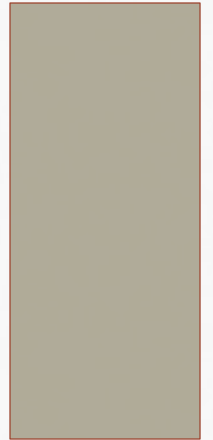


LOT SIZE WHEN NO OPEN SPACE IS REQUIRED

CODE TEXT AMENDMENT



LOT SIZE

- Amendment to 16.16: Planned Unit Developments & Standard Subdivisions
- Amendment to 16.17: Small Subdivisions
- Proposed amendment will require lots to be 15% larger than the minimum size allowed when there is not an open space requirement

16.16.120: OPEN SPACE REQUIREMENTS SPECIFIC TO STANDARD SUBDIVISIONS

- All standard subdivisions six or more acres in size located in the R-1-11, R-1-15, R-1-22 zones, and all standard subdivisions ten or more acres in size located in the RA-1-43 zone shall reserve a minimum of 15 per cent of the total acreage of the subdivision in open space. If a subdivision is not required to provide open space, then each lot shall be 15% larger than the minimum acreage specified in the zoning requirements set forth in Title 16.

16.17.040 LOT SIZE (SMALL-SCALE)

- The minimum permitted lot size allowed in a small subdivision for each zone shall be as specified in the zoning requirements set forth in Title 16 **except for subdivisions that do not require open space. If a subdivision is not required to provide open space, then each lot shall be 15% larger than the minimum acreage specified in the zoning requirements set forth in Title 16.**

DENSITY & OPEN SPACE

Standard subdivision examples of open space and proportional frontage and acreage reduction		
	Open Space Provided	Proportional reduction allowed
Subdivision along listed streets with a 100' setback	15%	15%
Subdivision not requiring a 100' setback	15%	0%
Subdivision along listed streets with a 100' setback	35%	35%
Subdivision not requiring a 100' setback	35%	20%

	Open Space Provided	Proportional reduction allowed
Subdivision along listed streets with a 100' setback	15%	15%
Subdivision not requiring a 100' setback	15%	0%
Subdivision along listed streets with a 100' setback	35%	35%
Subdivision not requiring a 100' setback	35%	20%

ROADS WITH 100' SETBACK

- Burgi Lane;
- River Road;
- Pine Canyon Road;
- Homestead Drive;
- Michie Lane, east of Center;
- Center Street, south of Main Street (SR 113);
- Tate Lane;
- Stringtown Road;
- 200 North, west of 200 West;
- Cari Lane;
- 500 South;
- 600 North.



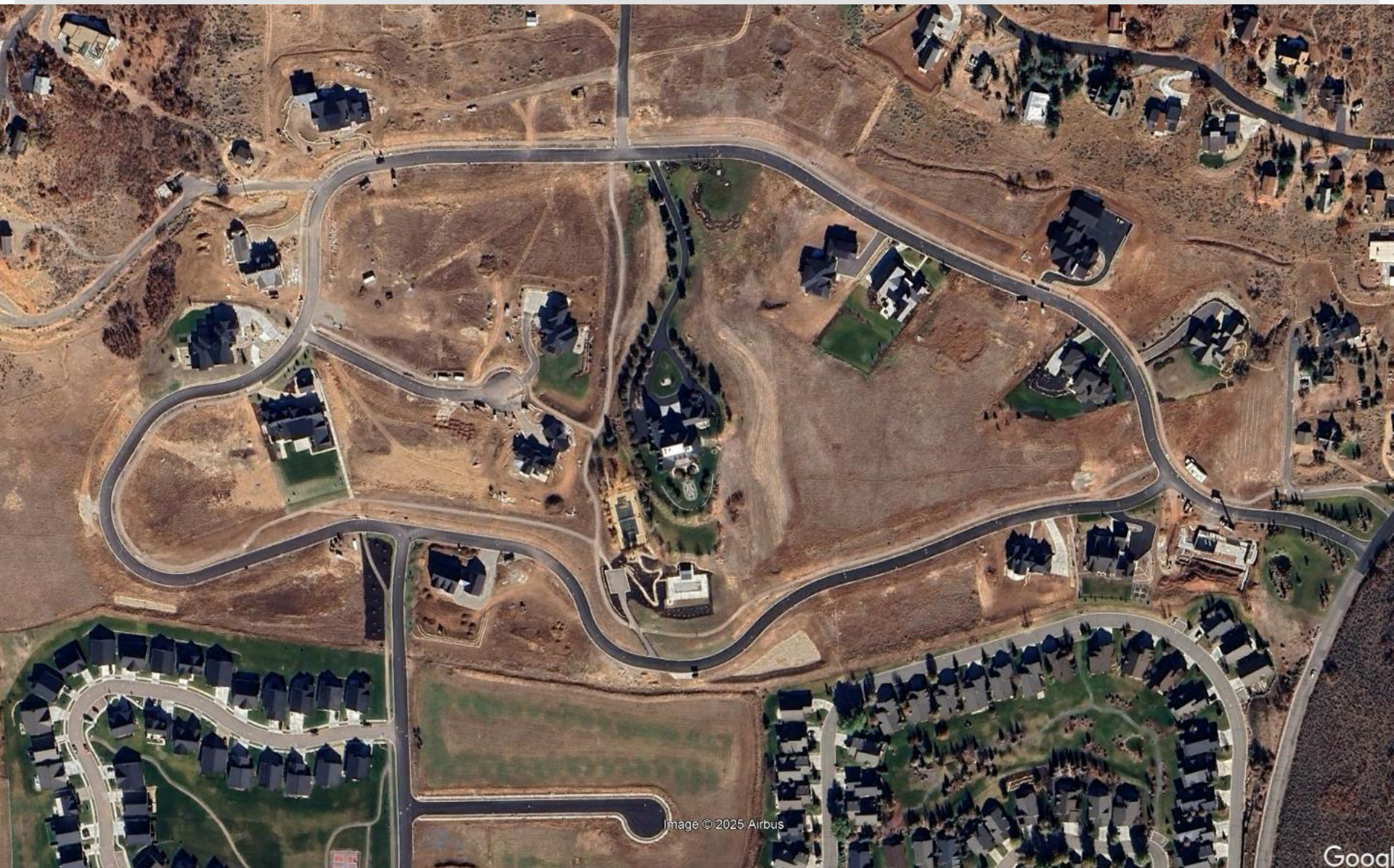


Image © 2025 Airbus

Google



DENSITY & OPEN SPACE

- General Plan promotes reducing density when appropriate and preserving a feeling of neighborhood openness.

Land Use Goals and Guidelines

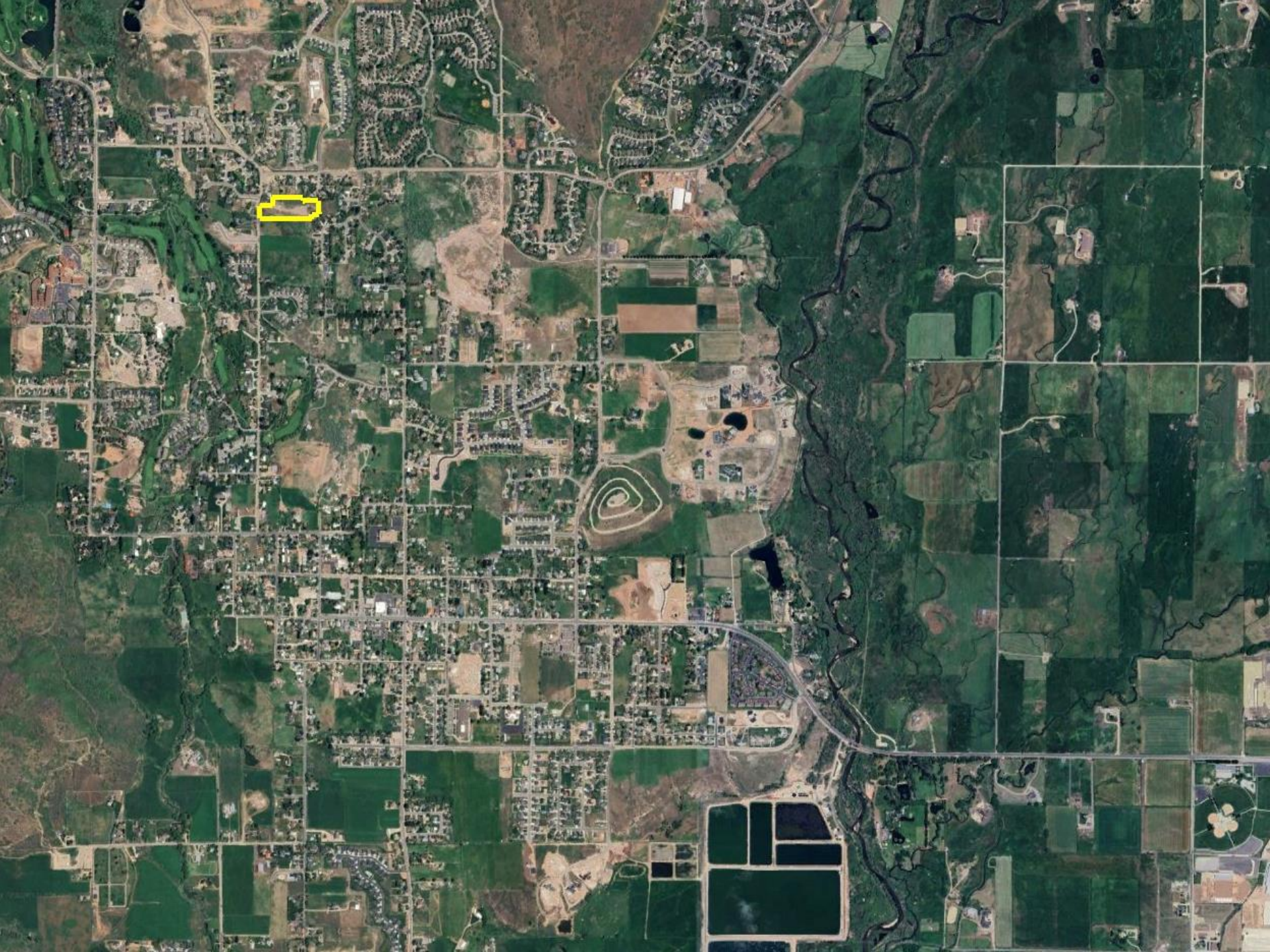
- Goal 2, Guideline 1: Consider reviewing the Municipal Code to possibly reduce density where appropriate.
- Goal 6, Guideline 3: Consider reviewing the Municipal Code to possibly reduce density when appropriate or to concentrate density in small areas surrounded by open areas.

DENSITY & OPEN SPACE

- 3. CREATE LOCAL NEIGHBORHOOD “OPENNESS”
- A sense of spaciousness in residential communities is provided by large setbacks, establishment of view corridors through restriction on view obstructing fences or structures, small community use areas (playgrounds, etc.), **larger lot size zoning, and density regulations**. For the most part, these features are required by city code, and not realized by open space acquisition. Recent revisions to city code have supported this objective, and further revisions can assist in its further realization.

DENSITY & OPEN SPACE

- Page 89: **Preserving open space can range from reasonable land use regulations**, such as setbacks in residential neighborhoods, to partnering with willing landowners and other entities, organizations, and individuals to create a conservation easement on a large parcel of agricultural land.
- Goal 4, Objective 1: Consider land use laws that will help to preserve open space.



LEGEND

UTAH COUNTY MONUMENT
FOUND MONUMENT
SET 5/8" REAR AND CAP
SET CURB FLUSH
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
SECTION LINE
SETBACK
EASEMENT
REVIEW LINE
ADDRESS
PROPOSED LOT NUMBERS

DATA TABLE

TOTAL AREA=4.65
TOTAL # OF LOTS=7
TOTAL AREA OF LOTS=3.57
AREA IN RIGHT-OF-WAY=1.08
AREA OF OPEN SPACE/PONDS=0.00 ACRES
LOTS/ACRE=1.51
ZONING=R-1-15 & R-1-22

OWNER/OWNER'S

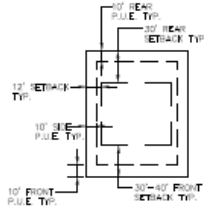
JOHN MONEY - ALE EVERLASTING CONSTRUCTION
6454 WEST PIN OAK DRIVE
WEST JORDAN, UTAH 84081
801-477-3322
johnmoneymoney@gmail.com

ENGINEER/SURVEYOR CONTACT INFO

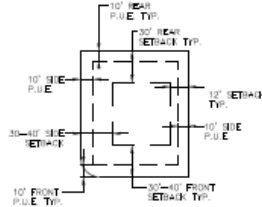
ATLAS ENGINEERING LLC
(801) 655-0566
945 E. 800 N. SUITE 4
SPANISH FORK, UT 84660

NOTES

1. ZONE R-1-15 & R-1-22
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.



INTERIOR LOT

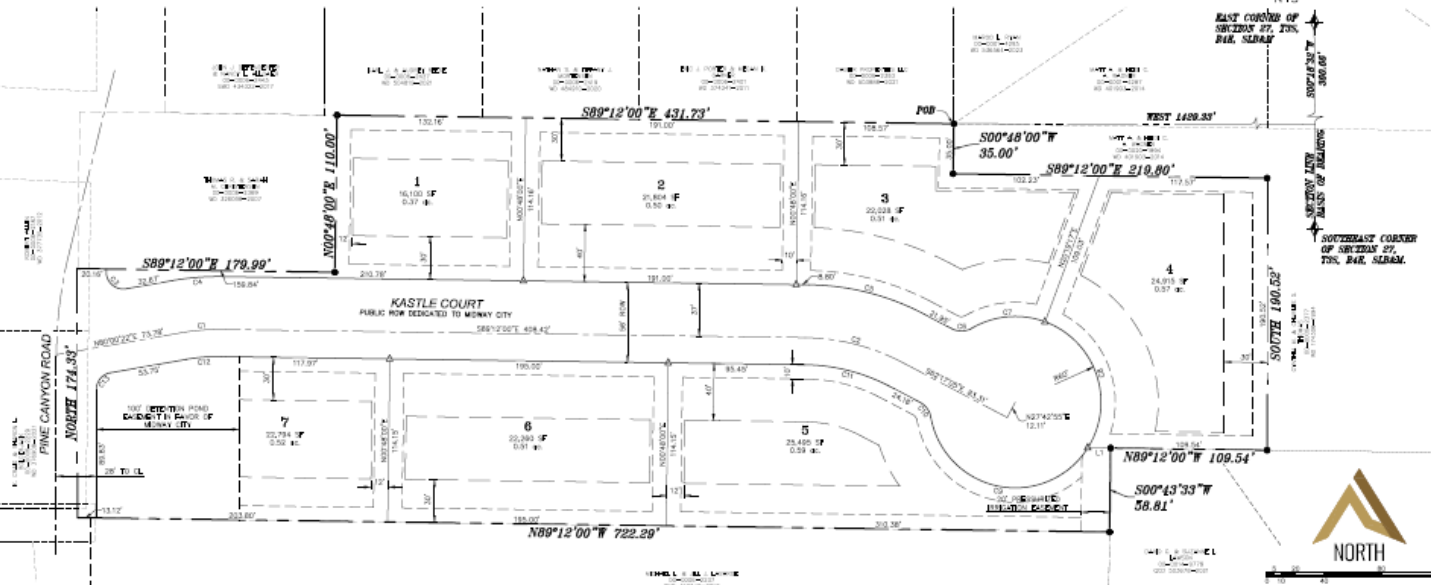


CORNER LOT

DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT



VICINITY MAP



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END
C1	38.25'	150.00'	28.22'	N89°24'11"E 10°47'38"
C2	70.45'	150.00'	69.82'	S75°44'33"E 26°54'50"
C3	22.91'	12.00'	19.59'	S45°17'36"E 109°23'23"
C4	35.23'	187.00'	35.18'	N89°24'11"E 10°47'38"
C5	83.62'	178.00'	82.85'	S75°44'33"E 26°54'50"
C6	15.15'	15.00'	14.51'	N88°46'59"E 57°52'09"
C7	32.88'	80.00'	31.16'	N89°09'02"E 50°28'31"
C8	106.60'	60.00'	93.12'	S18°46'30"E 101°47'35"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END
C9	144.16'	60.00'	111.90'	N79°03'19"W 137°39'45"
C10	13.63'	15.00'	13.17'	N61°57'44"W 52°03'42"
C11	61.54'	131.00'	60.97'	N75°44'32"W 26°54'50"
C12	24.68'	131.00'	24.64'	S89°24'11"W 10°47'38"
C13	16.78'	12.00'	15.43'	S40°00'11"W 80°02'22"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°12'00"W	15.92'

DATE
MIDWAY IRRIGATION COMPANY

DATE
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

SCALE 1" = 40'
SCALE 1" = 80'

COUNTY SURVEYOR
APPROVED AS TO FORM THIS DAY OF
A.D. 2024.

SURVEYOR'S CERTIFICATE

I, GORDON M. HAHNT II DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12653677 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE CITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS IS TRUE AND CORRECT.

DATE

BOUNDARY DESCRIPTION

BEGINNING 500°18'32"W 360.66 FEET AND WEST 1429.33 FEET FROM THE EAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S00°48'00"W 35.00 FEET, THENCE S89°12'00"E 215.80 FEET, THENCE S00°18'32"W 35.00 FEET, THENCE N89°12'00"W 109.54 FEET, THENCE S00°43'33"W 58.81 FEET, THENCE N89°12'00"W 722.29 FEET, THENCE NORTH 174.33 FEET, THENCE S89°12'00"E 178.95 FEET, THENCE N00°48'00"E 116.00 FEET, THENCE S89°12'00"E 431.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 202,677 SQUARE FEET OR 4.65 ACRES.

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBMITTED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS DAY OF A.D. 2024.

BY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE DAY OF A.D. 2024, PERSONALLY APPEARED BEFORE ME, THE NOTARY PUBLIC, THE UNDERSIGNED, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME FULLY SWORN/AFIDED, DID SAY THAT THEY ARE THE OF AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGED TO ME THAT SAID EVENTUALLY THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, APPROVES THIS SUBMISSION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS DAY OF A.D. 2024.

