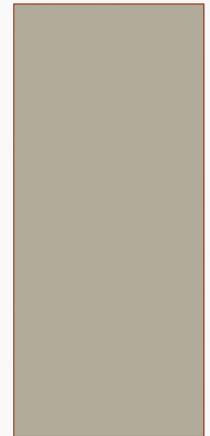


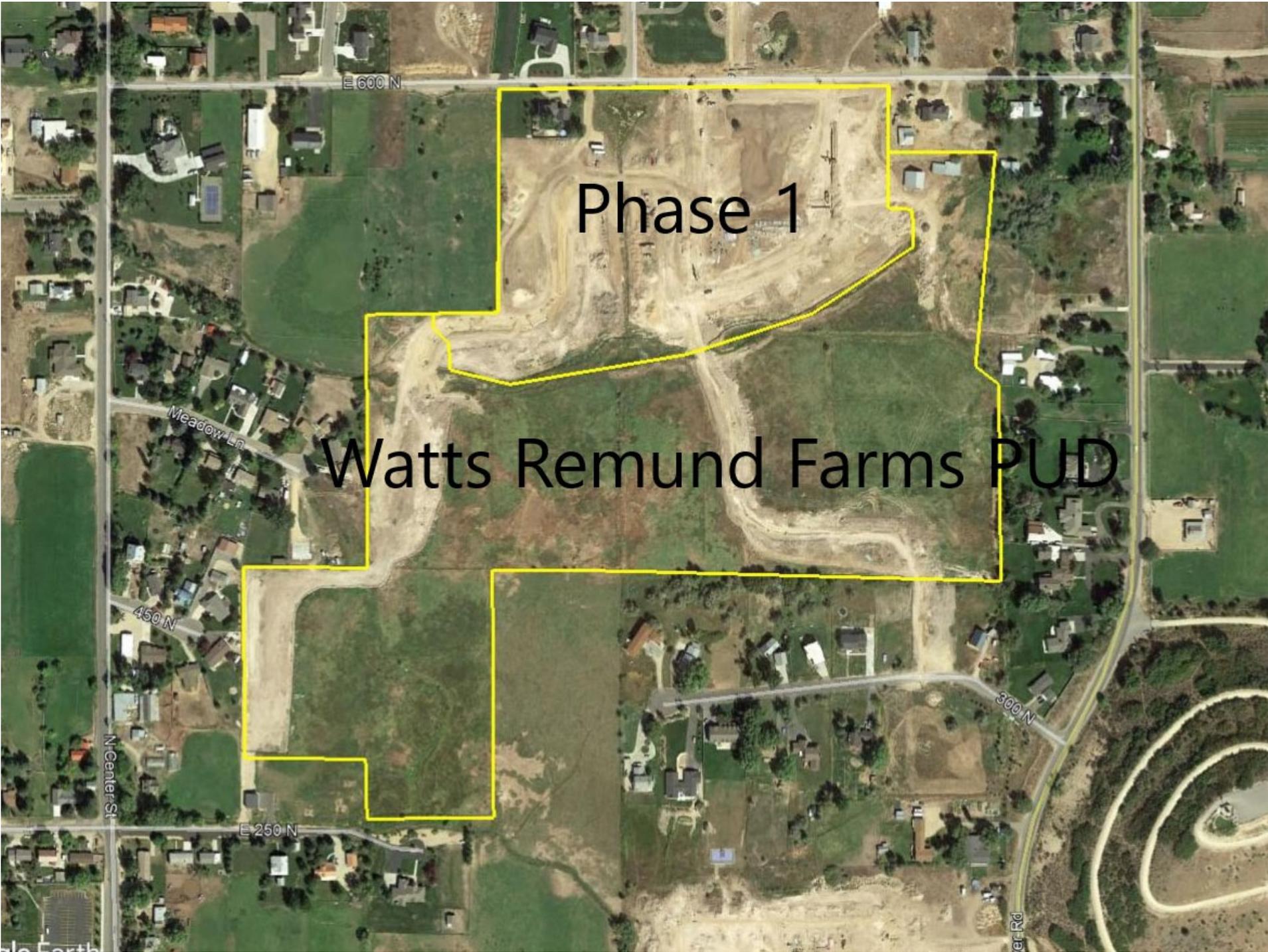
WATTS REMUND FARMS
PLANNED UNIT DEVELOPMENT

