

LIME CANYON MEADOWS

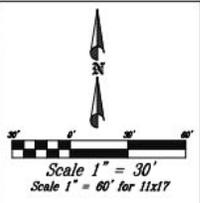
FINAL

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

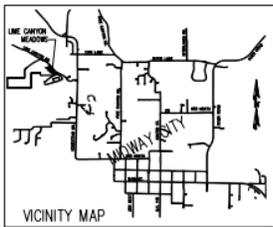
SENSITIVE LANDS
 NO SENSITIVE LANDS WERE IDENTIFIED IN THE SUBDIVISION.

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

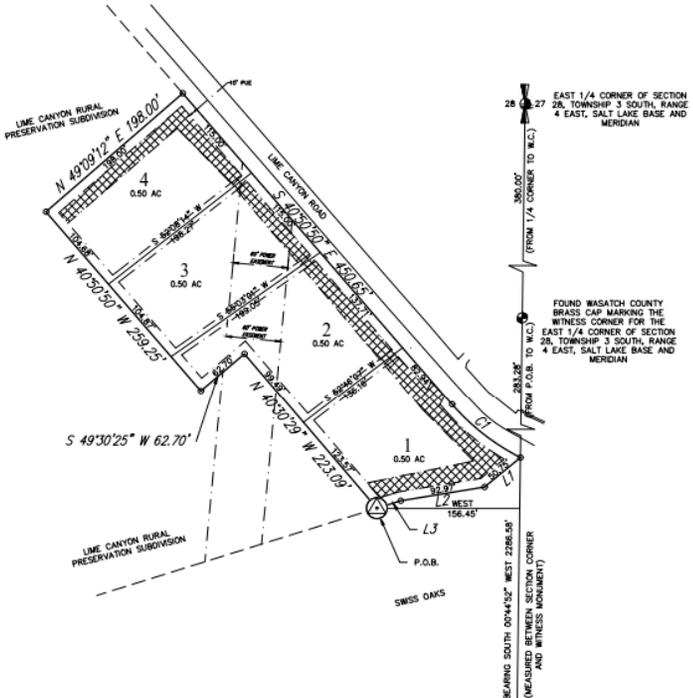
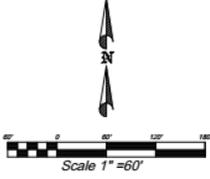
BRETT WALKER
 LIME CANYON MEADOWS
 SITE PLAN

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

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 P.L.S. 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____

RS: # _____

 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°30'50" WEST 259.25 FEET; THENCE NORTH 49°07'12" EAST 188.00 FEET; THENCE SOUTH 40°30'50" EAST 450.65 FEET; THENCE ALONG THE ARC OF A 243.92 FOOT RADIUS CURVE TO THE LEFT 94.80 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
OR SEALED

APPROVED _____ CITY ENGINEER APPROVED _____ CITY ATTORNEY
OR SEALED

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 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: _____ SURVEYOR (OR SEALED)

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.

