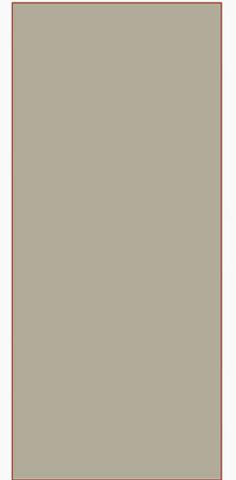
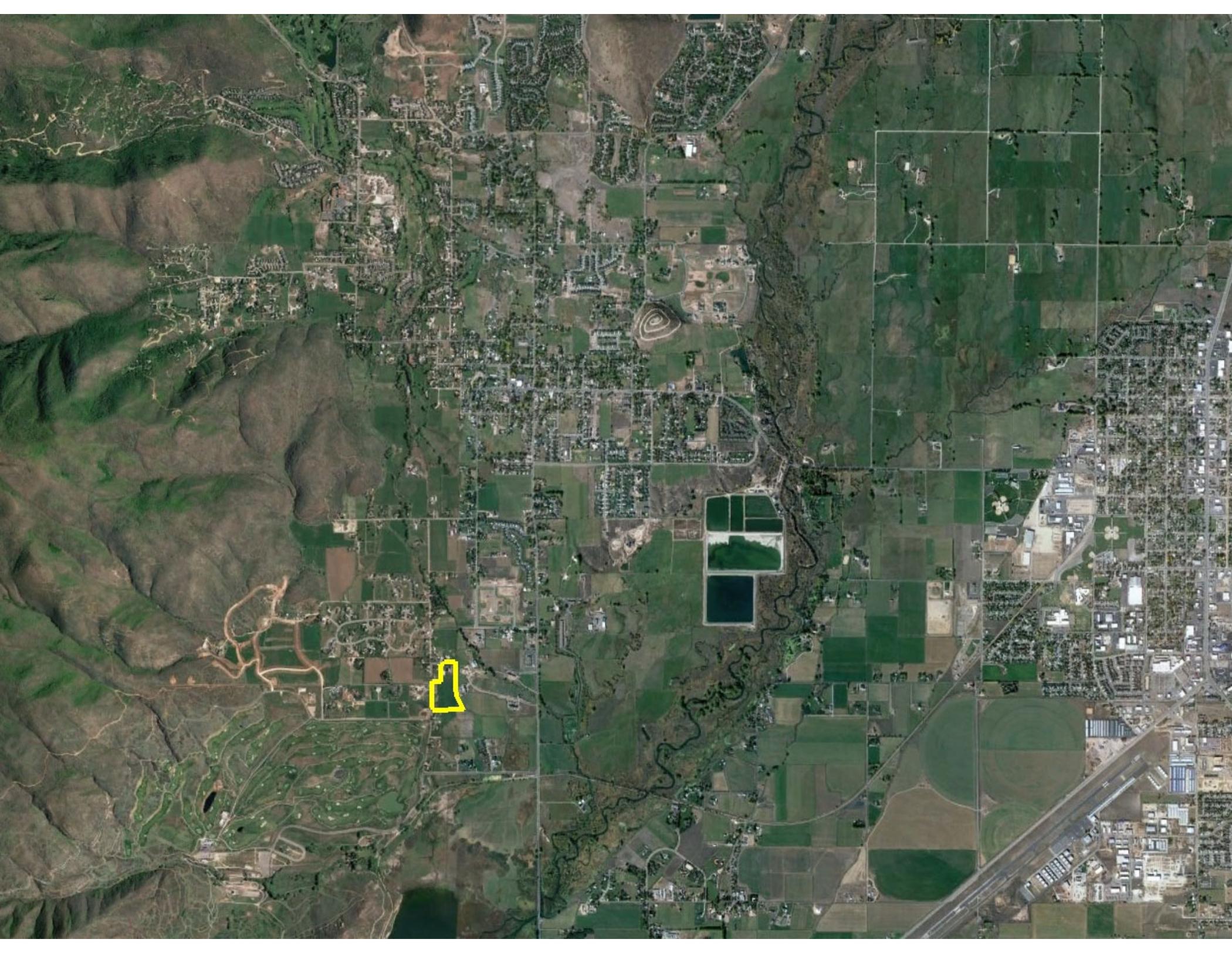


