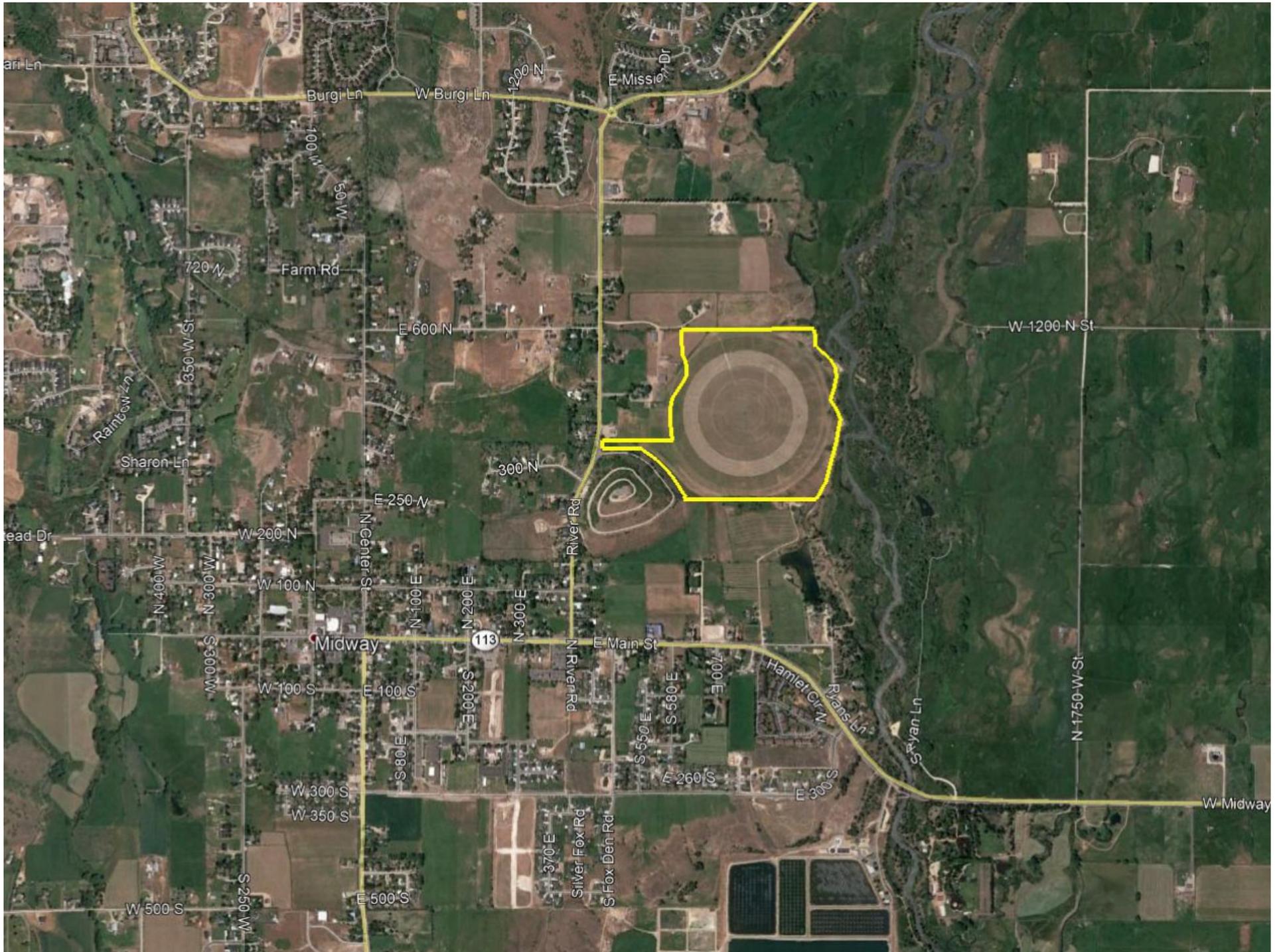


WHITAKER FARM

FINAL

LAND USE SUMMARY

- 80-acre parcel
- RA-1-43 zoning
- Proposal contains 50 lots
- Public roads
- Public trails
- 2 accesses from River Road
- 20 acres of open space
- The lots will connect to Midway City's culinary water line, MSD's sewer line, and Midway Irrigation Company's secondary water line



