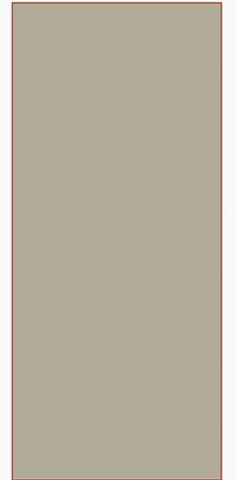
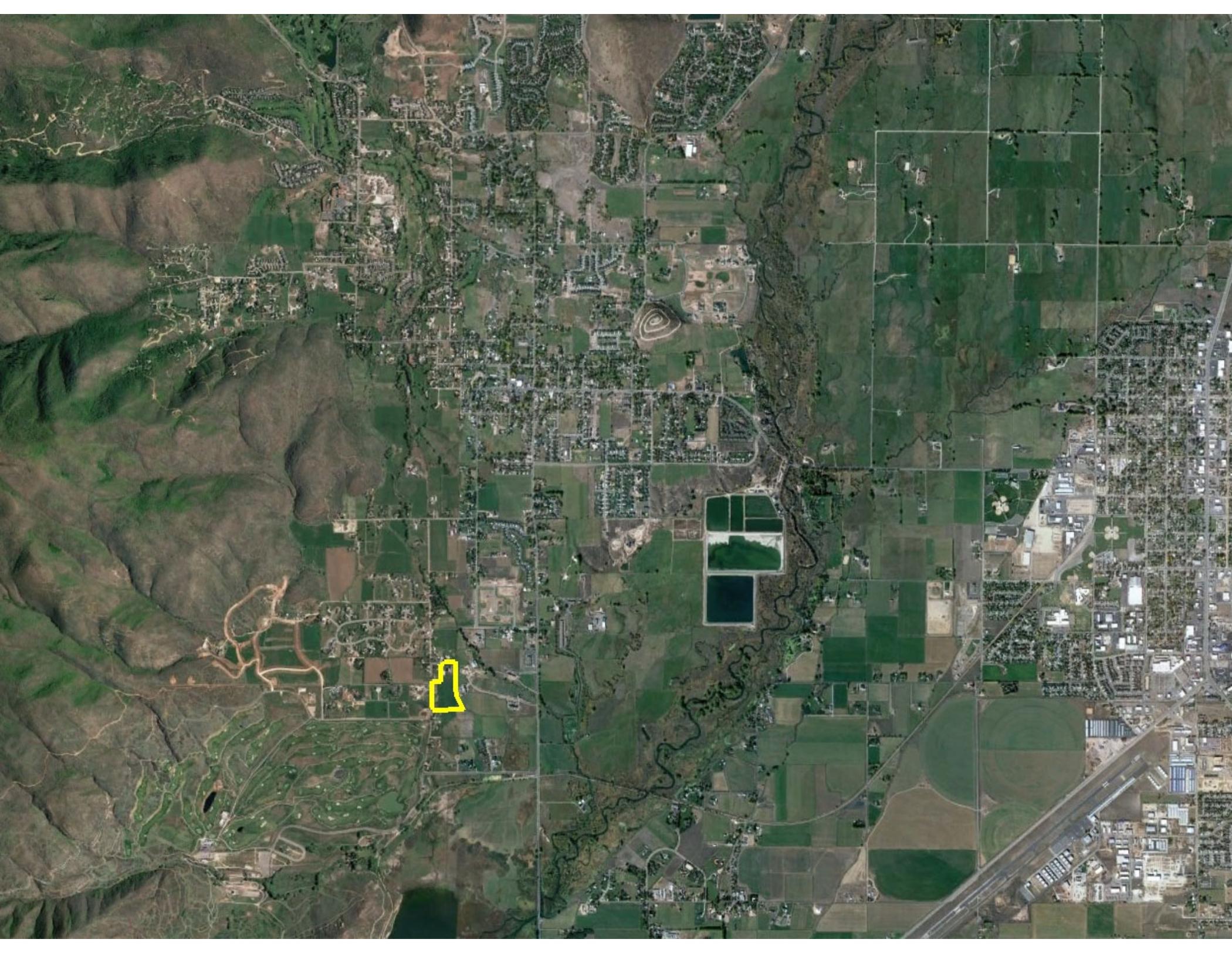
