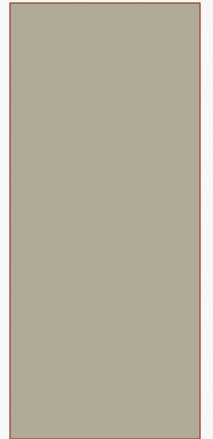


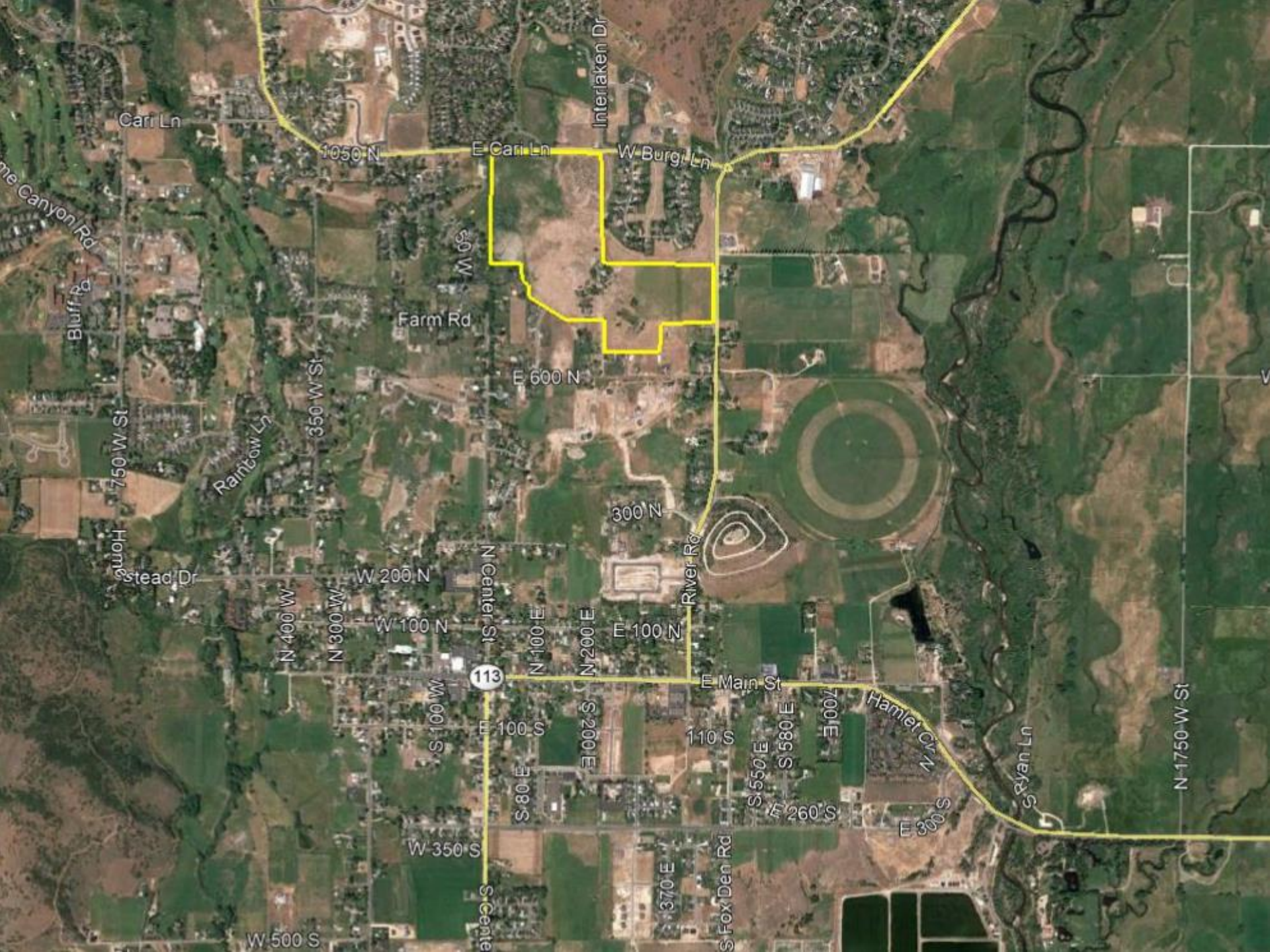
MOUNTAIN SPA RURAL PRESERVATION SUBDIVISION

