

# REMUND FARMS PHASE 1

PRELIMINARY

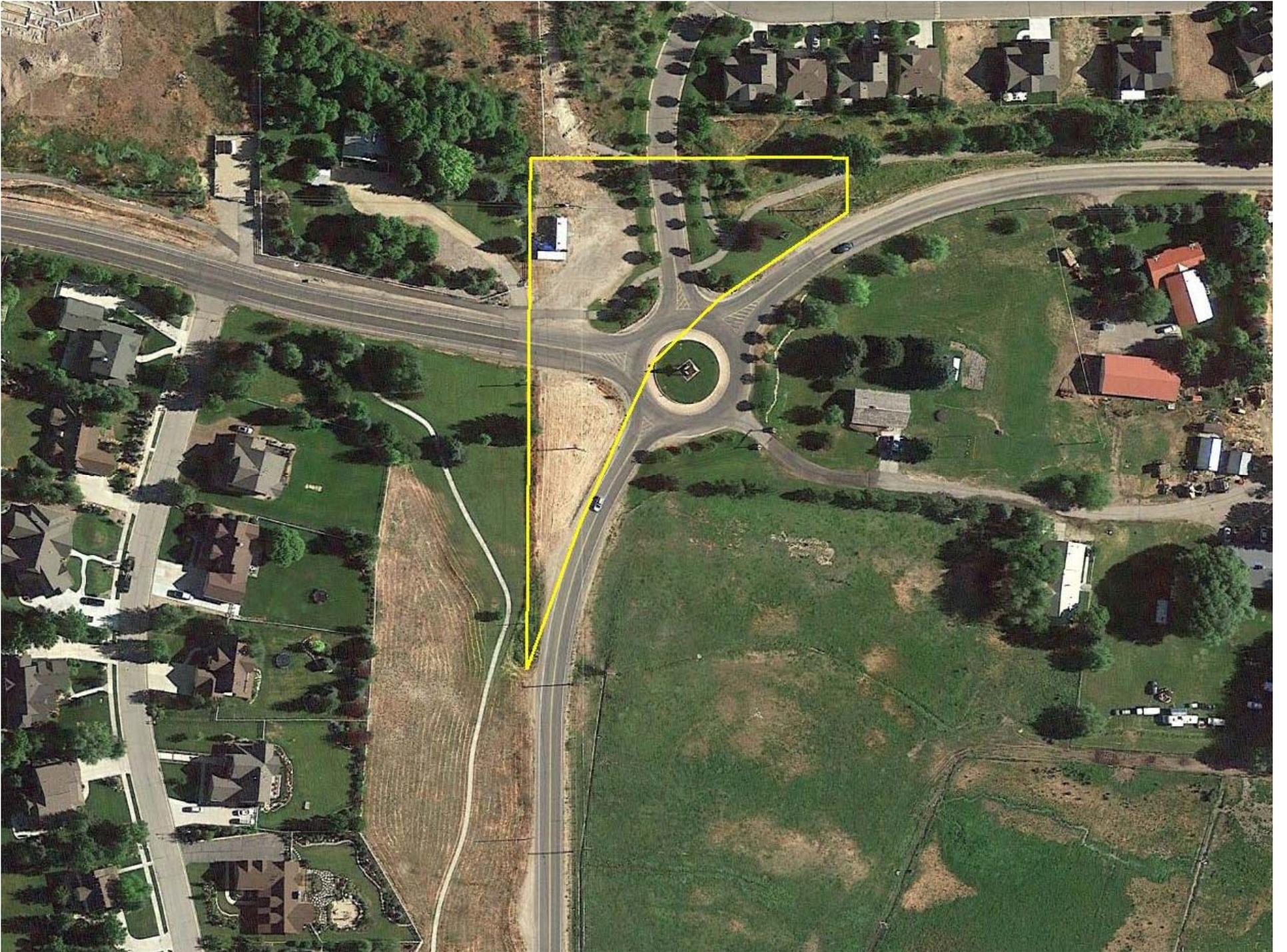


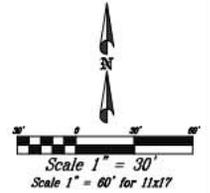
# LAND USE SUMMARY

- R-1-15 zoning
- 15.96 acres
  - 11.69 acres of open space
- Proposal contains 38 building pads (PUD)
- Proposal contains 1 lot (standard subdivision)
- Project is a Planned Unit Development/Standard Subdivision
- Private roads will be maintained by the HOA

# LAND USE SUMMARY

- 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.
- 6' paved public trail is planned to run north and south through the length of the property, another public trail will run east and west along 600 North, and a private trail with a public access easement will run along the eastern boundary of the phase 1
- Sensitive lands of the property include wetlands, and stream corridors





**PLANT SCHEDULE**

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
	2	Canada Red Chokecherry / <i>Prunus virginiana</i> "Canada Red"	8&8		2" Cal
	3	Eastern Cottonwood Stewartia / <i>Populus deltoides</i> "Stewartia"	8&8		2" Cal
	3	Quaking Aspen / <i>Populus tremuloides</i>	8&8		2" Cal
	11	Spring Snow Crab Apple / <i>Malus</i> "Spring Snow"	8&8		2" Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
	2	Bakeri Blue Spruce / <i>Picea pungens glauca</i> "Bakeri"	8&8		8-10'
	3	Colorado Spruce / <i>Picea pungens</i>	8&8		8-10'
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT.		
	9	Arctic Fire Dogwood / <i>Cornus sanguinea</i> "Arctic Fire" TM	5 gal		
	16	Bush Cinquefoil / <i>Potentilla fruticosa</i>	5 gal		
	10	Green Mound Alpine Currant / <i>Ribes alpinum</i> "Green Mound"	5 gal		
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT.		
	15	Feather Reed Grass / <i>Calamagrostis</i> "scutifera" "Karl Foerster"	1 gal		
PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CONT.		
	11	Kleinrock / <i>Androsymblyce coarctata</i>	1 gal		
	6	Stella de Oro Daylily / <i>Hemerocallis</i> "Stella de Oro"	1 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT.		
	1,629 sf	Bark Mulch / Bark Mulch	Mulch		
	19,847 sf	Kentucky Bluegrass / <i>Poa pratensis</i>	seed		
	11,540 sf	Native Grass Mix / Native Grass Mix: Hard Fescue, Big Bluegrass, Blue Wildrye, Slender Wheatgrass, Sheep Fescue, Mountain Brome (MATCH EXISTING DUTCH FIELDS NATIVE GRASS)	Hydroseed		
MULCH	QTY	COMMON NAME / BOTANICAL NAME	CONT.		
	1,121 sf	2-4" Cobble Rock w/Desert Pro-5 Weed Barrier / Washed Landscape Rock	mulch		