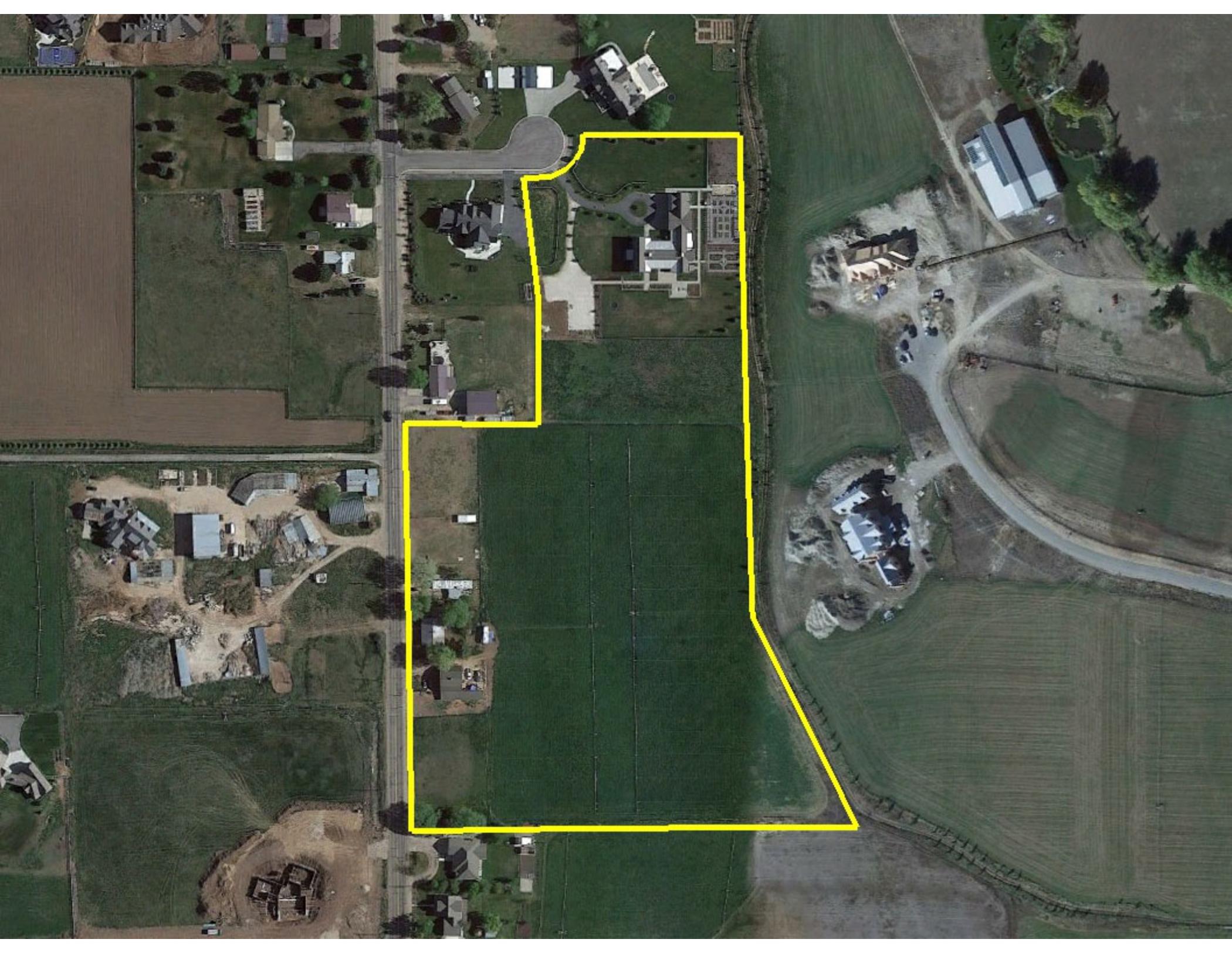
VINCENT FIELDS, WHIMSY WILLOW, &
VINCENT FIELDS RURAL PRESERVATION

PRESENTATION



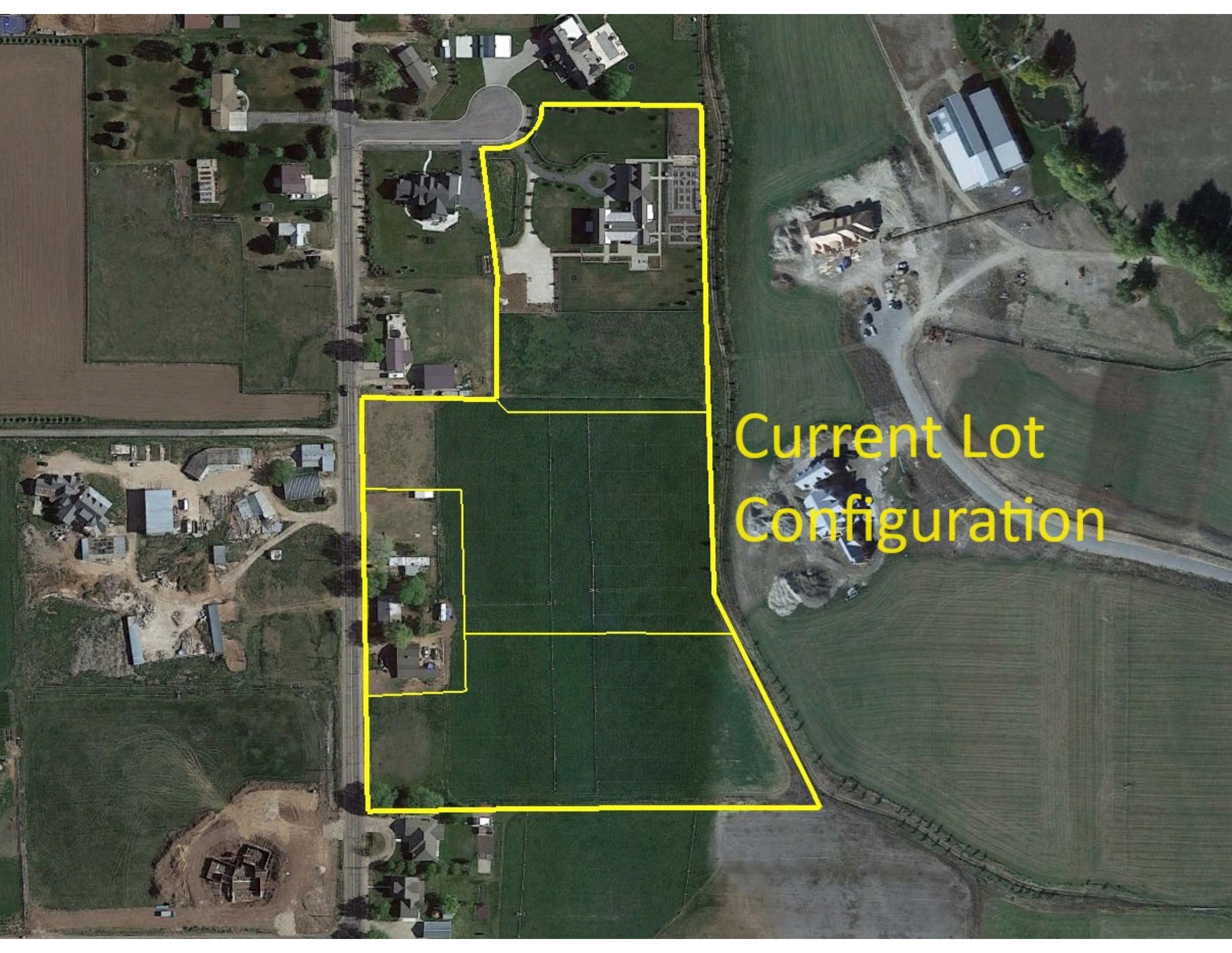




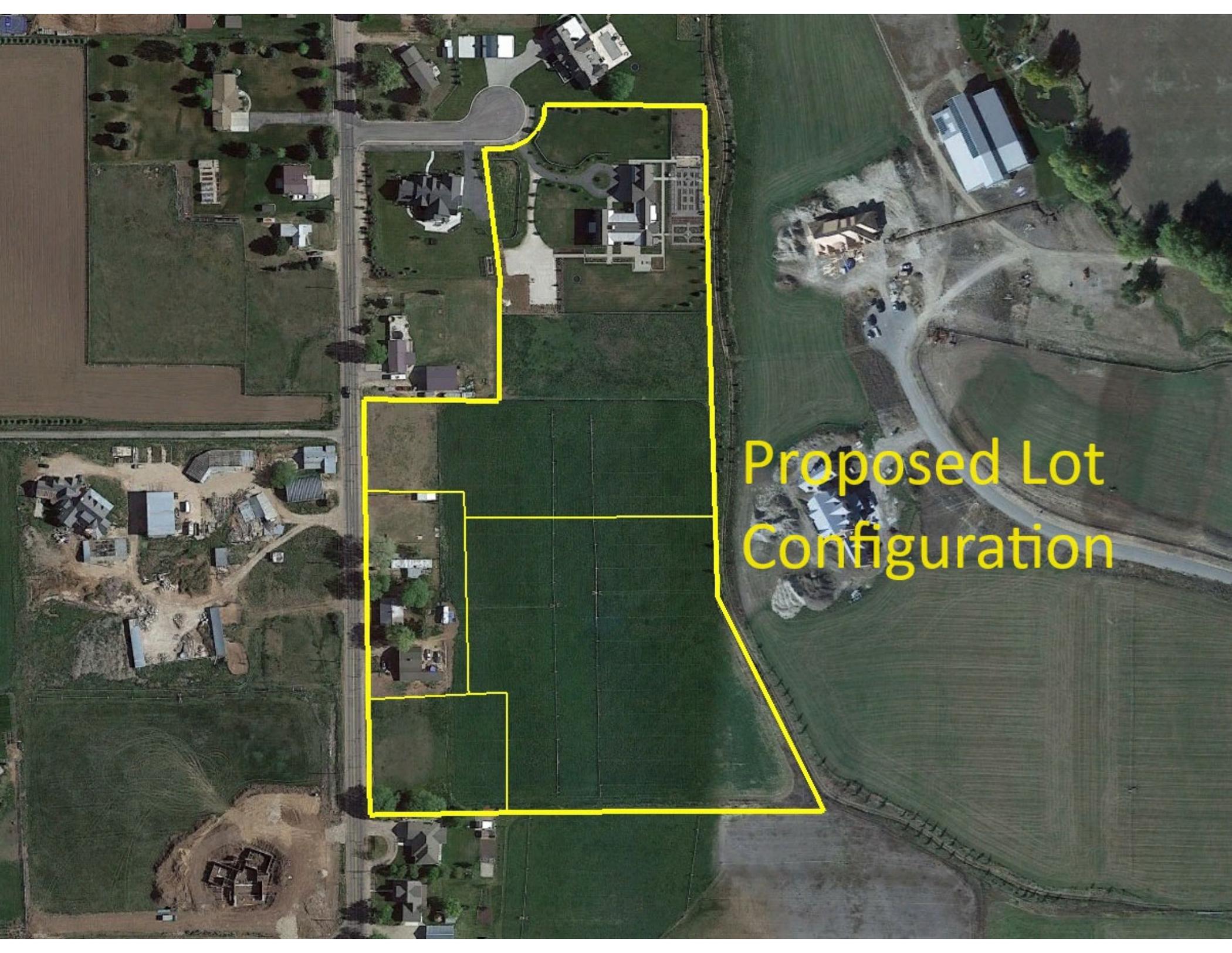


VINCENT FIELDS, WHIMSY WILLOW, & VINCENT FIELDS RURAL PRESERVATION

- Proposal will adjust the lot lines for 3 existing lots
- Whimsy Willow Lot 2 will increase from 4.04 acres to 6.2 acres
- Vincent Fields Subdivision Lot 1 will decrease from 4 acres to 1 acre
- Vincent Fields Subdivision Lot 3 (4.16 acres) will be vacated from the plat and platted as a Rural Preservation Subdivision as a 5-acre lot
- Density will remain the same



Current Lot
Configuration



Proposed Lot Configuration



WHIMSY WILLOW SUBDIVISION - LOT 2 SECOND AMENDMENT

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



ADDRESS TABLE

LOT	ADDRESS
2	405 WEST 1120 SOUTH

WHIMSY WILLOW SUBDIVISION LOT 2 AMENDMENT - 17 NOVEMBER 2022

FOUND ON SPIKE IN ASPHALT MARKING THE LOCATION OF THE NORTH 1/4 CORNER SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-89-603 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: Dec 9, 2022

SURVEYOR: Troy L Taylor (SEE SEAL BELOW)

PLAT AMENDMENT NOTES:

- 0.16 ACRES ADDED TO LOT 2 FROM VICINITY PROPERTY
- PUBLIC UTILITY EASEMENT RELOCATED TO 10' FROM NEW LOT BOUNDARY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	112.14	62.00	103°37'57"	97.47	N38°11'54"E	78.83

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WASATCH }
 ON THE 9th DAY OF January, A.D. 2022, PERSONALLY APPEARED BEFORE ME: Kevin Paul Payne, Kimberly Ann Payne WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LEGEND

- PROPERTY BOUNDARY
- - - 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- ⊙ SET REBAR WITH CAP STAMPED ELEMENT LAND SURVEYING PLS 6854112

Heidi Farrell (DATE: 1-9-23)
 MIDWAY SUBDIVISION COMPANY
Don Applegate (DATE: 1-9-23)
 MIDWAY SUBDIVISION DISTRICT

COUNTY RECORDER
 ENTRY # 28564 BOOK 1430 PAGE 615
 DATE 01-11-23 TIME 3:17 PM FEE \$50.00
 FOR PAINE KEVIN PAUL TR