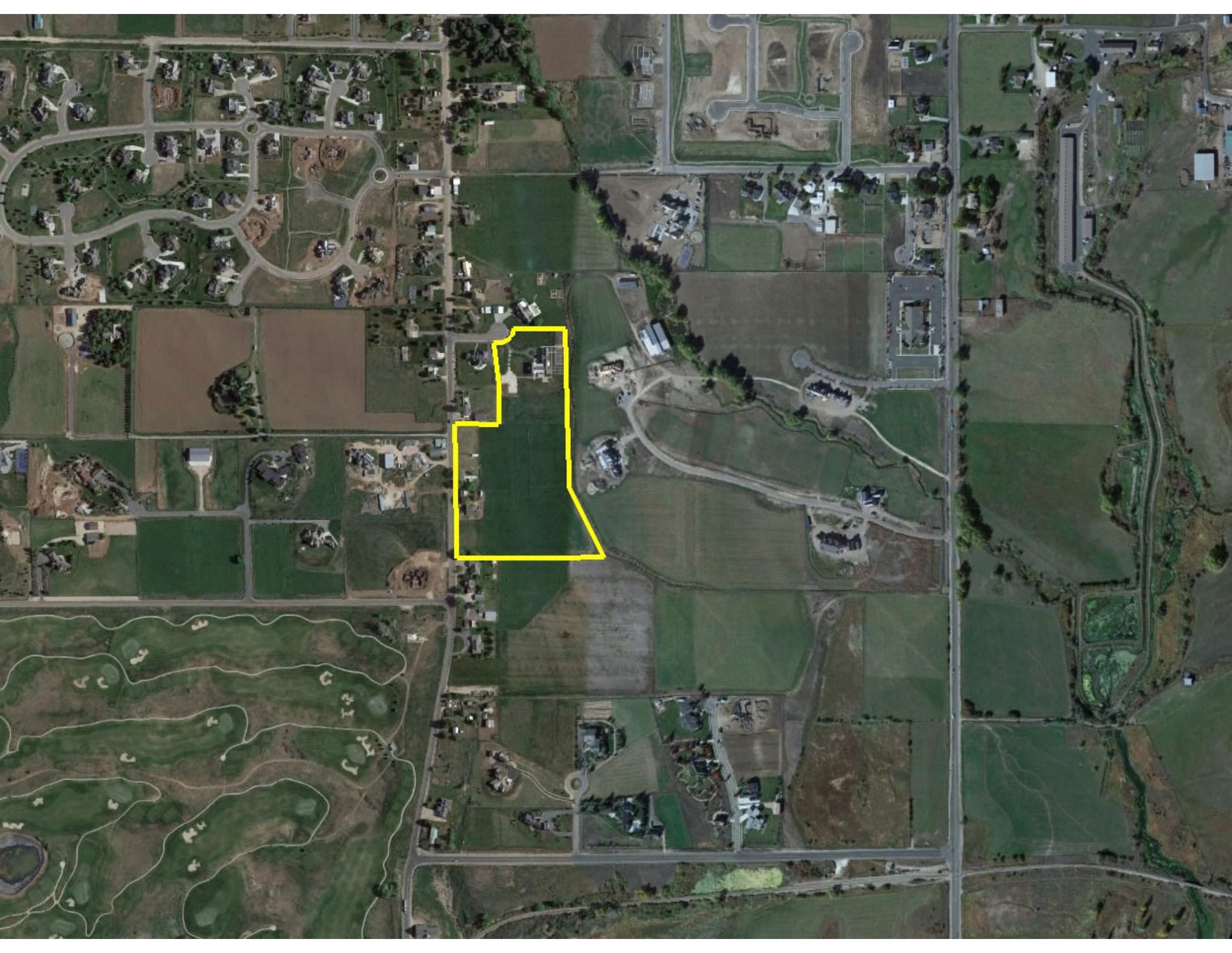