PLAT AMENDMENT



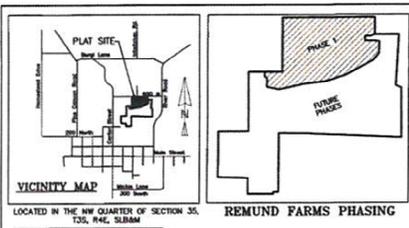
LAND USE SUMMARY

- 15.96 acres
- 11.69 acres of open space
- R-1-15 zoning
- Proposal contains 38 pads (PUD)
- Proposal contains 1 lot
- Private roads will be maintained by the HOA
- The lots will connect to the Midway Sanitation District sewer and to the City's water line



Phase 1

Watts Remund Farms PUD



WATTS REMUND FARMS PUD PHASE 1 AMENDED

LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
L1	15.00	SOUTH	C1	83.00	47.07	270.00°	S27°20'57"	48.37
L2	45.67	S20°15'17"	C2	110.00	43.95	43.74°	S68°01'17"	81.83
L3	38.11	N45°52'31"	C3	110.00	172.78	90.00°	N45°50'07"	155.68
L4	47.56	N01°15'17"	C4	110.00	172.78	90.00°	S45°50'07"	155.58
L5	15.00	SOUTH	C5	110.00	43.91	229.34°	S11°19'52"	43.27
L6	15.00	SOUTH	C6	110.00	43.91	229.34°	S11°19'52"	43.27
L7	23.98	N27°30'42"	C7	498.00	11.56	173.38°	S00°46'40"	13.56
L8	48.47	SOUTH	C8	498.00	158.85	187°41"	S10°45'42"	158.27
L9	21.20	N45°52'31"	C9	248.00	105.41	247.97°	N10°10'31"	104.62
L10	17.97	N45°52'31"	C10	110.00	172.69	83°37'24"	N37°54'42"	116.20

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS NORTH 89°48'03" EAST 1201.90 FEET FROM THE FOUND WASATCH COUNTY SURVEYORS MONUMENT FOR THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:
 THENCE NORTH 89°48'03" EAST 803.50 FEET; THENCE SOUTH 231.29 FEET; THENCE WEST 107.34 FEET; THENCE SOUTH 30.00 FEET; THENCE EAST 108.82 FEET; THENCE ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE RIGHT 47.07 FEET (CENTRAL ANGLE OF 270°00'00" AND A CHORD BEARING SOUTH 75°20'57" EAST 48.37 FEET); THENCE SOUTH 01°01' WEST 122.20 FEET; THENCE SOUTH 39°54'45" WEST 103.83 FEET; THENCE SOUTH 61°50'15" WEST 330.32 FEET; THENCE SOUTH 72°07'29" WEST 223.58 FEET; THENCE SOUTH 87°52'37" WEST 250.71 FEET; THENCE SOUTH 77°21'24" WEST 270.72 FEET; THENCE NORTH 78°02'41" WEST 137.91 FEET; THENCE NORTH 01°16'17" EAST 85.92 FEET; THENCE NORTH 40°11'01" WEST 30.11 FEET; THENCE NORTH 00°11'57" WEST 47.56 FEET; THENCE NORTH 89°48'04" EAST 196.16 FEET; THENCE NORTH 02°50'00" EAST 450.00 FEET; THENCE NORTH 89°36'38" EAST 193.83 FEET; THENCE NORTH 00°36'20" EAST 142.38 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 15.32 ACRES

BASIS OF BEARING
 BASIS OF BEARING IS NORTH 89°48'03" EAST 2650.41 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, AND THE NORTH 1/4 CORNER OF SAID SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

