

WATTS REMUND FARMS PHASES 2 & 3

FINAL

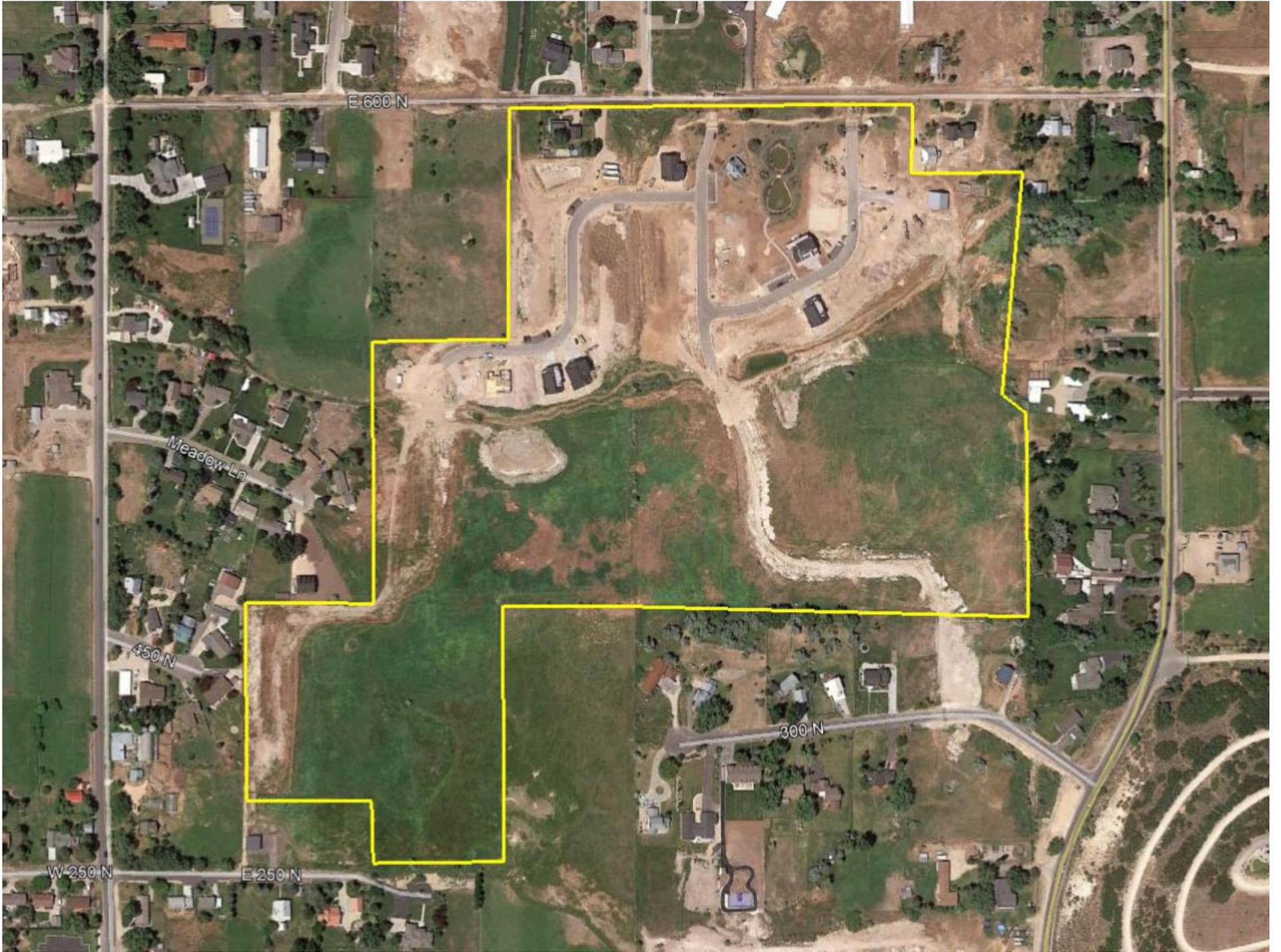
LAND USE SUMMARY

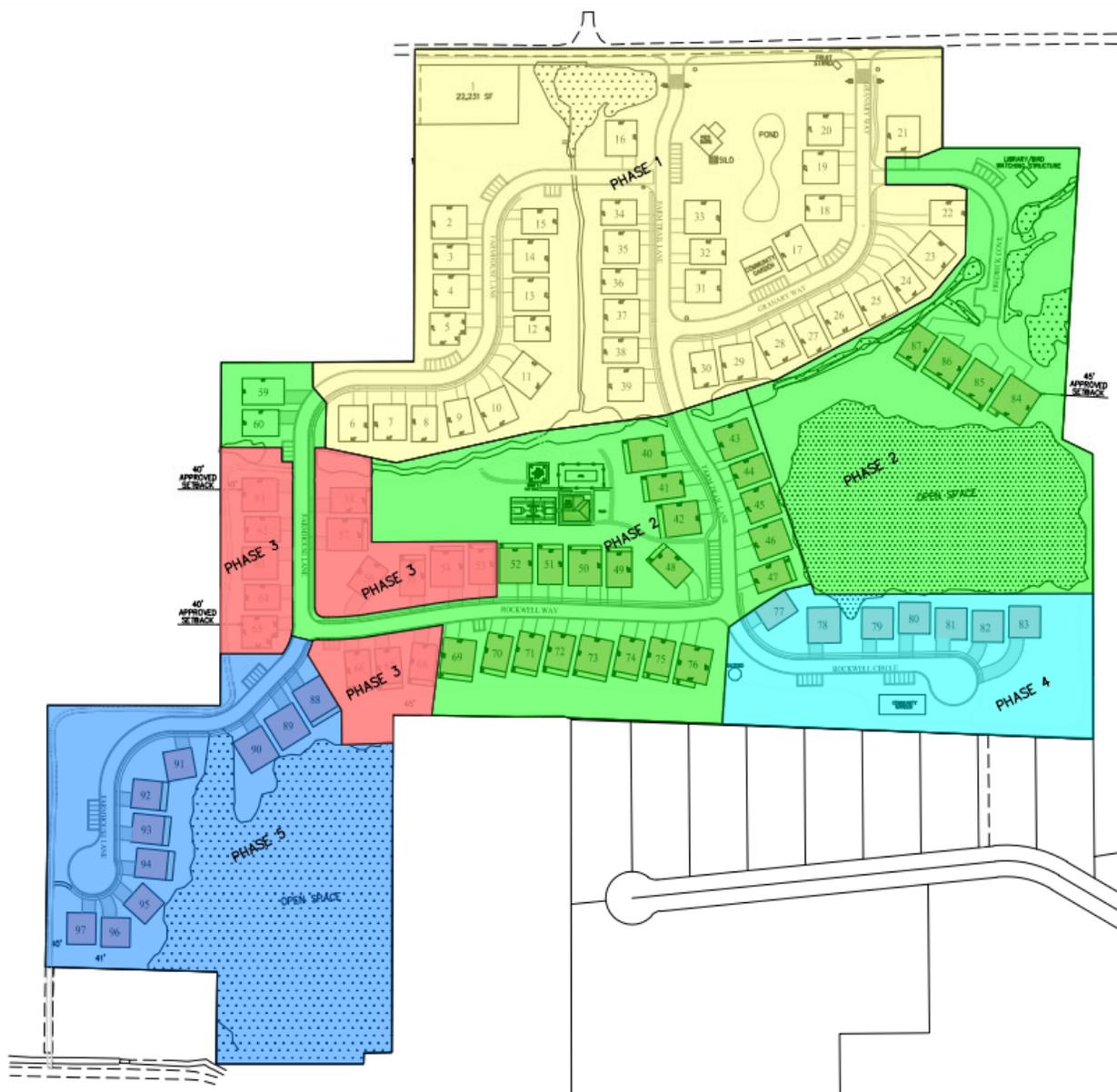
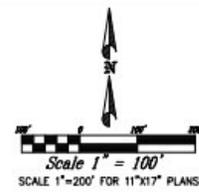
- R-1-15 zoning
- 21.49 acres
 - 15.71 acres of open space
- Planned Unit Development
- Proposal contains 58 building pads
 - Phase 2 – 17.96 acres – Units 40-52, 59-60, 69-76, 84-87
 - Phase 3 – 3.53 acre – Units 53-58, 61-68
- Private roads will be maintained by the HOA

LAND USE SUMMARY

- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- 6' paved public trail is planned to run north and south through the length of the property, another privately maintained trail with public access will run along the southern and eastern boundaries. Other trails in the phases will be private with no public easement.
- Sensitive lands of the property include wetlands, and stream corridors







