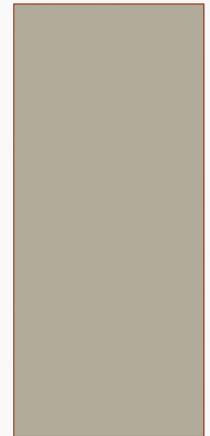


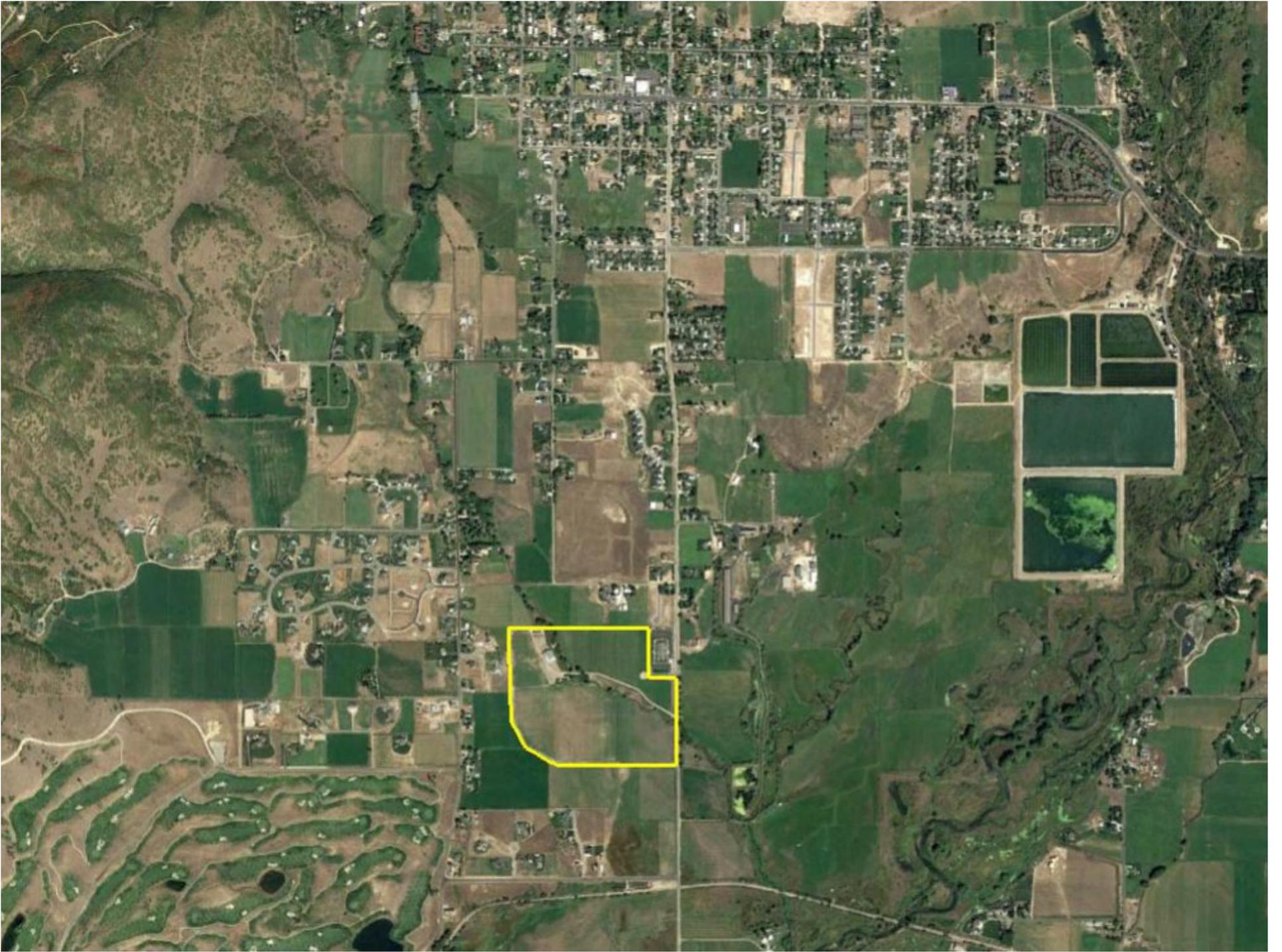
HAVEN FARMS
RURAL PRESERVATION SUBDIVISION

