

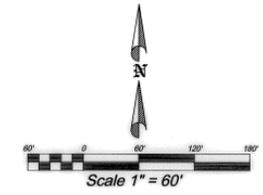
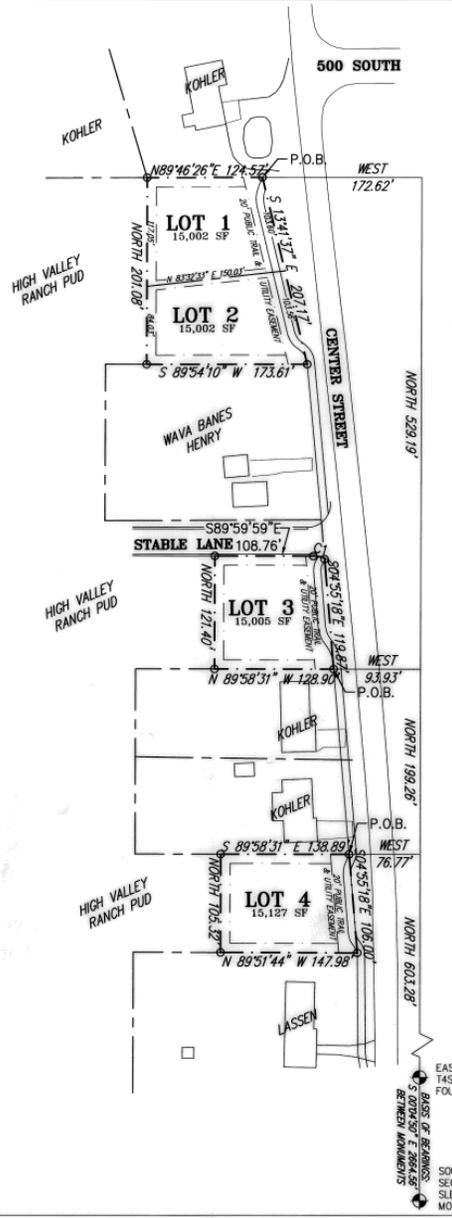
APPENZELL PUD

MASTER PLAN AMENDMENT DISCUSSION

APPENZELL HISTORY

- Originally High Valley Ranch
 - Recorded 2006
 - 2 plats
 - 4 lots
 - 24 pads
 - 28 total density
- Appenzell Master Plan 2015
 - Recorded 2016
 - 2 plats
 - 14 pads – phase 1
 - 25 pads – phase 2
 - 39 total density
 - Increased density by 11

HIGH VALLEY RANCH SUBDIVISION PLAT - 15 NOVEMBER 2006



LOT 3 DRIVEWAY NOTE:
DRIVEWAY ACCESS FOR LOT 3 SHALL BE OFF OF STABLE LANE. NO DRIVEWAY ACCESS ONTO CENTER STREET (STATE ROAD 113) WILL BE ALLOWED.

SURVEYOR'S CERTIFICATE
I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREET AND EASEMENTS.

DATE: 1-19-07
SURVEYOR: [Signature] (SEE SEAL BELOW)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°04'50" EAST BETWEEN THE 2000 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND THE 1996 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SAID SECTION 3, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 66°04'53" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. TO OBTAIN UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°01'29".

BOUNDARY DESCRIPTION FOR LOTS 1 & 2
BEGINNING NORTH 1331.73 FEET AND WEST 172.62 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID EAST ONE-QUARTER CORNER THE 1996 WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS SOUTH 07°04'50" EAST 2684.56');
AND RUNNING THENCE SOUTH 13°41'37" EAST 207.17 FEET; THENCE SOUTH 89°54'10" WEST 173.61 FEET; THENCE NORTH 201.08 FEET; THENCE NORTH 89°46'26" EAST 124.57 FEET TO THE POINT OF BEGINNING.
CONTAINING: 0.69 ACRES

BOUNDARY DESCRIPTION FOR LOT 3
BEGINNING NORTH 802.54 FEET AND WEST 93.93 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID EAST ONE-QUARTER CORNER THE 1996 WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS SOUTH 07°04'50" EAST 2684.56');
AND RUNNING THENCE NORTH 89°58'31" WEST 128.89 FEET; THENCE NORTH 121.40 FEET; THENCE SOUTH 89°28'59" EAST 108.76 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE SOUTHERLY WITH A RADIUS OF 25.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 09°00'01" WEST; THENCE EASTERLY 10.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 231°45' (CHORD BEARS SOUTH 78°23'37" EAST 10.06 FEET); THENCE SOUTH 04°50'18" EAST 118.87 FEET TO THE POINT OF BEGINNING.
CONTAINING: 0.34 ACRES

BOUNDARY DESCRIPTION FOR LOT 4
BEGINNING NORTH 603.28 FEET AND WEST 76.77 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID EAST ONE-QUARTER CORNER THE 1996 WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS SOUTH 07°04'50" EAST 2684.56');
AND RUNNING THENCE SOUTH 04°51'18" EAST 106.00 FEET; THENCE NORTH 89°51'44" WEST 147.98 FEET; THENCE NORTH 105.32 FEET; THENCE SOUTH 89°58'31" EAST 138.89 FEET TO THE POINT OF BEGINNING.
CONTAINING: 0.35 ACRES

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, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.
DATED THIS 22nd DAY OF January, A.D. 2007
MR. SD. MIDWAY, LC. BY: Walter K. Rishel (Drake) Sanderson
DICK SANDERS - MANAGER

ACKNOWLEDGMENT
STATE OF UTAH } ss
COUNTY OF WASATCH }
ON THE 22nd DAY OF January, A.D. 2007, PERSONALLY APPEARED BEFORE ME Walter K. Rishel (Drake) Sanderson WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES 12-31-10 Walter K. Rishel (Drake) Sanderson
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 27th DAY OF December, A.D. 2006.
APPROVED Cornelia Datta ATTEST Carol Wilson
MAYOR CLERK-RECORDER
APPROVED David Johnson APPROVED Kevin Johnson
CITY ENGINEER CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 6th DAY OF December, A.D. 2006 BY THE
MIDWAY CITY PLANNING COMMISSION
Rita A. Mathis Shauna Vankegelen
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

HIGH VALLEY RANCH SUBDIVISION PLAT
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 3, T4S, R4E, SLB&M
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 60' FEET

SURVEYOR'S SEAL: [Signature] DATE: 1-19-07
NOTARY PUBLIC SEAL: [Signature] DATE: 1-19-07
CITY ENGINEER SEAL: [Signature] DATE: 1-19-07
CLERK-RECORDER SEAL: [Signature] DATE: 1-19-07

ADDRESS TABLE

LOT	ADDRESS
1	552 SOUTH CENTER STREET
2	556 SOUTH CENTER STREET
3	610 SOUTH CENTER STREET
4	646 SOUTH CENTER STREET

CURVE TABLE

CH	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	10.13	25.00	237°45'	10.06	N.78°23'37"