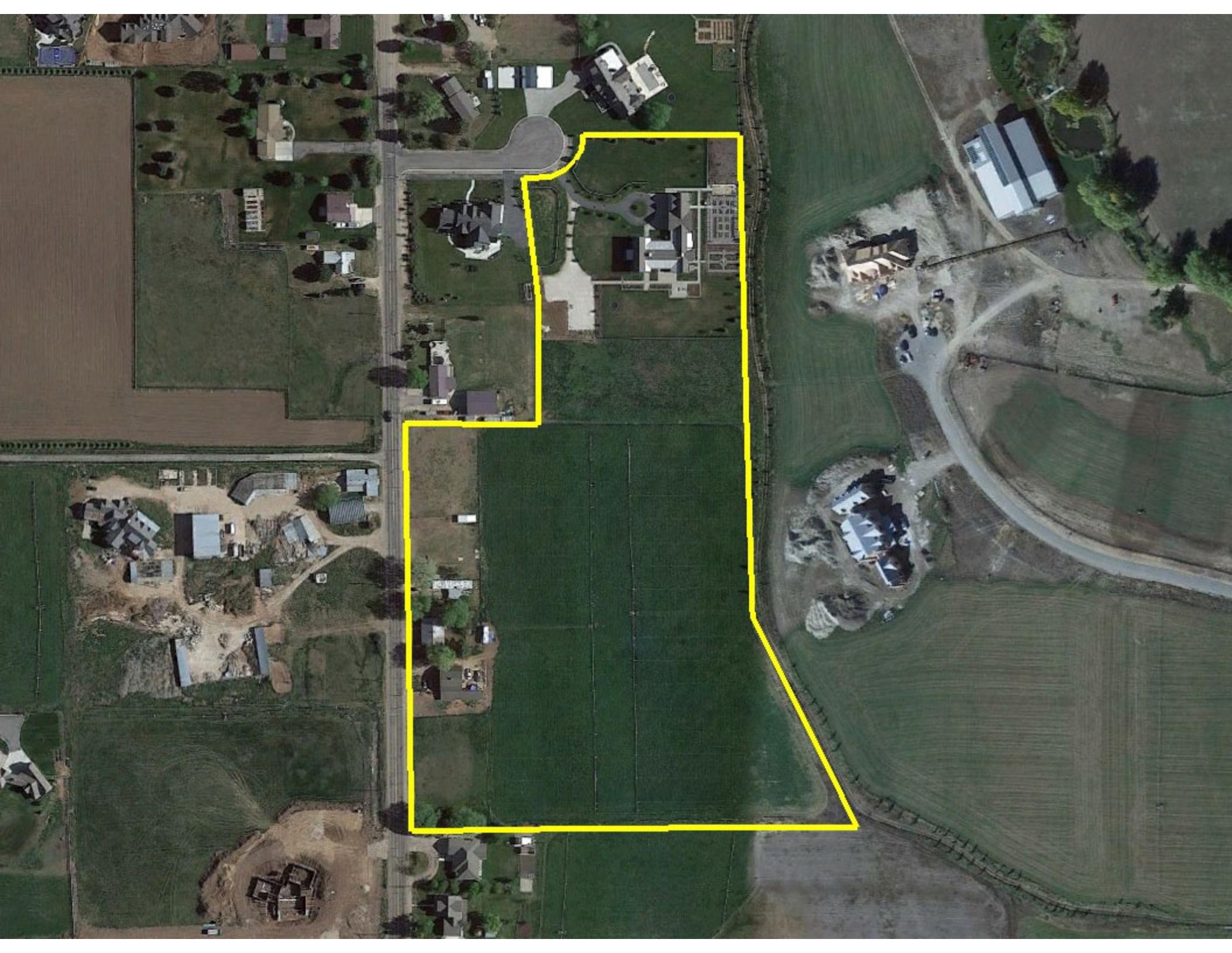
VINCENT FIELDS, WHIMSY WILLOW, &
VINCENT FIELDS RURAL PRESERVATION

PRESENTATION



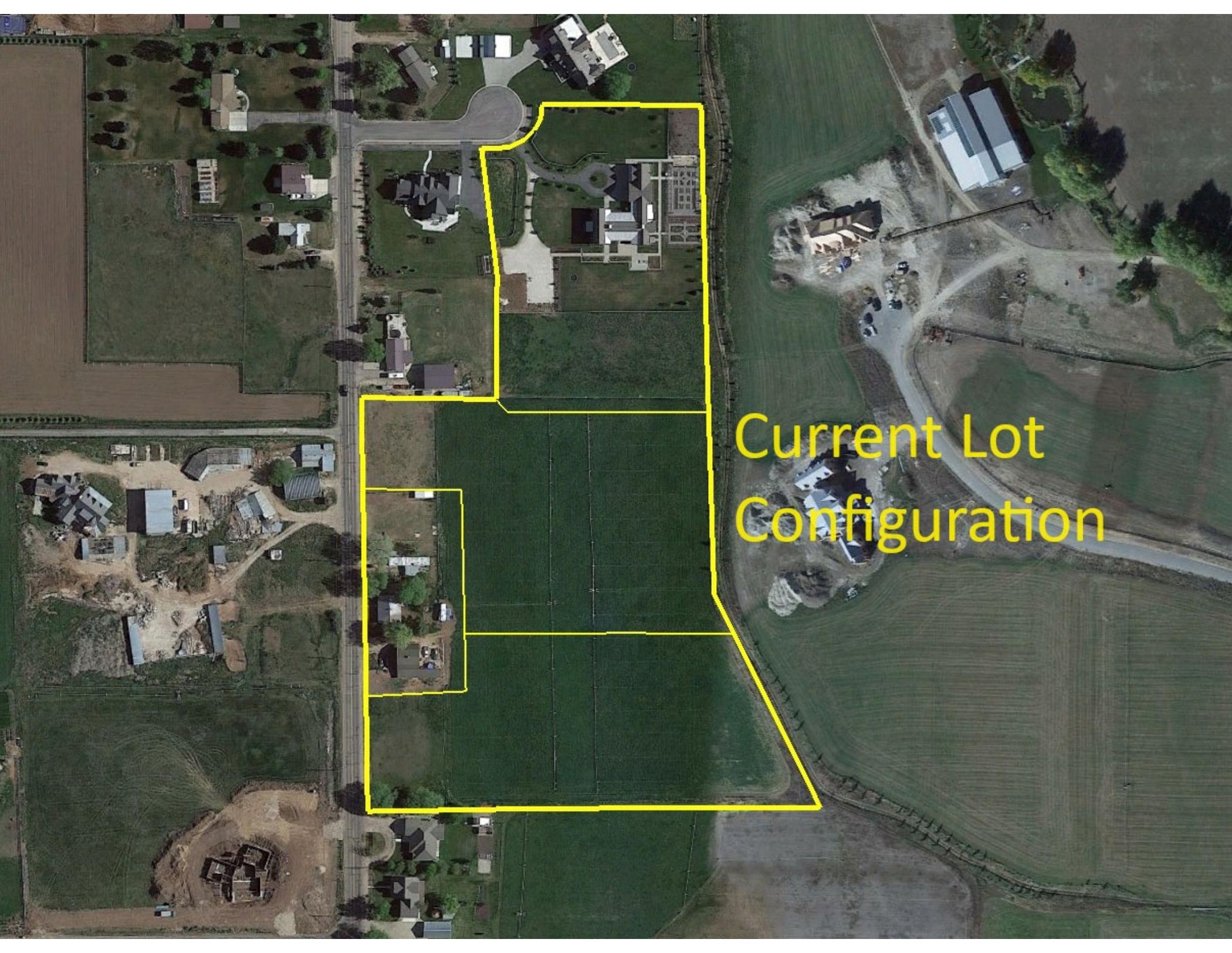




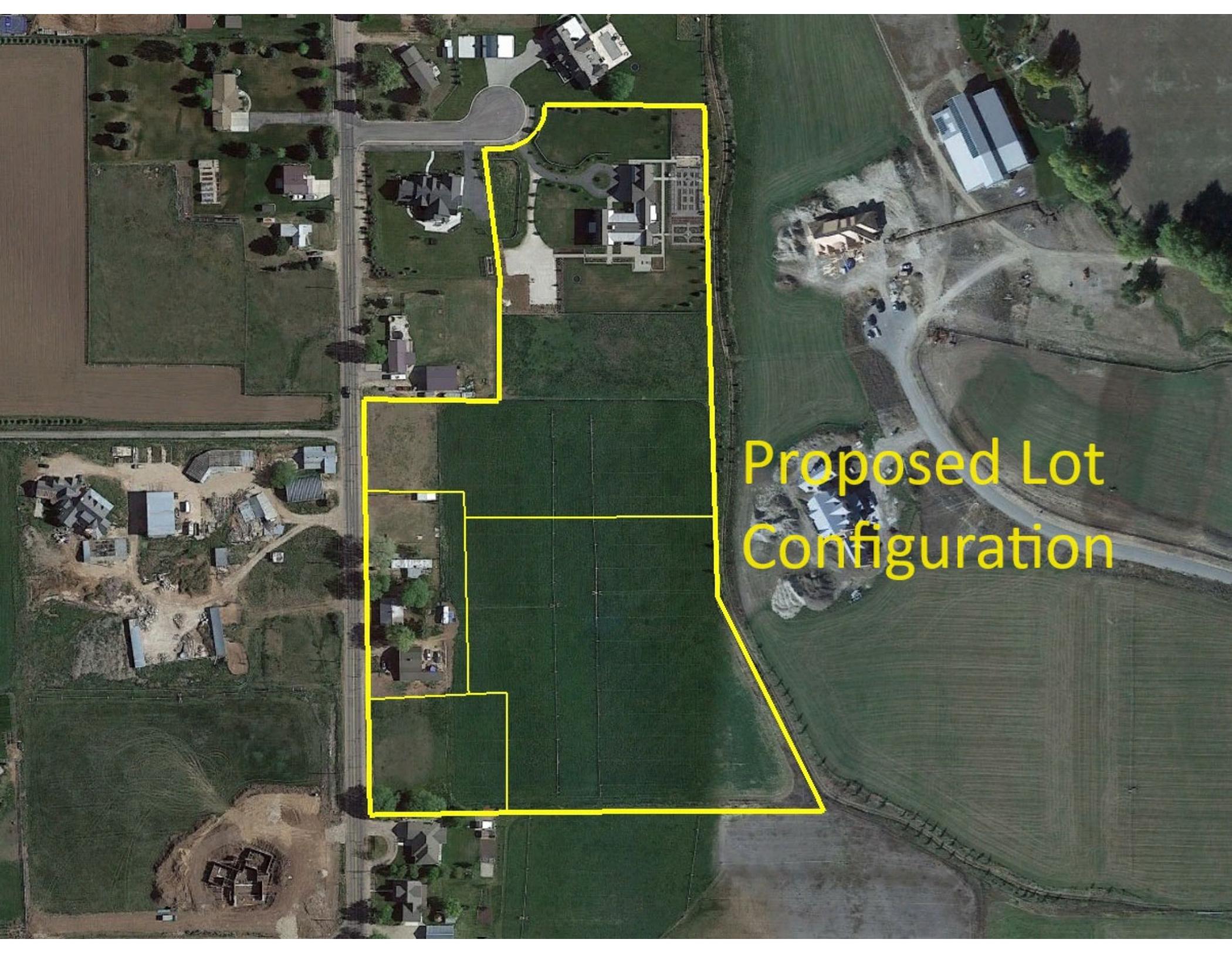


VINCENT FIELDS, WHIMSY WILLOW, & VINCENT FIELDS RURAL PRESERVATION

- 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.