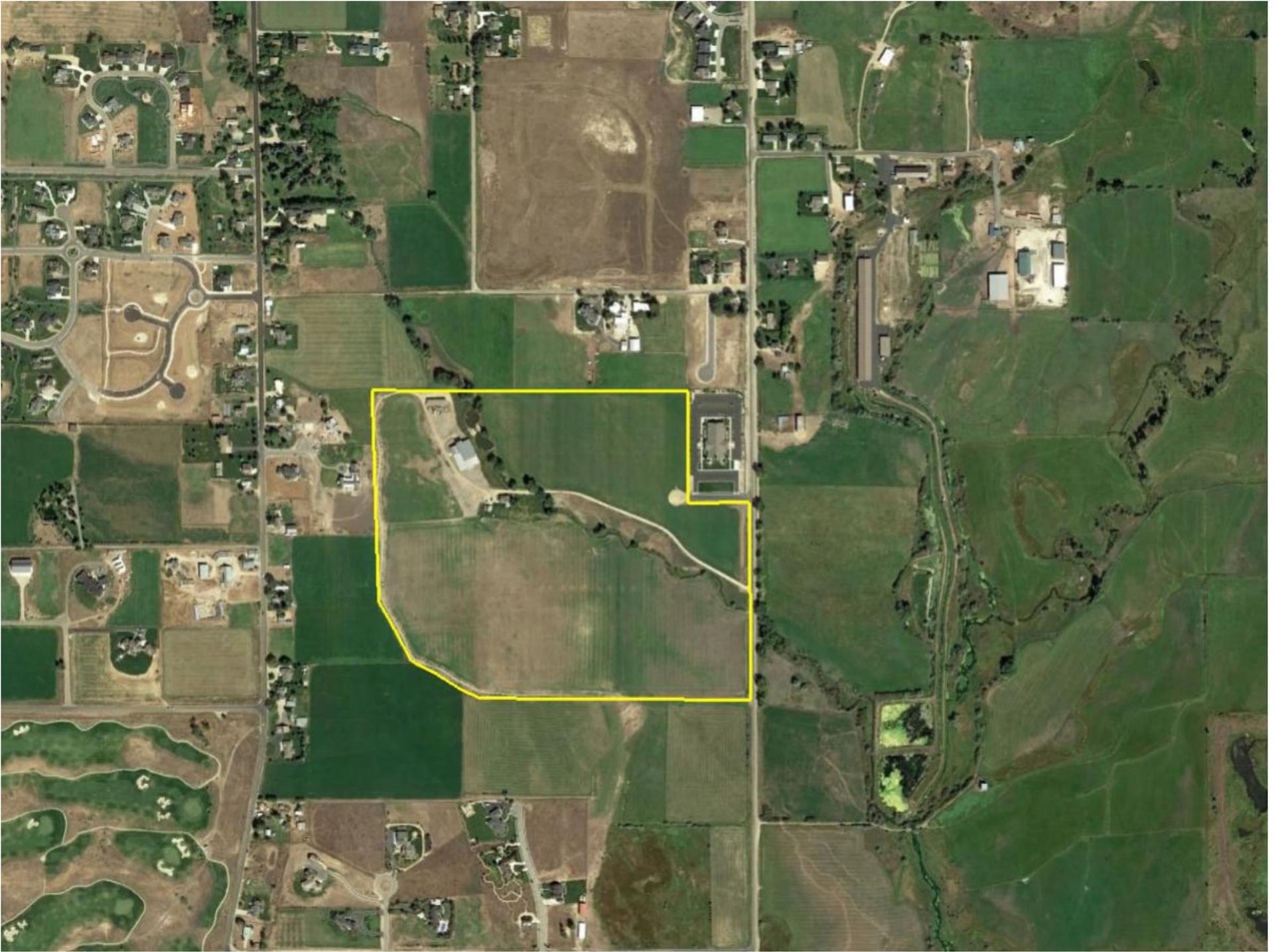
PRELIMINARY/FINAL



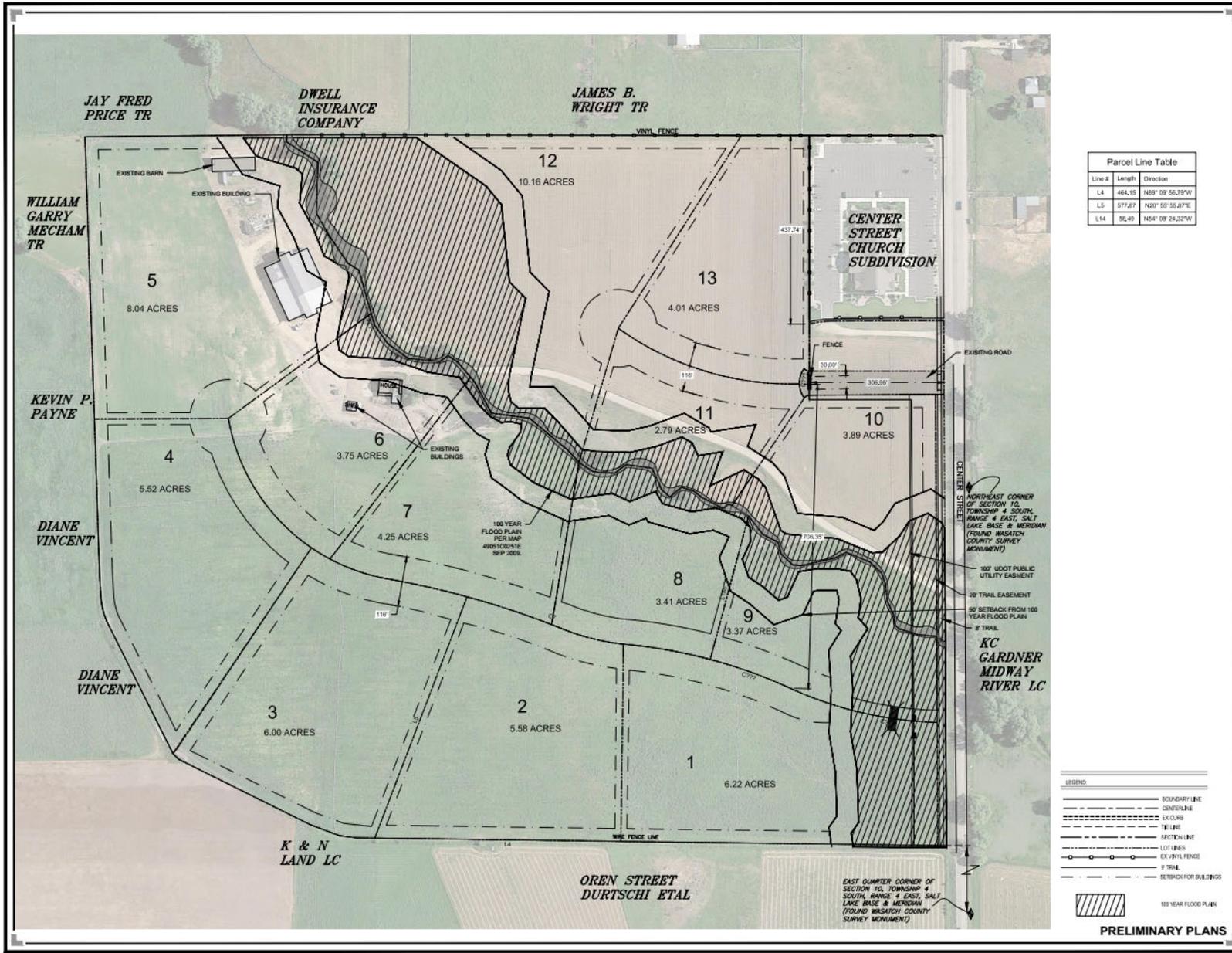
LAND USE SUMMARY

- 67.43-acre parcel
- RA-1-43 zoning
- Proposal contains 13 lots
- Shared private driveways
- Public trail
- FEMA floodplain









OWNER/CLIENT

KITTS GROUP LLC
 C/O STEVE QUJSENBERRY
 1190 SPRING CREEK PL STE A2
 SPRINGVILLE, UT
 OFFICE: 801-885-2872
 STEVE@KITTSGROUP.COM