WATTS ENTERPRISES  
ROUND-A-BOUT

SITE PLAN AND  
PLANTING PLAN

**berg**  
LANDSCAPE  
ARCHITECTS

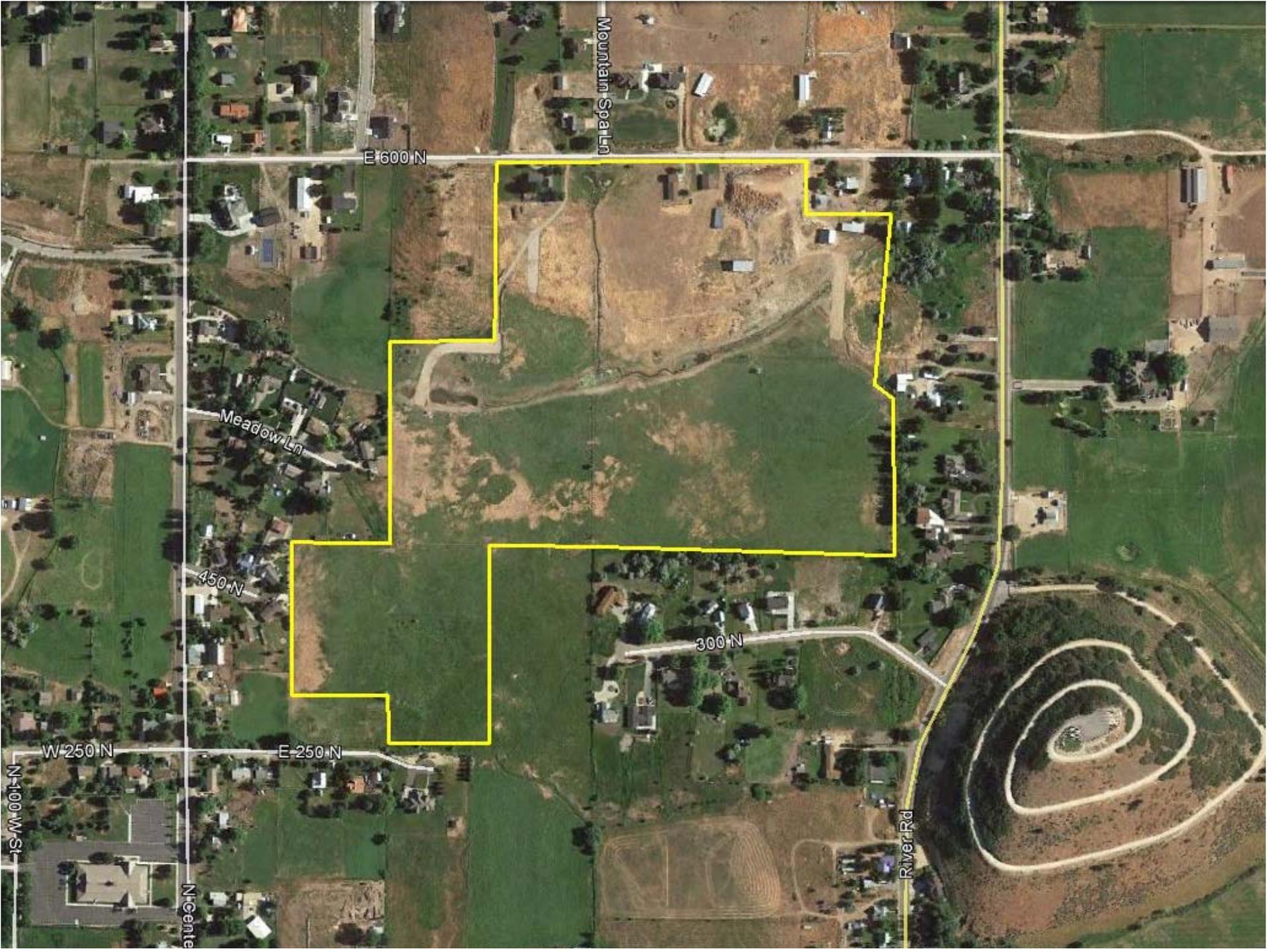
368 S. Main St., Suite 208  
Midway, UT 84049 ph: (801) 723-2000