 BY JL WASATCH COUNTY RECORDER MARCY M MURRAY

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 21st DAY OF December, 2022
 ROSS# 3943
Troy L Taylor
 COUNTY SURVEYOR

BOUNDARY DESCRIPTION

BEARING AT A POINT LOCATED NORTH 61.50 FEET AND EAST 247.38 FEET FROM A FOUND ON SPIKE MARKING THE SOUTH ONE QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 206.01 FEET; THENCE NORTH 06°34'39" WEST 211.56 FEET; THENCE SOUTH 89°59'28" EAST 21.82 FEET TO A POINT ON A TANGENT CURVE; THENCE ALONG THE ARC OF A 62.00 FOOT RADIUS CURVE TO THE LEFT 112.14 FEET (CHORD BEARS NORTH 38°11'54" EAST 97.47 FEET); THENCE SOUTH 89°59'28" EAST 282.16 FEET; THENCE SOUTH 07°30'00" EAST 339.80 FEET; THENCE SOUTH 01°53'00" EAST 148.19 FEET; THENCE SOUTH 02°45'34" EAST 22.02 FEET; THENCE WEST 339.84 FEET; THENCE NORTH 45°00'00" WEST 24.04 FEET TO THE POINT OF BEGINNING.

AREA = 4.04 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°23'39" EAST BETWEEN THE FOUND ON SPIKE MARKING THE SOUTH 1/4 CORNER OF SECTION 3 TO THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 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, 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 5th DAY OF January, A.D. 2023

Kevin Paul Payne TRUSTEE
 KEVIN & KIMBERLY PAYNE FAMILY TRUST
 DATED AUGUST 4, 2022

Kimberly Ann Payne TRUSTEE
 KIMBERLY & KIMBERLY PAYNE FAMILY TRUST
 DATED AUGUST 4, 2022

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WASATCH }
 ON THE 9th DAY OF January, A.D. 2023, PERSONALLY APPEARED BEFORE ME: Kevin Paul Payne, Kimberly Ann Payne WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: 12-29-2025 Kimberly Ann Payne
 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 9th DAY OF January, A.D. 2023

APPROVED: Christy Johnson CITY CLERK
David Wilson CITY RECORDER

APPROVED: Christy Johnson CITY CLERK
Carla CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF January, A.D. 2023 BY THE

MIDWAY CITY PLANNING COMMISSION

APPROVED: Heidi Farrell PLANNING DIRECTOR
Don Applegate CHAIRMAN PLANNING COMMISSION