ari Ln

Burgi Ln W Burgi Ln

1200 N

E Missio Dr

50 W
100 W

720 W

Farm Rd

E 600 N

W-1200 N St

Rainbow Ln

Sharon Ln

300 N

E 250 N

lead Dr

W 200 N

N Center St

River Rd

N 400 W

N 300 W

W 100 N

N 100 E

E 200 N

N 300 E

N River Rd

E Main St

Midway

113

N 400 W

N 300 W

W 100 S

E 100 S

S 80 E

S 200 E

N 300 E

N River Rd

E Main St

S 550 E

S 580 E

E 700 E

E 260 S

E 300 S

Hamlet Cir W

R Ryans Ln

S Ryan Ln

N 1750 W St

W 300 S
W 350 S

W 500 S

S 250 W

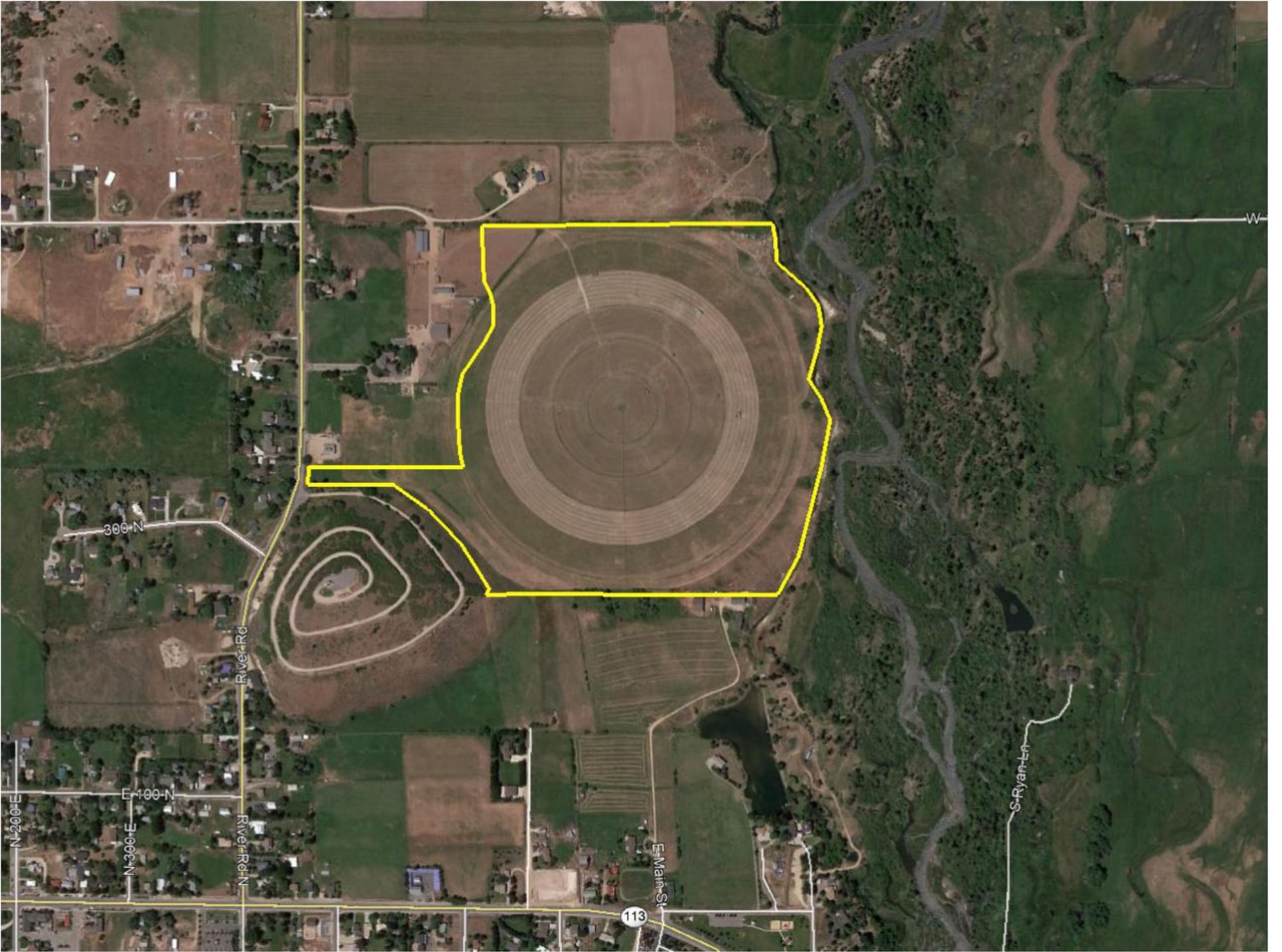
E 500 S

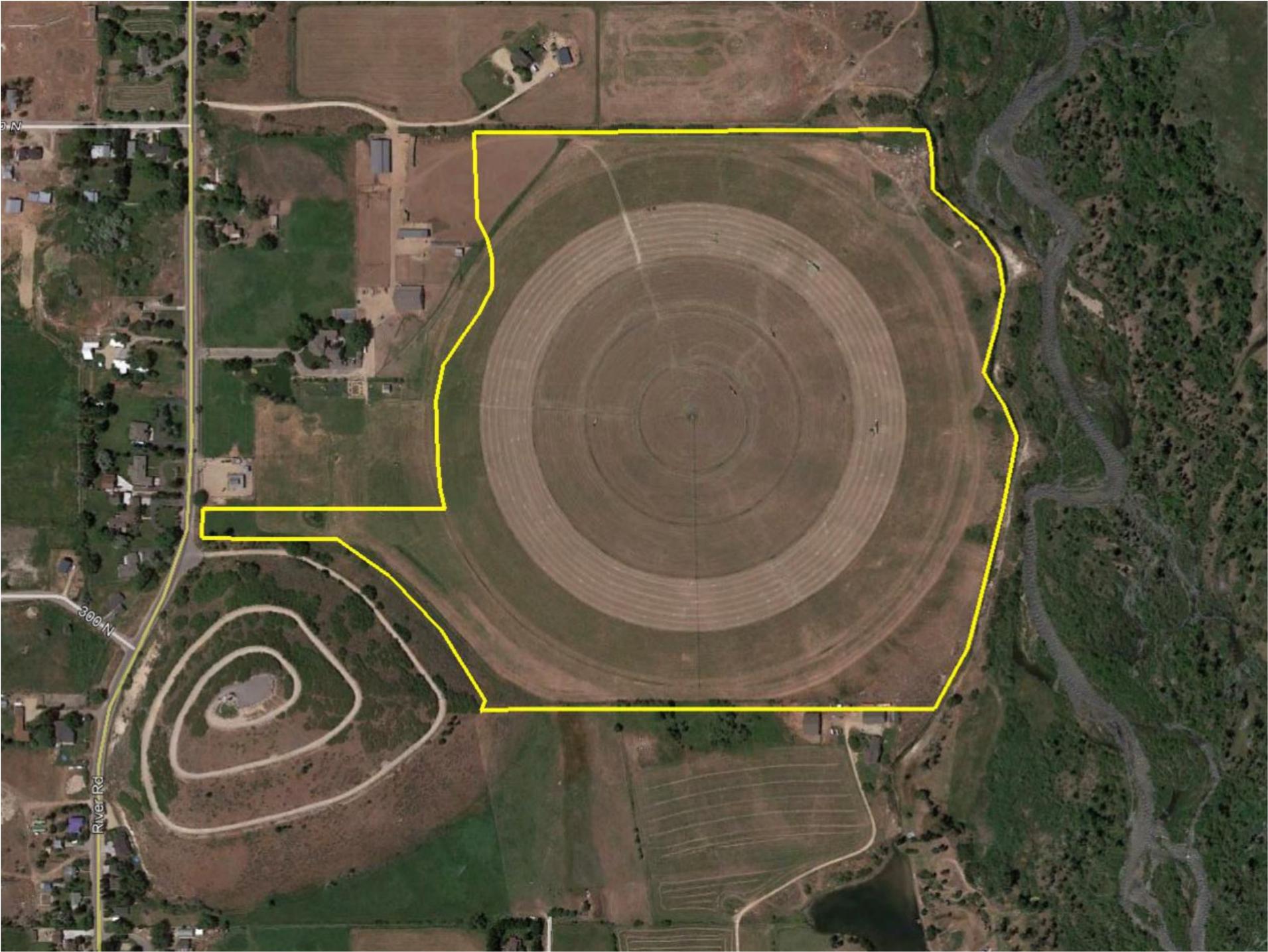
370 E

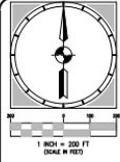
Silver Fox Rd

S Fox Den Rd

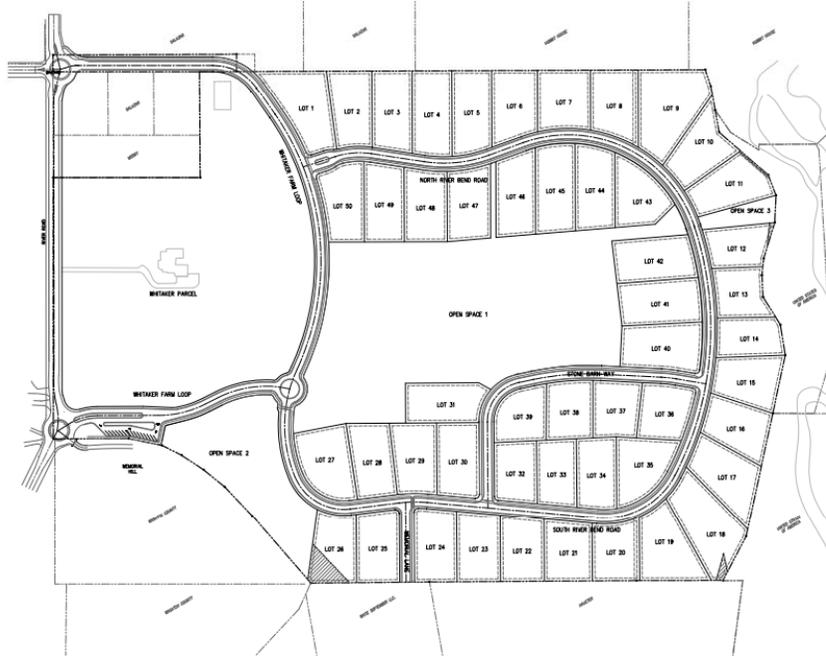
W Midway







WHITAKER FARMS SUBDIVISION FINAL PLAT



PUBLIC UTILITY EASEMENTS:
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET

PROPERTY CORNER NOTES
1. 5/8" REBAR AND PLASTIC CAP STAMPED "SUMMIT ENG 435-654-9228" TO BE SET AT SUBDIVISION CORNERS AND REAR LOT CORNERS.
2. 1/2" COPPER PLUG STAMPED "M-SP-145796" TO BE SET AT POINTS WHERE EXTENSION OF SIDE LOT LINES INTERSECT CENTER OF CONCRETE STREET CURVE.

ZONING INFORMATION
APPROVED MINIMUM SETBACKS ARE AS FOLLOWS UNLESS OTHERWISE APPROVED:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 14 FEET MINIMUM
SIDE: 30 FEET TOTAL
CORNER LOTS ARE SUBJECT TO A 30 FOOT BUILDING SETBACK ON THE STREET THAT IS NOT BEING FRONTED ON. ALL SETBACKS ARE SUBJECT TO HENRY CITY ZONING ORDINANCE REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED.

