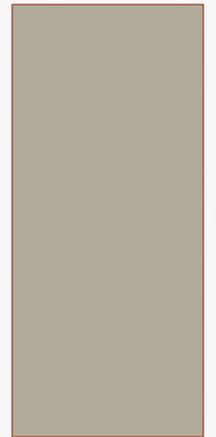


KAY'S LANDING  
LARGE-SCALE SUBDIVISION

REVISED FINAL



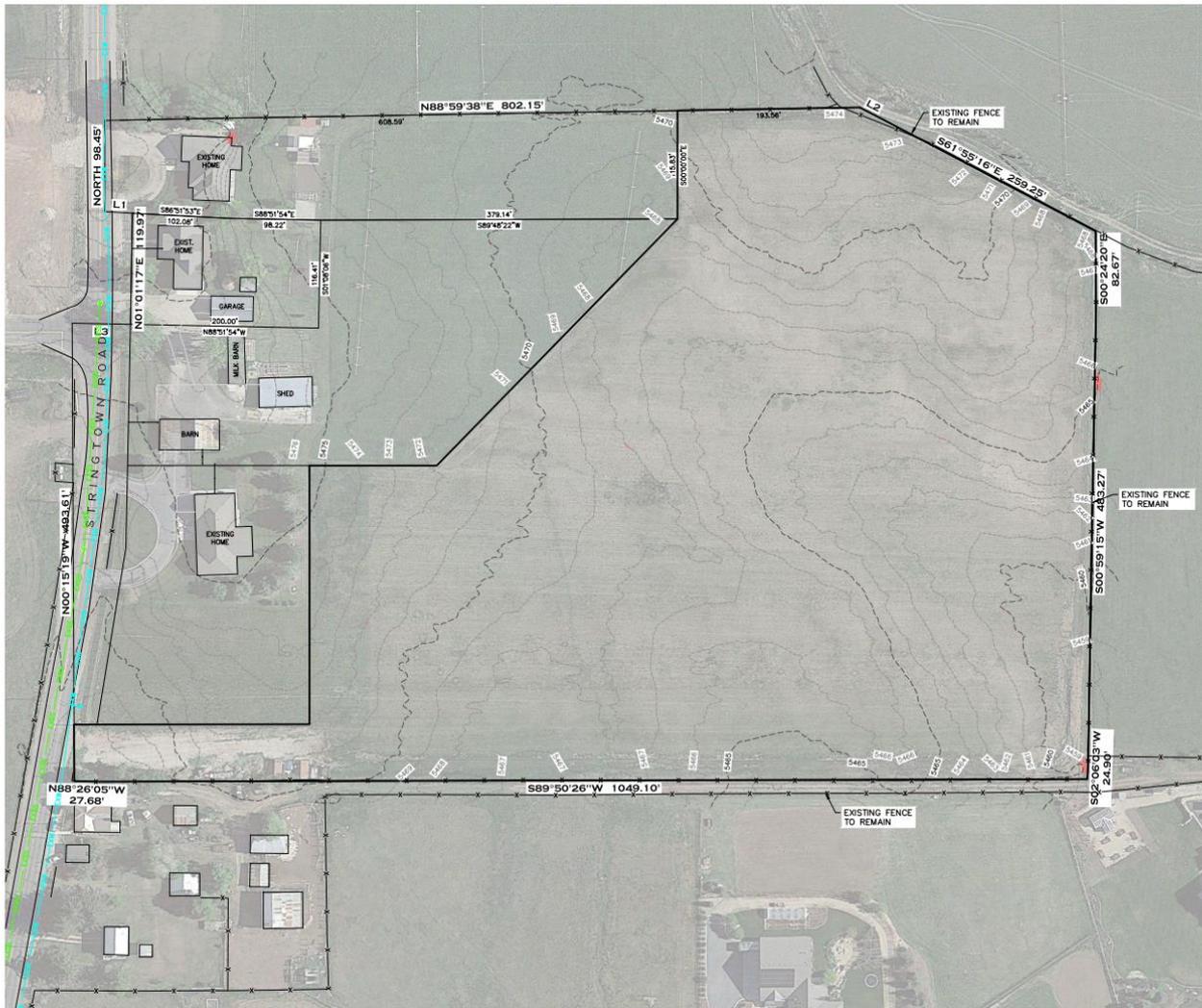
# LAND USE SUMMARY

- 11.14-acres
  - 1.67 acres of open space
- RA-1-43 zoning
- Proposal contains five single family building lots
- Access to lots is provided by a public cul-de-sac that will be built in the subdivision
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District's sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline







