

Midway City Council
16 July 2019
Regular Meeting

Scotch Fields, Phases 3 & 4 /
Final Approval



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: July 16, 2019

NAME OF PROJECT: Scotch Fields PUD

NAME OF APPLICANT: Probst Enterprises and Dennis Higley

AGENDA ITEM: Phases 3 & 4 Final

LOCATION OF ITEM: West of Valais along Canyon View Road

ZONING DESIGNATION: RA-1-43

ITEM: 18

Berg Engineering, agent for Probst Higley Developers LLC, is requesting Final Approval for Phase 3 and Phase 4 of the Scotch Fields PUD a large-scale planned unit development. The proposal is for 48 units located on 20.97 acres. The proposal is located west of Valais and is in the RA-1-43 zone.

BACKGROUND:

Probst Enterprises and Dennis Higley are proposing final approval of phases 3 and 4 of Scotch Fields PUD. The original master plan was approved August 12, 2015 and contained five phases. Phases 2 and 3 were later combined into phase 2 so the phases for this application were originally phases 4 and 5 but they will be titled phases 3 and 4 for this application and on the plats.

Phases 3 and 4 encompass 20.83 acres and contains 48 units. The property will be developed as a Planned Unit Development (PUD) and is similar to the Valais PUD to the east. The two phases contain 7.53 acres of open space while the entire master plan contains 27.5 acres of open space. These phases contain both public and private roads. The public road is Canyon View Road that extends to the northern boundary of the development. There is also a private road that will act as the access for all the building

pads in both phases. There will also be a mix of public and private trails throughout phases 3 and 4. The trail that parallels Canyon View Drive will be a public trail while the trails in the common area will be private trails. There are sensitive lands in phase 4 which are the areas of slope greater than 25%.

LAND USE SUMMARY:

- 20.83 acres
- RA-1-43 zoning
- Proposal contains 48 building pads
- Project is a Planned Unit Development
- Public roads will be the responsibility of the City
- Private roads will be the responsibility of the HOA
- The HOA has been formed and phases 3 and 4 will also become part of this same organization and subject to the same CCRs
- The lots will connect to the Midway Sanitation District sewer and to the City’s water line.
- 8’ paved public trail is planned along Canyon View Road will be built by the developer.
- Sensitive land in phase 4 includes sloped areas greater than 25%

ANALYSIS:

Open Space –Below is the open space table for all four phases:

| Phase | Units | Total Area | Open Space | Total Project Open Space |
|-------|-------|--------------------|-------------------|--------------------------|
| I | 1-17 | 18.10 acres | 11.85 acres | 69.42% |
| II | 18-41 | 16.31 acres | 8.12 acres | 58.67% |
| III | 42-51 | 4.09 acres | 1.65 acres | 56.18% |
| IV | 52-89 | <u>16.74 acres</u> | <u>5.88 acres</u> | <u>50.00%</u> |
| Total | | 55.01 acres | 27.50 acres | 50.00% |

As shown in the chart above, the open space requirements are met for each phase and for the entire subdivision.

Access/roads – Phases 3 and 4 will have two access points and will comply with the requirements of the code. Canyon View Road is shown on the City’s Master Road Plan and therefore will be a public road maintained by the City. The right-of-way will be 56’ with 30’ of pavement. The west loop road will be a private road and will be maintained by the HOA. On the areas with sidewalks, there will be a 5’ park strip and the width of the sidewalk will also be 5’.

Water – the developers met with the Water Board on June 1, 2015 and received a recommendation regarding water requirements. The recommended water requirement for phases 3 and 4 is 63.96-acre feet. This calculation will supply the 49 culinary connections (48 dwellings and a clubhouse) and the irrigated areas of phases 3 and 4. This calculation is based on Water Board’s minutes for the April 6, 2015 and June 1, 2015 meetings. The Water Board recommended a total of 143.46-acre feet for the entire project. Since that recommendation, 4.68 acres of irrigated area were added to the landscaping plan which equals 14.04-acre feet of water. Also, the developer did receive approval from the City Council to remove clubhouse with its culinary connection from the plans which reduces the water requirement by 0.8-acre feet. Phases 1 and 2 required 60.52-acre feet (61.5-acre feet were tendered to the City) which left a total of 81.96-acre feet that would be required for the last two phases. Also included in the recommendation was an adjustment of 0.2 per culinary connection because of an amendment to a pending City ordinance that adjusted the water requirement for a culinary connection from 1-acre foot to 0.8 per culinary connection. That amendment did take place a few months later therefore allowing a credit for the first three phases and an adjustment in the last two phases. That adjustment is 18-acre feet leaving the total 76.4-acre foot requirement for phases 3 and 4.

Clubhouse- The approved master plan includes a clubhouse that is in phase 4. Through preliminary approval for phases 3 & 4 the City Council did approval the removal of the clubhouse which will be replaced by a pavilion.

Unit setbacks - All units along the private road must have a 25’ setback from the edge of the right-of-way. All units will also have a minimum 30’ setback from all peripheral property lines of the PUD.

Sensitive lands – The property does contain some slopes greater than 25%. This area does not contain any building pads and will be left natural.

Midway Sanitation District - the developers have met with the Sewer Board to determine the requirements regarding sewer connection to Midway Sanitation District’s lines.

Geotechnical report - Staff has received two geotechnical reports for the property and has them on file.

Density determination – The developer has received approval for 89 units in the development, though the maximum allowed density would have been 96 units. For a PUD, a developer received 1.5 units (this number has since been adjusted to 1.25 but this application is vested with 1.5) for every acre based on gross acreage (no subtraction of property in roads). The total for this calculation is 82.52 units. They have also asked for a density bonus based on using architectural elements described in the code. The maximum density that could be received is .25 of a unit for every acre of ground which equals 13.75 units. The developer has asked for bonus of 6.48 units based on architecture. The Visual and Architectural Committee has reviewed the proposal and recommends the developer receive the density bonus for a total of 89 units in the PUD. Since the master plan was approved the City did remove the provision for a density bonus for architecture but this application is vested before that change occurred.