APPROVED MAYOR CITY ATTORNEY
APPROVED CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

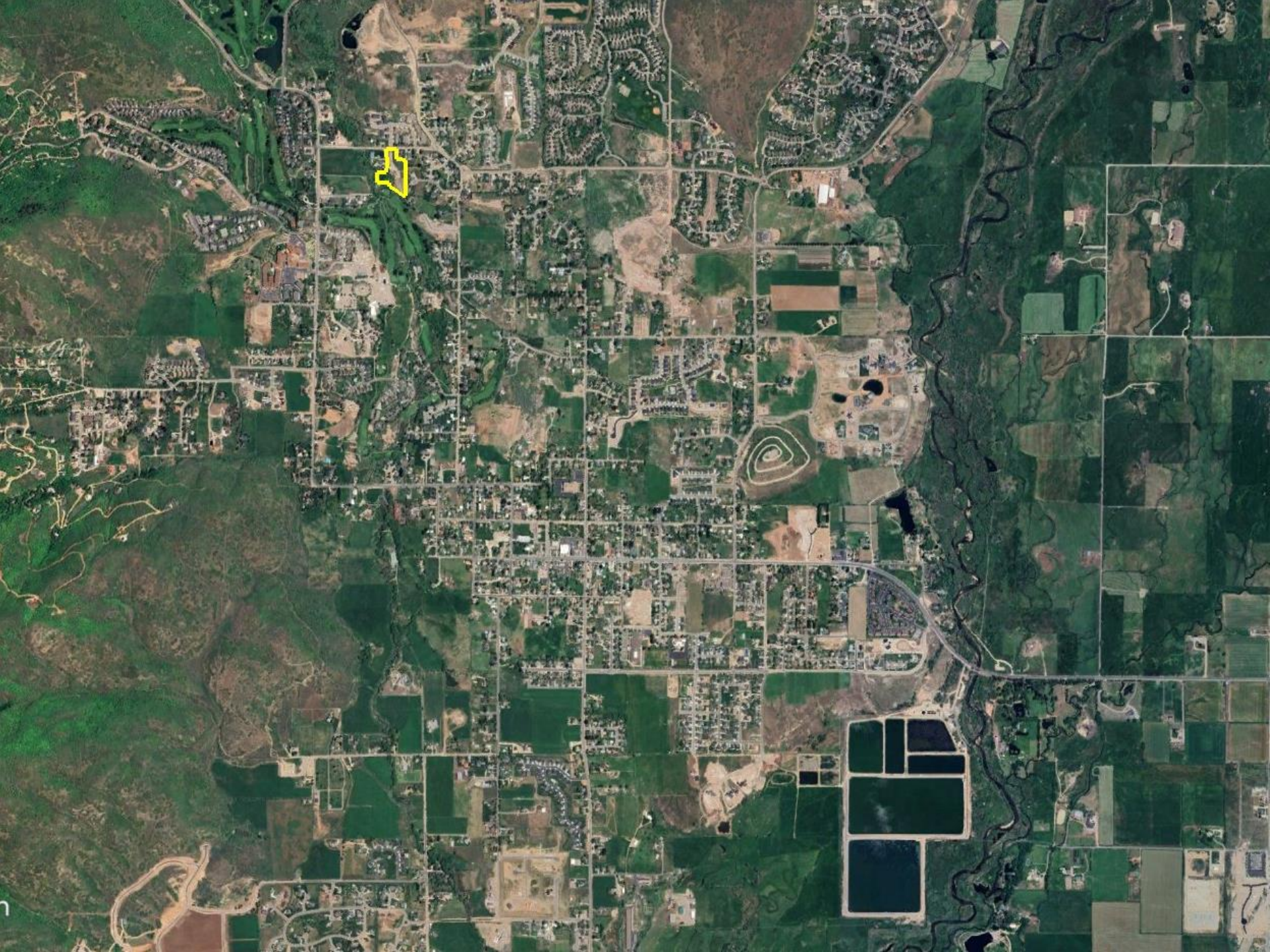
APPROVED THIS DAY OF A.D. 2024 BY THE
MIDWAY CITY PLANNING COMMISSION.
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

KASTLE COURT

A RESIDENTIAL SUBDIVISION IN
MIDWAY, UTAH

CONTAINING 7 LOTS AND 4.65 ACRES.
LOCATED IN THE EAST CORNER OF SECTION 27, OF TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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





E 600 N

Shof Ct

750 W St

Rainbow Ln

Sharon Ln

Stead Dr

W 200 N

E 250 W

300 N

N 400 W

N 300 W

W 100 N

N Center St

N 100 E

N 200 E

N 300 E

River Rd

E Main St

S 550 E

S 580 E

700 E

750 E

Geneva Dr

113

S Van Ln

N 1750 W St

W 100 S

E 100 S

S 200 E

S 300 E

Silver Fox Rd

S Fox Den Rd

E 260 S

E 300 S

W 300 S

W 350 S

W 500 S

W 73 W

W 865 S

S Wards Ln

Cascade Pkwy

W 970 S

Serenity Way

Stringtown Rd

S Center St

E 850 S

COZENS SUBDIVISION - AMENDED

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 884112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

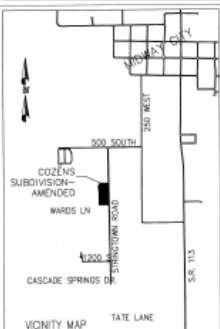
FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: SEP 23 2020 SURVEYOR: Troy L. Taylor DEED BOOK: _____

NOTES

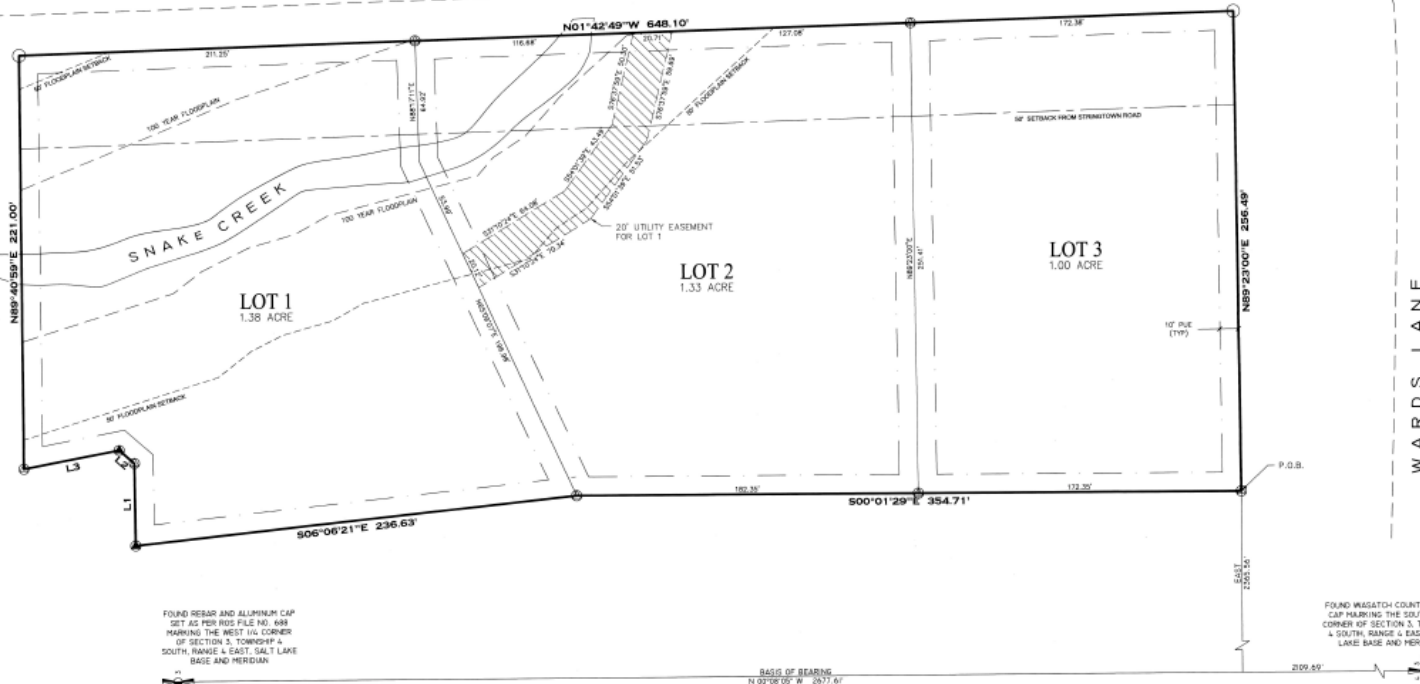
ALL NEW STRUCTURES SHALL BE SETBACK A MINIMUM OF 50 FEET FROM STRINGTOWN ROAD. THE PURPOSE OF THIS PLAT IS TO FURTHER SUBDIVIDE FROM OUR LOT 1-10 THIRTEEN LOTS.

Scale 1" = 30'



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	44.04'	N89°27'11"E
L2	10.75'	S41°08'04"W
L3	51.75'	S10°47'21"E

STRINGTOWN ROAD



FOUND REBAR AND ALUMINUM CAP SET AS PER ROS FILE NO. 688 MARKING THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

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

ADDRESS TABLE

LOT	ADDRESS
1	788 SOUTH STRINGTOWN ROAD
2	806 SOUTH STRINGTOWN ROAD
3	840 SOUTH STRINGTOWN ROAD

Surveyor: Nate Fawell DATE: 9-23-2020
 COUNTY RECORDER: Don Haggard DATE: 9-24-2020
 MIDWAY IRRIGATION COMPANY
 MIDWAY SANITATION DISTRICT

COUNTY RECORDER

BOOK: 48853 PAGE: 332
 DATE: 11-06-2020 TIME: 2:47PM DEED: 856
 FOR: STRINGTOWN PROPERTIES LLC
 BY: 72 PREPARED BY: COZENS SUBDIVISION PROJECT

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 24th DAY OF SEPTEMBER, A.D. 2020
 ROS# 3316
 COUNTY SURVEYOR: Troy L. Taylor

BOUNDARY DESCRIPTION

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°00'00" WEST FROM THE FOUND WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3 TO THE FOUND REBAR WITH ALUMINUM CAP SET AS PER ROS FILE NO. 688 MARKING THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

OWNER'S DEDICATION

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE CASCADE MEADOWS PLUD AMENDED SUBDIVISION AND A FENCE POST, SAID POINT BEING LOCATED NORTH 00°00'00" WEST ALONG THE SECTION LINE 2109.69 FEET AND EAST 2305.50 FEET FROM THE WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE SAID EAST LINE OF THE CASCADE MEADOWS SUBDIVISION THE FOLLOWING (2) TWO CALLS: NORTH 00°01'29" WEST 354.71 FEET, AND NORTH 00°00'21" WEST 236.63 FEET TO A FOUND REBAR WITH CAP MARKED PLUS 145.79 FEET, A FENCE LINE, THE SOUTH LINE OF THE WILLIAM A. RICHARDSON SUBDIVISION, THE FOLLOWING (2) TWO CALLS: NORTH 89°27'11" EAST 44.04 FEET, NORTH 41°08'04" EAST 10.75 FEET, NORTH 10°47'21" WEST 51.75 FEET, AND NORTH 89°40'59" EAST 221.00 FEET TO A FENCE LINE, THE WEST RIGHT-OF-WAY OF STRINGTOWN ROAD; THENCE SOUTH 01°42'48" EAST 648.10 FEET ALONG A FENCE AND A FENCE LINE EXTENDED TO A FENCE POST; THENCE SOUTH 89°23'00" WEST 256.49 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

AREA = 3.72 ACRES

ACKNOWLEDGMENT

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, RIGHTS-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 23th DAY OF September, A.D. 2020
 BY: Glen K. Lent
 STRINGTOWN PROPERTIES LLC - Manager - Glen K. Lent

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WASATCH }
 ON THE 23th DAY OF September, A.D. 2020 PERSONALLY APPEARED BEFORE ME, Glen K. Lent, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES 12-19-2021 Glen K. Lent NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WASATCH }
 ON THE 23th DAY OF September, A.D. 2020 PERSONALLY APPEARED BEFORE ME, Glen K. Lent, WHO DULY ACKNOWLEDGED 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 5th DAY OF November, A.D. 2020
 APPROVED: Michael R. Neale ATTEST: Carolyn L. Neale
 MAYOR CLERK-RECORDER
 APPROVED: Carolyn L. Neale ATTEST: Carolyn L. Neale
 CITY CLERK CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 13th DAY OF October, A.D. 2020 BY THE
 MIDWAY CITY PLANNING COMMISSION
 DIRECTOR - PLANNING: Michael R. Neale CHAIRMAN, PLANNING COMMISSION: Glen K. Lent

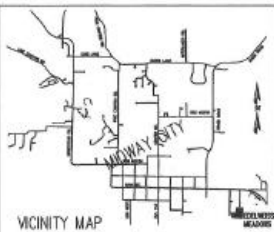
COZENS SUBDIVISION - AMENDED

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3,
 TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLEBAN

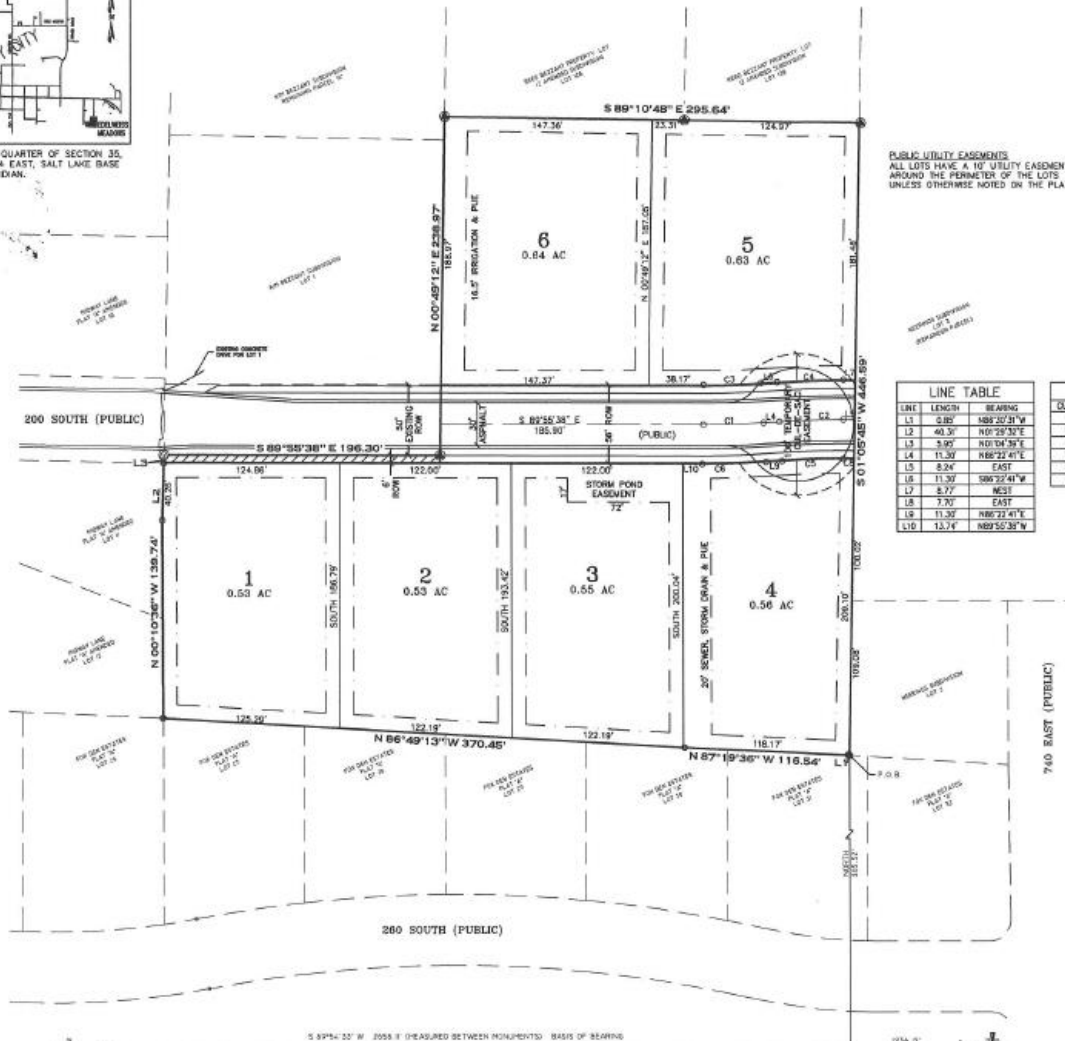




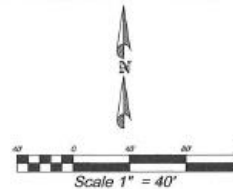
EDELWEISS MEADOWS



MIDWAY CITY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN.



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



SYMBOL LEGEND

- SURVEY BOUNDARY
- - - UTILITY EASEMENT
- SET REBAR WITH CAP
STAMPED ELEVANT LAND
SURVEYING PLS 1654112
- FOUND REBAR WITH CAP
- FOUND SECTION CORNERS
(AS NOTED ON DRAWING)
- 1' PUBLIC ROAD RIGHT-OF-WAY
DEDICATION ALONG 200 SOUTH

LINE TABLE

LINE	LENGTH	BEARING
L1	0.82	N88°20'31" W
L2	40.31	N10°19'30" E
L3	9.90	N10°14'30" E
L4	11.30	N88°22'41" E
L5	8.24	EAST
L6	11.30	N88°22'41" W
L7	8.27	WEST
L8	7.70	EAST
L9	11.30	N88°22'41" E
L10	13.74	N89°55'38" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	43.33	672.00	03°00'42"	42.45	N 88°11'21" E
C2	46.22	728.00	03°00'27"	46.01	N 88°11'21" E
C3	41.57	844.00	03°00'42"	40.70	S 88°11'21" W
C4	47.70	756.00	03°00'37"	47.78	S 88°11'21" W
C5	44.25	700.00	03°00'37"	44.24	N 88°11'21" E
C6	45.14	700.00	03°00'42"	45.13	N 88°12'32" E

ADDRESS TABLE

LOT	ADDRESS
1	XXXX EAST 200 SOUTH
2	XXXX EAST 200 SOUTH
3	XXXX EAST 200 SOUTH
4	XXXX EAST 200 SOUTH
5	XXXX EAST 200 SOUTH
6	XXXX EAST 200 SOUTH

ADDRESSING TO BE DETERMINED BY
WASATCH COUNTY GIS DEPARTMENT

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

DATE: _____
COUNTY SURVEYOR

DATE: _____
COUNTY SURVEYOR

DATE: _____
COUNTY SURVEYOR

DATE: _____
COUNTY SURVEYOR

DATE: _____
COUNTY SURVEYOR

DATE: _____
COUNTY SURVEYOR

BOUNDARY DESCRIPTION

BEGINNINGS AT A POINT WHICH IS WEST 1236.13 FEET AND NORTH
355.52 FEET FROM THE FOUND 1995 WASATCH COUNTY BRASS CAP
MARKING THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 88°30'31" WEST 0.85 FEET ALONG THE BOUNDARY OF THE
FOX DEN ESTATES SUBDIVISION; THENCE NORTH 87°12'38" WEST
116.34 FEET ALONG THE BOUNDARY OF THE FOX DEN ESTATES
SUBDIVISION; THENCE NORTH 88°40'15" WEST 370.45 FEET ALONG THE
BOUNDARY OF THE FOX DEN ESTATES SUBDIVISION; THENCE NORTH
00°10'38" WEST 136.74 FEET ALONG THE BOUNDARY OF THE MIDWAY
LAKE PLAT A AMENDED SUBDIVISION; THENCE NORTH 01°04'38" EAST 5.95 FEET
ALONG THE BOUNDARY OF THE MIDWAY LAKE PLAT A AMENDED
SUBDIVISION; THENCE SOUTH 89°55'38" EAST 196.30 FEET ALONG THE
BOUNDARY OF THE KIM BEZZANT SUBDIVISION; THENCE NORTH
00°40'12" EAST 128.87 FEET ALONG THE BOUNDARY OF THE KIM
BEZZANT SUBDIVISION; THENCE SOUTH 89°10'48" EAST 285.64 FEET
ALONG THE BOUNDARY OF THE REED BEZZANT PROPERTY LOT 12
AMENDED SUBDIVISION; THENCE SOUTH 01°05'48" WEST 448.68 FEET
ALONG THE BOUNDARY OF THE REED BEZZANT SUBDIVISION TO THE POINT
OF BEGINNING.

CONTAINING: 3.84 ACRES

BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 89°54'33" WEST ALONG THE SECTION
LINE BETWEEN THE FOUND 1995 WASATCH COUNTY BRASS MONUMENT
MARKING THE SOUTHEAST CORNER OF SECTION 35, AND THE FOUND 1995
WASATCH COUNTY BRASS MONUMENT MARKING THE SOUTHWEST
CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE
BASE AND MERIDIAN, AS SHOWN ON THE KIM BEZZANT SUBDIVISION.

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, AND 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 _____ DAY OF _____, A.D. 20____

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED
BEFORE ME _____, A NOTARY PUBLIC, KNOWN TO ME, THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____

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 _____

APPROVED _____ CITY ENGINEER _____ APPROVED _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

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 8854112 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.

