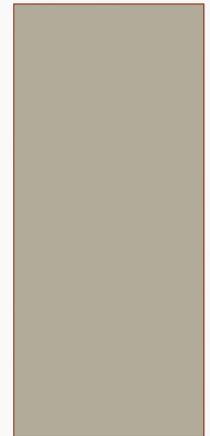


FARM SPRINGS SUBDIVISION

PLAT AMENDMENT

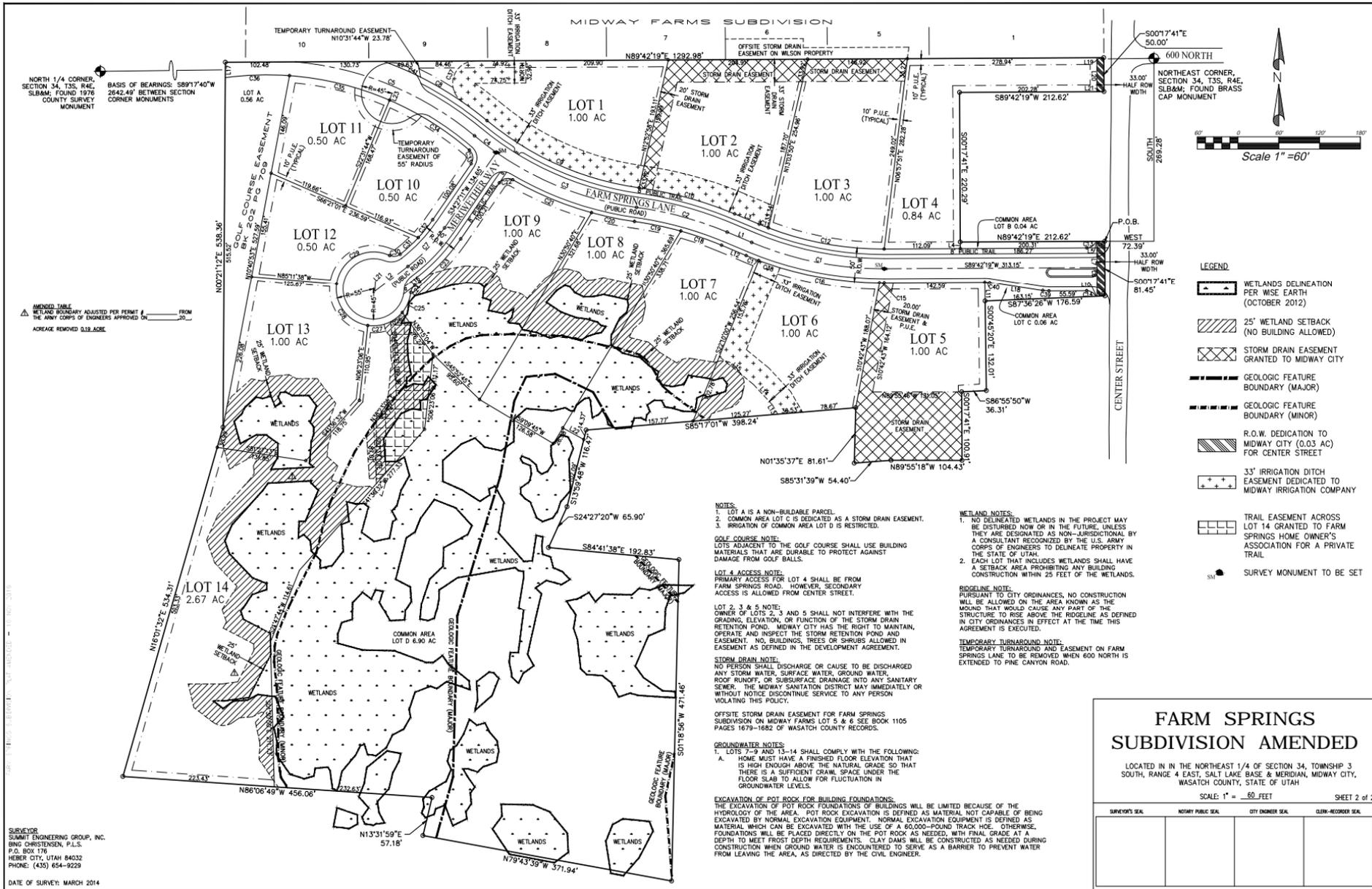


LAND USE SUMMARY

- Lots 7 & 8
 - 1 acre each
- RA-1-15 zoning
- Combine both lots into one lot
- Wetlands and wetlands setbacks will remain on proposed amended plat