PLAT NOTES:
1. NOTE 1
2. NOTE 2
3. NOTE 3

BOUNDARY DESCRIPTION

BEGINNING NORTH 89°47'04" EAST 502.56 FEET FROM THE NORTH 1 CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAND NORTH 1/4 CORNER LIES SOUTH 87°21'21" WEST 1.88 FEET FROM A WASATCH COUNTY MONUMENT REFERENCING THE NORTH 1/4.
THENCE NORTH 89°47'04" EAST 1908.26 FEET ALONG THE SECTIONLINE; THENCE FOLLOWING ALONG RECORDS OF SURVEY (B&G THE FOLLOWING TWO (2) COURSES: 1) SOUTH 10°21'07" EAST 84.00 FEET; THENCE FOLLOWING THE DEED FOR PROPERTY OWNED BY THE UNITED STATES OF AMERICA (ENTRY NO. 233025) THE FOLLOWING TEN (10) COURSES: 1) SOUTH 09°17'57" EAST 84.10 FEET; 2) SOUTH 89°47'04" EAST 494.07 FEET; 3) SOUTH 21°17'07" EAST 82.27 FEET; 4) SOUTH 02°07'07" WEST 162.71 FEET; 5) SOUTH 17°07'07" WEST 142.73 FEET; 6) SOUTH 09°07'07" WEST 84.07 FEET; 7) SOUTH 02°07'07" EAST 82.00 FEET; 8) SOUTH 30°07'07" EAST 123.30 FEET; 9) SOUTH 09°07'07" EAST 115.86 FEET; 10) SOUTH 17°17'07" WEST 223.51 FEET; THENCE FOLLOWING ALONG PROPERTY OWNED BY THE UNITED STATES OF AMERICA (ENTRY NO. 200025) THE FOLLOWING TWO (2) COURSES: 1) SOUTH 12°17'07" WEST 478.80 FEET; 2) SOUTH 27°47'07" WEST 184.80 FEET TO A FOUND NEARBY; THENCE ALONG THE BOUNDARY OF RECORDS OF SURVEY (B&G), AS CHECKED BY FOUND BEARINGS, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°47'04" WEST 108.68 FEET; 2) SOUTH 89°47'04" WEST 78.58 FEET; 3) SOUTH 89°47'04" WEST 447.20 FEET TO A FENCELINE; THENCE ALONG SAID FENCELINE FOR THE FOLLOWING SIX (6) COURSES: 1) NORTH 42°07'04" WEST 332.74 FEET; 2) NORTH 42°07'04" WEST 151.72 FEET; 3) NORTH 50°07'04" WEST 101.88 FEET; 4) NORTH 07°07'04" WEST 94.48 FEET; 5) NORTH 42°07'04" WEST 152.52 FEET; 6) NORTH 78°21'21" WEST 128.20 FEET; THENCE SOUTH 89°47'04" WEST 142.73 FEET; 4) SOUTH 09°07'07" WEST 84.07 FEET; 5) SOUTH 02°07'07" WEST 82.00 FEET; 6) SOUTH 17°07'07" WEST 142.73 FEET; 7) SOUTH 09°07'07" WEST 84.07 FEET; 8) SOUTH 21°17'07" EAST 82.27 FEET; 9) SOUTH 02°07'07" EAST 82.00 FEET; 10) SOUTH 09°17'07" EAST 84.10 FEET; THENCE NORTH 89°47'04" EAST 502.56 FEET ALONG THE DEED LINE FOR ENTRY NO. 421808; THENCE NORTH 02°07'07" WEST 401.24 FEET ALONG A FENCELINE TO THE POINT OF BEGINNING, CONTAINING 103.543 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°47'04" WEST 5322.82 FEET FROM THE MONUMENT REFERENCING THE NORTH 1/4 CORNER OF SECTION 35 TO BE 1985 WASATCH COUNTY MONUMENT AT THE NORTH 1 CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH UTAH STATE PLANE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARING.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-86-803 OF THE UTAH CODE, I, BRIG CHRISTENSEN, L. BRIG 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 17-21-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
BRIG CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
DATE _____
SURVEYOR'S SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT (WE), THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, INCLUDING PUBLIC EASEMENTS, TO BE HEREAFTER KNOWN AS THE SUBDIVISION, DO HEREBY CERTIFY FOR THE PUBLIC USE, BENEFIT AND INTEREST OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT, AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 2018.

FEEL OWNER (OR AGENT) _____ PRINTED NAME _____ DATE _____
FEEL OWNER (OR AGENT) _____ PRINTED NAME _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____, S.S.
COUNTY OF _____
ON THIS _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.
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.
APPROVED: MAYOR _____ DATE _____ ATTEST: CITY RECORDER _____ DATE _____
APPROVED: CITY ENGINEER _____ DATE _____ ATTEST: CITY ATTORNEY _____ DATE _____
(SEE SEAL BELOW)

MIDWAY IRRIGATION COMPANY _____ DATE _____
MIDWAY SANITATION DISTRICT _____ DATE _____
CHAIRMAN _____ DATE _____ CHAIRMAN _____ DATE _____

WASATCH COUNTY RECORDER

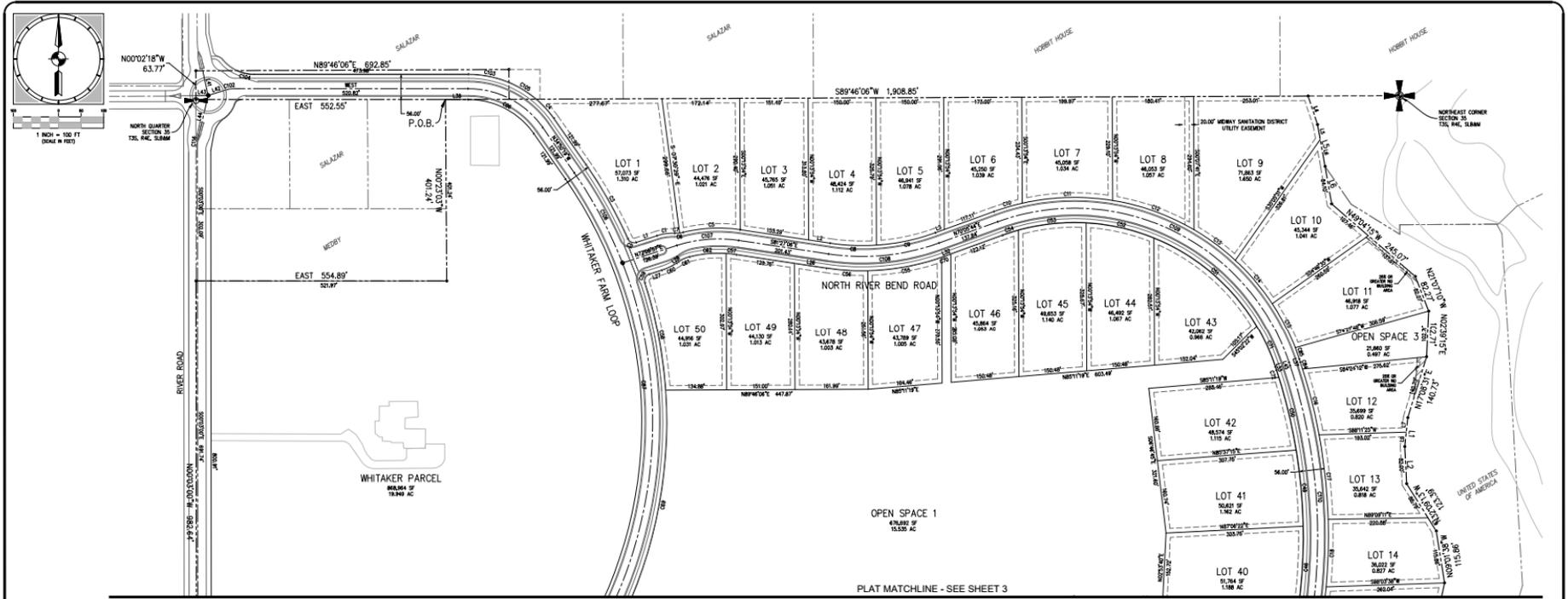
PROJECT: C18-004
SHEET: 1 OF 3
ISSUE DATE: 03/22/2018
Summit Engineering Group Inc.
Structural - Civil - Surveying
180 WEST SPRING CANYON AVENUE, SUITE 100
MIDWAY CITY, UTAH 84049-1000
PHONE: 435-835-1000
FAX: 435-835-1001
WWW.SUMMITENGINEERING.COM