COUNTY RECORDER
ENTRY # 204338 DATE 02-08-07 TIME 4:21 PM
FEE \$4.00 TR. 347 15-540-1607 HIGH VALLEY RANCH
BY 1016 - WASATCH COUNTY RECORDER ELLEN BURNETT PALMER

WASATCH COUNTY SURVEYOR: [Signature] DATE: 1-19-07
MIDWAY SANITATION DISTRICT: [Signature] DATE: 1/19/07
MIDWAY IRRIGATION COMPANY: [Signature] DATE: 2/6/07

SURVEYOR
BING CHRISTENSEN, RLS
P.O. BOX 176
HEBER CITY, UTAH 84032
PHONE: (435) 654-9229
DATE OF SURVEY: AUG 2006

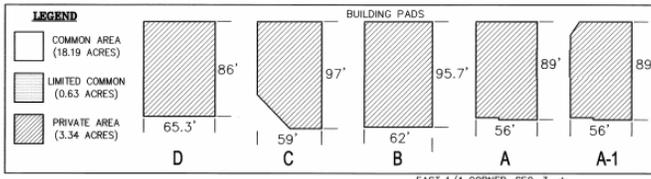
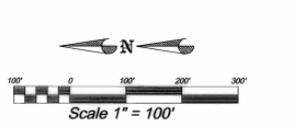
EAST 1/4 CORNER, SEC. 3,
T4S, R4E, SLB&M;
FOUND 2000 MONUMENT

SOUTHEAST CORNER
SECTION 3, T4S, R4E,
SLB&M; FOUND 1996
MONUMENT

HIGH VALLEY RANCH EQUESTRIAN PUD PLAT - 19 NOVEMBER 2006

SURVEYOR
BING CHRISTENSEN, R.L.S.
P.O. BOX 176
HEBER CITY, UTAH 84032
PHONE: (435) 854-9229

DATE OF SURVEY: AUGUST 2006



SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-9-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 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.
DATE: 11-19-07
SURVEYOR: BING CHRISTENSEN

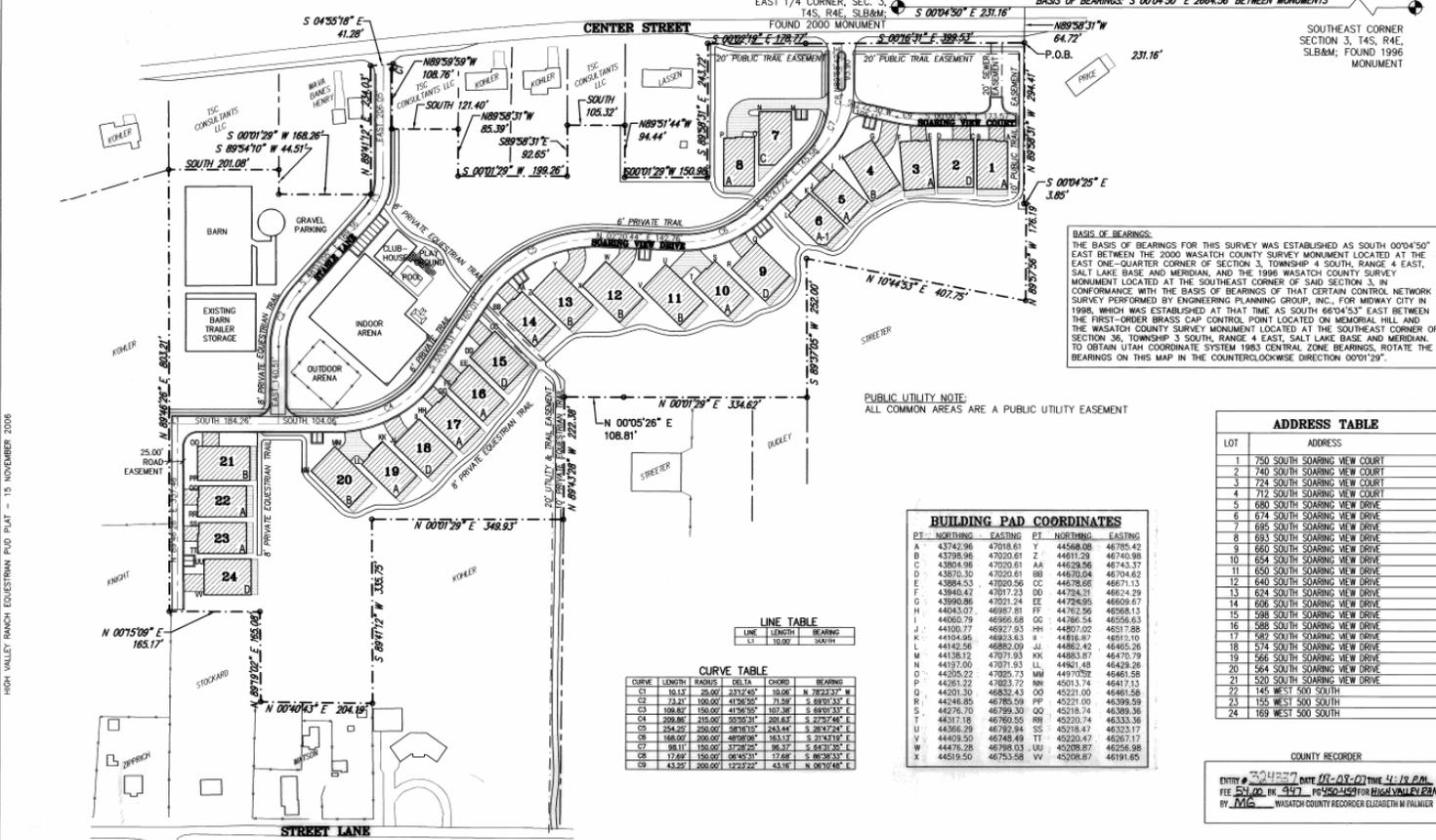
BOUNDARY DESCRIPTION
BEGINNING SOUTH 00°04'50" EAST 231.16 FEET ALONG THE SECTION LINE AND NORTH 89°58'31" WEST 64.72 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID EAST ONE-QUARTER CORNER THE 1996 WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS SOUTH 00°04'50" EAST 2664.56')
AND RUNNING THENCE NORTH 89°58'31" WEST 294.41 FEET; THENCE SOUTH 00°04'25" EAST 3.85 FEET; THENCE NORTH 89°57'56" WEST 176.19 FEET; THENCE NORTH 10°04'53" EAST 407.75 FEET; THENCE SOUTH 89°37'05" WEST 250.00 FEET; THENCE NORTH 00°07'29" EAST 334.62 FEET; THENCE NORTH 00°05'26" EAST 108.81 FEET; THENCE NORTH 89°43'28" WEST 222.38 FEET; THENCE NORTH 00°01'29" EAST 349.83 FEET; THENCE SOUTH 89°41'12" WEST 335.75 FEET; THENCE NORTH 00°04'43" EAST 204.19 FEET; THENCE NORTH 89°19'02" EAST 165.08 FEET; THENCE NORTH 00°15'09" EAST 165.17 FEET; THENCE NORTH 89°46'28" EAST 805.21 FEET; THENCE SOUTH 201.08 FEET; THENCE SOUTH 89°10'10" WEST 44.51 FEET; THENCE SOUTH 00°01'29" WEST 168.26 FEET; THENCE NORTH 89°41'12" EAST 234.03 FEET; THENCE SOUTH 04°55'18" EAST 41.28 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT AND CONVEX SOUTHERLY WITH A RADIUS OF 25.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 231°24'5" WEST; THENCE WESTERLY 10.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 231°24'5" (CHORD BEARS NORTH 78°27'31" WEST 10.08 FEET); THENCE NORTH 89°59'23" WEST 108.78 FEET; THENCE SOUTH 121.42 FEET; THENCE NORTH 89°58'31" WEST 85.39 FEET; THENCE SOUTH 00°01'29" WEST 189.25 FEET; THENCE SOUTH 89°58'31" EAST 92.65 FEET; THENCE SOUTH 103.32 FEET; THENCE NORTH 89°51'44" WEST 94.44 FEET; THENCE SOUTH 00°01'29" WEST 150.98 FEET; THENCE SOUTH 89°58'31" EAST 243.72 FEET; THENCE SOUTH 00°02'19" EAST 178.77 FEET; THENCE SOUTH 00°16'31" EAST 399.53 FEET TO THE POINT OF BEGINNING.
CONTAINING 22.16 ACRES.