DESIGN BY: CNB  
DRAWN BY: DAW

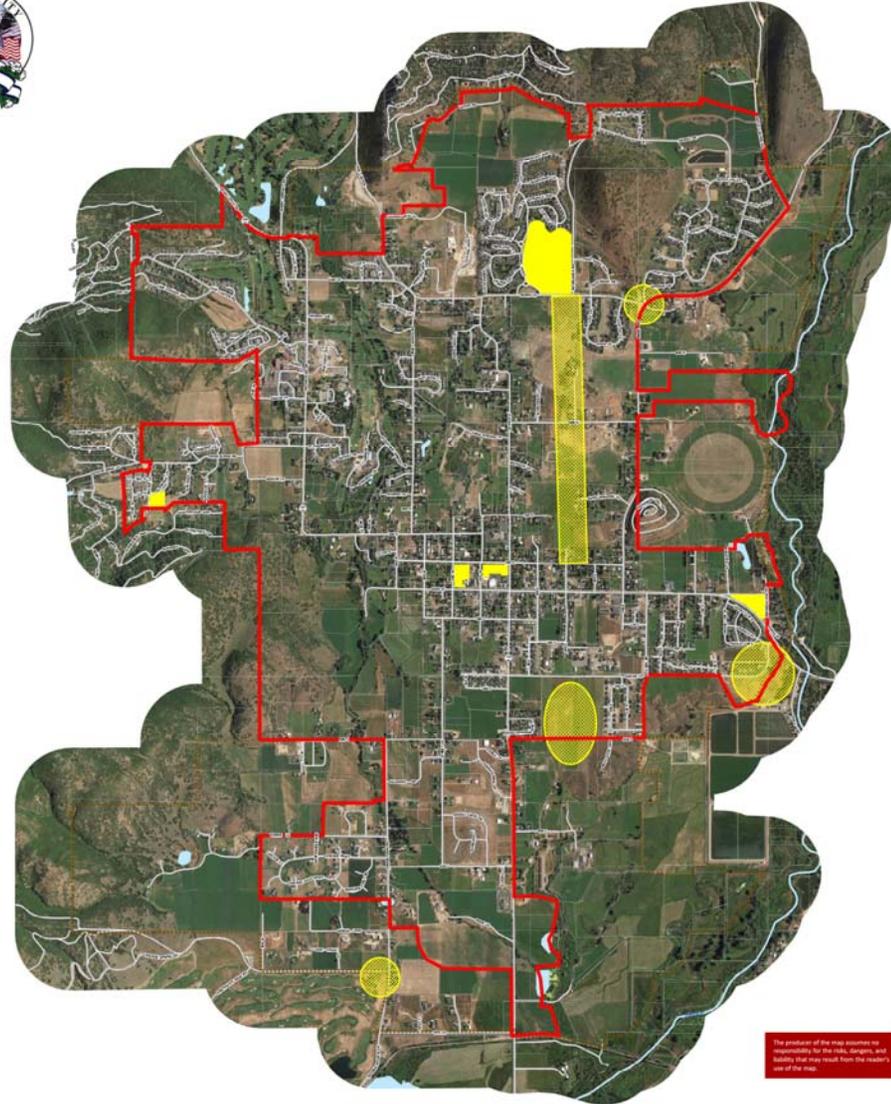
DATE: 27 MAR. 2018  
REV:

SHEET  
**L01**



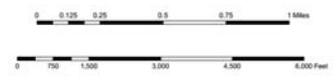


# MIDWAY CITY - Park Plan



The producer of the map assumes no responsibility for the risks, damages, and liability that may result from the reader's use of the map.

- Legend**
- |                           |                        |
|---------------------------|------------------------|
| Existing Parks            | Midway Growth Boundary |
| Potential Area for a Park | Rivers                 |
| Midway City Boundary      | Roads                  |
|                           | Water Body             |

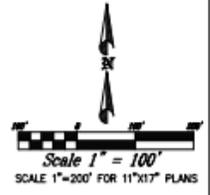


**MOUNTAINLAND**  
ASSOCIATION OF GOVERNMENTS

Map Produced by Scott Bragg, GIS & Data Management  
Map Information: Date: April 2016  
Map Projection: State Plane, North Central Zone, Feet  
Data Source: Mountain County

Imagery © Google





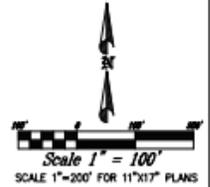
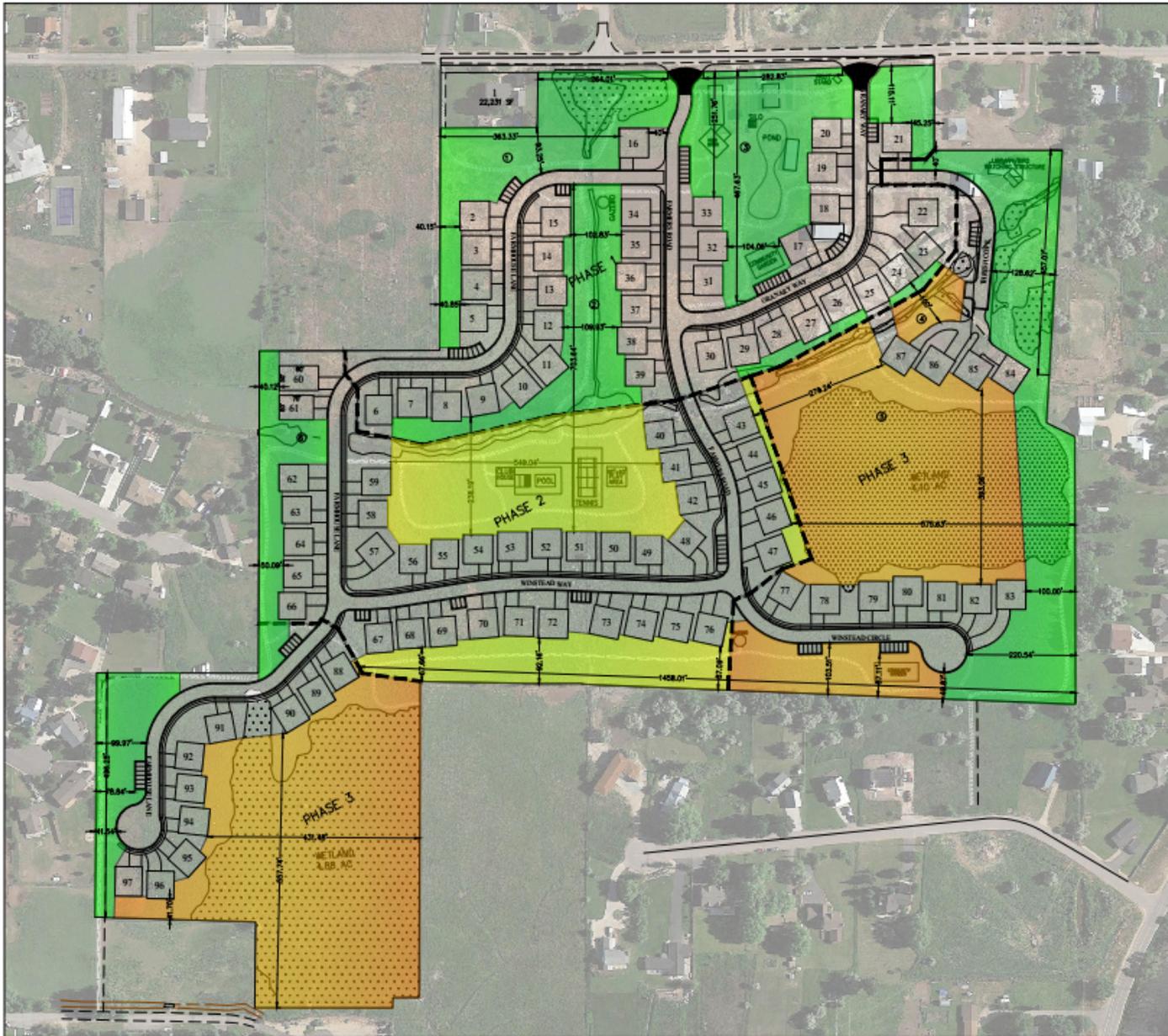
**LEGEND**