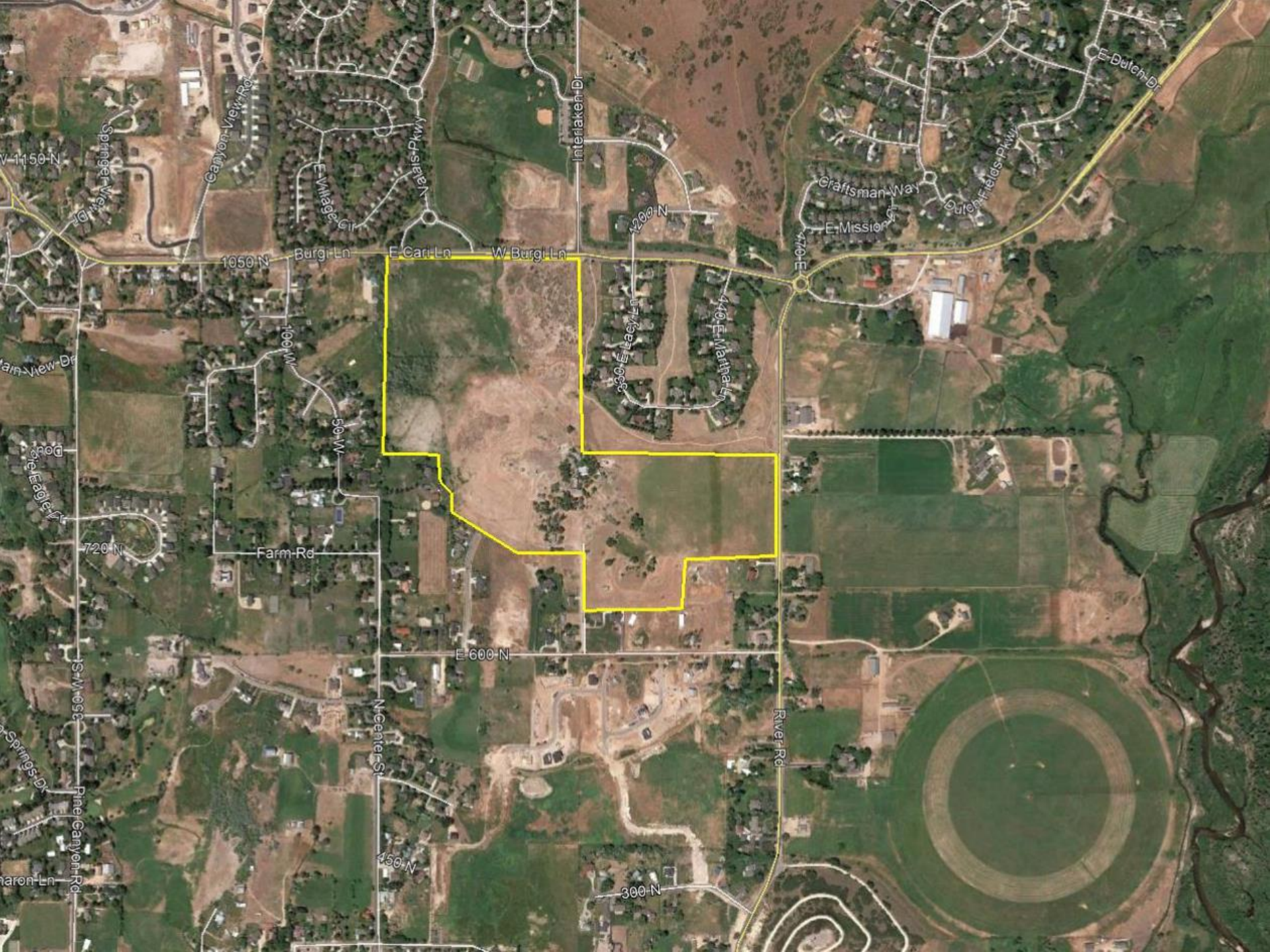
PRELIMINARY/FINAL



LAND USE SUMMARY

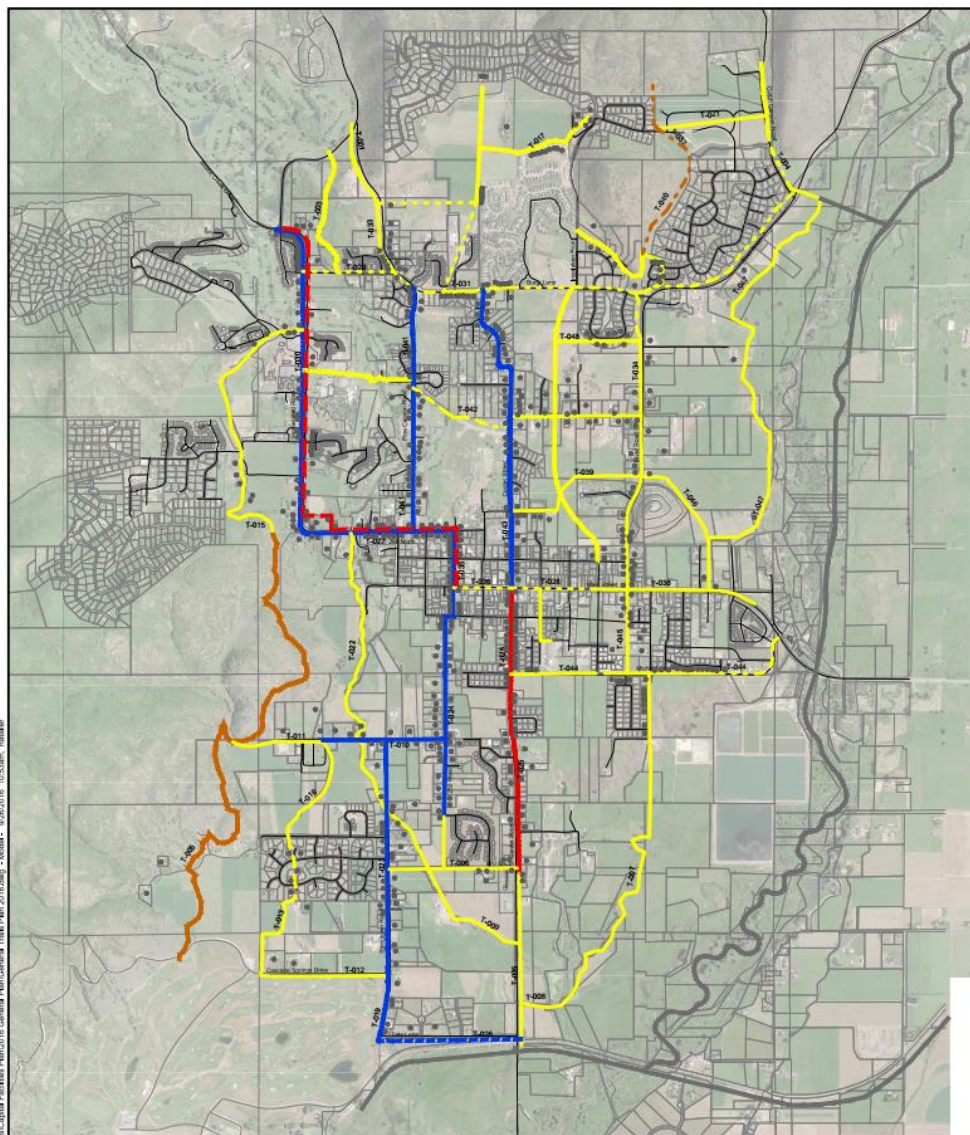
- 52.45 acres
- R-1-22 zone
- 5 lots
- Access from River Road, Burgi Lane, & 200 East
- Utilities
 - Connect to culinary water
 - Lots 1, 2, & 5 to connect to sewer
 - Lots 3 & 4 to install septic
 - Secondary – potential change application and agreement with Midway Irrigation Company







\\fs01\cadd\cadd\proj\2016\2016 Midway Trail Master Plan.dwg - 8/26/2016 10:25am - maddam



TRAIL SYSTEM MASTER PLAN

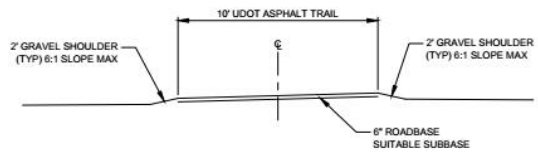
LEGEND

NON-IMPACT FEE ELIGIBLE

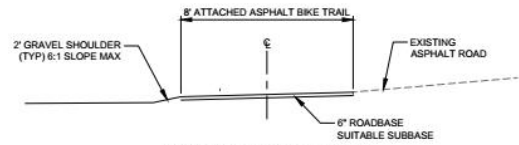
- 4' NATURAL BACK COUNTRY TRAIL
- 10' UDOT PAVED TRAIL
- 8' PAVED TRAIL
- 8' ATTACHED ASPHALT BIKE TRAIL

NOTE:
DASHED LINE DENOTES AN EXISTING TRAIL

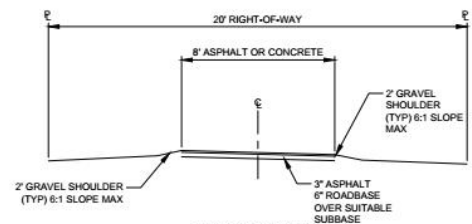
EXISTING HOUSE LOCATION (SEE SPREAD SHEET FOR MORE INFORMATION)



PROPOSED 10' UDOT TRAIL