LEGEND

..... WETLANDS

PHASE	AREA	UNITS
PHASE 1	15.96 ACRES	1-38
PHASE 2	18.02 ACRES	40-52, 59-65, 69-76, 84-87
PHASE 3	3.53 ACRES	53-58, 61-68
PHASE 4	4.14 ACRES	77-83
PHASE 5	9.22 ACRES	88-97

WATER RIGHTS TABLE

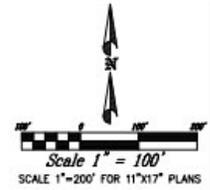
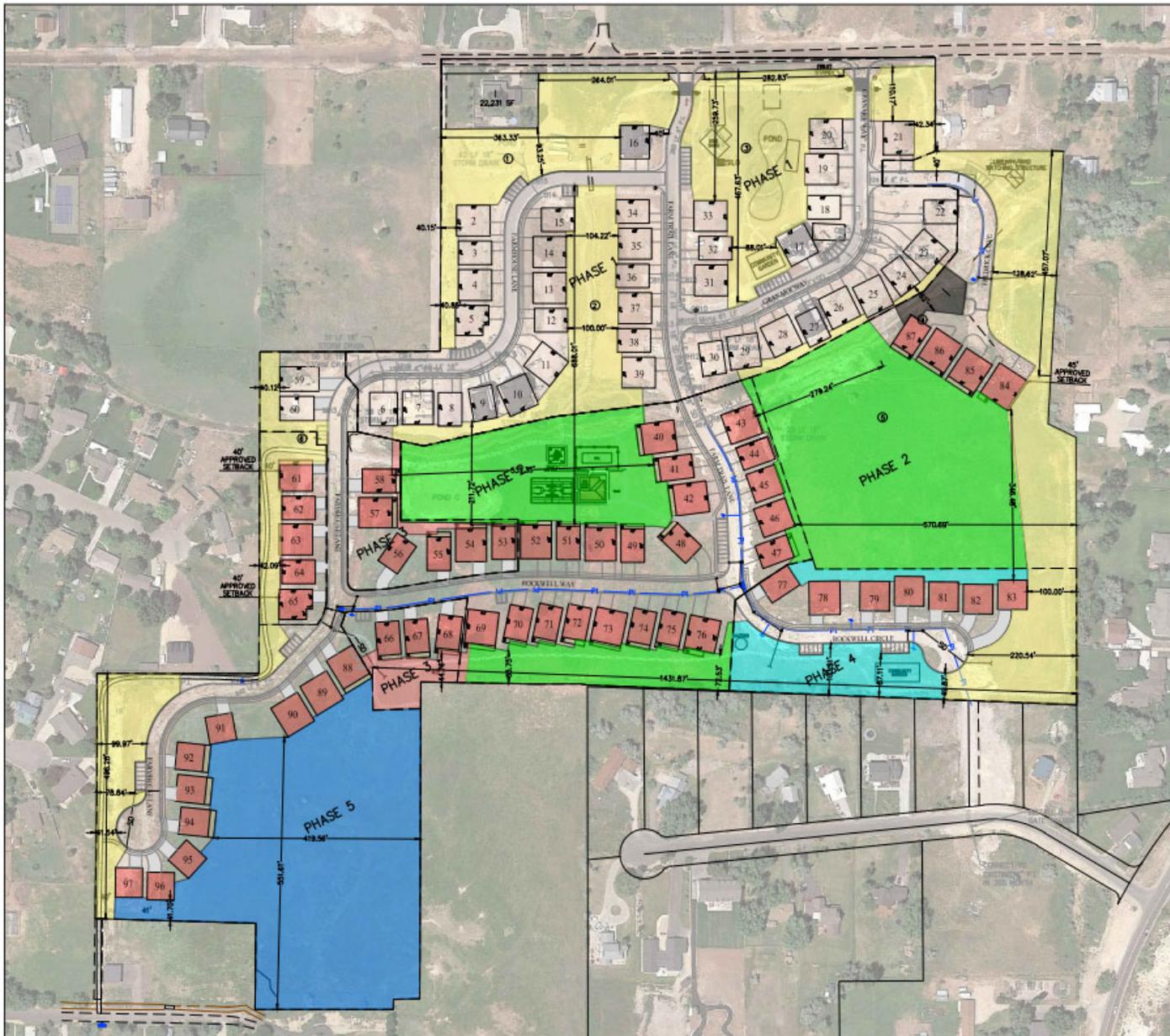
PHASE	TOTAL AREA	BUILDINGS & DRIVEWAYS	ROADS & PARKING	TRAILS & SIDEWALKS	WETLANDS & STREAMS	IRRIGATED AREAS
1	15.96 AC	4.62 AC	1.68 AC	0.72 AC	0.86 AC	8.28 AC
2	18.02 AC	3.23 AC	1.40 AC	0.88 AC	5.05 AC	7.86 AC
3A	3.53 AC	1.91 AC	0.01 AC	0.14 AC	0.12 AC	1.75 AC
3B	4.14 AC	0.76 AC	0.45 AC	0.22 AC	0.15 AC	2.56 AC
3C	9.22 AC	1.11 AC	0.57 AC	0.27 AC	5.02 AC	2.25 AC