EDELWEISS MEADOWS

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

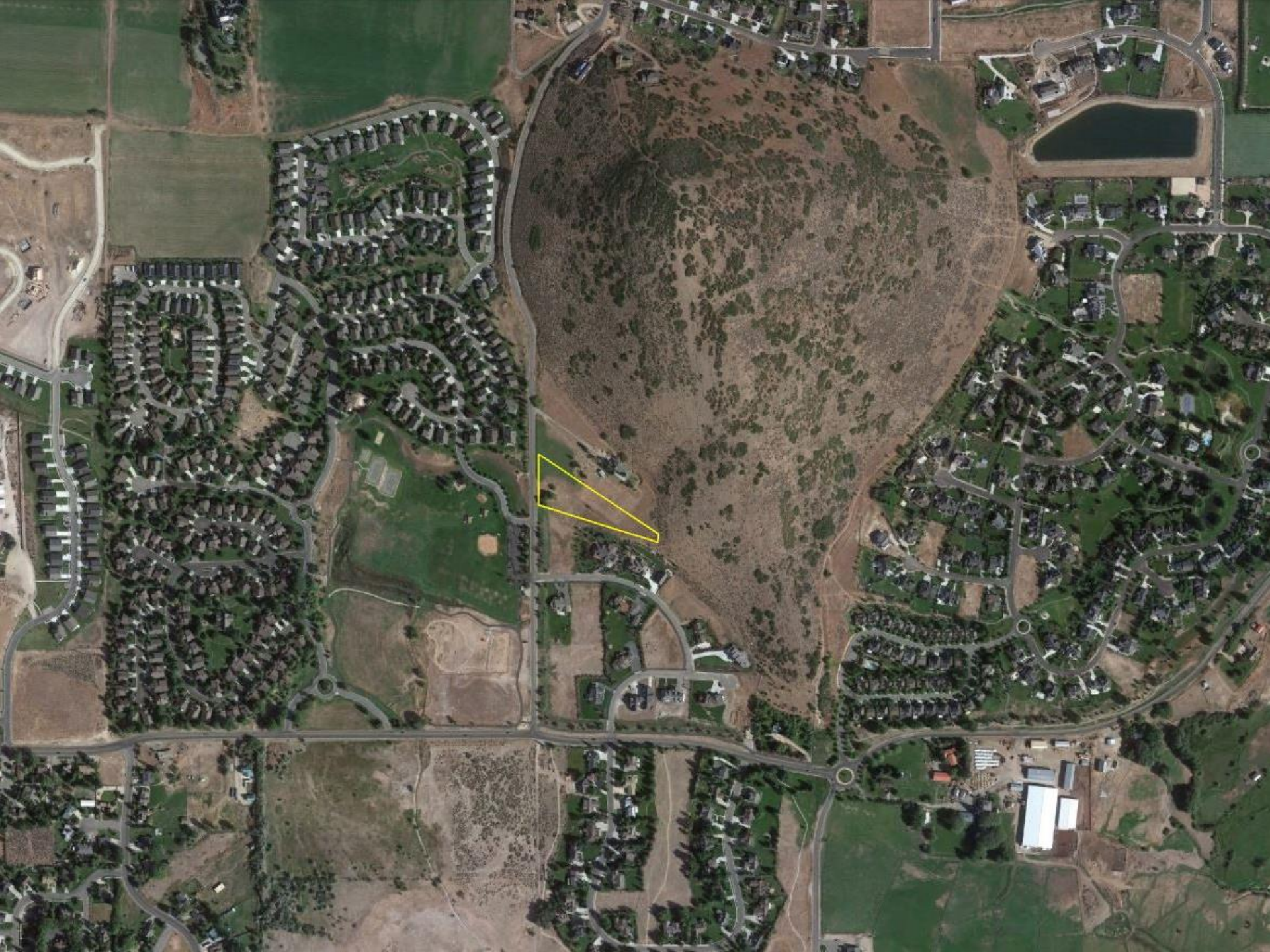
SCALE: 1" = 40 FEET

SIGNATORY SEAL: _____ MIDWAY PUBLIC SEAL: _____ CITY ENGINEER SEAL: _____ COPIES-RECORDING SEAL: _____

SUBDIVISION
TROY L. TAYLOR, PLS.
MIDWAY LAKE SURVEYING
2308 SOUTH 370 EAST
MIDWAY CITY, UTAH 84055
PHONE (801) 937-8740

DATE OF SURVEY: JULY 2023

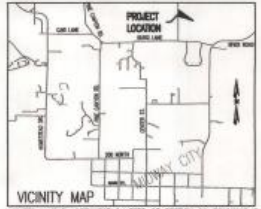
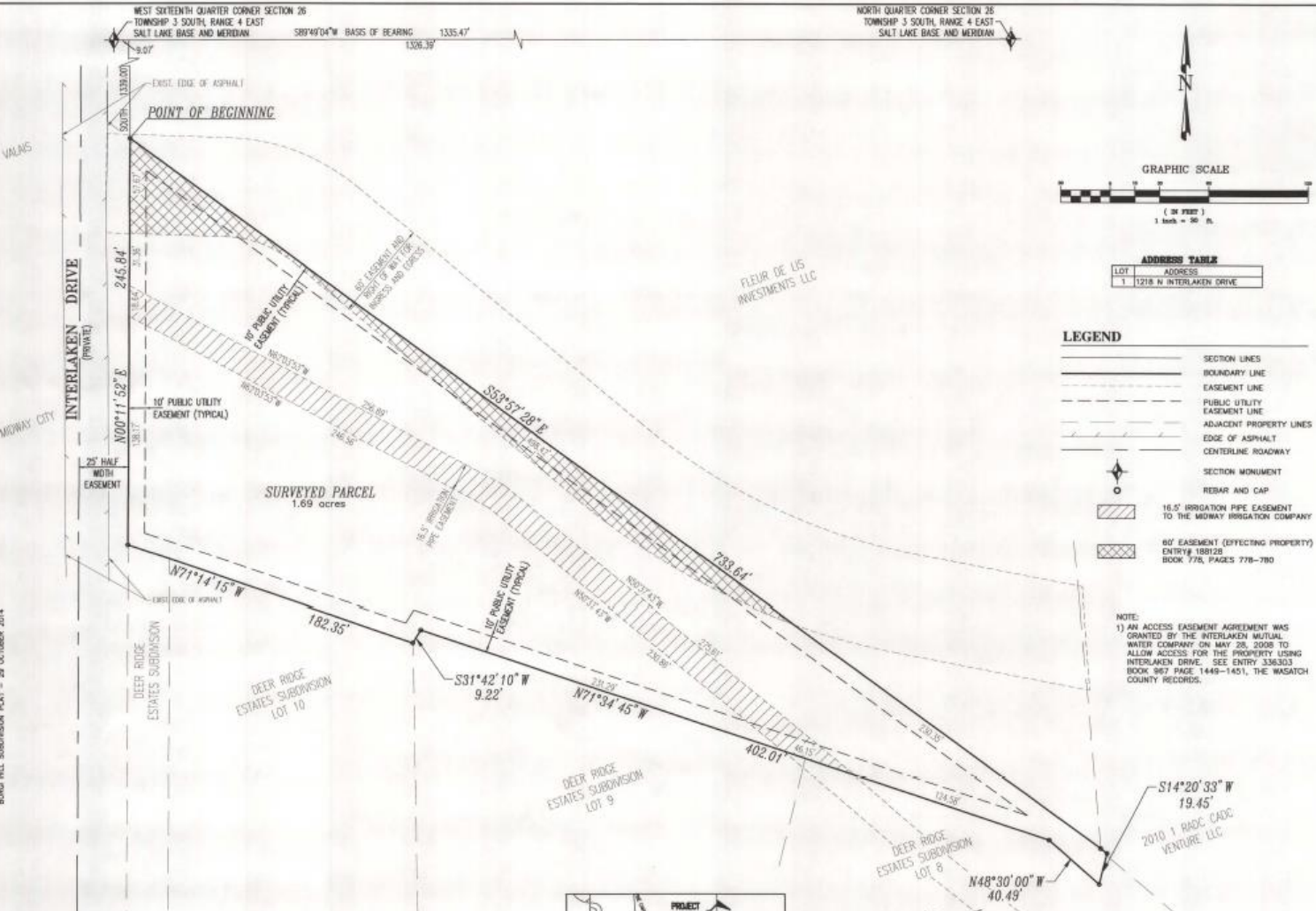
EDDELWEISS MEADOWS SUBDIVISION PLAT - 11 NOVEMBER 2023



BURGL HILL SUBDIVISION PLAT - 28 OCTOBER 2014

SURVEYOR DATE OF SURVEY: AUGUST 2014

BROMAC
Land Surveying
1000 SOUTH HARRISON AVENUE, SUITE A
WEST JORDAN, UTAH 84086
Phone: (801) 580-0011 www.bromacsurvey.com



NORTH QUARTER CORNER SECTION 26
TOWNSHIP 3 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

WEST SIXTEENTH QUARTER CORNER SECTION 26
TOWNSHIP 3 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN



ADDRESS TABLE

LOT	ADDRESS
1	1218 N INTERLAKEN DRIVE

- LEGEND**
- SECTION LINES
 - BOUNDARY LINE
 - EASEMENT LINE
 - PUBLIC UTILITY EASEMENT LINE
 - ADJACENT PROPERTY LINES
 - EDGE OF ASPHALT
 - CENTERLINE ROADWAY
 - SECTION MONUMENT
 - REBAR AND CAP
 - 16.5' IRRIGATION PIPE EASEMENT TO THE MIDWAY IRRIGATION COMPANY
 - 60' EASEMENT (EFFECTING PROPERTY) ENTRY 188128 BOOK 778, PAGES 778-780

NOTE:
1) AN ACCESS EASEMENT AGREEMENT WAS GRANTED BY THE INTERLAKEN MUTUAL WATER COMPANY ON MAY 28, 2008 TO ALLOW ACCESS FOR THE PROPERTY USING INTERLAKEN DRIVE. SEE ENTRY 336303 BOOK 967 PAGE 1449-1451, THE WASATCH COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTIONS 10-64-603 OF THE UTAH CODE, I, C. DAVID BROMAC, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5551292, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSE ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE Dec 2, 2014 SURVEYOR C. David Bromac

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°49'04" WEST 1326.39 FEET AND SOUTH 1339.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

THENCE SOUTH 53°57'28" EAST 733.64 FEET; THENCE SOUTH 14°20'33" WEST 19.45 FEET TO THE NORTH BOUNDARY LINE OF DEER RIDGE ESTATES SUBDIVISION—AMENDED AND RUNNING THE FOLLOWING FOUR COURSES: (1) NORTH 48°30'00" WEST 40.48 FEET, (2) NORTH 71°34'45" WEST 402.01 FEET, (3) SOUTH 31°42'10" WEST 9.22 FEET, (4) NORTH 71°14'15" WEST 182.35 FEET; THENCE NORTH 00°11'52" EAST 245.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.69 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, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 26th DAY OF November, A.D. 2014
BY Christine L. Jones Manager
PMA PROPERTIES LLC - CHAIRS BURN

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE 26th DAY OF November, A.D. 2014, PERSONALLY APPEARED BEFORE ME, Christine L. Jones, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES 12/21/17 Christine L. Jones 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 9 DAY OF March, A.D. 2015
APPROVED Colleen C. Jones ATTEST David L. Jones
MAYOR CLERK-RECORDER
APPROVED David L. Jones APPROVED Kevin J. Powell
CITY ENGINEER CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 5 DAY OF March, A.D. 2015, BY THE
David L. Jones CITY PLANNING DIRECTOR
Michael L. Jones CHAIRMAN, PLANNING COMMISSION

BURGL HILL SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 30 FEET

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 25th DAY OF Nov, 2014.

POS 12626
David L. Jones
COUNTY SURVEYOR

COUNTY RECORDER

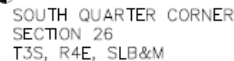
ENTRY # _____ BOOK _____ PAGE _____
DATE _____ TIME _____ FILE _____
FOR _____ BY _____
BY _____ WASATCH COUNTY RECORDER PROJECT FUG SILVER

SEAL OF THE STATE OF UTAH

SEAL OF MIDWAY CITY

9-21-15





IN ACCORDANCE WITH SECTION 10-9a-803 OF THE UTAH CODE, I, WILLIAM C. JORDAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 2004 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 REVEALED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

ADDRESSING TO BE COMPLETED BY
WASATCH COUNTY GIS DEPARTMENT

LEGEND

 RIGHT-OF-WAY DEDICATION TO MIDWAY CITY
(0.28 ACRES)

DATE _____
 UTILITY REGISTRATION COMPANY

DATE _____
 UTILITY SANITATION DISTRICT

COUNTY RECORDER

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

COUNTY SURVEYOR

BEGINNING AT A POINT WHICH IS NORTH 50.84 FEET AND WEST 91.74 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THEME NORTH	89°54'00"	WEST	290.27	FEET
THEME NORTH	00°38'48"	EAST	298.49	FEET
THEME NORTH	89°50'25"	WEST	73.02	FEET
THEME NORTH	00°08'36"	EAST	135.66	FEET
THEME NORTH	89°23'27"	EAST	329.52	FEET
THEME SOUTH	00°08'59"	WEST	436.36	FEET

RIVER ROAD TO THE POINT OF BEGINNING

CONTAINING: 2.90 ACRES

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, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

By: ROBERT DUNCAN By: UNDA DUNCAN

STATE OF UTAH }
COUNTY OF KANE } ss.

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

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 _____ ATTEST _____
MAYOR (LEA) - RECORDS

APPROVED _____ APPROVED _____
CITY BUSINESS CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE _____

PLANNING DIRECTOR

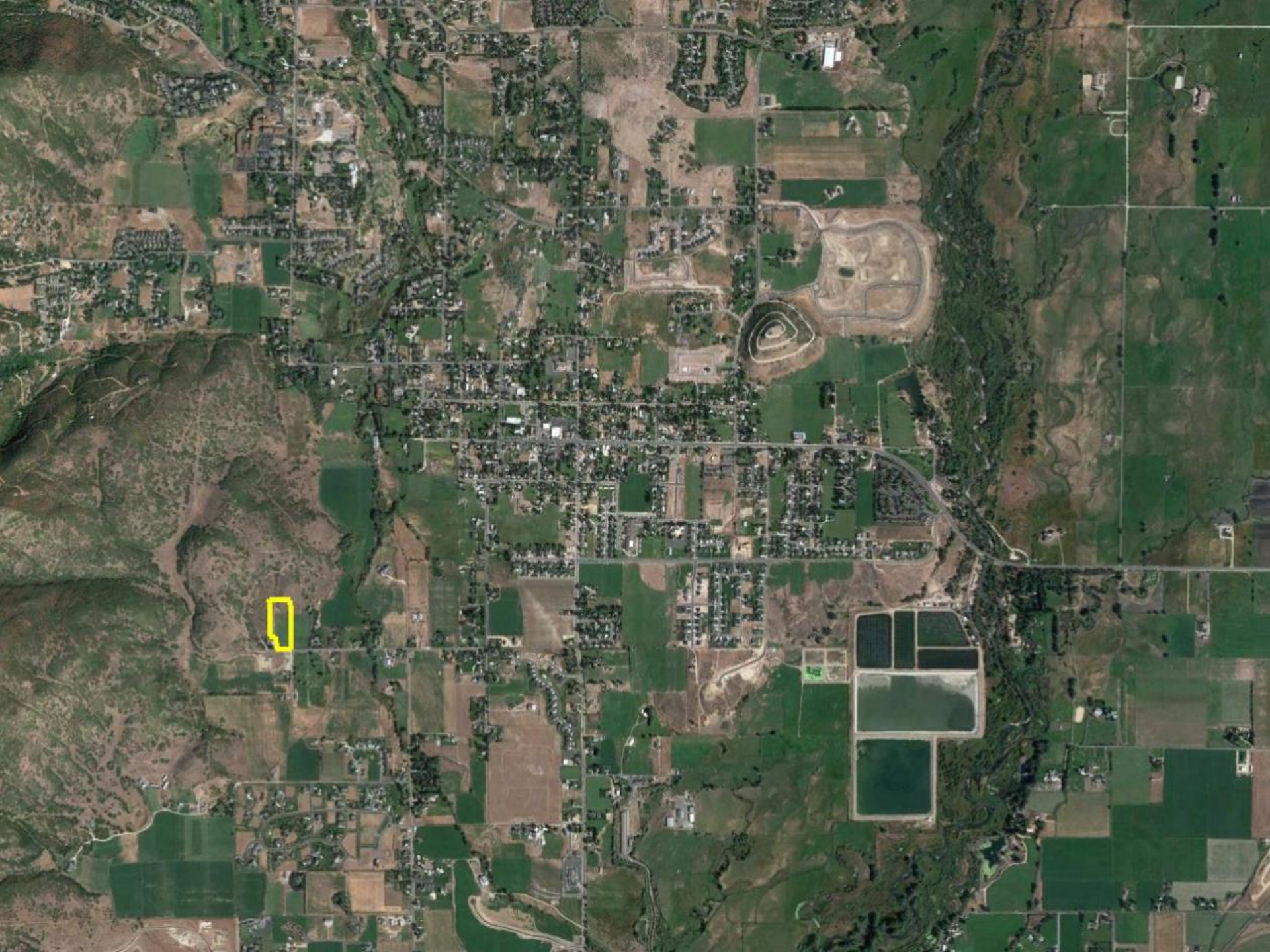
CHAIRMAN, PLANNING COMMISSION

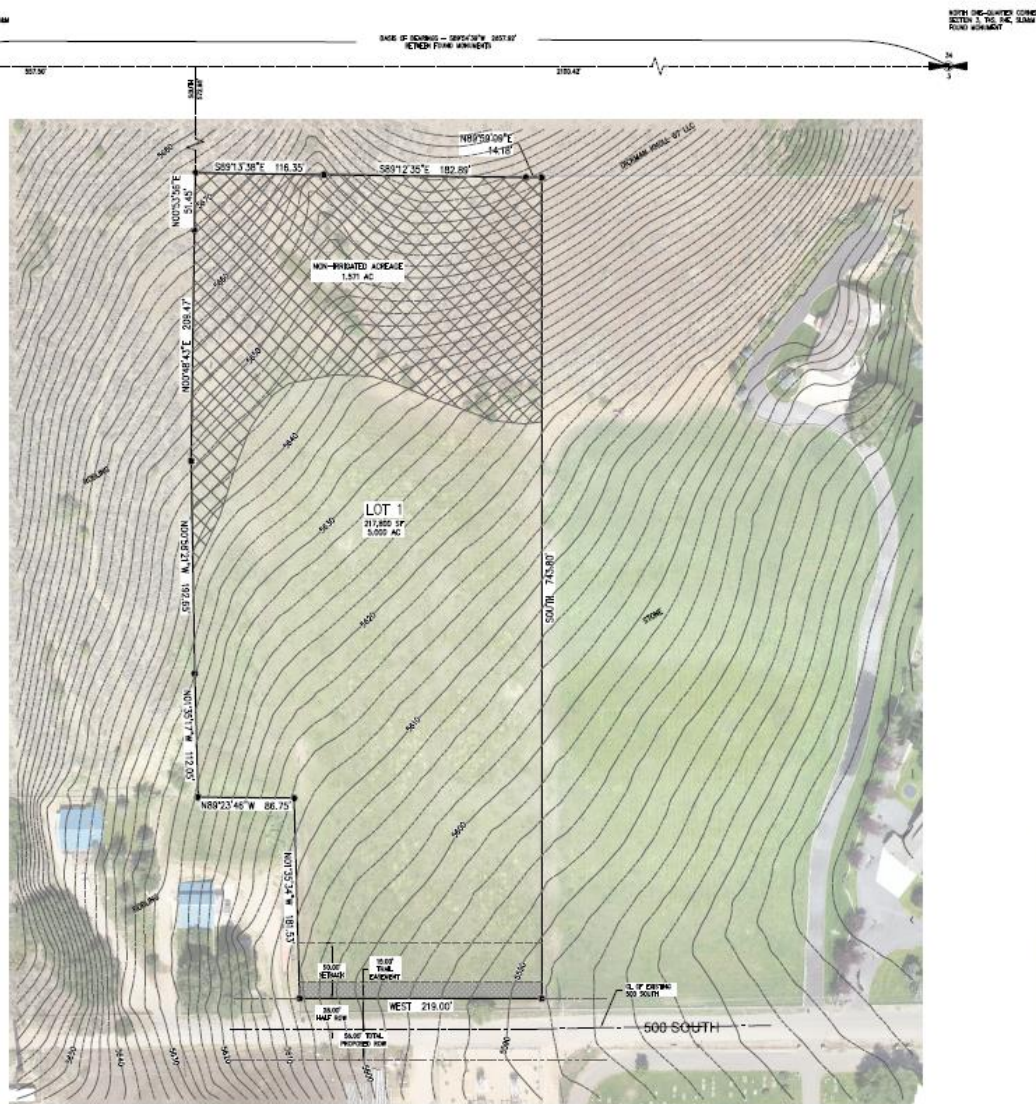
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 30 FEET

DATE: 01/01/01	TIME: 10:00	DATE: 01/01/01	TIME: 10:00
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BOUNDARY DESCRIPTION

[illegible]

CONTAINING 5.00 ACRES

BASIS OF BEARINGS

THE BASE OF HIGHWAY FOR THE PLAT IS SOUTH 85° 00' WEST BETWEEN FOUND MONUMENTS FOR THE NORTHWEST CORNER AND NORTH ONE-QUARTER CORNERS OF SECTION 3, T15, R12, S14M.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-40-403 OF THE UTAH CODE, I BRIAN SHALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334033 IN ACCORDANCE WITH TITLE 56, CHAPTER 32, 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 ADDED ALL MEASUREMENTS, AND HAVE PLACED MEASUREMENTS AS REPRESENTED ON THE PLAT.