PROPOSED ATTACHED BIKE TRAIL



PROPOSED 8' TRAIL

SCALE		WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE
HORIZONTAL	NONE	
VERTICAL	NONE	

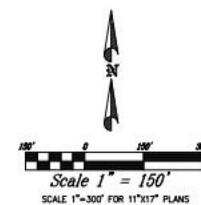


2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

MIDWAY CITY
TRAIL SYSTEM MASTER PLAN

DESIGNED	DATE	PROJECT NO.
DRAWN	DATE	SHEET NO.
CHECKED	DATE	DRAWING NO.
WSJ	8/2016	P-2





LAND USE TABLE

CURRENT ZONE	R-1-22 & RZ
TOTAL AREA	78.02 ACRES
AREA IN RESORT ZONE	41.20 ACRES
AREA IN R-1-22 ZONE	36.82 ACRES
RESORT DEVELOPMENT PARCEL	19.51 ACRES
HOT POT CONSERVATION EASEMENT	8.11 ACRES

LEGEND

-
- WETLANDS (3.75 ACRES)
 SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
 HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
 RESORT ZONE BOUNDARY
 PRESERVATION / NON-RESORT AREAS (HATCHED AREAS DENOTE AREAS WHERE BUILDING IS ALLOWED).
 HOT POT CONSERVATION EASEMENT (8.11 ACRES)
 NOTE: AN ADDITIONAL 4.59 ACRES IS INCLUDED IN THE CONSERVATION EASEMENT.

THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.

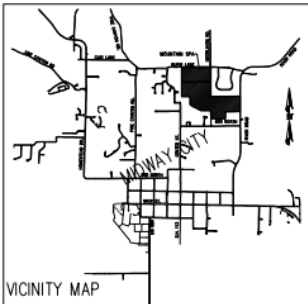
PAUL D. BERG _____ P.E.
SERIAL NO. 225596
DATE: 14 AUG 2020

CHUCK HEATH
MOUNTAIN SPA
OPEN SPACE EXHIBIT

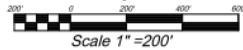


DESIGN BY: PJB	DATE: 14 AUG 2020	SHEET NO. 1
DRAWN BY: PJB	REV:	

MOUNTAIN SPA - RURAL PRESERVATION SUBDIVISION



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



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	79.13'	150.00'	90°53'53"	71.36'	S47°50'56"E
C2	259.13'	150.00'	98°58'44"	228.09'	S48°19'49"W
C3	159.86'	1000.00'	09°09'33"	159.86'	N85°48'30"W
C4	83.58'	150.00'	35°33'07"	81.59'	S71°50'05"W
C5	142.58'	250.00'	32°40'52"	140.85'	N52°18'45"W

LINE	LENGTH	BEARING
L1	25.93'	S89°57'19"W
L2	97.38'	S00°14'58"E
L3	95.81'	S00°02'13"E
L4	191.68'	S00°02'47"W
L5	305.61'	S00°00'58"W
L6	25.69'	N89°23'27"E

SYMBOL LEGEND

- SURVEY BOUNDARY
- PUBLIC UTILITY EASEMENT
- FOUND SECTION CORNERS (AS NOTED ON DRAWING)
- 20' GRAVEL DRIVEWAY EASEMENT
- WETLANDS
- SENSITIVE LANDS

20' SHARED DRIVEWAY EASEMENT BETWEEN LOT OWNERS
 LOTS 1 & 4 ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED 20' GRAVEL DRIVEWAY FROM BURGLI LANE. LOT 2 IS RESPONSIBLE FOR THE 20' GRAVEL DRIVEWAY FROM 200 EAST. SAID RESPONSIBILITY WILL END WHEN THE RESORT COMPLETES THE PAVED ASPHALT ROADWAY. LOTS 2, 3, & 4 SHALL HAVE THE RIGHT TO ACCESS THEIR LOTS FROM THE PRIVATE PAVED ROADS IN THE RESORT.

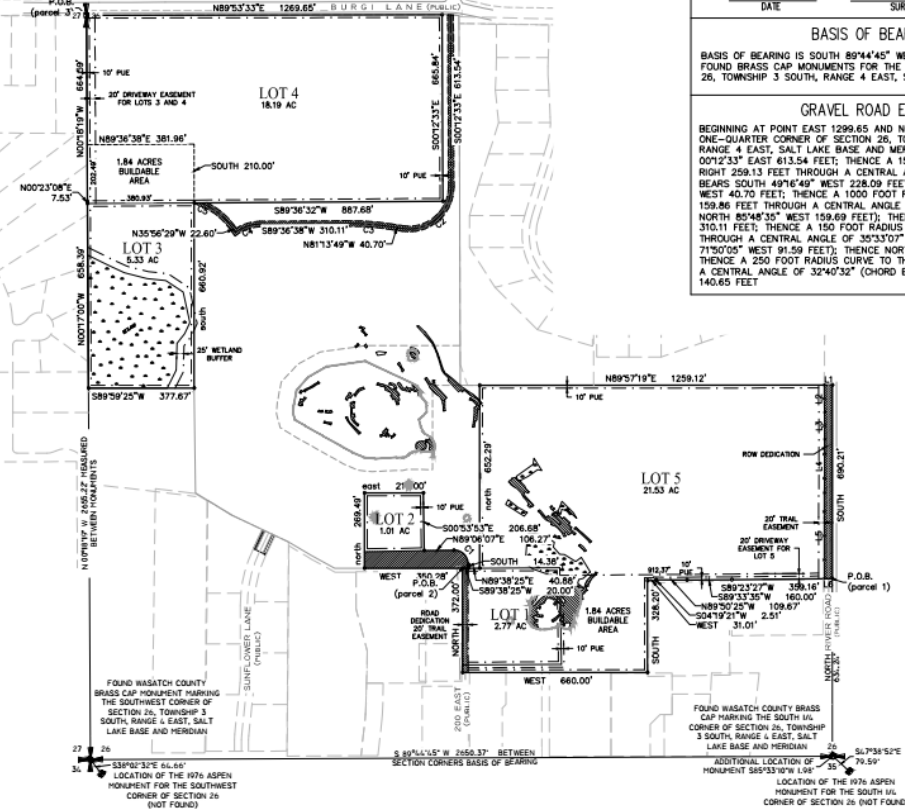
RURAL SUBDIVISION NOTES:

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

SURVEYOR
 TROY TAYLOR - PLS
 ELEVANT LAND SURVEYING
 2296 SOUTH 270 EAST
 HERRI CITY, UTAH 84032
 PHONE (801) 651-8748

DATE OF SURVEY: JULY 2020

FOUND WASATCH COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 P.O.B. (parcel 3)



SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE, I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH UTAH S.L. CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
 I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BEHIND)

BASIS OF BEARING

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

GRAVEL ROAD EASEMENT

BEGINNING AT POINT EAST 1299.65 AND NORTH 2.17 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE SOUTH 00°12'33" EAST 613.54 FEET; THENCE A 150 FOOT RADIUS CURVE TO THE RIGHT 259.13 FEET THROUGH A CENTRAL ANGLE OF 98°58'44" (CHORD BEARS SOUTH 49°16'49" WEST 228.09 FEET); THENCE NORTH 81°3'49" WEST 40.70 FEET; THENCE A 1000 FOOT RADIUS CURVE TO THE LEFT 159.86 FEET THROUGH A CENTRAL ANGLE OF 09°09'33" (CHORD BEARS NORTH 80°48'35" WEST 159.86 FEET); THENCE SOUTH 89°36'38" WEST 310.11 FEET; THENCE A 150 FOOT RADIUS CURVE TO THE LEFT 93.08 FEET THROUGH A CENTRAL ANGLE OF 35°33'07" (CHORD BEARS SOUTH 71°50'05" WEST 91.59 FEET); THENCE NORTH 35°56'29" WEST 22.60 FEET; THENCE A 250 FOOT RADIUS CURVE TO THE LEFT 142.68 FEET THROUGH A CENTRAL ANGLE OF 32°40'52" (CHORD BEARS NORTH 52°18'45" WEST 140.65 FEET)

BOUNDARY DESCRIPTION

PARCEL 1
 BEGINNING NORTH 634.24 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE SOUTH 89°23'27" WEST 359.16 FEET; THENCE SOUTH 89°33'35" WEST 160.00 FEET; THENCE NORTH 89°50'25" WEST 109.67 FEET; SOUTH 04°19'21" WEST 2.51 FEET; THENCE WEST 31.01 FEET; THENCE SOUTH 528.20 FEET; THENCE WEST 660.00 FEET; THENCE NORTH 372.00 FEET; THENCE NORTH 89°38'25" EAST 60.88 FEET; THENCE NORTH 852.29 FEET; THENCE NORTH 98°57'19" EAST 1259.12 FEET; THENCE SOUTH 60.88 FEET TO THE POINT OF BEGINNING.
 CONTAINS 24.84 ACRES

PARCEL 2
 BEGINNING EAST 1328.37 FEET AND NORTH 682.40 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING WEST 359.28 FEET; NORTH 269.49 FEET; THENCE EAST 210.00 FEET; THENCE SOUTH 00°53'53" EAST 206.68 FEET; THENCE NORTH 89°06'07" EAST 106.27 FEET; THENCE A 50.00 FOOT RADIUS CURVE TO THE RIGHT 79.32 FEET THROUGH A CENTRAL ANGLE OF 90°53'53" (CHORD BEARS SOUTH 45°26'56" EAST 71.26 FEET); THENCE SOUTH 14.38 FEET; THENCE SOUTH 89°38'25" WEST 60.88 FEET TO THE POINT OF BEGINNING.
 CONTAINS 1.50 ACRES

PARCEL 3
 BEGINNING AT THE WEST ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE NORTH 89°53'33" EAST 1271.57 FEET; THENCE A 389.00 FOOT RADIUS CURVE TO THE RIGHT 58.31 FEET THROUGH A CENTRAL ANGLE OF 08°50'20" (CHORD BEARS NORTH 80°48'47" WEST 58.26 FEET); THENCE SOUTH 00°12'33" EAST 654.06 FEET; THENCE SOUTH 00°03'13" EAST 7.12 FEET; THENCE SOUTH 89°36'32" WEST 947.67 FEET; THENCE SOUTH 660.92 FEET; THENCE SOUTH 89°29'25" WEST 377.67 FEET; THENCE NORTH 00°17'00" WEST 658.39 FEET; THENCE NORTH 00°23'08" EAST 7.53 FEET; THENCE NORTH 00°18'19" WEST 644.59 FEET TO THE POINT OF BEGINNING.
 CONTAINS 26.11 ACRES