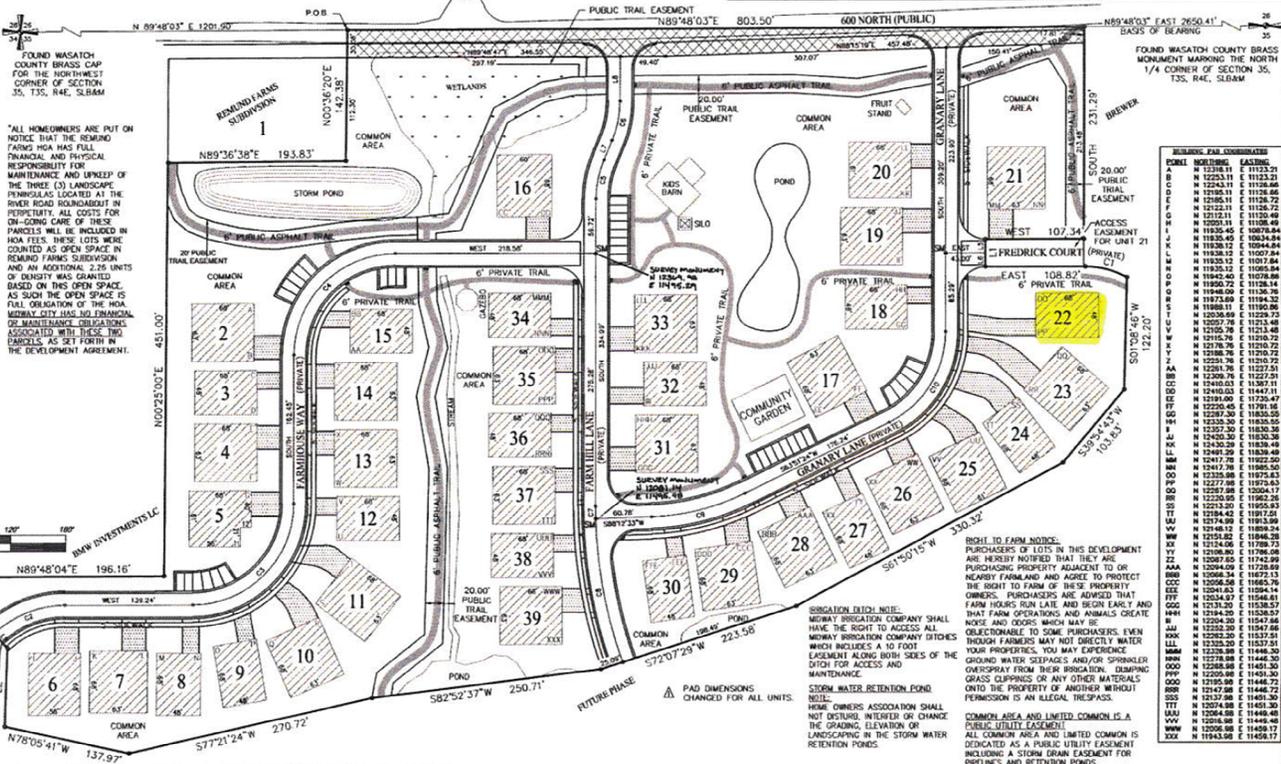
SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8951412 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYS LICENSING ACT.
 I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAN IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN.