 BROWN BALLS
 PROFESSIONAL LAND SURVEYOR

 DATE

 SURVEYOR'S SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EVEN THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND ALLEYS, INCLUDING PUBLIC TRAIL DESIGNATIONS, TO BE HEREAFTER KNOWN AS THE SUBDIVISION ONE-LOT SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE ON _____ DAY OF _____, 200_____.

FTZ OWNER (OR AGENT)	PRINTED NAME
----------------------	--------------

FAX OWNER (OR AGENT) _____ _____ _____	PRINTED NAME _____ _____ _____
--	--------------------------------------

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ S.S.

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____, THE
SIGNER OF THE ABOVE OWNER'S (EDUCATION) WAS AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE (SHE)
THE OWNER'S (EDUCATION) FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES
MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, NAGAZEN COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DESIGNATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

APPROVED: MAYOR	DATE	ATTEST: CITY RECORDER	DATE
		(SEE SEAL OF CITY)	

APPROVED: CITY ENGINEER	DATE	ATTEST: CITY ATTORNEY	DATE
-------------------------	------	-----------------------	------

WASATCH COUNTY HEALTH DEPARTMENT

CHITIAN _____ DATE _____

MIDWAY IRRIGATION COMPANY

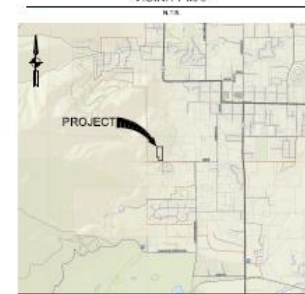
CHEMAN **DAE**

WASATCH COUNTY SURVEYOR

SURVEYOR DATE NOV 4

WASATCH COUNTY RECORDER

VICINITY MAP



CITY ENGINEER SO

CLERK-RECORDER 50

EDDINGTON ONE-LOT SUBDIVISION

LOCATED IN LOT 4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLB&W, MIDWAY CITY,
WASATCH COUNTY, UTAH



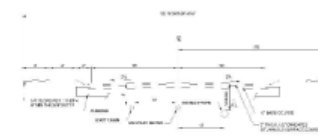
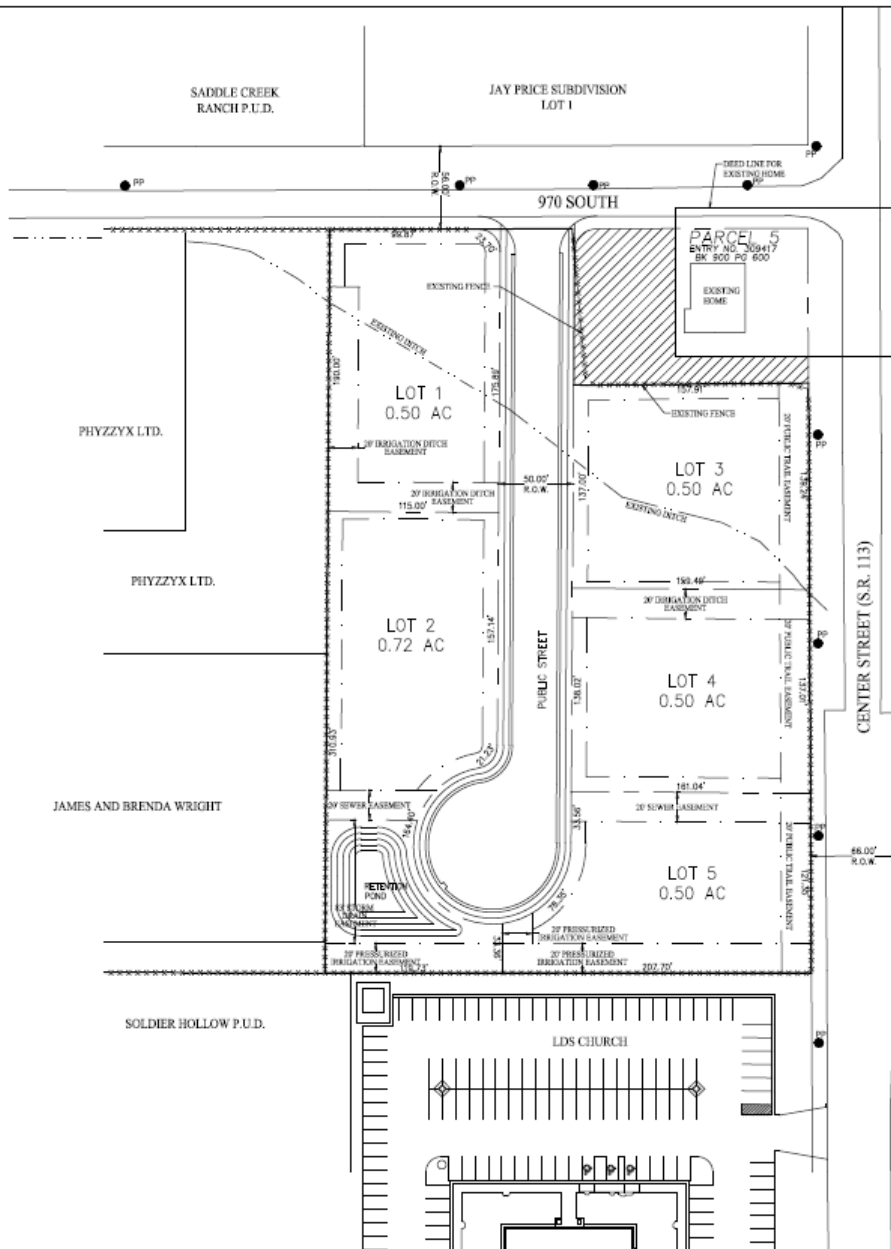
Midway

© 2014 Google

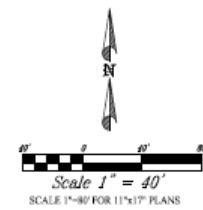
Goog

Imagery Date: 6/4/2013 40°30'10.10" N 111°27'33.58" W elev 5480 ft

1993



- NOTES:
1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



LEGEND

	PROPERTY TO BE QUIT CLAIMED TO PARCEL 5, ENTRY NUMBER 309417, BOOK 900, PAGE 600. ADJACENT TO THE SUBDIVISION.
--	--

ZONING REQUIREMENTS

ZONE	R-1-22
MIN LOT SIZE	21,780 SF (0.50 ACRES)
MIN FRONTAGE	115 FEET

LAND USE CALCULATIONS

ROAD R.O.W. AREA	0.63 ACRES
LOT AREA	2.72 ACRES
TOTAL AREA	3.35 ACRES
# OF LOTS	5 LOTS

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DATE: 21-JUL-2016

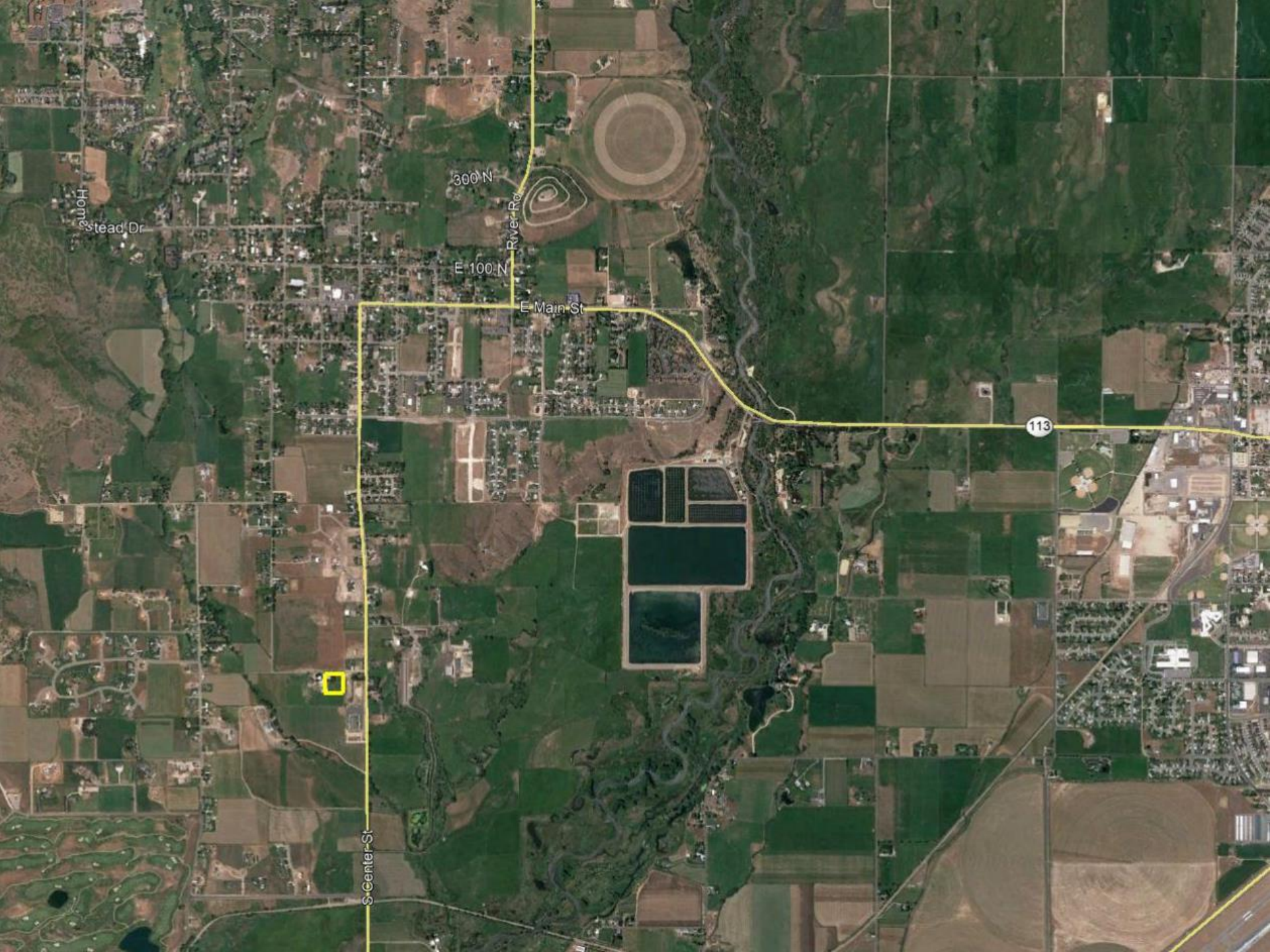
THOM WRIGHT
ELDON'S PLACE SUBDIVISION

SITE PLAN

BERG ENGINEERING
Resource Group P.C.
380 E Main St, Suite 204
Murray, UT 84202
ph: (435) 553-9789

DESIGN BY: CNB
DRAWN BY: CNB
DATE: 13 AUG 2016
REV:

SHEET 2



Horn's
stead Dr

300 N

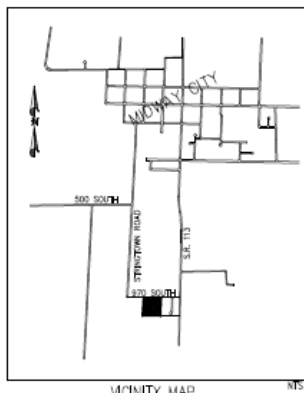
River Rd

E 100 N

E Main St

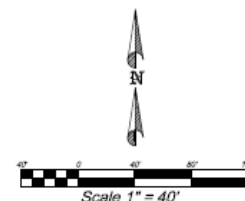
113

S Center St



VICINITY MAP

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



ADDRESS TABLE

LOT	ADDRESS
1	115 WEST 970 SOUTH
2	100 WEST 970 SOUTH

ADDRESS TO BE COMPLETED BY WASATCH COUNTY GIS

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-90-503 OF THE UTAH CODE, I, JASON G. JENKINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6119653 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 _____ SURVEYOR (SEE SEAL) _____

BOUNDARY DESCRIPTION

TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE SOUTH 301.00 FEET, THENCE WEST 300.00 FEET, THENCE NORTH 301.00 FEET, THENCE EAST 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.07 ACRES

BASIS OF BEARINGS

BASIS OF BEARING FOR THE SURVEY IS NORTH 00°00'00" WEST 534.70 FEET OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER CORNER SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH THE UTAH STATE PLANE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

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, AND 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 _____ DAY OF _____, A.D. 20____

BY: WASATCH FORD

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASATCH) S.S.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED
TO 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: _____ ATTEST: _____
MAYOR CLEON HENDERSON (SEE SEAL)

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION: _____

KRAIG FORD SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

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

SCALE 1" = 40' FEET

SURVEYOR'S SEAL: _____ CITY ENGINEER'S SEAL: _____ CITY ATTORNEY'S SEAL: _____

--	--	--	--

COUNTY SURVEYOR

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

ROS # _____

COUNTY SURVEYOR

DATE: _____

MIDWAY IRRIGATION COMPANY

DATE: _____

MIDWAY SANITATION DISTRICT

COUNTY RECORDER

J. HIGGINSON

LDS CHURCH

E. WRIGHT

ELDON'S PLACE
SUBDIVISION

WRIGHT
SUBDIVISION
LOT 4

WRIGHT
SUBDIVISION
LOT 3

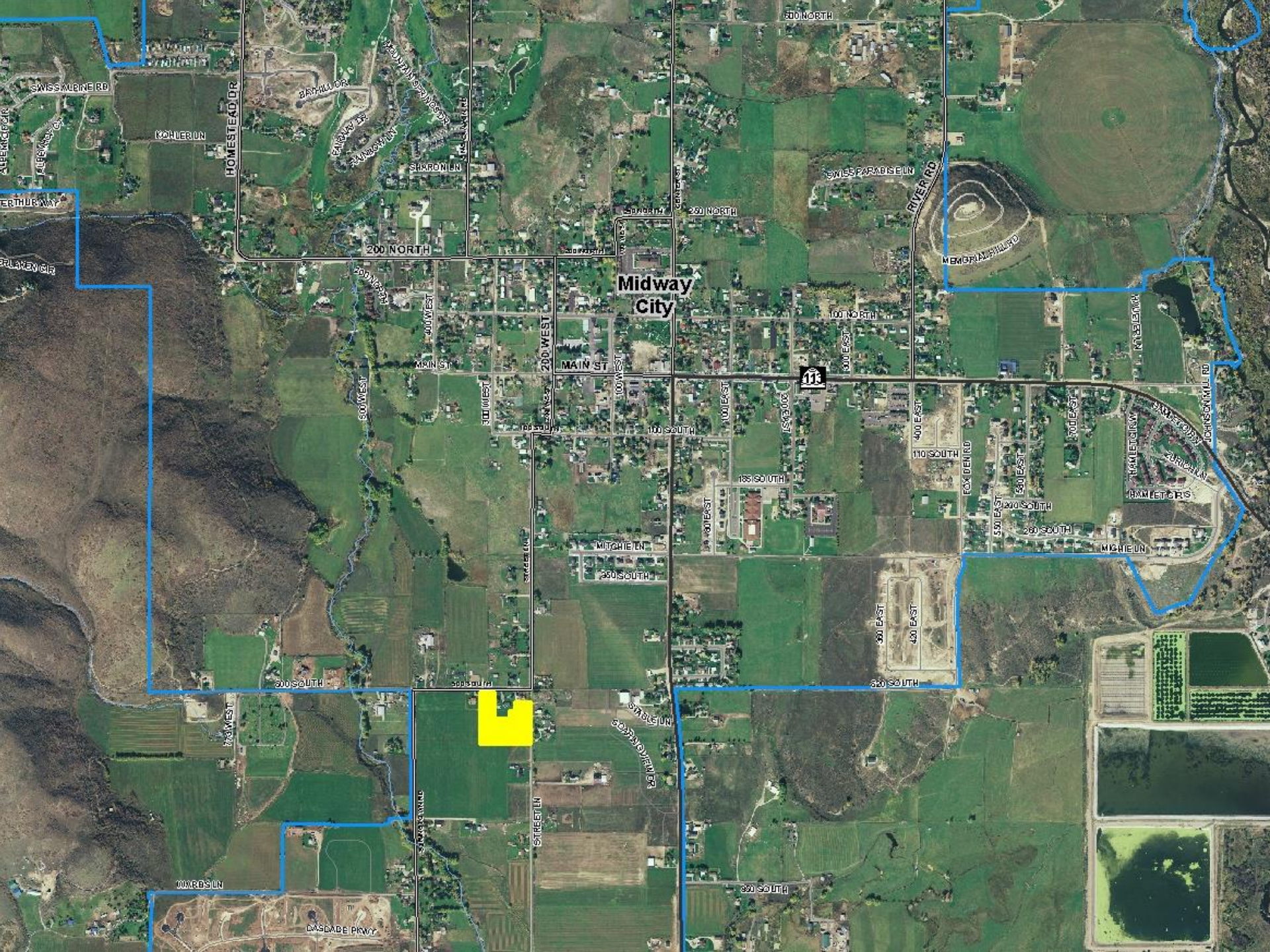
1
1.00 ACRE

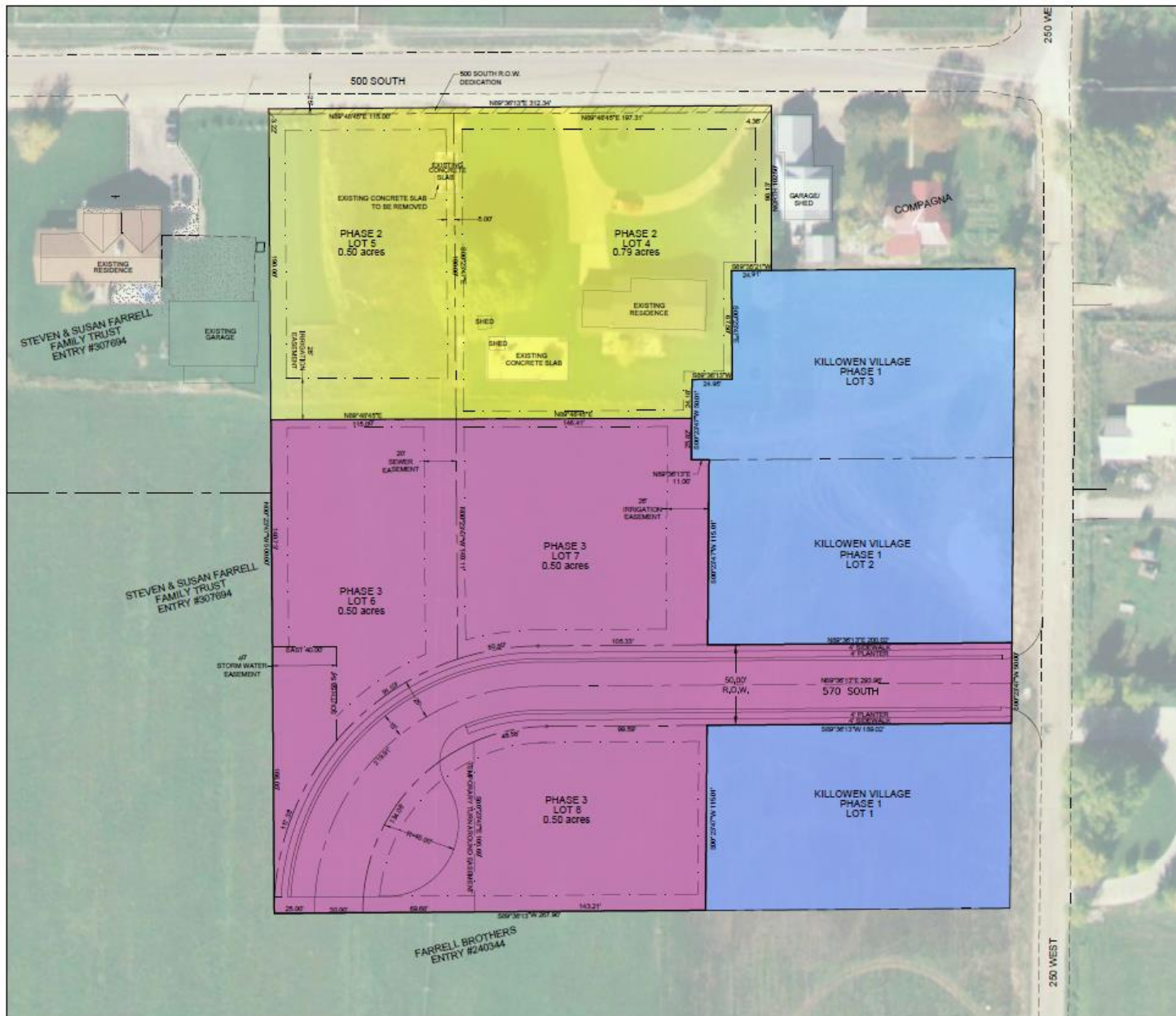
2
1.07 ACRES

GARAGE
EXISTING HOUSE

EXISTING
GARAGE

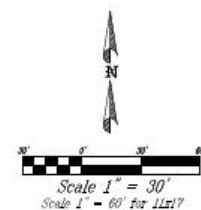
SUBDIVISOR
JASON G. JENKINS, P.L.S.
JASON G. JENKINS
P.O. BOX 411
MIDWAY, UT 84049
PHONE: 435-671-2595
DATE OF SURVEY: 27 JULY 2017





PHASING LEGEND

- PHASE 1 (LOTS 1-3, RECORDED)
1.50 ACRES
- PHASE 2 (LOT 4-5)
1.32 ACRE
- PHASE 3 (LOTS 6-8)
2.11 ACRES



LEEROY FARRELL
KILLOWEN VILLAGE PH 2 & 3

SITE PLAN



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AND IS RELEASED TRANSPARENTLY
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OR RECORDING PURPOSES.