ENGINEER/ARCHITECT

PEC

PROJECT ENGINEERING CONSULTANTS
 986 WEST 9000 SOUTH
 WEST JORDAN, UTAH, 84088
 OFFICE: 801-495-4240
 INFO@PEC.US.COM

PROJECT INFORMATION

HAVEN FARMS
 MIDWAY, UTAH

SEAL/STAMP OF APPROVAL

ISSUE DATE

8/19/2019 UT17-037.01

NO.	REVISION	DATE
1	xxx	xx-xx-xxxx
2	xxx	xx-xx-xxxx
3	xxx	xx-xx-xxxx
4	xxx	xx-xx-xxxx
5	xxx	xx-xx-xxxx
6	xxx	xx-xx-xxxx
7	xxx	xx-xx-xxxx
8	xxx	xx-xx-xxxx
9	xxx	xx-xx-xxxx
10	xxx	xx-xx-xxxx

PLAN INFORMATION

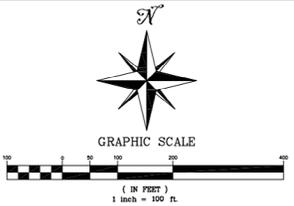
SHEET NAME

PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER

C-1.0

Parcel Line Table											
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	28.60	N15° 59' 31.83"W	L12	14.21	N40° 26' 27.30"W	L23	53.88	N58° 24' 44.37"W	L34	41.91	N6° 34' 22.77"W
L2	52.96	N35° 34' 33.09"W	L13	50.04	N85° 54' 46.23"W	L24	53.77	N37° 41' 09.84"W	L35	35.15	N25° 10' 40.83"W
L3	58.49	N54° 08' 24.32"W	L14	39.41	N56° 53' 21.04"W	L25	39.72	N63° 01' 09.18"W	L36	23.14	N7° 21' 58.33"W
L4	74.06	N84° 48' 35.05"W	L15	32.81	S52° 34' 05.23"W	L26	29.06	N14° 39' 33.14"W	L37	12.63	N46° 17' 16.65"W
L5	23.07	S54° 02' 37.74"W	L16	55.25	N24° 24' 25.25"W	L27	36.35	N47° 24' 23.11"W	L38	45.60	N73° 03' 30.47"W
L6	27.54	N55° 42' 53.49"W	L17	24.84	N49° 01' 58.49"W	L28	18.72	N83° 47' 47.59"W	L39	25.00	N47° 56' 28.57"W
L7	45.47	N40° 26' 27.30"W	L18	34.71	S49° 44' 54.79"W	L29	29.91	S63° 26' 44.53"W	L40	41.80	N84° 48' 49.90"W
L8	82.51	N28° 27' 48.03"W	L19	30.80	N72° 23' 10.47"W	L30	80.83	S77° 21' 34.40"W	L41	3.87	N90° 00' 00.00"W
L9	89.28	N82° 17' 25.15"W	L20	22.76	N51° 36' 38.64"W	L31	59.51	N67° 07' 12.46"W	L42	8.29	N95° 14' 39.38"W
L10	117.27	N50° 08' 58.12"W	L21	17.27	S52° 21' 39.89"W	L32	37.06	N40° 38' 49.62"W	L43	26.36	S89° 32' 06.00"W
L11	38.53	N41° 59' 18.91"W	L22	55.79	N62° 43' 00.74"W	L33	25.69	N10° 47' 11.73"W	L44	59.68	S40° 28' 27.20"E



SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, JEFFREY C. STROMBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7027191 IN ACCORDANCE WITH TITLE 56, 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 (SEE SEAL BELOW)

RURAL SUBDIVISION NOTES:

- THIS SUBDIVISION IS A RURAL PRESERVATION SUBDIVISION UNDER SECTION 16.18 OF THE MIDWAY CITY CODE.
- ALL LOTS WITHIN THE SUBDIVISION ARE RESTRICTED FROM FURTHER DEVELOPMENT PER SECTION 16.16 OF THE MIDWAY CITY CODE.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 113 (CENTER STREET), SAID POINT BEING ON THE EASTERLY EXTENSION OF AN EXISTING WIRE FENCE LINE, SAID POINT IS NORTH 00°14'15" WEST 1840.81 FEET ALONG CENTER LINE AND WEST 55.89 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE TO AND ALONG SAID WIRE FENCE THE FOLLOWING THIRTEEN (13) COURSES, AND DISTANCES: (1) NORTH 89°14'35" WEST 1369.78 FEET; (2) NORTH 82°50'06" WEST 38.50 FEET; (3) NORTH 69°31'18" WEST 74.29 FEET; (4) NORTH 61°51'32" WEST 243.37 FEET; (5) NORTH 68°00'02" WEST 96.77 FEET; (6) NORTH 45°06'44" WEST 19.53; (7) NORTH 26°37'23" WEST 342.51 FEET; (8) NORTH 21°06'15" WEST 16.86 FEET; (9) NORTH 14°39'20" WEST 18.89 FEET; (10) NORTH 08°14'13" WEST 18.85 FEET; (11) NORTH 03°18'29" WEST 59.70 FEET; (12) NORTH 01°54'17" WEST 1012.72 FEET; (13) NORTH 89°25'54" EAST 454.06 FEET; THENCE NORTH 89°32'06" EAST 41.71 FEET TO THE WESTERLY END OF AN EXISTING VINYL FENCE; THENCE SOUTH 89°55'39" EAST 1185.69 FEET; THENCE SOUTH 00°12'29" EAST 546.89 FEET TO, ALONG AND BEYOND THE WESTERLY LINE OF CENTER STREET CHURCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER; THENCE 14.12 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 63°27'19" WEST 13.60 FEET); THENCE 73.07 FEET ALONG THE ARC OF A 58.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 00°24'39" EAST 68.33 FEET); THENCE 14.11 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 62°38'01" EAST 13.60 FEET); THENCE NORTH 89°35'21" EAST 312.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 113; THENCE SOUTH 00°12'29" EAST 1047.13 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 2,938.460 SQUARE FEET OR 67.458 ACRES.

BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 00°14'15" WEST 2671.45 FEET (MEASURED BETWEEN THE TWO SECTION CORNERS SHOWN ON THE PLAT).

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 EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 2019

BY: _____ BY: _____
 Jeannette Higginson, Trustee of the Jeannette S. Higginson Trust Manager: TRM Holdings, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____, A.D. 2019 PERSONALLY APPEARED BEFORE 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, HEREON SHOWN:
 THIS _____ DAY OF _____, A.D. 2019

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2019 BY THE MIDWAY CITY PLANNING COMMISSION.

