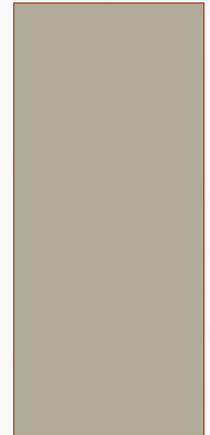


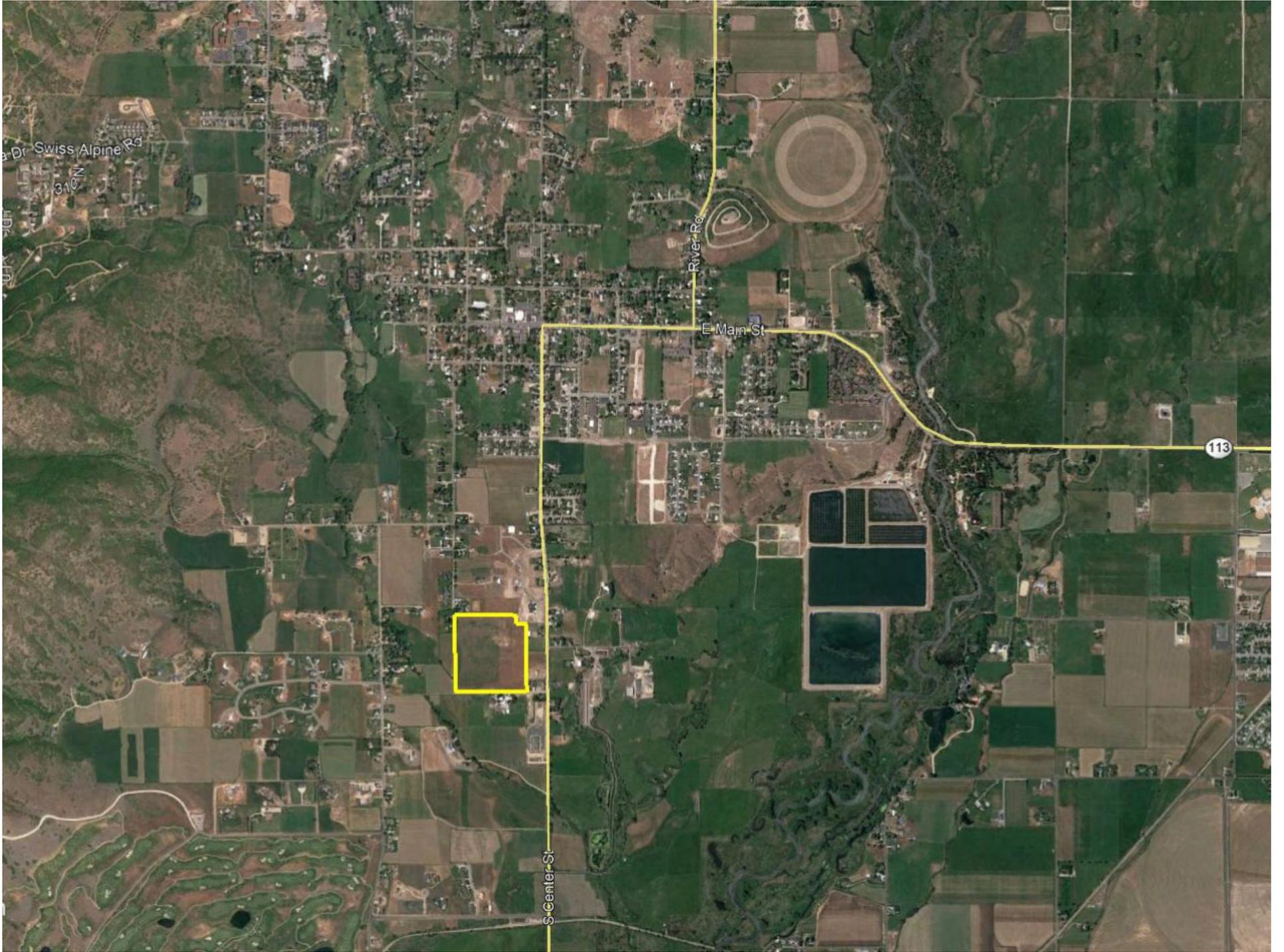
SADDLE CREEK RANCH
PHASE 1

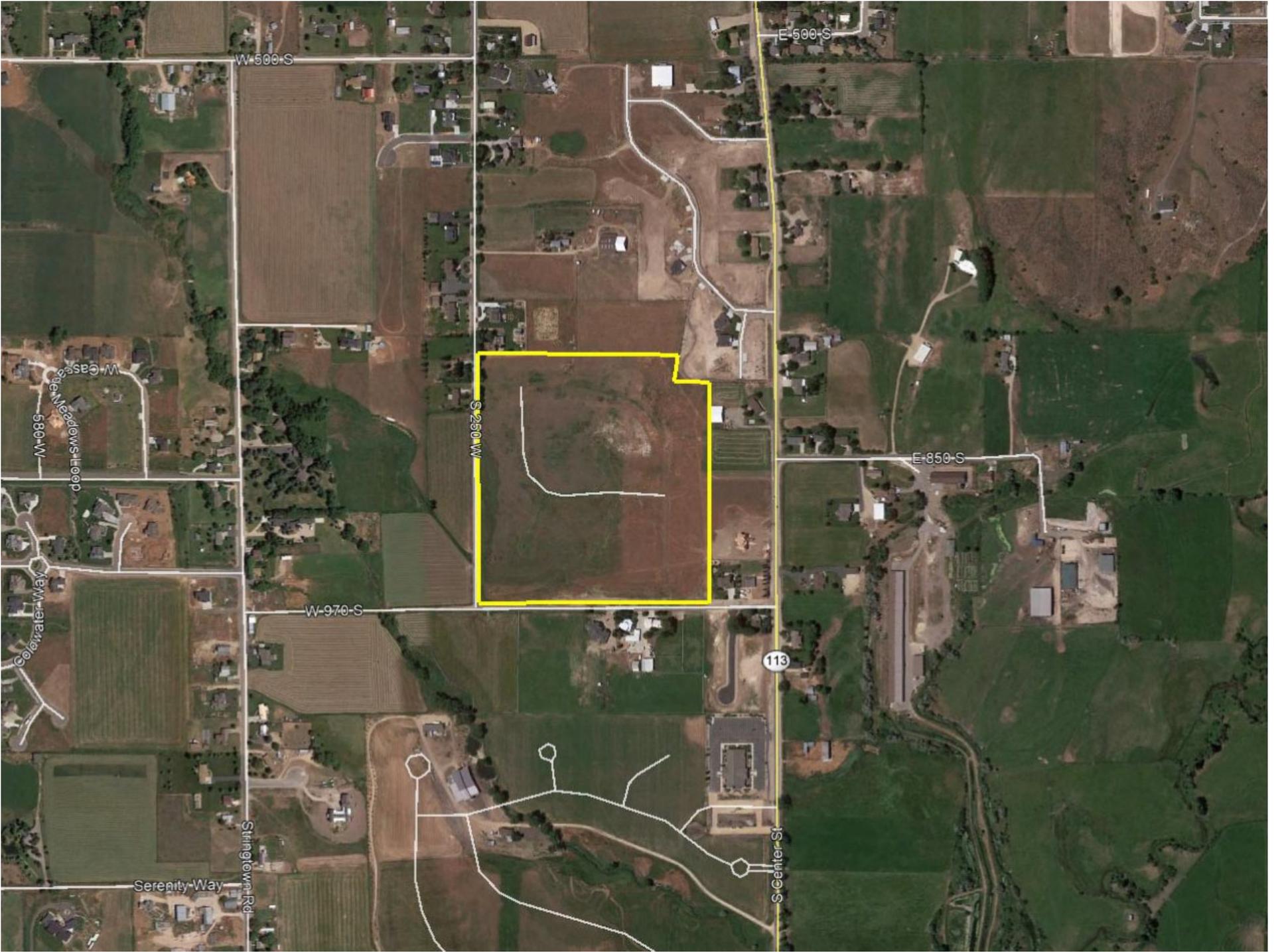