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

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

BY: CHUCK HEATH

ACKNOWLEDGMENT

STATE OF UTAH) S.S.
 COUNTY OF WASATCH)
 ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, WHO DULY KNOWN TO ME THAT HE/SHE DO 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 BEHIND)

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

MOUNTAIN SPA RURAL PRESERVATION SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 200 FEET

COUNTY SURVEYOR

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

ROS # _____

COUNTY SURVEYOR

COUNTY RECORDER

DATE: _____
 MIDWAY IRRIGATION COMPANY

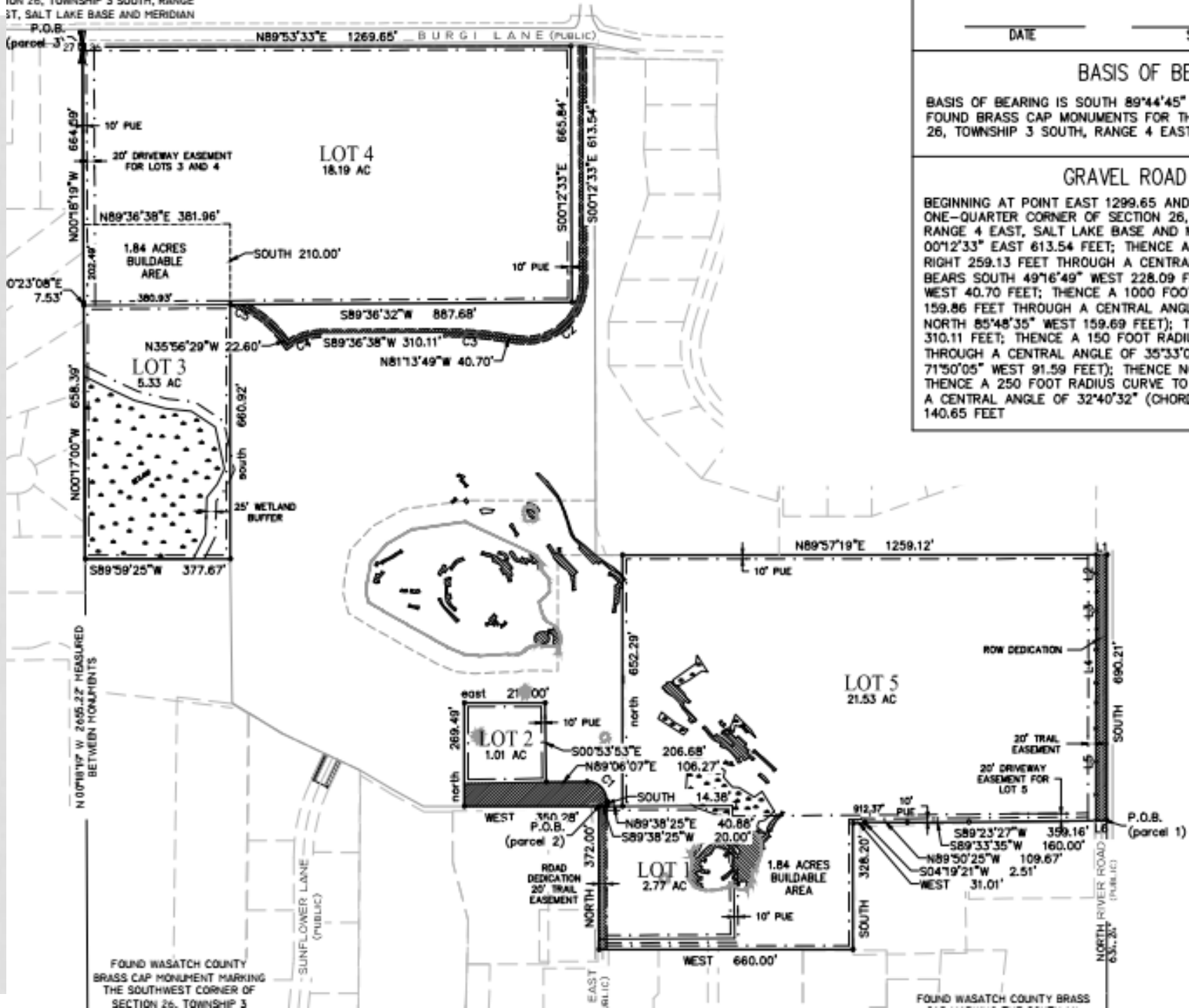
DATE: _____
 MIDWAY SANITATION DISTRICT

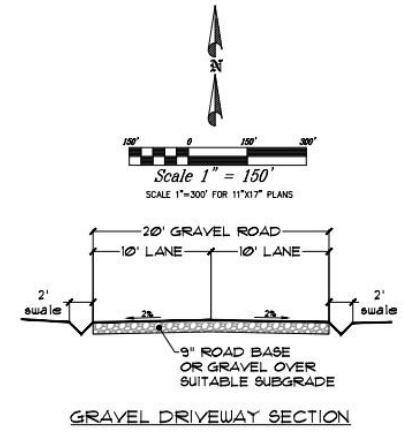
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

