

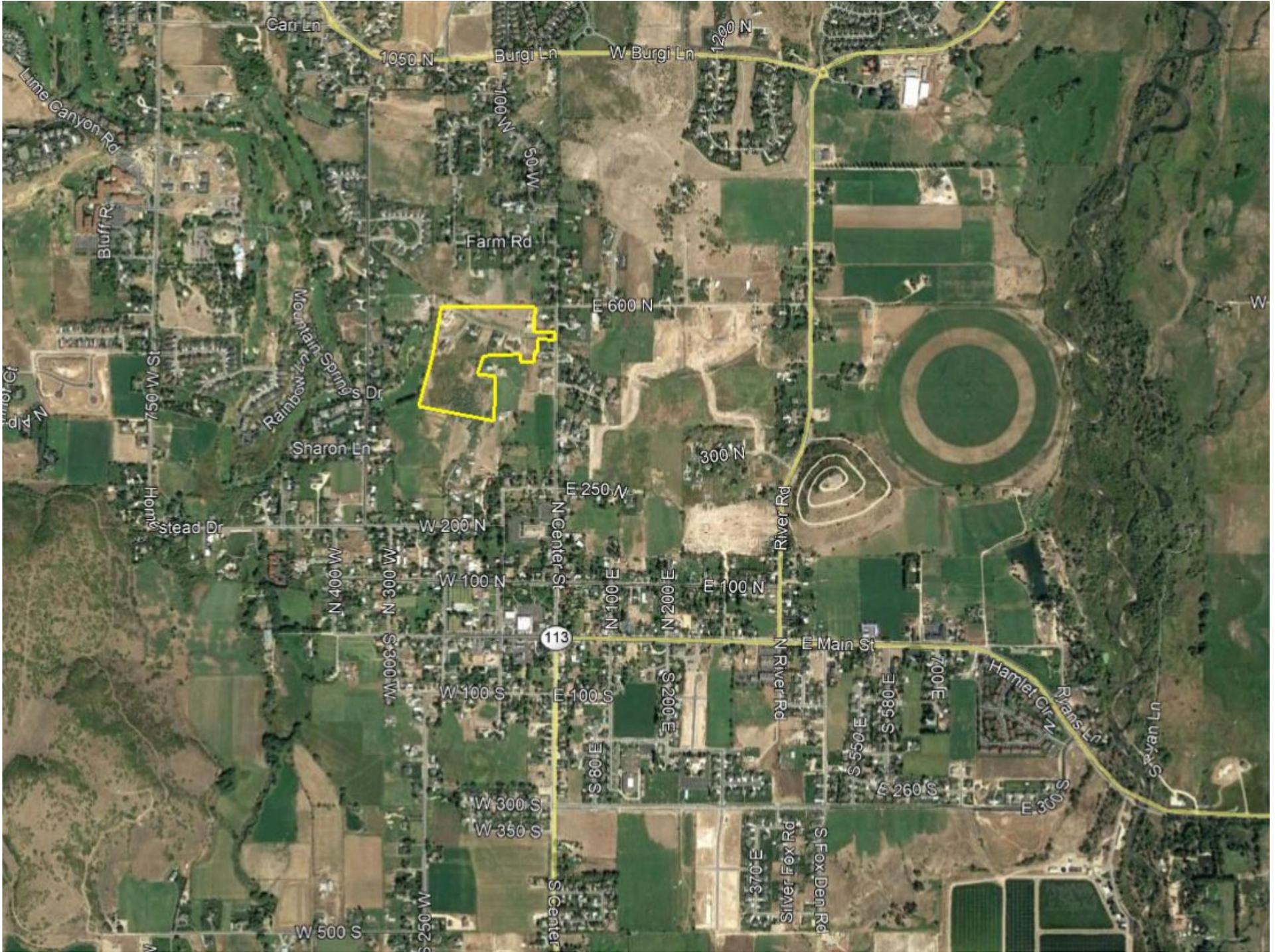
FARM SPRINGS

COMMON AREA "D"