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

HAVEN FARMS
 RURAL PRESERVATION SUBDIVISION
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

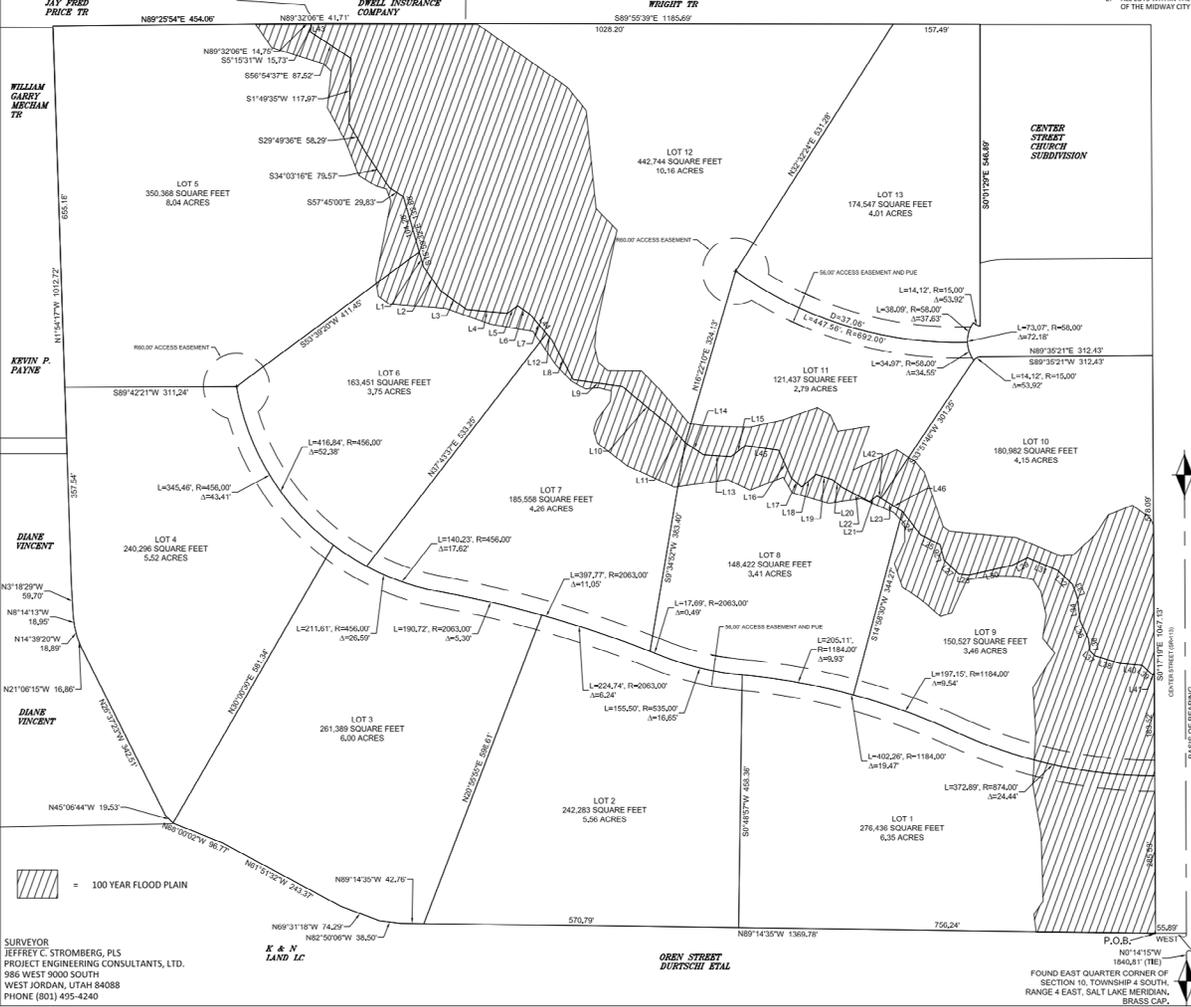
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN.

SCALE 1" = 100 FEET

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

_____ COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2019

ROS # _____
 _____ COUNTY SURVEYOR



FOUND NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN, BRASS CAP.

JC GARDNER
MIDWAY IRRIGATOR

DATE: _____
 WASATCH COUNTY HEALTH DEPARTMENT

DATE: _____
 MIDWAY IRRIGATION COMPANY

DATE: _____
 MIDWAY SANITATION DISTRICT

COUNTY RECORDER

ENTRY # _____ BOOK _____ PAGE _____
 DATE _____ TIME _____ FEE _____
 FOR _____ WASATCH COUNTY RECORDER PEGGY FOY SULLSER