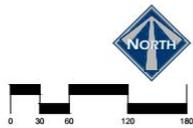


**LEGEND**

- NON-BUILDABLE AREA (25%+ SLOPES)
- EXISTING FENCE
- EXISTING PRESSURIZED IRRIGATION
- EXISTING SEWER
- EXISTING WATER

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ONSITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	29.30'	N86°51'53"W
L2	24.88'	S62°22'36"E
L3	61.94'	S88°51'54"E



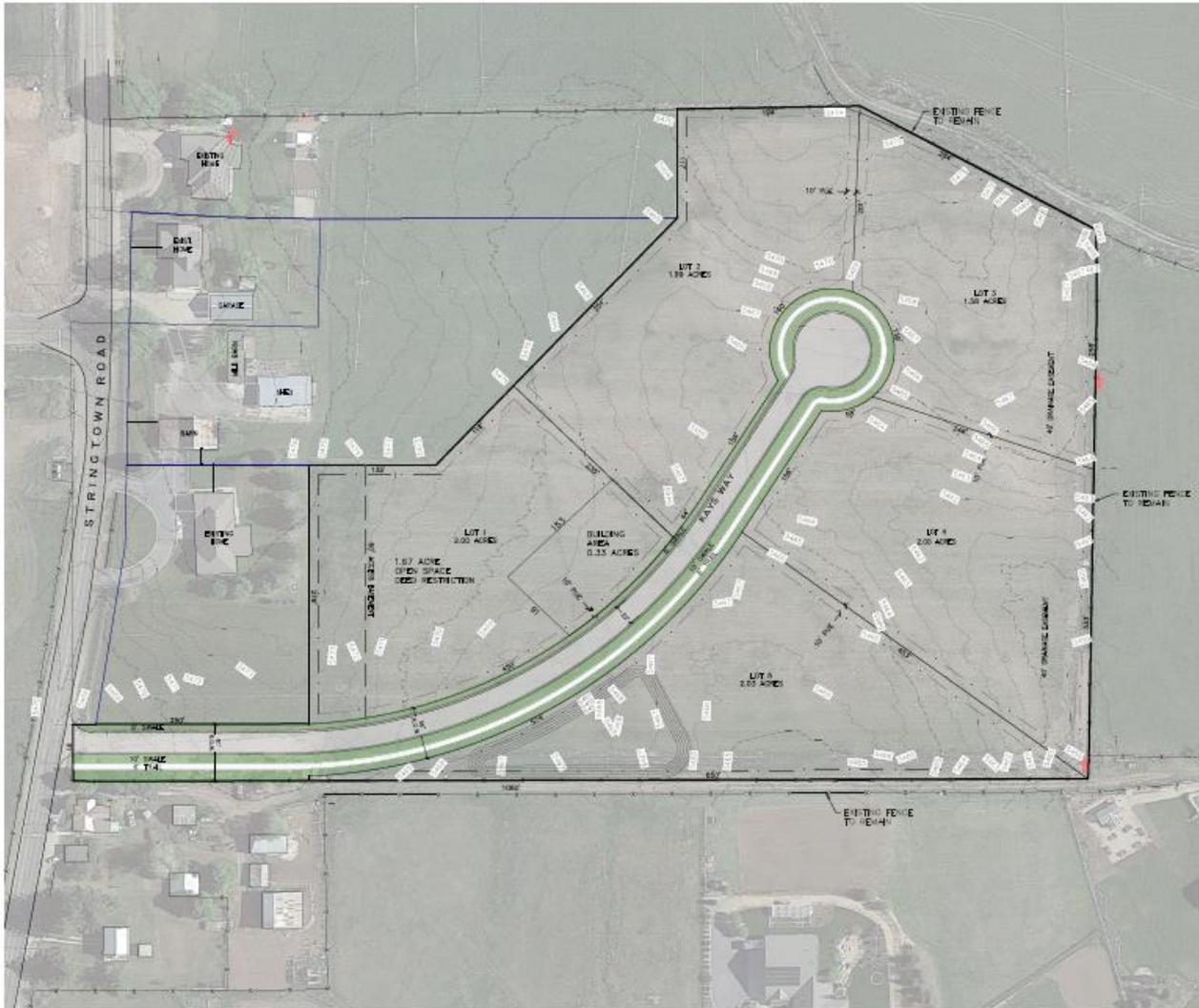
SCALE: 1"=60'