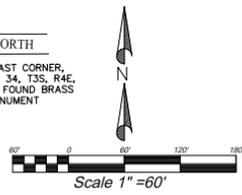




NORTH 1/4 CORNER, SECTION 34, T3S, R4E, SLB&M; FOUND 1976 COUNTY SURVEY MONUMENT

BASIS OF BEARINGS: S89°17'40"W 2642.49' BETWEEN SECTION CORNER MONUMENTS

AMENDED TABLE
WETLAND BOUNDARY ADJUSTED PER PERMIT FROM THE ARMY CORPS OF ENGINEERS APPROVED ON 03/20/14
AREAS REMOVED DUE TO AGE



- LEGEND**
- WETLANDS DELINEATION PER WISE EARTH (OCTOBER 2012)
 - 25' WETLAND SETBACK (NO BUILDING ALLOWED)
 - STORM DRAIN EASEMENT GRANTED TO MIDWAY CITY
 - GEOLOGIC FEATURE BOUNDARY (MAJOR)
 - GEOLOGIC FEATURE BOUNDARY (MINOR)
 - R.O.W. DEDICATION TO MIDWAY CITY (0.03 AC) FOR CENTER STREET
 - 33' IRRIGATION DITCH EASEMENT DEDICATED TO MIDWAY IRRIGATION COMPANY
 - TRAIL EASEMENT ACROSS LOT 14 GRANTED TO FARM SPRINGS HOME OWNER'S ASSOCIATION FOR A PRIVATE TRAIL
 - SURVEY MONUMENT TO BE SET

- NOTES:**
- LOT 1 IS A NON-BUILDABLE PARCEL.
 - COMMON AREA LOT C IS DEDICATED AS A STORM DRAIN EASEMENT.
 - IRRIGATION OF COMMON AREA LOT D IS RESTRICTED.
- GOLF COURSE NOTE:**
LOTS ADJACENT TO THE GOLF COURSE SHALL USE BUILDING MATERIALS THAT ARE DURABLE TO PROTECT AGAINST DAMAGE FROM GOLF BALLS.
- LOT 4 ACCESS NOTE:**
PRIMARY ACCESS FOR LOT 4 SHALL BE FROM FARM SPRINGS ROAD. HOWEVER, SECONDARY ACCESS IS ALLOWED FROM CENTER STREET.
- LOT 2, 3 & 5 NOTE:**
OWNER OF LOTS 2, 3 AND 5 SHALL NOT INTERFERE WITH THE GRADING, ELEVATION OR FUNCTION OF THE STORM DRAIN RETENTION POND. MIDWAY CITY HAS THE RIGHT TO MAINTAIN, OPERATE AND INSPECT THE STORM RETENTION POND AND EASEMENT. NO BUILDINGS, TREES OR SHRUBS ALLOWED IN EASEMENT AS DEFINED IN THE DEVELOPMENT AGREEMENT.
- STORM DRAIN NOTE:**
NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORM WATER, SURFACE WATER, GROUND WATER, ROOF RUNOFF, OR SUBSURFACE DRAINAGE INTO ANY SANITARY SEWER. THE MIDWAY SANITATION DISTRICT MAY IMMEDIATELY OR WITHOUT NOTICE DISCONTINUE SERVICE TO ANY PERSON VIOLATING THIS POLICY.
- OFFSITE STORM DRAIN EASEMENT FOR FARM SPRINGS SUBDIVISION ON MIDWAY FARMS LOT 5 & 6 SEE BOOK 1105 PAGES 1679-1682 OF WASATCH COUNTY RECORDS.**
- GROUNDWATER NOTES:**
- LOTS 7-9 AND 13-14 SHALL COMPLY WITH THE FOLLOWING:
 - HOME MUST HAVE A FINISHED FLOOR ELEVATION THAT IS HIGH ENOUGH ABOVE THE NATURAL GRADE SO THAT THERE IS A SUFFICIENT GRAVEL SPACE UNDER THE FLOOR SLAB TO ALLOW FOR FLUCTUATION IN GROUNDWATER LEVELS.
- EXCAVATION OF POT ROCK FOR BUILDING FOUNDATIONS:**
THE EXCAVATION OF POT ROCK FOUNDATIONS OF BUILDINGS WILL BE LIMITED BECAUSE OF THE HYDROLOGY OF THE AREA. POT ROCK EXCAVATION IS DEFINED AS MATERIAL NOT CAPABLE OF BEING EXCAVATED BY NORMAL EXCAVATION EQUIPMENT. NORMAL EXCAVATION EQUIPMENT IS DEFINED AS MATERIAL WHICH CAN BE EXCAVATED WITH THE USE OF A 60,000-POUND TRACK HOE. OTHERWISE, FOUNDATIONS WILL BE PLACED DIRECTLY ON THE POT ROCK AS NEEDED, WITH FINAL GRADE AT A DEPTH TO MEET FROST DEPTH REQUIREMENTS. CLAY DAMS WILL BE CONSTRUCTED AS NEEDED DURING CONSTRUCTION WHEN GROUND WATER IS ENCOUNTERED TO SERVE AS A BARRIER TO PREVENT WATER FROM LEAVING THE AREA, AS DIRECTED BY THE CIVIL ENGINEER.
- WETLAND NOTES:**
- NO DELINEATED WETLANDS IN THE PROJECT MAY BE DISTURBED NOW OR IN THE FUTURE, UNLESS THEY ARE DESIGNATED AS NON-JURISDICTIONAL BY A CONSULTANT RECOGNIZED BY THE U.S. ARMY CORPS OF ENGINEERS TO DELINEATE PROPERTY IN THE STATE OF UTAH.
 - EACH LOT THAT INCLUDES WETLANDS SHALL HAVE A SETBACK AREA PROHIBITING ANY BUILDING CONSTRUCTION WITHIN 25 FEET OF THE WETLANDS.
- RIDGELINE NOTE:**
PURSUANT TO CITY ORDINANCES, NO CONSTRUCTION WILL BE ALLOWED ON THE AREA KNOWN AS THE MOUND THAT WOULD CAUSE ANY PART OF THE STRUCTURE TO RISE ABOVE THE RIDGELINE AS DEFINED IN CITY ORDINANCES IN EFFECT AT THE TIME THIS AGREEMENT IS EXECUTED.
- TEMPORARY TURNAROUND NOTE:**
TEMPORARY TURNAROUND AND EASEMENT ON FARM SPRINGS LANE TO BE REMOVED WHEN 600 NORTH IS EXTENDED TO PINE CANYON ROAD.