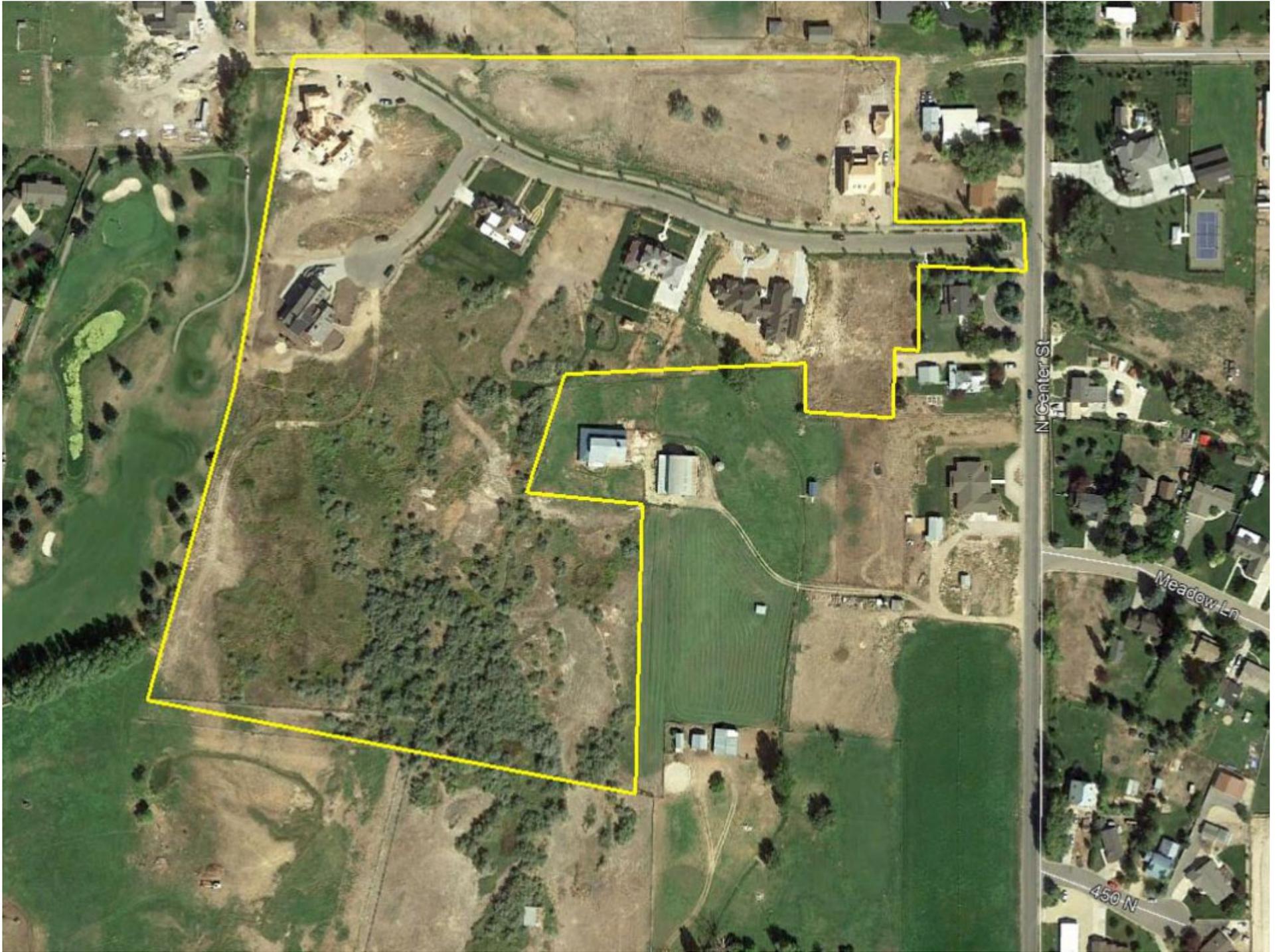
PLAT AMENDMENT

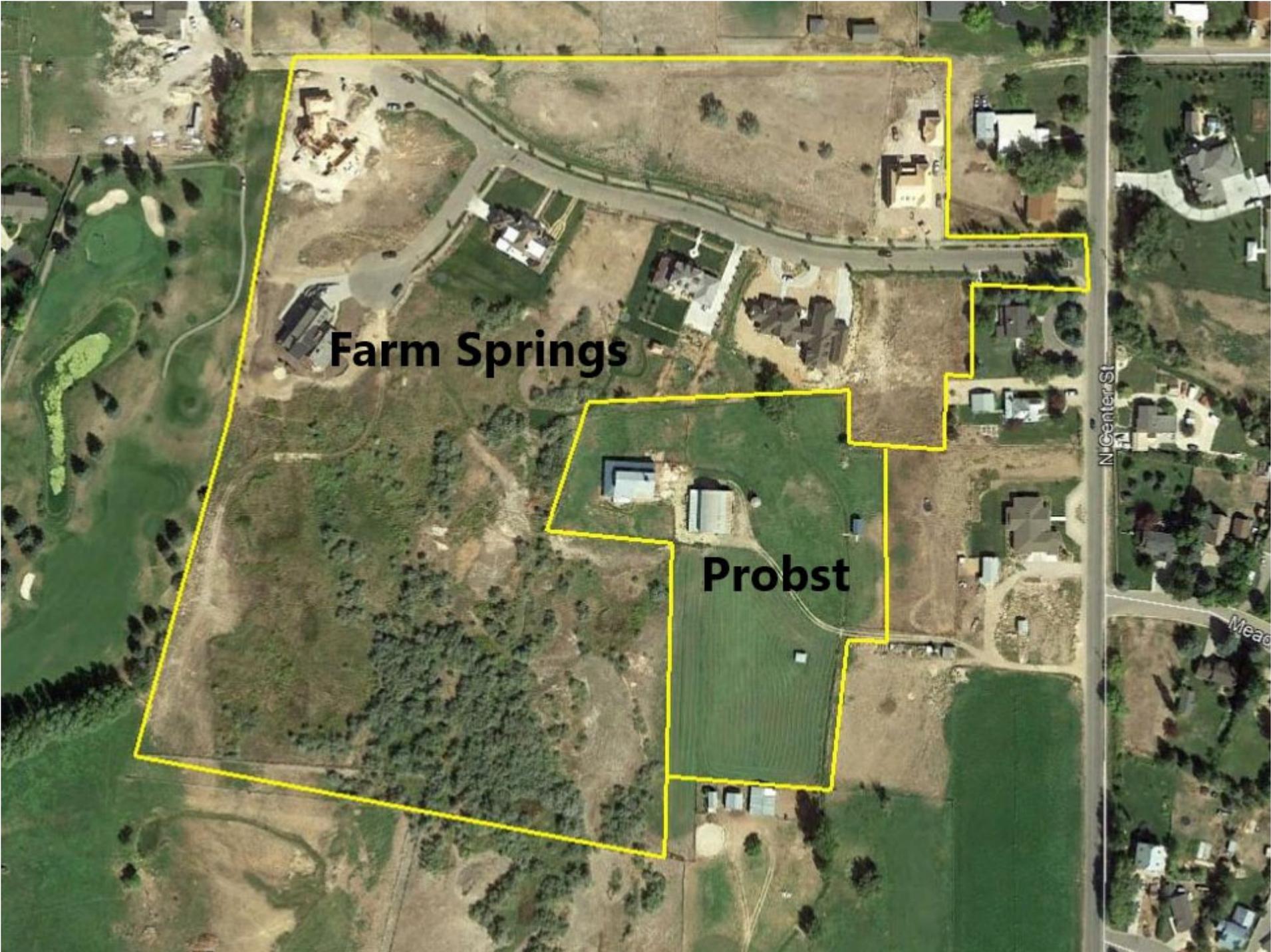
LAND USE SUMMARY

- R-1-15 zoning
- Remove 0.47 acres from Farm Springs Common Area “D”
- Add 0.47 acres to Randall Probst property
 - Parcel would reduce from 6.9 acres to 6.3 acres
 - Vacated parcel would have a perpetual use easement for the Farm Springs HOA and lot owners
- Probst property would have enough acreage for a rural preservation subdivision