BY COMMISSION EXPRES. _____ 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)
 MEATY SURVEYOR COMPANY
Don Applegate (DATE: 1-9-23)
 MEATY SURVEYOR 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°00'00" 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 P. Payne KEVIN P. PAYNE, TRUSTEE
Kimberly Ann Payne KIMBERLY ANN PAYNE, TRUSTEE
 KEVIN & 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 ATTORNEY
Carla CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

Heidi Farrell MEATY
Don Applegate MEATY
 PLANNING DIRECTOR

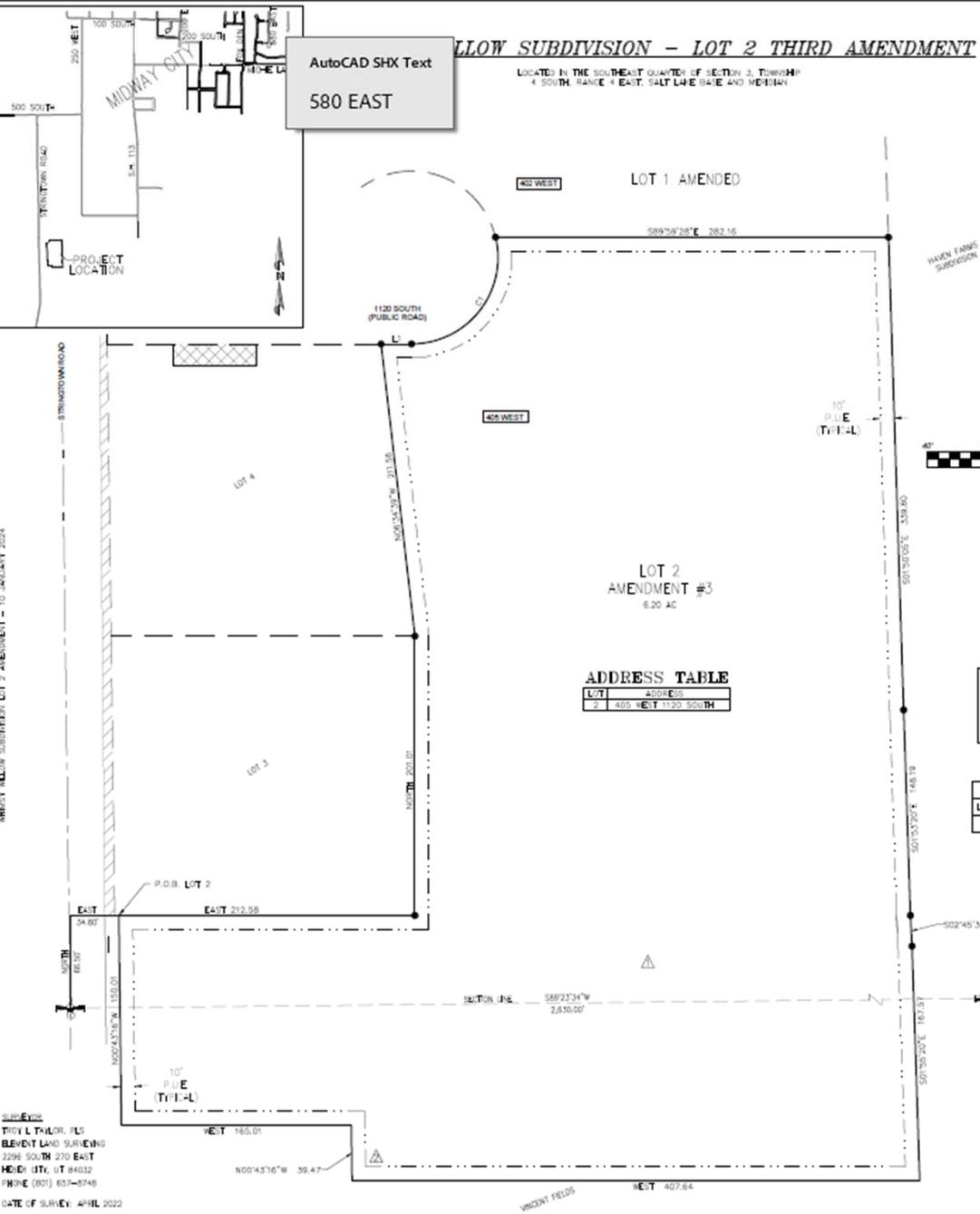
Don Applegate CITY PLANNING COMMISSION
Don Applegate CHAIRMAN PLANNING COMMISSION