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BIRD, P.E.
 SERIAL NO. 200306
 DATE: 18 JAN 2020

WATTS ENTERPRISES
 REMUND FARMS
 AMENDED PHASING PLAN

ENGINEERING
 RESOURCE GROUP P.C.
 300 E MAIN ST. SUITE 204
 MINNETONKA, MN 55345
 PH: (952) 657-9769

DESIGN BY: PCB DATE: 15 JAN 2020 SHEET 3
 DRAWN BY: CNB REV:



LEGEND

- WETLANDS (10.00 AC)

OPEN SPACE REQUIREMENTS:
 PERIPHERY - 40' MINIMUM
 INTERIOR - 100' MINIMUM

TOTAL OPEN SPACE:
 ONSITE 27.85 AC (55.30%)
 OFFSITE 1.32 AC (2.62%)
 TOTAL 29.17 AC (57.92%) (50% REQUIRED)

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA	TOTAL OPEN SPACE
1	15.96 AC	11.23 AC (70.38%)	15.96 AC	11.23 AC (70.38%)
OFFSITE	1.32 AC	1.32 AC (100.00%)	15.96 AC	12.55 AC (78.63%)
2	8.53 AC	4.76 AC (55.80%)	24.49 AC	17.31 AC (70.68%)
3	9.53 AC	3.90 AC (40.92%)	34.05 AC	21.21 AC (62.29%)
4	3.38 AC	0.42 AC (12.42%)	37.42 AC	21.63 AC (57.80%)
5	8.84 AC	5.80 AC (65.61%)	41.55 AC	27.43 AC (66.01%)
	4.13 AC	1.22 AC (29.53%) 28.65 AC	50.39 AC	28.65 AC (56.86%)

OPEN SPACE NOTES:

TOTAL AREA: 50.87 ACRES
 PUD AREA: 50.36 ACRES
 TOTAL OPEN SPACE: 28.65 ACRES (56.66%) OF ENTIRE DEVELOPMENT

OPEN SPACE IN A SINGLE OPEN SPACE AREA = 18.47 ACRES (36.33%)

SECTION 16.16.11.C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCEL 5 MEETS THIS PUD REQUIREMENT.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL S. BOES, P.E.
 SERIAL NO. 186606
 DATED: 16 JAN 2020

WATTS ENTERPRISES
 REMUND FARMS
 OPEN SPACE
 AMENDED MASTER PLAN

ENGINEERING

RESOURCE GROUP P.C.
 200 E Main St. Suite 204,
 Midway, UT 84049
 ph: (435) 657-9769

DESIGN BY: POB
 DRAWN BY: CMB

DATE: 15 JAN 2020
 REV:

SHEET
 4



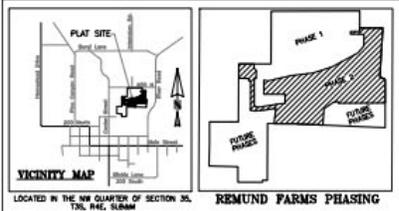
- LEGEND**
- WETLANDS
 - TRAIL
 - IMPROVED DITCH OR POND
 - LANDSCAPING (KENTUCKY BLUE GRASS)
 - LANDSCAPING (NATIVE GRASS)

PLUG UNIT FRONT SETBACK NOTE:
 THE SUBSETTIC THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT (STAGGERED SETBACKS) WHEN A CURVE/NEAR STREET DESIGN IS USED AND SHOWN TO CREATED THE SAME VARYING SETBACK EFFECT.