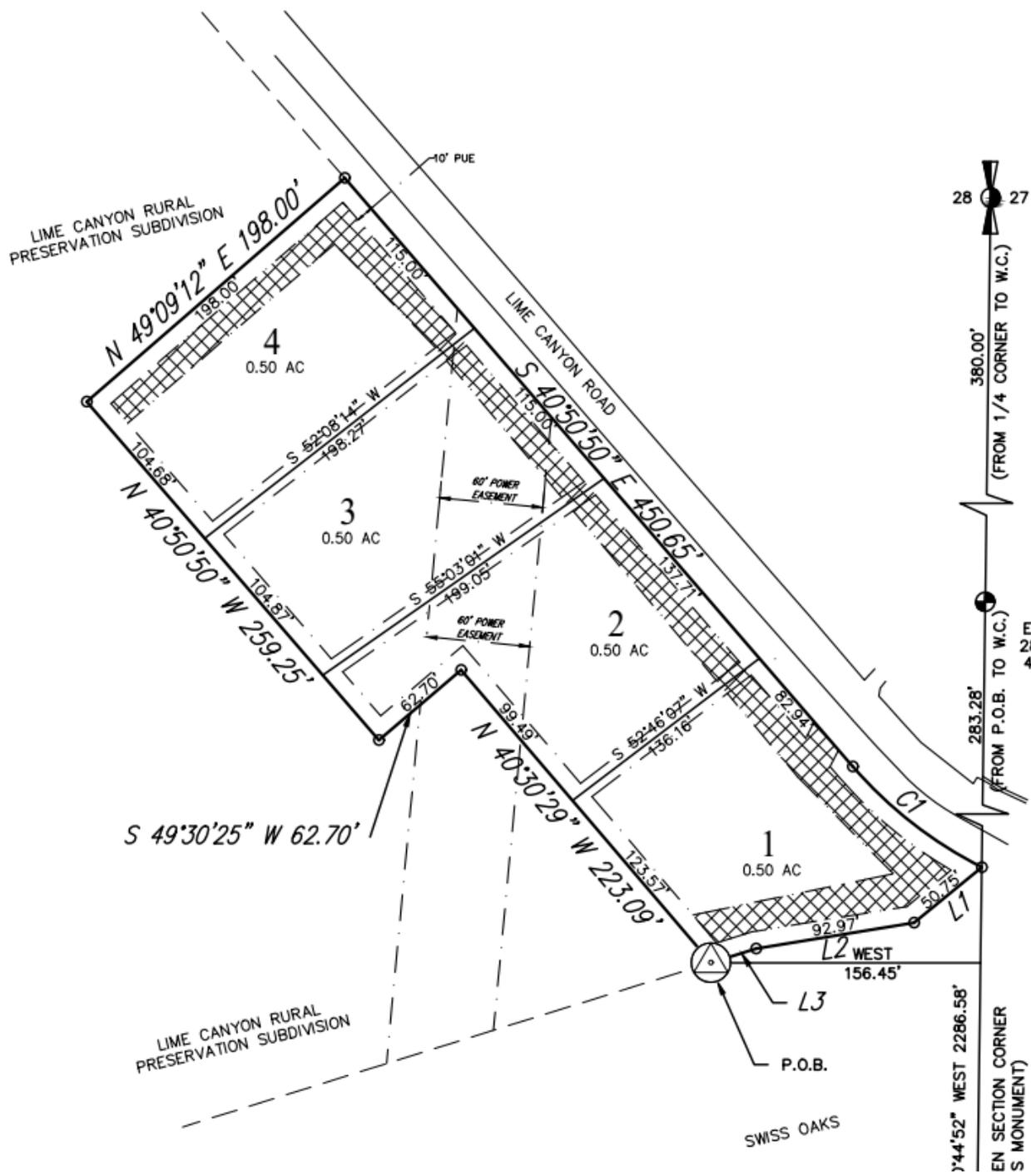
SCALE: 1" = 60' FEET

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

SURVEYOR
 TROY L. TAYLOR, P.L.S.
 ELEMENT LAND SURVEYING
 2286 SOUTH 270 EAST
 HERRN CITY, UTAH 84032
 PHONE (801) 637-8748

DATE OF SURVEY: DECEMBER 2017

1/4
 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.)

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

1°44'52" WEST 2286.58'
 EN SECTION CORNER
 S MONUMENT)

SWISS OAKS

DISCUSSION ITEMS

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



WATER BOARD RECOMMENDATION

- This Water Board has recommended that 7.1 acre feet is tendered to the City for the outdoor and indoor water requirements. The easement agreement with the Homestead Resort and pressurized irrigation source will also need to be resolved.

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/hydraulics study has been submitted to the City along with a flood mitigation plan

PROPOSED CONDITIONS

- The hydraulics study and proposed improvements plan as described in the letter from Paul Berg dated August 8, 2019 and reviewed and accepted by Matt Lindon is followed and is part of the required construction improvements for the subdivision.