RESERVATION OF COMMON AREA
THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF LINKS AT THE HOMESTEAD, P.U.D., RECORDED AS ENTRY _____ AS ENTRY _____ IN BOOK _____ BEGINNING AT PAGE _____ (THE "DECLARATION")
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, PRIVATE STREETS, PUBLIC TRAILS, 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, PUBLIC TRAILS, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.
DATED THIS 22nd DAY OF January, A.D. 2007
BY: *Walter Richard (Dick) Sanders*
DICK SANDERS - MANAGER

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF WASATCH } S.S.
ON THE 22nd DAY OF January, A.D. 2007, PERSONALLY APPEARED BEFORE ME, DICK SANDERS, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES 10-04-10 *Luigi M. Kneidel*
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 HEREOF SHOWN.
THIS 27th DAY OF December, A.D. 2006
APPROVED: *Carrie S. Fata* MAYOR ATTEST: *Boyd Wilson* CLERK-RECORDER (SEE SEAL BELOW)
APPROVED: *Harvey Landell* CITY ATTORNEY ATTEST: *Walter Sanders* CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 6th DAY OF December, A.D. 2006 BY THE
MIDWAY CITY PLANNING COMMISSION
Rita A. McWhin DIRECTOR - SECRETARY *Marina VanVogel* CHAIRMAN, PLANNING COMMISSION
HIGH VALLEY RANCH EQUESTRIAN PUD
PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 3, T4S, R4E, S188M
SCALE: 1" = 100 FEET
SURVEYOR'S SEAL: NOTARY PUBLIC SEAL: CLERK-RECORDER SEAL: CITY ENGINEER SEAL: COUNTY RECORDER SEAL

CONSENT OF MORTGAGEE TO RECORD
I, _____ HEREBY CONSENTS TO THE RECORDING OF THE HIGH VALLEY RANCH P.U.D., AND JOINS IN THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN.
BY: _____
ITS: _____
NOTARY PUBLIC
DATE: 05-01-07
DATE: 1/4/07
DATE: 2/6/07
MIDWAY SANITATION DISTRICT



BASIS OF BEARINGS: S 00°04'50" E 2664.56' BETWEEN MONUMENTS
SOUTHEAST CORNER SECTION 3, T4S, R4E, S188M; FOUND 1996 MONUMENT
P.O.B. 231.16'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°04'50" EAST BETWEEN THE 2000 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND THE 1996 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SAID SECTION 3, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 66°04'53" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. TO OBTAIN UTM COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°01'29".

PUBLIC UTILITY NOTE:
ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT

BUILDING PAD COORDINATES

PT.	NORTHING	EASTING	PT.	NORTHING	EASTING
A	43742.96	47018.61	Y	44568.00	46705.42
B	43708.96	47020.61	Z	44811.29	46740.99
C	43661.96	47020.61	AA	44629.56	46743.37
D	43670.30	47020.61	BB	44670.04	46704.62
E	43684.53	47020.56	CC	44678.66	46671.13
F	43680.67	47017.23	DD	44724.21	46624.29
G	43680.86	47021.24	EE	44726.06	46609.67
H	44043.07	46987.81	FF	44762.56	46566.13
I	44060.79	46986.68	CC	44766.54	46550.63
J	44050.77	46977.83	HH	44807.02	46517.78
K	44104.85	46923.63	I	44816.87	46515.10
L	44102.58	46882.43	MM	44885.42	46485.28
M	44138.12	47071.93	KK	44883.87	46470.79
N	44127.00	47071.93	LL	44921.49	46428.26
O	44205.22	47050.73	MM	44917.02	46461.58
P	44281.22	47023.72	NN	45011.74	46417.13
Q	44201.30	46532.43	OO	45221.00	46461.58
R	44246.85	46785.99	PP	45221.00	46398.59
S	44276.70	46789.30	QQ	45218.74	46389.36
T	44317.18	46761.50	RR	45220.74	46333.36
U	44366.29	46782.94	SS	45219.47	46323.17
V	44409.50	46748.49	TT	45220.47	46267.17
W	44476.28	46798.03	UU	45208.87	46256.98
X	44619.50	46753.58	VV	45208.87	46191.65