	WETLANDS
	PHASING PHASE 1 (15.86 AC) 1-30
	PHASE 2 (12.84 AC) 40-76
	PHASE 3 (21.88 AC) 77-97



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SHOWN AND SEALED.  
 PRA. G. REG. P.E.  
 SERIAL NO. 20200  
 DATE: 18 APRIL 2019

WATTS ENTERPRISES REMUND FARMS	
PHASING MASTER PLAN	
<b>ENGINEERING</b> Resource Group, P.C. 380 S Main St., Suite 204, Midway, LA 70449 PH: (504) 642-9494	
DESIGN BY: PEB	DATE: 19 APRIL 2019
DRAWN BY: CNB	REV: 4



**LEGEND**

	WETLANDS (10.00 AC)
	OPEN SPACE PERIPHERY - 40' MINIMUM INTERIOR - 100' MINIMUM
	ONITE 27.38 AC (53.80%)
	OFFSITE 1.32 AC (2.62%)
	TOTAL 28.70 AC (56.52%) (50% REQUIRED)

**OPEN SPACE DEDICATION BY PHASE**

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA	TOTAL PROJECT OPEN SPACE
1	15.06 AC	11.69 AC (77.52%)	15.06 AC	11.69 AC (77.52%)
2	12.04 AC	4.57 AC (38.32%)	26.90 AC	16.26 AC (58.24%)
3	21.84 AC	12.10 AC (55.40%)	50.87 AC	28.38 AC (55.79%)
ADDITIONAL OFFSITE OPEN SPACE DEDICATED WITH PHASE 1			1.32 AC	29.69 AC (58.34%)

- OPEN SPACE AREAS**
- ① 1.85 ACRES
  - ② 4.45 ACRES
  - ③ 2.25 ACRES
  - ④ 0.36 ACRES
  - ⑤ 18.47 ACRES
  - ⑥ 0.88 ACRES

**OPEN SPACE NOTES:**

TOTAL AREA: 60.87 ACRES  
 PUD AREA: 50.36 ACRES  
 TOTAL OPEN SPACE: 28.38 A ACRES (46.46%) OF ENTIRE DEVELOPMENT

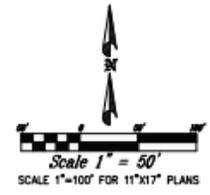
OPEN SPACE IN A SINGLE OPEN SPACE AREA  
 AREA 5 = 18.47 ACRES (65.13%)

SECTION 18.96.11.C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCEL 5 MEETS THIS PUD REQUIREMENT.

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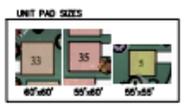
DATE: 18 APRIL 2018

WATTS ENTERPRISES REMUND FARMS OPEN SPACE MASTER PLAN	
<b>ENGINEERING</b> RESOURCES GROUP, P.C. 360 S. Main St., Suite 204, Midway, UT 84049 201.745.4424/4249	
DESIGN BY: PDS DRAWN BY: CMB	DATE: 19 APRIL 2018 REV: 5



- LEGEND**
- WETLANDS
  - TRAIL
  - IMPROVED DITCH OR POND
  - LANDSCAPING (KENTUCKY BLUE GRASS)
  - LANDSCAPING (NATIVE GRASS)

**ONE-LINE FRONT SETBACK NOTE:**  
 16.94.8.5.C. THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT (STAGGERED SETBACKS) WHEN A CURVE/ARC STREET DESIGN IS USED AND SHOWN TO CREATED THE SAME VARYING SETBACK EFFECT.



**MOWAY CITY CODE EXCEPTIONS NOTE:**  
 THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS ALLOWED IN CITY CODE:  
 -CUL-DE-SAC LONGER THAN 500 FEET WITH CITY COUNCIL APPROVAL  
 -WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

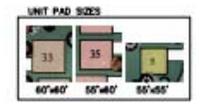
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 P.E. J.L. BRIDGES, P.E. P.E.  
 SERIAL NO. 28088  
 DATE: 18 APRIL 2018

WATTS ENTERPRISES REMUND FARMS	
PHASE 1 SITE PLAN	
<b>ENGINEERING</b>	
Resource Group, P.C. 380 E Main St. Suite 204, Bridgeway, UT 84409 PH: 435.643.4949	
DESIGN BY: PJB DRAWN BY: CNB	DATE: 19 APRIL 2018 REV: 6

WETLAND  
4.10 AC



- LEGEND**
- WETLANDS
  - TRAIL
  - IMPROVED DITCH OR POND



TREES	QTY	COMMON NAME / BOTANICAL NAME	CONTR	DIAL	SIZE
	35	Acacia Black Maple / Acer treeformis "Autumn Blaze"	0.68		2" Cal
	30	Acacia Purple Ash / Fraxinus americana "Autumn Purple"	0.68		2" Cal
	15	Eastern Cottonwood / Populus deltoides "Stouland"	0.68		2" Cal
	8	Weeping Willow / Salix babingtonia	0.68		2" Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONTR	DIAL	SIZE
	16	Colorado Spruce / Picea pungens	0.68		8-12"
	14	White Fir / Abies concolor	0.68		8-12"
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONTR		
	4,882 sf	2-4" Cobble Rock w/ Pond Liner / Landscape Rock	multi		
	324,033 sf	Kentucky Bluegrass / Poa pratensis	seed		
	68,149 sf	Native Grass Mix / Native Grass Mix Hard Fescue, Big Bluegrass, Blue Wildrye, Slender Wheatgrass, Sheep Fescue, Mountain Grass	Hydroseed		