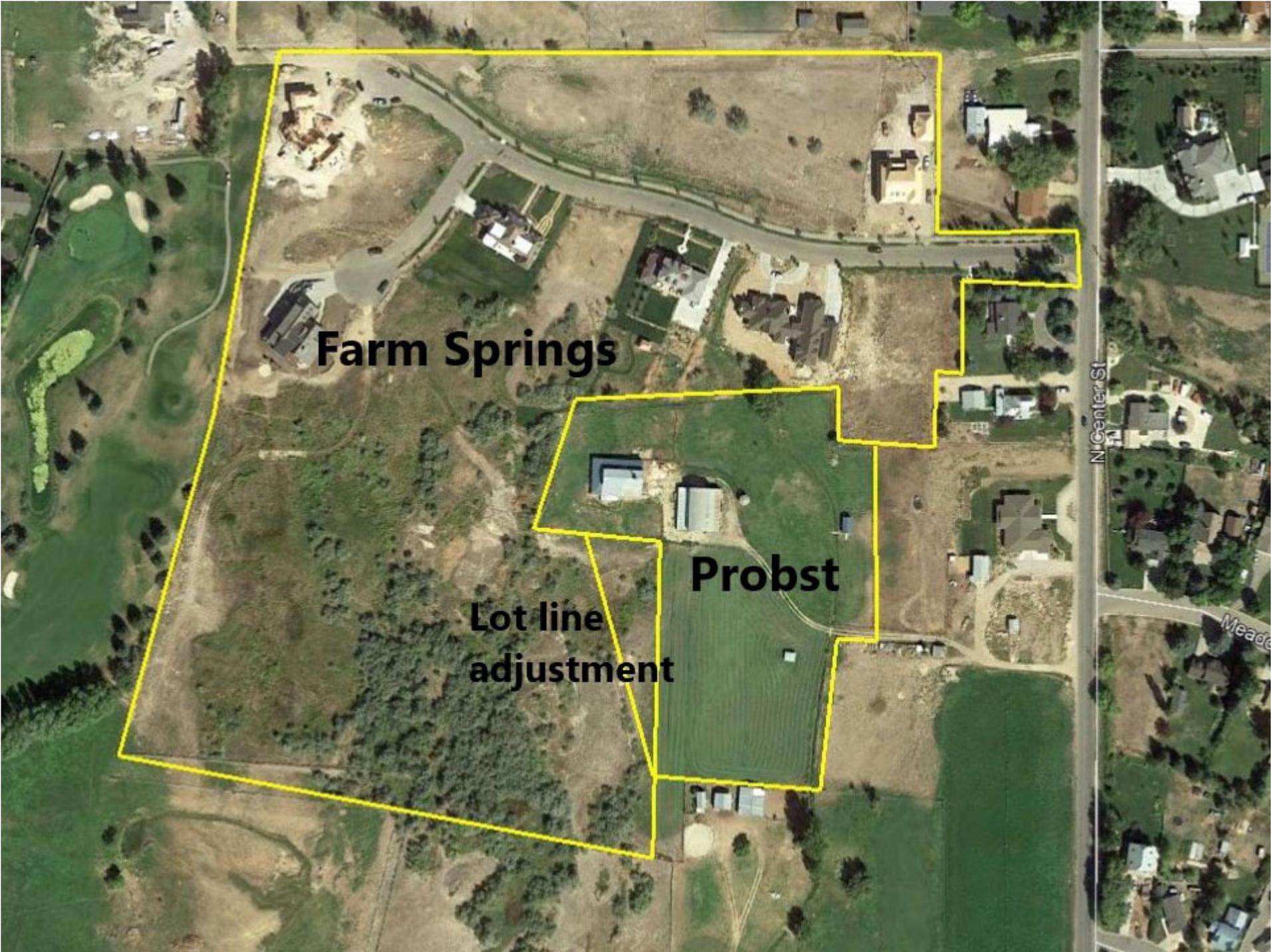


Farm Springs

Probst

N Center St

Meadow



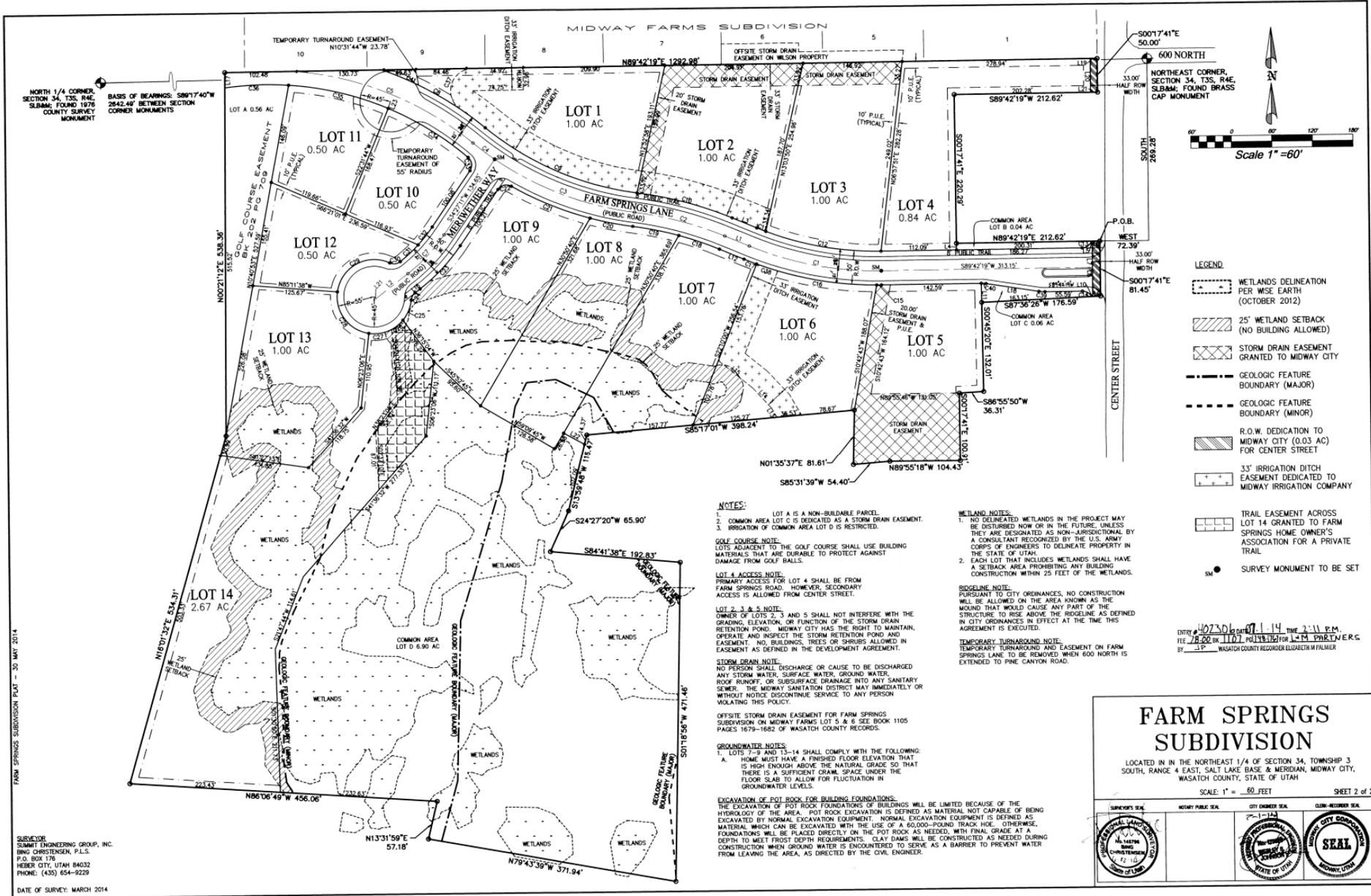
Farm Springs

Probst

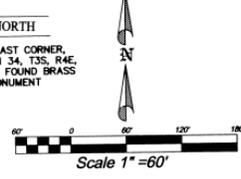
**Lot line
adjustment**

N Center St

Meade



NORTH 1/4 CORNER SECTION 34, T35, R4E, S1846; FOUND 1976 COUNTY SURVEY MONUMENT
 BASIS OF BEARINGS: S89°17'40"W
 2842.46' BETWEEN SECTION CORNER MONUMENTS



- LEGEND**
- WETLANDS DELINEATION PER WISE EARTH (OCTOBER 2012)
 - 25' WETLAND SETBACK (NO BUILDING ALLOWED)
 - STORM DRAIN EASEMENT GRANTED TO MIDWAY CITY
 - GEOLOGIC FEATURE BOUNDARY (MAJOR)
 - GEOLOGIC FEATURE BOUNDARY (MINOR)
 - R.O.W. DEDICATION TO MIDWAY CITY (0.03 AC) FOR CENTER STREET
 - 33' IRRIGATION DITCH EASEMENT DEDICATED TO MIDWAY IRRIGATION COMPANY
 - TRAIL EASEMENT ACROSS LOT 14 GRANTED TO FARM SPRINGS HOME OWNER'S ASSOCIATION FOR A PRIVATE TRAIL
 - SURVEY MONUMENT TO BE SET

NOTES:

- LOT A IS A NON-BUILDABLE PARCEL.
- COMMON AREA LOT C IS DEDICATED AS A STORM DRAIN EASEMENT.
- IRRIGATION OF COMMON AREA LOT D IS RESTRICTED.

GOLF COURSE NOTE:
 LOTS ADJACENT TO THE GOLF COURSE SHALL USE BUILDING MATERIALS THAT ARE DURABLE TO PROTECT AGAINST DAMAGE FROM GOLF BALLS.

