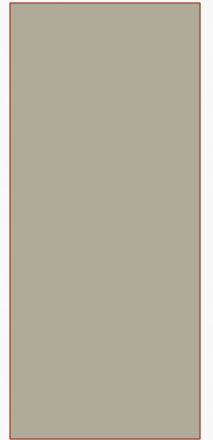


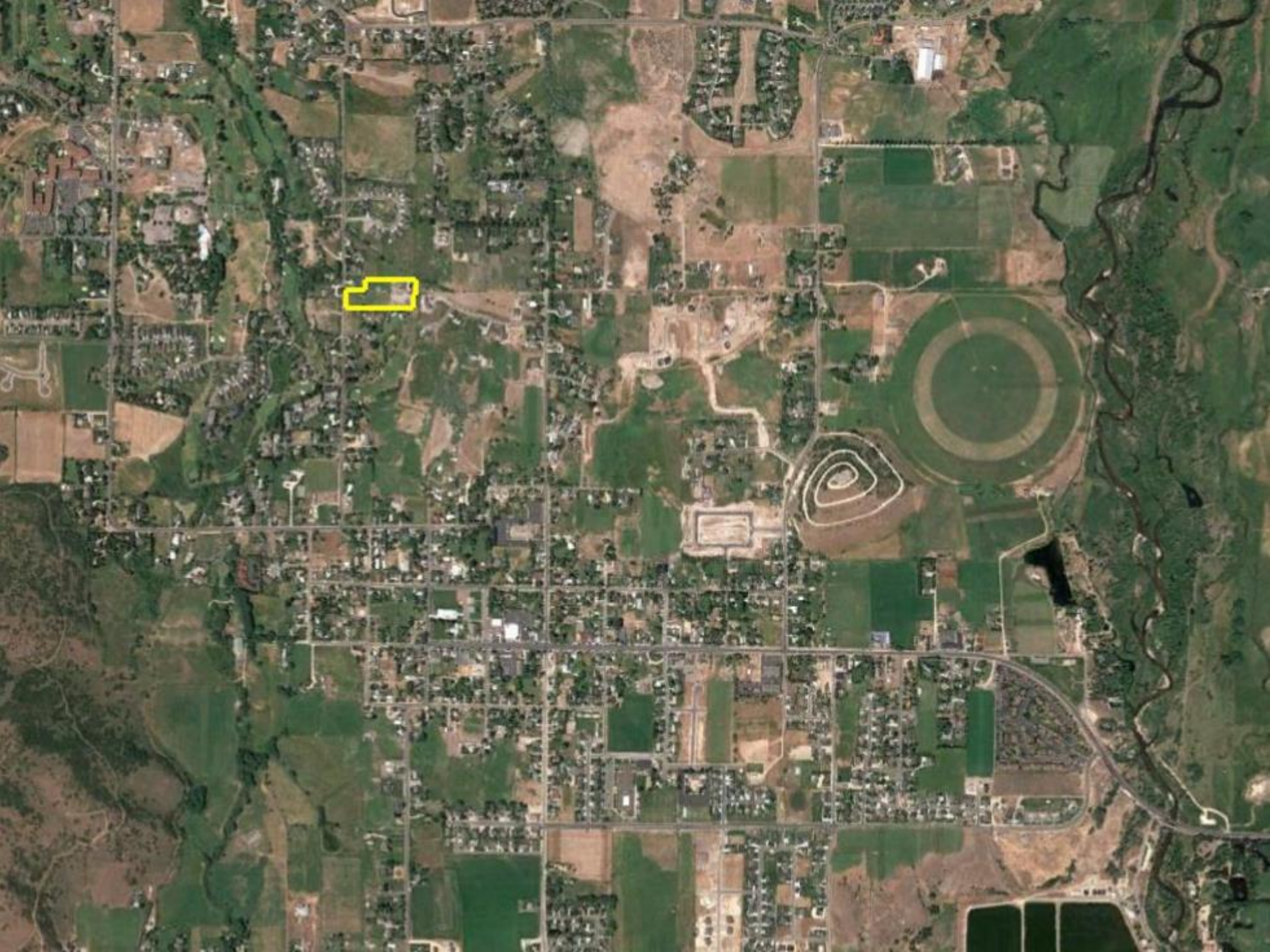
FARM MEADOWS SUBDIVISION

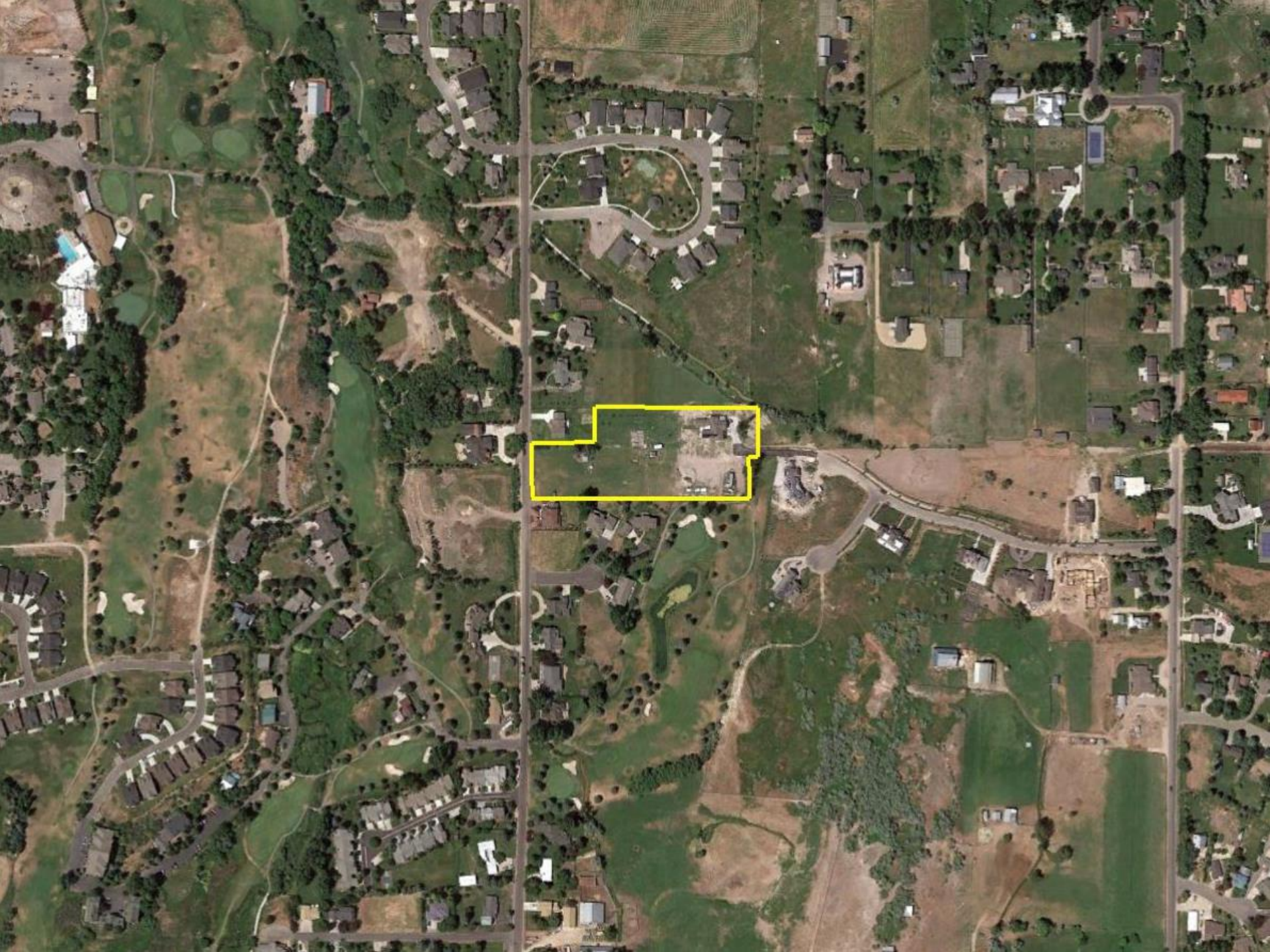
PRELIMINARY/FINAL