LINE TABLE

LINE	LENGTH	BEARING
1	100.00	SOUTH

CURVE TABLE

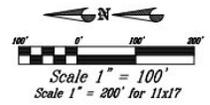
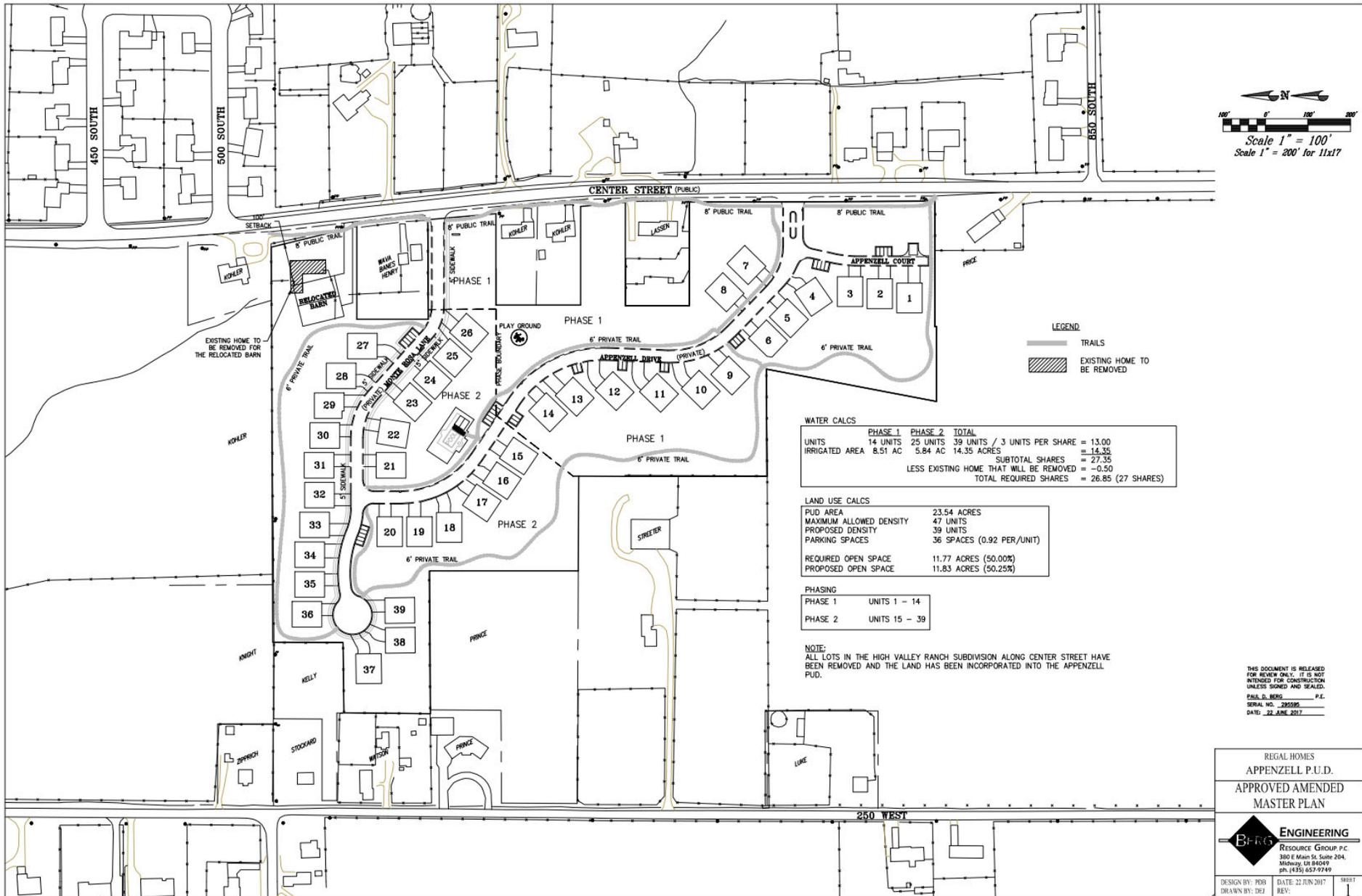
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	183.12	250.00	231°24'5"	10.08	N 78°27'31" W
C2	73.41	100.00	41°58'50"	7.39	S 80°32'53" E
C3	108.67	150.00	41°58'50"	107.38	S 80°32'53" E
C4	206.86	250.00	95°01'10"	200.43	S 27°32'48" E
C5	254.02	250.00	50°01'37"	243.44	S 28°27'24" E
C6	166.00	250.00	49°00'00"	158.13	S 27°42'37" E
C7	98.11	150.00	37°28'28"	96.17	S 44°23'38" E
C8	12.66	150.00	96°45'37"	12.66	S 86°38'52" E
C9	43.92	200.00	122°22'22"	43.92	N 30°30'48" E

500 SOUTH ROAD EASEMENT NOTE:
THE HIGH VALLEY RANCH EQUESTRIAN PUD GRANTS A 25 FOOT EASEMENT TO MIDWAY CITY FOR FUTURE IMPROVEMENTS TO 500 SOUTH. SAID 500 SOUTH WILL REMAIN PRIVATE UNTIL 500 SOUTH IS COMPLETED BY MIDWAY CITY AND THE ROAD BECOMES A PUBLIC THROUGH ACCESS. SETBACKS FOR UNITS 21-24 WILL NOT BE AFFECTED IF 500 SOUTH BECOMES A PUBLIC ROAD. MIDWAY CITY WILL ABANDON SAID ROAD EASEMENT IF 500 SOUTH IS NOT CONSTRUCTED WITHIN 50 YEARS OR A THROUGH ACCESS BETWEEN 250 WEST AND CENTER STREET IS CONSTRUCTED BETWEEN 500 SOUTH TO 300 SOUTH.

ADDRESS TABLE

LOT	ADDRESS
1	750 SOUTH SOARING VIEW COURT
2	740 SOUTH SOARING VIEW COURT
3	724 SOUTH SOARING VIEW COURT
4	712 SOUTH SOARING VIEW COURT
5	680 SOUTH SOARING VIEW DRIVE
6	674 SOUTH SOARING VIEW DRIVE
7	685 SOUTH SOARING VIEW DRIVE
8	683 SOUTH SOARING VIEW DRIVE
9	660 SOUTH SOARING VIEW DRIVE
10	654 SOUTH SOARING VIEW DRIVE
11	650 SOUTH SOARING VIEW DRIVE
12	640 SOUTH SOARING VIEW DRIVE
13	624 SOUTH SOARING VIEW DRIVE
14	606 SOUTH SOARING VIEW DRIVE
15	588 SOUTH SOARING VIEW DRIVE
16	588 SOUTH SOARING VIEW DRIVE
17	587 SOUTH SOARING VIEW DRIVE
18	574 SOUTH SOARING VIEW DRIVE
19	568 SOUTH SOARING VIEW DRIVE
20	564 SOUTH SOARING VIEW DRIVE
21	520 SOUTH SOARING VIEW DRIVE
22	145 WEST 500 SOUTH
23	155 WEST 500 SOUTH
24	169 WEST 500 SOUTH

COUNTY RECORDER
ENTRY: 704227 DATE: 02-02-07 TIME: 4:19 PM
BY: SLS (DO. BK. 347) PG 250-259 FOR HIGH VALLEY RANCH
BY: MLC - WASATCH COUNTY RECORDER ELIZABETH FRANKER



LEGEND

— TRAILS

▨ EXISTING HOME TO BE REMOVED

WATER CALCS

	PHASE 1	PHASE 2	TOTAL
UNITS	14 UNITS	25 UNITS	39 UNITS / 3 UNITS PER SHARE = 13.00
IRRIGATED AREA	8.51 AC	5.84 AC	14.35 ACRES = 14.35
			SUBTOTAL SHARES = 27.35
			LESS EXISTING HOME THAT WILL BE REMOVED = -0.50
			TOTAL REQUIRED SHARES = 26.85 (27 SHARES)

LAND USE CALCS

PUD AREA	23.54 ACRES
MAXIMUM ALLOWED DENSITY	47 UNITS
PROPOSED DENSITY	39 UNITS
PARKING SPACES	36 SPACES (0.92 PER/UNIT)
REQUIRED OPEN SPACE	11.77 ACRES (50.00%)
PROPOSED OPEN SPACE	11.83 ACRES (50.25%)

PHASING

PHASE 1	UNITS 1 - 14
PHASE 2	UNITS 15 - 39

NOTE:
ALL LOTS IN THE HIGH VALLEY RANCH SUBDIVISION ALONG CENTER STREET HAVE BEEN REMOVED AND THE LAND HAS BEEN INCORPORATED INTO THE APPENZELL PUD.