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



WHIMSY WILLOW SUBDIVISION LOT 2 AMENDMENT - 10 JANUARY 2024



AutoCAD SHX Text
580 EAST

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

ADDRESS TABLE

LOT	ADDRESS
1	405 WEST 1120 SOUTH

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 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)

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'

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS 166.50 FEET NORTH 86.50 FEET AND EAST 34.85 FEET AND SOUTH 89°59'28" 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°59'28" EAST A DISTANCE OF 21.82 FEET TO A POINT ON A THIRTY DEGREE TURNING TO THE LEFT WITH AN ARC LENGTH OF 112.14', WITH A RADIUS OF 52.00', WITH A BEARING OF NORTH 87°15'45" EAST AND A CHORD LENGTH OF 97.47', THENCE SOUTH 89°59'28" EAST A DISTANCE OF 282.16 FEET, THENCE SOUTH 01°00'00" 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°50'20" EAST A DISTANCE OF 165.01 FEET, THENCE WEST A DISTANCE OF 407.64 FEET, THENCE NORTH 00°43'16" WEST A DISTANCE OF 38.47 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 DEDICATION

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 THIS _____ DAY OF _____ A.D. 20____
TROY L TAYLOR TRUSTEE HENRIELY ANN PAVINE TRUSTEE
THE TROY L TAYLOR FAMILY TRUST THE HENRIELY ANN PAVINE 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

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

PLAT AMENDMENT NOTES:

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

LINE TABLE

LINE	LENGTH	BEARING
L1	21.82	S89°59'28"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	THROUGHT
C1	112.14	52.00	103°57'53"	97.47	N87°15'45"E	76.83

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

DATE _____
HENRIELY EDUCATION COMPANY
DATE _____
HENRIELY SAVATH DETAIL

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

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

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 HEREIN SHOWN.
THIS _____ DAY OF _____ A.D. 20____
APPROVED: _____ MAYOR (SEE SIGNATURE PAGE)
APPROVED: _____ CITY ATTORNEY (SEE SIGNATURE PAGE)

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
HENRIELY ANN PAVINE TRUSTEE HENRIELY ANN PAVINE TRUSTEE
SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLUAM
SCALE 1" = 40' FEET

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

Surveyor:
TROY L TAYLOR, JLS
ELEVATED LAND SURVEYING
3298 SOUTH 270 EAST
MIDWAY CITY, UT 84032
PHONE (801) 637-8748
DATE OF SURVEY: APRIL 2022

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 SOUTH 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

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

VERY ESTATE COMPANY
 DATE _____
 MORGAN SANTIAGO DETEST
 DATE _____

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

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 STREXTOWN 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 ELUVE TO THE WEST LINE OF THE HAWKEYE HOLLOW SUBDIVISION AND A 4 FEET ELUVE 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°23'04" WEST 239.92 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 & JANELLE PAYNE FAMILY TRUST
 DATED: AUGUST 4, 2022

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

TITLE INSURANCE

ACKNOWLEDGMENT

STATE OF UTAH } SS.
 COUNTY OF WASATCH }
 ON THE _____ DAY OF _____, AD. 20____, PERSONALLY APPEARED
 BEFORE ME _____ WHO IS DULY QUALIFIED
 TO VE IN THE STATE OF UTAH TO BE THE SAME IN THE CAPACITY INDICATED:
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