**FARM SPRINGS
SUBDIVISION AMENDED**

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3,
SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, MIDWAY CITY,
WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 60 FEET

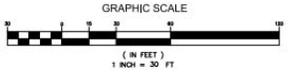
SHEET 2 of 2

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

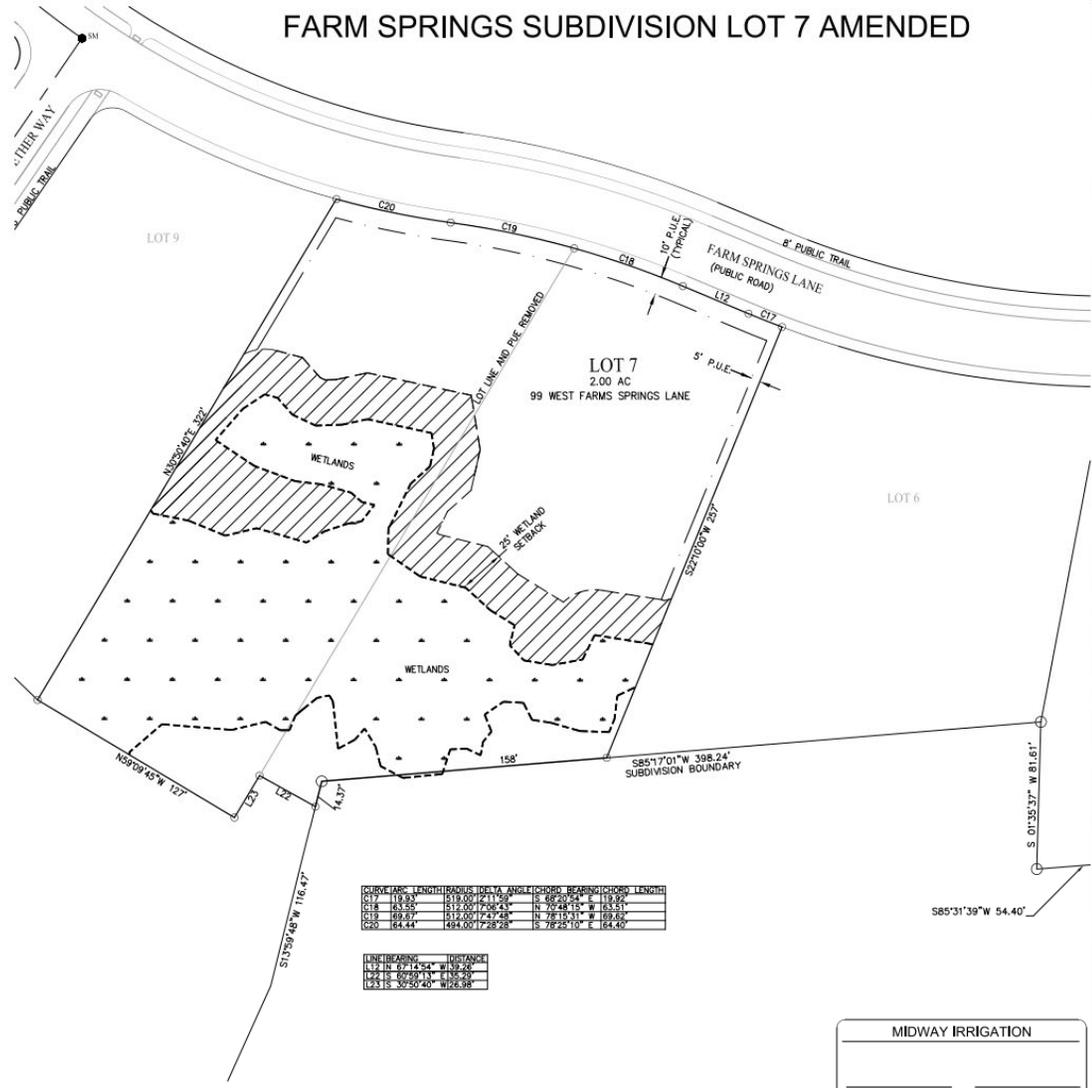
SUBDIVIDER
SUMMIT ENGINEERING GROUP, INC.
BRIG CHRISTENSEN, P.L.S.
P.O. BOX 176
HEBER CITY, UTAH 84032
PHONE: (435) 654-9229