Height of structures – The height of all structures in the development will comply with Section 16.13.10 of the City Code. Some fill has been deposited on some localized areas of the property, but height is measured from natural grade and not from the elevation of the fill that has been deposited. The applicant has submitted contour and elevation information of the property with the preliminary and final plan submittals. All future elevation certificates will need to be based on that information and not on existing grade on site.

MIDWAY WATER ADVISORY BOARD RECOMMENDATION:

The recommended water requirement for phases 3 and 4 is 76.4-acre feet. This calculation will supply the 48 culinary connections and the irrigated areas of phases 3 and 4. This also includes the removal of the culinary connection for the clubhouse.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Ream: I make a motion that we approve the final Phase 3 and Phase 4 of the Scotch Fields PUD a large-scale planned unit development. The proposal is for 48 units located on 20.97 acres. The proposal is located west of Valais and is in the RA-1-43 zone. We accept staff report and findings and there are no further conditions.

Second: Commissioner Streeter

Chairman Kohler: Any discussion on the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners: Streeter, Payne, Ream, Nicholas, Bouwhuis and McKeon (Alternate Whitney-no vote needed)

Nays: None

Motion: Passed

PROPOSED FINDINGS:

- The proposal complies with the requirements of the code for PUDs.
- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.
- A public Trail will be built by the developer that will be an amenity to the entire community.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds the application meets the requirements of the code and the approved master plan.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITION:

Staff is not recommending any conditions.

June 18, 2019

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: Scotch Fields PUD, Phase 3 and 4 – Final Approval

Dear Michael:

Horrocks Engineers recently reviewed the Scotch Fields PUD Phase 3 & 4 Plans for the Final Approval. The following issues should be addressed and all redlines to be addressed.

General Comments

- Phase 3 contains 10 units and Phase 4 contains 38 units, for a total of 48 units.

Water

- The proposed development will be served from the Cottages on the Green pressure zone. The proposed phases will connect to the existing water line within Phase 2. Connection to Valais water line is also required.

Roads

- The proposed road within Phase 3 will be a private road. The extension of Canyon View road within phase 4 will be public roads constructed within the 56' right-of-way.

Trails:

- An 8' public trail is shown adjacent to Canyon View road. Several 6' private trails are shown within the interior of Phase 4.

Storm Drain

- The storm water within this phase will be collected within the proposed curb & gutter and discharged to the proposed catch basins and the proposed retention ponds.
- The storm drain plans will need to reflect the storm drain modifications within the Phase 2 as-built plans.

Landscaping

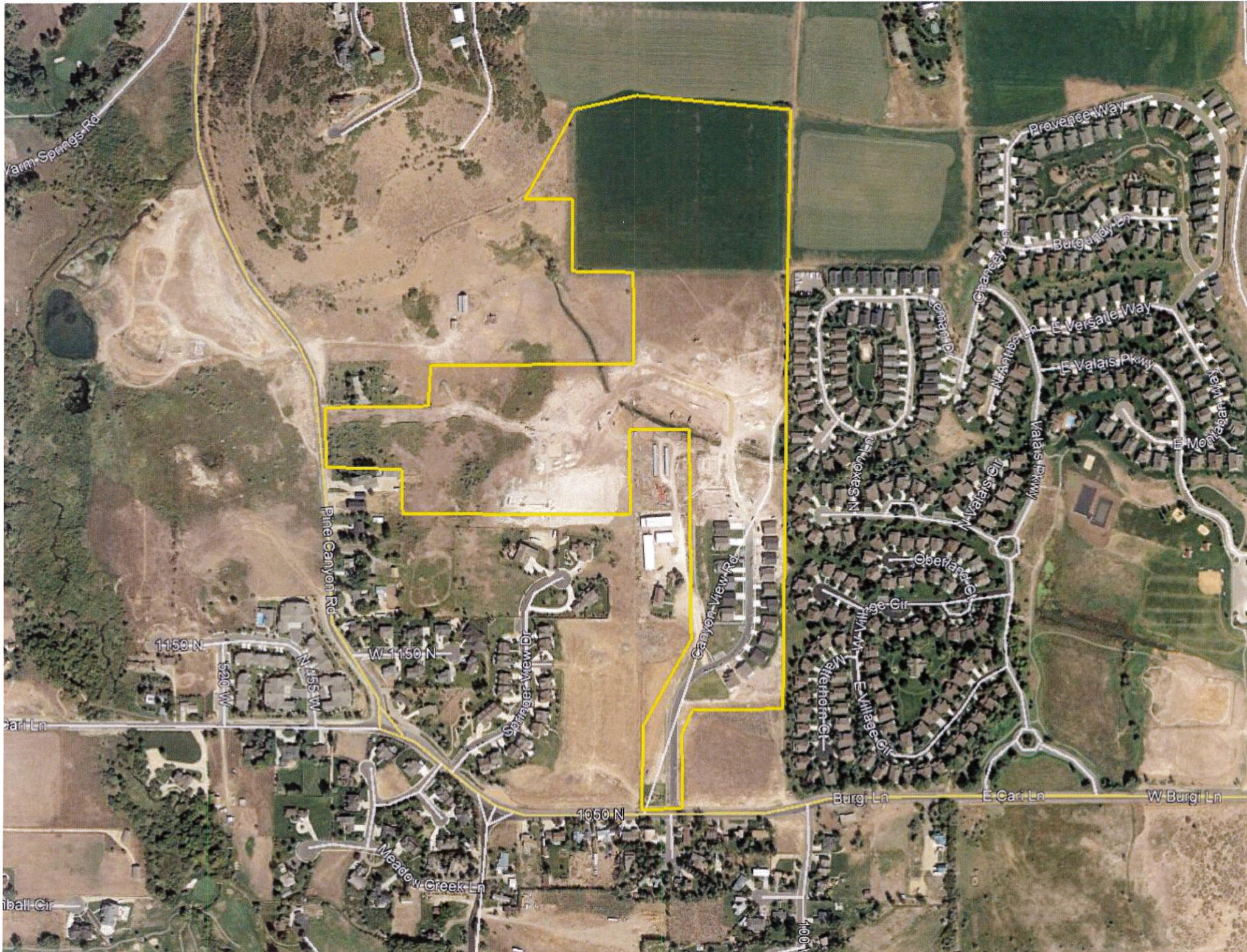
- The landscaping cost shall be included within the improvements bond.