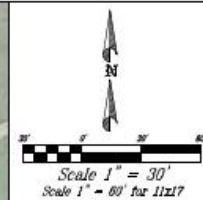
FILED: 11/15/15
SHEET NO.: 200002
DATE: 6 JUN 2014

DESIGN BY: POB
DRAWN BY: CNB

DATE: 6 JUN 2014
REV:

SHEET
2





LEGEND
 25% OR GREATER SLOPES
 UNBUILDABLE AREA

LAND USE CALC
 TOTAL AREA: 0.50 ACRES
 ZONE: R-1-22
 OPEN SPACE: 4 LOTS
 DENSITY: 1 UNIT PER 0.50 ACRES

SENSITIVE LANDS
 NO SENSITIVE LANDS WERE IDENTIFIED IN THE SUBDIVISION.

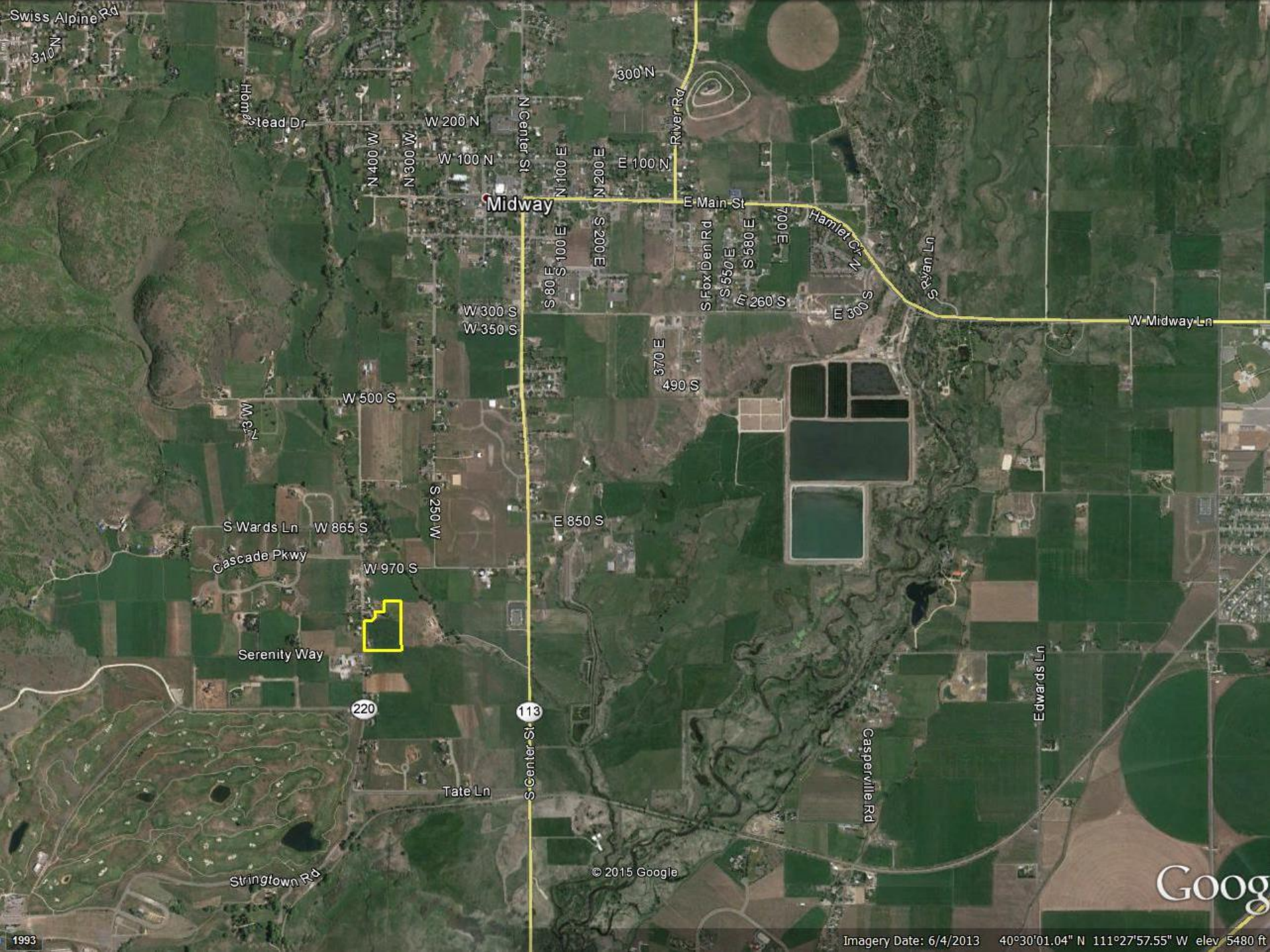
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 FOR RECORD ONLY. IT IS NOT
 PROVIDED FOR CONSTRUCTION
 UNLESS SIGNED AND SEALED.
 DATE: 11/07/2019
 SERIAL NO.: 180595
 DATE: 11/07/2019

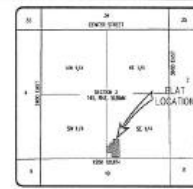
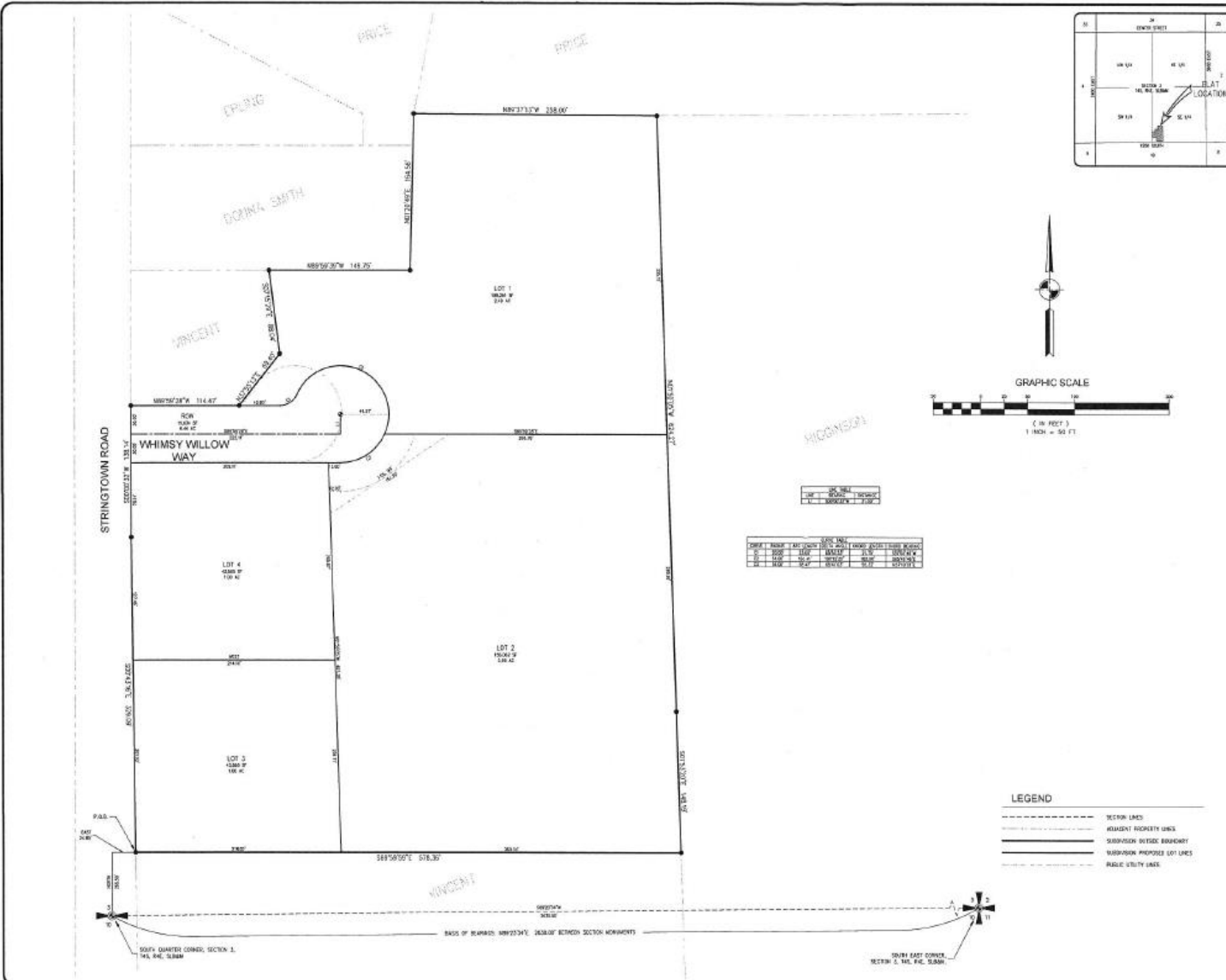
BRETT WALKER
 LIME CANYON MEADOWS

SITE PLAN

BLNG ENGINEERING
 380 E Main St, Suite 204
 Midway, UT 84049
 ph 435.657.3740

DESIGN BY: CNB
 DRAWN BY: CNB
 DATE: 11/07/2019
 REV: 1





BOUNDARY DESCRIPTION

BEARING NORTH 85.00 FEET AND WEST 22.25 FEET FROM THE ADJACENT QUARTER QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND ADJACENT.

AND PLUMBED THENCE NORTH 85.00° WEST A DISTANCE OF 12.00 FEET, THENCE NORTH 85.00° EAST A DISTANCE OF 140.00 FEET, THENCE SOUTH 85.00° EAST A DISTANCE OF 14.75 FEET, THENCE NORTH 37.50° EAST A DISTANCE OF 80.40 FEET, THENCE NORTH 05.00° WEST A DISTANCE OF 8.00 FEET, THENCE SOUTH 85.00° WEST A DISTANCE OF 14.75 FEET, THENCE NORTH 37.50° EAST A DISTANCE OF 14.75 FEET, THENCE NORTH 05.00° WEST A DISTANCE OF 14.75 FEET, THENCE SOUTH 85.00° EAST A DISTANCE OF 14.75 FEET, THENCE SOUTH 05.00° EAST A DISTANCE OF 14.75 FEET, THENCE NORTH 85.00° EAST A DISTANCE OF 14.75 FEET, THENCE WEST A DISTANCE OF 20.00 FEET, THENCE NORTH 85.00° WEST A DISTANCE OF 22.25 FEET TO THE POINT OF BEGINNING.

TOTAL CONTAINING 220,071.55 SQUARE FEET OR 7.479 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE SURVEY WAS DETERMINED AS SOUTH 85.00° EAST BETWEEN THE ADJACENT QUARTER QUARTER CORNERS AT THE SOUTHWEST AND SOUTHWEST QUARTER CORNERS OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND ADJACENT, IN CONFORMANCE WITH UTAH COORDINATE LINES CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE

I, IN ACCORDANCE WITH SECTION 10-60-603 OF THE UTAH CODE, I, BOND CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10536 IN ACCORDANCE WITH TITLE 18, 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 10-20-407 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOND CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

DATE _____

SURVEYOR'S SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNERS OF THE TRACTS OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS THE WHIMSY WILLOW SUBDIVISION, DO HEREBY DEDICATE FOR THE PROPER USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND THIS _____ DAY OF _____, 2015.

FILE OWNER (OR AGENT) _____ PRINTED NAME _____ DATE _____

FILE OWNER (OR AGENT) _____ PRINTED NAME _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____ S.S.

COUNTY OF _____

ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE OWNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SHOWN, ACKNOWLEDGED TO ME THAT HE SIGNED THE DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTES THE SAME.

NOTARY PUBLIC _____

ADMINISTRATIVE BODY

COUNTY MANAGER	DATE	STREET CLEAN	DATE
SIGNATURE <td>DATE</td> <td>SIGNATURE<td>DATE</td></td>	DATE	SIGNATURE <td>DATE</td>	DATE
ATTORNEY		PLANNING	
SIGNATURE <td>DATE</td> <td>SIGNATURE<td>DATE</td></td>	DATE	SIGNATURE <td>DATE</td>	DATE
ENGINEERING		SURVEYOR	
SIGNATURE <td>DATE</td> <td>SIGNATURE<td>DATE</td></td>	DATE	SIGNATURE <td>DATE</td>	DATE
FIRE		HEALTH DEPARTMENT	
SIGNATURE <td>DATE</td> <td>SIGNATURE<td>DATE</td></td>	DATE	SIGNATURE <td>DATE</td>	DATE
WATER RESOURCES		SPECIAL SERVICE DISTRICT	
SIGNATURE <td>DATE</td> <td>SIGNATURE<td>DATE</td></td>	DATE	SIGNATURE <td>DATE</td>	DATE
SHERIFF		PUBLIC WORKS	
SIGNATURE <td>DATE</td> <td>SIGNATURE<td>DATE</td></td>	DATE	SIGNATURE <td>DATE</td>	DATE
WEED BOARD		RECREATION DEPARTMENT	
SIGNATURE <td>DATE</td> <td>SIGNATURE<td>DATE</td></td>	DATE	SIGNATURE <td>DATE</td>	DATE

RECORDED

PROJECT: L15-037

SHEET: 1

PROJECT: WHIMSY WILLOW SUBDIVISION

SUBDIVISION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SUBDIVISION

WASATCH COUNTY, UTAH

DRAWN BY: EMAT

REVIEWED BY: USC

SCALE: 1" = 50'

ISSUE DATE: 03/19/2015

Summit Engineering Group Inc.

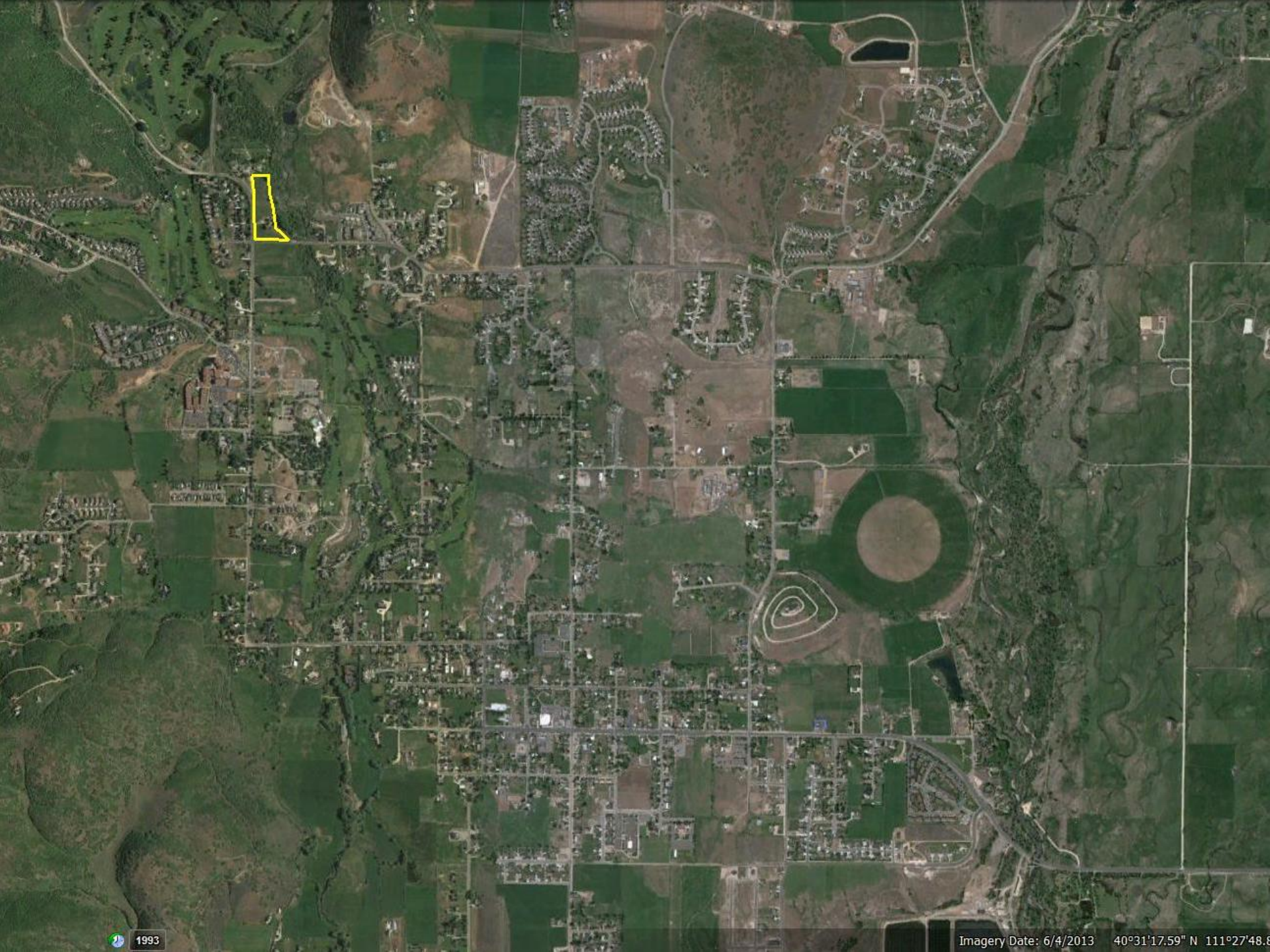
Download - Utah - Surveyors

UTAH COUNTY 1, P.O. BOX 174

PO BOX 174, SALT LAKE CITY, UT 84111-0174

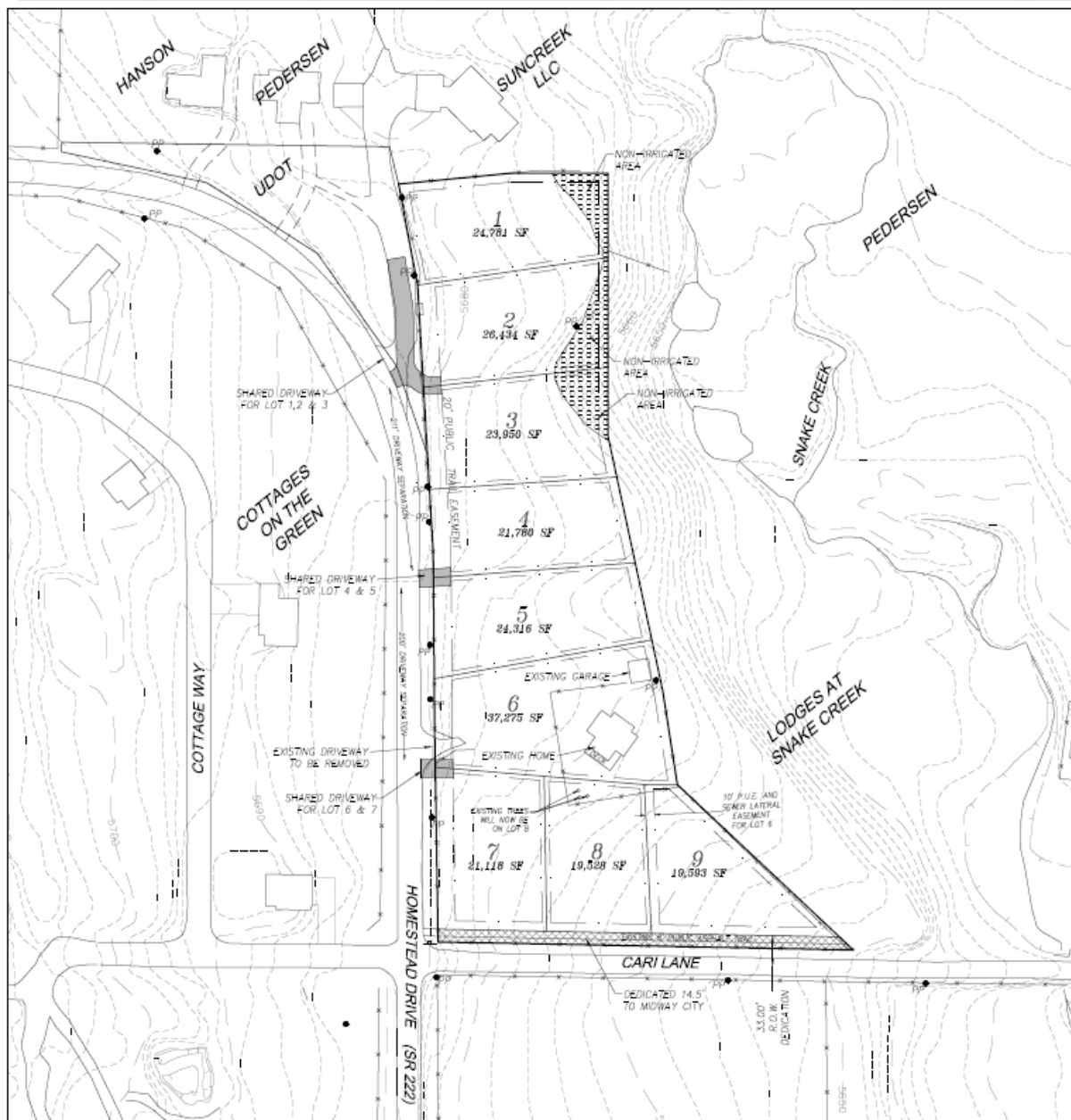
UTAH COUNTY 1, P.O. BOX 174

PO BOX 174, SALT LAKE CITY, UT 84111-0174



1993

Imagery Date: 6/4/2013 40°31'17.59" N 111°27'48.8"



