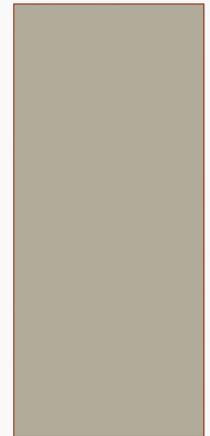


WATTS REMUND FARMS PUD

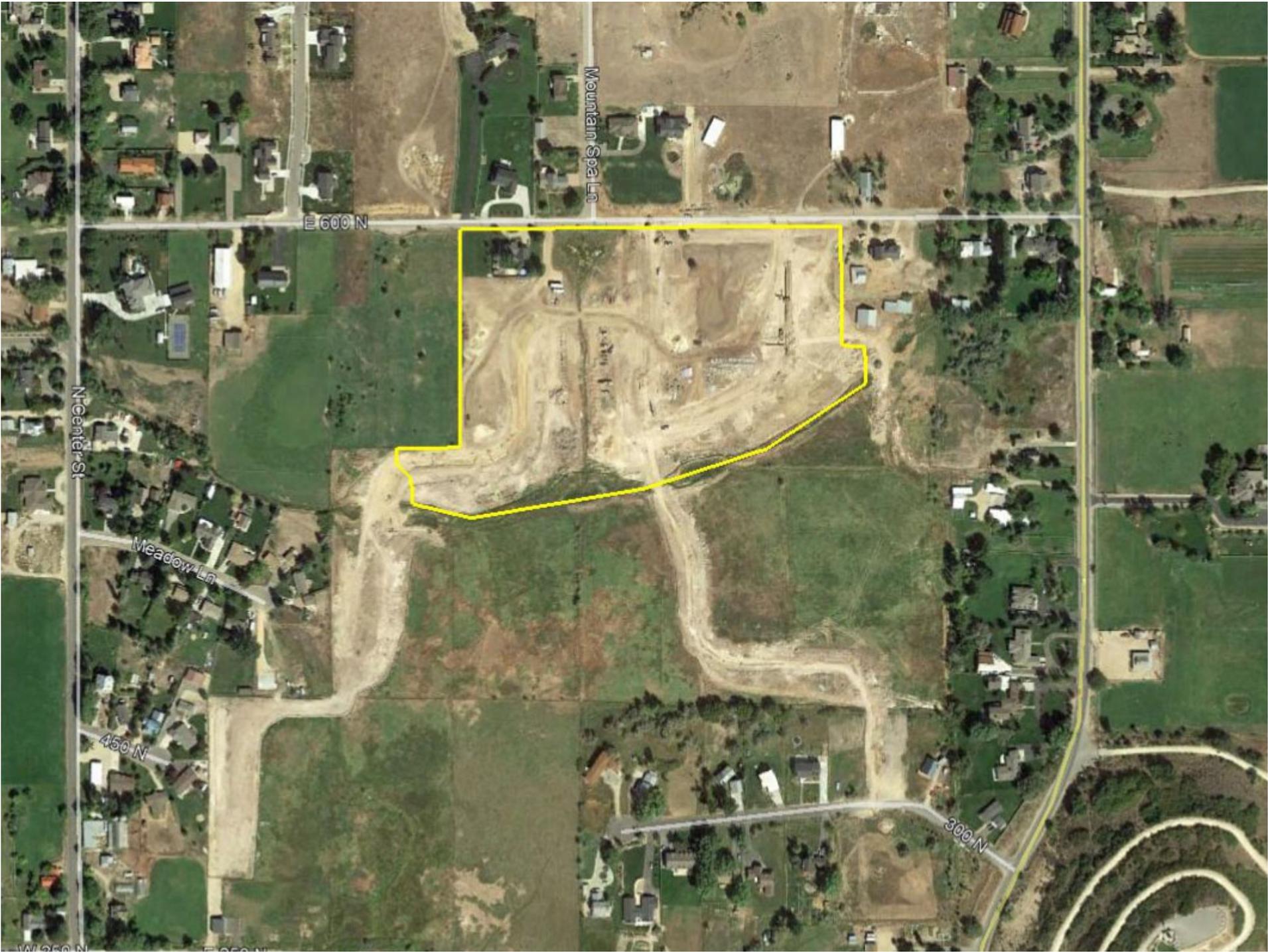
PLAT AMENDMENT



LAND USE SUMMARY

- 15.32 acres
- R-1-15 zoning
- Phase contains 39 pads (PUD)