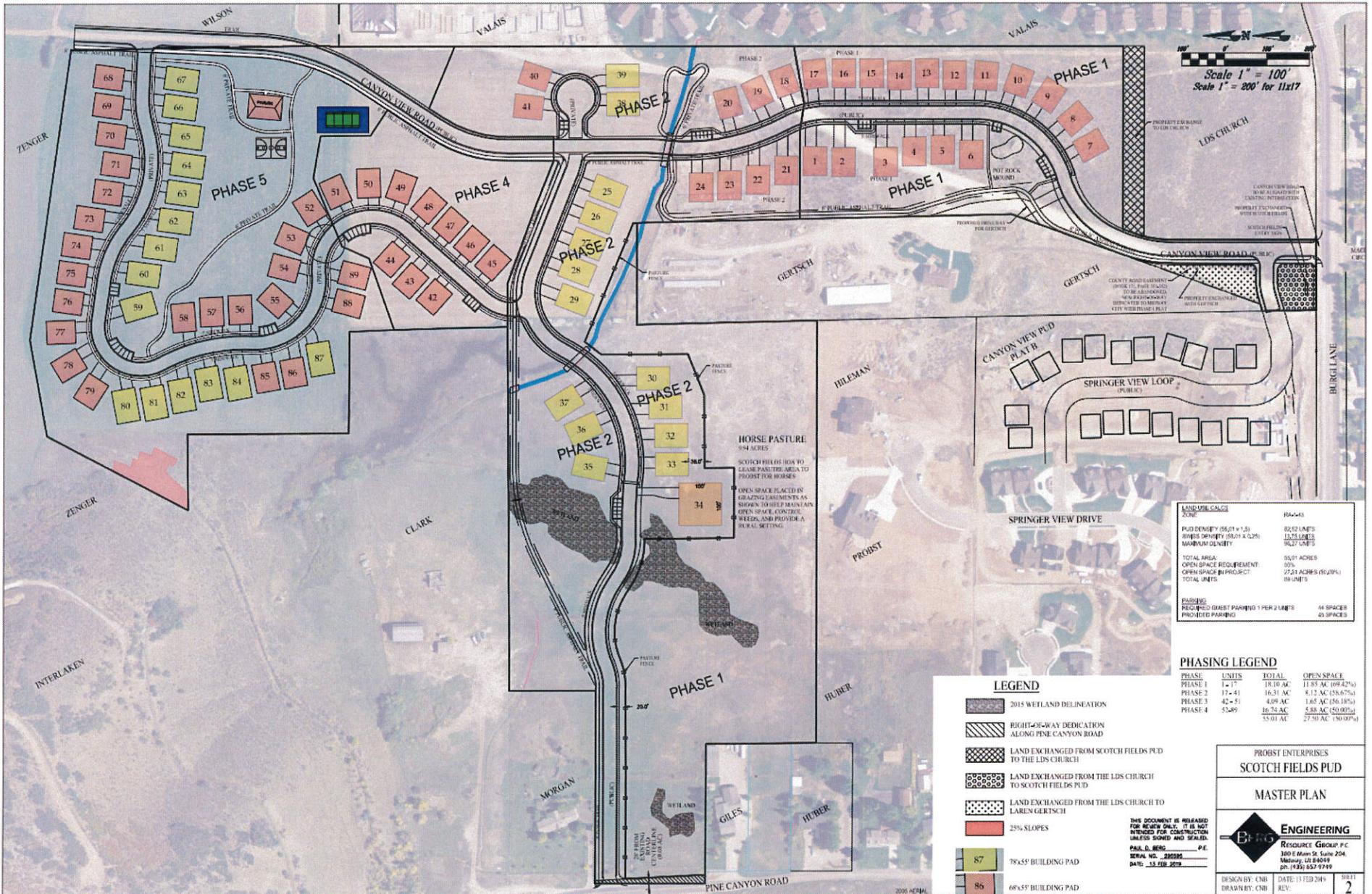
Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg Berg Engineering





Scale 1" = 100'
Scale 1" = 200' for 11x17"

HORSE PASTURE
0.94 ACRES
SCOTCH FIELDS HAS TO LEASE PASTURE AREA TO PROTECT FOR HORSES.
OPEN SPACE PLACED IN GRAZING ELEMENTS AS SHOWN TO HELP MAINTAIN OPEN SPACE, CONTROL WEEDS, AND PROVIDE A RURAL SETTING.

| LAND USE DENSITY | |
|--------------------------------------|----------------------|
| PUD DENSITY (50.01 + 1.5) | 82.02 UNITS |
| RMS DENSITY (50.01 + 0.25) | 13.75 UNITS |
| MAXIMUM DENSITY | 102.27 UNITS |
| TOTAL AREA | 95.01 ACRES |
| OPEN SPACE REQUIREMENT | 50% |
| OPEN SPACE IN PROJECT | 47.51 ACRES (50.00%) |
| TOTAL UNITS | 89 UNITS |
| PARKING | |
| REQUIRED GUEST PARKING 1 PER 2 UNITS | 44 SPACES |
| PROVIDED PARKING | 45 SPACES |

| PHASING LEGEND | | | |
|----------------|-------|----------|-------------------|
| PHASE | UNITS | TOTAL | OPEN SPACE |
| PHASE 1 | 1-17 | 18.10 AC | 11.85 AC (65.42%) |
| PHASE 2 | 17-41 | 16.31 AC | 8.12 AC (49.78%) |
| PHASE 3 | 42-51 | 4.09 AC | 1.85 AC (45.18%) |
| PHASE 4 | 52-59 | 16.74 AC | 5.88 AC (35.00%) |
| PHASE 5 | 60-89 | 55.01 AC | 27.30 AC (49.63%) |