WHITAKER FARMS SUBDIVISION
LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M, MIDWAY CITY, WASATCH COUNTY, UTAH

WASATCH COUNTY SURVEYOR
APPROVED AS TO FORM
SURVEYOR _____ DATE _____ ROS # _____

CITY ENGINEER SEAL
CLEAN-RECORDER SEAL

U:\03 PROJECTS\PROJECTS-03-18\WHITAKER FARMS SUBDIVISION\DWG\PLAT_FINAL_PLAT_3-22-18.dwg



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C01	116.00	24.30	19.50°	22.50	N89°50'14"W
C02	15.00	21.39	87.93°	22.00	N89°50'14"W
C03	1,000.00	186.77	170.44°	186.47	N22°52'14"W
C04	237.00	59.38	14.48°	58.71	N44°14'12"W
C05	324.00	82.70	22.70°	81.07	N49°17'42"W
C06	68.00	18.87	15.53°	18.61	S84°37'52"E
C07	48.00	8.60	8.97°	8.56	N49°17'42"W
C08	476.00	120.77	17.27°	119.56	N49°17'42"W
C09	476.00	135.00	21.00°	133.22	N49°17'42"W
C10	524.00	135.33	20.77°	133.22	N49°17'42"W
C11	524.00	135.33	20.77°	133.22	N49°17'42"W
C12	524.00	135.33	20.77°	133.22	N49°17'42"W
C13	524.00	135.33	20.77°	133.22	N49°17'42"W
C14	524.00	135.33	20.77°	133.22	N49°17'42"W
C15	524.00	135.33	20.77°	133.22	N49°17'42"W
C16	524.00	135.33	20.77°	133.22	N49°17'42"W
C17	524.00	135.33	20.77°	133.22	N49°17'42"W
C18	524.00	135.33	20.77°	133.22	N49°17'42"W
C19	524.00	135.33	20.77°	133.22	N49°17'42"W
C20	524.00	135.33	20.77°	133.22	N49°17'42"W
C21	524.00	135.33	20.77°	133.22	N49°17'42"W
C22	524.00	135.33	20.77°	133.22	N49°17'42"W
C23	524.00	135.33	20.77°	133.22	N49°17'42"W
C24	524.00	135.33	20.77°	133.22	N49°17'42"W
C25	524.00	135.33	20.77°	133.22	N49°17'42"W
C26	524.00	135.33	20.77°	133.22	N49°17'42"W
C27	524.00	135.33	20.77°	133.22	N49°17'42"W
C28	524.00	135.33	20.77°	133.22	N49°17'42"W
C29	524.00	135.33	20.77°	133.22	N49°17'42"W
C30	524.00	135.33	20.77°	133.22	N49°17'42"W
C31	524.00	135.33	20.77°	133.22	N49°17'42"W
C32	524.00	135.33	20.77°	133.22	N49°17'42"W
C33	524.00	135.33	20.77°	133.22	N49°17'42"W
C34	524.00	135.33	20.77°	133.22	N49°17'42"W
C35	524.00	135.33	20.77°	133.22	N49°17'42"W
C36	524.00	135.33	20.77°	133.22	N49°17'42"W
C37	524.00	135.33	20.77°	133.22	N49°17'42"W
C38	524.00	135.33	20.77°	133.22	N49°17'42"W
C39	524.00	135.33	20.77°	133.22	N49°17'42"W
C40	524.00	135.33	20.77°	133.22	N49°17'42"W
C41	524.00	135.33	20.77°	133.22	N49°17'42"W
C42	524.00	135.33	20.77°	133.22	N49°17'42"W
C43	524.00	135.33	20.77°	133.22	N49°17'42"W
C44	524.00	135.33	20.77°	133.22	N49°17'42"W
C45	524.00	135.33	20.77°	133.22	N49°17'42"W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C46	11.00	15.36	12.94°	14.87	S89°13'00"W
C47	232.00	222.81	92.94°	225.00	S78°20'00"W
C48	330.00	251.14	110.00°	251.00	S87°12'00"W
C49	330.00	251.14	110.00°	251.00	S87°12'00"W
C50	330.00	251.14	110.00°	251.00	S87°12'00"W
C51	330.00	251.14	110.00°	251.00	S87°12'00"W
C52	330.00	251.14	110.00°	251.00	S87°12'00"W
C53	330.00	251.14	110.00°	251.00	S87°12'00"W
C54	330.00	251.14	110.00°	251.00	S87°12'00"W
C55	330.00	251.14	110.00°	251.00	S87°12'00"W
C56	330.00	251.14	110.00°	251.00	S87°12'00"W
C57	330.00	251.14	110.00°	251.00	S87°12'00"W
C58	330.00	251.14	110.00°	251.00	S87°12'00"W
C59	330.00	251.14	110.00°	251.00	S87°12'00"W
C60	330.00	251.14	110.00°	251.00	S87°12'00"W
C61	330.00	251.14	110.00°	251.00	S87°12'00"W
C62	330.00	251.14	110.00°	251.00	S87°12'00"W
C63	330.00	251.14	110.00°	251.00	S87°12'00"W
C64	330.00	251.14	110.00°	251.00	S87°12'00"W
C65	330.00	251.14	110.00°	251.00	S87°12'00"W
C66	330.00	251.14	110.00°	251.00	S87°12'00"W
C67	330.00	251.14	110.00°	251.00	S87°12'00"W
C68	330.00	251.14	110.00°	251.00	S87°12'00"W
C69	330.00	251.14	110.00°	251.00	S87°12'00"W
C70	330.00	251.14	110.00°	251.00	S87°12'00"W
C71	330.00	251.14	110.00°	251.00	S87°12'00"W
C72	330.00	251.14	110.00°	251.00	S87°12'00"W
C73	330.00	251.14	110.00°	251.00	S87°12'00"W
C74	330.00	251.14	110.00°	251.00	S87°12'00"W
C75	330.00	251.14	110.00°	251.00	S87°12'00"W
C76	330.00	251.14	110.00°	251.00	S87°12'00"W
C77	330.00	251.14	110.00°	251.00	S87°12'00"W
C78	330.00	251.14	110.00°	251.00	S87°12'00"W
C79	330.00	251.14	110.00°	251.00	S87°12'00"W
C80	330.00	251.14	110.00°	251.00	S87°12'00"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L01	S19°20'00"W	28.33	L31	S87°12'00"W	11.81
L02	S19°20'00"W	28.33	L32	S72°24'24"W	28.30
L03	S19°20'00"W	28.33	L33	N05°04'00"W	1.50
L04	S19°20'00"W	28.33	L34	N49°17'42"W	68.84
L05	S19°20'00"W	28.33	L35	N49°17'42"W	55.90
L06	S19°20'00"W	28.33	L36	N49°17'42"W	6.41
L07	S19°20'00"W	28.33	L37	N49°17'42"W	10.11
L08	S19°20'00"W	28.33	L38	N49°17'42"W	33.04
L09	S19°20'00"W	28.33	L39	N49°17'42"W	24.40
L10	S19°20'00"W	28.33	L40	N11°20'24"W	20.30
L11	S19°20'00"W	28.33	L41	N49°17'42"W	7.03
L12	S19°20'00"W	28.33	L42	N19°20'24"W	53.00
L13	S19°20'00"W	28.33	L43	N49°17'42"W	22.17
L14	S19°20'00"W	28.33	L44	N11°20'24"W	20.30
L15	S19°20'00"W	28.33	L45	N11°20'24"W	20.30
L16	S19°20'00"W	28.33	L46	N11°20'24"W	20.30
L17	S19°20'00"W	28.33	L47	N11°20'24"W	20.30
L18	S19°20'00"W	28.33	L48	N11°20'24"W	20.30
L19	S19°20'00"W	28.33	L49	N11°20'24"W	20.30
L20	S19°20'00"W	28.33	L50	N11°20'24"W	20.30
L21	S19°20'00"W	28.33	L51	N11°20'24"W	20.30
L22	S19°20'00"W	28.33	L52	N11°20'24"W	20.30
L23	S19°20'00"W	28.33	L53	N11°20'24"W	20.30
L24	S19°20'00"W	28.33	L54	N11°20'24"W	20.30
L25	S19°20'00"W	28.33	L55	N11°20'24"W	20.30
L26	S19°20'00"W	28.33	L56	N11°20'24"W	20.30
L27	S19°20'00"W	28.33	L57	N11°20'24"W	20.30
L28	S19°20'00"W	28.33	L58	N11°20'24"W	20.30
L29	S19°20'00"W	28.33	L59	N11°20'24"W	20.30
L30	S19°20'00"W	28.33	L60	N11°20'24"W	20.30