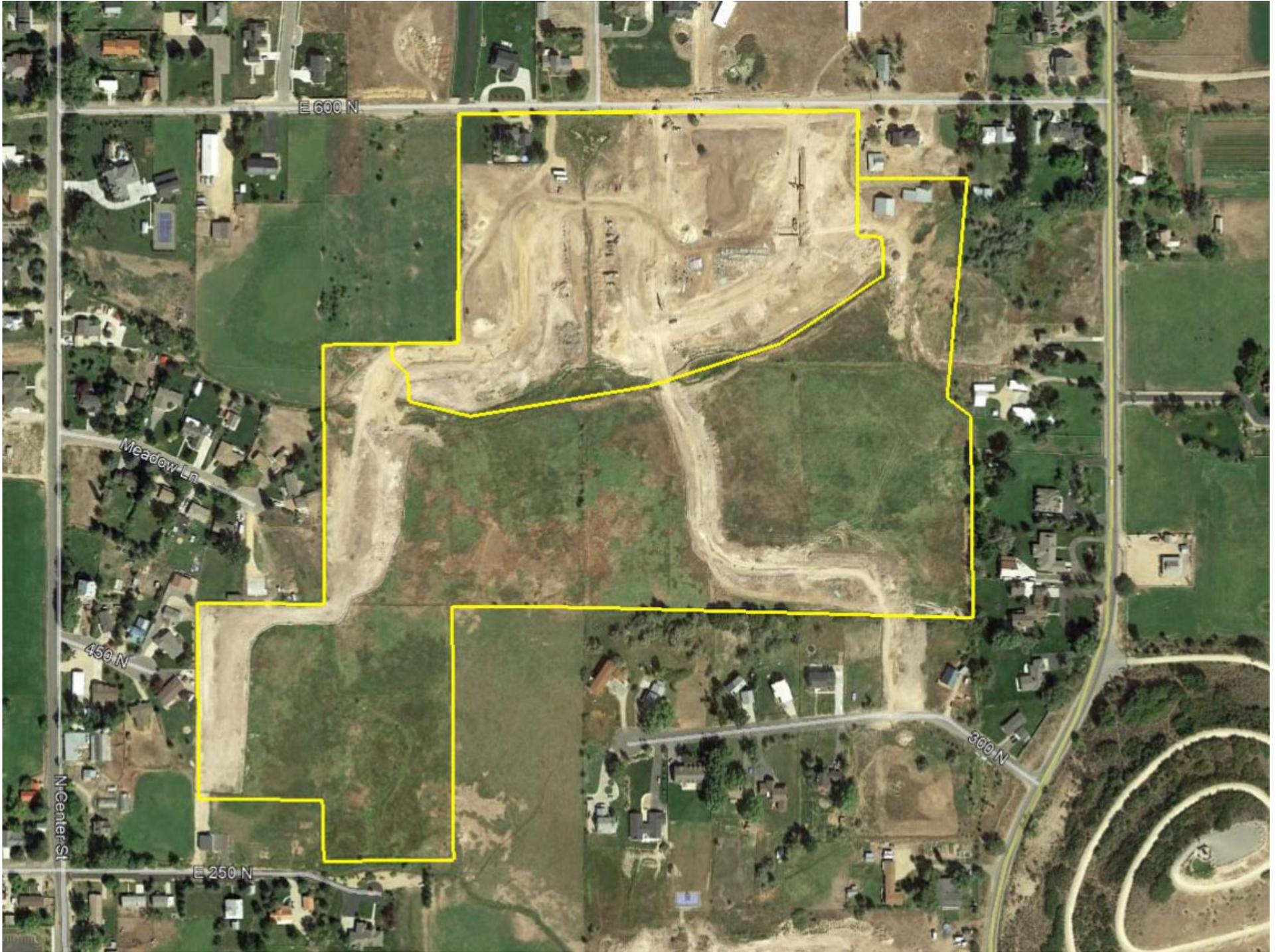


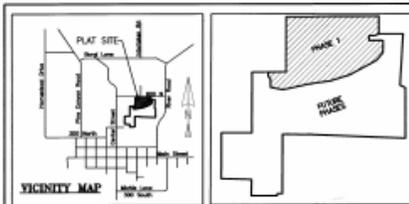




E 600 N

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WATTS REMUND FARMS PUD PHASE 1

CURVE	ANGLE	LENGTH	DELTA	BEARING	CHORD
C1	83.00°	47.67'	207070.17'	S173°23'57.2"	48.57'
C2	110.87°	83.83'	474724.74'	S083°03'17.8"	86.62'
C3	110.87°	172.79'	949449.48'	S44°53'07.5"	155.56'
C4	110.87°	172.79'	949449.48'	S44°53'07.5"	155.56'
C5	110.87°	83.83'	474724.74'	S173°23'57.2"	86.62'
C6	110.87°	47.67'	207070.17'	S173°23'57.2"	48.57'
C7	468.00°	13.92'	173738.7'	S09°04'47.2"	13.92'
C8	468.00°	13.92'	173738.7'	S09°04'47.2"	13.92'
C9	248.00°	105.41'	247070.0'	N76°03'57.0"	104.62'
C10	110.87°	122.82'	607070.34'	N30°30'47.2"	124.58'

LINE	LENGTH	ORIENTATION	LINE	LENGTH	ORIENTATION
L1	30.00'	S00°00'00.0"	L6	13.92'	S09°04'47.2"
L2	85.92'	N89°53'10.7"	L7	81.36'	S09°04'47.2"
L3	38.11'	N07°30'37.8"	L8	21.36'	N07°30'37.8"
L4	47.67'	N00°00'00.0"	L9	17.37'	N07°30'37.8"
L5	23.99'	N02°33'47.2"	L10	48.84'	N00°00'00.0"