LOT 4 ACCESS NOTE:
 PRIMARY ACCESS FOR LOT 4 SHALL BE FROM FARM SPRINGS ROAD. HOWEVER, SECONDARY ACCESS IS ALLOWED FROM CENTER STREET.

LOT 2, 3 & 5 NOTE:
 OWNERS OF LOTS 2, 3, AND 5 SHALL NOT INTERFERE WITH THE GRADING, ELEVATION, OR FUNCTION OF THE STORM DRAIN RETENTION POND. MIDWAY CITY HAS THE RIGHT TO MAINTAIN, OPERATE AND INSPECT THE STORM RETENTION POND AND EASEMENT. NO BUILDINGS, TREES OR SHRUBS ALLOWED IN EASEMENT AS DEFINED IN THE DEVELOPMENT AGREEMENT.

STORM DRAIN NOTE:
 NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORM WATER, SURFACE WATER, GROUND WATER, ROOF RUNOFF, OR SUBSURFACE DRAINAGE INTO ANY SANITARY SEWER. THE MIDWAY SANITATION DISTRICT MAY IMMEDIATELY OR WITHOUT NOTICE DISCONTINUE SERVICE TO ANY PERSON VIOLATING THIS POLICY.

OFFSITE STORM DRAIN EASEMENT FOR FARM SPRINGS SUBDIVISION ON MIDWAY FARMS LOTS 5 & 6 SEE BOOK 1105 PAGES 1679-1682 OF WASATCH COUNTY RECORDS.

WETLAND NOTES:

- NO DELINEATED WETLANDS IN THE PROJECT MAY BE DISTURBED NOW OR IN THE FUTURE, UNLESS THEY ARE DESIGNATED AS NON-RESTRICTED BY A CONSULTANT RECOGNIZED BY THE U.S. ARMY CORPS OF ENGINEERS TO DELINEATE PROPERTY IN THE STATE OF UTAH.
- EACH LOT THAT INCLUDES WETLANDS SHALL HAVE A SETBACK AREA PROHIBITING ANY BUILDING CONSTRUCTION WITHIN 25 FEET OF THE WETLANDS.

RIDGELINE NOTE:
 PURSUANT TO CITY ORDINANCES, NO CONSTRUCTION WILL BE ALLOWED ON THE AREA KNOWN AS THE MOUND THAT WOULD CAUSE ANY PART OF THE STRUCTURE TO ROSE ABOVE THE RIDGELINE AS DEFINED IN CITY ORDINANCES IN EFFECT AT THE TIME THIS AGREEMENT IS EXECUTED.

TEMPORARY TURNAROUND NOTE:
 TEMPORARY TURNAROUND AND EASEMENT ON FARM SPRINGS LANE TO BE REMOVED WHEN 600 NORTH IS EXTENDED TO PINE CANYON ROAD.

GROUNDWATER NOTES:

- LOTS 7-9 AND 13-14 SHALL COMPLY WITH THE FOLLOWING:
 - HOME MUST HAVE A FINISHED FLOOR ELEVATION THAT IS HIGH ENOUGH ABOVE THE NATURAL GRADE SO THAT THERE IS A SUFFICIENT CRAWL SPACE UNDER THE FLOOR SLAB TO ALLOW FOR FLUCTUATION IN GROUNDWATER LEVELS.

EXCAVATION OF POT ROCK FOR BUILDING FOUNDATIONS:
 THE EXCAVATION OF POT ROCK FOUNDATIONS OF BUILDINGS WILL BE LIMITED BECAUSE OF THE HYDROLOGY OF THE AREA. POT ROCK EXCAVATION IS DEFINED AS MATERIAL NOT CAPABLE OF BEING EXCAVATED BY NORMAL EXCAVATION EQUIPMENT. NORMAL EXCAVATION EQUIPMENT IS DEFINED AS MATERIAL WHICH CAN BE EXCAVATED WITH THE USE OF A 60,000-POUND TRACK HOE. OTHERWISE MATERIAL WHICH WILL BE PLACED DIRECTLY ON THE POT ROCK AS NEEDED, WITH FINAL GRADE AT A DEPTH TO MEET FROST DEPTH REQUIREMENTS. CLAY DAMS WILL BE CONSTRUCTED AS NEEDED DURING CONSTRUCTION WHEN GROUND WATER IS ENCOUNTERED TO SERVE AS A BARRIER TO PREVENT WATER FROM LEAVING THE AREA, AS DIRECTED BY THE CIVIL ENGINEER.