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

PAUL S. REIS, P.E.
SERIAL NO. 280595
DATE: 22 JUNE 2017

REGAL HOMES
APPENZELL P.U.D.
APPROVED AMENDED
MASTER PLAN

B-EG ENGINEERING
RESOURCE GROUP, P.C.
380 E. Main St. Suite 204,
Midway, UT 84059
ph. (435) 657-9749

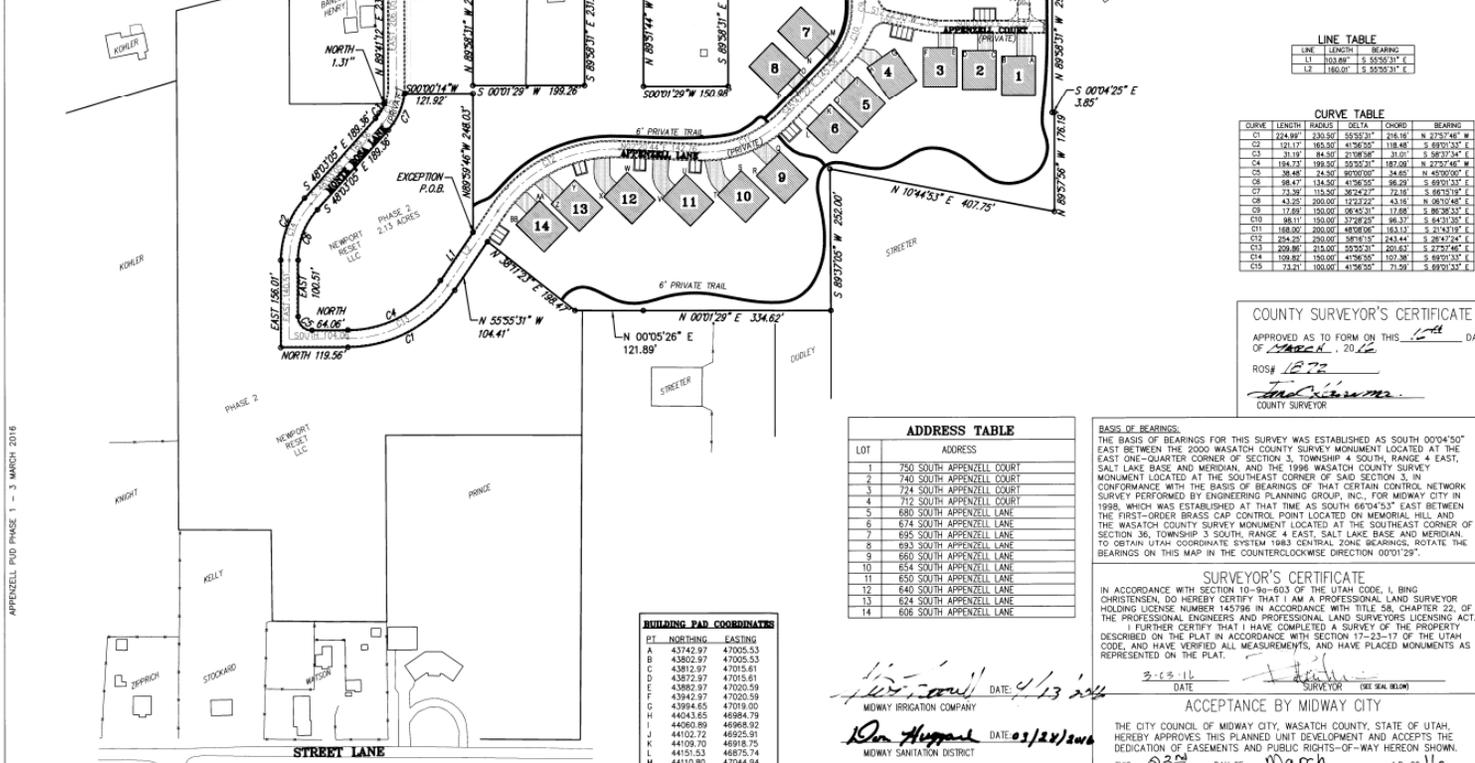
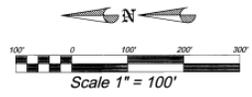
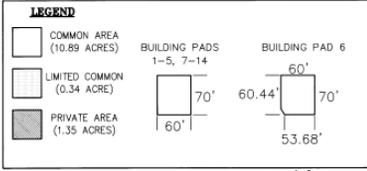
DESIGN BY: POB
DRAWN BY: DEJ

DATE: 22 JUN 2017
REV: 1

SHEET 1



LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 3, T4S, R4E, SLB&M



APPENZELL PUD PHASE 1 - 3 MARCH 2016

SURVEYOR
BING CHRISTENSEN, PLS
SUMMIT ENGINEERING GROUP, INC.
HEBER CITY, UTAH 84032
PHONE: (435) 854-9229

DATE OF SURVEY: AUGUST 2006

PUBLIC UTILITY NOTE:
ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT.

PRIVATE TRAIL NOTE:
PUBLIC ACCESS IS PERMITTED ON PRIVATE TRAILS.

BUILDING PAD COORDINATES

PT	NORTHING	EASTING
A	4342.97	47005.53
B	43802.97	47000.53
C	43812.97	47015.61
D	43872.97	47015.61
E	43882.97	47020.59
F	43942.97	47020.59
G	43994.65	47019.00
H	44043.65	46984.79
J	44090.89	46968.92
K	44102.72	46925.91
L	44109.70	46916.75
M	44151.53	46875.74
N	44110.80	47046.94
P	44152.64	47001.83
Q	44162.02	46981.13
R	44203.96	46938.12
S	44198.97	46833.99
AA	44240.81	46780.88
T	44288.37	46800.22
U	44310.20	46757.21
V	44366.95	46793.58
W	44408.78	46750.57
X	44471.39	46916.75
Y	44513.23	46754.51
Z	44565.30	46784.39
1	44607.14	46741.38
2	44628.09	46747.81
BB	44669.92	46704.80

ADDRESS TABLE

LOT	ADDRESS
1	750 SOUTH APPENZELL COURT
2	740 SOUTH APPENZELL COURT
3	734 SOUTH APPENZELL COURT
4	712 SOUTH APPENZELL COURT
5	680 SOUTH APPENZELL LANE
6	674 SOUTH APPENZELL LANE
7	695 SOUTH APPENZELL LANE
8	693 SOUTH APPENZELL LANE
9	660 SOUTH APPENZELL LANE
10	654 SOUTH APPENZELL LANE
11	650 SOUTH APPENZELL LANE
12	640 SOUTH APPENZELL LANE
13	624 SOUTH APPENZELL LANE
14	606 SOUTH APPENZELL LANE

DATE: 4/13/2016
DATE: 03/21/2016

MIDWAY IRRIGATION COMPANY
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

425543 11/1 671.680
06/15/16 10/24 15.00
JP

LINE TABLE

LINE	LENGTH	BEARING
L1	104.86	S. 55°55'31" E.
L2	186.01	S. 55°55'31" E.