- LEGEND**
- SECTION LINES
 - ADJOINING PROPERTY LINES
 - PUBLIC UTILITY EASEMENT LINES
 - BUILDING SETBACK LINES
 - SLOPE EASEMENT - NO STRUCTURES
 - SET STREET MONUMENT
 - EXTERIOR SUBDIVISION CORNER, SET 5'0" BEHIND AND CAP MARKED "SURVEY ENGINEERING 415-444-9223"
 - EXTERIOR SUBDIVISION CORNERS WITH NO MARKERS SET
 - BOUNDARY ANGLE POINT
 - EASEMENT DESCRIPTION
 - NON-IRRIGATED AREA

PROJECT: C19-004
 SHEET: 2 OF 3
 ISSUE DATE: 03/13/2019

Summit Engineering Group Inc.
 Structural • Civil • Surveying

1800 1st Avenue, Suite 100
 Midway, UT 84043-4803

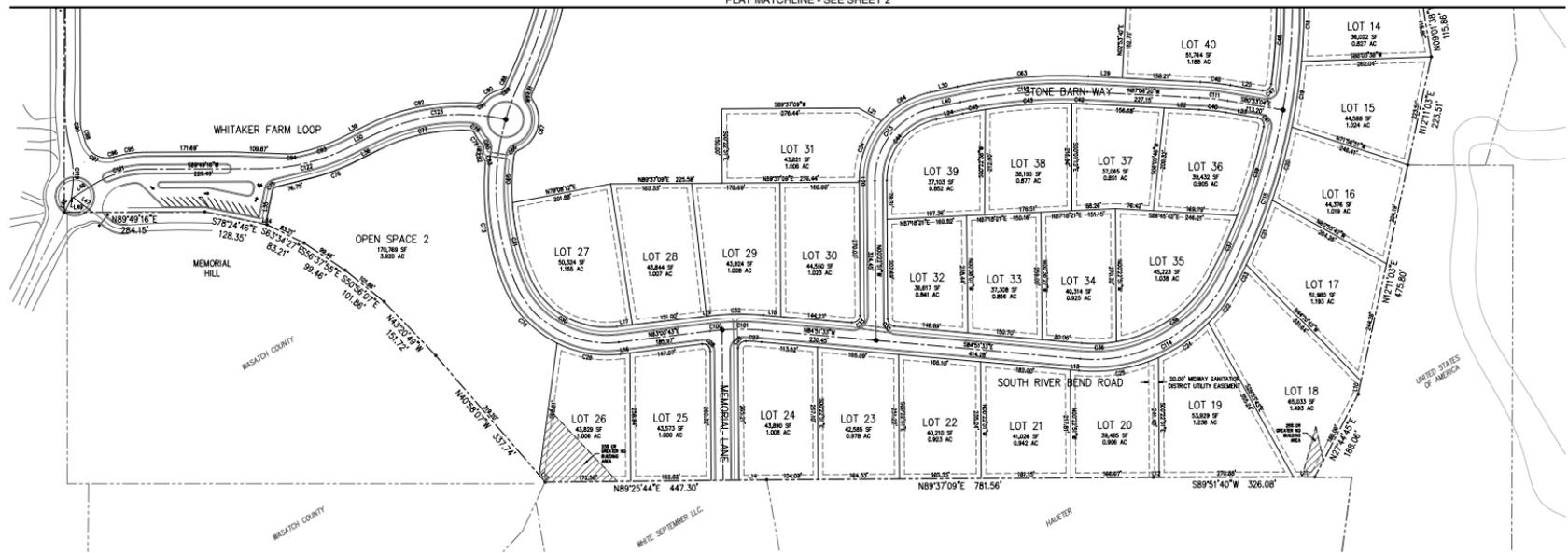
WHITAKER FARMS SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M,
 MIDWAY CITY, WASATCH COUNTY, UTAH

ALL DISTANCES AND BEARINGS ARE BASED ON THE NAD 83 DATUM. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS. ALL DISTANCES ARE IN FEET AND INCHES. ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS. ALL DISTANCES ARE IN FEET AND INCHES. ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS.



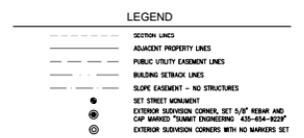
PLAT MATCHLINE - SEE SHEET 2



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C01	118.00	34.13	163.24	32.00	S89°29'58" W
C02	1200.00	186.73	102.48	186.73	N00°00'00" E
C03	1200.00	186.73	102.48	186.73	N00°00'00" E
C04	1188.00	186.73	102.48	186.73	N00°00'00" E
C05	1188.00	186.73	102.48	186.73	N00°00'00" E
C06	1188.00	186.73	102.48	186.73	N00°00'00" E
C07	1188.00	186.73	102.48	186.73	N00°00'00" E
C08	1188.00	186.73	102.48	186.73	N00°00'00" E
C09	1188.00	186.73	102.48	186.73	N00°00'00" E
C10	1188.00	186.73	102.48	186.73	N00°00'00" E
C11	1188.00	186.73	102.48	186.73	N00°00'00" E
C12	1188.00	186.73	102.48	186.73	N00°00'00" E
C13	1188.00	186.73	102.48	186.73	N00°00'00" E
C14	1188.00	186.73	102.48	186.73	N00°00'00" E
C15	1188.00	186.73	102.48	186.73	N00°00'00" E
C16	1188.00	186.73	102.48	186.73	N00°00'00" E
C17	1188.00	186.73	102.48	186.73	N00°00'00" E
C18	1188.00	186.73	102.48	186.73	N00°00'00" E
C19	1188.00	186.73	102.48	186.73	N00°00'00" E
C20	1188.00	186.73	102.48	186.73	N00°00'00" E
C21	1188.00	186.73	102.48	186.73	N00°00'00" E
C22	1188.00	186.73	102.48	186.73	N00°00'00" E
C23	1188.00	186.73	102.48	186.73	N00°00'00" E
C24	1188.00	186.73	102.48	186.73	N00°00'00" E
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C41	1188.00	186.73	102.48	186.73	N00°00'00" E
C42	1188.00	186.73	102.48	186.73	N00°00'00" E
C43	1188.00	186.73	102.48	186.73	N00°00'00" E
C44	1188.00	186.73	102.48	186.73	N00°00'00" E
C45	1188.00	186.73	102.48	186.73	N00°00'00" E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
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C02	1188.00	186.73	102.48	186.73	N00°00'00" E
C03	1188.00	186.73	102.48	186.73	N00°00'00" E
C04	1188.00	186.73	102.48	186.73	N00°00'00" E
C05	1188.00	186.73	102.48	186.73	N00°00'00" E
C06	1188.00	186.73	102.48	186.73	N00°00'00" E
C07	1188.00	186.73	102.48	186.73	N00°00'00" E
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C09	1188.00	186.73	102.48	186.73	N00°00'00" E
C10	1188.00	186.73	102.48	186.73	N00°00'00" E
C11	1188.00	186.73	102.48	186.73	N00°00'00" E
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C13	1188.00	186.73	102.48	186.73	N00°00'00" E
C14	1188.00	186.73	102.48	186.73	N00°00'00" E
C15	1188.00	186.73	102.48	186.73	N00°00'00" E
C16	1188.00	186.73	102.48	186.73	N00°00'00" E
C17	1188.00	186.73	102.48	186.73	N00°00'00" E
C18	1188.00	186.73	102.48	186.73	N00°00'00" E
C19	1188.00	186.73	102.48	186.73	N00°00'00" E
C20	1188.00	186.73	102.48	186.73	N00°00'00" E
C21	1188.00	186.73	102.48	186.73	N00°00'00" E
C22	1188.00	186.73	102.48	186.73	N00°00'00" E
C23	1188.00	186.73	102.48	186.73	N00°00'00" E
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C44	1188.00	186.73	102.48	186.73	N00°00'00" E
C45	1188.00	186.73	102.48	186.73	N00°00'00" E