ACKNOWLEDGMENT

STATE OF UTAH } SS.
 COUNTY OF WASATCH }
 ON THE _____ DAY OF _____, AD. 20____, PERSONALLY APPEARED
 BEFORE ME _____ WHO IS DULY QUALIFIED
 TO VE IN THE STATE OF UTAH TO BE THE SAME IN THE CAPACITY INDICATED:
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

ACKNOWLEDGMENT

STATE OF UTAH } SS.
 COUNTY OF WASATCH }
 ON THE _____ DAY OF _____, AD. 20____, PERSONALLY APPEARED
 BEFORE ME _____ WHO IS DULY QUALIFIED
 TO VE IN THE STATE OF UTAH TO BE 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 RIGHT-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, AD. 20____

APPROVED: _____ WARD _____ ATTEST: _____ CLERK-RECORDED: _____
 18 04 18 18 04 18

APPROVED: _____ CITY ENGINEER: _____ APPROVED: _____ CITY ATTORNEY: _____
 18 04 18 18 04 18

PLANNING COMMISSION APPROVAL

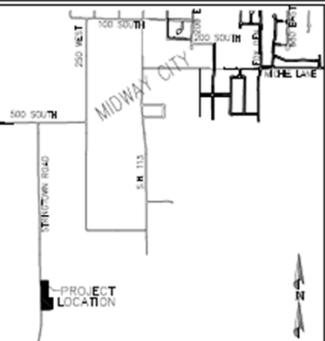
APPROVED THIS _____ DAY OF _____, AD. 20____, BY THE
 _____ CITY PLANNING COMMISSION

PLANNING DIRECTOR: _____ CHAIRMAN, 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	LOT 1-BURNED SEAL



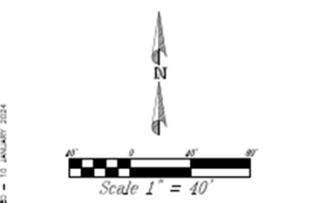
FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

ADDRESS TABLE

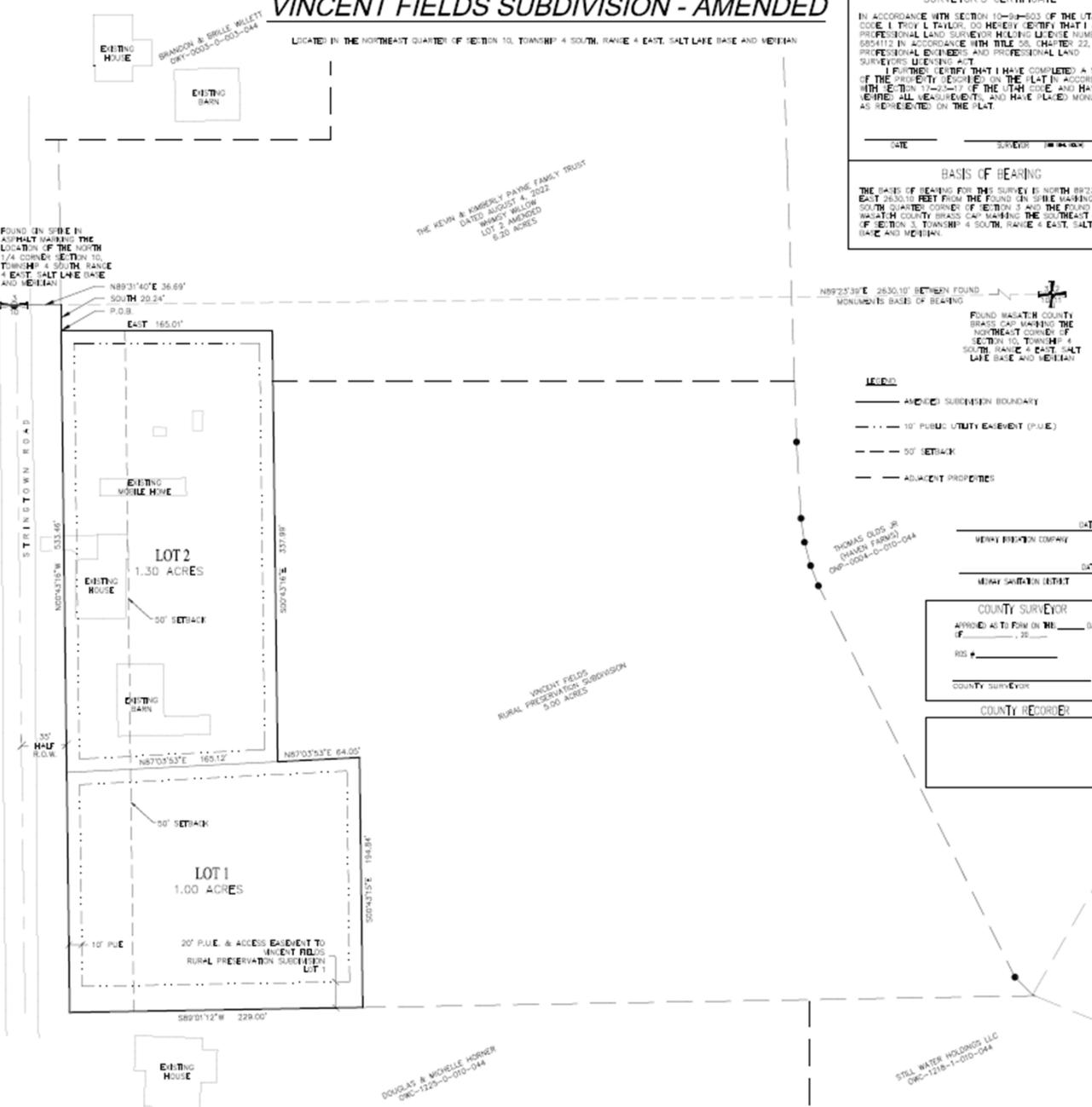
LOT	ADDRESS
1	1281 SOUTH STREXTOWN ROAD
2	1235 SOUTH STREXTOWN ROAD (FUTURE) 1315 SOUTH STREXTOWN ROAD (EXISTING)