FINAL

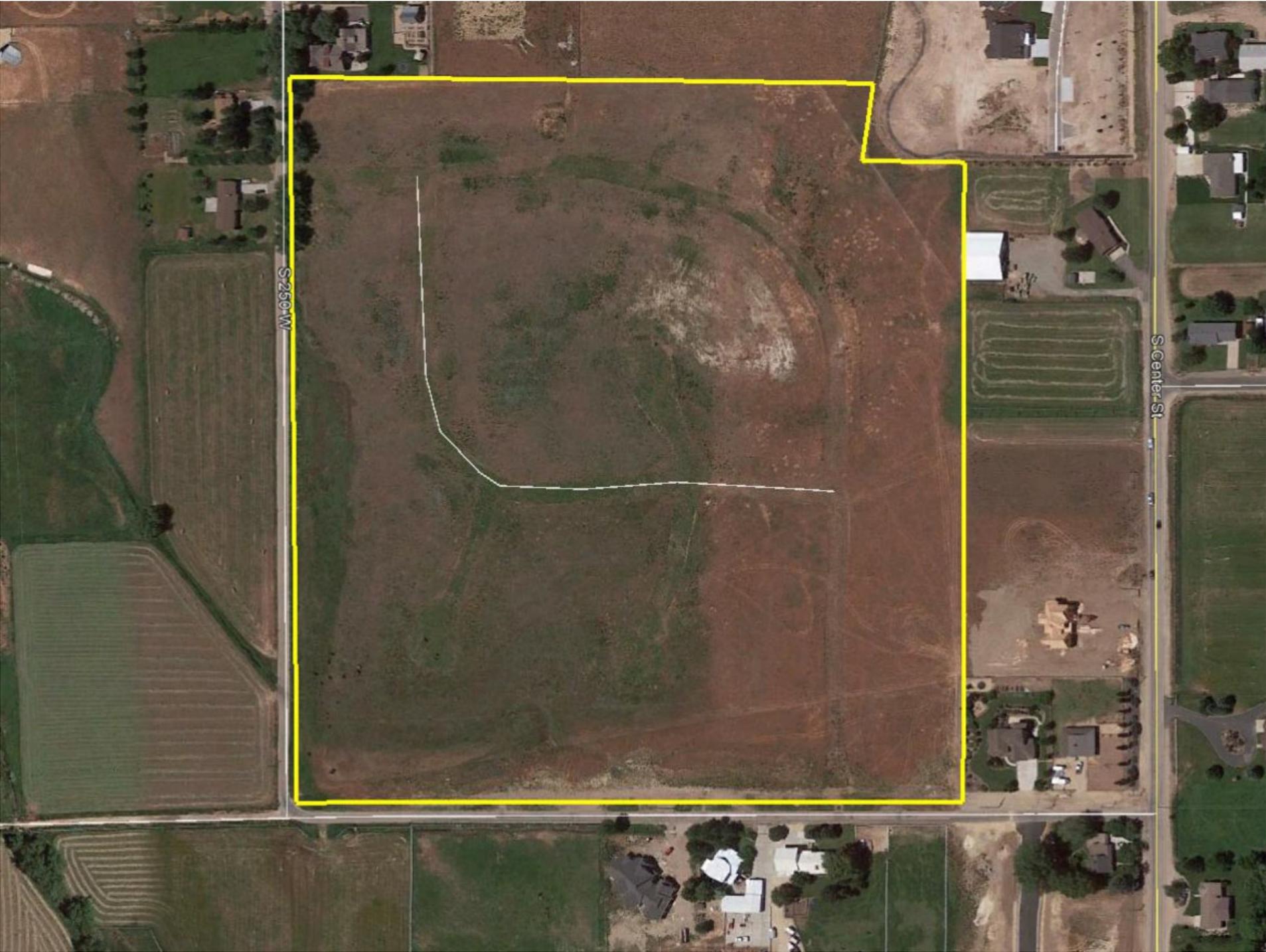


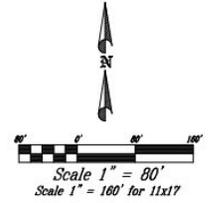
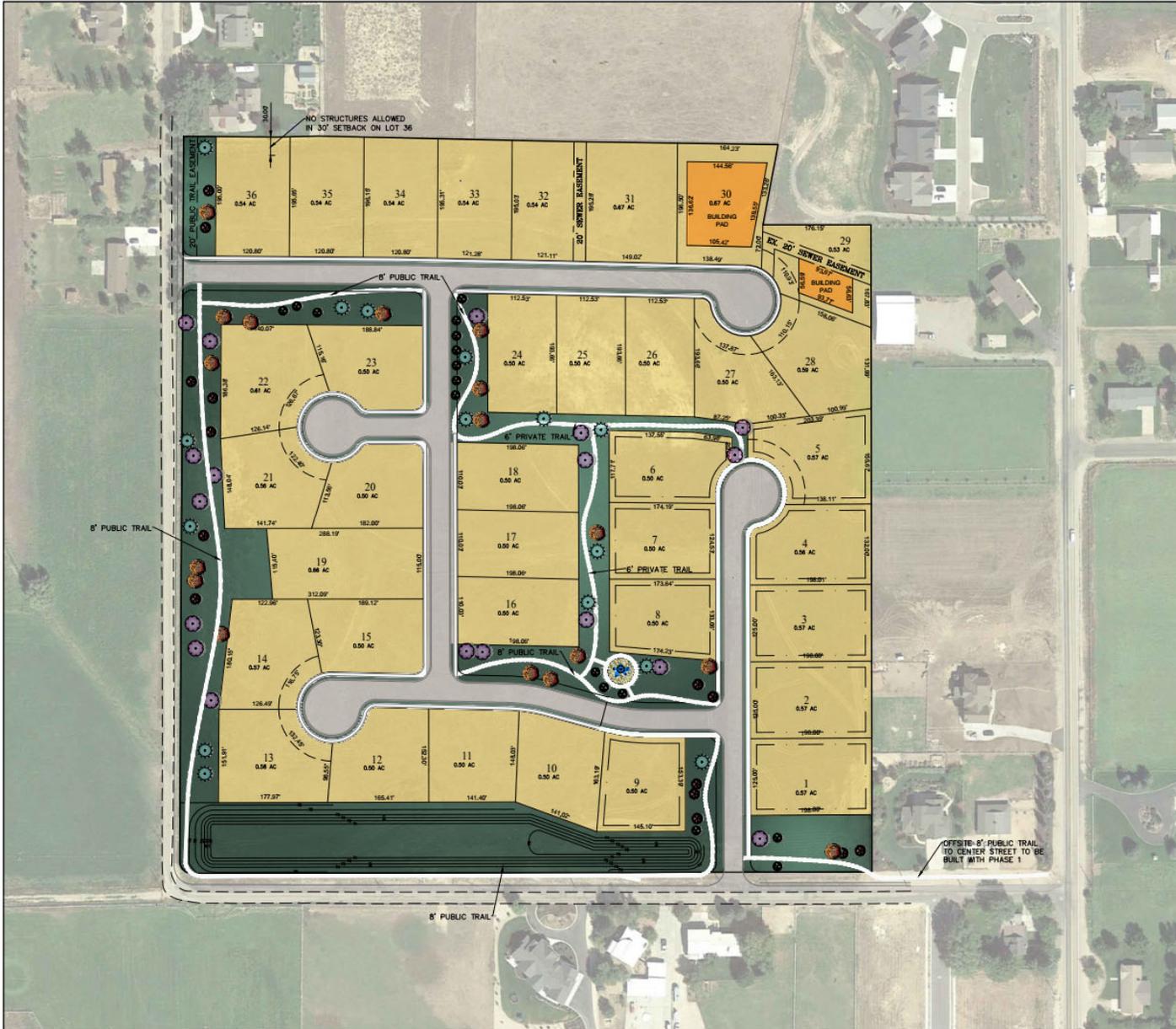
LAND USE SUMMARY

- 9.84 acres
 - Mater Plan - 31.99 acres
- R-1-22 zoning
- Proposal contains 9 lots
 - Master Plan - 36 lots
- Open space
 - 2.91 acres (29.6%)
- Standard subdivision
- Public roads
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line









LAND USE CALCULATIONS:

TOTAL AREA	30.38 AC
# OF LOTS	36 LOTS
OPEN SPACE	6.26 AC (20.61%)(15% REQUIRED)
ZONE	R-1-22
MIN. LOT SIZE	0.50 AC
MIN. FRONTAGE	110.03'
(FRONTAGE REDUCED BY 4.32% ADDITIONAL OPEN SPACE ABOVE 15%)	

NOTE:
REQUIRED 115' OF FRONTAGE IN R-1-22 ZONE HAS BEEN REDUCED BY THE EXTRA 4.32% OF OPEN SPACE. ALLOWED MINIMUM FRONT AGE IS 110.13'

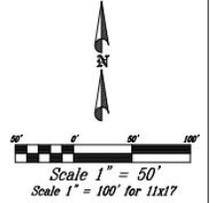
MASTER PLAN APPROVED BY THE
MIDWAY CITY COUNCIL APRIL 2019.

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FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.
PAUL D. BERG, P.E.
SERIAL NO. 205065
DATE: 11 SEP 2019

WATKINS
SADDLE CREEK - PHASE 1
APPROVED MASTER PLAN



DESIGN BY: PDB DATE: 11 SEP 2019 SHEET 2
DRAWN BY: CNB REV:



LAND USE CALCULATIONS - PHASE 1:

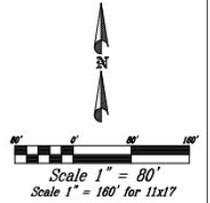
TOTAL AREA	9.84 AC
# OF LOTS	9 LOTS
OPEN SPACE	2.91 AC (29.57%)

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 CARL N. BERG, L.L.A.
 SERIAL NO. 7182790
 DATE: 11 SEP 2019

WATKINS
 SADDLE CREEK - PHASE 1
 SITE PLAN - PHASE 1

BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, UT 84049
 ph 435.657.9749

DESIGN BY: PFB	DATE: 11 SEP 2019	SHEET
DRAWN BY: CNB	REV:	3



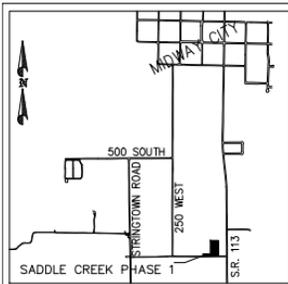
PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
	5	Autumn Blaze Maple / Acer freemanii "Autumn Blaze"	B & B	2"	2"Cal
	9	Autumn Purple Ash / Fraxinus americana "Autumn Purple"	B & B	2"	2"Cal
	10	Canada Red Chokecherry / Prunus virginiana "Canada Red"	B & B	2"	2"Cal
	9	Littleleaf Linden / Tilia cordata	B & B	2"	2"Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
	6	Colorado Spruce / Picea pungens	B&B		8-10'
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT.		
	149,913 sf	Kentucky Bluegrass / Poa pratensis	soil		

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 CARL N. BERG, L.A.
 SERIAL NO. 7182790
 DATE: 11 SEP 2019

WATKINS
 SADDLE CREEK - PHASE 1
 LANDSCAPE PLAN - PHASE 1

DESIGN BY: CNB DATE: 11 SEP 2019 SHEET 4
 DRAWN BY: CNB REV:



VICINITY MAP

ADDRESS TABLE

LOT	ADDRESS
1	XXX SOUTH 100 WEST
2	XXX SOUTH 100 WEST
3	XXX SOUTH 100 WEST
4	XXX SOUTH 100 WEST
5	XXX SOUTH 100 WEST
6	XXX SOUTH 100 WEST
7	XXX SOUTH 100 WEST
8	XXX SOUTH 100 WEST
9	XXX 900 SOUTH