FARM SPRINGS SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

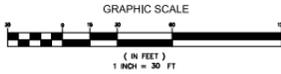
SCALE: 1" = 60 FEET SHEET 2 OF 2

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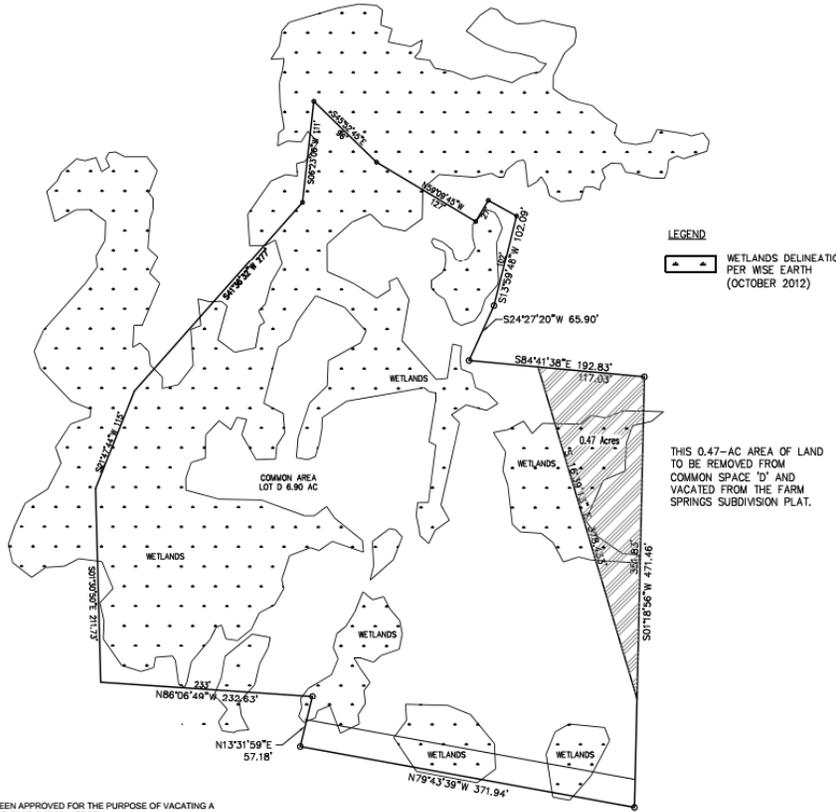
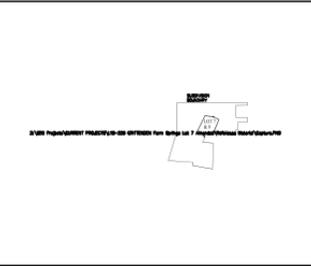
SUBDIVISION:
 SUMMIT ENGINEERING GROUP, INC.
 BRING CHRISTENSEN, P.L.L.C.
 P.O. BOX 178
 HEBER CITY, UTAH 84032
 PHONE: (435) 654-9229

DATE OF SURVEY: MARCH 2014

FARM SPRINGS SUBDIVISION COMMON SPACE 'D' AMENDED



VICINITY MAP



LEGEND
 WETLANDS DELINEATION PER WISE EARTH (OCTOBER 2012)

THIS 0.47-AC AREA OF LAND TO BE REMOVED FROM COMMON SPACE 'D' AND VACATED FROM THE FARM SPRINGS SUBDIVISION PLAT.

- PLAT NOTES:**
1. THIS PLAT AMENDMENT HAS BEEN APPROVED FOR THE PURPOSE OF VACATING A PORTION OF THE COMMON SPACE 'D' AS SHOWN HEREON.
 2. UPON RECORDATION OF THIS PLAT AMENDMENT THE 0.47-AC PORTION OF COMMON SPACE 'D' IS HEREBY VACATED BY THE MIDWAY CITY COUNCIL FROM THE FARM SPRINGS SUBDIVISION.
 3. UPON RECORDATION OF THIS PLAT AMENDMENT, THE 0.47-AC PORTION VACATED FROM COMMON SPACE 'D' SHALL BE CREATED WITH A SEPARATE PARCEL NUMBER.
 4. ALL PRIOR PLAT NOTES, COVENANTS, AND RESTRICTIONS OF RECORD SHALL REMAIN IN EFFECT FOR COMMON SPACE 'D' SHOWN HEREON. SEE SUBDIVISION PLAT FOR FARM SPRINGS SUBDIVISION RECORDED AS ENTRY 402306 IN WASATCH COUNTY OFFICIAL RECORDS.
 5. REFER TO THE ORIGINAL RECORDED PLAT FOR FARM SPRINGS SUBDIVISION FOR SECTION TIES, BASIS OF BEARINGS, AND OTHER LOCATION AND SURVEY INFORMATION.