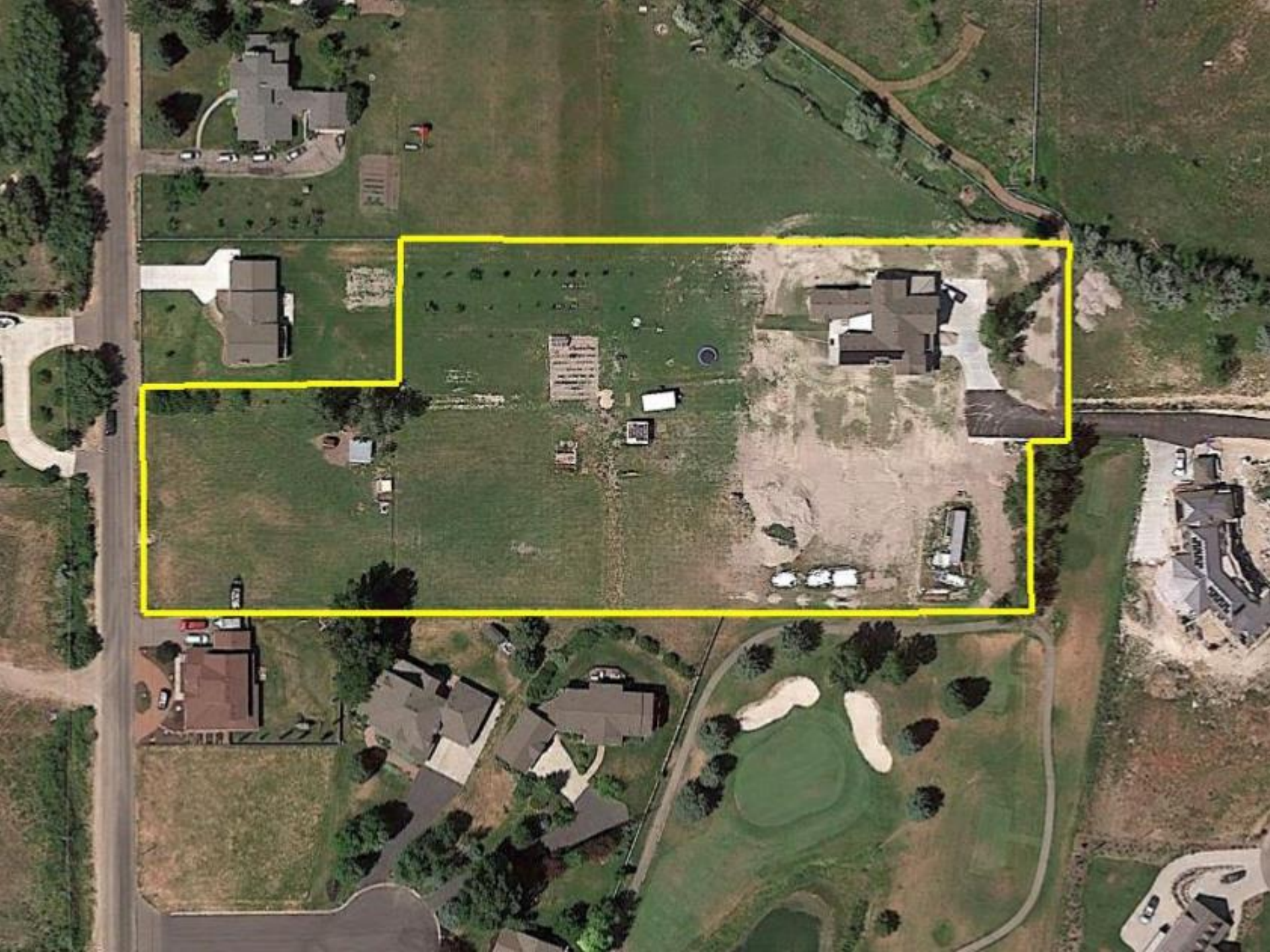


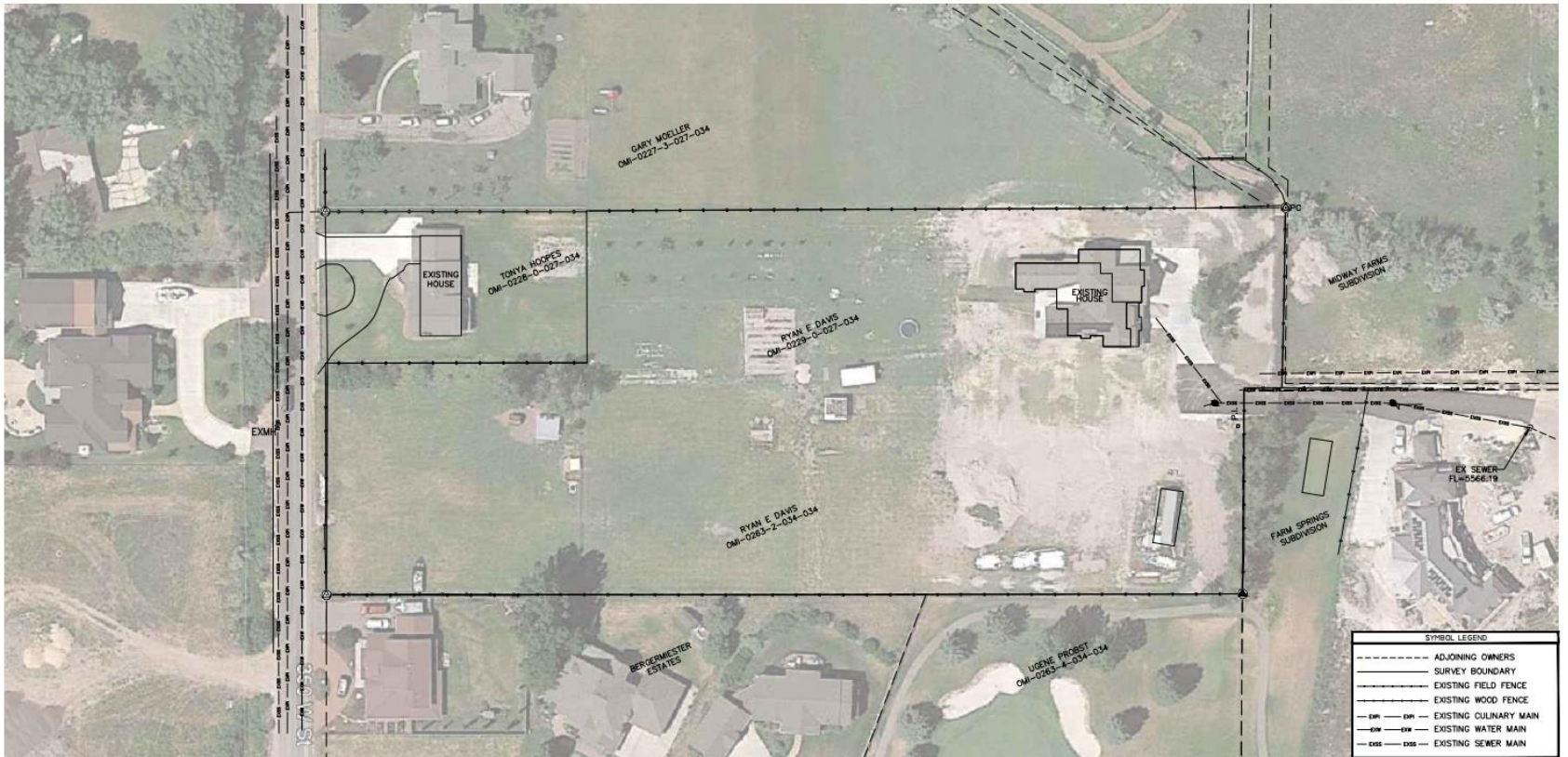
LAND USE SUMMARY

- 3.92-acre parcel
- R-1-15 & R-1-22 zoning
- Proposal contains 3 lots
 - Two lots would be recorded on the initial plat and there would be an option to subdivide the property to three lots
- Private driveway access for lots 2 and 3
- The lots will connect to Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line
- Planned bike lane along Pine Canyon Road
- Existing public trail and easement on the northeast side of the proposal