--	--	--	--

BASIS OF BEARING IS SOUTH 89°44'45"
FOUND BRASS CAP MONUMENTS FOR TH
26, TOWNSHIP 3 SOUTH, RANGE 4 EAST

BEGINNING AT POINT EAST 1299.65 AND ONE-QUARTER CORNER OF SECTION 26, RANGE 4 EAST, SALT LAKE BASE AND 00°12'33" EAST 613.54 FEET; THENCE A RIGHT 259.13 FEET THROUGH A CENTRAL ANGLE OF 100°00'00" WEST 228.09 FEET; THENCE A RIGHT 40.70 FEET; THENCE A 1000 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 159.86 FEET THROUGH A CENTRAL ANGLE OF 85°48'35" WEST 159.69 FEET; THENCE A 150 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 35°33'00" WEST 91.59 FEET; THENCE A 250 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 32°40'32" (CHORD 140.65 FEET





1. A 20' GRAVEL DRIVEWAY IS ALLOWED PER SECTION 16.18.14 OF THE MIDWAY CITY CODE THE GRAVEL DRIVEWAYS FOLLOW ALIGNMENT FOR THE PROPOSED FUTURE 30' ASPHALT ROADS FOR THE RESORT. THE GRAVEL DRIVEWAYS WILL BE USED UNTIL THE RESORT IS DEVELOPED.

LEGEND

- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
- HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
- 20' GRAVEL DRIVEWAY AS ALLOWED PER SECTION 16.18.14 OF THE RURAL PRESERVATION SUBDIVISION CODE.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS BONDED AND SEALED.

PAUL D. BERG P.E.