LEGEND

- 2015 WETLAND DELINEATION
- RIGHT-OF-WAY DEDICATION ALONG PINE CANYON ROAD
- LAND EXCHANGED FROM SCOTCH FIELDS PUD TO THE LDS CHURCH
- LAND EXCHANGED FROM THE LDS CHURCH TO SCOTCH FIELDS PUD
- LAND EXCHANGED FROM THE LDS CHURCH TO LAREN GERTSCH
- 25% SLOPES
- 78x55' BUILDING PAD
- 68x55' BUILDING PAD

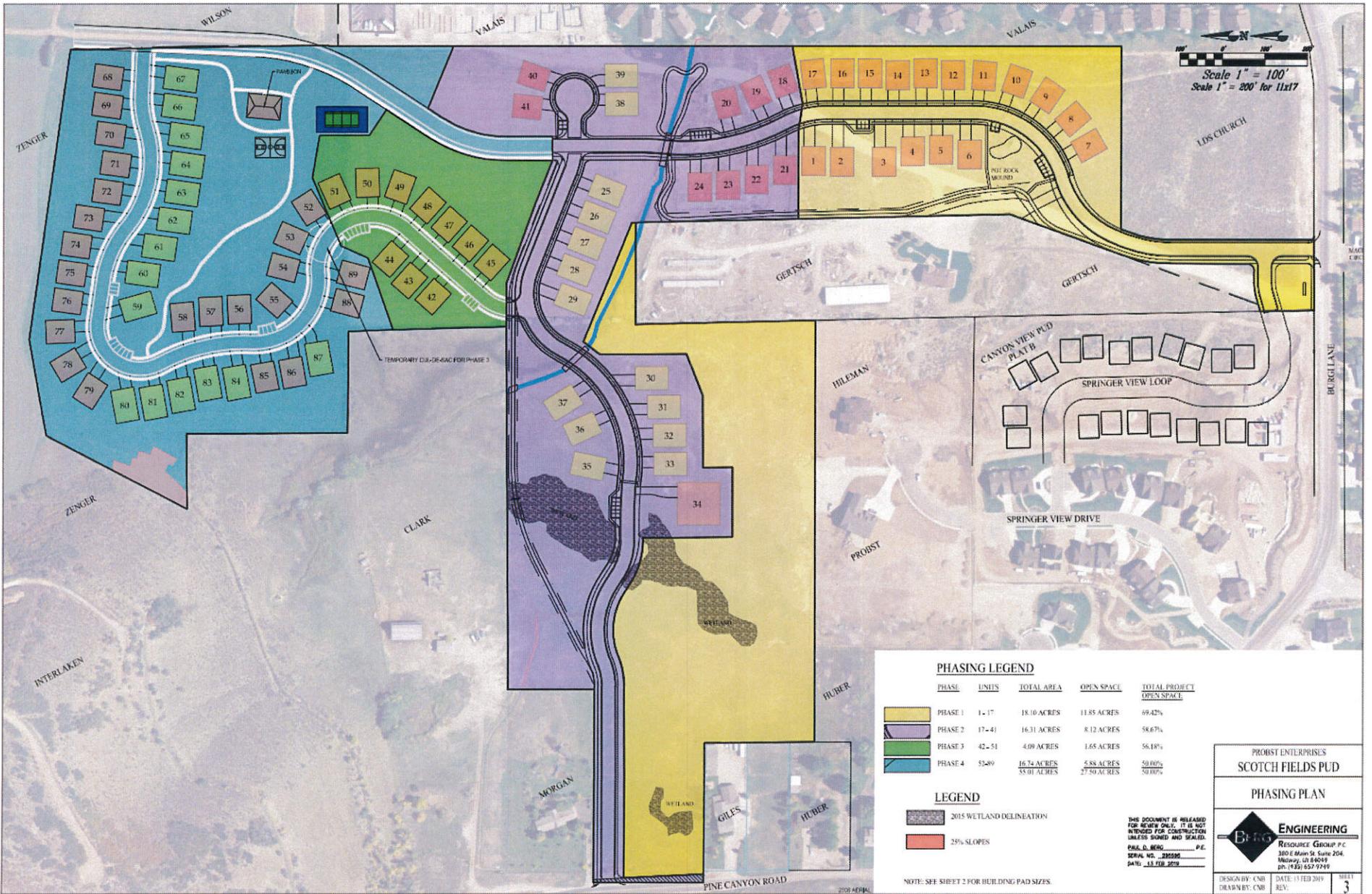
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL D. BERG P.E.
SERIAL NO. 280098
DATED 12 FEB 2016

PROBST ENTERPRISES
SCOTCH FIELDS PUD
MASTER PLAN

BERG ENGINEERING
RESOURCE GROUP P.C.
300 E Main St. Suite 204
Midway, UT 84049
ph: (435) 657-9749

DESIGN BY: CMB
DRAWN BY: CMB
DATE: 13 FEB 2016
REV: 2



Scale 1" = 100'
Scale 1" = 200' for 11x17

PHASING LEGEND

| PHASE | UNITS | TOTAL AREA | OPEN SPACE | TOTAL PROJECT OPEN SPACE |
|---------|-------|----------------------------|---------------------------|-----------------------------|
| PHASE 1 | 1-17 | 18.10 ACRES | 11.85 ACRES | 69.42% |
| PHASE 2 | 17-41 | 16.31 ACRES | 8.12 ACRES | 58.67% |
| PHASE 3 | 42-51 | 4.09 ACRES | 1.65 ACRES | 56.18% |
| PHASE 4 | 52-89 | 16.74 ACRES 35.01 ACRES | 5.88 ACRES 27.50 ACRES | 50.00% 30.00% |

LEGEND

- 2015 WETLAND DELINEATION
- 25% SLOPES

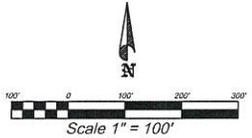
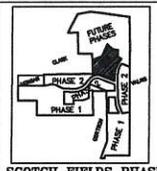
NOTE: SEE SHEET 2 FOR BUILDING PAD SIZES

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PEARL D. BERG, P.E.
 SERIAL NO. 280298
 DATE 12.10.2019