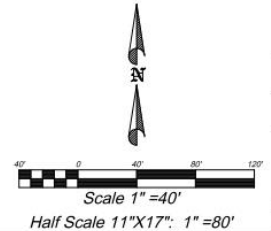




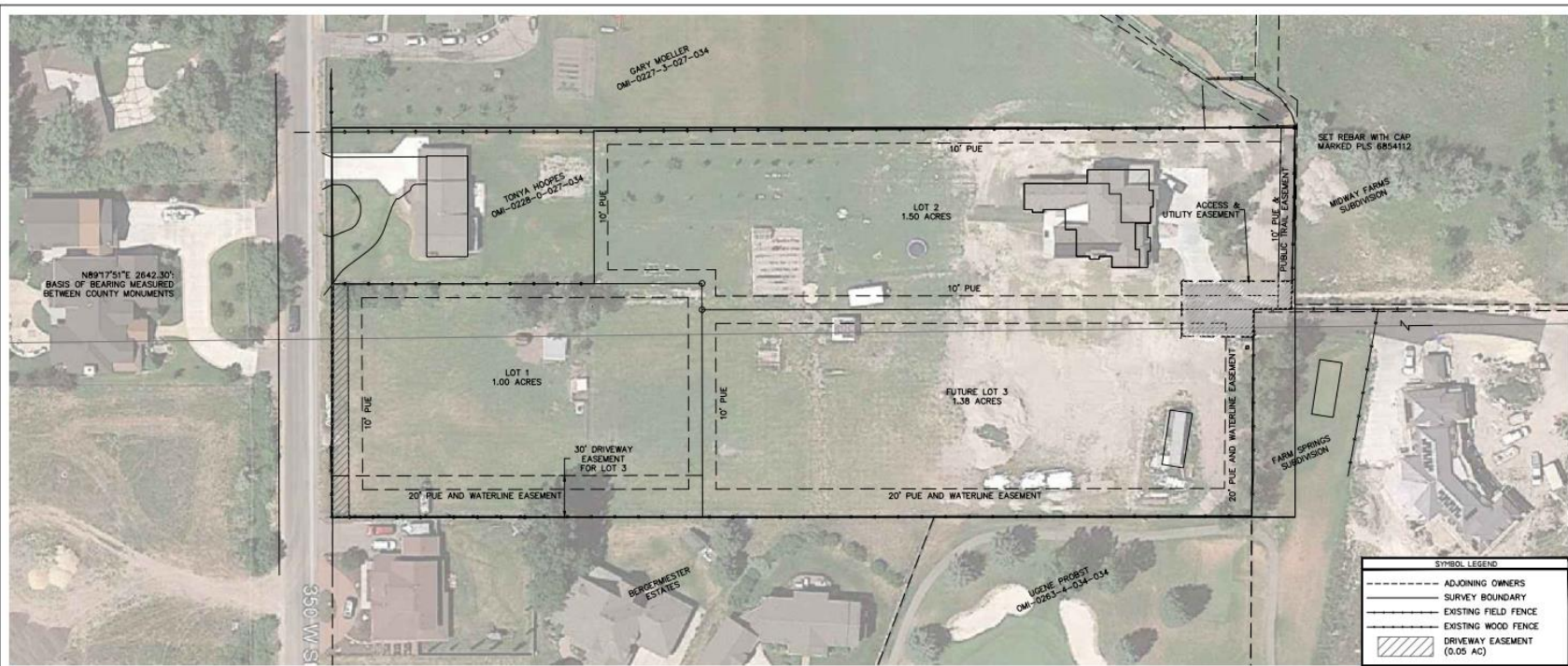


BLUE STAKE NOTE:
 * LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

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 PAUL D. BEIS P.E.
 SERIAL NO. 205095
 DATE 12 JAN 2021



RYAN DAVIS FARM MEADOWS EXISTING CONDITIONS PLAN	
DESIGN BY: PDB DRAWN BY: DEL	DATE: 12 JAN 2021 REV: 1



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RECORDING, OR PERMIT PURPOSES.

PAUL D. BEGG P.E.
SERIAL NO. 205095
DATE: 28 MAR 2021

RYAN DAVIS
FARM MEADOWS
MASTER
PLAN

ENGINEERING
200 E. Main St., Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: PEB
DRAWN BY: DEB

DATE: 29 MAR 2021
REV:

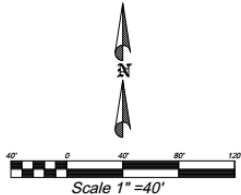
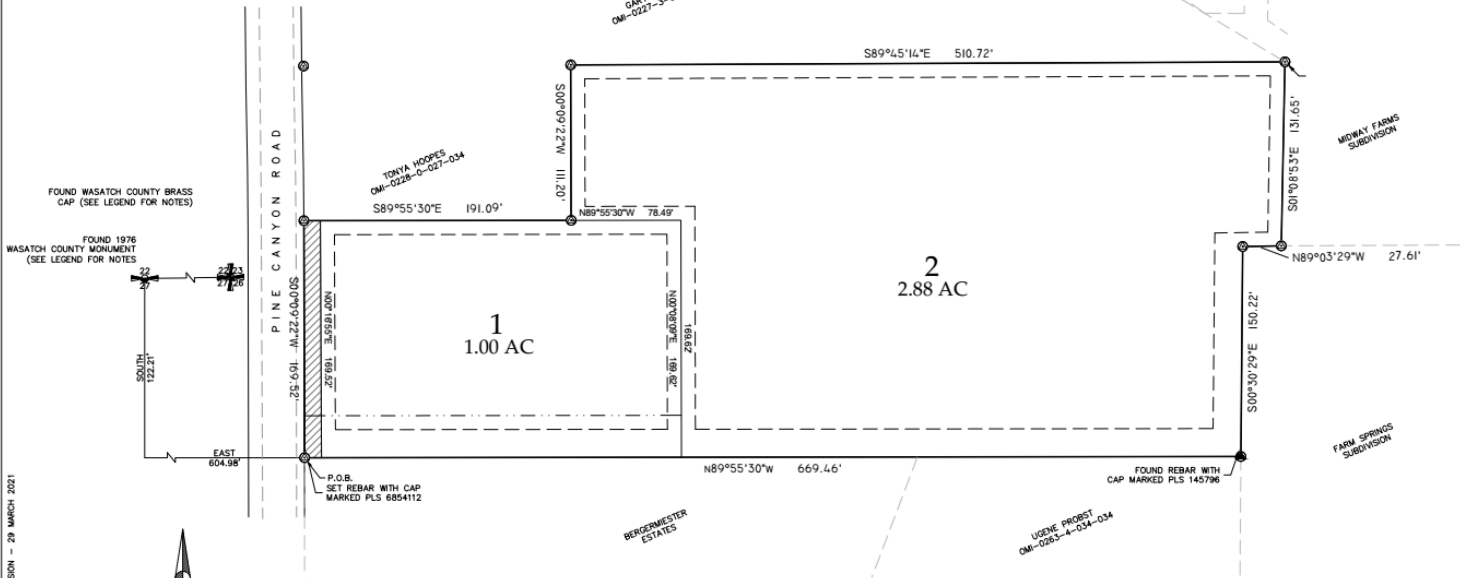
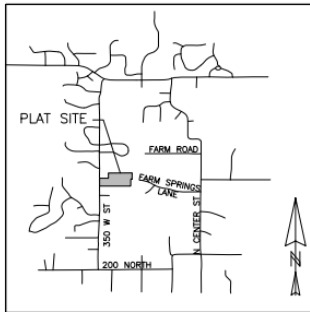
SHEET
2

FARM MEADOWS

A DENSITY REDUCTION SUBDIVISION

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SOUTHEAST QUARTER, OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

AN ADDITIONAL LOT MAY BE ADDED TO THIS SUBDIVISION PER THE MASTER PLAN AND DEVELOPMENT AGREEMENT WITH MIDWAY CITY



SYMBOL LEGEND

- DRIVEWAY EASEMENT
- ADJOINING OWNERS
- SURVEY BOUNDARY
- PUE
- SET REBAR WITH CAP (AS NOTED ON DRAWING)
- FOUND REBAR WITH CAP (AS NOTED ON DRAWING)
- ⊕ FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
- ⊕ FOUND 1976 WASATCH COUNTY MONUMENT MARKING THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°17'51" EAST A MEASURED DISTANCE OF 2642.30 FEET BETWEEN THE FOUND 1976 ASPEN MONUMENT MARKING THE SOUTH 1/4 CORNER OF SECTION 27 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

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

ROS# _____

COUNTY SURVEYOR _____

DATE: _____

MIDWAY IRRIGATION COMPANY

DATE: _____

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 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A FENCE CORNER ON THE EAST SIDE OF PINE CANYON ROAD, SAID POINT BEING LOCATED SOUTH 122.21 FEET AND EAST 604.98 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°55'30" WEST 191.09 FEET; THENCE NORTH 00°09'22" WEST 111.20 FEET TO A WOOD FENCE; THENCE SOUTH 01°08'53" WEST 131.65 FEET ALONG A FIELD FENCE; THENCE SOUTH 89°03'29" WEST 27.61 FEET ALONG A FIELD FENCE; THENCE SOUTH 00°03'29" WEST 150.22 FEET ALONG A FENCE LINE AND THE FARM SPRINGS SUBDIVISION TO A FOUND REBAR WITH CAP; THENCE SOUTH 89°55'30" WEST 669.46 FEET ALONG A FENCE LINE AND THE BURGERMEISTER ESTATES SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING: 3.93 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S), RYAN E. DAVIS, 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, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.