WHIMSY WILLOW LOT 2 SECOND AMENDMENT

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLBMM
 SCALE: 1" = 40 FEET

SURVEYOR'S SEAL: Troy L Taylor, LICENSE # 6854112, STATE OF UTAH

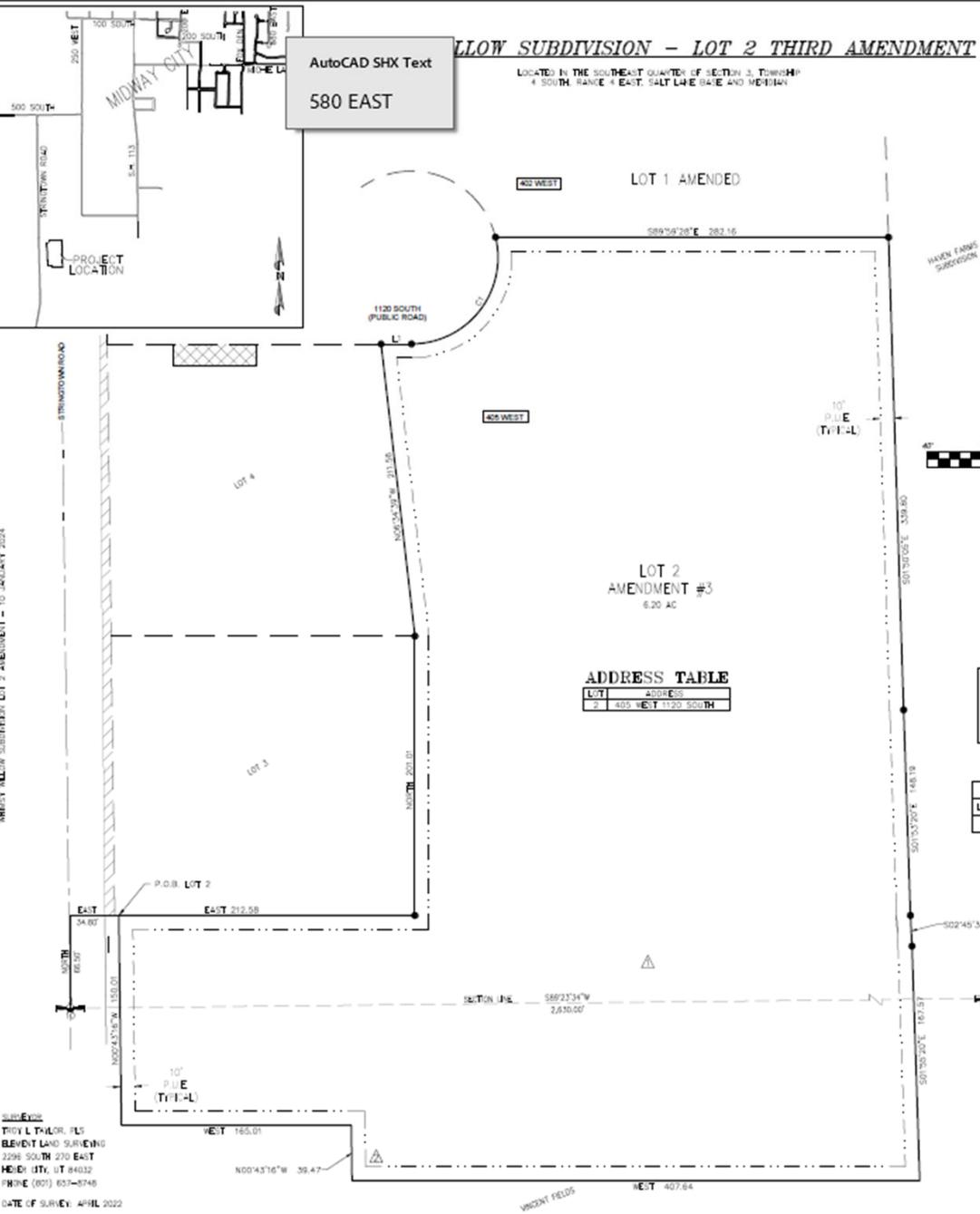
CITY ENGINEER SEAL: Christy Johnson, MIDWAY CITY, UTAH

PLANNING DIRECTOR SEAL: Heidi Farrell, MIDWAY CITY, UTAH

COUNTY RECORDER SEAL: Marcy M Murray, WASATCH COUNTY, UTAH

SURVEYOR
 TROY L TAYLOR, PLS
 ELEMENT LAND SURVEYING
 P.O. BOX 991
 HEBER CITY, UT 84032
 PHONE (801) 657-8748
 DATE OF SURVEY: DECEMBER 2022

WHIMSY WILLOW SUBDIVISION LOT 2 AMENDMENT - 10 JANUARY 2024



Surveyor:
 TROY L TAYLOR, JLS
 ELEVATED LAND SURVEYING
 2296 SOUTH 270 EAST
 HELENE UT, UT 84032
 PHONE (801) 637-8748
 DATE OF SURVEY: APRIL 2022

WILLOW SUBDIVISION - LOT 2 THIRD AMENDMENT

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

AutoCAD SHX Text
580 EAST

ADDRESS TABLE

LOT	ADDRESS
1	405 WEST 1120 SOUTH

LINE TABLE

LINE	LENGTH	BEARING
L1	21.82	S89°52'28"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	THROUGHT
C1	112.14	62.02	103°57'53"	97.47	N87°13'41"E	78.83

PLAT AMENDMENT NOTES:

- 2.16 AC ADDED TO LOT 2 FROM WHIMSY WILLOW SUBDIVISION
- PUBLIC UTILITY EASEMENT RELOCATED TO 10' FROM NEW LOT BOUNDARY

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-91-603 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 THIS PLAT IN ACCORDANCE WITH SECTIONS 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)

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°23'34" WEST BETWEEN THE WASATCH COUNTY SURVEY MONUMENTS AT THE SOUTHEAST CORNER OF THE SOUTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE 1983 CENTRAL ZONE BEARINGS.

LEGEND

- SUBDIVISION BOUNDARY
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- ADJACENT PROPERTIES

Scale 1" = 40'

ACKNOWLEDGMENT

STATE OF UTAH } SS.
 COUNTY OF WASATCH }
 ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/HE/DE DID DESIRE THE SAME IN THE CAPACITY INDICATED.

BY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS 166.50 FEET NORTH 86.50 FEET AND EAST 34.85 FEET AND SOUTH 89°59'57" EAST 221.58 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,

THENCE EAST A DISTANCE OF 212.58 FEET, THENCE NORTH A DISTANCE OF 201.01 FEET, THENCE NORTH 06°34'36" WEST A DISTANCE OF 211.56 FEET, THENCE SOUTH 89°52'28" EAST A DISTANCE OF 21.82 FEET TO A POINT ON A THROUGHT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 112.14, WITH A RADIUS OF 62.02, WITH A CHORD BEARING OF NORTH 87°13'41" EAST AND A CHORD LENGTH OF 97.47, THENCE SOUTH 89°52'28" EAST A DISTANCE OF 282.16 FEET, THENCE SOUTH 01°02'05" EAST A DISTANCE OF 339.80 FEET, THENCE SOUTH 01°52'20" EAST A DISTANCE OF 148.19 FEET, THENCE SOUTH 02°43'54" EAST A DISTANCE OF 22.02 FEET, THENCE SOUTH 01°30'20" EAST A DISTANCE OF 163.57 FEET, THENCE WEST A DISTANCE OF 407.44 FEET, THENCE NORTH 00°43'16" WEST A DISTANCE OF 39.47 FEET, THENCE WEST A DISTANCE OF 165.01 FEET, THENCE NORTH 00°43'16" WEST 150.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS AN AREA OF 6.20 ACRES

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EVERYDAY VEHICLE ACCESS.

DATED THE _____ DAY OF _____ A.D. 20____

HELEN PAUL PAVNE TRUST HENRIELY ANN PAVNE TRUST
 THE HELEN & HENRIELY PAVNE FAMILY TRUST THE HELEN & HENRIELY PAVNE FAMILY TRUST
 DATED: AUGUST 4, 2022 DATED: AUGUST 4, 2022

ACKNOWLEDGMENT

STATE OF UTAH } SS.
 COUNTY OF WASATCH }
 ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/HE/DE DID DESIRE THE SAME IN THE CAPACITY INDICATED.

