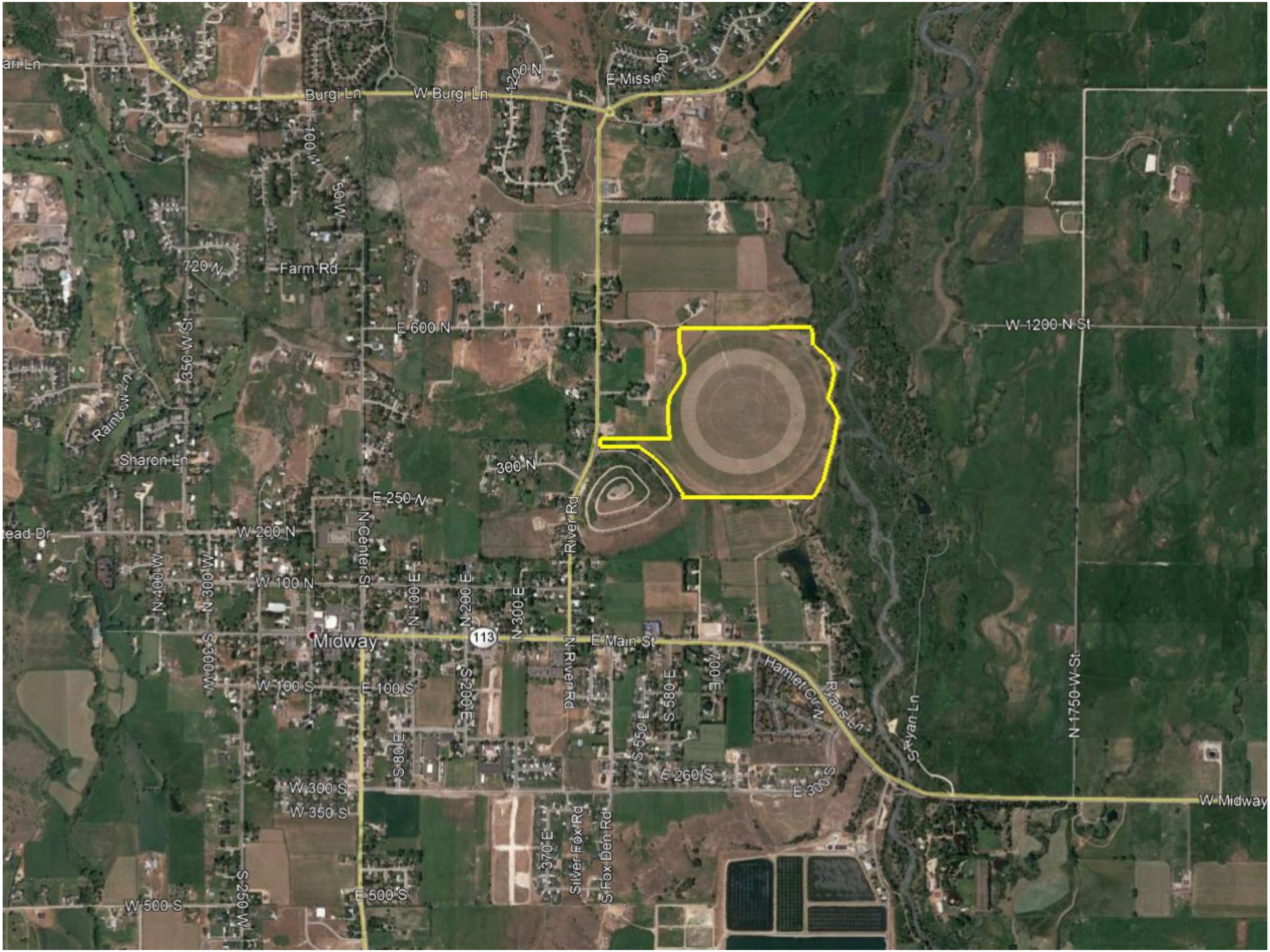
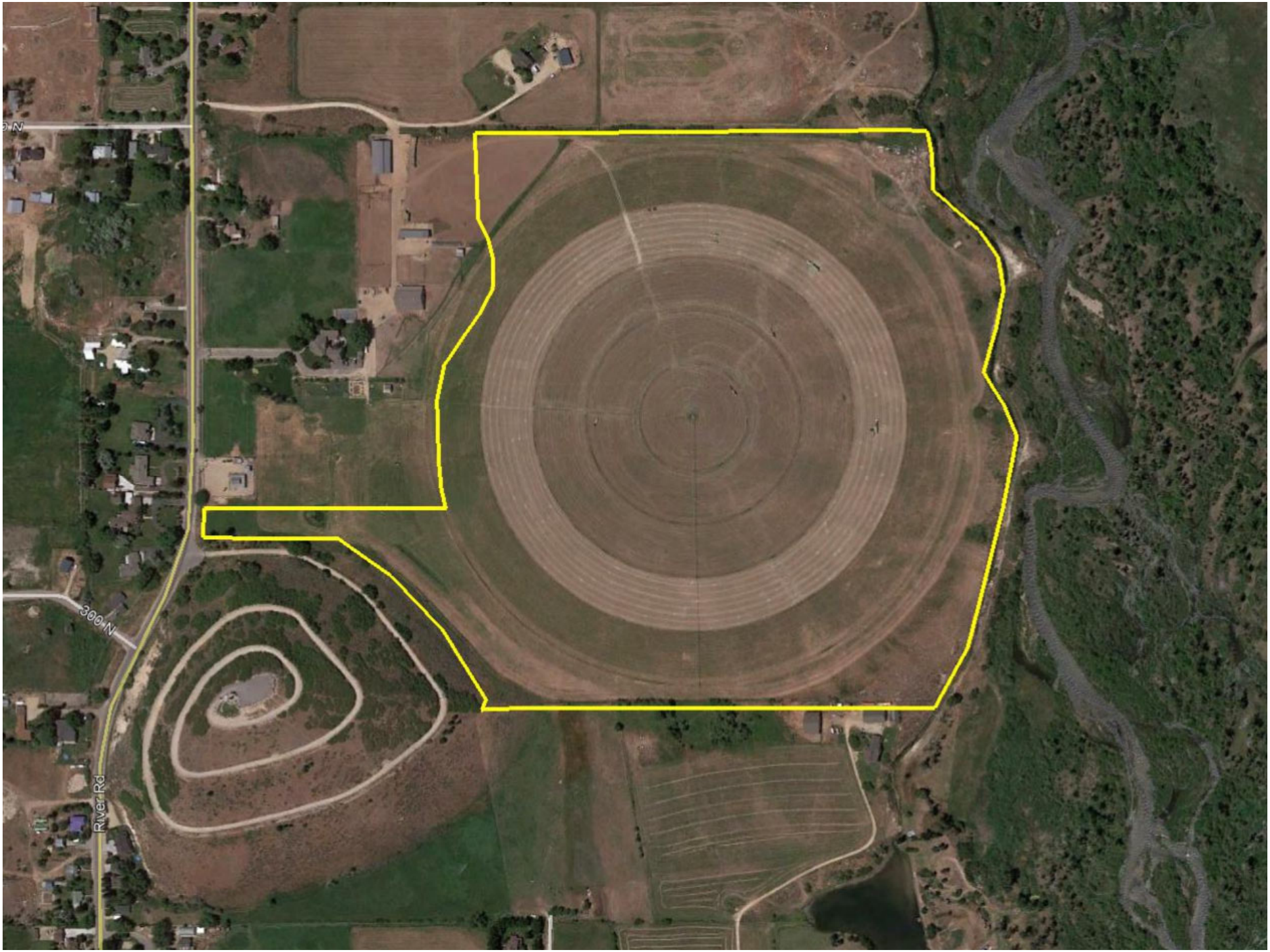
WHITAKER FARM

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


Burgi Ln
W Burgi Ln
1200 N
E Missio
Dr
100 W
50 W
720 N
Farm Rd
E 600 N
W 1200 N St
350 W St
Rainbow Ln
Sharon Ln
300 N
E 250 N
W 200 N
N Center St
River Rd
W 100 N
N 400 W
N 300 W
N 100 E
N 200 E
N 300 E
Midway
113
E Main St
S 300 W
W 100 S
E 100 S
S 200 E
N River Rd
S 80 E
S 550 E
S 580 E
700 E
Hamlet Cir N
Ryans Ln
S Ryan Ln
N 1750 W St
E 260 S
E 300 S
W 300 S
W 350 S
W Midway
370 E
Silver Fox Rd
S Fox Den Rd
S 250 W
E 500 S
W 500 S