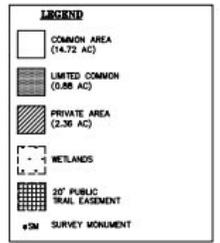
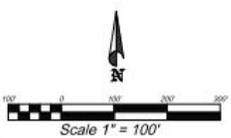
MERRY CITY CODE EXCEPTIONS NOTE:
 THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS ALLOWED IN CITY CODE:
 -DUL-16-SAC LONGER THAN 500 FEET WITH CITY COUNCIL APPROVAL
 -WETLAND SETBACKS WITH CITY ENGINEER APPROVAL.

WATTS ENTERPRISES	
REMUND FARMS	
PHASE 2&3	
LANDSCAPE PLAN	
RESOURCE GROUP P.C. 3819 E. MAIN ST. SUITE 200A MIDLAND, TX 79701 PH. (432) 657-9789	
DESIGN BY: PFB	DATE: 15 JAN 2023
DRAWN BY: CNE	REV: 6

20' PUBLIC TRAIL,
 P.I., SEWER, AND WATER
 EASEMENT

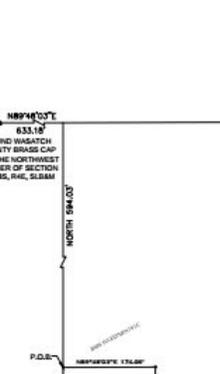


REMUND FARMS PUD PHASE 2



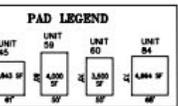
ADDRESS TABLE

40	XXX NORTH FARM HILL LANE
41	XXX NORTH FARM HILL LANE
42	XXX NORTH FARM HILL LANE
43	XXX NORTH FARM HILL LANE
44	XXX NORTH FARM HILL LANE
45	XXX NORTH FARM HILL LANE
46	XXX NORTH FARM HILL LANE
47	XXX NORTH FARM HILL LANE
48	XXX EAST ROCKWELL WAY
49	XXX EAST ROCKWELL WAY
50	XXX EAST ROCKWELL WAY
51	XXX EAST ROCKWELL WAY
52	XXX EAST ROCKWELL WAY
53	XXX EAST ROCKWELL WAY
54	XXX EAST ROCKWELL WAY
55	XXX EAST ROCKWELL WAY
56	XXX EAST ROCKWELL WAY
57	XXX EAST ROCKWELL WAY
58	XXX EAST ROCKWELL WAY
59	XXX EAST ROCKWELL WAY
60	XXX EAST ROCKWELL WAY
61	XXX EAST ROCKWELL WAY
62	XXX EAST ROCKWELL WAY
63	XXX EAST ROCKWELL WAY
64	XXX FREDRICK COURT
65	XXX FREDRICK COURT
66	XXX FREDRICK COURT
67	XXX FREDRICK COURT
68	XXX FREDRICK COURT



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	83.00'	47.07'	2900.07°	S75°29'57"E	46.57'
C2	74.47'	476.00'	0857.49°	N85°31'06"E	74.39'
C3	1120.00'	108.71'	0933.53°	N84°04'41"E	108.67'
C4	83.00'	47.07'	2900.07°	N75°29'57"W	46.57'
C5	518.00'	81.19'	0857.49°	S85°31'06"W	81.11'
C6	28.00'	11.77'	2856.40°	S77°01'40"W	11.67'
C7	83.00'	32.74'	14307.32°	N87°00'16"E	32.68'
C8	11.00'	88.32'	4870.06°	S23°00'31"W	85.98'
C9	110.00'	28.90'	14307.32°	S27°00'47"W	28.83'
C10	110.00'	13.80'	0711.28°	N10°24'50"E	13.80'
C11	110.00'	13.09'	0649.07°	N32°24'33"E	13.08'
C12	502.00'	78.54'	0857.49°	N85°31'06"E	78.48'
C13	898.00'	198.22'	1122.48°	N88°43'20"E	197.90'
C14	502.00'	110.14'	1234.14°	N88°07'52"E	108.92'
C15	130.00'	30.16'	1317.32°	N14°50'12"W	30.09'
C16	130.00'	13.54'	0938.04°	N05°12'24"W	13.53'
C17	252.00'	138.85'	3136.51°	N17°46'47"W	135.17'
C18	498.00'	116.24'	1322.24°	N28°39'01"W	115.97'