WATER RIGHT CALCULATION TABLE

LOT	LOT SIZE	NON-IRRIGATED	NET	WATER SHARES
1	24,781 SF	3,001 SF	21,780 SF	0.5 SHARE
2	26,434 SF	4,654 SF	21,780 SF	0.5 SHARE
3	23,950 SF	2,170 SF	21,780 SF	0.5 SHARE
4	21,780 SF	---	21,780 SF	0.5 SHARE
5	24,316 SF	---	24,316 SF	1.0 SHARE
6	37,275 SF	---	37,275 SF	1.0 SHARE
7	21,118 SF	---	21,118 SF	0.5 SHARE
8	19,528 SF	---	19,528 SF	0.5 SHARE
9	19,593 SF	---	19,593 SF	0.5 SHARE
SUBTOTAL				5.5 SHARES
CREDIT FOR EXISTING HOME				-0.5 SHARE
TOTAL WATER REQUIREMENT				5.0 SHARES

SITE PLAN SUMMARY

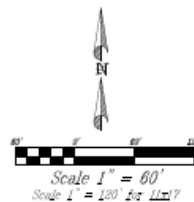
AREA	5.18 ACRES
TOTAL LOTS	9 LOTS
REQUIRED OPEN SPACE	NONE

NOTES:

1. LOTS 1, 2, 3 AND SUNCREEK LLC TO SHARE A DRIVEWAY.
2. ALL DRIVEWAYS ON STATE ROAD 222 TO BE A MINIMUM OF 200 FEET APART.

LEGEND

	PROPOSED DRIVEWAYS
	NON-IRRIGATED AREA
	R.O.W. DEDICATION
	EXISTING POWER POLE



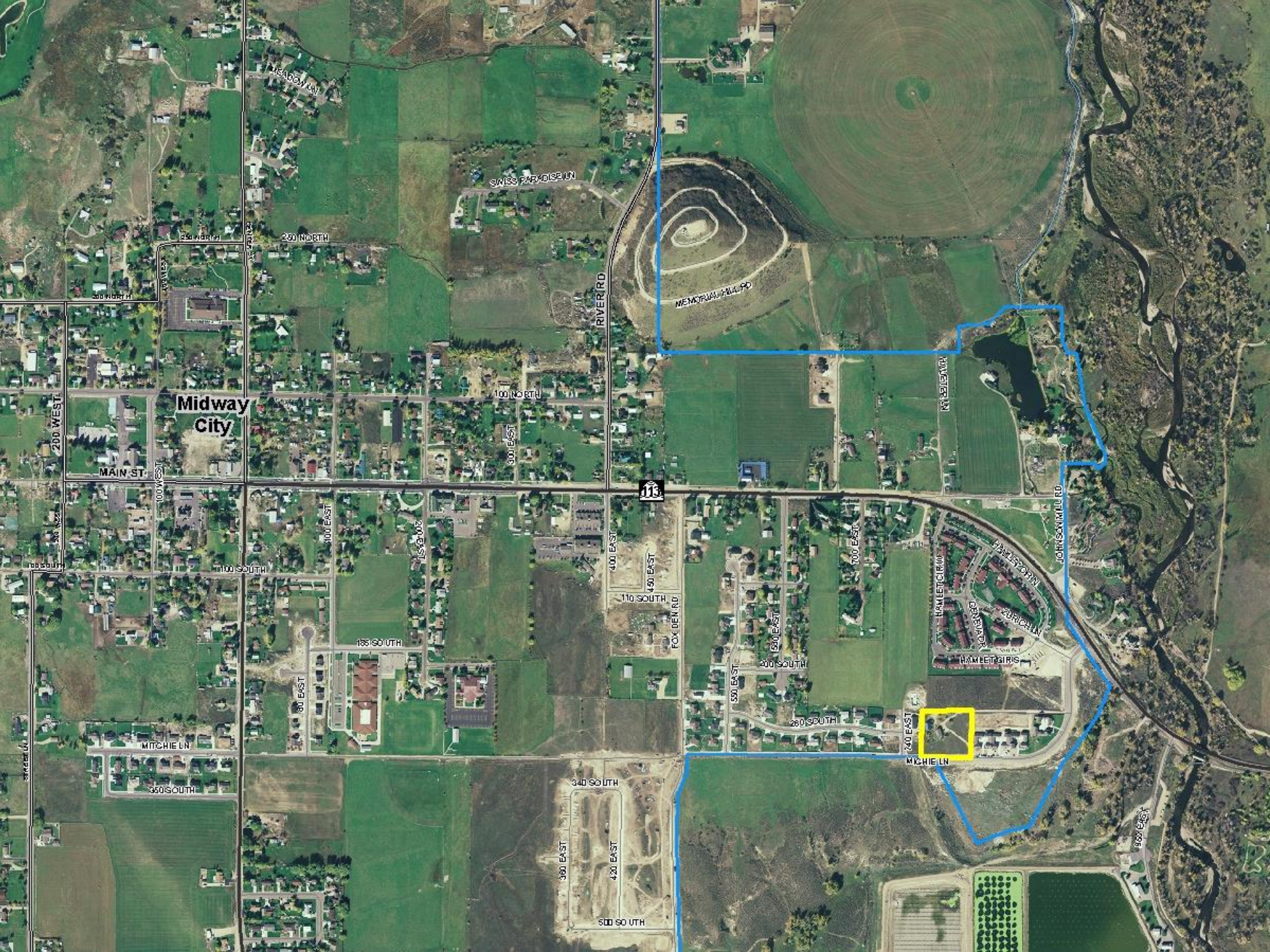
SCANDIA INVESTMENTS
MIDWAY HIGHLANDS SUBDIVISION

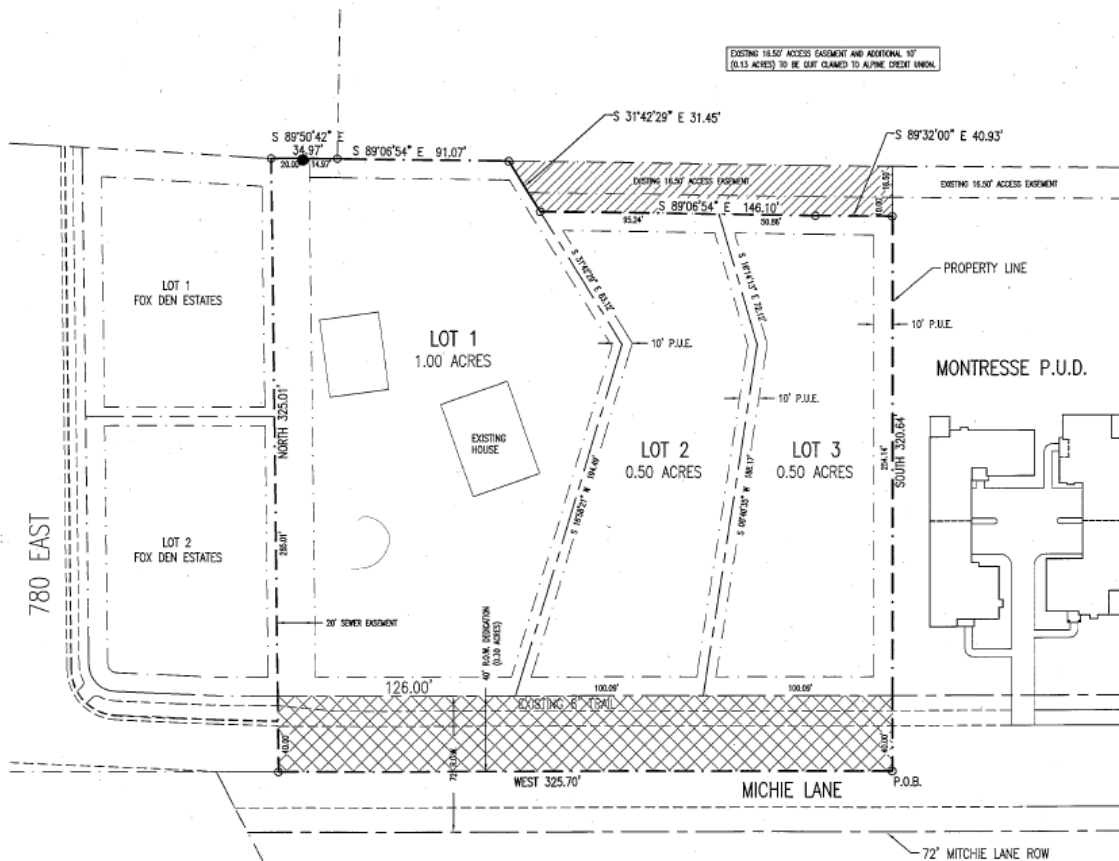
SITE PLAN




THIS DOCUMENT IS UNCLASSIFIED
AND IS RELEASED TEMPORARILY
FOR PUBLIC USE. ALL INFORMATION
CONTAINED HEREIN IS UNCLASSIFIED
DATE 01-01-2014 BY 60322
REASON: 25X


DESIGN BY: PFB
DRAWN BY: CNB
DATE: 16 JUN 2014
REV: 2





LOT	ADDRESS
1	XXX EAST MICHIE LANE (300 SOUTH)
2	XXX EAST MICHIE LANE (300 SOUTH)
3	XXX EAST MICHIE LANE (300 SOUTH)

 MICHIE LANE ROW DEDICATION

 QUIT CLAIM TO
ALPINE CREDIT UNION

IN ACCORDANCE WITH SECTION 10-96-803 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145789 IN ACCORDANCE WITH TITLE 86, 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 _____ DIST. SEAL. BELOW _____

BOUNDARY DESCRIPTION

THENCE WEST 325.70 FEET; THENCE NORTH 325.01 FEET; THENCE SOUTH 89°50'42" EAST 34.97 FEET; SOUTH 89°06'54" EAST 91.07 FEET; THENCE SOUTH 31°42'29" EAST 31.45 FEET; THENCE SOUTH 89°06'54" EAST 146.10 FEET; THENCE SOUTH 89°32'00" EAST 40.93 FEET; THENCE SOUTH 320.84 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.30 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, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

BY: DAVID MOON

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.
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 _____

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.

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

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER
OFF. GEN. SEC.

APPROVED _____ APPROVED _____
CITY ENGINEER CITY ATTORNEY
(OFFICIAL SEAL)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

MICHIE LANE
SMALL SCALE SUBDIVISION

SCALE: 1" = 30 FEET

SHANNON'S SEN WILSON-BRAUER SEN RYAN-MURPHY SEN FLORES-ORTIZ SEN

COUNTY RECORDER

DATE: _____
WASATCH COUNTY SURVEYOR

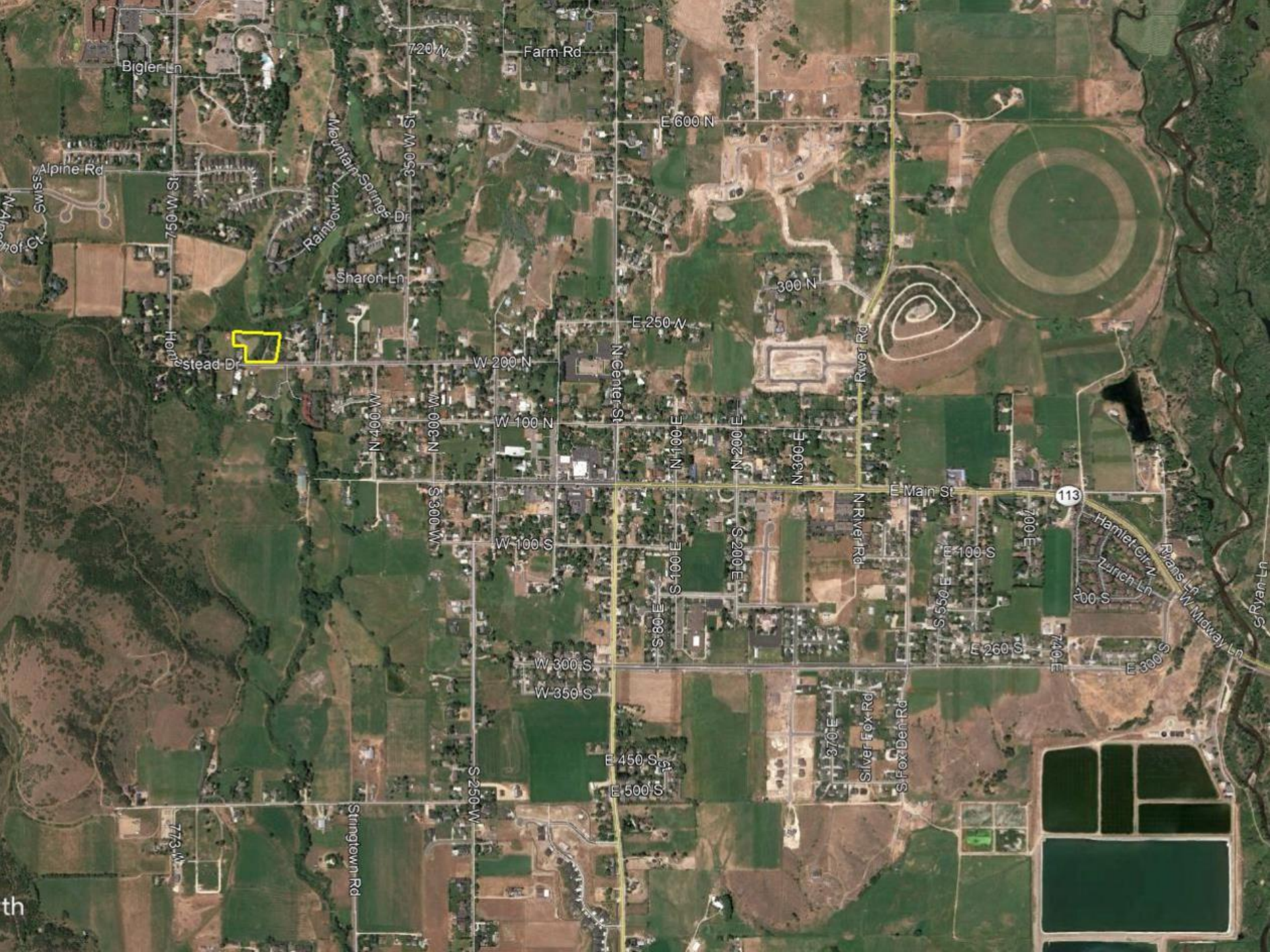
DATE: _____
MIDWAY BRIGATION COMPANY

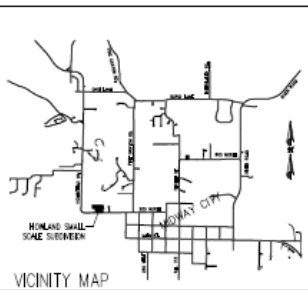
DATE: _____
MIDWAY SANITATION DISTRICT

MICHELLE LANE SMALL SCALE SUBMISSION -- 1 DECEMBER 2011

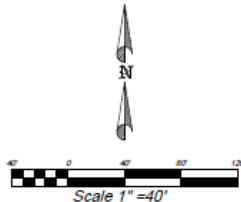
SURVEYOR
BING CHRISTENSEN, P.L.S.
P.O. BOX 178
HEBER CITY, UTAH 84032
PHONE: (435) 854-9229

DATE OF SURVEY:





VICINITY MAP
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



ADDRESS TABLE	
LOT	ADDRESS
1	XXX WEST 250 NORTH

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-64-603 OF THE UTAH CODE I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6864112 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 _____ SURVEYOR (SEE SEAL) _____

LEGEND

RIGHT-OF-WAY DEDICATION TO MIDWAY CITY (0.22 ACRES)

10' IRRIGATION EASEMENT

WETLANDS (DELINEATED BY WISE EARTH, JUNE 2006)

BOUNDARY DESCRIPTION

BEGINNING SOUTH 1192.04 FEET AND WEST 430.13 FEET MORE OR LESS FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 87°42'55" EAST 382.44 FEET
THENCE SOUTH 87°43'00" EAST 58.67 FEET
THENCE SOUTH 07°04'28" WEST 304.25 FEET
THENCE SOUTH 89°37'42" WEST 285.14 FEET
THENCE NORTH 00°06'35" EAST 183.39 FEET
THENCE NORTH 89°33'25" WEST 118.77 FEET
THENCE NORTH 00°06'35" EAST 137.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.53 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, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

BY _____

ACKNOWLEDGMENT

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

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 HEREIN SHOWN.