300 N
River Rd

LANDARC

SEAL

PROJECT

WHITAKER FARM

MIDWAY, UT

ISSUE DRAWING LOG

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

TITLE

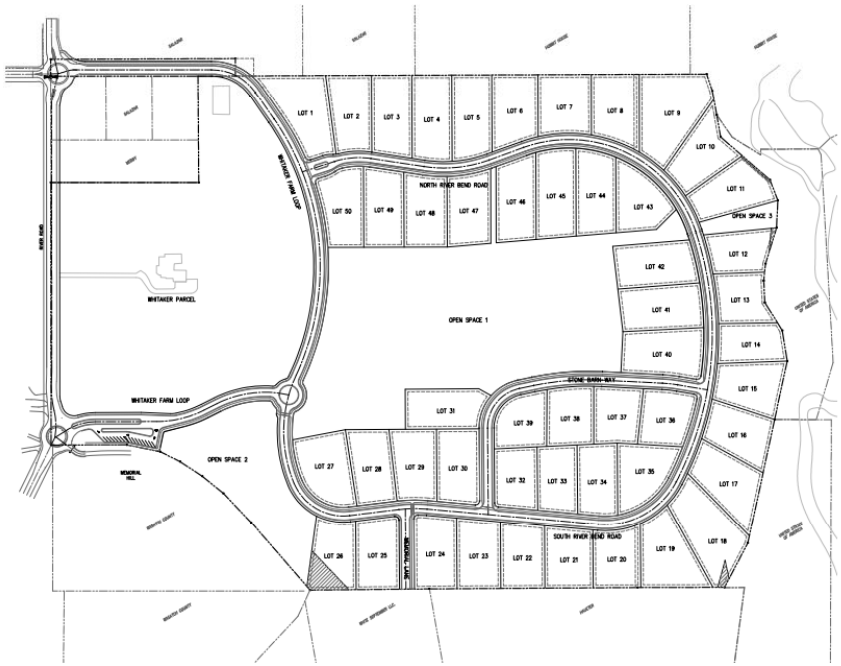
LANDSCAPE PLAN

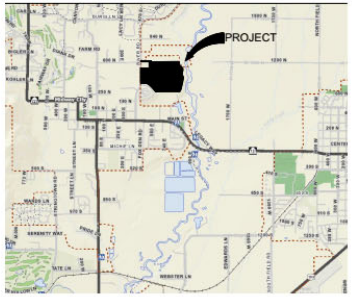
NUMBER

L1.00

WHITAKER FARMS SUBDIVISION FINAL PLAT

1 INCH = 200 FT
(SCALE IN FEET)





VICINITY MAP

N.T.S.

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 435-654-9229" TO BE SET AT SUBDIVISION CORNERS AND REAR LOT CORNERS.

2. 1.17" COPPER PLUG STAMPED MP-RP 145796 TO BE SET AT POINTS WHERE EXTENSION OF SIDE LOT LINES INTERSECT CENTER OF CONCRETE STREET CURB.

ZONING INFORMATION

APPROVED MINIMUM SETBACKS ARE AS FOLLOWS UNLESS OTHER WISE APPROVED:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 14 FEET MINIMUM
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 HEBER 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°46'06" EAST 552.55 FEET FROM THE NORTH ¼ CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID NORTH 1/4 CORNER LIES SOUTH 85°32'21" WEST 1.98 FEET FROM A WASATCH COUNTY MONUMENT REFERENCING THE NORTH 1/4.

THENCE NORTH 89°46'06" EAST 1908.85 FEET ALONG THE SECTIONLINE; THENCE FOLLOWING ALONG RECORD OF SURVEY #545 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 18°25'10" EAST 66.51 FEET; 2) SOUTH 10°16'10" EAST 94.00 FEET; THENCE FOLLOWING THE DEED FOR PROPERTY OWNED BY THE UNITED STATES OF AMERICA (ENTRY NO. 231202) THE FOLLOWING TEN (10) COURSES; 1) SOUTH 09°51'20" EAST 84.10 FEET; 2) SOUTH 49°04'15" EAST 245.07 FEET; 3) SOUTH 21°07'10" EAST 82.27 FEET; 4) SOUTH 02°39'15" WEST 102.71 FEET; 5) SOUTH 17°08'31" WEST 140.73 FEET; 6) SOUTH 06°05'45" WEST 44.07 FEET; 7) SOUTH 02°57'09" EAST 82.00 FEET; 8) SOUTH 32°09'13" EAST 123.39 FEET; 9) SOUTH 09°01'38" EAST 115.84; 10) SOUTH 12°11'03" WEST 223.51 FEET; THENCE FOLLOWING ALONG PROPERTY OWNED BY THE UNITED STATES OF AMERICA (ENTRY NO. 209025) THE FOLLOWING TWO (2) COURSES; 1) SOUTH 12°11'03" WEST 475.80 FEET; 2) SOUTH 27°44'45" WEST 198.08 FEET TO A FOUND REBAR; THENCE ALONG THE BOUNDARY OF RECORD OF SURVEY #5597, AS EVIDENCED BY FOUND REBARS, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°51'40" WEST 326.08 FEET; 2) SOUTH 89°37'09" WEST 781.56 FEET; 3) SOUTH 89°25'44" WEST 447.30 FEET TO A FENCELINE; THENCE ALONG SAID FENCELINE FOR THE FOLLOWING SIX (6) COURSES: 1) NORTH 40°58'07" WEST 337.74 FEET; 2) NORTH 43°20'49" WEST 151.72 FEET; 3) NORTH 50°56'07" WEST 101.86 FEET; 4) NORTH 56°37'55" WEST 99.46 FEET; 5) NORTH 63°34'27" WEST 83.21 FEET; 6) NORTH 78°24'46" WEST 128.35 FEET; THENCE SOUTH 89°49'16" WEST 264.15 FEET ALONG A FENCELINE AND FENCELINE EXTENDED; THENCE NORTH 00°53'00" WEST 992.64 FEET ALONG THE CENTER OF SECTION LINE PER RECORD OF SURVEY #5597; THENCE EAST 594.89 FEET ALONG THE DEED LINE FOR ENTRY NO. 421909; THENCE NORTH 00°23'13" 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 00°06'57" WEST 5322.62 FEET FROM THE MONUMENT REFERENCING THE NORTH 1/4 CORNER OF SECTION 35 TO THE 1999 WASATCH COUNTY MONUMENT AT THE NORTH ¼ 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 BEARINGS.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING 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 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BING CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I(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 TRAIL EASEMENTS, TO BE HEREAFTER KNOWN AS THE _____ SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS_____ DAY OF_____, 2018.

FEE OWNER (OR AGENT) — PRINTED NAME — DATE

FEE OWNER (OR AGENT) — PRINTED NAME — DATE

ACKNOWLEDGEMENT

STATE OF_____)
COUNTY OF_____) S.S.

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 (SEE SEAL BELOW) — DATE

APPROVED: CITY ENGINEER (SEE SEAL BELOW) — DATE — ATTEST: CITY ATTORNEY — DATE

MIDWAY IRRIGATION COMPANY

CHAIRMAN — DATE

MIDWAY SANITATION DISTRICT

CHAIRMAN — DATE

WASATCH COUNTY RECORDER

PROJECT C18-004
SHEET 1 OF 3
ISSUE DATE 03/22/2018

Summit Engineering Group Inc.
Structural • Civil • Surveying
86 WEST CENTER - P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 / F: 435-654-9231

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SUMMIT ENGINEERING GROUP, INC.

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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

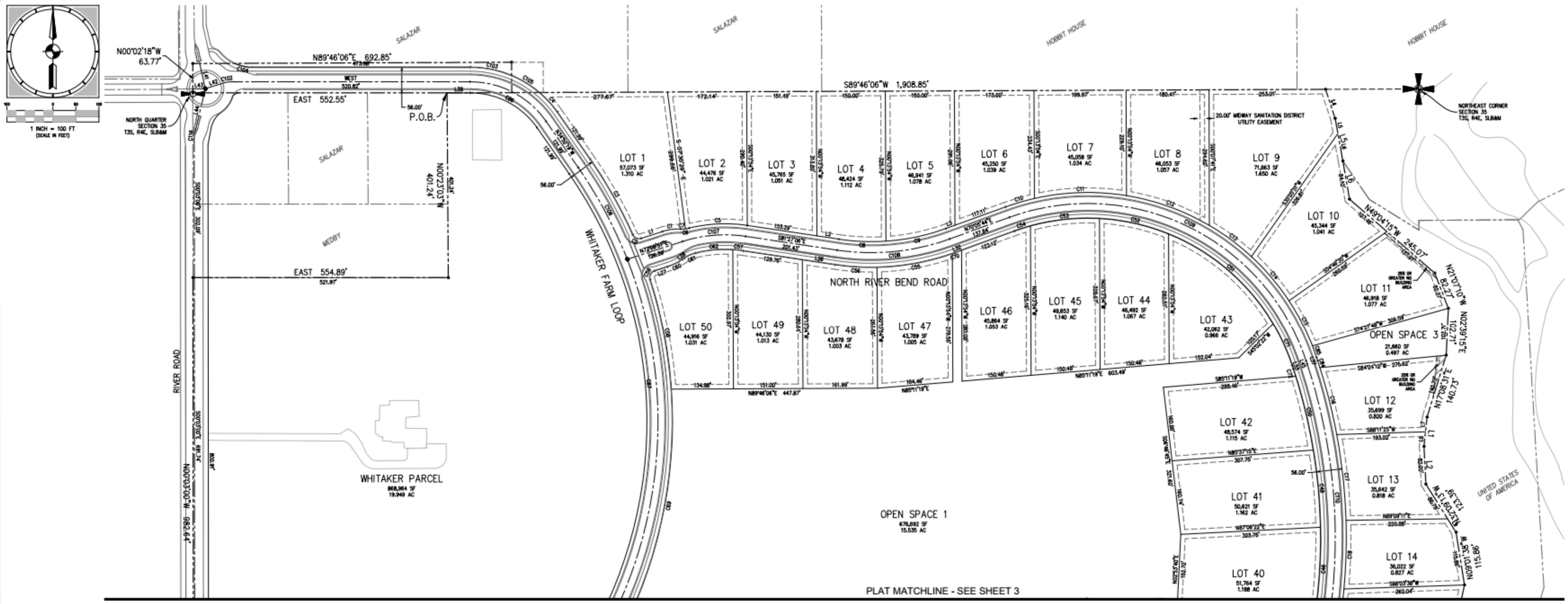
WASATCH COUNTY SURVEYOR
APPROVED AS TO FORM