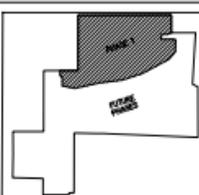
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 CARL N. BERG, L.A.  
 SERIAL NO. 738789  
 DATE: 12 APR 2018

WATTS ENTERPRISES  
 REMUND FARMS

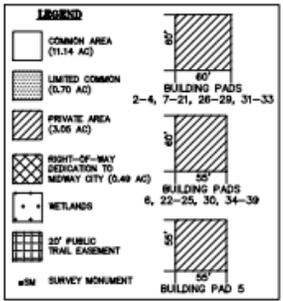
PHASE 1 LANDSCAPE PLAN

380 E. Main St., Suite 200  
 Michigan, US 48106-2000, (313) 723-2000

DESIGN BY: PJB      DATE: 19 APRIL 2018      SHEET 7  
 DRAWN BY: CNB      REV:



LINE TABLE			CLINE TABLE		
LINE	SURVEY	BEARING	CORNER	BEARING	DISTANCE
L1	33.00'	SOUTH	01	87.00'	45.50'
L2	33.00'	N01°14'14"E	02	150.00'	77.00'
L3	33.00'	N40°10'20"W	03	88.00'	163.00'
L4	47.40'	N07°10'17"W	04	150.00'	105.30'
L5	14.80'	N40°10'20"W	05	88.00'	38.70'
L6	24.00'	N40°10'20"W	06	150.00'	45.30'
L7	27.00'	N02°00'00"E	07	488.00'	13.00'
L8	18.00'	NORTH	08	488.00'	13.00'
L9	18.00'	NORTH	09	328.00'	108.40'
L10	18.00'	NORTH	10	88.00'	138.20'



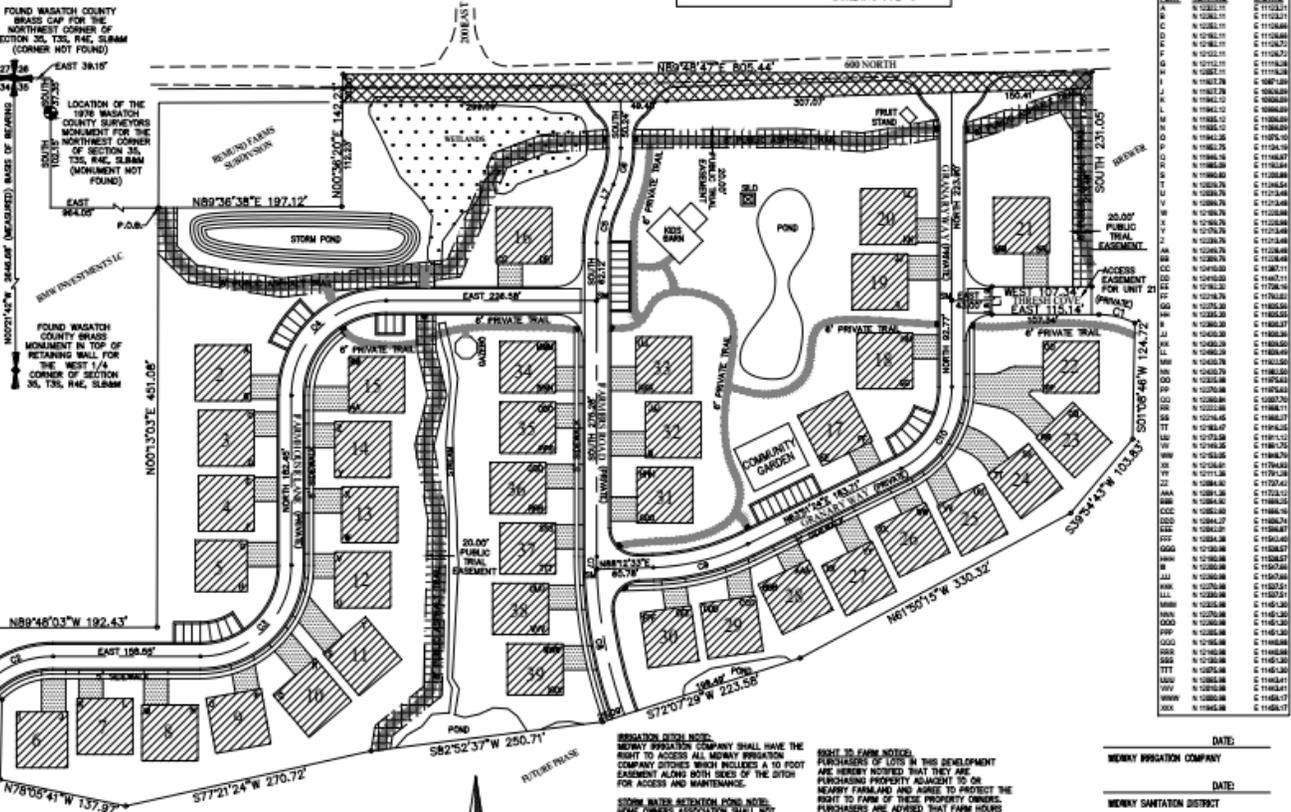
**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT WHICH IS SOUTH 102.15 FEET AND EAST 88.40 FEET FROM THE FOUND 1976 WASATCH COUNTY SURVEYORS MONUMENT FOR THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN TO A POINT ON THE PROPERTY LINE.  
 THENCE NORTH 80°36'30" EAST 197.12 FEET; THENCE NORTH 00°28'30" EAST 142.33 FEET; THENCE NORTH 89°48'47" EAST 805.44 FEET; THENCE SOUTH 23.20 FEET; THENCE WEST 127.34 FEET; THENCE SOUTH 30.00 FEET; THENCE EAST 115.14 FEET; THENCE ALONG THE ARC OF A 67.00 FOOT RADIUS CURVE TO THE RIGHT 43.52 FEET (CENTRAL ANGLE OF 28°20'17" AND A CHORD BEARING SOUTH 74°40'52" EAST 38.89 FEET); THENCE SOUTH 01°00'44" WEST 134.72 FEET; THENCE NORTH 89°48'47" WEST 103.83 FEET; THENCE NORTH 41°00'15" WEST 330.32 FEET; THENCE SOUTH 72°00'30" WEST 233.48 FEET; THENCE SOUTH 82°02'37" WEST 250.71 FEET; THENCE SOUTH 77°00'24" WEST 270.72 FEET; THENCE NORTH 78°00'17" WEST 137.47 FEET; THENCE NORTH 01°16'10" EAST 85.92 FEET; THENCE NORTH 42°01'35" WEST 38.00 FEET; THENCE NORTH 00°11'57" WEST 47.40 FEET; THENCE NORTH 89°48'47" WEST 194.43 FEET; THENCE NORTH 00°10'03" EAST 401.08 FEET TO THE POINT OF BEGINNING.  
 CONTAINING: 15.38 ACRES