Troy L. Taylor
 SURVEYOR (SEE SEAL BEHIND)
 1/21/19
 DATE

LOCATED IN THE NW QUARTER OF SECTION 35, T35, R4E, S188M

ADDRESS TABLE

- 523 NORTH FARMHOUSE WAY
- 517 NORTH FARMHOUSE WAY
- 509 NORTH FARMHOUSE WAY
- 501 NORTH FARMHOUSE WAY
- 493 NORTH FARMHOUSE WAY
- 485 NORTH FARMHOUSE WAY
- 477 NORTH FARMHOUSE WAY
- 469 NORTH FARMHOUSE WAY
- 461 NORTH FARMHOUSE WAY
- 453 NORTH FARMHOUSE WAY
- 445 NORTH FARMHOUSE WAY
- 437 NORTH FARMHOUSE WAY
- 429 NORTH FARMHOUSE WAY
- 421 NORTH FARMHOUSE WAY
- 413 NORTH FARMHOUSE WAY
- 405 NORTH FARMHOUSE WAY
- 397 NORTH FARMHOUSE WAY
- 389 NORTH FARMHOUSE WAY
- 381 NORTH FARMHOUSE WAY
- 373 NORTH FARMHOUSE WAY
- 365 NORTH FARMHOUSE WAY
- 357 NORTH FARMHOUSE WAY
- 349 NORTH FARMHOUSE WAY
- 341 NORTH FARMHOUSE WAY
- 333 NORTH FARMHOUSE WAY
- 325 NORTH FARMHOUSE WAY
- 317 NORTH FARMHOUSE WAY
- 309 NORTH FARMHOUSE WAY
- 301 NORTH FARMHOUSE WAY
- 293 NORTH FARMHOUSE WAY
- 285 NORTH FARMHOUSE WAY
- 277 NORTH FARMHOUSE WAY
- 269 NORTH FARMHOUSE WAY
- 261 NORTH FARMHOUSE WAY
- 253 NORTH FARMHOUSE WAY
- 245 NORTH FARMHOUSE WAY
- 237 NORTH FARMHOUSE WAY
- 229 NORTH FARMHOUSE WAY
- 221 NORTH FARMHOUSE WAY
- 213 NORTH FARMHOUSE WAY
- 205 NORTH FARMHOUSE WAY
- 197 NORTH FARMHOUSE WAY
- 189 NORTH FARMHOUSE WAY
- 181 NORTH FARMHOUSE WAY
- 173 NORTH FARMHOUSE WAY
- 165 NORTH FARMHOUSE WAY
- 157 NORTH FARMHOUSE WAY
- 149 NORTH FARMHOUSE WAY
- 141 NORTH FARMHOUSE WAY
- 133 NORTH FARMHOUSE WAY
- 125 NORTH FARMHOUSE WAY
- 117 NORTH FARMHOUSE WAY
- 109 NORTH FARMHOUSE WAY
- 101 NORTH FARMHOUSE WAY
- 93 NORTH FARMHOUSE WAY
- 85 NORTH FARMHOUSE WAY
- 77 NORTH FARMHOUSE WAY
- 69 NORTH FARMHOUSE WAY
- 61 NORTH FARMHOUSE WAY
- 53 NORTH FARMHOUSE WAY
- 45 NORTH FARMHOUSE WAY
- 37 NORTH FARMHOUSE WAY
- 29 NORTH FARMHOUSE WAY
- 21 NORTH FARMHOUSE WAY
- 13 NORTH FARMHOUSE WAY
- 5 NORTH FARMHOUSE WAY



RESERVATION OF COMMON AREA
 THE OWNER HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE REMUND FARMS P.U.D. AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

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

DATE THIS 25th DAY OF JANUARY A.D. 2019,
 I, Troy L. Taylor
 SURVEYOR
 DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8951412 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYS LICENSING ACT.

ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF WASATCH } ss.
 ON the 25th day of January, A.D. 2019, PERSONALLY APPEARED before me, Troy L. Taylor, a Notary Public, who duly acknowledged to me that he/she/it executed the same in the capacity indicated.
 MY COMMISSION EXPIRES 9/6/20
 TROY L. TAYLOR
 NOTARY PUBLIC

ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF WASATCH } ss.
 ON the 27th day of Dec, A.D. 2017, PERSONALLY APPEARED before me, Michael H. Brodwin, a Notary Public, who duly acknowledged to me that he/she/it executed the same in the capacity indicated.
 MY COMMISSION EXPIRES 9/6/20
 MICHAEL H. BRODWIN
 NOTARY PUBLIC

ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF WASATCH } ss.
 ON the 9th day of Dec, A.D. 2017, PERSONALLY APPEARED before me, Michael H. Brodwin, a Notary Public, who duly acknowledged to me that he/she/it executed the same in the capacity indicated.
 MY COMMISSION EXPIRES 9/6/20
 MICHAEL H. BRODWIN
 NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS 11th DAY OF February, A.D. 2019.
 APPROVED: Christy Jensen ATTEST: Michael H. Brodwin
 CITY MANAGER CITY CLERK-RECORDER
 APPROVED: Casey ATTEST: Michael H. Brodwin
 CITY ATTORNEY CITY DEPUTY CLERK-RECORDER