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

RYAN E. DAVIS

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
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 _____ CITY PLANNING COMMISSION

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

FARM MEADOWS

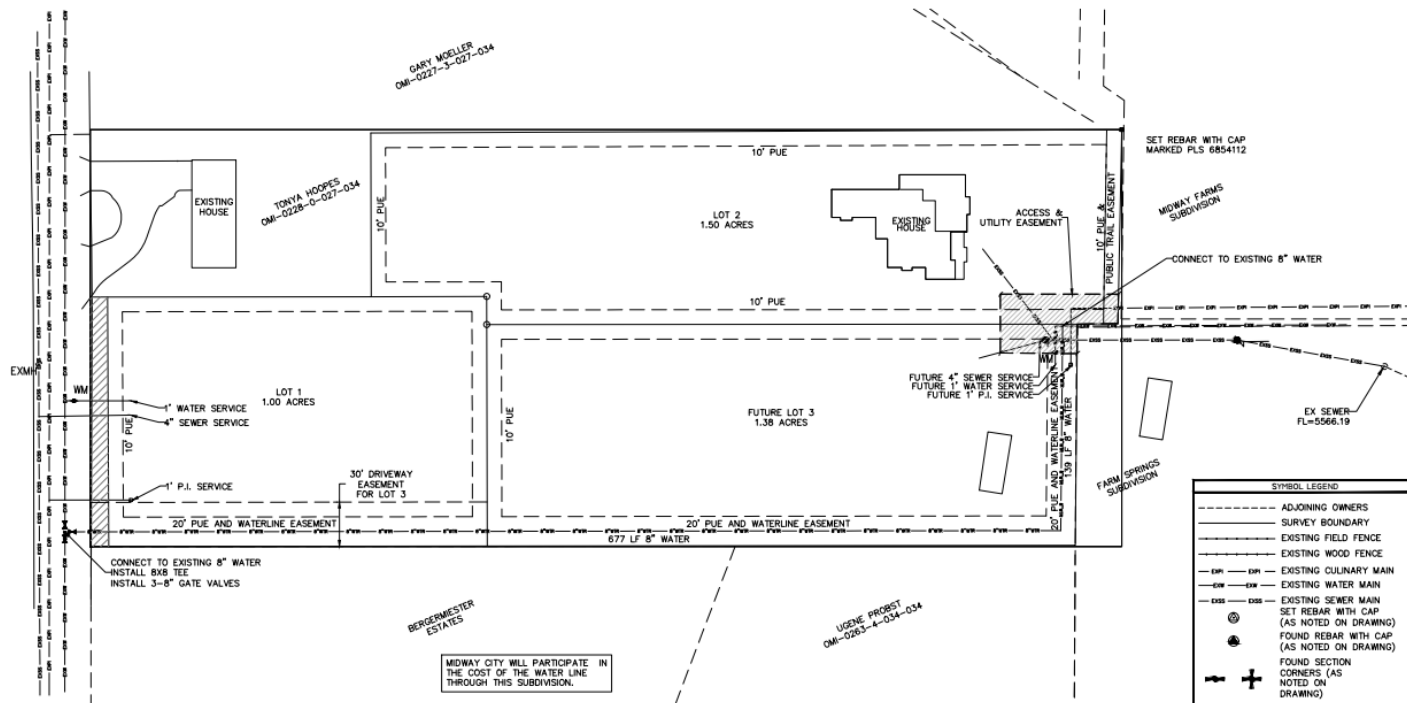
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 40 FEET

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

--	--	--	--

N89°17'51"E 2642.30'
BASIS OF BEARING MEASURED
BETWEEN COUNTY MONUMENTS



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

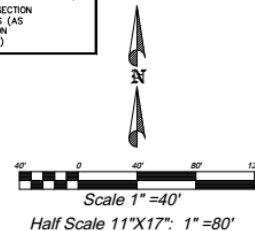
SEWER NOTES:
• ALL SEWER LATERALS ARE 4"
• ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

PRESSURIZED IRRIGATION NOTES:
• ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION STANDARDS AND SPECIFICATIONS.