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°00'00" E	48.14	L19	S89°29'58" W	25.50
L2	N00°00'00" E	30.74	L20	S89°29'58" W	25.50
L3	N00°00'00" E	30.74	L21	S89°29'58" W	25.50
L4	N00°00'00" E	30.74	L22	S89°29'58" W	25.50
L5	N00°00'00" E	30.74	L23	S89°29'58" W	25.50
L6	N00°00'00" E	30.74	L24	S89°29'58" W	25.50
L7	N00°00'00" E	30.74	L25	S89°29'58" W	25.50
L8	N00°00'00" E	30.74	L26	S89°29'58" W	25.50
L9	N00°00'00" E	30.74	L27	S89°29'58" W	25.50
L10	N00°00'00" E	30.74	L28	S89°29'58" W	25.50
L11	N00°00'00" E	30.74	L29	S89°29'58" W	25.50
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L18	N00°00'00" E	30.74	L36	S89°29'58" W	25.50
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L22	N00°00'00" E	30.74	L40	S89°29'58" W	25.50
L23	N00°00'00" E	30.74	L41	S89°29'58" W	25.50
L24	N00°00'00" E	30.74	L42	S89°29'58" W	25.50
L25	N00°00'00" E	30.74	L43	S89°29'58" W	25.50
L26	N00°00'00" E	30.74	L44	S89°29'58" W	25.50
L27	N00°00'00" E	30.74	L45	S89°29'58" W	25.50
L28	N00°00'00" E	30.74	L46	S89°29'58" W	25.50
L29	N00°00'00" E	30.74	L47	S89°29'58" W	25.50
L30	N00°00'00" E	30.74	L48	S89°29'58" W	25.50
L31	N00°00'00" E	30.74	L49	S89°29'58" W	25.50
L32	N00°00'00" E	30.74	L50	S89°29'58" W	25.50



PROJECT: C19-004
 SHEET: 3 OF 3
 ISSUE DATE: 03/13/2019

Summit Engineering Group Inc.
 Structural • Civil • Surveying
 88 WEST PHOENIX AVENUE, SUITE 100
 WASHINGTON, DC 20004-4400

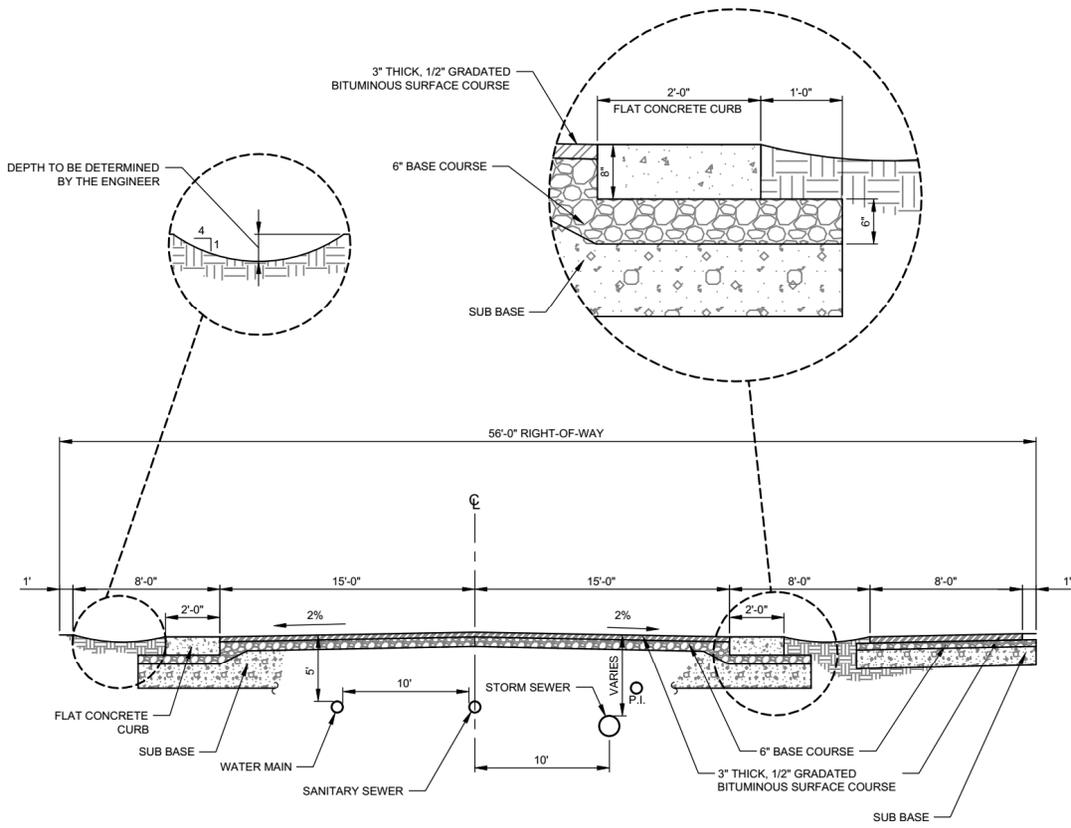
DATE PLOTTED: 03/13/2019 10:45:00 AM
 PLOT SCALE: 1" = 100'-0"

WHITAKER FARMS SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S186M,
 MIDWAY CITY, WASATCH COUNTY, UTAH

3/10/19 PROJECT/ISSUE PRACTICE-04 WHITAKER FARMS SUBDIVISION BY DRA. PLOT 3-13-2019

H:\Midway City\Standard Drawings\2014 Standards\DRAWINGS\STREETS-3.dwg - Layout - 10/17/2014 11:51am. natalier



NOTES:

1. THIS CROSS SECTION MAY BE USED WHEN THERE IS AN AVERAGE FRONTAGE OF 150' PER LOT (CORNER LOTS BOTH FRONTAGES MUST BE CALCULATED) AND ONLY AFTER APPROVAL BY PLANNING COMMISSION & CITY COUNCIL.
2. WHEREVER POSSIBLE, SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
3. NO WATER LINE SMALLER THAN 8-INCH DIA. SHALL BE INSTALLED.
4. A-1-a GRADATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE.
5. SUGGESTED UTILITY PLACEMENT; FINAL PLACEMENT TO BE APPROVED BY CITY ENGINEER.
6. STORM WATER FLOW TO CONTINUE THROUGH THE DRIVEWAY CONNECTION.

LOCAL STREET CROSS SECTION #4

M-S3 STREET CROSS-SECTIONS AND UTILITY LOCATIONS
TYP N.T.S.