COUNTY GIS DEPARTMENT TO DETERMINE FINAL ADDRESSING

SADDLE CREEK PHASE 1

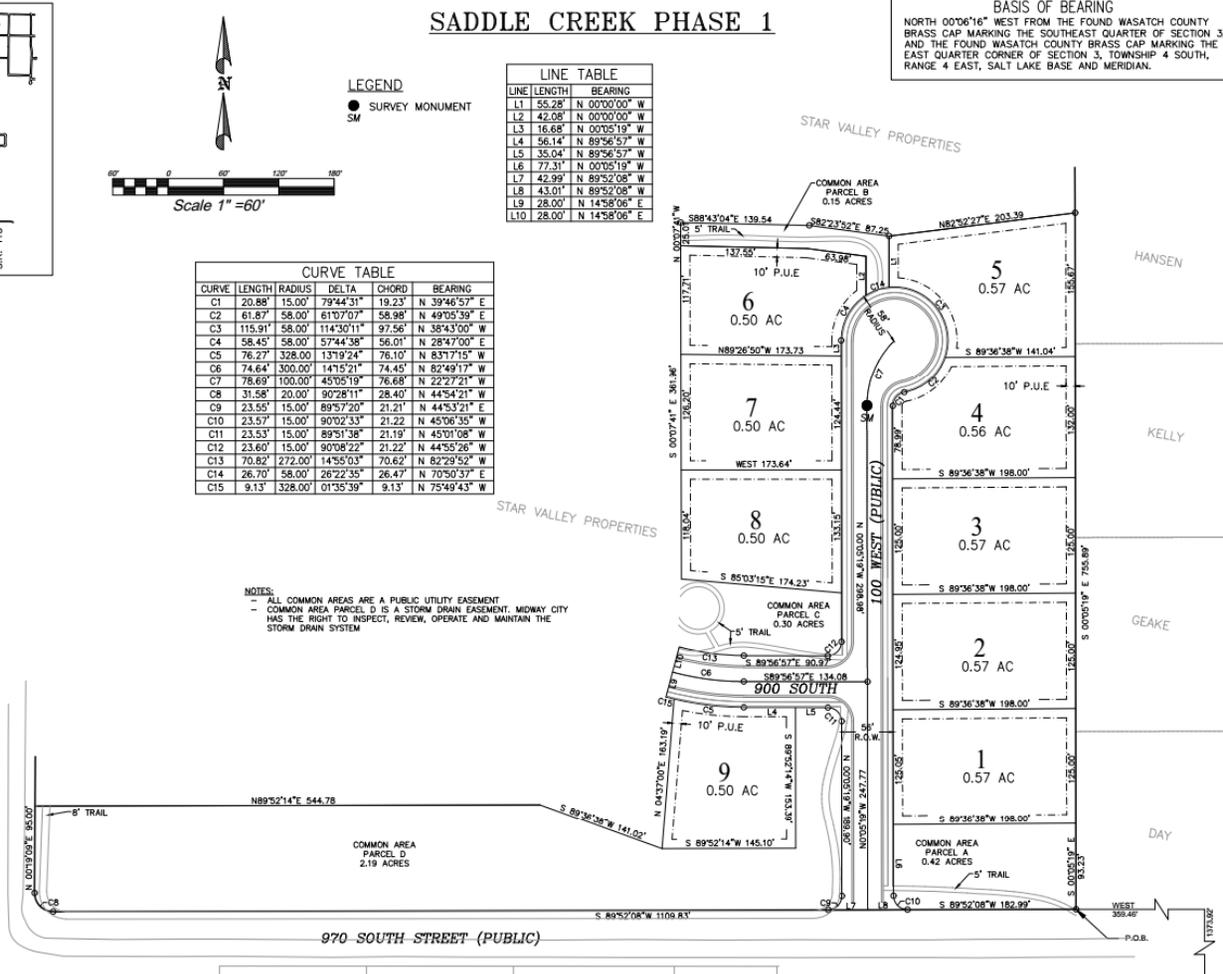
LEGEND

● SURVEY MONUMENT
SM

LINE	LENGTH	BEARING
L1	55.28'	N 00°00'00" W
L2	42.08'	N 00°00'00" W
L3	16.68'	N 00°05'19" W
L4	56.14'	N 89°56'57" W
L5	35.04'	N 89°56'57" W
L6	77.31'	N 00°05'19" W
L7	42.99'	N 89°52'08" W
L8	43.01'	N 89°52'08" W
L9	28.00'	N 14°58'06" E
L10	28.00'	N 14°58'06" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	20.88'	15.00'	79°44'31"	19.23'	N 39°46'57" E
C2	61.87'	58.00'	61°07'07"	58.98'	N 49°05'39" E
C3	115.91'	58.00'	114°30'11"	97.56'	N 38°43'00" E
C4	58.45'	58.00'	57°44'38"	56.01'	N 28°47'00" E
C5	76.27'	328.00'	13°19'24"	76.10'	N 83°17'15" W
C6	74.64'	300.00'	14°15'21"	74.45'	N 82°49'17" W
C7	78.69'	100.00'	45°05'19"	76.68'	N 22°27'21" W
C8	31.58'	20.00'	90°28'11"	28.40'	N 44°54'21" W
C9	23.55'	15.00'	89°57'20"	21.21'	N 44°53'21" E
C10	23.57'	15.00'	90°02'33"	21.22'	N 45°06'35" W
C11	23.53'	15.00'	89°51'38"	21.19'	N 45°01'08" W
C12	23.60'	15.00'	90°08'22"	21.22'	N 44°55'26" W
C13	70.82'	272.00'	14°55'03"	70.62'	N 82°29'52" W
C14	26.70'	58.00'	28°22'35"	26.47'	N 70°50'37" E
C15	9.13'	328.00'	01°35'39"	9.13'	N 75°49'43" W

NOTES:
- ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT
- COMMON AREA PARCEL D IS A STORM DRAIN EASEMENT. MIDWAY CITY HAS THE RIGHT TO INSPECT, REVIEW, OPERATE AND MAINTAIN THE STORM DRAIN SYSTEM



BASIS OF BEARING
NORTH 00°06'16" WEST FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST QUARTER OF SECTION 3, AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE
I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6854112 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 PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREET AND EASEMENTS.

DATE: _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 00°06'16" WEST 1373.92 FEET AND WEST 359.46 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°52'08" WEST 1109.83 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 31.58 FEET (CENTRAL ANGLE OF 90°28'11" AND A CHORD BEARING NORTH 44°54'21" WEST 28.40 FEET; THENCE NORTH 89°52'14" EAST 544.78 FEET; THENCE NORTH 00°19'09" EAST 1182.57 FEET; THENCE SOUTH 89°54'23" EAST 153.19 FEET; THENCE NORTH 88°36'34" EAST 617.78 FEET; THENCE SOUTH 88°43'03" EAST 404.85 FEET; THENCE SOUTH 89°11'03" EAST 344.66 FEET; THENCE SOUTH 10°43'24" WEST 133.26 FEET; THENCE SOUTH 89°59'24" EAST 176.15 FEET; THENCE SOUTH 00°05'19" EAST 1055.70 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.12 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 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: DON AND PEGGY WATSON
STAR VALLEY PROPERTIES LLC

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 (SEE SEAL BELOW)
APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) APPROVED _____ CITY ATTORNEY