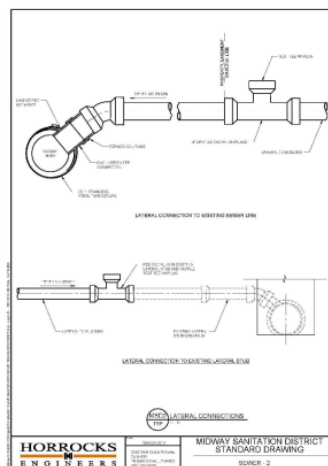
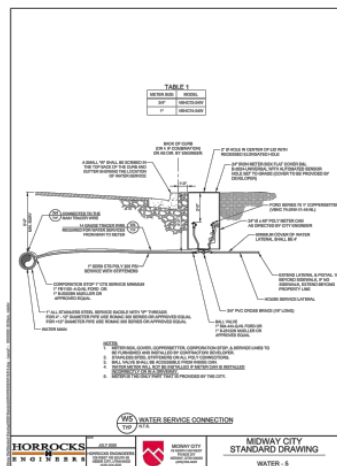
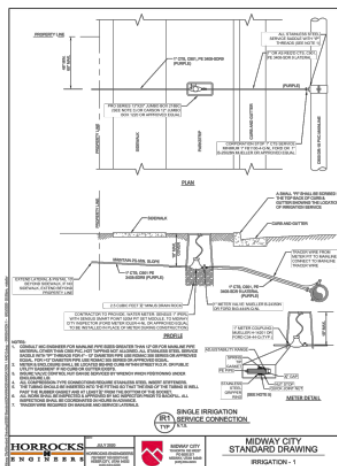
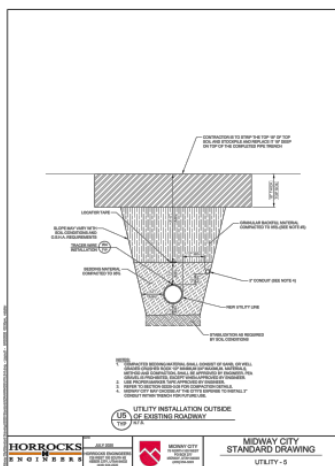
WATER NOTES:
• ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.

STORM DRAIN NOTES:
• ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

SYMBOL LEGEND	
---	ADJOINING OWNERS
---	SURVEY BOUNDARY
---	EXISTING FIELD FENCE
---	EXISTING WOOD FENCE
---	EXISTING CULINARY MAIN
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	SET REBAR WITH CAP (AS NOTED ON DRAWING)
---	FOUND REBAR WITH CAP (AS NOTED ON DRAWING)
---	FOUND SECTION CORNERS (AS NOTED ON DRAWING)



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PAUL D. BEGG P.E.
SERIAL NO. 205095
DATE: 29 MAR 2021



RYAN DAVIS

FARM MEADOWS

UTILITY

MASTER PLAN

ENGINEERING

200 E Main St, Suite 204

Midway, IL 60059

ph 815.657.9749

DESIGN BY: FEB

DRAWN BY: DEJ

DATE: 29 MAR 2021

REV:

SHEET

4

WATER BOARD RECOMMENDATION

- 3.88 acres in lots (169,013 sq. ft.)
 - Impervious area for lots
 - 0.55 acres (3 x 8,000 sq. ft.)
 - Irrigated acreage
 - 3.33 acres x 3 = 9.99-acre feet
- 3 culinary connections
 - 2.4-acre feet
- 12.39-acre feet requirement
 - 6-acre feet have been dedicated
- 6.39-acre feet must be dedicated

POSSIBLE FINDINGS

- The proposed lots meet the minimum requirements for the R-1-15 and R-1-22 zoning districts.
- The proposal does meet the intent of the General Plan for the R-1-15 and R-1-22 zoning districts.
- The proposal does comply with the requirements for the Density Reduction Subdivision code.
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere.
- The lots will be deed restricted so it can never be further subdivided.
- Two lots will be created initially with the option of creating a third lot in the future.

PROPOSED CONDITIONS

- The deed restrictions that will be recorded towards the lots must be submitted to the City for review and recorded immediately after the plat is recorded.
- A note on the plat is included with language that clearly states that subdividing the lots is prohibited except for as outlined in the development agreement.
- The funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Pine Canyon Road.