PLANNING COMMISSION APPROVAL
 APPROVED THIS 4th DAY OF February, A.D. 2019, BY THE
Michael H. Brodwin CITY PLANNING COMMISSION
Christy Jensen CHAIRMAN PLANNING COMMISSION

WATTS REMUND FARMS PUD PHASE 1 AMENDED

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 60' FEET

COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS 11th DAY OF February, A.D. 2019.
Troy L. Taylor
 COUNTY SURVEYOR

COUNTY RECORDER
 DATE: 2-7-19
 MIDDAY SALTATION DISTRICT
Troy L. Taylor DATE: 2-6-19
 MIDDAY IRRIGATION COMPANY

DATE: 1/25/19 BOOK: 244 PAGE: 316-315
 BY: Troy L. Taylor COUNTY CLERK
 MIDDAY SALTATION DISTRICT

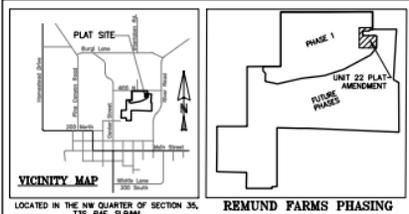
SEAL
 COUNTY OF UTAH
 MIDDAY CITY COMMISSION
 SEAL
 MIDDAY CITY

RECORDING DISTRICT: 22 JANUARY 2019

TEMPERATURE 92° GRAVEL THERMISTOR PHASE 1

MIDDAY SPRINGS LLC SERIES I

SURVEYOR
 TROY L. TAYLOR, PLS
 ELEMENT LAND SURVEYING
 2286 SOUTH 270 EAST
 MERRY CITY, UTAH 84032
 PHONE (801) 657-8748
 DATE OF SURVEY: APRIL 2018



VICINITY MAP
LOCATED IN THE NW QUARTER OF SECTION 36,
T35, R4E, S18.8M

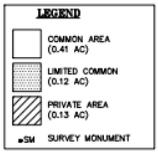
REMUND FARMS PHASING

WATTS REMUND FARMS PUD PHASE 22-AMENDED

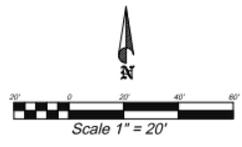
LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	S00°00'00"E
L2	15.00'	SOUTH
L3	15.00'	SOUTH
L4	1.50'	N89°00'00"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	83.00'	43.07'	29°00'00"	S79°29'57"E	48.57'
C2	110.00'	87.74'	35°17'10"	N17°38'52"E	66.68'

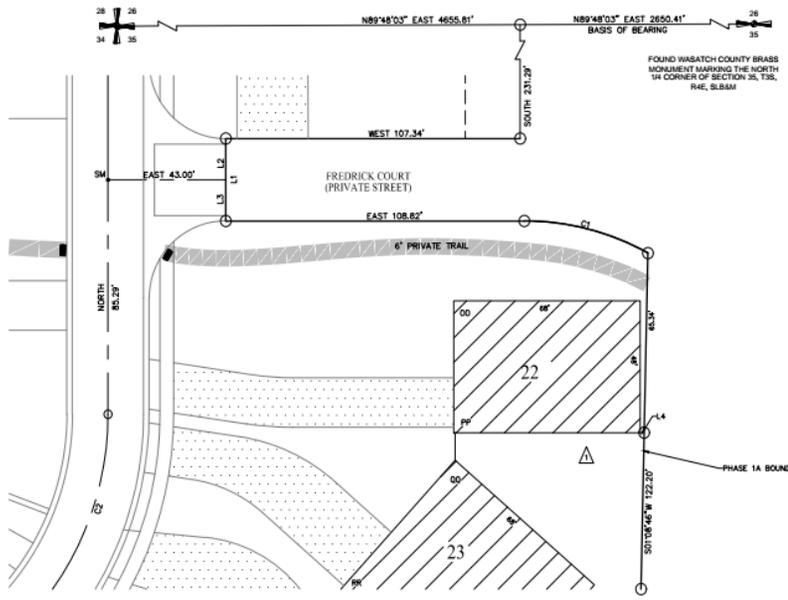
MIDWAY PUD COMMONS		
POINT	NORTHING	EASTING
CD	N 13325.84	E 12004.71
PP	N 12277.98	E 12004.71
QQ	N 12267.88	E 12004.17
RR	N 12220.95	E 11962.28