HORROCKS
ENGINEERS

DATE: SEPTEMBER 2014
728 WEST 100 SOUTH #2
HEBER CITY, UTAH 84032
(435) 654-2226



MIDWAY CITY
75 NORTH 100 WEST
PO BOX 277
MIDWAY, UTAH 84049
(435) 654-3227

MIDWAY CITY
STANDARD DRAWING
STREETS - 3



36 WEST CENTER STREET
PROVO, UTAH 84601
801.223.4444
LANDARC@PROVO.UT

SEA

PROJECT

WHITAKER FARM
MIDWAY, UT

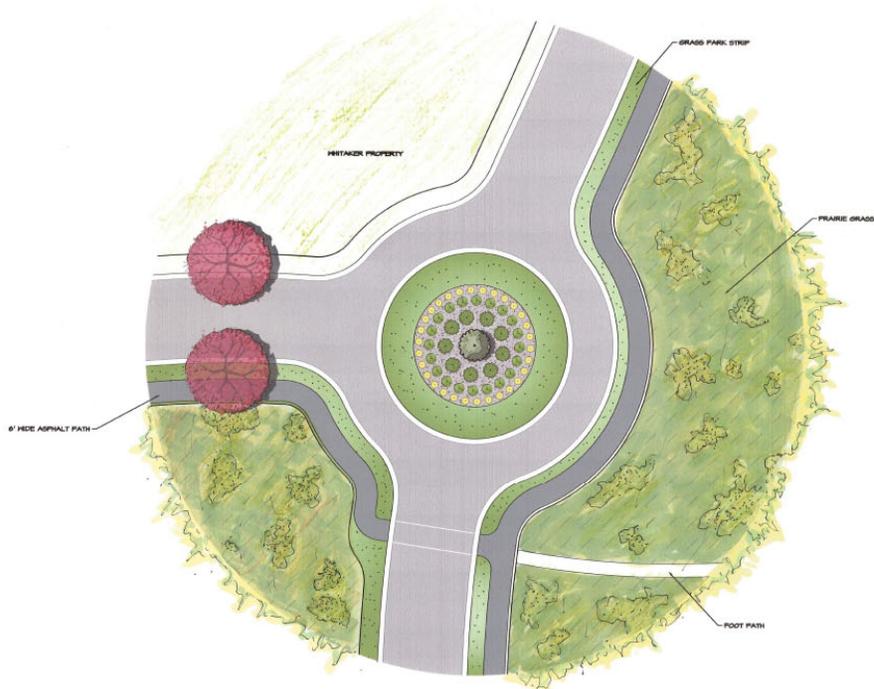
ISSUE DRAWING LOG



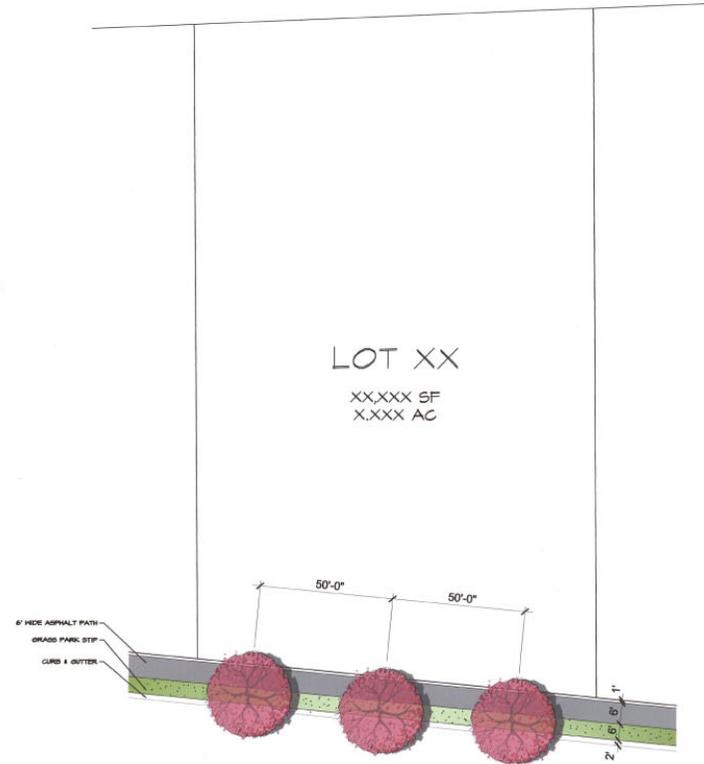
TITLE
LANDSCAPE
ENLRGMNTS

NUMBER

L1.01



ROUNDAABOUT ENLARGEMENT



PARK STRIP ENLARGEMENT TYPICAL



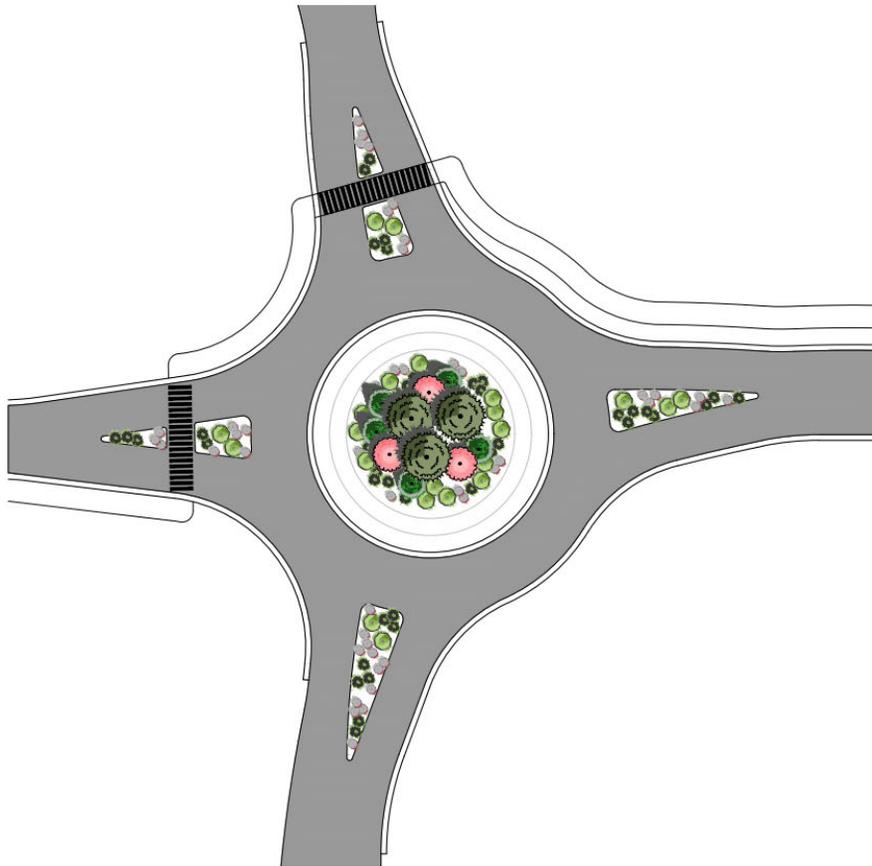


PLANT LEGEND

	EVERGREEN TREE	21
	ORNAMENTAL TREE	14
	DECIDUOUS TREE	18
	SMALL EVERGREEN TREE	35
	GRASSES	03
	PERENNIALS	71
	SHRUBS	135

WHITAKER FARMS ROUND ABOUT @ 600 N & RIVER RD
 Midway, Utah

The land is proposed to be returned to its original state. All proposed changes are subject to the approval of the local government.



PLANT LEGEND

	EVERGREEN TREE	21
	ORNAMENTAL TREE	14
	DECIDUOUS TREE	18
	SMALL EVERGREEN TREE	35
	GRASSES	53
	PERENNIALS	71
	SHRUBS	135

DISCUSSION ITEMS

- Open space (25%) and lot size proportional reduction
- Traffic Study
 - River Road improvements
- Geotechnical Report
- Public Trails
- Sensitive lands

DISCUSSION ITEMS

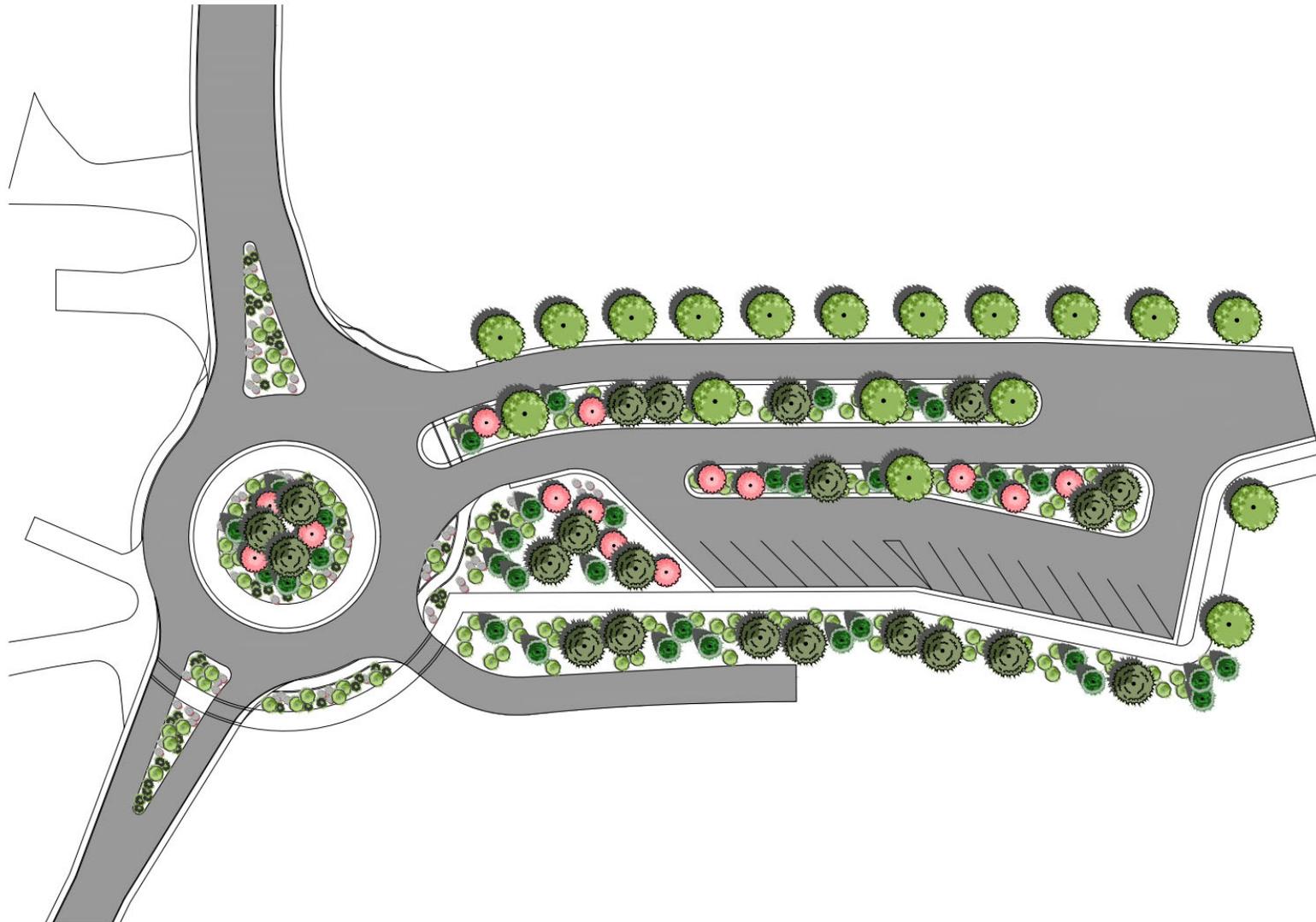
- Road Cross Section
- 20-acre Whitaker parcel
 - 12 Whitaker future units and the currently proposed 50 lots will be one HOA
 - 1 HOA for all 62 units
- Memorial Hill Access
- Landscaping Plan
 - Prairie grass
 - Roundabouts landscaping