PROBST ENTERPRISES
SCOTCH FIELDS PUD
 PHASING PLAN

BERG ENGINEERING
 RESOURCE GROUP P.C.
 300 E. Main St. Suite 204
 Midway, UT 84059
 ph: (435) 657-9719

DESIGN BY: CNB
 DRAWN BY: CNB
 DATE: 11 FEB 2019
 REV: 3



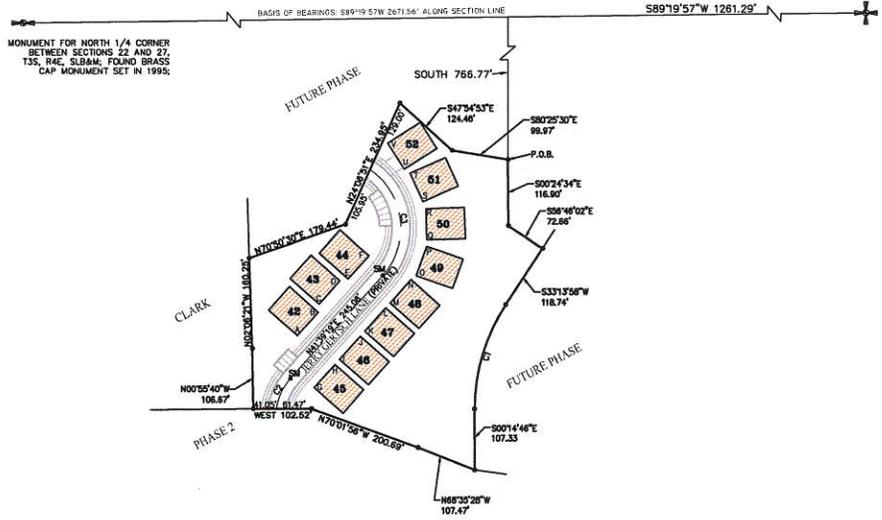
LOCATED IN THE NE QUARTER OF SECTION 27, T35, R4E, S184M

SCOTCH FIELDS PHASING

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.

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 PONDS.

NORTHEAST CORNER, SECTION 27, T35, R4E, S184M, FOUND BRASS CAP MONUMENT



BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 1261.29 FEET ALONG THE SECTION LINE AND SOUTH 766.77 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET);
THENCE SOUTH 00°24'34" EAST 116.90 FEET;
THENCE SOUTH 84°46'00" EAST 72.86 FEET;
THENCE SOUTH 33°13'56" WEST 118.74 FEET;
THENCE ALONG THE ARC OF A 334.00 FOOT RADIUS CURVE TO THE LEFT 183.16 FEET (CENTRAL ANGLE OF 33°29'45" AND A CHORD BEARING SOUTH 18°29'36" WEST 192.40 FEET);
THENCE SOUTH 00°14'46" EAST 107.23 FEET;
THENCE NORTH 85°35'00" WEST 101.47 FEET;
THENCE NORTH 70°01'58" WEST 200.89 FEET;
THENCE SOUTH 02°52'52" WEST 160.25 FEET;
THENCE NORTH 02°52'52" WEST 160.25 FEET;
THENCE NORTH 02°08'21" WEST 178.44 FEET;
THENCE NORTH 70°50'30" EAST 178.44 FEET;
THENCE NORTH 24°06'51" EAST 234.95 FEET;
THENCE SOUTH 47°54'53" EAST 124.48 FEET;
THENCE SOUTH 80°25'30" EAST 99.97 FEET TO THE POINT OF BEGINNING.
CONTAINING: 4.43 ACRES

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-9a-303 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 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.

BASIS OF BEARING
BASIS OF BEARING IS SOUTH 89°19'57" WEST ALONG THE SECTION LINE THE FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE FOUND BRASS CAP MONUMENT SET IN 1995 FOR THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN.

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 SCOTCH FIELDS 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, PUBLIC 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 PUBLIC 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: _____

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 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 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
(SEE SEAL BEHIND)

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

SCOTCH FIELDS PUD PHASE 3
PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 100 FEET

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

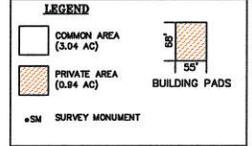
| | | | |
|-----------------|--------------------|--------------------|--------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CITY ENGINEER SEAL |
|-----------------|--------------------|--------------------|--------------------|

SETBACK PAD COORDINATES

| PT | NORTHING | EASTING |
|----|----------|---------|
| A | 7627.99 | 3467.41 |
| B | 7669.08 | 3503.96 |
| C | 7683.67 | 3505.61 |
| D | 7724.77 | 3542.17 |
| E | 7726.11 | 3556.47 |
| F | 7768.20 | 3583.03 |
| G | 7535.54 | 3467.59 |
| H | 7576.83 | 3534.15 |
| I | 7585.60 | 3542.12 |
| J | 17626.69 | 3578.68 |
| K | 7635.96 | 3588.85 |
| L | 7678.75 | 3623.21 |
| M | 7685.71 | 3631.19 |
| N | 7728.81 | 3667.74 |
| O | 7734.22 | 3677.28 |
| P | 7786.00 | 3695.83 |
| Q | 7796.89 | 3695.52 |
| R | 7851.87 | 3693.82 |
| S | 7864.08 | 3688.42 |
| T | 7814.26 | 3665.07 |
| U | 7821.85 | 3655.65 |
| V | 7867.98 | 3626.22 |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
|-------|---------|---------|-----------|--------------|---------|
| C1 | 185.10' | 334.00' | 33°29'43" | S18°29'36" W | 182.40' |
| C2 | 38.01' | 100.00' | 33°48'45" | N24°14'33" E | 26.18' |
| C3 | 212.80' | 125.00' | 97°28'58" | N07°04'10" W | 187.89' |