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 PAUL D. BERG, P.E.  
 SERIAL NO. 296095  
 DATE: 5 OCT 2022

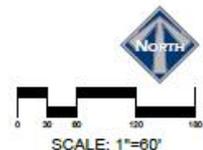
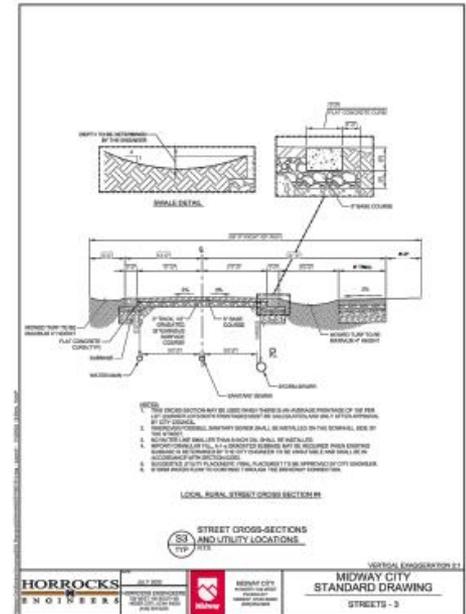
STILL WATER HOLDINGS LLC  
 KAYS LANDING  
**EXISTING CONDITIONS**

**BERG ENGINEERING**  
 380 E Main St, Suite 204  
 Midway, UT 84049  
 ph 435.657.9749

DESIGN BY: PDB DATE: 5 OCT 2022 SHEET: 1  
 DRAWN BY: DEJ REV: 1



AREA TOTAL PROJECT AREA 11.14 ACRES



THE INFORMATION HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF HFCO ENGINEERING.

DESIGNER: FOR  
DRAWN BY: DEJ  
DATE: 11 JAN 2023  
REV: 2

STILL WATER HOLDINGS LLC  
KAYS LANDING  
SITE PLAN

**HFCO ENGINEERING**  
300 E Main St, Suite 204  
Midway, GA 30606  
PH: 770-927-8700





FOUND WASATCH COUNTY BRASS CAP MARKING WITH THE NORTH-EAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

LINE NUMBER	LENGTH	BEARING	AREA
L1	24.88	S82°22'30"E	0.21
L2	24.93	S22°09'33"W	0.21
L3	27.88	N82°20'00"W	0.21
L4	24.48	N89°50'00"E	0.21
L5	5.57	SOUTH	0.05
L6	11.35	N87°08'19"W	0.08
L7	0.28	SOUTH	0.01
L8	62.04	N09°09'30"E	0.21

LINE NUMBER	LENGTH	BEARING	AREA
L1	338.87	S39.00°	27047.71
L2	493.93	S20.00°	49342.93
L3	335.23	S39.00°	28474.87
L4	169.78	71.00°	26707.18
L5	157.41	71.00°	27017.25
L6	81.51	71.00°	49387.91
L7	44.26	S20.00°	44327.85
L8	44.26	S20.00°	44327.85