OWNER'S NOTE: THE EXISTING HOME CORNER OF LOT 2 MAY CONTINUE TO BE THE EXISTING ADDRESS OF 1315 SOUTH STREXTOWN ROAD. ONCE THE LOTS IS SOLD, THE ADDRESS OF 1315 SOUTH STREXTOWN 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

DESIGNED BY: TROY L. THAYER, PLS
 CLIENT: LAND SURVEYING
 2229 SOUTH 270 EAST
 MIDWAY CITY, UTAH 84052
 PHONE: (801) 654-0470

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

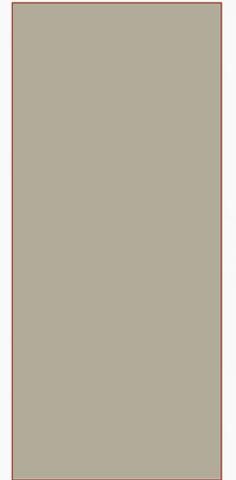
STILL WATER HOLDINGS LLC
 DEC-1225-10-010-044

DISCUSSION ITEMS

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

VINCENT FIELDS
RURAL PRESERVATION SUBDIVISION

PRELIMINARY/FINAL



POSSIBLE FINDINGS

- The proposed lot meets the minimum requirements for the R-1-43 zoning district
- The proposal does meet the intent of the General Plan for the R-1-43 zoning district
- The proposal does comply with the requirements for the Rural Preservation Subdivision Code
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere
- The lot will be deed restricted so it can never be further subdivided

PROPOSED CONDITIONS

1. The deed restriction that will be recorded towards the lot must be submitted to the City for review and recorded immediately after the plat is recorded.
2. A note on the plat is included with language that clearly states that subdividing the lot is prohibited.
3. The plat will contain a note using the triangular system to explain its formation through vacating land from the Vincent Fields Subdivision.
4. In accordance with the applicant's representation and understanding that "No additional lots are being created", each of the three plats (Vincent Fields Subdivision – Amended, Whimsy Willow Subdivision – Lot 2 Third Amendment, and the Vincent Fields Rural Preservation Subdivision) shall contain a prohibition against further subdivision as a condition of recording.

PROPOSED CONDITIONS

5. The plats for the Vincent Fields Subdivision – Amended and the Whimsy Willow Subdivision – Lot 2 Third Amendment shall similarly contain notes using the triangular system to explain the changes (i.e.: The 5.00 acre rural preservation lot resulted from reconfiguring an existing 4.00 acre lot [former Lot 1 of the Vincent Fields Subdivision] and a 4.16 acre lot [former Lot 2 of the Vincent Fields Subdivision] into a 1.00 acre lot [new Lot 1 of the Vincent Fields Subdivision - Amended] and a 5.00 acre lot [new Vincent Fields Rural Preservation Subdivision], with the 5.00 acre lot vacated from the Vincent Fields Subdivision to become the new Vincent Fields Rural Preservation Subdivision and the remaining 2.16 acres being added to the existing Lot 2 of the Whimsy Willow Subdivision).
6. 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.

PROPOSED CONDITIONS

7. A new sewer lateral hookup with placement as approved by the City Engineer and the Midway Sanitation District.
8. Before being placed on the City Council Agenda, the applicant will need to show a 30' wide driveway easement to allow access to the proposed 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.
9. 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.