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

SADDLE CREEK SUBDIVISION PHASE 1

MIDWAY COUNTY, STATE OF UTAH
SCALE: 1" = 60 FEET

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

SADDLE CREEK PHASE 1 PLAT - 11 SEPTEMBER 2019

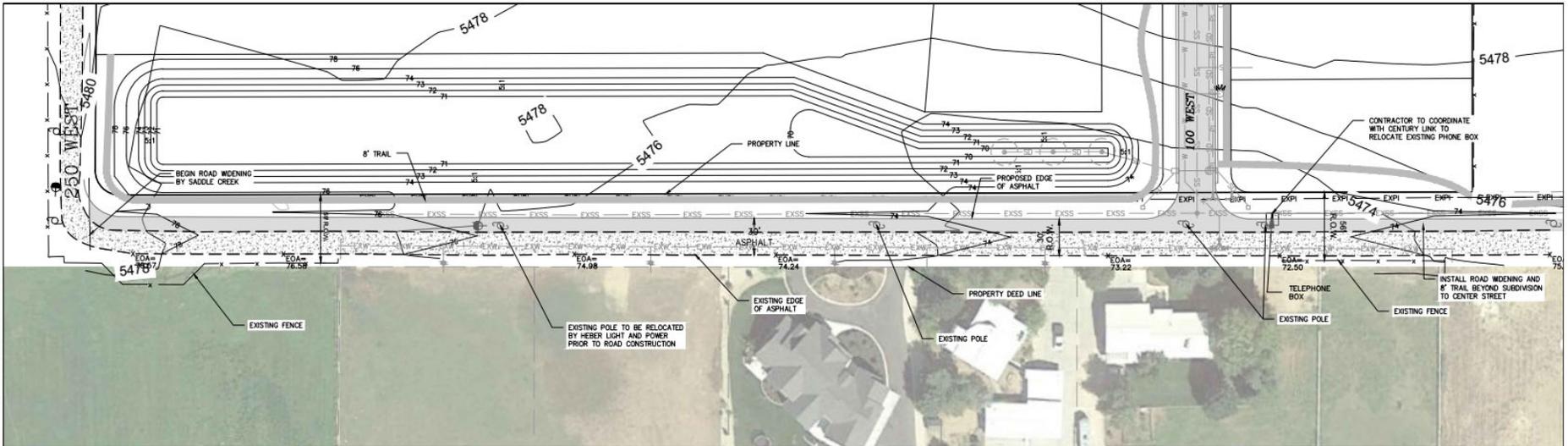
SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY UT
PHONE (801) 657-8748

DATE OF SURVEY: AUG 2019

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

DATE: _____
WASATCH COUNTY SURVEYOR
DATE: _____
MIDWAY IRRIGATION COMPANY
DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

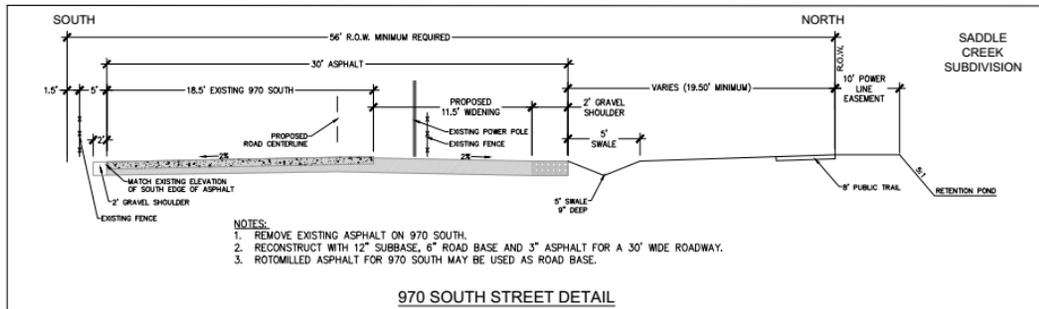


LEGEND:

 EXISTING ASPHALT ROAD
 NEW ROAD OR ROAD WIDENING

BLUE STAKE NOTE:
 * LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

ROAD STANDARD NOTE:
 * ALL ROAD CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

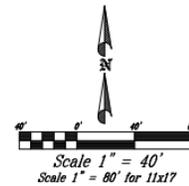


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 PAUL D. WELLS P.E.
 SERIAL NO. 205595
 DATE: 11 SEP 2019

WATKINS
SADDLE CREEK-PHASE 1
 970 SOUTH
 ROAD IMPROVEMENT

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

DESIGN BY: PDB
 DRAWN BY: CNB
 DATE: 11 SEP 2019
 REV:
 SHEET 6



ITEMS OF DISCUSSION

- Water rights have been tendered to the City
- Phasing land use approvals may be received before transmission line movement or burial
- Transmission lines must be in the process of being buried or moved before construction begins
- Trails
- Water extension line agreements
 - Must be paid before the plat is recorded
 - Developer is proposing an option to pay in payments

POSSIBLE FINDINGS

- The proposed plans for phase 1 comply with the requirements of the land use code.
- The proposal does meet the vision as described in the General Plan for the R-1-22 zone.
- Road improvements along Center Street and 970 South will benefit the community in general
- The public trail built along 970 South will help complete the master trail plan that will benefit members of the community

PROPOSED CONDITIONS

- Required water extension line agreement fees are paid for all 36 lots before the recording of the plat for Phase 1.
- The developer will work with the post office to find a location, out of the sight visibility triangle, for the Cluster Box Unit that will service the subdivision and submit that plan to the City.