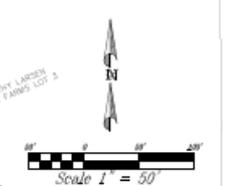
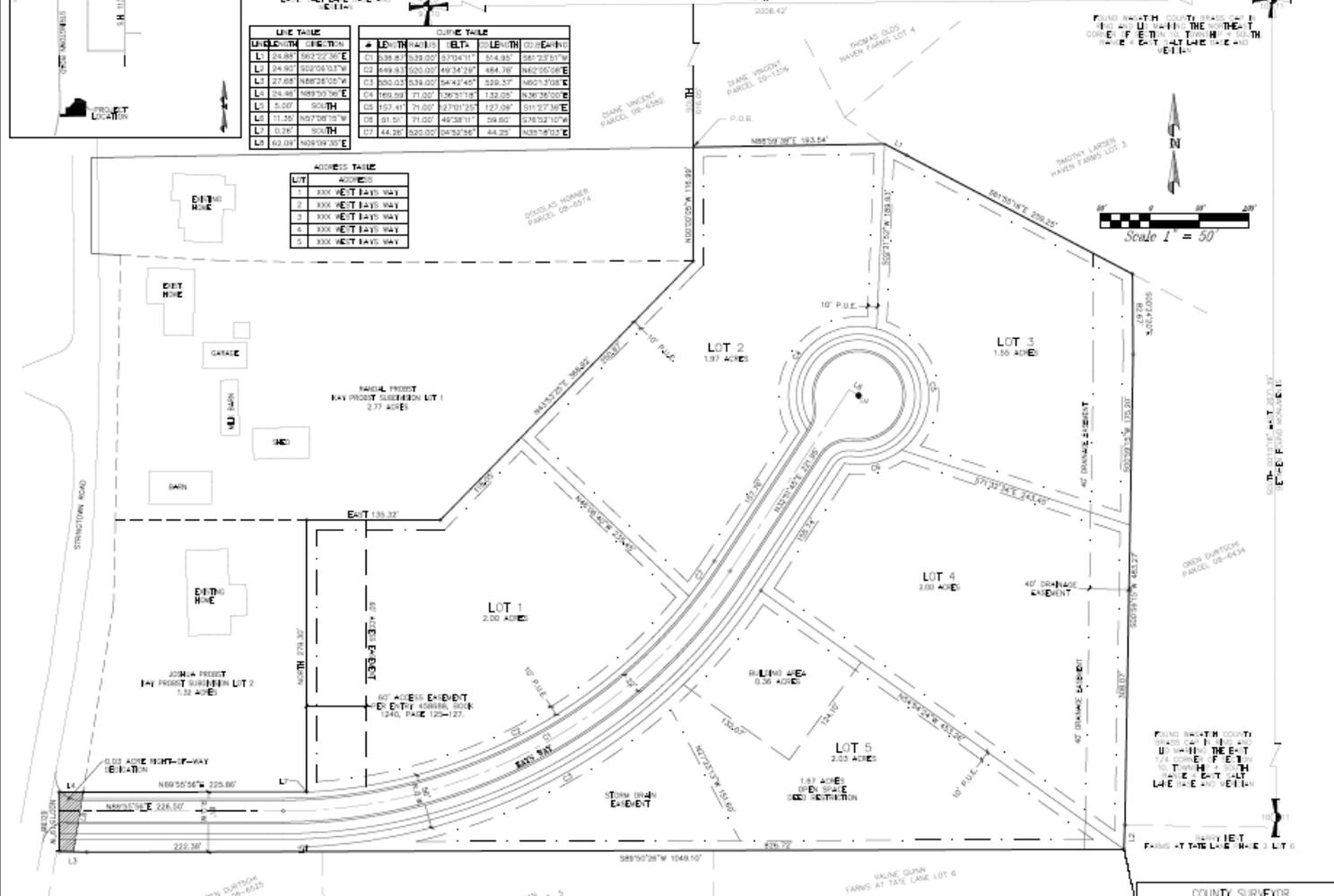
LOT	ADDRESS
1	XXX WEST DAYS WAY
2	XXX WEST DAYS WAY
3	XXX WEST DAYS WAY
4	XXX WEST DAYS WAY
5	XXX WEST DAYS WAY

# KAY'S LANDING

LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

NORTH 89°27'41" WEST 321.77 FEET TO MONUMENT (BRASS CAP MARKING) 2008.42'

FOUND WASATCH COUNTY BRASS CAP MARKING WITH THE NORTH-EAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.



**LEGEND**

- FOUND REBAR WITH CAP MARKED CIVIL SOLUTIONS
- REBAR WITH CAP MARKED ELEVATION
- SURVEY MONUMENT

**DATE OF SURVEY** JUNE 2018

DATE \_\_\_\_\_  
MIDWAY INJECTION COMPANY

DATE \_\_\_\_\_  
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

COUNTY SURVEYOR

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOT # \_\_\_\_\_

COUNTY SURVEYOR

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-10-403 OF THE UTAH CODE, I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8954112. IN ACCORDANCE WITH TITLE 18, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS USING ACT, I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTIONS 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS INDICATED ON THE PLAT.