ADDRESS TABLE

1	501 NORTH FARMSHOUSE WAY
2	517 NORTH FARMSHOUSE WAY
3	506 NORTH FARMSHOUSE WAY
4	502 NORTH FARMSHOUSE WAY
5	508 NORTH FARMSHOUSE WAY
6	498 NORTH FARMSHOUSE WAY
7	472 NORTH FARMSHOUSE WAY
8	490 NORTH FARMSHOUSE WAY
9	498 NORTH FARMSHOUSE WAY
10	492 NORTH FARMSHOUSE WAY
11	496 NORTH FARMSHOUSE WAY
12	496 NORTH FARMSHOUSE WAY
13	508 NORTH FARMSHOUSE WAY
14	502 NORTH FARMSHOUSE WAY
15	502 NORTH FARMSHOUSE WAY
16	502 NORTH FARMSHOUSE WAY
17	502 NORTH GRAMMAY LANE
18	502 NORTH GRAMMAY LANE
19	502 NORTH GRAMMAY LANE
20	502 NORTH GRAMMAY LANE
21	502 NORTH GRAMMAY LANE
22	502 NORTH GRAMMAY LANE
23	502 NORTH GRAMMAY LANE
24	502 NORTH GRAMMAY LANE
25	502 NORTH GRAMMAY LANE
26	502 NORTH GRAMMAY LANE
27	502 NORTH GRAMMAY LANE
28	502 NORTH GRAMMAY LANE
29	502 NORTH GRAMMAY LANE
30	502 NORTH GRAMMAY LANE
31	502 NORTH FARM HILL LANE
32	502 NORTH FARM HILL LANE
33	502 NORTH FARM HILL LANE
34	502 NORTH FARM HILL LANE
35	502 NORTH FARM HILL LANE
36	502 NORTH FARM HILL LANE
37	502 NORTH FARM HILL LANE
38	502 NORTH FARM HILL LANE
39	502 NORTH FARM HILL LANE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89°48'07" EAST 102.80 FEET FROM THE FOUND WASHINGTON COUNTY SURVEYORS MONUMENT FOR THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°48'07" EAST 803.50 FEET; THENCE SOUTH 231.20 FEET; THENCE WEST 107.34 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST 108.23 FEET; THENCE ALONG THE ARC OF A 33.00 FOOT RADIUS CURVE TO THE RIGHT 47.77 FEET (CENTRAL ANGLE OF 20°07'07" AND A CHORD BEARING SOUTH 75°29'57" EAST 46.57 FEET); THENCE SOUTH 02°06'46" WEST 122.20 FEET; THENCE SOUTH 39°54'43" WEST 100.83 FEET; THENCE SOUTH 61°50'19" WEST 330.32 FEET; THENCE SOUTH 72°17'29" WEST 233.58 FEET; THENCE SOUTH 82°53'11" WEST 256.71 FEET; THENCE SOUTH 77°24'54" WEST 275.72 FEET; THENCE NORTH 78°52'41" WEST 137.97 FEET; THENCE NORTH 01°16'18" EAST 85.02 FEET; THENCE NORTH 40°31'33" WEST 38.11 FEET; THENCE NORTH 50°15'57" WEST 47.50 FEET; THENCE NORTH 89°48'07" EAST 198.18 FEET; THENCE NORTH 60°29'07" EAST 42.00 FEET; THENCE NORTH 89°38'32" EAST 153.83 FEET; THENCE NORTH 02°38'20" EAST 142.38 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10.32 ACRES

BASIS OF BEARING

BASIS OF BEARING IS NORTH 89°48'07" EAST 2850.41 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 10-10-602 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 685412 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 PLAN IN ACCORDANCE WITH SECTION 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN.

TROY L. TAYLOR
SURVEYOR OR BY HIS AGENT
DATE: 9-11-2018

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 BY 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 (OWNERS) OF THE PROPERTY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PADS, PRIVATE STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

THE DECLARATION HEREBY DEDICATES THOSE AREAS LABELED AS PRIVATE STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 21ST DAY OF August, A.D. 2018

BY: *[Signature]* **Watts Remund Farms PUD**

BY: *[Signature]* **MIDWAY SPRINGS LLC SERIES 1**

BY: *[Signature]* **MIDWAY SPRINGS LLC SERIES 2**

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WASATCH) S.S.
ON THE 21ST DAY OF August, A.D. 2018, PERSONALLY APPEARED BEFORE ME, *[Signature]*, Notary Public, *[Signature]*, who duly acknowledged to me that he/she did execute the same in the capacity indicated.

