ DATE _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARKER

159 N. 1500 E. wellington, W 81542

File No.: 20359

Beginning 689 feet West and 440 feet North of the Southeast Corner of Section 5, Township 15 South, Range 11 East, Salt Lake Base and Meridian; and running thence West 165 feet; thence North 880 feet; thence East 165 feet; thence South 880 feet, more or less, to the point of beginning.

TOGETHER with a Right of Way for ingress and egress described as follows: Beginning 689 feet West of the Southeast corner of Section 5, Township 15 South, Range 11 East, Salt Lake Base and Meridian, and running thence North 440 feet; thence West 20 feet; thence South 440 feet; thence East 20 feet, more or less, to the point of beginning.

(Tax ID #02-1880-0000)

Situate in Carbon County, State of Utah