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 10-8-803 OF THE UTAH CODE, I TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 880412 IN ACCORDANCE WITH TITLE 86, CHAPTER 23, 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: TROY L. TAYLOR  
 DATE: \_\_\_\_\_  
**BASIS OF BEARING**  
 BASIS OF BEARING IS NORTH 00°12'40" WEST 2046.68 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE WEST QUARTER CORNER OF SAID SECTION.

LOCATED IN THE NW QUARTER OF SECTION 34, T33S, R4E, S14M

**ADDRESS TABLE**

2	XXX S. FARMHOUSE LANE
3	XXX S. FARMHOUSE LANE
4	XXX S. FARMHOUSE LANE
5	XXX S. FARMHOUSE LANE
6	XXX S. FARMHOUSE LANE
7	XXX S. FARMHOUSE LANE
8	XXX S. FARMHOUSE LANE
9	XXX S. FARMHOUSE LANE
10	XXX S. FARMHOUSE LANE
11	XXX S. FARMHOUSE LANE
12	XXX S. FARMHOUSE LANE
13	XXX S. FARMHOUSE LANE
14	XXX S. FARMHOUSE LANE
15	XXX S. FARMHOUSE LANE
16	XXX S. FARMHOUSE LANE
17	XXX S. GRANARY WAY
18	XXX S. GRANARY WAY
19	XXX S. GRANARY WAY
20	XXX S. GRANARY WAY
21	XXX S. GRANARY WAY
22	XXX S. GRANARY WAY
23	XXX S. GRANARY WAY
24	XXX S. GRANARY WAY
25	XXX S. GRANARY WAY
26	XXX S. GRANARY WAY
27	XXX S. GRANARY WAY
28	XXX S. GRANARY WAY
29	XXX S. GRANARY WAY
30	XXX S. GRANARY WAY
31	XXX S. GRANARY WAY
32	XXX S. FARMHOUSE ROAD
33	XXX S. FARMHOUSE ROAD
34	XXX S. FARMHOUSE ROAD
35	XXX S. FARMHOUSE ROAD
36	XXX S. FARMHOUSE ROAD
37	XXX S. FARMHOUSE ROAD
38	XXX S. FARMHOUSE ROAD
39	XXX S. FARMHOUSE ROAD
40	XXX S. FARMHOUSE ROAD
41	XXX S. FARMHOUSE ROAD
42	XXX S. FARMHOUSE ROAD
43	XXX S. FARMHOUSE ROAD
44	XXX S. FARMHOUSE ROAD
45	XXX S. FARMHOUSE ROAD
46	XXX S. FARMHOUSE ROAD
47	XXX S. FARMHOUSE ROAD
48	XXX S. FARMHOUSE ROAD
49	XXX S. FARMHOUSE ROAD
50	XXX S. FARMHOUSE ROAD



**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.  
**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 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\_\_\_\_

**ACKNOWLEDGMENT**  
 STATE OF UTAH }  
 COUNTY OF WASATCH } S.S.  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, BEING DULY ACKNOWLEDGED TO ME THAT HE/SHE DID DEED TO 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: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 MAYOR CITY ENGINEER  
 APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 CITY ATTORNEY CITY ENGINEER

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE  
 \_\_\_\_\_ CITY PLANNING COMMISSION  
 PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

**REMUND FARMS PUD PHASE 1**  
 PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE 1" = 60 FEET  
**COUNTY SURVEYOR'S CERTIFICATE**  
 APPROVED AS TO FORM ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_  
 ROSE# \_\_\_\_\_  
 COUNTY SURVEYOR  
 SURVEYOR SEAL SURVEYOR SEAL CITY ENGINEER SEAL COUNTY ENGINEER SEAL