SURVEYOR — DATE — ROS #

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

Z:\GIS PROJECTS\CURRENT PROJECTS\C18-004 WHITAKER\WORKING FILES\SURVEY\DWG\C18-004 FINAL PLAT 3-13-18.DWG



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	116.00'	34.18'	16°53'04"	34.06'	S80°35'29"W
C2	15.00'	21.95'	83°49'33"	20.04'	N65°56'17"W
C3	1,000.00'	188.73'	10°48'49"	188.45'	N29°25'55"W
C4	232.00'	59.98'	14°48'48"	59.81'	N42°14'43"W
C5	324.00'	126.95'	22°27'00"	126.14'	S87°19'24"W
C6	68.00'	18.87'	15°53'58"	18.81'	S84°02'53"W
C7	68.00'	6.00'	8°54'27"	10.56'	N87°32'38"W
C8	476.00'	102.72'	12°21'53"	102.52'	N87°38'03"W
C9	476.00'	133.66'	16°05'17"	133.22'	S78°08'22"W
C10	524.00'	65.33'	7°08'37"	65.29'	S73°40'02"W
C11	524.00'	201.27'	22°00'28"	200.04'	S88°14'34"W
C12	524.00'	192.51'	21°02'59"	191.43'	N70°13'43"W
C13	524.00'	114.00'	12°27'56"	113.78'	N53°28'15"W
C14	524.00'	126.02'	13°46'48"	125.72'	N40°20'53"W
C15	524.00'	111.37'	12°10'41"	111.16'	N27°22'09"W
C16	1,224.00'	150.15'	7°01'43"	150.06'	N14°04'46"W
C17	1,224.00'	187.36'	8°46'13"	187.18'	N06°10'48"W
C18	1,224.00'	149.48'	6°59'49"	149.38'	N01°42'14"E
C19	1,224.00'	134.74'	6°18'27"	134.68'	N08°21'22"E
C20	1,224.00'	152.91'	7°09'29"	152.81'	N15°05'19"E
C21	1,224.00'	140.25'	6°33'55"	140.18'	N21°57'01"E
C22	324.00'	94.72'	16°45'00"	94.38'	N35°50'58"E
C23	1,224.00'	47.89'	2°14'30"	47.88'	N26°21'13"E
C24	324.00'	123.61'	21°51'32"	122.86'	N55°09'14"E
C25	324.00'	164.32'	29°03'27"	162.56'	N80°36'44"E
C26	15.00'	24.01'	91°42'53"	21.53'	N45°28'36"E
C27	476.00'	31.63'	3°48'25"	31.62'	S86°45'45"E
C28	15.00'	25.29'	96°36'26"	22.40'	S48°41'04"E
C29	224.00'	131.24'	33°34'08"	129.37'	S80°12'13"E
C30	168.00'	217.67'	74°14'06"	202.76'	N59°52'14"W
C31	468.00'	155.15'	18°59'40"	154.44'	N13°15'21"W
C32	532.00'	112.62'	12°07'44"	112.41'	S89°04'35"W
C33	15.00'	25.01'	95°31'18"	22.21'	S47°22'46"W
C34	182.00'	132.24'	41°37'54"	129.35'	S20°26'06"W
C35	15.00'	22.12'	84°28'42"	20.17'	N42°37'12"W
C36	268.00'	70.56'	15°05'08"	70.36'	S87°35'54"W
C37	1,168.00'	127.47'	6°15'11"	127.41'	S24°20'53"W
C38	268.00'	245.95'	52°34'51"	237.41'	S53°45'54"W
C39	1,168.00'	187.74'	9°12'35"	187.54'	S16°36'59"W
C40	476.00'	54.45'	6°33'17"	54.42'	S83°49'42"E
C41	15.00'	24.23'	92°33'45"	21.68'	S34°16'11"E
C42	976.00'	30.30'	1°46'43"	30.30'	S87°59'42"E
C43	976.00'	175.51'	10°18'12"	175.28'	N85°57'50"E
C44	126.00'	172.62'	78°29'44"	159.43'	N38°52'01"E
C45	976.00'	45.95'	2°41'52"	45.95'	N79°27'48"E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C46	1,168.00'	180.89'	8°52'24"	180.71'	S03°18'01"W
C47	15.00'	24.01'	91°42'43"	21.53'	S53°35'35"W
C48	532.00'	60.86'	6°33'17"	60.83'	N83°49'42"W
C49	1,168.00'	168.64'	8°16'21"	168.49'	S05°16'22"E
C50	1,168.00'	165.10'	8°05'56"	164.96'	S13°27'30"E
C51	468.00'	304.96'	37°20'08"	299.60'	S49°16'53"E
C52	468.00'	154.54'	18°55'10"	153.84'	S77°24'32"E
C53	468.00'	151.46'	18°32'35"	150.80'	N83°51'36"E
C54	468.00'	36.70'	4°29'35"	36.69'	N72°20'31"E
C55	532.00'	167.19'	18°00'22"	166.50'	N79°41'34"E
C56	532.00'	91.48'	9°51'09"	91.37'	S86°22'41"E
C57	268.00'	22.91'	4°53'49"	22.90'	S83°54'01"E
C58	1,007.00'	243.92'	13°52'42"	243.32'	N10°55'46"W
C59	15.00'	23.64'	90°16'50"	21.27'	N27°16'18"E
C60	124.50'	36.14'	16°37'56"	36.01'	N64°05'46"E
C61	75.50'	27.04'	20°31'26"	26.90'	N66°02'31"E
C62	268.00'	81.14'	17°20'50"	80.83'	N84°58'39"E
C63	1,032.00'	266.21'	14°46'47"	265.47'	S85°30'16"W
C64	182.00'	117.10'	36°51'49"	115.09'	S59°40'58"W
C65	468.00'	94.79'	11°36'16"	94.62'	N02°02'36"E
C66	15.00'	15.49'	59°10'35"	14.81'	N37°26'02"E
C67	67.00'	119.46'	102°09'38"	104.26'	N15°56'30"E
C68	15.00'	15.49'	59°10'35"	14.81'	N05°33'01"W
C69	1,007.00'	506.39'	28°48'45"	501.07'	N10°24'58"E
C70	532.00'	5.52'	35'39"	5.52'	N70°23'33"E
C71	468.00'	100.23'	12°16'14"	100.04'	S24°28'42"E
C72	1,168.00'	17.03'	50'07"	17.03'	S17°55'31"E
C73	524.00'	255.23'	27°54'28"	252.72'	S08°47'57"E
C74	224.00'	158.99'	40°39'58"	155.67'	S43°05'10"E
C75	8.00'	8.95'	64°05'52"	8.49'	N43°38'10"E
C76	432.00'	93.47'	12°23'50"	93.29'	N69°29'11"E
C77	368.00'	190.15'	29°36'20"	188.04'	N78°05'27"E
C78	10.00'	10.99'	62°56'58"	10.44'	S55°37'54"E
C79	69.00'	25.89'	21°29'49"	25.74'	S34°54'20"E
C80	10.00'	9.46'	54°13'44"	9.12'	S18°32'23"E
C81	532.00'	11.80'	1°16'15"	11.80'	S07°56'22"W
C82	15.00'	10.90'	41°38'43"	10.66'	S15°47'39"E
C83	15.00'	10.94'	41°46'17"	10.70'	S15°43'52"E
C84	1,224.00'	16.01'	44'58"	16.01'	N17°58'06"W
C85	524.00'	26.86'	2°56'14"	26.86'	N19°48'42"W
C86	176.00'	169.44'	55°09'41"	162.98'	S62°25'10"E
C87	944.00'	984.66'	59°45'48"	940.62'	S04°57'25"E
C88	524.00'	16.27'	1°46'44"	16.27'	S24°02'07"W
C89	15.00'	14.55'	55°35'28"	13.99'	S50°56'29"W
C90	61.00'	42.13'	39°34'30"	41.30'	S58°56'58"W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C91	15.00'	14.38'	54°54'37"	13.83'	S66°37'02"W
C92	424.00'	227.81'	30°47'04"	225.08'	S78°40'49"W
C93	376.00'	99.64'	15°11'00"	99.35'	S70°52'47"W
C94	93.00'	22.14'	13°38'26"	22.09'	S85°17'29"W
C95	234.00'	67.49'	16°31'35"	67.26'	S81°33'29"W
C96	234.00'	0.22'	03'12"	0.22'	S73°16'05"W
C97	46.00'	73.72'	91°49'11"	66.08'	N60°31'26"W
C98	282.89'	22.17'	4°29'28"	22.17'	N16°51'34"W
C99	50.00'	16.63'	19°03'18"	16.55'	N09°34'39"W
C100	500.00'	24.43'	2°47'58"	24.43'	S84°24'42"W
C101	500.00'	81.42'	9°19'46"	81.33'	S89°31'26"E
C102	50.00'	14.98'	17°10'17"	14.93'	N81°24'51"E
C103	232.00'	91.75'	22°39'34"	91.15'	S78°40'13"E
C104	91.00'	38.78'	24°24'57"	38.49'	S77°47'32"E
C105	232.00'	71.62'	17°41'19"	71.34'	S58°29'47"E
C106	968.00'	226.82'	13°25'31"	226.30'	S28°07'34"E
C107	300.00'	138.22'	26°23'56"	137.01'	S85°20'55"W
C108	500.00'	248.30'	28°27'10"	245.75'	S84°19'19"W
C109	500.00'	799.03'	91°33'42"	716.68'	N64°07'25"W
C110	1,200.00'	594.63'	28°23'29"	588.56'	S04°08'50"E
C111	500.00'	57.20'	6°33'17"	57.17'	N83°49'42"W
C112	1,000.00'	257.96'	14°46'47"	257.24'	N85°30'16"E
C113	150.00'	205.50'	78°29'44"	189.80'	N38°52'01"E
C114	300.00'	354.30'	67°39'59"	334.07'	S61°18'28"W
C115	1,200.00'	364.97'	17°25'34"	363.57'	S18°45'41"W
C116	50.00'	11.62'	13°18'40"	11.59'	S06°36'20"W
C118	1,000.00'	50.56'	2°53'50"	50.56'	S01°23'55"E
C119	249.89'	103.14'	23°38'52"	102.41'	S01°24'37"E
C121	200.00'	111.75'	32°00'55"	110.31'	N73°48'48"E
C122	400.00'	185.24'	26°31'59"	183.59'	N76°33'16"E
C123	400.00'	277.32'	39°43'24"	271.80'	S83°08'59"W
C125	396.00'	111.15'	16°04'53"	110.78'	N05°11'37"E