CURVE TABLE

CURVE	LENGTH	CHORD	CHORD BEARING
C1	224.97	230.50	S55°53'31" E 218.16
C2	131.17	135.20	S43°56'58" E 118.48
C3	184.72	184.51	S108°00'00" E 180.00
C4	194.72	199.50	S55°53'31" E 187.00
C5	24.85	24.82	S90°00'00" E 24.85
C6	98.47	114.50	S43°56'58" E 98.29
C7	37.38	37.38	S90°00'00" E 37.38
C8	43.25	200.01	S27°22'27" E 43.16
C9	17.88	180.00	S89°52'31" E 17.88
C10	234.25	260.00	S81°13'11" E 234.14
C11	188.00	200.00	S48°00'00" E 183.12
C12	209.85	210.00	S55°53'31" E 209.83
C13	209.85	210.00	S55°53'31" E 209.83
C14	109.82	180.00	S43°56'58" E 107.38
C15	33.21	100.00	S43°56'58" E 33.21

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 16th DAY OF MARCH, 2016

ROS# 1672

Richard A. Cook
COUNTY SURVEYOR

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°04'50" EAST BETWEEN THE 2000 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND THE 1998 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 60°04'51" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN TO OBTAIN UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°07'29".

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-99-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 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.

APPROVED _____ DATE: _____
CITY ATTORNEY

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-OFF-MAY HEREON SHOWN.

THIS 03rd DAY OF March, A.D. 2016

APPROVED *Allean Cleaver* ATTEST *Richard A. Cook*
MAYOR CITY ENGINEER

APPROVED _____ ATTEST _____
CITY ATTORNEY CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF March, A.D. 2016 BY THE MIDWAY CITY PLANNING COMMISSION

Michelle Fisher ATTEST *Richard A. Cook*
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

BOUNDARY DESCRIPTION

BEGINNING SOUTH 00°04'50" EAST 231.16 FEET ALONG THE SECTION LINE AND NORTH 89°58'31" WEST 64.72 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID EAST ONE-QUARTER CORNER THE 1998 WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 00°04'50" EAST 264.56').

AND RUNNING THENCE NORTH 89°58'31" WEST 294.41 FEET; THENCE SOUTH 00°04'25" EAST 3.85 FEET; THENCE NORTH 89°57'56" WEST 178.19 FEET; THENCE NORTH 10°44'53" EAST 407.75 FEET; THENCE SOUTH 89°57'56" WEST 293.00 FEET; THENCE NORTH 00°01'29" EAST 334.62 FEET; THENCE NORTH 00°05'26" EAST 121.89 FEET; THENCE NORTH 38°11'23" EAST 198.47 FEET; THENCE NORTH 55°55'31" WEST 104.41 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 230.50 FEET; THENCE ALONG SAID CURVE 31.19 FEET THROUGH A CENTRAL ANGLE OF 55°55'31" (CHORD BEARS NORTH 27°57'46" WEST 216.16 FEET); THENCE NORTH 119.56 FEET; THENCE EAST 156.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 0165.50 FEET; THENCE ALONG SAID CURVE 121.17 FEET THROUGH A CENTRAL ANGLE OF 41°56'55" (CHORD BEARING IS SOUTH 69°01'33" EAST 118.48 FEET); THENCE SOUTH 48°03'05" EAST 189.36 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 84.50 FEET; THENCE ALONG SAID CURVE 31.19 FEET THROUGH A CENTRAL ANGLE OF 21°08'58" (CHORD BEARS SOUTH 58°37'34" EAST 31.01 FEET); THENCE NORTH 1.31 FEET; THENCE NORTH 89°11'21" EAST 234.03 FEET; THENCE SOUTH 04°55'18" EAST 181.15 FEET; THENCE NORTH 89°58'31" WEST 214.30 FEET; THENCE SOUTH 00°01'29" WEST 199.26 FEET; THENCE SOUTH 89°58'31" EAST 235.54 FEET; THENCE SOUTH 04°55'18" EAST 106.00 FEET; THENCE NORTH 89°51'44" WEST 242.43 FEET; THENCE SOUTH 00°01'29" WEST 150.98 FEET; THENCE SOUTH 89°58'31" EAST 243.72 FEET; THENCE SOUTH 00°02'19" EAST 178.77 FEET; THENCE SOUTH 00°07'31" EAST 399.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING A PARCEL IN PHASE 2 AS FOLLOWS:
BEGINNING AT A POINT THAT IS NORTH 80.24 FEET IS NORTH 52°03.96 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 50°55'31" WEST 103.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 199.00 FEET; THENCE ALONG SAID CURVE 194.73 FEET THROUGH A CENTRAL ANGLE OF 55°55'31" (CHORD BEARS NORTH 27°57'46" WEST); THENCE NORTH 64.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 150 FEET; THENCE ALONG SAID CURVE 38.48 FEET THROUGH A CENTRAL ANGLE OF 80°00'00" (CHORD BEARS NORTH 45°00'00" EAST 34.88 FEET); THENCE NORTH 105.51 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 134.50 FEET; THENCE ALONG SAID CURVE 98.47 FEET THROUGH A CENTRAL ANGLE OF 41°56'55" (CHORD BEARS SOUTH 69°01'33" EAST 98.29 FEET); THENCE SOUTH 48°03'05" EAST 189.36 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 115.50 FEET; THENCE ALONG SAID CURVE 73.39 FEET THROUGH A CENTRAL ANGLE OF 38°24'27" (CHORD BEARS SOUTH 68°15'19" EAST 72.16 FEET); THENCE SOUTH 00°01'41" WEST 121.92 FEET; THENCE NORTH 89°59'46" WEST 248.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.58 ACRES.

RESERVATION OF COMMON AREA

THE OWNER HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF APPENZELL P.U.D. RECORDED _____ AS ENTRY _____ IN BOOK _____ BEGINNING AT PAGE _____ (THE DECLARATION).

