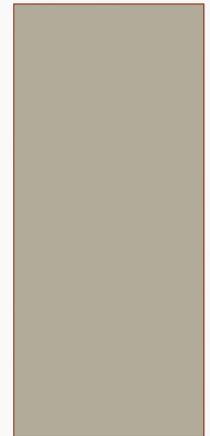


# LIME CANYON MEADOWS

PRELIMINARY



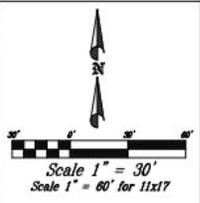
# LAND USE SUMMARY

- 2-acre parcel
- R-1-22 zone
- Proposal contains four lots
  - Each lot is 0.5 acres
- Access from Lime Canyon Road
- The lots connect to the Midway Sanitation District's sewer line, Midway City's culinary water line, and Midway Irrigation Company's secondary water line









**LEGEND**  
 25% OR GREATER SLOPES  
 UNBUILDABLE AREA

**LAND USE CALC**  
 TOTAL AREA: 2.00 ACRES  
 ZONE: R-1-22  
 OPEN SPACE: 4 LOTS  
 DENSITY: 1 UNIT PER .50 ACRES

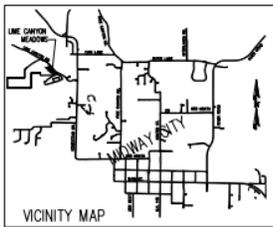
**SENSITIVE LANDS**  
 NO SENSITIVE LANDS WERE IDENTIFIED IN THE SUBDIVISION.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 PAUL D. BERG P.E.  
 SERIAL NO. 289286  
 DATE 19 DEC 2018

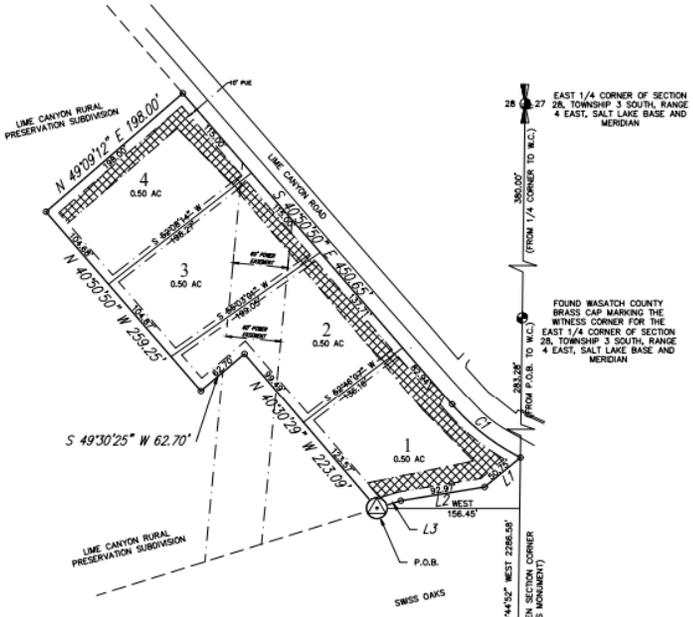
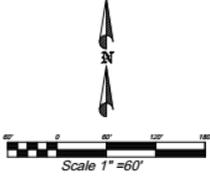
BRETT WALKER  
 LIME CANYON MEADOWS  
 SITE PLAN

**ENGINEERING**  
 RESOURCE GROUP, P.C.  
 380 E. Main St. Suite 204  
 Highway 10, Reno NV  
 ph (775) 657-9749

DESIGN BY: CNB DATE: 19 DEC 2018 SHEET  
 DRAWN BY: CNB REV: 1



VICINITY MAP  
 LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS  
 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE AND MERIDIAN.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
CT	95.46'	243.92'	22°00'00"	94.80'	S 52°03'32" E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	50.75'	S50°36'20" W
L2	92.97'	S80°44'28" W
L3	27.50'	S72°40'04" W

SURVEYOR  
 TROY L. TAYLOR, PLS  
 ELEMENTARY SURVEYING  
 2286 SOUTH 270 EAST  
 PLEASANT CANYON, UTAH 84052  
 PHONE (801) 657-8748

DATE OF SURVEY: DECEMBER 2017

**POWER EASEMENT NOTE:**

NO BUILDINGS, STRUCTURES OR  
 TREES ARE ALLOWED IN THE 60  
 FOOT POWER EASEMENT.