MY COMMISSION EXPIRES: 8/5/20 *[Signature]* NOTARY PUBLIC

ACKNOWLEDGMENT

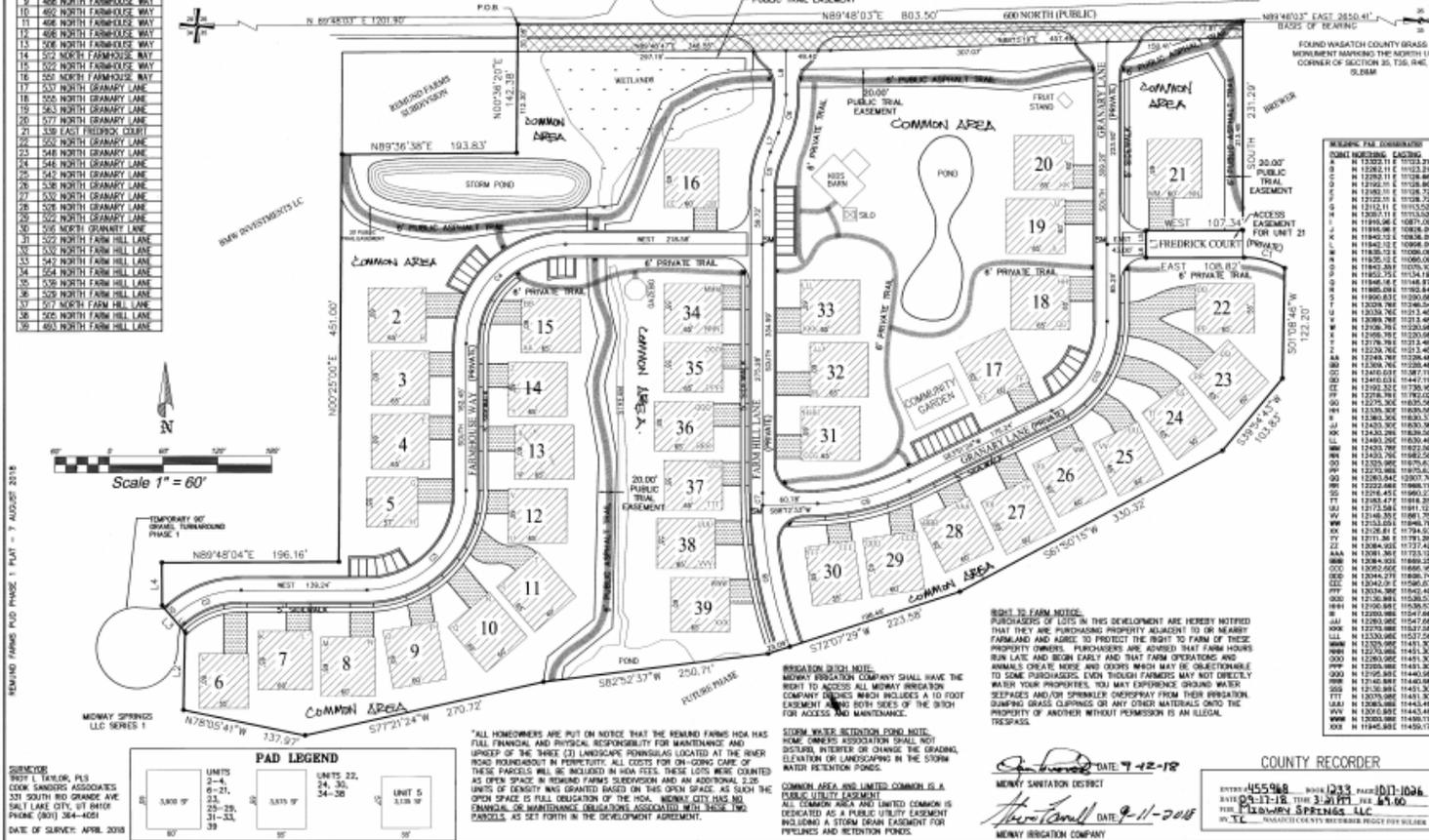
STATE OF UTAH COUNTY OF WASATCH) S.S.
ON THE 21ST DAY OF August, A.D. 2018, PERSONALLY APPEARED BEFORE ME, *[Signature]*, Notary Public, *[Signature]*, who duly acknowledged to me that he/she did execute the same in the capacity indicated.

MY COMMISSION EXPIRES: 8/5/20 *[Signature]* NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WASATCH) S.S.
ON THE 21ST DAY OF August, A.D. 2018, PERSONALLY APPEARED BEFORE ME, *[Signature]*, Notary Public, *[Signature]*, who duly acknowledged to me that he/she did execute the same in the capacity indicated.