LINE	BEARING	DISTANCE
L1	S72°08'57"W	48.19'
L2	N81°27'06"W	48.15'
L3	S70°05'44"W	20.73'
L4	S18°25'10"E	66.51'
L5	S10°16'10"E	33.36'
L6	S10°16'10"E	60.64'
L7	S06°05'45"W	32.04'
L8	S06°05'45"W	32.04'
L9	S32°09'13"E	34.60'
L10	S12°11'03"W	27.33'
L11	S89°51'40"W	43.36'
L12	S89°51'40"W	11.83'
L13	S84°51'33"E	18.03'
L14	S89°25'44"W	55.91'
L15	N40°58'07"W	18.54'
L16	N83°00'43"E	19.60'
L17	S83°00'43"W	31.64'
L18	N84°51'33"W	34.46'
L19	S83°00'43"W	3.32'
L20	S00°22'51"E	2.86'
L21	S60°28'54"E	53.03'
L22	S87°06'20"E	70.47'
L23	S80°33'04"E	65.11'
L24	N78°06'53"E	55.02'
L25	N80°33'04"W	65.75'

LINE	BEARING	DISTANCE
L26	S81°27'06"E	71.67'
L27	N72°24'44"E	29.35'
L28	N55°46'48"E	5.52'
L29	N87°06'20"W	68.94'
L30	S78°06'53"W	55.02'
L31	N24°25'48"E	6.41'
L32	N70°05'44"E	15.71'
L33	S18°20'35"E	7.23'
L34	N78°24'46"W	2.93'
L35	N11°35'14"E	70.36'
L36	N63°17'17"E	53.59'
L37	N18°20'35"W	7.23'
L38	EAST	50.96'
L39	S63°17'19"W	53.59'
L40	N78°06'53"E	55.02'
L41	S12°40'56"E	56.01'
L42	S72°49'43"W	42.68'
L43	S88°59'07"W	27.17'
L44	N13°15'40"E	99.45'
L45	S18°20'35"E	7.23'
L46	S57°48'21"W	49.84'
L47	N52°50'36"W	49.88'
L48	N26°14'00"E	30.82'
L49	S57°48'21"W	4.99'
L50	S63°17'17"W	53.59'

LEGEND

- SECTION LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- BUILDING SETBACK LINES
- SLOPE EASEMENT – NO STRUCTURES
- SET STREET MONUMENT
- EXTERIOR SUDIVISION CORNER, SET 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-654-9229"
- EXTERIOR SUDIVISION CORNERS WITH NO MARKERS SET
- BOUNDARY ANGLE POINT
- EASEMENT DESCRIPTION
- EASEMENT DESCRIPTION
- NON-IRRIGATED AREA

PROJECT
C18-004
SHEET
2 OF 3
ISSUE DATE
03/13/2019

Summit Engineering Group Inc.
Structural • Civil • Surveying
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HEBER CITY, UTAH 84032
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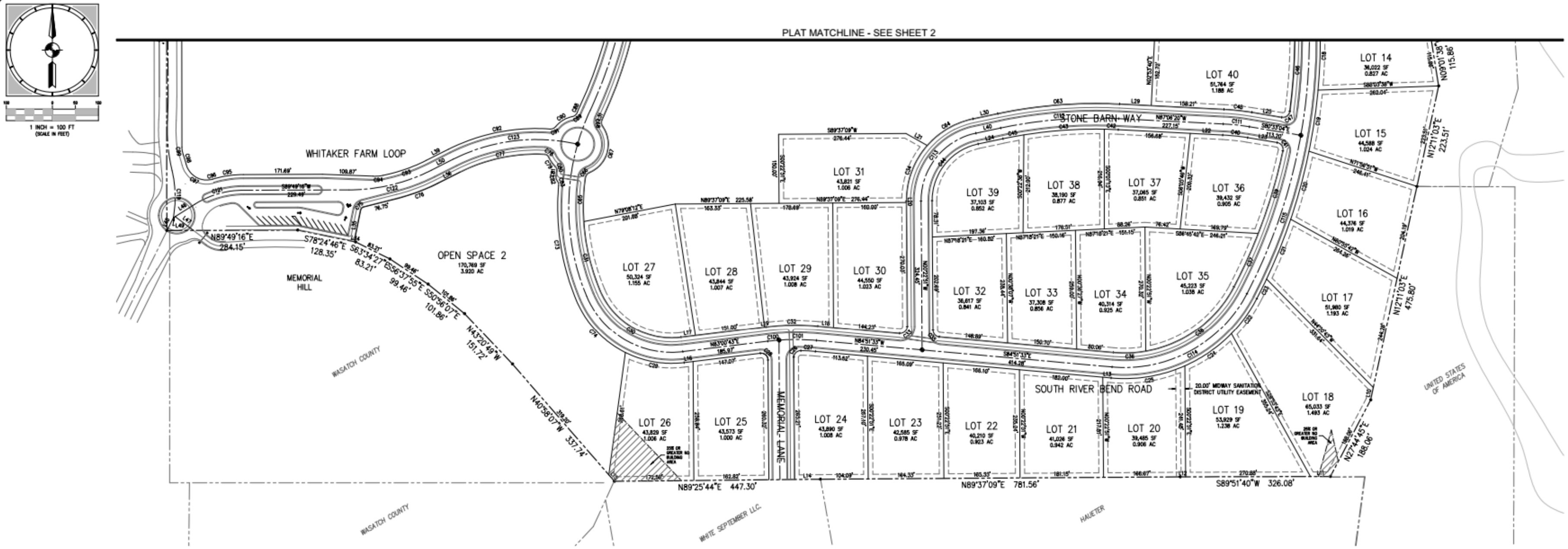
WHITAKER FARMS SUBDIVISION