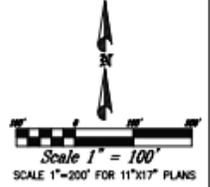
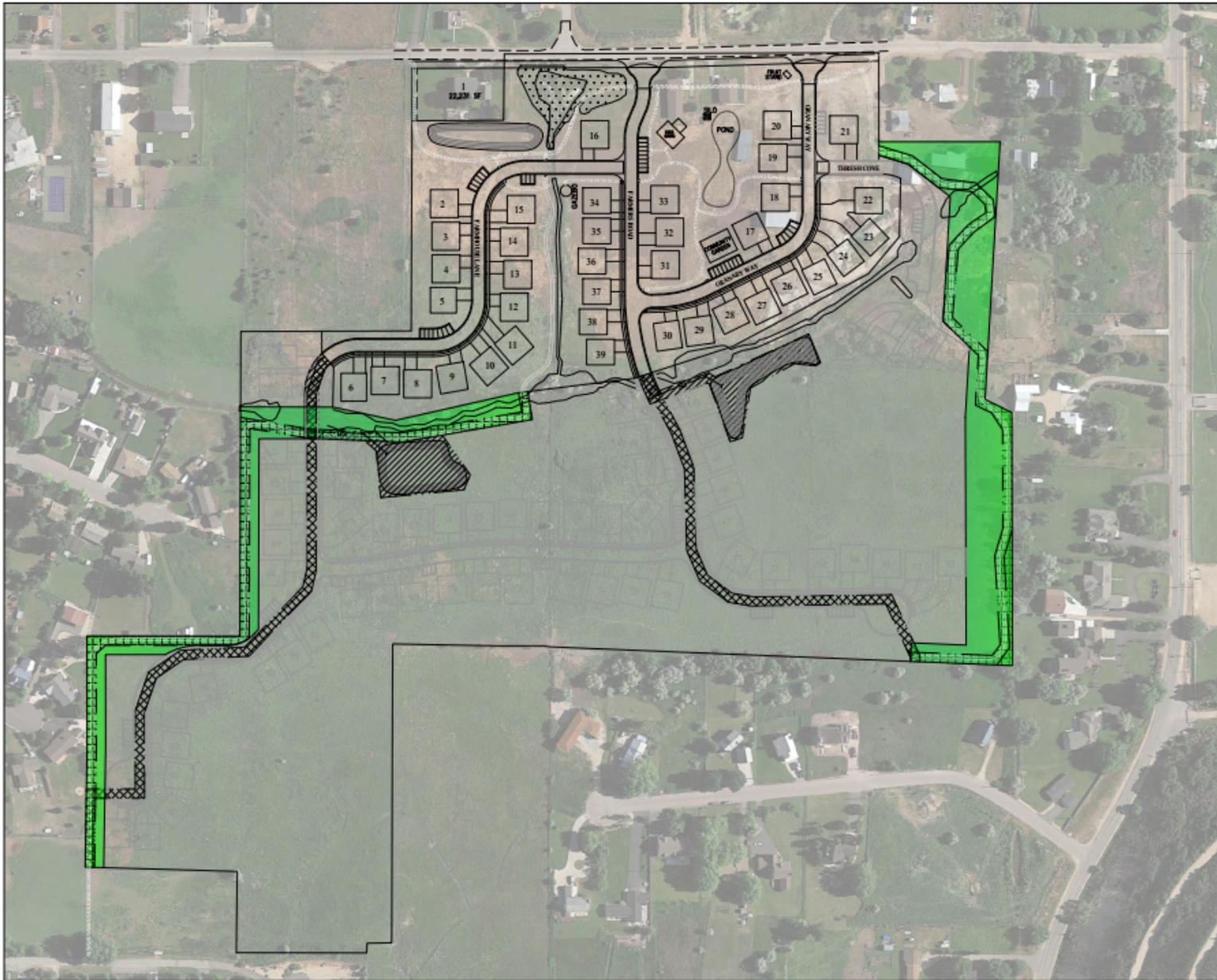
REMUND FARMS PUD PHASE 1 PLAT - 19 APRIL 2018

**SURVEYOR**  
 TROY L. TAYLOR, PLS  
 COOK SANDERS ASSOCIATES  
 331 SOUTH 800 BRANDE AVE  
 SALT LAKE CITY, UT 84102  
 PHONE (801) 364-0251  
 DATE OF SURVEY APRIL 2018



**REGISTRATION NOTICE:**  
 MIDWAY SPRINGS COMPANY SHALL HAVE THE RIGHT TO ACCESS ALL MIDWAY SPRINGS COMPANY SITES WHICH INCLUDES A 10 FOOT EASEMENT ALONG BOTH SIDES OF THE SITE FOR ACCESS AND MAINTENANCE.  
**STORM WATER RETENTION POND NOTICE:**  
 HOME OWNERS ASSOCIATION SHALL NOT DISTURB, INTERFERE OR CHANGE THE SHADING, ELEVATION OR LANDSCAPING IN THE STORM WATER RETENTION POND.  
**COMMON AREA IS A PUBLIC UTILITY EASEMENT:**  
 ALL COMMON AREA IS DEDICATED AS A PUBLIC UTILITY EASEMENT INCLUDING A STORM DRAIN EASEMENT FOR PIPELINES AND RETENTION POND.  
**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 HOUSES RUN LATE AND RISEN EARLY AND THAT FARM OPERATORS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBSCURABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE UNCLE WATER REPAIRS AND/OR SPREADER OVERSPRAY FROM THEIR PRACTICAL CLIPPING GRASS CLIPPINGS OR ANY OTHER MATERIALS DUMPED ON THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRADPAG.

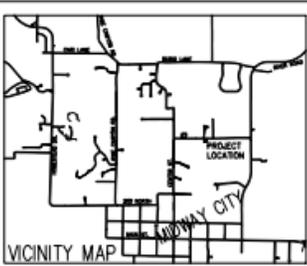
DATE \_\_\_\_\_  
 \_\_\_\_\_ MIDWAY SPRINGS COMPANY  
 DATE \_\_\_\_\_  
 \_\_\_\_\_ MIDWAY SPRINGS DISTRICT  
 COUNTY RECORDER



-  30' SEWER EASEMENT
-  STORM DRAIN EASEMENT
-  30' PUBLIC TRAIL EASEMENT
-  OPEN SPACE DEDICATION WITH PHASE 1

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 PRA. G. 000000 PG.  
 SERIAL NO. 202000  
 DATE: 18 APRIL 2018

WATTS ENTERPRISES REMUND FARMS OPEN SPACE & EASEMENTS OUTSIDE PHASE 1	
 <b>ENGINEERING</b> RESOURCE GROUP, P.C. 360 S Main St. Suite 204, Midway, GA 30057 PH: 404.443.9999	
DESIGN BY: PEB DRAWN BY: CNB	DATE: 19 APRIL 2018 REV:
	SHEET <b>9</b>



LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M

FOUND WASATCH COUNTY BRASS  
CAP FOR THE NORTHWEST CORNER  
OF SECTION 35, T3S, R4E, SLB&M  
(CORNER NOT FOUND)

27 26  
34 35  
EAST 39.15'

SOUTH 37.37'

LOCATION OF THE 1976  
WASATCH COUNTY  
SURVEYOR'S MONUMENT  
FOR THE NORTHWEST  
CORNER OF SECTION 35,  
T3S, R4E, SLB&M  
(MONUMENT NOT FOUND)