BY 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 HEREIN SHOWN.

THIS _____ DAY OF _____ A.D. 20____

APPROVED: _____ ATTEST: _____
 MAYOR CLERK

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

WHIMSY WILLOW

LOT 2 THIRD AMENDMENT

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLUAM
 SCALE 1" = 40' FEET

DATE: _____
 MIDWAY EDUCATION COMPANY
 DATE: _____
 MIDWAY SAVATIAN DETAIL
 COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

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

SURVEYOR'S SEAL	MAYOR'S SEAL	CITY ENGINEER'S SEAL	CITY ATTORNEY'S SEAL

VINCENT FIELDS SUBDIVISION - AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-31-903 OF THE UTAH CODE, I, TROY L. THAYER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 36, CHAPTER 22, OF THE PROFESSIONAL OVERSEERS 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 10-31-907 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR _____

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'04" EAST 2630.10 FEET FROM THE FOUND ON SIDE MARKING THE NORTH QUARTER CORNER OF SECTION 3 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

N89°23'04" 2630.10' BETWEEN FOUND MONUMENTS BASIS OF BEARING

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

- ADJACENT SUBDIVISION BOUNDARY
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- 50' SETBACK
- ADJACENT PROPERTIES

VERY ESTATE COMPANY
DATE _____

MIDWAY SOLUTION DETAIL
DATE _____

COUNTY SURVEYOR
APPROVED AS TO FORM ON THE _____ DAY OF _____, 20____

COUNTY RECORDER

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED ALONG SECTION LINE NORTH 89°31'04" EAST 36.69 FEET AND SOUTH 20.24 FEET FROM A FOUND ON SIDE IN THE ASPHALT OF STRINGTOWN ROAD MARKING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE EAST 165.01 FEET ALONG THE SOUTH LINE OF THE HAWKEYE HOLLOW SUBDIVISION AND 4 FEET ELUKE TO THE WEST LINE OF THE HAWKEYE HOLLOW SUBDIVISION AND 4 FEET ELUKE THENCE SOUTH 00°43'18" EAST 337.99 FEET; THENCE NORTH 87° 03'53" EAST 84.05 FEET; THENCE SOUTH 00° 43'18" EAST 194.84 FEET; THENCE SOUTH 89°01'12" WEST 229.00 FEET; THENCE NORTH NORTH 00°43'18" WEST 533.46 FEET TO THE POINT OF BEGINNING.

AREA = 2.30 ACRES

OWNER'S DEDICATION

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

BY: _____ DATE THIS _____ DAY OF _____, AD. 20____

KEVIN PAUL PAYNE TRUSTEES
THE KEVIN & MARIBEL PAYNE FAMILY TRUST
DATED: AUGUST 4, 2022

HAIBEL ANN PAYNE TRUSTEE
THE KEVIN & MARIBEL PAYNE FAMILY TRUST
DATED: AUGUST 4, 2022

ACKNOWLEDGMENT
STATE OF UTAH } SS.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, AD. 20____, PERSONALLY APPEARED
LOUISE WEAVER } WHO HAS ACKNOWLEDGED
TO ME THAT SHE IS THE OWNER OF THE CAPACITY INDICATED.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

ACKNOWLEDGMENT
STATE OF UTAH } SS.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, AD. 20____, PERSONALLY APPEARED
LOUISE WEAVER } WHO HAS ACKNOWLEDGED
TO ME THAT SHE IS THE OWNER OF THE CAPACITY INDICATED.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

ACKNOWLEDGMENT
STATE OF UTAH } SS.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, AD. 20____, PERSONALLY APPEARED
LOUISE WEAVER } WHO HAS ACKNOWLEDGED
TO ME THAT SHE IS THE OWNER 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 SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHT-OF-WAY HEREON SHOWN.

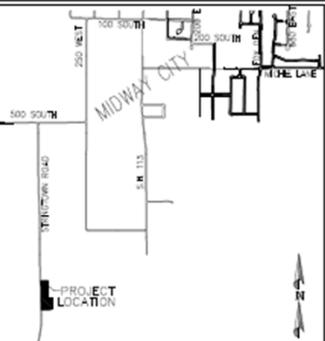
APPROVED: _____ WARD _____ ATTEST: _____ CLERK-RECORDED: _____
APPROVED: _____ CITY ENGINEER: _____ APPROVED: _____ CITY ATTORNEY: _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, AD. 20____, BY THE
PLANNING COMMISSION: _____ CITY PLANNING COMMISSION

VINCENT FIELDS SUBDIVISION AMENDED
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 40' FEET

SURVEYOR'S SEAL: _____ NOTARY PUBLIC SEAL: _____ CITY ENGINEER SEAL: _____ UTILITY ENGINEER SEAL: _____

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	UTILITY ENGINEER SEAL

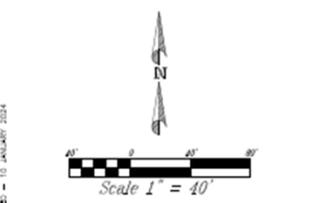


FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

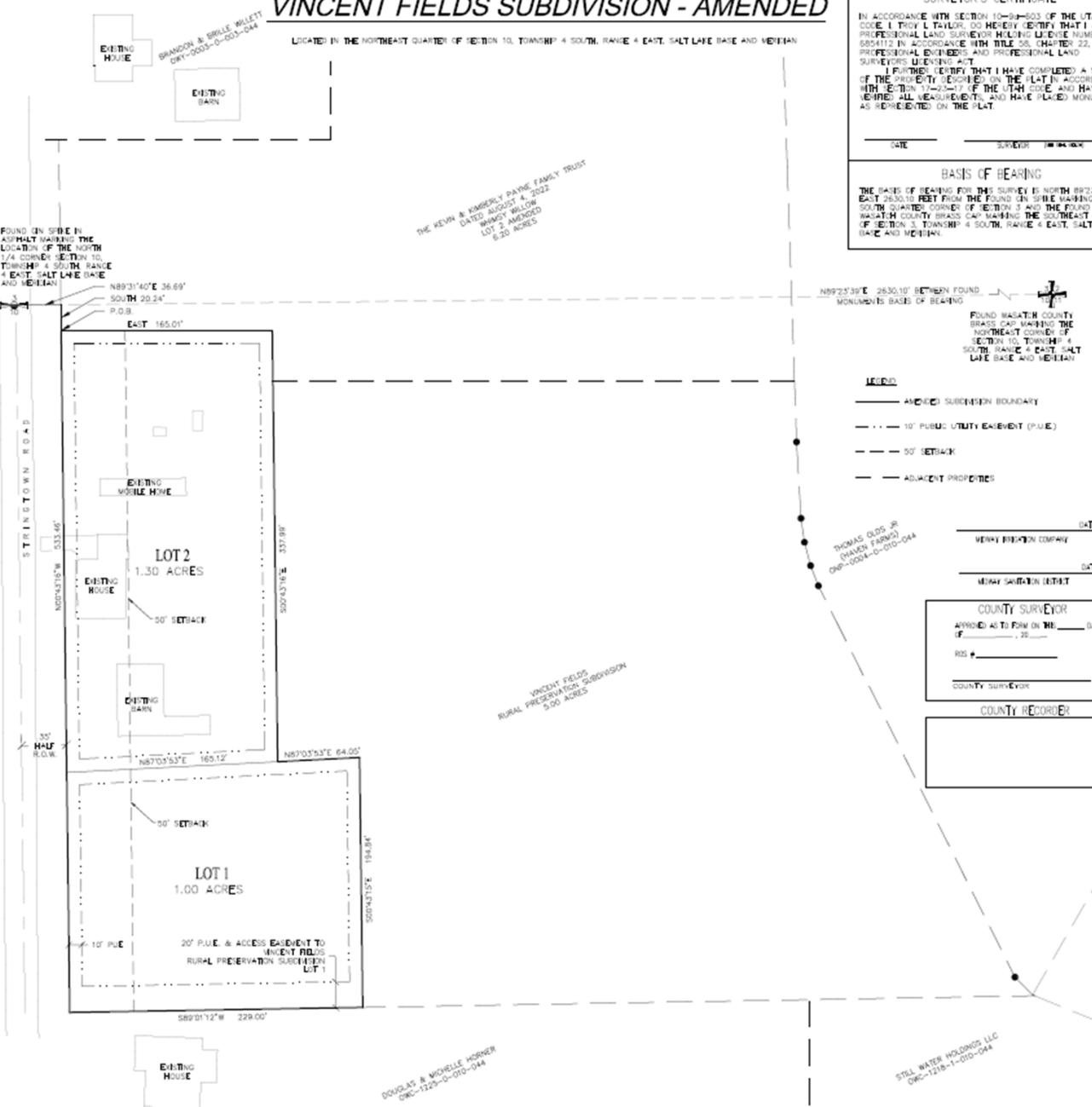
LOT	ADDRESS
1	1281 SOUTH STRINGTOWN ROAD
2	1235 SOUTH STRINGTOWN ROAD (FUTURE) 1315 SOUTH STRINGTOWN ROAD (EXISTING)