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

Z:\SEG PROJECTS\CURRENT PROJECTS\C18-004 WHITAKER\WORKING FILES\SURVEY\DWG\C18-004 FINAL PLAT 3-13-19.DWG



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	116.00'	34.18'	16°53'04"	34.06'	S80°35'29"W
C2	15.00'	21.95'	83°49'33"	20.04'	N65°56'17"W
C3	1,000.00'	188.73'	10°48'49"	188.45'	N29°25'55"W
C4	232.00'	59.98'	14°48'48"	59.81'	N42°14'43"W
C5	324.00'	126.95'	22°27'00"	126.14'	S87°19'24"W
C6	68.00'	18.87'	15°53'58"	18.81'	S84°02'53"W
C7	68.00'	6.00'	8°54'27"	10.56'	N87°32'38"W
C8	476.00'	102.72'	12°21'53"	102.52'	N87°38'03"W
C9	476.00'	133.66'	16°05'17"	133.22'	S78°08'22"W
C10	524.00'	65.33'	7°08'37"	65.29'	S73°40'02"W
C11	524.00'	201.27'	22°00'28"	200.04'	S88°14'34"W
C12	524.00'	192.51'	21°02'59"	191.43'	N70°13'43"W
C13	524.00'	114.00'	12°27'56"	113.78'	N53°28'15"W
C14	524.00'	126.02'	13°46'48"	125.72'	N40°20'53"W
C15	524.00'	111.37'	12°10'41"	111.16'	N27°22'09"W
C16	1,224.00'	150.15'	7°01'43"	150.06'	N14°04'46"W
C17	1,224.00'	187.36'	8°46'13"	187.18'	N06°10'48"W
C18	1,224.00'	149.48'	6°59'49"	149.38'	N01°42'14"E
C19	1,224.00'	134.74'	6°18'27"	134.68'	N08°21'22"E
C20	1,224.00'	152.91'	7°09'29"	152.81'	N15°05'19"E
C21	1,224.00'	140.25'	6°33'55"	140.18'	N21°57'01"E
C22	324.00'	94.72'	16°45'00"	94.38'	N35°50'58"E
C23	1,224.00'	47.89'	2°14'30"	47.88'	N26°21'13"E
C24	324.00'	123.61'	21°51'32"	122.86'	N55°09'14"E
C25	324.00'	164.32'	29°03'27"	162.56'	N80°36'44"E
C26	15.00'	24.01'	91°42'53"	21.53'	N45°28'36"E
C27	476.00'	31.63'	3°48'25"	31.62'	S86°45'45"E
C28	15.00'	25.29'	96°36'26"	22.40'	S48°41'04"E
C29	224.00'	131.24'	33°34'08"	129.37'	S80°12'13"E
C30	168.00'	217.67'	74°14'06"	202.76'	N59°52'14"W
C31	468.00'	155.15'	18°59'40"	154.44'	N13°15'21"W
C32	532.00'	112.62'	12°07'44"	112.41'	S89°04'35"W
C33	15.00'	25.01'	95°31'18"	22.21'	S47°22'48"W
C34	182.00'	132.24'	41°37'54"	129.35'	S20°26'06"W
C35	15.00'	22.12'	84°28'42"	20.17'	N42°37'12"W
C36	268.00'	70.56'	15°05'08"	70.36'	S87°35'54"W
C37	1,168.00'	127.47'	6°15'11"	127.41'	S24°20'53"W
C38	268.00'	245.95'	52°34'51"	237.41'	S53°45'54"W
C39	1,168.00'	187.74'	9°12'35"	187.54'	S16°36'59"W
C40	476.00'	54.45'	6°33'17"	54.42'	S83°49'42"E
C41	15.00'	24.23'	92°33'45"	21.68'	S34°16'11"E
C42	976.00'	30.30'	1°46'43"	30.30'	S87°59'42"E
C43	976.00'	175.51'	10°18'12"	175.28'	N85°57'50"E
C44	126.00'	172.62'	78°29'44"	159.43'	N38°52'01"E
C45	976.00'	45.95'	2°41'52"	45.95'	N79°27'48"E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C46	1,168.00'	180.89'	8°52'24"	180.71'	S03°18'01"W
C47	15.00'	24.01'	91°42'43"	21.53'	S53°35'35"W
C48	532.00'	60.86'	6°33'17"	60.83'	N83°49'42"W
C49	1,168.00'	168.64'	8°16'21"	168.49'	S05°16'22"E
C50	1,168.00'	165.10'	8°05'56"	164.96'	S13°27'30"E
C51	468.00'	304.96'	37°20'08"	299.60'	S49°16'53"E
C52	468.00'	154.54'	18°55'10"	153.84'	S77°24'32"E
C53	468.00'	151.46'	18°32'35"	150.80'	N83°51'36"E
C54	468.00'	36.70'	4°29'35"	36.69'	N72°20'31"E
C55	532.00'	167.19'	18°00'22"	166.50'	N79°41'34"E
C56	532.00'	91.48'	9°51'09"	91.37'	S86°22'41"E
C57	268.00'	22.91'	4°53'49"	22.90'	S83°54'01"E
C58	1,007.00'	243.92'	13°52'42"	243.32'	N10°55'46"W
C59	15.00'	23.64'	90°16'50"	21.27'	N27°16'18"E
C60	124.50'	36.14'	16°37'56"	36.01'	N64°05'46"E
C61	75.50'	27.04'	20°31'28"	26.90'	N66°02'31"E
C62	268.00'	81.14'	17°20'50"	80.83'	N84°58'39"E
C63	1,032.00'	266.21'	14°46'47"	265.47'	S85°30'16"W
C64	182.00'	117.10'	36°51'49"	115.09'	S59°40'58"W
C65	468.00'	94.79'	11°36'16"	94.62'	N02°02'36"E
C66	15.00'	15.49'	59°10'35"	14.81'	N37°26'02"E
C67	67.00'	119.46'	102°09'38"	104.26'	N15°56'30"E
C68	15.00'	15.49'	59°10'35"	14.81'	N05°33'01"W
C69	1,007.00'	506.39'	28°48'45"	501.07'	N10°24'38"E
C70	532.00'	5.52'	°35'39"	5.52'	N70°23'33"E
C71	468.00'	100.23'	12°16'14"	100.04'	S24°28'42"E
C72	1,168.00'	17.03'	°50'07"	17.03'	S17°55'31"E
C73	524.00'	255.23'	27°54'28"	252.72'	S08°47'57"E
C74	224.00'	158.99'	40°39'58"	155.67'	S43°05'10"E
C75	8.00'	8.95'	64°05'52"	8.49'	N43°38'10"E
C76	432.00'	93.47'	12°23'50"	93.29'	N69°29'11"E
C77	368.00'	190.15'	29°36'20"	188.04'	N78°05'27"E
C78	10.00'	10.99'	62°56'58"	10.44'	S55°37'54"E
C79	69.00'	25.89'	21°29'49"	25.74'	S34°54'20"E
C80	10.00'	9.46'	54°13'44"	9.12'	S18°32'23"E
C81	532.00'	11.80'	1°16'15"	11.80'	S07°56'22"W
C82	15.00'	10.90'	41°38'43"	10.66'	S15°47'39"E
C83	15.00'	10.94'	41°46'17"	10.70'	S15°43'52"E
C84	1,224.00'	16.01'	°44'58"	16.01'	N17°58'06"W
C85	524.00'	26.86'	2°56'14"	26.86'	N19°48'42"W
C86	176.00'	169.44'	55°09'41"	162.98'	S62°25'10"E
C87	944.00'	984.66'	59°45'48"	940.62'	S04°57'28"E
C88	524.00'	16.27'	1°46'44"	16.27'	S24°02'07"W
C89	15.00'	14.55'	55°35'28"	13.99'	S50°56'29"W
C90	61.00'	42.13'	39°34'30"	41.30'	S58°56'58"W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C91	15.00'	14.38'	54°54'37"	13.83'	S66°37'02"W
C92	424.00'	227.81'	30°47'04"	225.08'	S78°40'49"W
C93	376.00'	99.64'	15°11'00"	99.35'	S70°52'47"W
C94	93.00'	22.14'	13°38'26"	22.09'	S85°17'29"W
C95	234.00'	67.49'	16°31'35"	67.26'	S81°33'29"W
C96	234.00'	0.22'	°03'12"	0.22'	S73°16'05"W
C97	46.00'	73.72'	91°49'11"	66.08'	N60°31'26"W
C98	282.89'	22.17'	4°29'28"	22.17'	N16°51'34"W
C99	50.00'	16.63'	19°03'18"	16.55'	N09°34'39"W
C100	500.00'	24.43'	2°47'58"	24.43'	S84°24'42"W
C101	500.00'	81.42'	9°19'46"	81.33'	S89°31'26"E
C102	50.00'	14.98'	17°10'17"	14.93'	N81°24'51"E
C103	232.00'	91.75'	22°39'34"	91.15'	S78°40'13"E
C104	91.00'	38.78'	24°24'57"	38.49'	S77°47'32"E
C105	232.00'	71.62'	17°41'19"	71.34'	S58°29'47"E
C106	968.00'	226.82'	13°25'31"	226.30'	S28°07'34"E
C107	300.00'	138.22'	26°23'56"	137.01'	S85°20'55"W
C108	500.00'	248.30'	28°27'10"	245.76'	S84°19'19"W
C109	500.00'	799.03'	91°33'42"	716.68'	N64°07'25"W
C110	1,200.00'	594.63'	28°23'29"	588.56'	S04°08'50"E
C111	500.00'	57.20'	6°33'17"	57.17'	N83°49'42"W
C112	1,000.00'	257.96'	14°46'47"	257.24'	N85°30'16"E
C113	150.00'	205.50'	78°29'44"	189.80'	N38°52'01"E
C114	300.00'	354.30'	67°39'59"	334.07'	S61°18'28"W
C115	1,200.00'	364.97'	17°25'34"	363.57'	S18°45'41"W
C116	50.00'	11.62'	13°18'40"	11.59'	S06°36'20"W
C118	1,000.00'	50.56'	2°53'50"	50.56'	S01°23'55"E
C119	249.89'	103.14'	23°38'52"	102.41'	S01°24'37"E
C121	200.00'	111.75'	32°00'55"	110.31'	N73°48'48"E
C122	400.00'	185.24'	26°31'59"	183.59'	N76°33'16"E
C123	400.00'	277.32'	39°43'24"	271.80'	S83°08'59"W
C125	396.00'	111.15'	16°04'53"	110.78'	N05°11'37"E

LINE	BEARING	DISTANCE
L1	S72°08'57"W	48.19'
L2	N81°27'06"W	48.15'
L3	S70°05'44"W	20.73'
L4	S18°25'10"E	66.51'
L5	S10°16'10"E	33.36'
L6	S10°16'10"E	60.64'
L7	S06°05'45"W	32.04'
L8	S06°05'45"W	32.04'
L9	S32°09'13"E	34.60'
L10	S12°11'03"W	27.33'
L11	S89°51'40"W	43.36'
L12	S89°51'40"W	11.83'
L13	S84°51'33"E	18.03'
L14	S89°25'44"W	55.91'
L15	N40°58'07"W	18.54'
L16	N83°00'43"E	19.60'
L17	S83°00'43"W	31.64'
L18	N84°51'33"W	34.46'
L19	S83°00'43"W	3.32'
L20	S00°22'51"E	2.66'
L21	S60°28'54"E	53.03'
L22	S87°06'20"E	70.47'
L23	S80°33'04"E	65.11'
L24	N78°06'53"E	55.02'
L25	N80°33'04"W	65.75'