MY COMMISSION EXPIRES: 8/5/20 *[Signature]* 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 HEREBY SHOWN.

THIS 13TH DAY OF September, A.D. 2018

APPROVED: *[Signature]* **Michael Williams** ATTEST: *[Signature]* **Beard Wilson**
CITY CLERK CITY RECORDER

APPROVED: *[Signature]* ATTEST: *[Signature]*
CITY ATTORNEY CITY CLERK

PLANNING COMMISSION APPROVAL

APPROVED THIS 6TH DAY OF September, A.D. 2018 BY THE
[Signature] CITY PLANNING COMMISSION
PLANNING DIRECTOR *[Signature]* CHAIRMAN, PLANNING COMMISSION

WATTS REMUND FARMS PUD PHASE 1

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 60 FEET

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 11TH DAY OF September, 2018

[Signature]
COUNTY SURVEYOR

SYNOPSIS
TROY L. TAYLOR, PLS
CROOK SANDRIS ASSOCIATES
331 SOUTH 800 GRAND AVENUE
SALT LAKE CITY, UT 84143
PHONE: (801) 364-4051
DATE OF SURVEY: APRIL 2018

PAD LEGEND

UNITS 2-4, 8-11, 29-29, 31-33, 39	UNITS 22, 24, 30, 34-38	UNIT 15
-----------------------------------	-------------------------	---------

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 POND/LAKES LOCATED AT THE BINDER ROAD WOODSHED IN PERPETUITY. ALL COSTS FOR ON-GOING CARE OF THESE POND/LAKES WILL BE INCURRED BY HOA FEES. THESE LOTS WERE COUNTED AS OPEN SPACE IN REMUND FARMS SUBDIVISION AND AN ADDITIONAL 2.30 UNITS OF DENSITY WERE GRANTED BASED ON TWO OPEN SPACES AS SUCH THE OPEN SPACE IS FULL OCCUPATION OF THE HOA. MIDWAY CITY HAS NO FINANCIAL OR MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE LOTS. PARCELS 40 SET FORTH IN THE DEVELOPMENT AGREEMENT.

STORM WATER RETENTION POND NOTE:
HOMEOWNERS ASSOCIATION SHALL NOT DISCLOSE, INTERFERE OR CHANGE THE GRADING, ELEVATION OR LANDSCAPING IN THE STORM WATER RETENTION POND.

COMMON AREA AND LIMITED COMMON IS A PUBLIC UTILITY EASEMENT
ALL COMMON AREA AND LIMITED COMMON IS DESIGNATED AS A PUBLIC UTILITY EASEMENT INCLUDING A STORM DRAIN EASEMENT FOR PIPELINES AND RETENTION POND.

RIGHT TO FARM NOTE:

PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOMES, RUN LOTS AND BROWN EASES AND THAT FARM OPERATIONS AND ACTIVITIES CREATE NOISE AND ODORS WHICH MAY BE UNDESIRABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY AFFECT YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER CONTAMINATION AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION, DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTIES OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRAFFICK.

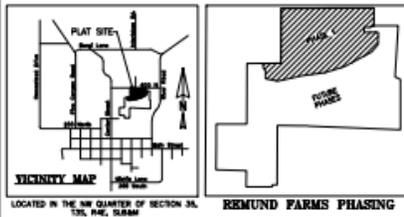
DATE: 9-12-18
MIDWAY SANITATION DISTRICT
DATE: 9-11-2018
MIDWAY IRRIGATION COMPANY

COUNTY RECORDER

BOOK: 455968 PAGE: 1233 FILE: 0011046
DATE: 09-11-18 TIME: 3:01 PM BY: 49.60
FILED IN: MIDWAY SPRINGS, UT
BY: COUNTY CLERK, MIDDLEBURY, IOWA