OWNER'S DEDICATION
THE EXISTING HOME (PART OF LOT 2) MAY CONTINUE TO BE THE EXISTING ADDRESS OF 1315 SOUTH STRINGTOWN ROAD. ONCE THE LOTS ARE SOLD, THE ADDRESS OF 1315 SOUTH STRINGTOWN ROAD MUST BE USED.

PUBLIC UTILITY EASEMENTS
ALL LOTS HAVE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF THE LOTS UNLESS OTHERWISE NOTED ON THE PLAT.



DATE OF SURVEY: APRIL 2022



VINCENT FIELDS SUBDIVISION AMENDED - 10 JANUARY 2024

SUBSIDY: TRIPLE T LUMBER, LLC
CLIENT: LAND SURVEYORS
2229 SOUTH 270 EAST
MIDWAY CITY, UTAH 84052
PHONE: (801) 654-0470

DATE OF SURVEY: APRIL 2022

DOUGLAS & MICHELLE HERRER
DEC-1225-10-010-044

STILL WATER HOLDINGS LLC
DEC-1225-10-010-044

VINCENT FIELDS RURAL PRESERVATION SUBDIVISION

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



FOUND ON-SITE IN ASPHALT MARKING THE LOCATION OF THE NORTH 1/4 CORNER SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN

THE KEVIN & KIMBERLY PATNE FAMILY TRUST
DATED AUGUST 4, 2022
WINSTY WILSON
LOT 2 AMENDED
6.20 ACRES

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-101-003 OF THE UTAH CODE, I TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6904112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS UNIFORM ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAN IN ACCORDANCE WITH SECTION 10-201-017 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN.

DATE: _____ SURVEYOR: TROY L. TAYLOR

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED 500.00 FEET EAST AND 202.20 FEET FROM A FOUND ON-SITE IN THE ASPHALT OF STRINGTOWN ROAD MARKING THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN;
THENCE EAST 407.64 FEET ALONG THE SOUTH LINE OF THE WINSTY WILSON SUBDIVISION AND A FENCE LINE TO THE WEST LINE OF THE HANCOY FARMS SUBDIVISION AND A FENCE LINE; THENCE SOUTH 01°55'20" EAST 48.12 FEET; THENCE SOUTH 03°12'32" EAST 56.70 FEET; THENCE SOUTH 08°15'16" EAST 18.95 FEET; SOUTH 16°22'23" EAST 18.95 FEET; SOUTH 21°07'18" EAST 18.95 FEET; SOUTH 26°32'24" EAST 34.53 FEET; SOUTH 42°07'47" EAST 19.53 FEET; AND SOUTH 88°01'05" EAST 1.81 FEET; THENCE SOUTH 89°01'12" WEST 325.20 FEET ALONG A FIELD FENCE; THENCE NORTH 04°43'41" WEST 194.84 FEET ALONG A FIELD FENCE; THENCE SOUTH 87°03'53" WEST 64.03 FEET; THENCE NORTH 04°43'16" WEST 298.51 FEET TO THE POINT OF BEGINNING.
AREA = 5.00 ACRES

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'00" EAST 2630.10 FEET FROM THE FOUND ON-SITE MARKING THE SOUTH QUARTER CORNER OF SECTION 3 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 3, 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 HEREOF HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS AND HEREBY DEDICATE THESE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

BY: _____ DAY OF _____ AD. 20____

DATE: _____ DAY OF _____ AD. 20____

THE KEVIN & KIMBERLY PATNE FAMILY TRUST (DATE: AUGUST 4, 2022) THE KEVIN & KIMBERLY PATNE FAMILY TRUST (DATE: AUGUST 4, 2022)

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WASATCH) SS
ON THE _____ DAY OF _____ AD. 20____ (PERSONALLY APPEARED)
I, _____ (PRINT NAME)
DO HEREBY ACKNOWLEDGE TO THE CITY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ABOVE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WASATCH) SS
ON THE _____ DAY OF _____ AD. 20____ (PERSONALLY APPEARED)
I, _____ (PRINT NAME)
DO HEREBY ACKNOWLEDGE TO THE CITY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ABOVE.

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 HEREOF SHOWN.

THE: _____ DAY OF _____ AD. 20____

APPROVED: _____ ATTEST: _____ (DEP. CLERK) 10/24/2024

APPROVED: _____ (CITY CLERK) 10/24/2024 APPROVED: _____ (CITY ATTORNEY)

PLANNING COMMISSION APPROVAL
APPROVED: THE _____ DAY OF _____ AD. 20____ BY THE _____ CITY PLANNING COMMISSION

PLANNING CLERK: _____ (CITY PLANNING COMMISSION)

VINCENT FIELDS RURAL PRESERVATION SUBDIVISION
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN
SCALE 1" = 40' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY CLERK SEAL	DEP. CLERK SEAL