SERIAL NO. 265595

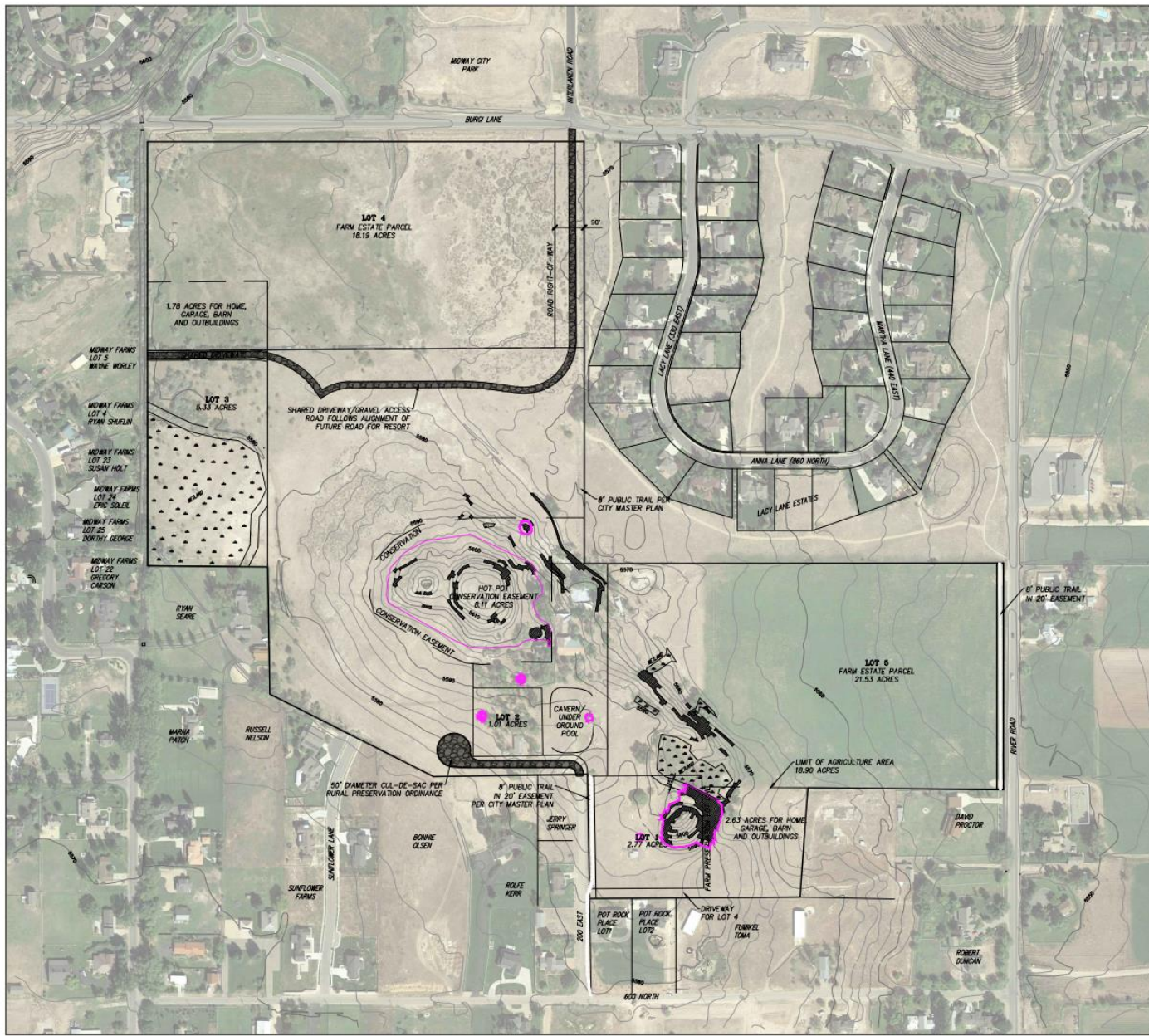
DATE: 8 SEPT 2020

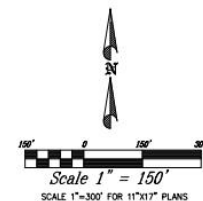
CHUCK HEATH
MOUNTAIN SPA

RURAL PRESERVATION
SUBDIVISION ROAD PLAN










BERG ENGINEERING
380 E Main St, Suite 204
Midway, UT 84049
ph 435.652.9749

DESIGN BY: PDB	DATE: 9 SEPT 2020
DRAWN BY: PDB	REV:
	SHEET 2





LEGEND

-  WETLANDS (3.75 ACRES)
-  SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
-  HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
-  RESORT ZONE BOUNDARY
-  EXISTING PRESSURIZED IRRIGATION
-  EXISTING WATER
-  EXISTING SEWER
-  PROPOSED WATER
-  PROPOSED SEWER

SEWER NOTES:

- ALL SEWER LATERALS ARE 4"
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS & SPECIFICATIONS

WATER NOTES:

- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS & SPECIFICATIONS.

BLUE STAKE NOTE:

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

PRESSURIZED IRRIGATION NOTES:

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS & SPECIFICATIONS.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG P.E.
 SERIAL NO. 295585
 DATE: 9 SEP 2020

CHUCK HEATH
 MOUNTAIN SPA

UTILITY PLAN



DESIGN BY: PDB DATE: 9 SEP 2020 SHEET
 DRAWN BY: PDB REV: 3

MOUNTAIN SPA



MOUNTAIN SPA



MOUNTAIN SPA



MOUNTAIN SPA



MOUNTAIN SPA



MOUNTAIN SPA



MOUNTAIN SPA



MOUNTAIN SPA



WATER BOARD RECOMMENDATION

- 52.45 acre parcel
 - Area of parcel
 - 2,284,722 sq. ft.
 - Impervious area for lots
 - 40,000 sq. ft. (5 x 8,000) (0.92 acres)
 - Irrigated acreage
 - $22.1 \times 3 = 66.3$ acre feet
- 5 culinary connections
 - 4 acre feet
- 70.3 acre feet requirement

PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Whitney: I make a motion that we recommend approval of the Mountain Spa Rural Preservation Subdivision. The proposal is to create five lots on 52.45 acres. The property is located on the Mountain Spa property at 800 North and 200 East. And that we accept staff report findings and the water board recommendation. We also accept the conditions listed on the powerpoint presentation which are, that deed restrictions that will be recorded towards all five lots must be submitted to the City for review. A note on the plat is included with language that eliminates the ability to subdivide any of the five lots. 70.3-acre feet of water is tendered to the City before the plat is recorded. And A 20' public trail easement is provided along River Road and the funds to build the trail are contributed to the City's general trail fund. The trail will be built by the City in the public trail easement at a future date.
- Ayes: Commissioners: Bouwhuis, McKean, Whitney, Simons, Ream and Crawford
- Nays: None

POSSIBLE FINDINGS

- The proposed lot meets the minimum requirements for the R-1-22 zoning district
- The proposal does meet the intent of the General Plan for the R-1-22 zoning district
- The proposal does comply with the requirements for the Rural Preservation Subdivision code
- The subdivision helps comply with the vision states in the General Plan to preserve open space and a rural atmosphere
- All five lots will be deed restricted so they can never be further subdivided
- The subdivision will help complete the master trail plan dedicating a public trail easement and contributing funds to build future trails.

PROPOSED CONDITIONS

- Deed restrictions that will be recorded towards all five lots must be submitted to the City for review.
- A note on the plat is included with language that eliminates the ability to subdivide any of the five lots.
- 70.3-acre feet of water is tendered to the City before the plat is recorded.
- A 20' public trail easement is provided along River Road and the funds to build the trail are contributed to the City's general trail fund. The trail will be built by the City in the public trail easement at a future date.
- The developer will build the east-west trail either in Lacy Lane on a public trail easement or on a public trail easement on lot 5.