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

APPROVED: _____ ATTEST: _____
MAYOR CLERK-RECORDER (SEE SEAL)

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

HOWLAND SMALL SCALE SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 30 FEET

SIGNER'S SEAL MIDWAY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

--	--	--	--

COUNTY SURVEYOR

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

ROS # _____

COUNTY SURVEYOR

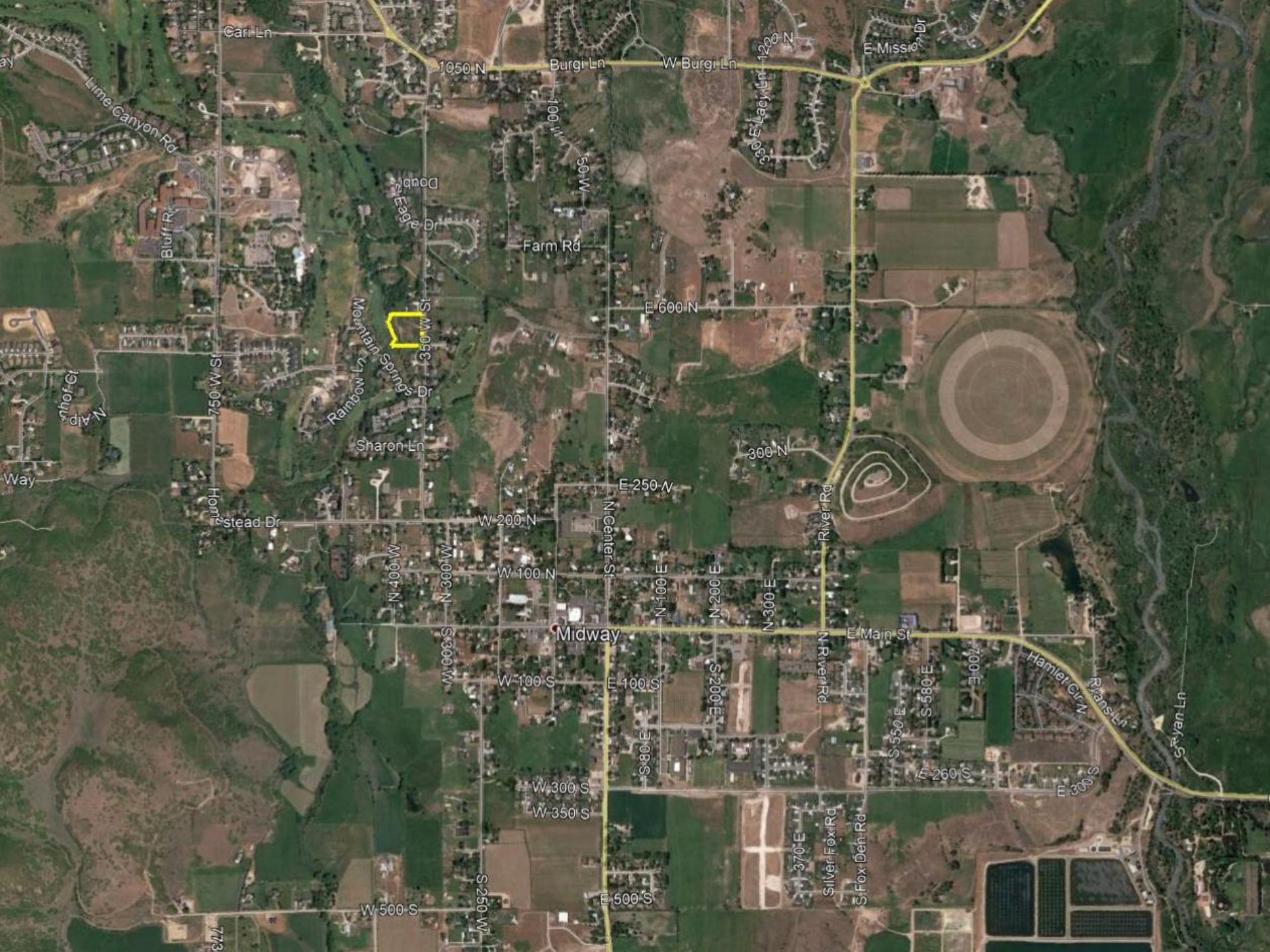
COUNTY RECORDER



HOWLAND SMALL SCALE SUBDIVISION - 08 SEPTEMBER 2020

SURVEYOR
TROY L. TAYLOR, PLS
CURRENT LAND SURVEYING
2208 NORTH 270 EAST
MIDWAY CITY, UTAH 84012
PHONE (801) 691-8748

DATE OF SURVEY:



Carl Ln

1050 N

Burgi Ln

W-Burgi Ln

1200 N
330 E Laek Ln

E Missio Dr

Lime Canyon Rd

Bluff Rd

1000

Eagle Dr

Farm Rd

E 600 N

Mountain Springs Dr
Rainbow Ln

350 W St

Sharon Ln

300 N

E 250 N

River Rd

Honesty Dr

W 200 N

N Center St

N 400 W

N 300 W

W 100 N

N 100 E

E 100 N

N 300 E

Midway

E Main St

S 300 W

W 100 S

E 100 S

S 200 E

S 550 E

S 580 E

700 E

Hamlet Cir

Plans Ln

S Ryan Ln

W 300 S

W 350 S

E 500 S

S 250 W

W 500 S

Silver Fox Rd

S Fox Den Rd

370 E

E 260 S

E 300 S

A map of the Midway area showing the project location. The map includes labels for 'MIDWAY' and 'PROJECT LOCATION' with an arrow pointing to a specific site. A 'MONUMENT' is also indicated.

FOUND WASATCH COUNTY
MONUMENT AT THE NORTH 1/4
CORNER SECTION 5 TOWNSHIP
3 SOUTH RANGE 4 EAST SALT
LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY MONUMENT
AT THE NORTHEAST CORNER SECTION
34 (REFERENCE TIE SHEET BK: 107
PG: 353A) TOWNSHIP 3 SOUTH
RANGE 4 EAST SALT LAKE BASE AND
MERIDIAN

BASIS OF BEARINGS S80°53'19"E 2681.35

EAST 329.50

[illegible]

LOT 1
2.11 ACRES
PINE CANYON RD.

EAST 281.55

LOT 2
0.79 ACRES
521 N. PINE CANYON RD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°34'09" W	23.85'
L2	N 89°35'40" E	17.82'
L3	N 30°18'31" E	61.00'
L4	N 88°15'53" W	48.91'
L5	N 11°47'10" W	10.45'

PIINE CANYON PARADISE
SMALL SUBDIVISION
DEVELOPMENT AGREEMENT

The current zoning of the development property is R-1-15. Construction of single-family homes is allowed on these two lots, subject to current city setbacks and building requirements.

City utility lines for water and sewer exist in Pine Canyon Road on the east side of the property. Gas, power, and telephone are also available in Pine Canyon Road. Lot Owners, at their own expense, shall connect to the existing utility main lines in Pine Canyon Road upon construction of a house.

IN ACCORDANCE WITH SECTION 15-64-603 OF THE UTAH CODE, I, BRIG CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 16706 IN ACCORDANCE WITH TITLE 18, 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 15-64-607 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

BEGINNING AT A POINT BEING THE EAST 214.7 FEET, AND SOUTH 83.38 FEET FROM AN ADJACENT REPLICA OF A PINE AWAYING THE LONG ACCEPTED LOCATION OF THE NORTH 1/4 CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, BALTIMORE AND MERRIDEN (SAID MONUMENT BEING LOCATED 34.2 FEET NORTH AND 15.8 FEET WEST OF THE INTERSECTION CITY STREETS BRASS 44 AND RUNNING THENCE EAST 214.6 FEET, THENCE SOUTH 44.6 FEET, THENCE SOUTH 83.38 FEET 271.18 FEET THENCE SOUTH 83.38 FEET WEST 154.01 FEET THENCE NORTH 87.49 FEET WEST 158.77 FEET THENCE NORTH 87.49 FEET EAST 174.01 FEET, THENCE NORTH 87.49 FEET EAST 81.01 FEET, THENCE NORTH 87.49 FEET WEST 42.01 FEET THENCE NORTH 193.91 FEET 154.01 FEET, THENCE NORTH 21.92 FEET EAST 84.65 FEET THENCE NORTH 87.49 FEET WEST 154.65 FEET TO THE POINT OF BEGINNING

CONTAINING 2.00 ACRES

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°52'14" EAST BETWEEN TWO FOUND WAGATON COUNTY BOUNDARY LINES LOCATED AT THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MOUNTAIN.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREON HAS CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS WITH PUBLIC UTILITY EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY APPROVAL, HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC ROADS AND EASEMENTS TO MOWDA CITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND UNDERGROUND PUBLIC UTILITIES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND THE DAY OF _____, 2018.

DB VENTURES, L.L.C.
BY: TROY BLAKE
ITS MANAGER

STATE OF NEW YORK)
COUNTY OF) S.S.

ON THE _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE ABOVE COUNTERS DECLARATION, WHO DID NOT ACKNOWLEDGE TO ME THAT THEY EACH SIGNED IT FREE OF ANY UNLAWFUL AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC (SEE SEAL BELOW) _____ RESIDING IN _____ COUNTY _____

MY COMMISSION EXPIRES: _____

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.

APPROVED MAYOR	DATE	ATTN: CITY MANAGER	DATE
----------------	------	--------------------	------

APPROVED: CITY ENGINEER	DATE	ATTEST: CITY ATTORNEY	DATE
-------------------------	------	-----------------------	------

PLANNING COMMISSION APPROVAL

DIRECTOR, PLANNING DEPARTMENT	DATE	CHAIRMAN, PLANNING COMMISSION	DATE
-------------------------------	------	-------------------------------	------

MIDWAY CITY, WASATCH COUNTY, UTAH
SCALE: 1" = 40 FEET

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

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--	--	--	--	--

COUNTY RECORDER

<u>MIDWAY SANITATION DISTRICT</u>	
CHIEF ENGINEER	DATE
<u>MIDWAY IRRIGATION COMPANY</u>	
CHIEF ENGINEER	DATE
<u>COUNTY SURVEYOR</u>	
TOWNSHIP SURVEYOR	DATE

Summit Engineering Group Inc.
Structural • Civil • Surveying

85 WEST CENTER ST.
PO BOX 177, LIT ALICE
ALICE, AL 36520-0177
PHONE 334-554-2079
FAX 334-554-2031
www.summit-eng.com

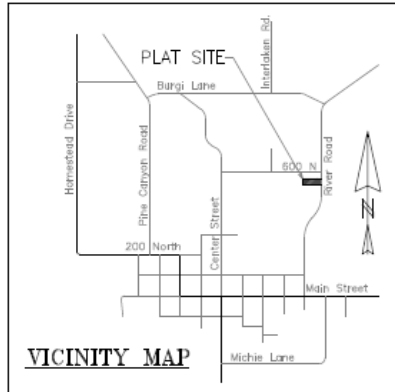
MIDWAY CITY
WASATCH COUNTY
LOCATED IN THE NE 1/4, SECTION 34, TOWNSHIP 3
SOUTH, RANGE 4 EAST, SLB#M

PINE CANYON PARADISE
SUBDIVISION PLAT

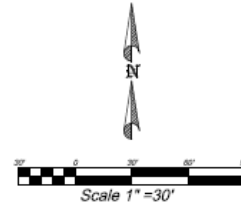
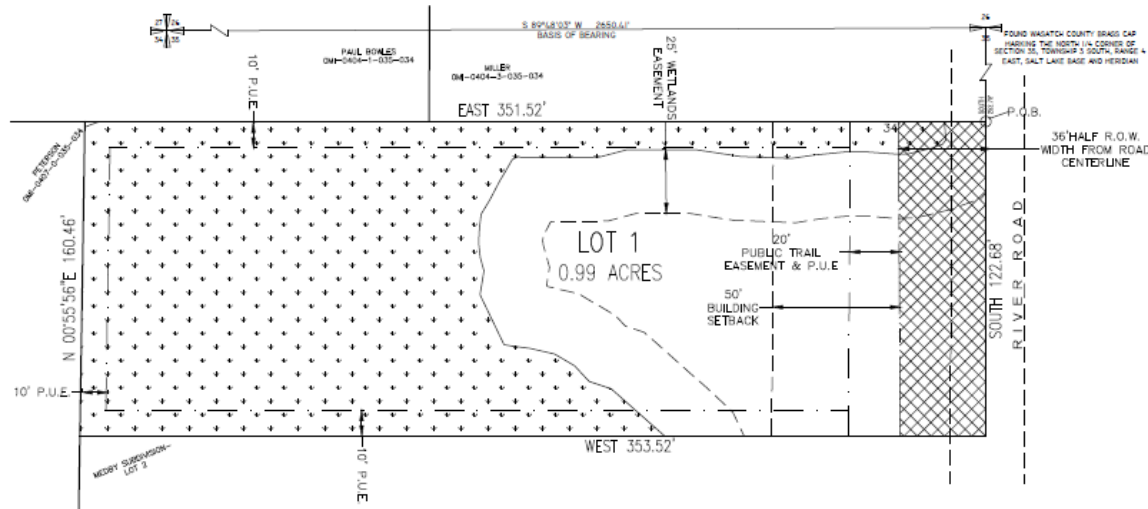
PROJECT NO.
L17-262
SHEET NO.
1 OF 1



RAYNOR SUBDIVISION



NW QUARTER OF SECTION 35 TOWNSHIP 3
SOUTH, RANGE 4 EAST, SALT LAKE BASE &
MERIDIAN



ADDRESS TABLE

LOT	ADDRESS
1	565 N 500 E RIVER ROAD

RIVER ROAD ROW DEDICATION
TO MIDWAY CITY (0.10 ACRES)

WETLANDS

P.U.E PUBLIC UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-94-503 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 88312 IN ACCORDANCE WITH TITLE 36, 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 17-20-2(7) 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 WHICH IS SOUTH 252.78 FEET FROM THE FOUND WASATCH COUNTY SURVEY MONUMENT AT NORTH 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE EAST 351.52 FEET;
THENCE NORTH 00°55'56" EAST 122.70 FEET;
THENCE WEST 353.52 FEET;
THENCE SOUTH 122.68 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.99 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S), ERIC RAYNOR, 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____

ERIC RAYNOR

ACKNOWLEDGMENT

STATE OF UTAH) S.S.
COUNTY OF WASATCH)
ON _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED
TO ME, _____, A J. L. L. (J.L.L. 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)

APPROVED: _____ (CLERK-RECORDER) APPROVED: _____ CITY ATTORNEY

(CLERK-RECORDER)

(CLERK-RECORDER)

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(CLERK-RECORDER)

RAYNOR SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 30 FEET

COUNTY SURVEYOR'S CERTIFICATE

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

ROS: _____

COUNTY SURVEYOR

DATE: _____

MIDWAY IRRIGATION COMPANY

DATE: _____

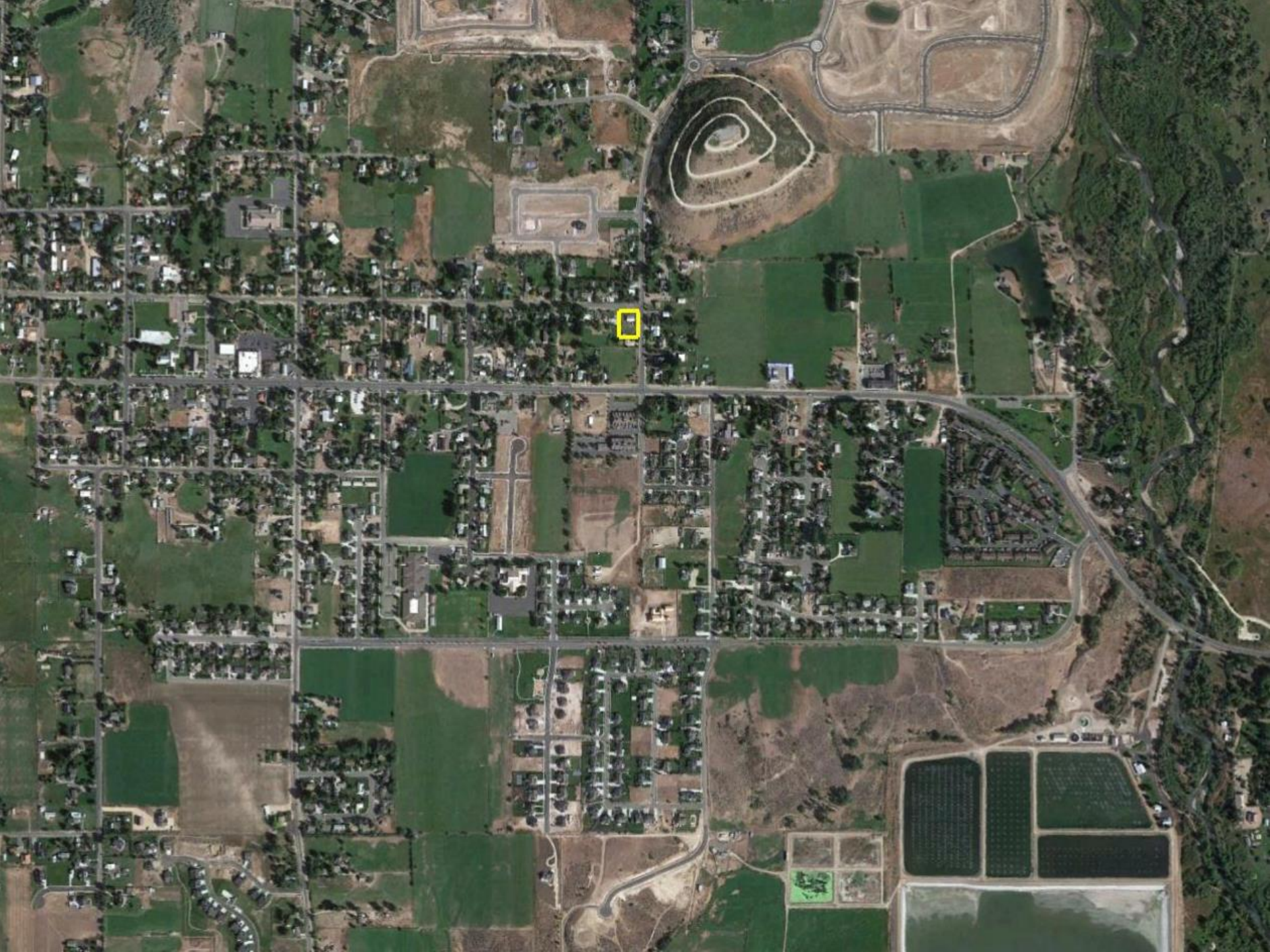
MIDWAY SANITATION DISTRICT

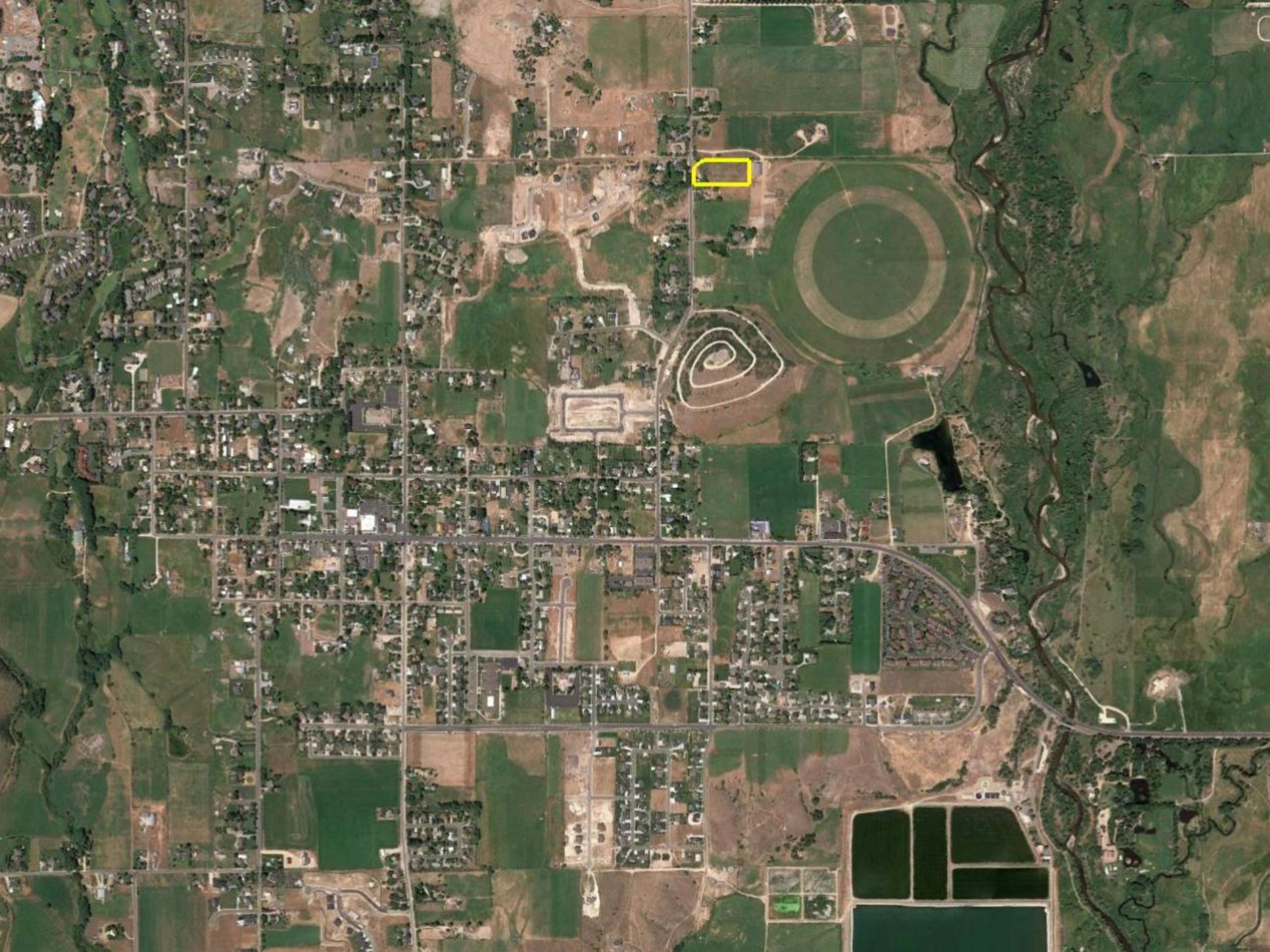
COUNTY RECORDER



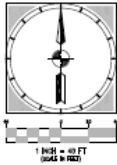
RAYNOR SMALL SCALE SUBDIVISION - JUNE 4, 2019

SURVEYOR
TROY L. TAYLOR, P.L.S.
CLIENT: LAND SURVEYING
228 SOUTH 270 EAST
MIDWAY CITY, UT 84032
PHONE (801) 851-2748
DATE OF SURVEY: MAY 20, 2019





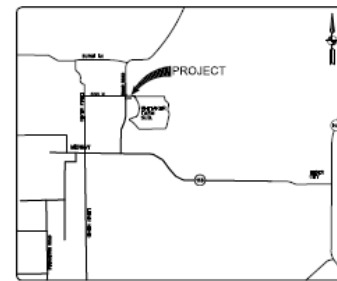
SALAZAR SPRING SUBDIVISION



NORTH 1/4 CORNER OF SECTION 35,
T35, R4E, S18M
(1985 WASATCH COUNTY MON.)