SOUTH 102.15'

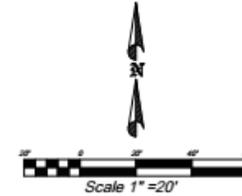
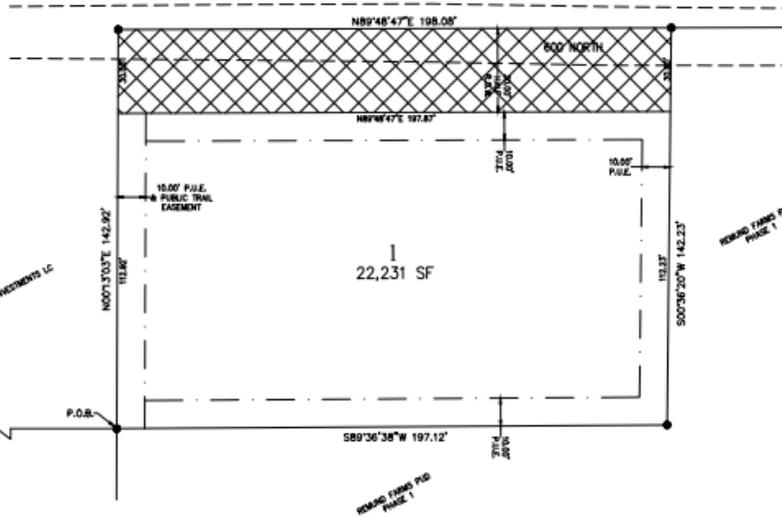
EAST 964.05'

100°21'42"W 2646.68'  
(MEASURED)  
BASIS OF BEARING

FOUND WASATCH COUNTY BRASS  
MONUMENT IN TOP OF RETAINING  
WALL FOR THE WEST 1/4 CORNER  
OF SECTION 35, T3S, R4E, SLB&M

REWARD FARMS SUBDIVISION PLAT - 19 APRIL 2018

**SURVEYOR**  
TROY L. TAYLOR, P.L.S.  
ELEMENT LAND SURVEYING  
3236 SOUTH 270 EAST  
MIDWAY CITY, UTAH 84032  
PHONE: (801) 657-8748  
DATE OF SURVEY: JULY 2017



**ADDRESS TABLE**

LOT	ADDRESS
1	210 EAST 600 NORTH

- LEGEND**
- RIGHT-OF-WAY DEDICATION TO MIDWAY CITY (5,939 SF)
  - P.U.E. PUBLIC UTILITY EASEMENT

DATE: \_\_\_\_\_  
MIDWAY IRRIGATION COMPANY \_\_\_\_\_  
DATE: \_\_\_\_\_  
MIDWAY SANITATION DISTRICT \_\_\_\_\_  
COUNTY RECORDER



**COUNTY SURVEYOR'S CERTIFICATE**  
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_  
R/S: \_\_\_\_\_  
COUNTY SURVEYOR

**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 8884112 IN ACCORDANCE WITH TITLE 56, 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: TROY L. TAYLOR

**BASIS OF BEARINGS**

BASIS OF BEARING IS NORTH 00°21'42" WEST 2646.68 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE WEST QUARTER CORNER OF SAID SECTION.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS SOUTH 102.15 FEET AND EAST 964.05 FEET FROM THE FOUND 1976 WASATCH COUNTY SURVEYOR'S MONUMENT FOR THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN TO A POINT ON THE PROPERTY LINE.

THENCE NORTH 00°13'03" EAST 142.92 FEET;  
THENCE NORTH 89°48'47" EAST 198.08 FEET;  
THENCE SOUTH 02°07'00" WEST 142.03 FEET;  
THENCE SOUTH 89°30'30" WEST 197.12 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 28,170 SF

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY: HAROLD S. REMUND  
BY: VOIE S. REMUND

**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 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 (DE SLB 6036)  
APPROVED \_\_\_\_\_ CITY ENGINEER (DE SLB 6036) APPROVED \_\_\_\_\_ CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE  
MIDWAY CITY PLANNING COMMISSION  
DIRECTOR - PLANNING \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

**REMUND FARMS SUBDIVISION**

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M  
SCALE: 1" = \_\_\_\_\_ FEET

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

# SITE STUDIES

- Phase 1 Environmental Study
- Surface Water Sampling Results
- Hydrology Study
  - to be completed over the coming years
- Wetlands Study
- Traffic Analysis
- Geotechnical Study

# WATER BOARD RECOMMENDATION

- 55.06 acre feet are required for phase 1
  - 35 culinary connections – 28 acre feet
    - Credit for culinary connections
      - Harold Remund home and 3 culinary connections
  - 9.02 irrigated acres – 27.06 acre feet
    - Includes water features such as ponds

# POSSIBLE FINDINGS

- The proposed plan does meet the requirements of the code for PUDs.
- Lot 1 which is a standard subdivision does comply with the requirements for the R-1-15 zone.
- The public trail system in the development will benefit the entire community by creating a trail away from collector roads.

# PROPOSED CONDITIONS

- A hydrology study is conducted on site and the areas of Phase II and Phase III are monitored along with the existing monitoring on Phase I for potential impacts of disturbance by the work on Phase I, as reasonably determined by the City Engineer, on those areas or on neighboring properties. If any impacts are discovered than a reasonable plan, as determined by the City Engineer, is presented to mitigate those impacts.
- The linear park public trail and the perimeter trail that will have public access are to be built in their entirety as apart of Phase I and must connect to 250 North although they need not be completely paved until the trail associated with a particular phase is developed and then it would be paved at that time.

# PROPOSED CONDITIONS

- Off-site open space and water is deeded to the City with Phase I as required by the report from the Water Board. The Remund Farms HOA maintains the landscaped area both in the boundaries of the development and the off-site open space in perpetuity as a part of the development plan.
- A 20-foot easement is granted by the developer/owner along northerly boundary of the property heading westerly to the east border of the Remund lot to allow access to a potential north bound trail that can be facilitated at some time in the future.