LINE	BEARING	DISTANCE
L26	S81°27'06"E	71.67'
L27	N72°24'44"E	29.35'
L28	N55°46'48"E	5.52'
L29	N87°06'20"W	68.94'
L30	S78°06'53"W	55.02'
L31	N24°25'48"E	6.41'
L32	N70°05'44"E	15.71'
L33	S18°20'35"E	7.23'
L34	N78°24'46"W	2.93'
L35	N11°35'14"E	70.36'
L36	N63°17'17"E	53.59'
L37	N18°20'35"W	7.23'
L38	EAST	50.96'
L39	S63°17'19"W	53.59'
L40	N78°06'53"E	55.02'
L41	S12°40'56"E	56.01'
L42	S72°49'43"W	42.68'
L43	S88°59'07"W	27.17'
L44	N13°15'40"E	99.45'
L45	S18°20'35"E	7.23'
L46	S57°48'21"W	49.84'
L47	N52°50'36"W	49.88'
L48	N26°14'00"E	30.82'
L49	S57°48'21"W	4.99'
L50	S63°17'17"W	53.59'

LEGEND

- SECTION LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- BUILDING SETBACK LINES
- SLOPE EASEMENT – NO STRUCTURES
- SET STREET MONUMENT
- EXTERIOR SUDIVISION CORNER, SET 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-654-9229"
- EXTERIOR SUDIVISION CORNERS WITH NO MARKERS SET
- BOUNDARY ANGLE POINT
- EASEMENT DESCRIPTION
- EASEMENT DESCRIPTION
- NON-IRRIGATED AREA

PROJECT C18-004
SHEET 3 OF 3
ISSUE DATE 03/13/2019

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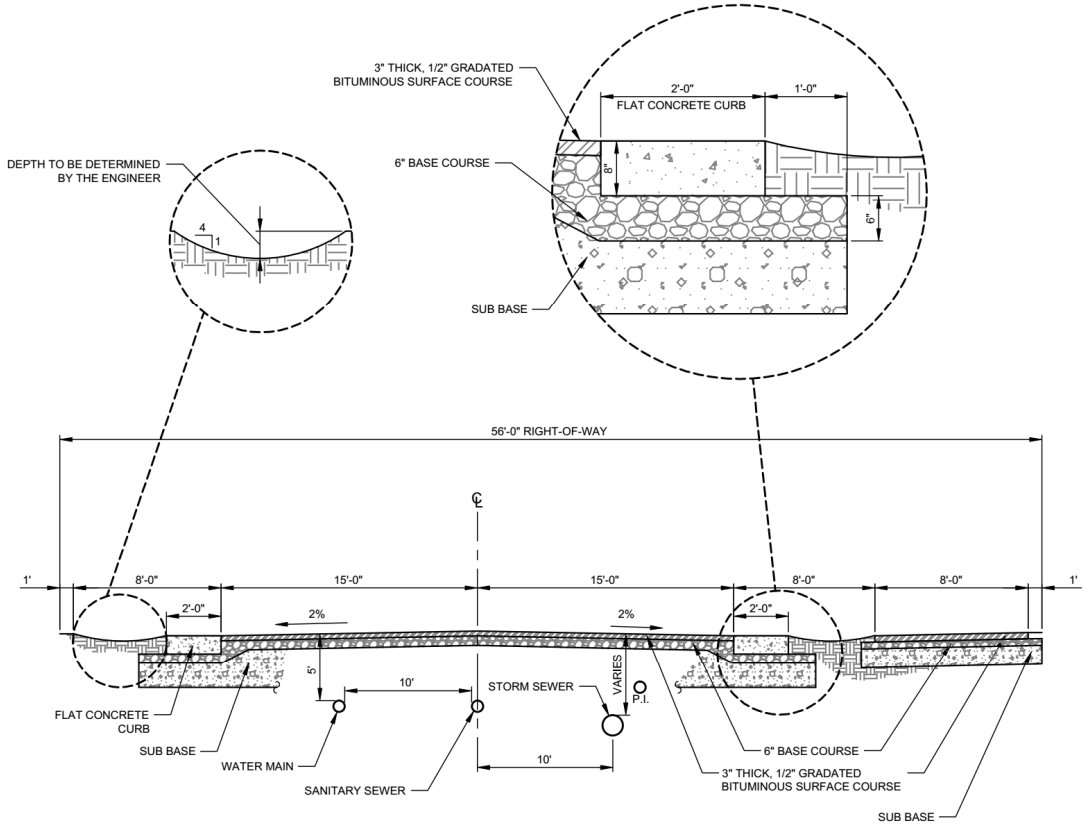
WHITAKER FARMS SUBDIVISION

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

Z:\SEG PROJECTS\CURRENT PROJECTS\C18-004 WHITAKER\WORKING FILES\SURVEY\DWG\C18-004 FINAL PLAT 3-13-19.DWG



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 TYP

STREET CROSS-SECTIONS AND UTILITY LOCATIONS

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

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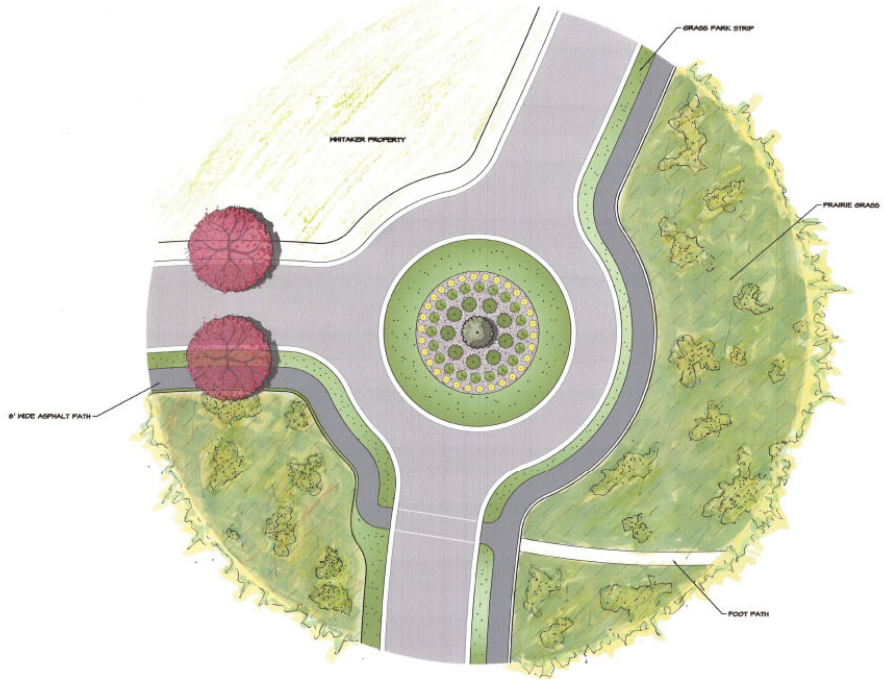
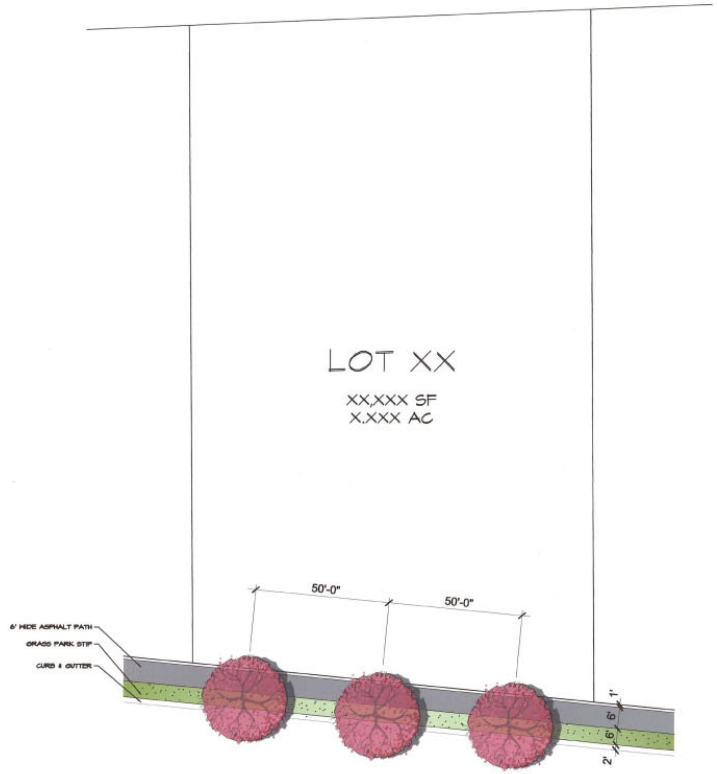


ROUNDABOUT ENLARGEMENT



PARK STRIP ENLARGEMENT TYPICAL

0 20 40 60 feet
SCALE: 1" = 20' ON A 24" X 36" SHEET

LANDARC
99 WEST CENTER STREET
HEBER CITY, UT 84032
utcandarc@gmail.com
435.657.4464