DATE \_\_\_\_\_ SURVEYOR TROY TAYLOR

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 89°27'41" WEST ALONG THE SECTION LINE 2008.42 FEET AND SOUTH 69.00 FEET FROM THE NORTH-EAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN;

THENCE NORTH 89°27'41" EAST 321.77 FEET ALONG A FENCE LINE, THENCE SOUTH 82°22'30" EAST 24.88 FEET, THENCE SOUTH 22°09'33" EAST 24.93 FEET, THENCE ALONG A FENCE LINE THE FOLLOWING 3 THREE CALLS: SOUTH 82°20'00" EAST 27.88 FEET, SOUTH 89°50'00" WEST 24.48 FEET, AND SOUTH 02°09'33" WEST 24.93 FEET TO A FENCE CORNER, THENCE SOUTH 89°50'28" WEST 1048.10 FEET ALONG A FENCE LINE, THENCE NORTH 89°28'05" WEST 27.88 FEET ALONG A FENCE LINE, THENCE NORTH 02°15'10" WEST 62.04 FEET, THENCE NORTH 09°09'30" EAST 62.04 FEET, THENCE NORTH 27°04'00" WEST 116.99 FEET TO THE POINT OF BEGINNING.

AREA = 15.14 ACRES

**BASIS OF BEARING**

THE BASIS OF BEARING IS NORTH 89°27'41" WEST ALONG THE SECTION LINE FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON HAVE CAUSED THE SAID TO BE SUBMITTED INTO LOTS, PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS AND HEREBY DEDICATE THESE AREAS LAID OUT AS SHOWN ON THESE EASEMENTS AND UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_

ALL WAYS HEREBY Laid \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF WASATCH ) S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED  
BEFORE ME \_\_\_\_\_ WHO HAS ACKNOWLEDGED  
TO ME THAT HE/HE IS OF SOUND MIND AND OF 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 SUBMISSION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED: \_\_\_\_\_ MAYOR  
APPROVED: \_\_\_\_\_ CITY ENGINEER  
APPROVED: \_\_\_\_\_ CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE  
PLANNING COMMISSION

PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

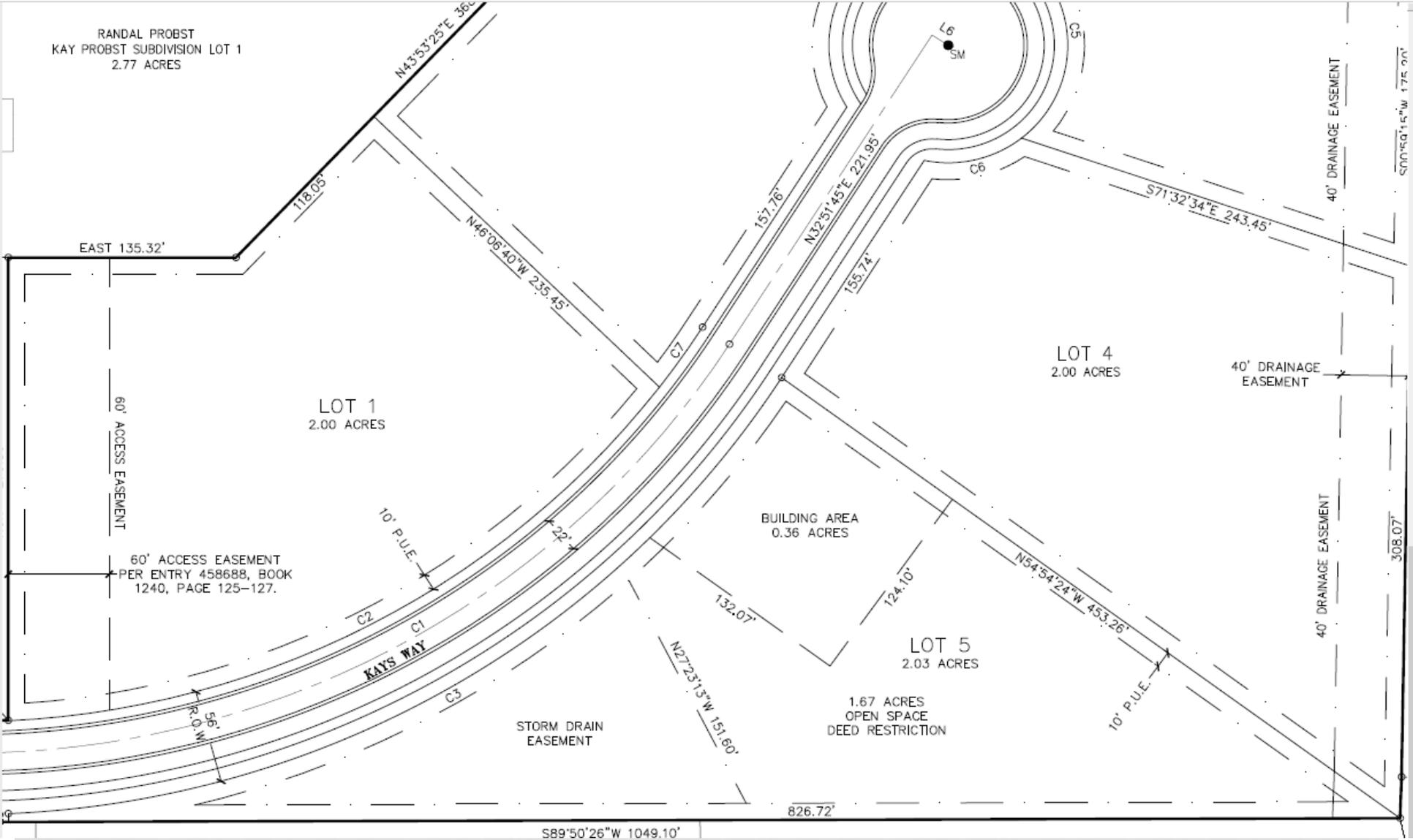
**KAY'S LANDING SUBDIVISION**

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN

SCALE 1" = 55 FEET

APPROVED BY _____	APPROVED BY _____	APPROVED BY _____	APPROVED BY _____
DATE _____	DATE _____	DATE _____	DATE _____

RANDAL PROBST  
KAY PROBST SUBDIVISION LOT 1  
2.77 ACRES



EAST 135.32'

LOT 1  
2.00 ACRES

60' ACCESS EASEMENT

60' ACCESS EASEMENT  
PER ENTRY 458688, BOOK  
1240, PAGE 125-127.

10' P.U.E.

KAYS WAY

STORM DRAIN  
EASEMENT

BUILDING AREA  
0.36 ACRES

LOT 5  
2.03 ACRES

1.67 ACRES  
OPEN SPACE  
DEED RESTRICTION

LOT 4  
2.00 ACRES

40' DRAINAGE  
EASEMENT

40' DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

118.05'

N43°53'25"E 360.00'

N46°08'40"W 235.45'

157.76'

N32°31'45"E 221.95'

155.74'

S71°32'34"E 243.45'

C2

C1

C3

N27°23'13"W 151.00'

132.07'

124.10'

N54°54'24"W 453.26'

10' P.U.E.

826.72'

S89°50'26"W 1049.10'

308.07'

S50°05'15"W 175.00'

L6  
SM

# RIGHT-OF-WAY

This Right-of-Way granted herein over and across the above described property shall be perpetual for ingress and egress for vehicular and pedestrian traffic, and also for the installation, repair, maintenance, and replacement of underground sewer, water, gas, electric, communication lines, and all other customary utility services, and also for the purpose of a future public road (including curb, gutter, sidewalk, pavement, and landscaping) and public utilities when necessary to provide public access to the adjacent property currently owned by Randall K. Probst, Successor Trustee of the Kay Probst Family Living Trust, dated June 6, 1995.

# POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district.
- The proposal does comply with the land use requirements of the RA-1-43 zoning district.
- 1.67 acres of open space must be created as part of the development, which will be noted on the plat and restricted from future building or development.
- The property is restricted to five lots by a private deed restriction and by the annexation agreement.
- The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by the County Recorder within the one-year period of time, the development's approval shall be voided, and both preliminary and final approvals must be re-obtained, unless, on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions

# PROPOSED CONDITION

1. The applicant must contribute to the planned bike lane an amount approved by the City Engineer before the plat is recorded.