ADDRESSING TO BE COMPLETED BY THE WASATCH COUNTY GIS DEPARTMENT

ADDRESS TABLE

| | |
|----|-------------------------------|
| 42 | XXXX NORTH JERRY GERTSCH LANE |
| 43 | XXXX NORTH JERRY GERTSCH LANE |
| 44 | XXXX NORTH JERRY GERTSCH LANE |
| 45 | XXXX NORTH JERRY GERTSCH LANE |
| 46 | XXXX NORTH JERRY GERTSCH LANE |
| 47 | XXXX NORTH JERRY GERTSCH LANE |
| 48 | XXXX NORTH JERRY GERTSCH LANE |
| 49 | XXXX NORTH JERRY GERTSCH LANE |
| 50 | XXXX NORTH JERRY GERTSCH LANE |
| 51 | XXXX NORTH JERRY GERTSCH LANE |
| 52 | XXXX NORTH JERRY GERTSCH LANE |

ACKNOWLEDGMENTS
STATE OF UTAH) :S
COUNTY OF)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING CONSENT OF MORTGAGEE IN THE CAPACITY INDICATED.
NOTARY PUBLIC

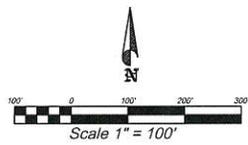
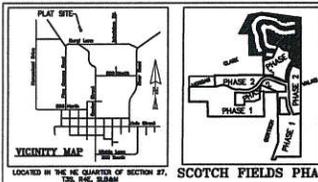
CONSENT OF MORTGAGEE TO RECORD
I, HEREBY CONSENT TO THE RECORDING OF THE SCOTCH FIELDS PUD PHASE 3 AND JOIN IN THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN.
BY: _____
ITS: _____

COUNTY RECORDER

DATE: _____
MIDWAY IRRIGATION COMPANY
DATE: _____
MIDWAY SANITATION DISTRICT

SCOTCH FIELDS PUD PHASE 3 PLAT - 15 MAY 2015

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2298 SOUTH 270 EAST
HEBER CITY UT
PHONE (801) 857-8748
DATE OF SURVEY: APRIL 2015



SCOTCH FIELDS PUD - PHASE 4A

MONUMENT FOR NORTH 1/4 CORNER BETWEEN SECTIONS 22 AND 27, T35S, R4E, SLB44; FOUND BRASS CAP MONUMENT SET IN 1995.

PLAT NOTE:
THIS PLAT PROVIDES THE PRIVATE ROAD AND COMMON AREA OPEN SPACE DEDICATIONS FOR PHASE 4. ADDITIONAL PLATS WILL BE RECORDED FOR THE UNITS AND COMMON AREAS AROUND THE UNITS.

RIGHT TO FARM NOTICE:
PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED 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. DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

| CURVE | LENGTH | BEARING | CHORD |
|-------|--------|---------|---------|
| C1 | 182.44 | 278.00 | 3278.47 |
| C2 | 185.10 | 334.00 | 3278.47 |
| C3 | 175.30 | 300.00 | 3278.47 |
| C4 | 288.20 | 300.00 | 3412.91 |
| C5 | 297.24 | 322.00 | 2814.98 |
| C6 | 278.20 | 488.00 | 3412.91 |
| C7 | 85.27 | 125.00 | 3804.03 |
| C8 | 86.87 | 152.00 | 3716.00 |
| C9 | 71.67 | 88.00 | 4152.28 |
| C10 | 255.64 | 150.00 | 8726.48 |
| C11 | 303.67 | 177.00 | 8726.48 |
| C12 | 130.07 | 123.00 | 1849.00 |
| C13 | 38.90 | 11.00 | 3078.32 |
| C14 | 15.54 | 123.00 | 3078.32 |
| C15 | 221.58 | 400.00 | 3144.28 |
| C16 | 208.82 | 313.00 | 3144.28 |
| C17 | 238.30 | 427.00 | 3144.28 |
| C18 | 221.48 | 100.00 | 1287.51 |
| C19 | 281.27 | 127.00 | 1287.51 |
| C20 | 54.84 | 73.00 | 4257.94 |
| C21 | 57.44 | 81.00 | 4359.96 |
| C22 | 38.08 | 73.00 | 3040.71 |
| C23 | 123.17 | 88.00 | 3178.27 |
| C24 | 123.37 | 223.00 | 3178.27 |
| C25 | 128.20 | 277.00 | 3178.27 |
| C26 | 244.43 | 290.00 | 3607.27 |
| C27 | 276.05 | 277.00 | 3607.27 |
| C28 | 218.07 | 223.00 | 3607.27 |
| C29 | 72.27 | 285.00 | 1540.48 |
| C30 | 85.17 | 228.00 | 1540.48 |
| C31 | 78.81 | 292.00 | 1540.48 |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 34.40 | N81°32'18"W |
| L2 | 22.26 | N81°32'18"W |
| L3 | 27.55 | N24°06'51"E |
| L4 | 27.30 | N24°06'51"E |
| L5 | 22.07 | N82°02'12"E |
| L6 | 12.00 | N82°02'12"E |
| L7 | 12.01 | N74°23'08"W |
| L8 | 12.01 | N74°23'08"W |
| L9 | 86.77 | N82°04'58"W |
| L10 | 47.85 | N82°04'58"W |
| L11 | 12.00 | N87°30'52"E |
| L12 | 31.00 | N82°04'09"W |
| L13 | 12.00 | N87°30'52"E |
| L14 | 11.88 | N82°04'09"W |
| L15 | 68.03 | N82°04'09"W |
| L16 | 68.03 | N82°04'09"W |
| L17 | 68.03 | N82°04'09"W |
| L18 | 27.00 | N82°04'09"W |
| L19 | 27.00 | N82°04'09"W |
| L20 | 27.00 | N82°04'09"W |
| L21 | 24.41 | N82°04'09"W |
| L22 | 18.22 | N82°04'09"W |

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

COMMON AREA IS A PUBLIC UTILITY EASEMENT COMMON AREAS B & C ARE DEDICATED AS A PUBLIC UTILITY EASEMENT INCLUDING A STORM DRAIN EASEMENT FOR PIPELINES AND RETENTION POND.