SEAL

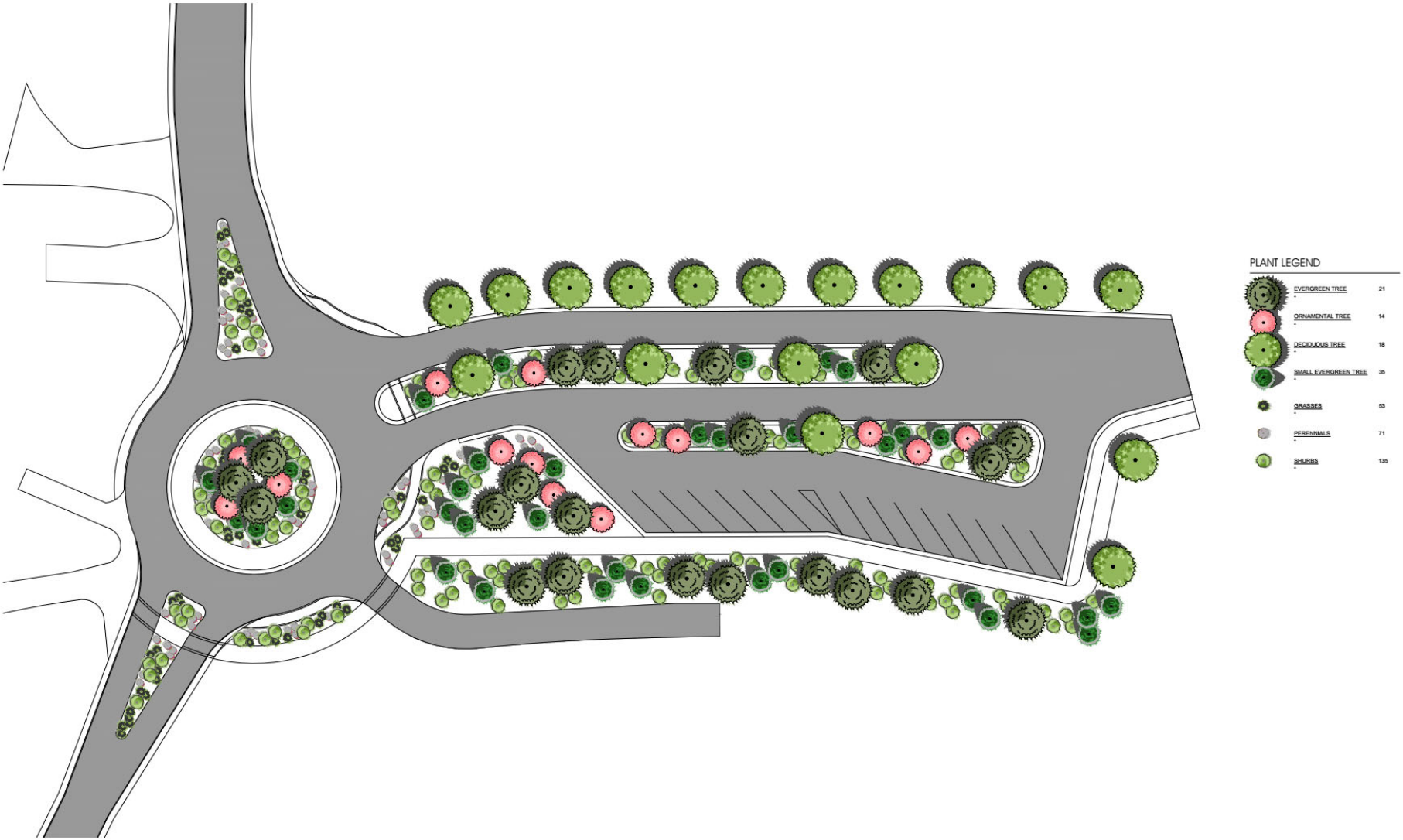
PROJECT
WHITAKER FARM
MIDWAY, UT

ISSUE DRAWING LOG

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

TITLE
LANDSCAPE ENLRGMNTS

NUMBER
L1.01

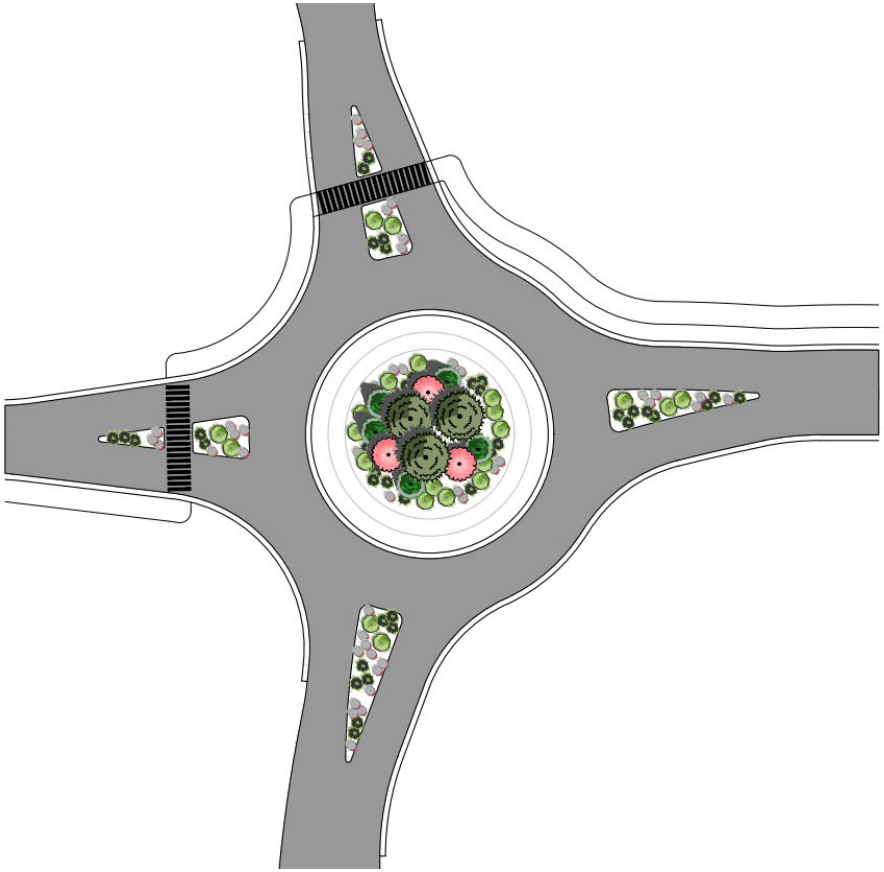


WHITAKER FARMS ROUND ABOUT @ 600 N & RIVER RD

Midway, Utah

Site Plan

05 | 13 | 19



PLANT LEGEND

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

WHITAKER FARMS ROUND ABOUT @ RIVER RD

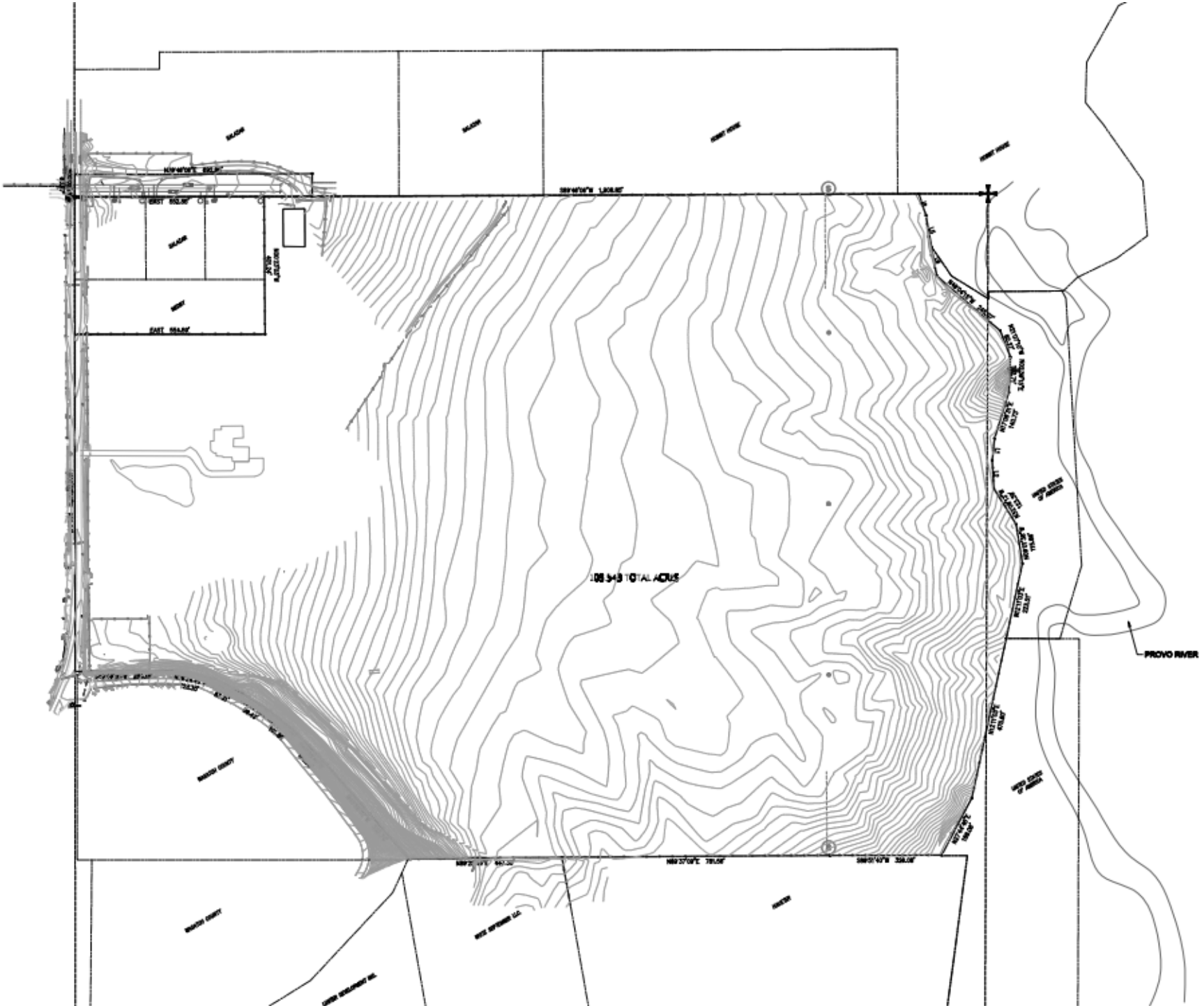
Midway, Utah

Site Plan

05 | 13 | 19

DISCUSSION ITEMS

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


PROVO RIVER

DISCUSSION ITEMS

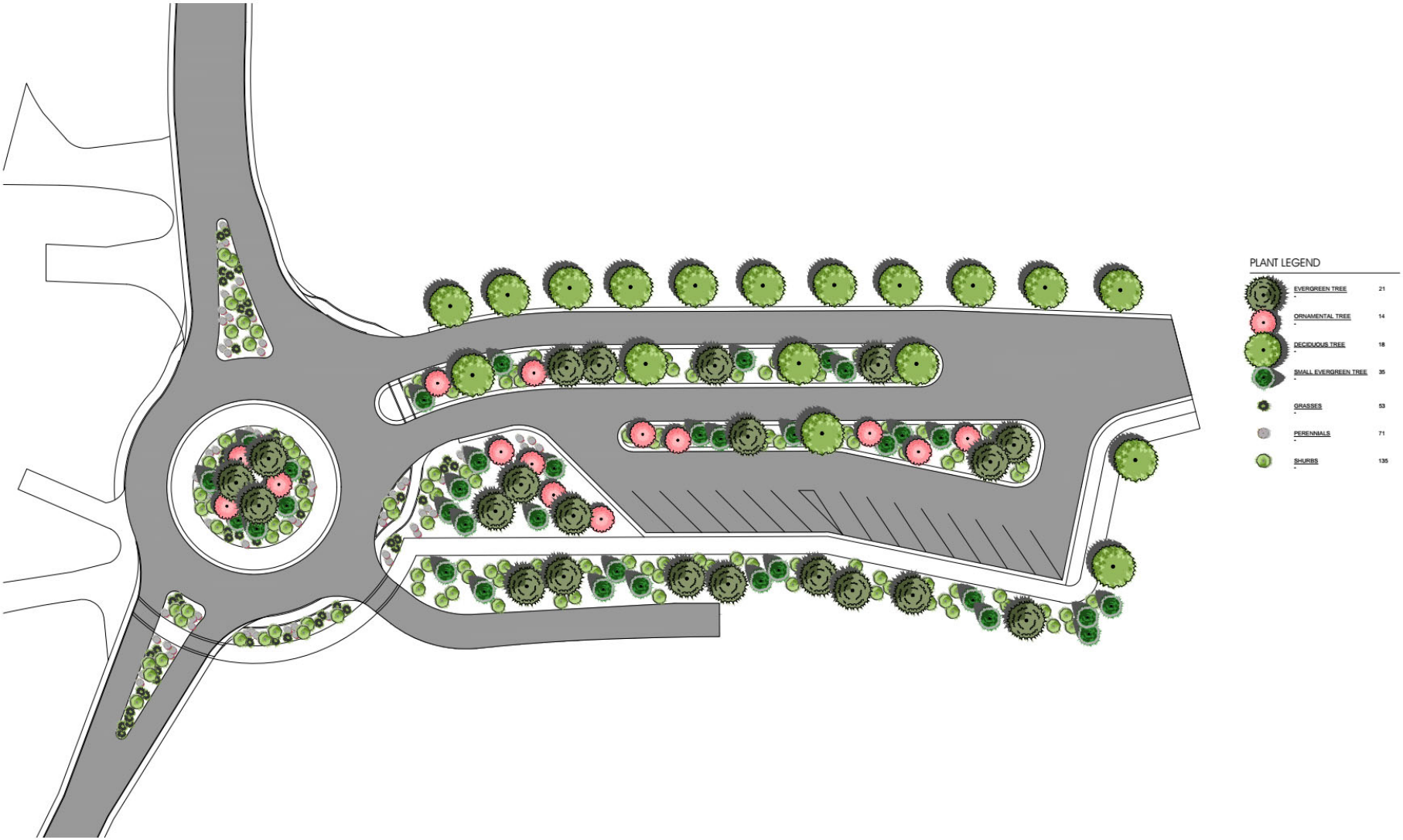
- Road Cross Section
- 20-acre Whitaker parcel
  - 12 Whitaker future units and the currently proposed 50 lots will be one HOA
  - 1 HOA for all 62 units
- Memorial Hill Access
- Landscaping Plan