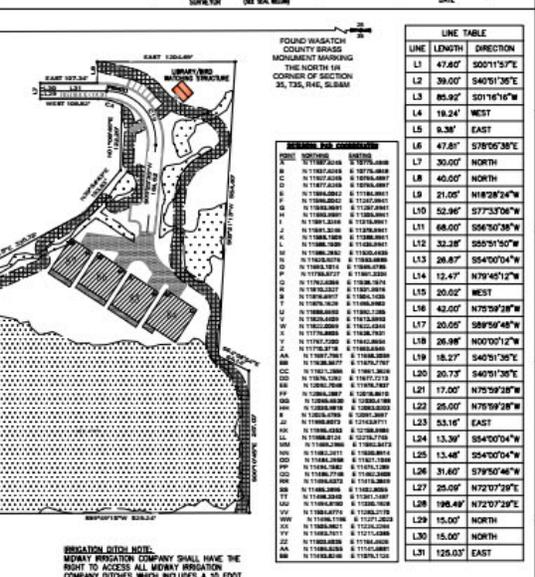


*ALL HOMEOWNERS ARE PUT ON NOTICE THAT THE REMUND FARMS HOA HAS FULL FINANCIAL AND PHYSICAL RESPONSIBILITY FOR MAINTENANCE AND UPKEEP OF THE THREE (3) LANDSCAPE FENNELS LOCATED AT THE RIVER ROAD ROUNDABOUT IN PERPETUITY. ALL COSTS FOR ON-GOING CARE OF THESE PARCELS WILL BE INCLUDED IN HOA FEES. THESE LOTS WERE COUNTED AS OPEN SPACE IN REMUND FARMS SUBDIVISION AND AN ADDITIONAL 2.36 UNITS OF DENSITY WAS GRANTED BASED ON THIS OPEN SPACE. AS SUCH THE OPEN SPACE IS FULL OBLIGATION OF THE HOA. MIDWAY CITY HAS NO OBLIGATION OR MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE PARCELS, AS SET FORTH IN THE DEVELOPMENT AGREEMENT.

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS NORTH 89°48'03" EAST 1201.90 FEET FROM THE FOUNDED WASATCH COUNTY SURVEYORS MONUMENT FOR THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 THENCE NORTH 89°48'03" EAST 803.50 FEET; THENCE SOUTH 231.39 FEET; THENCE WEST 107.34 FEET; THENCE SOUTH 30.00 FEET; THENCE EAST 108.83 FEET; THENCE ALONG THE PERMANENT CURVE TO THE RIGHT 27.22 FEET (CENTRAL ANGLE OF 29°07'19" AND A CHORD BEARING SOUTH 75°29'57" EAST 48.57 FEET); THENCE SOUTH 01°08'46" WEST 122.20 FEET; THENCE SOUTH 39°54'43" WEST 103.83 FEET; THENCE SOUTH 41°50'16" WEST 330.32 FEET; THENCE SOUTH 72°07'27" WEST 223.68 FEET; THENCE SOUTH 82°52'37" WEST 300.71 FEET; THENCE SOUTH 77°27'24" WEST 270.72 FEET; THENCE NORTH 78°05'41" WEST 137.87 FEET; THENCE NORTH 01°04'46" EAST 80.92 FEET; THENCE NORTH 40°19'35" WEST 38.11 FEET; THENCE NORTH 00°10'57" WEST 47.58 FEET; THENCE NORTH 89°48'03" EAST 164.16 FEET; THENCE NORTH 00°25'00" EAST 451.00 FEET; THENCE NORTH 89°34'28" EAST 163.83 FEET; THENCE NORTH 00°34'20" EAST 142.38 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 17.06 ACRES

BASIS OF BEARING
 BASIS OF BEARING IS NORTH 89°48'03" EAST 2650.41 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTH 1/4 CORNER OF SAID SECTION 35.

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-9-403 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.



RESERVATION OF COMMON AREA
 THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE REMUND FARMS P.U.D. AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

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 PADS, PRIVATE STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS AND DRIVES, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: HAROLD AND VOKE REMUND FAMILY TRUST

BY: MIDWAY SPRINGS LLC SERIES 1

BY: MIDWAY SPRINGS LLC SERIES 8

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF WASATCH }
 ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BELIEVES 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 BELIEVES 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS—OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED: _____ MAYOR ATTEST: _____ CLERK-RECORDER (BY SEAL)

APPROVED: _____ CITY ATTORNEY ATTEST: _____ CITY ENGINEER (BY SEAL)

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

PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION

REMUND FARMS PUD PHASE 2
 PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 300 FEET
 COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____