DRIVEWAY NOTE:
DRIVEWAYS MAY BE CONSTRUCTED ON COMMON AREA FROM THE STREET TO THE UNIT. DRIVEWAY LOCATIONS AND WIDTH TO BE DETERMINED AT TIME OF BUILDING PERMIT. THE UNIT OWNER, NOT THE HOA DETERMINES WHO CAN USE THE DRIVEWAY LOCATED IN THE COMMON AREA.

ACKNOWLEDGMENTS
STATE OF UTAH)
COUNTY OF)

CONSENT OF MORTGAGEE TO RECORD
I HEREBY CONSENTS TO THE RECORDING OF THE SCOTCH FIELDS PUD, PHASE 4A AND ZONE IN THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN.

ON THE _____ DAY OF _____, 20____, I, _____, PERSONALLY APPEARED BEFORE ME, WHO DO KNOWLEDGE TO ME THAT HE EXECUTED THE FOREGOING CONSENT OF MORTGAGEE IN THE CAPACITY INDICATED.

SURVEYOR:
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2250 SOUTH 270 EAST
MIDWAY CITY, UT
PHONE (801) 857-8748
DATE OF SURVEY: APRIL 2016

BY: _____
ITS: _____

NOTARY PUBLIC

DATE: _____
MIDWAY IRRIGATION COMPANY
DATE: _____
MIDWAY SANITATION DISTRICT
COUNTY RECORDER

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 1281.29 FEET ALONG THE SECTION LINE AND SOUTH 766.77 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2871.56 FEET);

THENCE NORTH 80°25'30" WEST 89.87 FEET; THENCE NORTH 47°54'53" WEST 124.48 FEET; THENCE SOUTH 24°06'51" WEST 234.85 FEET; THENCE SOUTH 70°50'30" WEST 178.44 FEET; THENCE NORTH 02°04'21" WEST 104.13 FEET; THENCE SOUTH 89°43'00" WEST 240.30 FEET; THENCE NORTH 00°10'00" WEST 378.59 FEET; THENCE SOUTH 89°18'57" WEST 177.86 FEET; THENCE NORTH 27°30'24" EAST 374.48 FEET; THENCE NORTH 79°54'24" EAST 231.00 FEET; THENCE SOUTH 81°50'30" EAST 147.18 FEET; THENCE SOUTH 82°04'00" EAST 542.59 FEET; THENCE SOUTH 01°48'30" EAST 258.92 FEET; THENCE SOUTH 02°02'36" EAST 348.50 FEET; THENCE WEST 2.43 FEET; THENCE SOUTH 283.01 FEET; THENCE NORTH 87°41'11" WEST 158.53 FEET; THENCE SOUTH 33°30'30" WEST 38.84 FEET; THENCE ALONG THE ARC OF A 278.00 FOOT RADIUS CURVE TO THE LEFT 182.44 FEET (CENTRAL ANGLE OF 33°28'45" AND A CHORD BEARING SOUTH 16°29'30" WEST 160.14 FEET); THENCE SOUTH 115.91 FEET; THENCE NORTH 81°32'18" WEST 58.85 FEET; THENCE NORTH 102.33 FEET; THENCE ALONG THE ARC OF A 334.00 FOOT RADIUS CURVE TO THE RIGHT 185.10 FEET (CENTRAL ANGLE OF 33°28'45" AND A CHORD BEARING SOUTH 16°29'30" WEST 182.40 FEET); THENCE NORTH 33°30'30" WEST 118.74 FEET; THENCE NORTH 86°46'02" WEST 72.88 FEET; THENCE NORTH 02°24'54" WEST 154.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FUTURE PARCELS 1 AND 2 CONTAINING: 16.55 ACRES

FUTURE PARCEL 1
BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 1281.29 FEET ALONG THE SECTION LINE AND SOUTH 766.77 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2871.56 FEET);

THENCE NORTH 80°25'30" WEST 89.87 FEET; THENCE NORTH 47°54'53" WEST 124.48 FEET TO THE TRUE POINT OF BEGINNING FOR FUTURE PARCEL 1.

THENCE SOUTH 24°06'51" WEST 104.13 FEET; THENCE ALONG THE ARC OF A 153.00 FOOT RADIUS CURVE TO THE LEFT 88.85 FEET (CENTRAL ANGLE OF 37°15'40" AND A CHORD BEARING SOUTH 78°13'53" EAST 87.12 FEET); THENCE ALONG THE ARC OF A 123.00 FOOT RADIUS CURVE TO THE RIGHT 190.20 FEET (CENTRAL ANGLE OF 89°58'00" AND A CHORD BEARING SOUTH 89°24'21" EAST 114.04 FEET); THENCE NORTH 66°02'12" EAST 12.00 FEET; THENCE ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE RIGHT 38.99 FEET (CENTRAL ANGLE OF 20°36'32" AND A CHORD BEARING SOUTH 14°20'27" EAST 38.71 FEET); THENCE NORTH 74°20'00" WEST 12.00 FEET; THENCE ALONG THE ARC OF A 123.00 FOOT RADIUS CURVE TO THE RIGHT 15.54 FEET (CENTRAL ANGLE OF 07°14'10" AND A CHORD BEARING SOUTH 09°07'00" EAST 15.53 FEET); THENCE ALONG THE ARC OF A 427.00 FOOT RADIUS CURVE TO THE RIGHT 54.84 FEET (CENTRAL ANGLE OF 20°36'32" AND A CHORD BEARING SOUTH 17°30'00" EAST 53.37 FEET); THENCE NORTH 74°20'00" WEST 12.00 FEET; THENCE ALONG THE ARC OF A 314.40" AND A CHORD BEARING SOUTH 13°02'10" EAST 233.33 FEET; THENCE ALONG THE ARC OF A 73.00 FOOT RADIUS CURVE TO THE RIGHT 54.84 FEET (CENTRAL ANGLE OF 42°30'40" AND A CHORD BEARING SOUTH 07°30'00" EAST 53.37 FEET); THENCE NORTH 74°20'00" WEST 12.00 FEET; THENCE ALONG THE ARC OF A 81.00 FOOT RADIUS CURVE TO THE RIGHT 57.44 FEET (CENTRAL ANGLE OF 33°56'58" AND A CHORD BEARING SOUTH 40°30'30" WEST 55.34 FEET); THENCE NORTH 24°18'30" WEST 12.01 FEET; THENCE ALONG THE ARC OF A 73.00 FOOT RADIUS CURVE TO THE RIGHT 38.99 FEET (CENTRAL ANGLE OF 30°29'07" AND A CHORD BEARING SOUTH 82°38'44" WEST 38.81 FEET); THENCE NORTH 82°04'00" WEST 47.88 FEET; THENCE NORTH 07°50'52" EAST 12.00 FEET; THENCE NORTH 82°04'00" WEST 31.00 FEET; THENCE NORTH 07°50'52" EAST 12.00 FEET; THENCE NORTH 82°04'00" WEST 11.88 FEET; THENCE ALONG THE ARC OF A 223.00 FOOT RADIUS CURVE TO THE RIGHT 123.36 FEET (CENTRAL ANGLE OF 31°28'22" AND A CHORD BEARING SOUTH 82°02'57" EAST 128.84 FEET); THENCE ALONG THE ARC OF A 277.00 FOOT RADIUS CURVE TO THE LEFT 278.85 FEET (CENTRAL ANGLE OF 88°27'52" AND A CHORD BEARING SOUTH 78°32'27" EAST 280.18 FEET); THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT 83.13 FEET (CENTRAL ANGLE OF 15°04'48" AND A CHORD BEARING SOUTH 81°17'15" WEST 64.81 FEET); THENCE NORTH 89°01'30" EAST 89.03 FEET; THENCE SOUTH 02°04'21" EAST 111.52 FEET; THENCE SOUTH 82°08'10" WEST 228.72 FEET; THENCE NORTH 78°02'24" WEST 303.70 FEET; THENCE SOUTH 02°42'00" EAST 182.45 FEET; THENCE SOUTH 73°20'57" EAST 173.65 FEET TO THE TRUE POINT OF BEGINNING OF FUTURE PARCEL 1.