NARRATIVE
 THE PURPOSE OF THIS PLAT AMENDMENT IS TO VACATE A PORTION OF COMMON SPACE 'D' FROM THE FARM SPRINGS SUBDIVISION. THE AREA TO BE VACATED IS 0.47 ACRES IN SIZE, AND IS COMMON SPACE FOR THE SUBDIVISION. THIS VACATED LAND WILL BE SOLD TO THE ADJOINING PROPERTY TO THE EAST.

MIDWAY CITY ATTORNEY
 CITY ATTORNEY _____ DATE _____

MIDWAY SANITATION DISTRICT
 _____ DATE _____

MIDWAY ENGINEER APPROVAL
 CITY ENGINEER _____ DATE _____

MIDWAY IRRIGATION
 _____ DATE _____

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 16766 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

BING CHRISTENSEN
 PROFESSIONAL LAND SURVEYOR

DATE _____

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION

ALL OF COMMON AREA 'D' AS SHOWN ON THE FARM SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND ON RECORD IN THE OFFICE OF RECORDS, WASATCH COUNTY, UTAH AS ENTRY 402306, CONTAINS 6.91 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS PER THE ORIGINAL RECORDED SUBDIVISION PLAT FOR FARM SPRINGS, AS SHOWN HEREON. SAID BASIS OF BEARINGS IS IN CONFORMANCE WITH 1983 UTAH COORDINATE SYSTEM CENTRAL ZONE BEARINGS.

OWNER'S DEDICATION AND CONSENT TO RECORD

WE, THE REPRESENTATIVES OF THE HOME OWNERS' ASSOCIATION FOR FARM SPRINGS SUBDIVISION, REPRESENTING THE OWNERS OF THE COMMON AREA 'D' IN FARM SPRINGS SUBDIVISION, DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT AMENDMENT TO BE CREATED AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

NAME _____ DATE _____
 NAME _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF WASATCH
 ON THE _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME, _____, 1980, SIGNED THE ABOVE OWNERS' DEDICATION AND CONSENT TO RECORD, AND WROTELY ACKNOWLEDGED TO BE THAT THEY EACH SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ BY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY, UTAH, APPROVES THIS SUBDIVISION PLAT AMENDMENT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, THIS DAY OF _____, 2018.

MAYOR _____
 CLERK-RECORDER _____

PLANNING APPROVAL

APPROVED THIS _____ DAY OF _____, 2018 BY THE CITY COUNCIL OF MIDWAY, UTAH.

PLANNING DIRECTOR _____

WASATCH COUNTY RECORDER

PROJECT: L18-278
 SHEET: 1 OF 1
 RANDALL PROBST
 FARM SPRINGS COMMON AREA AMENDED



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 SUMMIT ENGINEERING GROUP, INC.
 400 WEST CENTER STREET, SUITE 200
 MIDWAY, UTAH 84049
 P. 435-232-7270 F. 435-232-9822

**FARM SPRINGS SUBDIVISION
 COMMON AREA 'D' AMENDED**
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLS&M
 MIDWAY CITY, WASATCH COUNTY, UTAH

COUNTY SURVEYOR APPROVAL
 RECORD OF SURVEY # _____
 WASATCH COUNTY SURVEYOR _____ DATE _____

POINTS OF DISCUSSION

- Farm Springs is required to have 15% open space
 - 3.9 acres required
 - 6.9 acres – current
 - 6.43 acres - proposed
- Proposal will facilitate the preservation of additional open space if Rural Preservation subdivision is created on Probst property

PROPOSED FINDINGS

- State law allows the adjustment of a lot line regardless of whether the lots are located in the same subdivision
- State law requires a land use authority to approve a lot line adjustment if the exchange will not result in a violation of any land use ordinance
- State law states a plat amendment may be considered by the land use authority at a public meeting
- The Farm Springs subdivision will still have more than the required amount of open space if the proposed amendment is approved
- The proposal will help create a subdivision that matches the General Plan's goals of preserving open space and a rural atmosphere
- No public street, right-of-way, or easement will be vacated or altered