DATE OF SURVEY: MARCH 2014

FARM SPRINGS SUBDIVISION LOT 7 AMENDED



VICINITY MAP



NARRATIVE
 THE PURPOSE OF THIS PLAT AMENDMENT IS TO COMBINE THE SHARED BOUNDARY BETWEEN LOT 7 & LOT 8 OF THE FARM SPRINGS SUBDIVISION AS SHOWN HEREON.

MIDWAY CITY ATTORNEY
 CITY ATTORNEY _____ DATE _____

MIDWAY SANITATION DISTRICT
 _____ DATE _____

MIDWAY ENGINEER APPROVAL
 CITY ENGINEER _____ DATE _____

MIDWAY IRRIGATION
 _____ DATE _____

SURVEYOR'S CERTIFICATE
 I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 14785 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

 BING CHRISTENSEN
 PROFESSIONAL LAND SURVEYOR

 DATE

 SURVEYOR'S SEAL

BOUNDARY DESCRIPTION
 LOTS 7 & 8, FARM SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD, IN THE OFFICE OF RECORDS, WASHINGTON COUNTY, UTAH, CONTAINS 2.00 ACRES.

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PLAT IS PER THE ORIGINAL RECORDED SUBDIVISION PLAT FOR FARM SPRINGS, AS SHOWN HEREON. SAID BASIS OF BEARINGS IS IN CONFORMANCE WITH 1983 UTAH COORDINATE SYSTEM CENTRAL ZONE BEARINGS.

OWNER'S DEDICATION AND CONSENT TO RECORD
 WE, THE UNDERSIGNED OWNERS OF LOTS 7 & 8, FARM SPRINGS, DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT AMENDMENT TO BE CREATED AND HEREBY GIVE CONSENT TO RECORD:

 ESTHER ELIZABETH CRITTENDEN DATE _____

 CHRISTOPHER CRITTENDEN DATE _____

ACKNOWLEDGMENT
 STATE OF UTAH
 COUNTY OF WASHINGTON

ON THE _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME, ESTHER ELIZABETH CRITTENDEN AND CHRISTOPHER CRITTENDEN, OF THE ABOVE OWNERS' DEDICATION AND CONSENT TO RECORD, BING DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

 NOTARY PUBLIC MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF MIDWAY, UTAH, APPROVES THIS SUBDIVISION PLAT AMENDMENT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, THIS _____ DAY OF _____, 2018.

 MAYOR

 CLERK-RECORDER

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 2018 BY THE PLANNING COMMISSION OF MIDWAY, UTAH.

 CHAIRMAN, PLANNING COMMISSION

WASATCH COUNTY RECORDER

PROJECT: L18-226
 SHEET: 1 OF 1
 PREPARED FOR: CHRIS CRITTENDEN
 PROJECT: FARM SPRINGS LOTS 7 & 8 COMBO



CONFORMANCE WITH UTAH SUBDIVISION ACT
 I, A PROFESSIONAL LAND SURVEYOR, HAVE REVIEWED THIS PLAT AND CERTIFY THAT IT COMPLIES WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

FARM SPRINGS SUBDIVISION LOT 7 AMENDED
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M
 MIDWAY CITY, WASATCH COUNTY, UTAH

COUNTY SURVEYOR APPROVAL
 APPROVED AS TO FORM, RECORD OF SURVEY # _____
 WASHINGTON COUNTY SURVEYOR _____ DATE _____

POSSIBLE FINDINGS

- Potential trips per day generated from the two lots will be reduced
- Density in the subdivision will be reduced
- The area will feel more open because of the reduction of one lot
- No public street, right-of-way, or easement will be vacated or altered