ADDRESS TABLE	
22	1552 NORTH GRANARY LANE



FOUND WASATCH COUNTY BRASS CAP FOR THE NORTHWEST CORNER OF SECTION 35, T35, R4E, S18.8M



BASIS OF BEARING
BASIS OF BEARING IS NORTH 89°48'03" EAST 2650.41 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTH 1/4 CORNER OF SAID SECTION 35.

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 6884112 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.

SURVEYOR (SEE SEAL HERE) DATE

IRRIGATION DITCH NOTE:
MIDWAY IRRIGATION COMPANY SHALL HAVE THE RIGHT TO ACCESS ALL MIDWAY IRRIGATION COMPANY DITCHES WHICH INCLUDES A 10 FOOT EASEMENT ALONG BOTH SIDES OF THE DITCH FOR ACCESS AND MAINTENANCE.

STORM WATER RETENTION POND NOTE:
HOME OWNERS ASSOCIATION SHALL NOT DISTURB, INTERFERE OR CHANGE THE GRADING, ELEVATION OR LANDSCAPING IN THE STORM WATER RETENTION PONDS.

"ALL HOMEOWNERS ARE PUT ON NOTICE THAT THE REMUND FARMS HOA HAS FULL FINANCIAL AND PHYSICAL RESPONSIBILITY FOR MAINTENANCE AND UPKEEP OF THE THREE (3) LANDSCAPE FOUNTAINS LOCATED AT THE RIVER ROAD ROUNDABOUT IN PERPETUITY. ALL COSTS FOR ON-GOING CARE OF THESE PARCELS WILL BE INCLUDED IN HOA FEES. THESE LOTS WERE COUNTED AS OPEN SPACE IN REMUND FARMS SUBDIVISION AND AN ADDITIONAL 2.28 UNITS OF DENSITY WAS GRANTED BASED ON THIS OPEN SPACE. AS SUCH THE OPEN SPACE IS FULL OBLIGATION OF THE HOA. MIDWAY CITY HAS NO FINANCIAL OR MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE TWO PARCELS AS SET FORTH IN THE DEVELOPMENT AGREEMENT.

RIGHT TO FARM NOTICE:
PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTICED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION, CLIPPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

COMMON AREA AND LIMITED COMMON IS A PUBLIC UTILITY EASEMENT
ALL COMMON AREA AND LIMITED COMMON IS DEDICATED AS A PUBLIC UTILITY EASEMENT INCLUDING A STORM DRAIN EASEMENT FOR PIPELINES AND RETENTION PONDS.

RESERVATION OF COMMON AREA
THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND invitees, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE REMUND FARMS P.U.D. AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

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 SURVEYED INTO PADS, PRIVATE STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS AND DRIVES, EASEMENTS, LIMITED COMMON AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

BY: _____
REKARD FARMS HOA

BY: _____
MIDWAY SPRINGS LLC SERIES I

BY: _____
MIDWAY SPRINGS LLC SERIES II

ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID DEEDUTE 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

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

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

APPROVED _____ CITY ATTORNEY ATTEST _____ CITY ENGINEER (SEE SEAL HERE)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

WATTS REMUND FARMS PUD UNIT 22-AMENDED

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 40 FEET

COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____

ROG _____ COUNTY SURVEYOR

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

DATE: _____
MIDWAY SANITATION DISTRICT

DATE: _____
MIDWAY IRRIGATION COMPANY

COUNTY RECORDER

REMUND FARMS PUD UNIT 22 AMENDED- 7 AUGUST 2019

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2286 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 857-8748
DATE OF SURVEY: APRIL 2018

PROPOSED FINDINGS

- The proposal complies with PUD requirements
- No public street, right-of-way, or easement will be vacated or altered