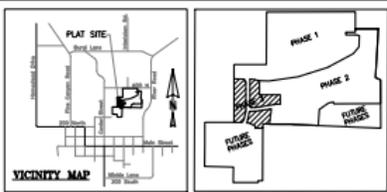
SURVEYOR'S SEAL: TROY L. TAYLOR
 NOTARY PUBLIC SEAL: _____
 CITY ENGINEER SEAL: _____
 CLERK-RECORDER SEAL: _____

REMUND FARMS PUD PHASE 2, PLAT # 15, JANUARY 2020

SURVEYOR:
 TROY L. TAYLOR, P.L.S.
 COOK SANDERS ASSOCIATES
 337 SOUTH 890 GRANDE AVE.
 SALT LAKE CITY, UT 84101
 PHONE: (801) 364-4001
 DATE OF SURVEY: APRIL 2018

DATE: _____
 COUNTY RECORDER
 DATE: _____
 MIDWAY SANITATION DISTRICT
 MIDWAY IRRIGATION COMPANY

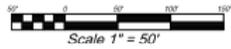
REMUND FARMS PUD PHASE 3



LOCATED IN THE NW QUARTER OF SECTION 35, T35, R4E, S188M

ADDRESS TABLE

53	XXX NORTH ROCKWELL WAY
54	XXX NORTH ROCKWELL WAY
55	XXX NORTH ROCKWELL WAY
56	XXX NORTH ROCKWELL WAY
57	XXX NORTH FARMHOUSE LANE
58	XXX NORTH FARMHOUSE LANE
59	XXX NORTH FARMHOUSE LANE
60	XXX NORTH FARMHOUSE LANE
61	XXX NORTH FARMHOUSE LANE
62	XXX NORTH FARMHOUSE LANE
63	XXX NORTH FARMHOUSE LANE
64	XXX NORTH FARMHOUSE LANE
65	XXX NORTH ROCKWELL WAY
66	XXX NORTH ROCKWELL WAY
67	XXX NORTH ROCKWELL WAY
68	XXX NORTH ROCKWELL WAY

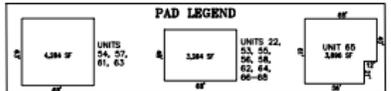


UNIT DATA

UNIT	AREA (SQ FT)	AREA (AC)
53	10,124.80	0.232
54	10,124.80	0.232
55	10,124.80	0.232
56	10,124.80	0.232
57	10,124.80	0.232
58	10,124.80	0.232
59	10,124.80	0.232
60	10,124.80	0.232
61	10,124.80	0.232
62	10,124.80	0.232
63	10,124.80	0.232
64	10,124.80	0.232
65	10,124.80	0.232
66	10,124.80	0.232
67	10,124.80	0.232
68	10,124.80	0.232



***ALL HOMEOWNERS ARE PUT ON NOTICE THAT THE REMUND FARMS HOA HAS FULL FINANCIAL AND PHYSICAL RESPONSIBILITY FOR MAINTENANCE AND UPKEEP OF THE THREE (3) LANDSCAPE PENINSULAS LOCATED AT THE RIVER ROAD ROUNDABOUT IN RESPECTIVITY. ALL COSTS FOR ON-GOING CARE OF THESE PARCELS WILL BE INCLUDED IN HOA FEES. THESE LOTS WERE COATED AS OPEN SPACE IN REMUND FARMS SUBDIVISION AND AN ADDITIONAL 2.38 UNITS OF DENSITY WAS GRANTED BASED ON THIS OPEN SPACE. AS SUCH THE OPEN SPACE IS FULL OBLIGATION OF THE HOA. MIDWAY CITY HAS NO FINANCIAL OR MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE TWO PENINSULAS AS SET FORTH IN THE DEVELOPMENT AGREEMENT.**



SURVEYOR
 TROY L. TAYLOR, PLS.
 COOK SANDERS ASSOCIATES
 331 SOUTH 900 ORANGE AVE
 SALT LAKE CITY, UT 84101
 PHONE (801) 364-4051
 DATE OF SURVEY: APRIL 2018