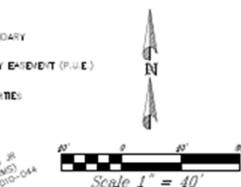
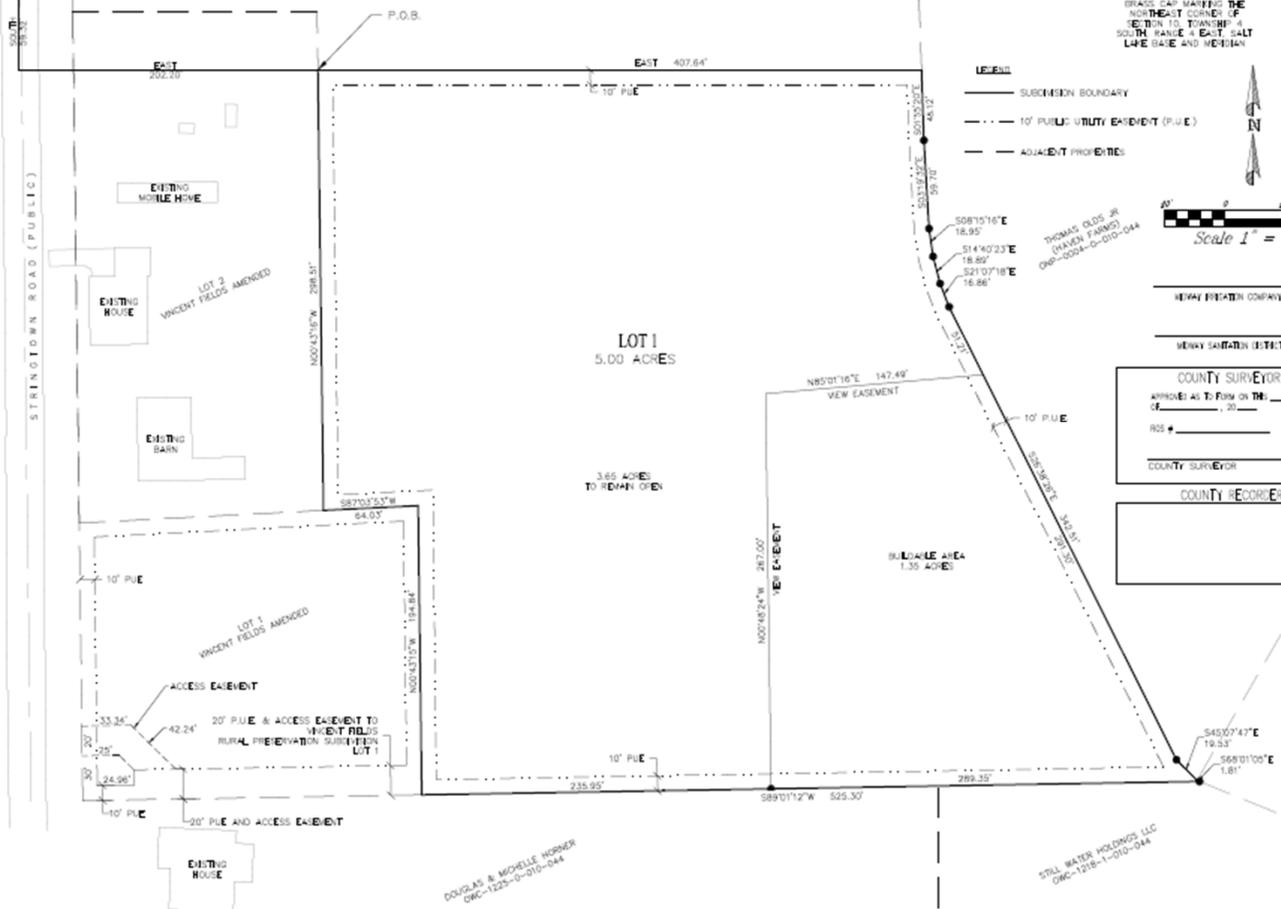
ADDRESS TABLE

LOT	ADDRESS
1	XXXXX SOUTH STRINGTOWN ROAD

PUBLIC UTILITY EASEMENTS
ALL LOTS HAVE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF THE LOTS UNLESS OTHERWISE NOTED ON THE PLAN

PLATE RURAL PRESERVATION SUBDIVISION - 5 FEBRUARY 2024
TROY L. TAYLOR, PLS
BLDG/LAND SURVEYOR
2208 SOUTH 210 EAST
MIDWAY CITY, UTAH 84032
PHONE (801) 603-8743

DATE OF SURVEY: APRIL 2022



COUNTY SURVEYOR
APPROVED AS TO FORM ON THE _____ DAY OF _____ AD. 20____
R/S # _____
COUNTY SURVEYOR

COUNTY RECORDER

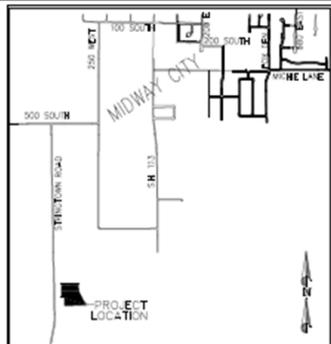
DOUGLAS & MICHELLE HORNER
DWC-1225-0-010-044

STILL WATER HOLDINGS LLC
DWC-1218-1-010-044

ALTERNATE PLAT IF BOUNDARY AGREEMENT IS REACHED

VINCENT FIELDS RURAL PRESERVATION SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



FOUND ON SPIKE IN ASPHALT MARKING THE LOCATION OF THE NORTH 1/4 CORNER SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LOT	ADDRESS
1	XXXX SOUTH STRINGTOWN ROAD

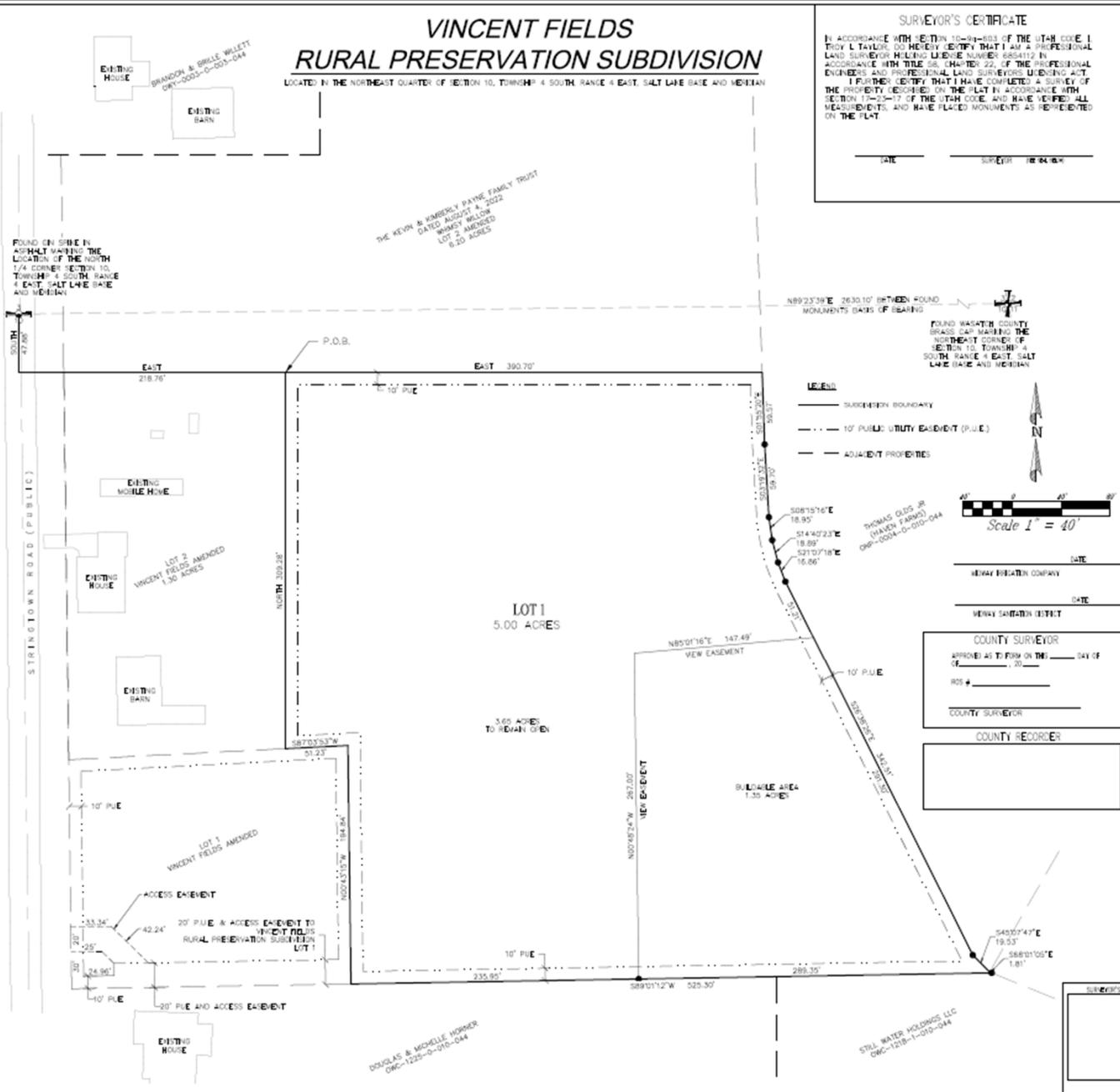
PUBLIC UTILITY EASEMENTS
ALL LOTS HAVE A 10' PUBLIC UTILITY EASEMENT AROUND THE PERIMETER OF THE LOTS UNLESS OTHERWISE NOTED ON THE PLAT