WATER RECOMMENDATION

- 83.64 acre parcel
 - Area of lots & open space
 - 72.26 acres Impervious area of 51 lots
 - 9.37 acres (51 x 8,000 sq. ft. = 408,000 sq. ft.)
 - Irrigated lot area
 - 62.89 acres
 - Open Space
 - 24.33 acres
 - ROW - park strip
 - 1.9 acres
 - Total irrigated acreage
 - $62.89 + 1.9 (64.79 \times 3) = 194.37$ acre feet
- 51 culinary connections
 - $51 \times 0.8 = 40.8$ acre feet
- **235.17 acre feet requirement**

CITY COUNCIL PRELIMINARY APPROVAL

- RA-1-43 zoning standards
 - Lot 1 must be adjusted
- County Council approval
 - Veteran's approval
- Revised landscaping plan
 - Roundabouts landscaping
 - Prairie grass maintenance plan
- Recalculated water requirement
 - Trail width from 8' to 6'
- Amended annexation agreement has yet to be signed and recorded

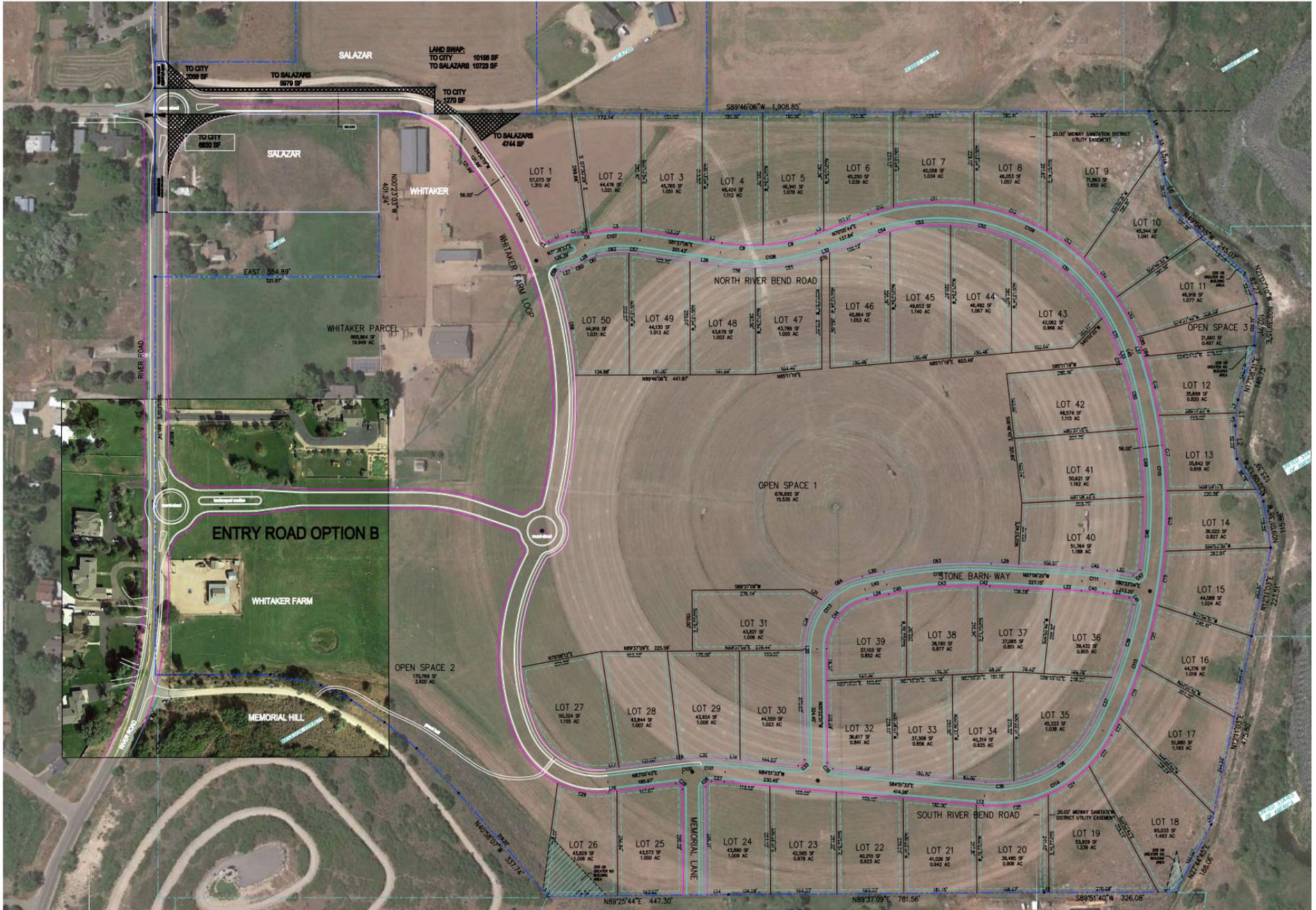


PLANT LEGEND

	EVERGREEN TREE	21
	ORNAMENTAL TREE	14
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WHITAKER FARMS ROUND ABOUT @ 600 N & RIVER RD
 Midway, Utah

This plan is prepared by the Utah State Office of Management and Enterprise Services. It is subject to the Utah State Office of Management and Enterprise Services. It is subject to the Utah State Office of Management and Enterprise Services.



Site plan showing lot divisions, roads, and open spaces. Includes lot numbers and areas.

ACCESS PLAN A & PLAN B

- Plan A
 - Part of the amended annexation agreement
 - Preferred plan
 - Provides parking for Memorial Hill
 - Slows traffic as vehicles enter town
 - Pedestrian safety and trail connectivity have been analyzed
 - Engineered
- Plan B
 - Does not provide parking for memorial Hill
 - May not be as effective for slowing down traffic
 - Has not been part of the public hearing process
 - Pedestrian safety and trail connectivity have not been analyzed
 - Is not engineered

POSSIBLE FINDINGS

- The proposed development does comply with the requirements of the RA-1-43 zoning code
- The proposal does not have County approval for a new access to Memorial Hill
- The amended annexation agreement has not been signed
- The developer is providing 10% more open space than required by code

PROPOSED CONDITIONS

- The amended annexation agreement must be signed before the plat is recorded.
- The developer must build either the proposed roundabout plan or the proposed plan b to provide the required second access to the development
- The developer must pursue approval of the roundabout from Wasatch County for six months or be denied by Wasatch County before plan b may be considered as an option for access.
- If plan b becomes the access for the development, all trail connectivity in the development, along River Road, and to Memorial Hill must be approved by the City before construction begins in the development.