CONTAINING: 3.08 ACRES

FUTURE PARCEL 2
BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 1281.29 FEET ALONG THE SECTION LINE AND SOUTH 766.77 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2871.56 FEET);

THENCE NORTH 80°25'30" WEST 89.87 FEET; THENCE NORTH 47°54'53" WEST 124.48 FEET; THENCE SOUTH 24°06'51" WEST 104.13 FEET; THENCE SOUTH 89°43'00" WEST 240.30 FEET TO THE TRUE POINT OF BEGINNING FOR FUTURE PARCEL 2.

THENCE SOUTH 24°06'51" WEST 78.41 FEET; THENCE SOUTH 70°50'30" WEST 178.44 FEET; THENCE NORTH 02°04'21" WEST 104.73 FEET; THENCE NORTH 89°43'00" WEST 137.34 FEET; THENCE NORTH 10°58'28" WEST 548.30 FEET; THENCE NORTH 32°44'40" EAST 148.80 FEET; THENCE NORTH 59°11'18" EAST 108.84 FEET; THENCE SOUTH 82°04'00" EAST 348.78 FEET; THENCE SOUTH 07°50'52" WEST 23.57 FEET; THENCE SOUTH 82°04'00" EAST 331.52 FEET; THENCE SOUTH 00°58'01" EAST 90.24 FEET; THENCE NORTH 89°01'30" EAST 89.03 FEET; THENCE ALONG THE ARC OF A 282.00 FOOT RADIUS CURVE TO THE LEFT 78.91 FEET (CENTRAL ANGLE OF 19°40'48" AND A CHORD BEARING SOUTH 81°11'15" WEST 78.88 FEET); THENCE ALONG THE ARC OF A 223.00 FOOT RADIUS CURVE TO THE RIGHT 218.00 FEET (CENTRAL ANGLE OF 80°13'23" AND A CHORD BEARING NORTH 78°30'27" WEST 208.48 FEET); THENCE ALONG THE ARC OF A 277.00 FOOT RADIUS CURVE TO THE LEFT 152.00 FEET (CENTRAL ANGLE OF 31°28'22" AND A CHORD BEARING NORTH 82°02'57" WEST 150.00 FEET); THENCE SOUTH 82°04'00" WEST 95.77 FEET; THENCE ALONG THE ARC OF A 127.00 FOOT RADIUS CURVE TO THE LEFT 281.28 FEET (CENTRAL ANGLE OF 128°53'14" AND A CHORD BEARING SOUTH 34°29'51" WEST 227.20 FEET); THENCE ALONG THE ARC OF A 373.00 FOOT RADIUS CURVE TO THE RIGHT 280.63 FEET (CENTRAL ANGLE OF 31°44'28" AND A CHORD BEARING SOUTH 13°02'10" EAST 204.00 FEET); THENCE ALONG THE ARC OF A 177.00 FOOT RADIUS CURVE TO THE LEFT 303.65 FEET (CENTRAL ANGLE OF 97°38'48" AND A CHORD BEARING SOUTH 46°22'22" EAST 288.48 FEET); THENCE ALONG THE ARC OF A 88.00 FOOT RADIUS CURVE TO THE RIGHT 71.85 FEET (CENTRAL ANGLE OF 41°53'28" AND A CHORD BEARING SOUTH 73°55'00" EAST 71.07 FEET) TO THE TRUE POINT OF BEGINNING OF FUTURE PARCEL 2.

CONTAINING: 4.31 ACRES

TOTAL AREA FOR PHASE 4 PLAT = 8.18

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-86-803 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 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.

SURVEYOR (SEE SEAL BEHIND) _____ DATE _____

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°19'57" WEST ALONG THE SECTION LINE THE FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE FOUND BRASS CAP MONUMENT SET IN 1995 FOR THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN.

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR QUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE SCOTCH FIELDS 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, PUBLIC 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 PUBLIC 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: _____

PROBST HIGLEY DEVELOPERS LLC - MANAGER

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 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 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 BEHIND)

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

SCOTCH FIELDS PUD PHASE 4A

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 100 FEET

COUNTY SURVEYOR'S CERTIFICATE

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

ROSP _____

COUNTY SURVEYOR

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