DATE OF SURVEY: APRIL 2022

SURVEYOR:
TROY L. TAYLOR, RLS
REGISTERED SURVEYOR
2000 SOUTH 200 EAST
MOUNTAIN VIEW, UT 84052
PHONE (801) 807-8748

DOUGLAS & MICHELLE HORNER
DWC-1220-0-010-044

STILL WATER HOLDINGS LLC
DWC-1218-1-010-044



SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-59-303 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 68, 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 SECTIONS 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: _____ SURVEYOR: TROY L. TAYLOR

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED SOUTH 47.88 FEET AND EAST 235.70 FEET FROM A FOUND ON SPIKE IN THE ASPHALT OF STRINGTOWN ROAD MARKING THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE EAST 390.70 FEET; THENCE SOUTH 01°55'20" EAST 99.57 FEET; THENCE SOUTH 03°19'32" EAST 59.70 FEET; THENCE SOUTH 03°19'32" EAST 18.95 FEET; SOUTH 14°02'32" EAST 19.96 FEET; SOUTH 21°07'18" EAST 16.66 FEET; SOUTH 26°38'26" EAST 342.51 FEET; SOUTH 45°07'47" EAST 19.53 FEET; AND SOUTH 88°10'05" EAST 1.81 FEET; THENCE SOUTH 89°07'12" WEST 525.30 FEET; ALONG A FIELD FENCE; THENCE NORTH 00°41'51" WEST 194.84 FEET; ALONG A FIELD FENCE; THENCE SOUTH 87°03'53" WEST 573.57 FEET; THENCE NORTH 509.28 FEET TO THE POINT OF BEGINNING.

AREA = 5.00 ACRES

BASIS OF BEARING
THE BASIS OF BEARING FOR THE SURVEY IS NORTH 89°23'30" EAST 263.10 FEET FROM THE FOUND ON SPIKE MARKING THE SOUTH QUARTER CORNER OF SECTION 5 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (OWNERS) OF THE PROPERTY DESCRIBED HEREON, HAVE GRANTED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS AND HEREBY DEDICATE THERE AREAS LABELED AS PUBLIC UTILITY AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

BY: _____ DATE: _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT
STATE OF UTAH } SS.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED before me the undersigned Notary Public, duly qualified to perform the duties of the office in the territory indicated, the following named parties, who being known to me to be the persons whose names are subscribed to the foregoing instrument, acknowledged to me that they executed the same for the purposes and consideration therein expressed.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

ACKNOWLEDGMENT
STATE OF UTAH } SS.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED before me the undersigned Notary Public, duly qualified to perform the duties of the office in the territory indicated, the following named parties, who being known to me to be the persons whose names are subscribed to the foregoing instrument, acknowledged to me that they executed the same for the purposes and consideration therein expressed.

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—IF ANY HEREBY SHOWN.

DATE: _____ DAY OF _____, A.D. 20____

APPROVED: _____ MAYOR
APPROVED: _____ CITY ATTORNEY

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

PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION

VINCENT FIELDS RURAL PRESERVATION SUBDIVISION
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE 1" = 40' FEET

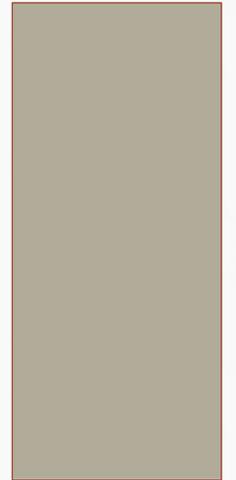
SURVEYOR'S SEAL	NOTARY PUBLIC'S SEAL	CITY ENGINEER'S SEAL	PLANNING COMMISSION SEAL

DISCUSSION ITEMS

- Deed restriction for Rural Preservation Subdivision
- Deed restriction for Whimsy Willow Lot 2
- 30' Access easement
- New sewer lateral

VINCENT FIELDS

PLAT AMENDMENT



PROPOSED FINDINGS

- The proposed lot meets the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The proposal does comply with the requirements for Small Subdivision code
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere

POSSIBLE CONDITIONS

1. The plat will contain a note using the triangular system to explain its formation through reconfiguring and vacating land from the Vincent Fields Subdivision.
2. A fire hydrant will need to be located within 500' of the future dwelling, measured by the route of a fire hose from the fire hydrant to the future home site.
3. A new sewer lateral hookup with placement as approved by the City Engineer and the Midway Sanitation District.
4. The applicant will need to show a 30' wide driveway easement to allow access to the proposed Vincent Fields Rural Preservation subdivision lot (which it is understood also will serve as a Public Utility Easement). The proposed Vincent Fields Subdivision – Amended and the Vincent Fields Rural Preservation Subdivision plats shall be revised to show a 30' wide rather than 20' wide easement.

POSSIBLE CONDITIONS

5. The plats for the Vincent Fields Rural Preservation Subdivision, Vincent Fields Subdivision – Amended, and the Whimsy Willow Subdivision – Lot 2 Third Amendment will be filed contemporaneously, and the Vincent Fields Rural Preservation Subdivision Plat shall not be filed without filing of the Vincent Fields Subdivision – Amended showing the required access easement, unless the applicant shows proof of a separately recorded 30' wide access easement meeting the access requirements set forth above.