**SYMBOL LEGEND**

- SURVEY BOUNDARY
- ⊙ SET REBAR WITH CAP STAMPED ELEMENT LAND SURVEYING PLS 684112
- FOUND REBAR WITH CAP
- ⊕ FOUND SECTION CORNERS (AS NOTED ON DRAWING)
- ⊗ 20' IRRIGATION EASEMENT (HOMESTEAD)

**ADDRESS TABLE**

LOT	ADDRESS
1	XXXX WEST LIME CANYON ROAD XXXX WEST LIME CANYON WAY
2	XXXX WEST LIME CANYON ROAD
3	XXXX WEST LIME CANYON ROAD
4	XXXX WEST LIME CANYON ROAD

ADDRESSING TO BE DETERMINED BY  
 WASATCH COUNTY GIS

DATE: \_\_\_\_\_  
 WASATCH COUNTY HEALTH DEPARTMENT

DATE: \_\_\_\_\_  
 MIDWAY IRRIGATION COMPANY

DATE: \_\_\_\_\_  
 MIDWAY SANITATION DISTRICT

\_\_\_\_\_  
 COUNTY RECORDER

**COUNTY SURVEYOR**  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_, 20\_\_\_\_  
 RES: # \_\_\_\_\_  
 \_\_\_\_\_  
 COUNTY SURVEYOR

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS SOUTH 00°44'52" WEST 283.28 FEET  
 AND WEST 156.45 FEET FROM THE FOUND WASATCH COUNTY BRASS  
 CAP MARKING THE WITNESS CORNER FOR THE EAST 1/4 CORNER OF  
 SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE  
 AND MERIDIAN.  
 THENCE NORTH 40°30'29" WEST 223.09 FEET; THENCE SOUTH  
 49°30'25" WEST 62.70 FEET; THENCE NORTH 40°50'50" WEST 259.25  
 FEET; THENCE NORTH 49°07'12" EAST 188.00 FEET; THENCE SOUTH  
 40°50'50" EAST 450.65 FEET; THENCE ALONG THE ARC OF A 243.92  
 FOOT RADIUS CURVE TO THE LEFT 95.46 FEET (CENTRAL ANGLE OF  
 22°25'22" AND A CHORD BEARING SOUTH 52°03'32" EAST 94.85 FEET);  
 THENCE SOUTH 50°36'20" WEST 50.75 FEET; THENCE SOUTH 80°44'28"  
 WEST 92.97 FEET; THENCE SOUTH 72°40'04" WEST 27.50 FEET TO THE  
 POINT OF BEGINNING.  
 CONTAINING: 2.00 ACRES

**BASIS OF BEARING**

THE BASIS OF BEARING IS SOUTH 00°44'52" WEST 2286.58' (MEASURED  
 BETWEEN SECTION CORNER AND WITNESS MONUMENT).

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED  
 OWNER(S) OF THE PROPERTY DESCRIBED HEREOF, 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: BRETT ROBERT WALKER BY: DEBBY MORELE WALKER

**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

**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 HEREOF SHOWN.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED \_\_\_\_\_ MAYOR ATTEST \_\_\_\_\_ CLERK-RECORDER  
 (BY SEALED SEAL)

APPROVED \_\_\_\_\_ CITY ENGINEER APPROVED \_\_\_\_\_ CITY ATTORNEY  
 (BY SEALED SEAL)

**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 10-90-603 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 59, 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.