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

DATED THIS 1st DAY OF April, A.D. 2016
Richard A. Cook - Newport Reset LLC
BY: *Richard A. Cook*
RICHARD A. COOK - NEWPORT RESET LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
ON THE 1st DAY OF April, A.D. 2016 PERSONALLY APPEARED BEFORE ME, RICHARD A. COOK, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 24 June 16 *Richard A. Cook*

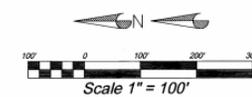
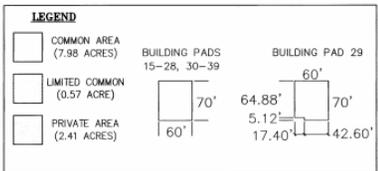
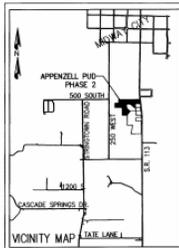
NOTARY PUBLIC

APPENZELL PUD PHASE 1

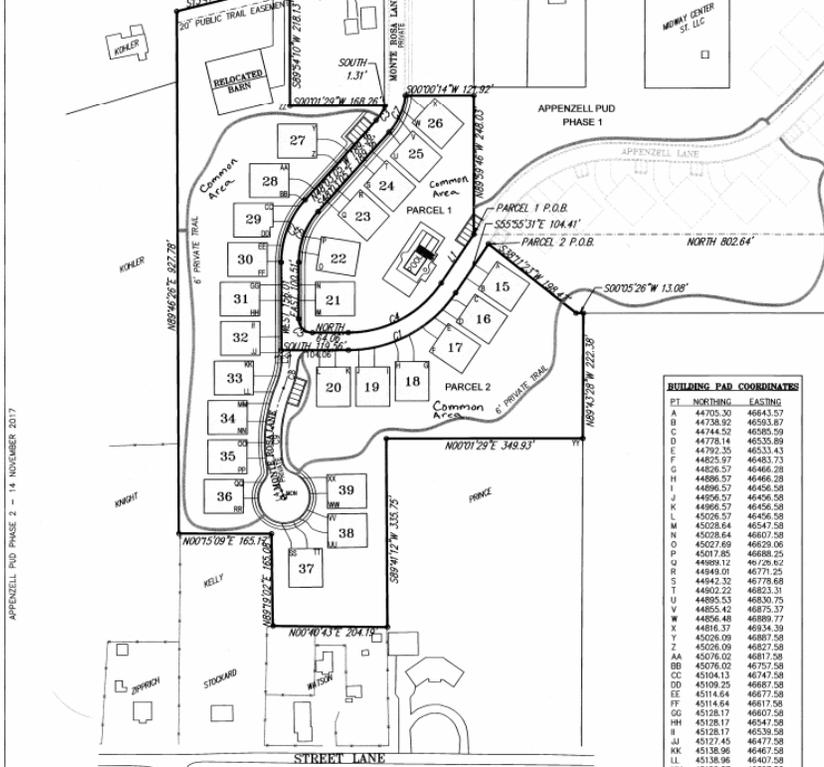
PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 3, T4S, R4E, SLB&M

SCALE: 1" = 100 FEET

SURVEYOR'S SEAL: *Bing Christensen*
MAYOR SEAL: *Allean Cleaver*
CITY ENGINEER SEAL: *Richard A. Cook*
CITY PLANNING COMMISSION SEAL: *Michelle Fisher*



LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 3, T4S, R4E, SLB&M



DATE OF SURVEY: AUGUST 2006

SURVEYOR:
BRIG CHRISTENSEN, PLS
SUMMIT ENGINEERING GROUP, INC.
HEBER CITY, UTAH 84032
PHONE: (435) 854-9229

PUBLIC UTILITY NOTE:
ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT.

PRIVATE TRAIL NOTE:
PUBLIC ACCESS IS PERMITTED ON PRIVATE TRAILS.

EAST 1/4 CORNER, SEC. 3, T4S, R4E, SLB&M, WASATCH CO. 2000 MONUMENT
N 43943.99 E 47262.32
SOUTH-EAST CORNER SECTION 3, T4S, R4E, SLB&M, WASATCH CO. 1996 MONUMENT
N 41279.43 E 47266.05

BASIS OF BEARINGS: S 00°04'50" E 2664.56' BETWEEN MONUMENTS

CURVE TABLE

LINE	LENGTH	BEARING
L1	103.87	N00°30'30" W
L2	8.46	WEST
L3	15.50	SOUTH
L4	12.37	S69°56'32" W

ADDRESS TABLE

LOT	ADDRESS
15	592 SOUTH APPENZELL LANE
16	598 SOUTH APPENZELL LANE
17	578 SOUTH APPENZELL LANE
18	572 SOUTH APPENZELL LANE
19	564 SOUTH APPENZELL LANE
20	556 SOUTH APPENZELL LANE
21	107 WEST MONTE ROSA LANE
22	99 WEST MONTE ROSA LANE
23	75 WEST MONTE ROSA LANE
24	61 WEST MONTE ROSA LANE
25	51 WEST MONTE ROSA LANE
26	41 WEST MONTE ROSA LANE
27	68 WEST MONTE ROSA LANE
28	78 WEST MONTE ROSA LANE
29	88 WEST MONTE ROSA LANE
30	98 WEST MONTE ROSA LANE
31	108 WEST MONTE ROSA LANE
32	122 WEST MONTE ROSA LANE
33	136 WEST MONTE ROSA LANE
34	146 WEST MONTE ROSA LANE
35	156 WEST MONTE ROSA LANE
36	164 WEST MONTE ROSA LANE
37	168 WEST MONTE ROSA LANE
38	167 WEST MONTE ROSA LANE
39	163 WEST MONTE ROSA LANE

BUILDING PAD COORDINATES

PT	NORTHING	EASTING
A	44703.30	4643.57
B	44738.82	4653.87
C	44744.52	46585.59
D	44728.14	46533.89
E	44792.35	46533.43
F	44825.97	46483.73
G	44826.57	46466.08
H	44896.57	46466.28
I	44896.57	46456.58
J	44896.57	46456.58
K	44896.57	46456.58
L	45028.64	46547.58
M	45028.64	46607.58
N	45027.89	46629.06
O	45027.89	46688.25
P	44989.12	46729.62
Q	44949.01	46771.25
R	44943.32	46776.88
S	44902.22	46823.31
T	44895.53	46830.75
U	44855.42	46875.37
V	44856.48	46889.77
W	44816.37	46934.39
X	45028.09	46887.58
Y	45028.09	46827.58
AA	45076.02	46817.58
BB	45076.02	46757.58
CC	45194.13	46747.58
DD	45109.25	46887.58
EE	45114.64	46577.58
FF	45114.64	46817.58
GG	45128.17	46667.58
HH	45128.17	46539.58
II	45127.44	46677.58
JJ	45138.96	46467.58
KK	45138.96	46467.58
LL	45138.96	46467.58
MM	45150.07	46397.58
NN	45150.07	46337.58
OO	45150.47	46337.58
PP	45150.47	46267.58
QQ	45156.93	46257.58
RR	45156.93	46197.58
SS	45078.56	46134.31
TT	45016.57	46103.63
UU	45006.53	46136.01
VV	45007.29	46198.01
WW	45007.53	46205.94
XX	45008.30	46265.94
YY	45022.65	46259.31
ZZ	45074.07	46220.61
MCM	45064.78	46226.05

Steve Carroll DATE: 1/12/18
MIDWAY REGISTRATION COMPANY

Don B. ... DATE: 2-6-18
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

ENTRY: 455372 BOOK: 1332 PAGE: 46-55
DATE: 8-21-18 TIME: 1:30 PM BY: SLK DO
FOR: NEWPORT RESET LLC
BY: J.C. ... WASATCH COUNTY ENGINEER PROXY FOR BLS&M

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 10th DAY OF Dec., 2017.