SALAZAR SPRING PLAT NOTES:

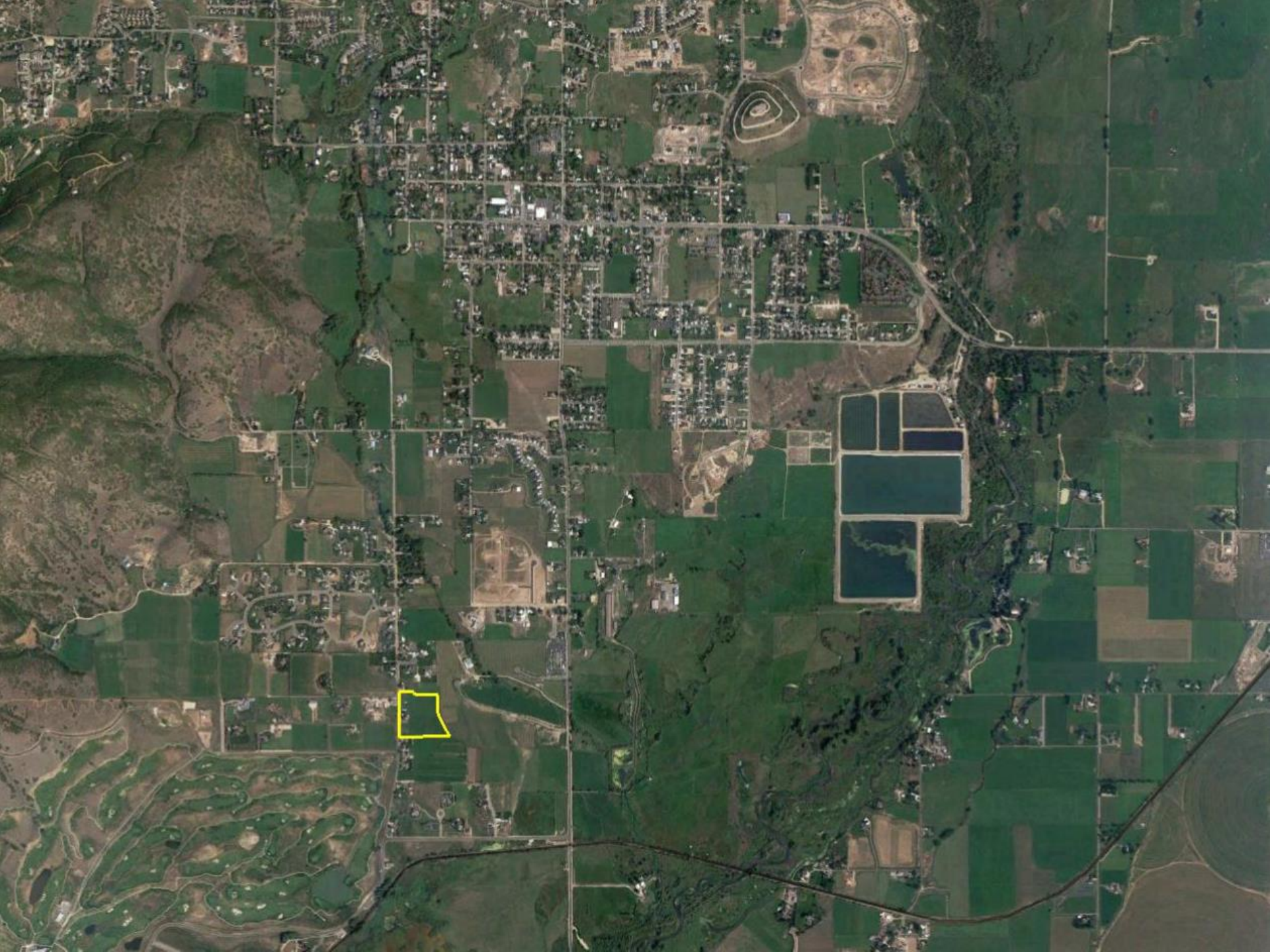
- RIGHT TO FARM NOTICE: THE PURCHASERS OF LOTS IN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY TO AGRICULTURE AND ARE ADVISED TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PLANNERS AND AGENTS ARE ADVISED THAT FARM HOUSES, BARNYARDS, AND RUN LOTS AND THAT FARM OPERATIONS AND ACTIVITIES, INCLUDING BUT NOT LIMITED TO, THE USE OF PESTICIDES, FERTILIZERS, AND OTHER AGRICULTURAL MATERIALS, ARE AN INHERENT PART OF FARMING. PURCHASERS ARE ADVISED THAT FARM HOUSES, BARNYARDS, AND RUN LOTS AND THAT FARM OPERATIONS AND ACTIVITIES, INCLUDING BUT NOT LIMITED TO, THE USE OF PESTICIDES, FERTILIZERS, AND OTHER AGRICULTURAL MATERIALS, ARE AN INHERENT PART OF FARMING. PURCHASERS ARE ADVISED THAT FARM HOUSES, BARNYARDS, AND RUN LOTS AND THAT FARM OPERATIONS AND ACTIVITIES, INCLUDING BUT NOT LIMITED TO, THE USE OF PESTICIDES, FERTILIZERS, AND OTHER AGRICULTURAL MATERIALS, ARE AN INHERENT PART OF FARMING.
- BUILDING SETBACKS ARE AS SHOWN HEREON AND ALSO PER CITY CODE. SETBACKS FROM THE MIDLANDS ON LOT 3 ARE 25-FT FOR ALL BUILDINGS.
- THERE IS A 20-FT WIDE IRRIGATION DITCH EASEMENT GRANTED ACROSS ALL THREE LOTS AS SHOWN HEREON. THIS EASEMENT IS GRANTED TO MIDWAY IRRIGATION COMPANY FOR THE USE, MAINTENANCE, AND REPAIR OF SAID DITCHING DITCHES.
- ALL ROADS ADJOINING THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY MIDWAY CITY. MIDWAY CITY WILL PROVIDE CULINARY WATER, SANITARY SEWAL, AND STORM WATER UTILITY SERVICES. NATURAL GAS SERVICE WILL BE PROVIDED BY MIDWAY ENERGY. POWER WILL BE PROVIDED BY HEEDS LIGHT AND POWER.
- DRIVEWAY ACCESS FOR LOT 3 SHALL BE AS SHOWN ON THIS PLAT.
- THE EXISTING BARN ON LOT 3 IS HISTORIC AND IS PERMITTED TO REMAIN IN ITS CURRENT LOCATION AS LONG AS IT IS REPAIRED AND MAINTAINED IN A SAFE AND AESTHETIC CONDITION.

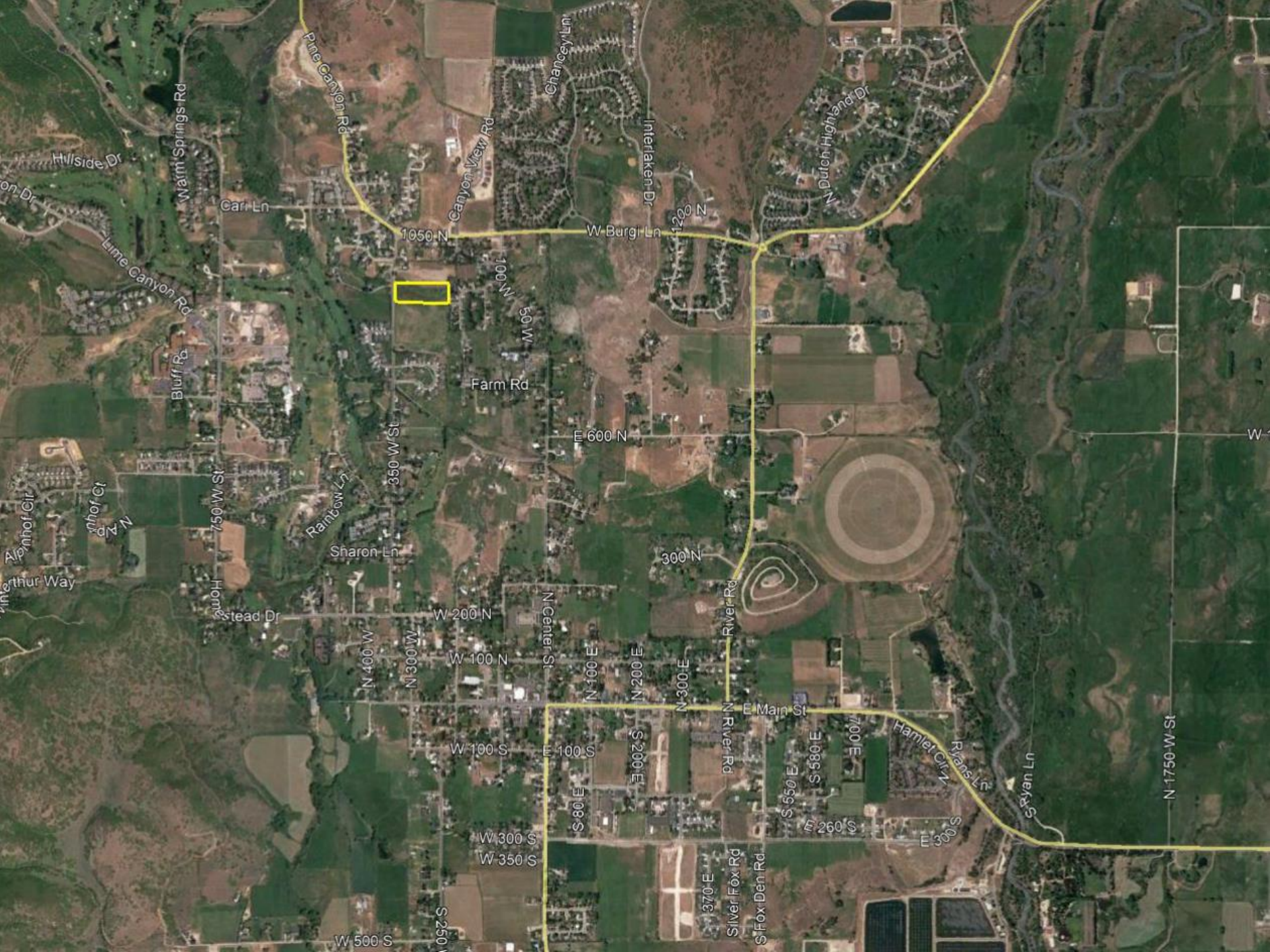


VICINITY MAP

LEGEND

- REVEN LINES
- UNIMPROVED PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- EXISTING SETBACK LINES
- EXISTING SUBDIVISION CORNERS, LOT 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 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1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 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LaBarge Trust Subdivision

LOCATED IN THE:
NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN,
MIDWAY CITY, WASATCH COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS LABARGE TRUST SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF ____ A.D.

BY: MICHAEL L. LABARGE DATE

BY: JILL LABARGE DATE

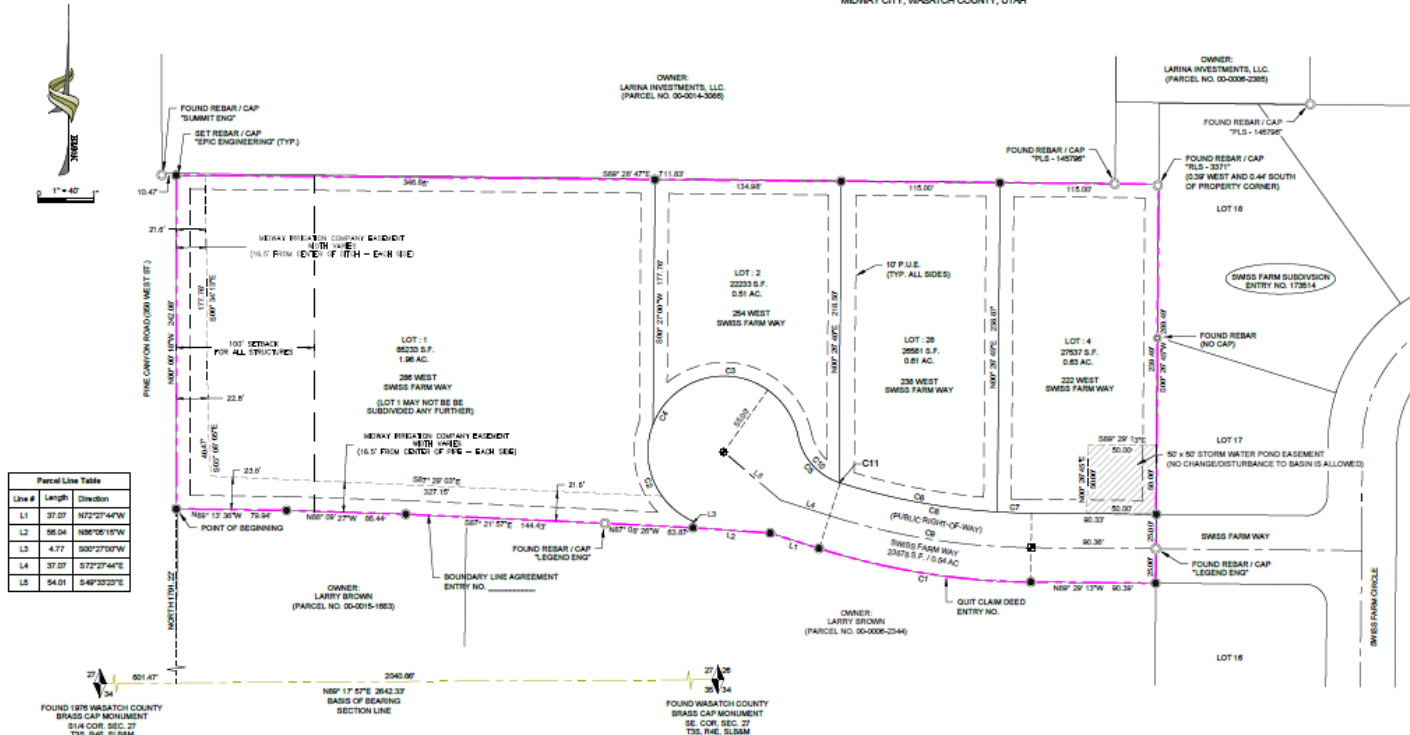
ACKNOWLEDGMENT

ON THIS ____ DAY OF ____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF ____ IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN _____ UTAH
STATE OF UTAH
COUNTY OF _____

MY COMMISSION EXPIRES _____



SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 36938, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS THE LABARGE TRUST SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

ROBBIN J. MULLEN
DATE: June 27, 2009

SUBDIVISION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MIDWAY CITY, WASATCH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF PINE CANYON ROAD (260 WEST STREET), 1791.22 FEET NORTH AND 801.47 FEET NORTH 80°17'57" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 07°02'18" WEST 242.59 FEET; THENCE SOUTH 87°26'42" EAST 711.83 FEET TO A POINT ON THE WEST LINE OF THE SWISS FARM SUBDIVISION, ENTRY NUMBER 172614, RECORDED IN THE WASATCH COUNTY RECORDERS OFFICE; THENCE SOUTH 00°26'48" WEST 254.49 FEET ALONG THE WEST LINE OF SAID SWISS FARM SUBDIVISION TO A FOUND REBAR AND CAP STAMPED "LEGEND ENO"; THENCE NORTH 87°26'42" WEST 27.36 FEET TO A POINT ON AN EXISTING WIRE FENCE; THENCE ALONG SAID WIRE FENCE THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 87°39'58" WEST 51.54 FEET; (2) NORTH 80°40'45" WEST 86.88 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENO"; (3) NORTH 87°22'33" WEST 67.33 FEET; (4) NORTH 80°06'18" WEST 119.80 FEET; (5) NORTH 87°02'26" WEST 63.87 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENO"; (6) NORTH 87°21'58" WEST 144.63 FEET; (7) NORTH 80°30'22" WEST 86.44 FEET; (8) NORTH 80°13'36" WEST 79.34 FEET TO A POINT ON THE EAST LINE OF SAID PINE CANYON ROAD AND THE POINT OF BEGINNING.

CONTAINS: 179,558 S.F. / 4.12 AC±

MIDWAY CITY PLANNING COMMISSION

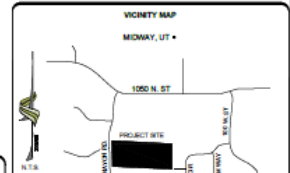
APPROVED AND ACCEPTED THIS ____ DAY OF ____ A.D. 20____, BY THE MIDWAY CITY PLANNING COMMISSION.

PLANNING DIRECTOR

CHAIRMAN, PLANNING COMMISSION

LEGEND

- SECTION CORNER (FOUND)
- SECTION CORNER (CALCULATED)
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- SET MONUMENT
- FOUND MONUMENT
- ROAD CENTERLINE
- PUBLIC UTILITY EASEMENT (P.U.E.)



LaBarge Trust Subdivision

N1/2 SE1/4 OF SEC. 27, T3S, R4E, S1B&M,
MIDWAY CITY, WASATCH COUNTY, UTAH

epic
ENGINEERING & PLANNING
1714 N. 1000 E. SUITE 100
MIDWAY, UT 84049
PHONE: 435-863-1111
FAX: 435-863-1112
WWW.EPICUTAH.COM

PROJECT # 18045277
DATE: 6/27/09
SHEET NO. 1 OF 1

MIDWAY IRRIGATION DISTRICT APPROVAL

APPROVED AND ACCEPTED THIS ____ DAY OF ____ A.D. 20____, BY THE MIDWAY IRRIGATION DISTRICT.

MIDWAY IRRIGATION DISTRICT

MIDWAY SANITATION DISTRICT APPROVAL

APPROVED AND ACCEPTED THIS ____ DAY OF ____ A.D. 20____, BY THE MIDWAY CITY SANITATION DISTRICT.

MIDWAY CITY SANITATION DISTRICT

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS ____ DAY OF ____ A.D. 20____, RECORD OF SURVEY # _____

COUNTY SURVEYOR

DATE:

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
APPROVED CITY ENGINEER APPROVED CITY ATTORNEY

CITY ENGINEER SEAL

CLERK/RECORDER SEAL

IMPACT

- 21 subdivisions in R-1-11, R-1-15, R-1-22, & RA-1-43 that did not have required open space
- 14 – no change (66%)
- 6 – lose 1 lot (29%)
- 1 – lose 2 lots (5%)

ITEMS OF DISCUSSION

- Complexity of Code
 - For example, someone will identify the RA-1-43 zone as an acre zone, but in reality, it is a 1.15-acre zone (in most cases). The only way that someone would identify this is if they read the specific subdivision codes.
- Will, most likely, require meeting with staff to understand the details of the code.
- Legislative action.

POSSIBLE FINDINGS

- The proposal will make densities equal for all standard subdivisions, small- and large-scale, except those that require a 100' setback
- Small acreage subdivisions will be required to have “open space” included within each individual lot
- The proposal will reduce density in some, but not all, smaller acreage subdivisions
- Required acreage will increase but frontage and width requirements will remain unchanged
- The General Plan promotes reducing density when appropriate
- The General Plan promotes neighborhood openness and requiring larger lots will help implement this vision
- The proposal will make it more difficult for someone to understand the potential density of a subdivision