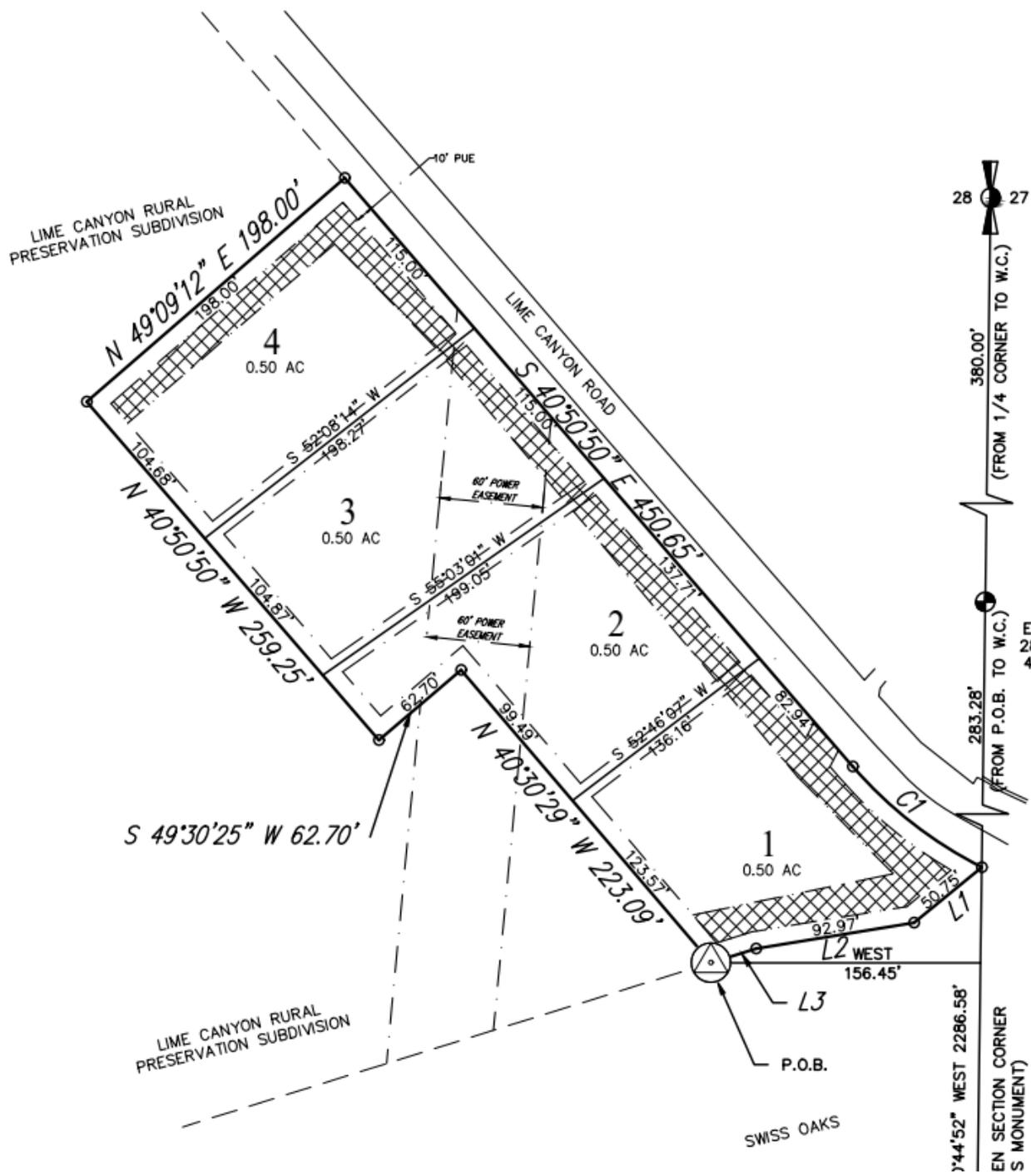
DATE: \_\_\_\_\_ SURVEYOR (BY SEALED SEAL)

**LIME CANYON MEADOWS**  
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 28,  
 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.  
 SCALE: 1" = 60' FEET

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

ST QUARTERS  
 4 EAST,



28  
 27  
 EAST 1/4 CORNER OF SECTION  
 28, TOWNSHIP 3 SOUTH, RANGE  
 4 EAST, SALT LAKE BASE AND  
 MERIDIAN

380.00'  
 (FROM 1/4 CORNER TO W.C.)  
 283.28'  
 (FROM P.O.B. TO W.C.)  
 1'44'52" WEST 2286.58'  
 EN SECTION CORNER  
 S MONUMENT)

FOUND WASATCH COUNTY  
 BRASS CAP MARKING THE  
 WITNESS CORNER FOR THE  
 EAST 1/4 CORNER OF SECTION  
 28, TOWNSHIP 3 SOUTH, RANGE  
 4 EAST, SALT LAKE BASE AND  
 MERIDIAN

SWISS OAKS

# DISCUSSION ITEMS

- Drainage and hydrology study
- 60' transmission line easement
- Homestead irrigation easements



# POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-22 zone
- The proposal does comply with the land use requirements of the R-1-22 zone
- A drainage/hydrology study has not been submitted to the City for review.
- Rocky Mountain Power has not approved the language on the plat regarding the transmission line easement.

# PROPOSED CONDITIONS

- Preliminary approval is not granted until a drainage/hydrology study is approved by the City.
- Rocky Mountain Power approves language on the plat regarding the transmission line easement.