  - Prairie grass
  - Roundabouts landscaping

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 x 3) = 194.37 acre feet
- 51 culinary connections
  - 51 x 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



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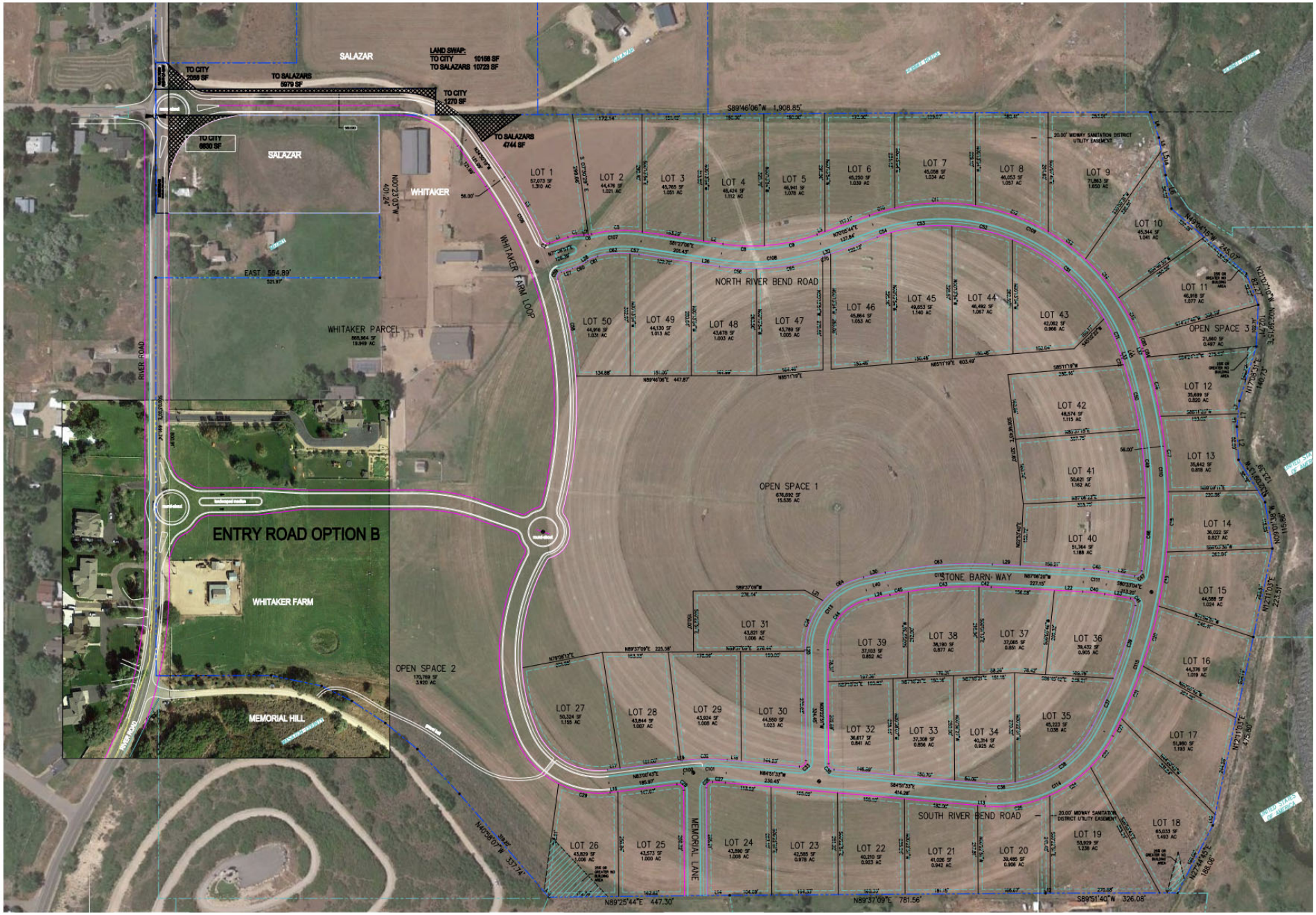
SALAZAR
LAND SWAP:
TO CITY 10158 SF
TO SALAZARS 10723 SF
TO CITY 2098 SF
TO SALAZARS 5979 SF
TO CITY 1270 SF
TO SALAZARS 4744 SF
TO CITY 6830 SF
SALAZAR
WHITAKER
N00°23'03"W 401.24'
EAST 554.89'
WHITAKER PARCEL
WHITAKER FARM LOOP
RIVER ROAD
ENTRY ROAD OPTION B
WHITAKER FARM
MEMORIAL HILL
OPEN SPACE 2
S89°46'06"W 1,908.85'
NORTH RIVER BEND ROAD
OPEN SPACE 1
STONE BARN WAY
SOUTH RIVER BEND ROAD
MEMORIAL LANE
N40°58'07"W 337.74'
N89°25'44"E 447.30'
N89°37'09"E 781.56'
S89°51'40"W 326.08'

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.