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89°48'03" EAST 1201.80 FEET FROM THE FOUND WASATCH COUNTY SURVEYORS MONUMENT FOR THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE SOUTH 89°48'41" EAST 116.00 FEET; THENCE SOUTH 00°02'12" WEST 26.90 FEET; THENCE SOUTH 89°39'48" WEST 20.05 FEET; THENCE SOUTH 309.33 FEET; THENCE ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE RIGHT 81.9 FEET (CENTRAL ANGLE OF 37°14'54" AND A CHORD BEARING SOUTH 18°02'07" EAST 40.09 FEET); THENCE SOUTH 89°57'51" WEST 117.83 FEET; THENCE NORTH 00°10'24" EAST 393.52 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°02'47" WEST 160.86 FEET; THENCE NORTH 89°54'43" EAST 238.33 FEET; THENCE SOUTH 00°11'11" EAST 106.48 FEET; THENCE ALONG THE ARC OF A 114.37 FOOT RADIUS CURVE TO THE RIGHT 108.71 FEET (CENTRAL ANGLE OF 05°32'22" AND A CHORD BEARING SOUTH 84°04'41" WEST 106.67 FEET); THENCE SOUTH 81°02'11" WEST 138.89 FEET; THENCE ALONG THE ARC OF A 478.00 FOOT RADIUS CURVE TO THE RIGHT 74.47 FEET (CENTRAL ANGLE OF 08°37'49" AND A CHORD BEARING SOUTH 80°31'06" WEST 74.29 FEET); THENCE WEST 47.86 FEET; THENCE ALONG THE ARC OF A 17.00 FOOT RADIUS CURVE TO THE RIGHT 26.70 FEET (CENTRAL ANGLE OF 90°02'00" AND A CHORD BEARING NORTH 45°02'00" WEST 24.04 FEET); THENCE NORTH 306.04 FEET; THENCE EAST 19.24 FEET; NORTH 78°02'41" WEST 90.20 FEET; TO THE POINT OF BEGINNING.

THENCE ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE RIGHT 27.20 FEET (CENTRAL ANGLE OF 11°32'40" AND A CHORD BEARING NORTH 19°48'02" EAST 27.15 FEET); THENCE ALONG THE ARC OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT 11.77 FEET (CENTRAL ANGLE OF 25°58'40" AND A CHORD BEARING NORTH 77°14'40" EAST 11.67 FEET); THENCE EAST 20.02 FEET; THENCE ALONG THE ARC OF A 519.00 FOOT RADIUS CURVE TO THE RIGHT 81.9 FEET (CENTRAL ANGLE OF 08°37'49" AND A CHORD BEARING NORTH 80°31'06" EAST 81.11 FEET); THENCE NORTH 81°02'11" EAST 137.82 FEET; THENCE NORTH 88°37'29" EAST 12.48 FEET; THENCE SOUTH 00°10'21" WEST 53.53 FEET; THENCE SOUTH 87°58'20" WEST 97.28 FEET; THENCE NORTH 00°34'59" WEST 68.08 FEET; THENCE NORTH 31°21'52" WEST 123.85 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.53 ACRES

BASIS OF BEARING
 BASIS OF BEARING IS NORTH 89°48'03" EAST 2650.41 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTH 1/4 CORNER OF SAID SECTION 35.

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 6864412 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS 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.

 SURVEYOR TROY L. TAYLOR

 DATE

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE REMUND FARMS P.U.D. AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

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 PADS, PRIVATE STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS AND DRIVES, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
 HAROLD AND MOKE REMUND FAMILY TRUST

BY: _____
 MIDWAY SPRINGS LLC SERIES 1

BY: _____
 MIDWAY SPRINGS LLC SERIES 2

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

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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS--OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED: _____ MAYOR ATTEST: _____ CLERK-RECORDER
 (SEE SEAL BELOW)

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION

REMUND FARMS PUD PHASE 3

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 50' FEET

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____

 COUNTY SURVEYOR

 COUNTY RECORDER

 DATE

 DATE

 MIDWAY SANITATION DISTRICT

 MIDWAY IRRIGATION COMPANY

SITE STUDIES

- Phase 1 Environmental Study
- Surface Water Sampling Results
- Hydrology Study
 - to be completed over the coming years
- Wetlands Study
- Traffic Analysis
- Geotechnical Study

WATER BOARD RECOMMENDATION

- The Water Board recommended the following water is required per phase:
 - Phase 2: 45.38-acre feet
 - Inside 22.40 (includes clubhouse connection)
 - Outside 22.98
 - Phase 3: 16.45-acre feet
 - Inside 11.2
 - Outside 5.25

POSSIBLE FINDINGS

- The proposed plan does meet the requirements of the code for PUDs.
- The public trail system in the development will benefit the entire community by creating a trail away from collector roads.
- The proposal does comply with the approved master plan.