RO# 2886
Paul ...
COUNTY SURVEYOR

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°04'50" EAST BETWEEN THE 2000 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND THE 1996 WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SAID SECTION 3, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC. FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 60°04'53" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, TO OBTAIN UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°01'29".

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, BRIG CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145798 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 17-2-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: 8-21-17
Brig Christensen
SURVEYOR (SEE SEAL BELOW)

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 17th DAY OF December, A.D. 2017.

APPROVED: *Colleen Chonkar* ATTEST: *David ...*
MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED: *Carrie ...* ATTEST: *David ...*
CITY ATTORNEY CITY ENGINEER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 2nd DAY OF February, 2018 BY THE
MIDWAY CITY PLANNING COMMISSION
Neil E. ...
CHAIRMAN, PLANNING COMMISSION
DIRECTOR - SECRETARY

BOUNDARY DESCRIPTION

PARCEL 1:
BEGINNING AT A POINT THAT IS WEST 576.96 FEET AND NORTH 802.64 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 55°50'31" WEST 103.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 199.50 FEET;
THENCE ALONG SAID CURVE 194.73 FEET THROUGH A CENTRAL ANGLE OF 55°50'31" (CHORD BEARS NORTH 27°57'46" WEST 187.09 FEET);
THENCE NORTH 64.06 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 24.50 FEET;
THENCE ALONG SAID CURVE 38.48 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 45°00'00" EAST 34.85 FEET);
THENCE EAST 100.51 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 134.50 FEET;
THENCE ALONG SAID CURVE 98.47 FEET THROUGH A CENTRAL ANGLE OF 41°56'55" (CHORD BEARS SOUTH 69°01'33" EAST 96.29 FEET);
THENCE SOUTH 48°02'09" EAST 189.36 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 115.50 FEET;
THENCE ALONG SAID CURVE 73.39 FEET THROUGH A CENTRAL ANGLE OF 36°24'27" (CHORD BEARS SOUTH 69°15'19" WEST 72.16 FEET);
THENCE SOUTH 00°01'46" WEST 121.92 FEET;
THENCE NORTH 89°59'46" WEST 246.03 FEET TO THE POINT OF BEGINNING.
CONTAINING: 2.13 ACRES.

PARCEL 2:
BEGINNING AT A POINT THAT IS WEST 576.96 FEET AND NORTH 802.64 FEET AND SOUTH 33°06'43" WEST 31.00 FEET FROM THE 2000 WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 38°11'23" WEST 198.47 FEET; THENCE SOUTH 00°05'26" WEST 108.08 FEET; THENCE NORTH 89°42'09" WEST 222.38 FEET; THENCE NORTH 00°01'29" EAST 348.93 FEET; THENCE SOUTH 89°41'12" WEST 335.75 FEET; THENCE NORTH 00°40'42" EAST 204.19 FEET; THENCE NORTH 89°18'02" EAST 165.00 FEET; THENCE NORTH 01°09'58" EAST 165.17 FEET; THENCE TO BE 89°46'29" EAST 627.78 FEET; THENCE SOUTH 13°41'37" EAST 207.17 FEET; THENCE SOUTH 89°04'10" WEST 218.13 FEET; THENCE SOUTH 00°01'29" WEST 189.36 FEET; THENCE SOUTH 31°19 FEET (CENTRAL ANGLE OF 21°08'58" AND A CHORD BEARING NORTH 58°37'34" WEST 31.01 FEET); THENCE NORTH 48°02'09" WEST 189.36 FEET; THENCE ALONG A 189.50 FOOT RADIUS CURVE TO THE LEFT 121.17 FEET (CENTRAL ANGLE OF 41°56'55" AND A CHORD BEARING NORTH 69°01'33" WEST 116.46 FEET); THENCE WEST 198.01 FEET; THENCE SOUTH 116.96 FEET; THENCE ALONG A 230.50 FOOT RADIUS CURVE TO THE LEFT 254.89 FEET (CENTRAL ANGLE OF 55°50'31" AND A CHORD BEARING SOUTH 27°57'46" EAST 216.96 FEET); THENCE SOUTH 95°50'31" EAST 104.41 FEET TO THE POINT OF BEGINNING.
CONTAINING: 8.83 ACRES

PARCELS 1 & 2 CONTAINING: 10.96 TOTAL ACRES.

RESERVATION OF COMMON AREA

THE OWNER HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR USE BY THE OWNERS, THEIR GUESTS, AND INVITES. SAID AREAS ARE HEREBY RESERVED FOR THEIR COMMON USE AND COVENANT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF APPENZELL P.U.D. RECORDED June 24, 2016, AS ENTRY NO. 428735 IN BOOK 1162, BEGINNING AT PAGE 512 (THE DECLARATION).

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, PUBLIC TRAILS, EASEMENTS, LIMITED COMMON, AND COMMON AREAS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATED THOSE AREAS LABELED AS PRIVATE STREETS, PUBLIC TRAILS, EASEMENTS, LIMITED COMMON, AND COMMON AREAS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 20th DAY OF July, A.D. 2018
Richard A. Cook
BY: *Richard A. Cook*
Richard A. Cook - Newport Reset LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE 20th DAY OF July, A.D. 2018, PERSONALLY APPEARED BEFORE ME, RICHARD A. COOK, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: 1/31/18
Bobby Clark
NOTARY PUBLIC

APPENZELL PUD PHASE 2

A PLANNED UNIT DEVELOPMENT IN MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 3, T4S, R4E, SLB&M
SCALE: 1" = 100 FEET

SEAL: BRIG CHRISTENSEN, PLS, LICENSE NO. 145798, EXPIRES 8-21-17

SEAL: RICHARD A. COOK, NOTARY PUBLIC, LICENSE NO. 1162, EXPIRES 1-31-18

SEAL: MIDWAY CITY PLANNING COMMISSION

ITEMS TO CONSIDER

- How does this proposal comply with the vision of the General Plan?
- Will the existing home owners in Appenzell all need to approve the proposal since the area proposed for the new units will be on what is currently common area owned by the homeowners?
- How will this impact those living in the PUD and those surrounding the PUD?
- Will open space and viewsheds be impacted?
- What will the increased traffic impact be?
- The intersection will not be new, but the proposed use will be more intense than what was approved.

ITEMS TO CONSIDER

- Will this proposal have a positive or negative impact on City revenue including the ability to meet State requirements for the Resort Tax?
- How will this impact the school district?
- The proposed units are smaller than the minimums allowed by the zone, though the City Council may still approve them.
- Will the proposed units be affordable housing?
- Is the developer offering anything to the community to help offset potential impacts?