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2019

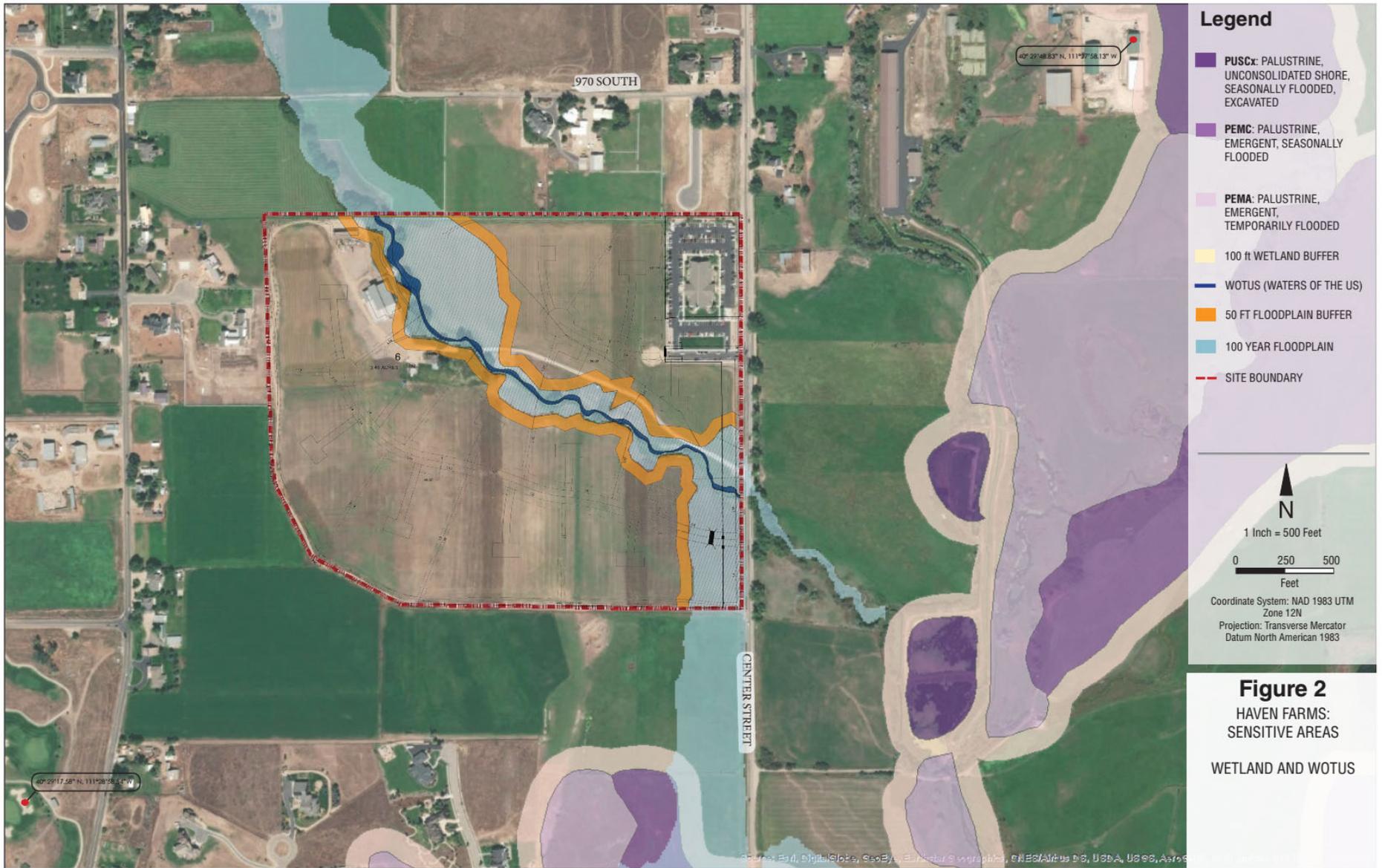
ROS # _____

_____ COUNTY SURVEYOR

SURVEYOR
 JEFFREY C. STROMBERG, PLS
 PROJECT ENGINEERING CONSULTANTS, LTD.
 586 WEST 9000 SOUTH
 WEST JORDAN, UTAH 84088
 PHONE (801) 495-4240

OREN STREET
DURTSCHEI ETAL

K & N
LAND LC



Project Name: Haven Farms
 Map Created July 11, 2019
 Creator: Cara Glabau

POSSIBLE RECOMMENDATION

(UPDATED)

- 67.43-acre parcel
 - Area of parcel
 - 2,937,250 sq. ft.
 - Impervious area
 - Lots
 - 104,000 sq. ft. (13 x 8,000)
 - Driveways and trail
 - 82,328.4 sq. ft.
 - Irrigated lot area
 - 65.04 acres (2,937,250 – 104,000 – 82,328.4 = 2,750,921.6)
 - Total irrigated acreage
 - 63.15 x 3 = 189.45 acre feet
- 13 culinary connections
 - 10.4 acre feet (13 x .8)
- 199.85 acre feet requirement

POSSIBLE FINDINGS

- The proposed lot meets the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The proposal does comply with the requirements for the Rural Preservation Subdivision code
- The subdivision helps comply with the vision states in the General Plan to preserve open space and a rural atmosphere
- All 13 lots will be deed restricted so they can never be further subdivided
- The subdivision will build a public trail that will help complete the master trail plan which will make pedestrians safer by allowing them a place to recreate off of Hwy 113

PROPOSED CONDITIONS

- Deed restrictions that will be recorded towards all 13 lots must be submitted to the City for review.
- A note on the plat is included with language that eliminates the ability to subdivide any of the 13 lots.
- 199.85-acre feet of water is tendered to the City before the plat is recorded.
- UDOT approval of the new location for the south driveway before the plat is recorded.