SEAL
MIDWAY CITY COMMISSION
MIDWAY CITY

WATTS REMUND FARMS PUD PHASE 1 AMENDED



ADDRESS TABLE

1	523 NORTH FARMHOUSE WAY
2	527 NORTH FARMHOUSE WAY
3	530 NORTH FARMHOUSE WAY
4	531 NORTH FARMHOUSE WAY
5	498 NORTH FARMHOUSE WAY
6	477 NORTH FARMHOUSE WAY
7	482 NORTH FARMHOUSE WAY
8	486 NORTH FARMHOUSE WAY
9	492 NORTH FARMHOUSE WAY
10	498 NORTH FARMHOUSE WAY
11	498 NORTH FARMHOUSE WAY
12	498 NORTH FARMHOUSE WAY
13	522 NORTH FARMHOUSE WAY
14	527 NORTH FARMHOUSE WAY
15	531 NORTH FARMHOUSE WAY
16	531 NORTH GRANARY LANE
17	531 NORTH GRANARY LANE
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48	531 NORTH GRANARY LANE
49	531 NORTH GRANARY LANE
50	531 NORTH GRANARY LANE

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF WASATCH } ss.
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, _____, WHO SOLELY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____
MEMRY PUBLIC

CLUMP TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	83.07	47.07	297073"	87929737"	46.07
C2	116.07	83.87	437073"	88909737"	81.87
C3	116.07	176.37	897073"	88909737"	186.87
C4	116.07	176.37	897073"	88909737"	186.87
C5	116.07	43.87	227073"	8179737"	43.87
C6	116.07	43.87	227073"	8179737"	43.87
C7	486.07	13.87	173737"	80874473"	13.87
C8	486.07	198.87	187473"	8179737"	198.87
C9	248.07	105.47	247073"	8079737"	105.47
C10	116.07	122.87	637073"	8079737"	116.37

LEGEND

- COMMON AREA (0.87 AC)
- LIMITED COMMON (0.81 AC)
- PRIVATE AREA (3.38 AC)
- RIGHT-OF-WAY DEDICATION TO MIDWAY CITY (0.48 AC)
- NETLANDS
- 45M SURVEY MONUMENT

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89°40'3" EAST 1201.40 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 NORTH 89°40'3" EAST 802.80 FEET; THENCE SOUTH 323.20 FEET; THENCE WEST 107.34 FEET; THENCE SOUTH 30.00 FEET; THENCE EAST 108.82 FEET; THENCE ALONG THE ARC OF A 83.00 FOOT RADIUS CURVE TO THE RIGHT 47.07 FEET (CENTRAL ANGLE OF 297°07'3" AND A CHORD BEARING SOUTH 79°29'07" EAST 46.07 FEET); THENCE SOUTH 07°00'44" WEST 122.20 FEET; THENCE SOUTH 89°44'4" WEST 103.83 FEET; THENCE SOUTH 81°00'0" WEST 330.32 FEET; THENCE SOUTH 72°57'29" WEST 225.58 FEET; THENCE SOUTH 82°52'37" WEST 250.71 FEET; THENCE SOUTH 77°21'24" WEST 270.72 FEET; THENCE NORTH 78°25'41" WEST 137.97 FEET; THENCE NORTH 07°16'10" EAST 80.86 FEET; THENCE NORTH 40°57'30" WEST 39.11 FEET; THENCE NORTH 00°11'52" WEST 47.58 FEET; THENCE NORTH 89°40'4" EAST 186.18 FEET; THENCE NORTH 00°25'07" EAST 451.00 FEET; THENCE NORTH 89°38'3" EAST 193.83 FEET; THENCE NORTH 00°26'20" EAST 142.38 FEET TO THE POINT OF BEGINNING.

CONTAINING: 15.33 ACRES

BASIS OF BEARING

BASIS OF BEARING IS NORTH 89°40'3" 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 10-94-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6884112 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.

SURVEYOR: TROY L. TAYLOR
DATE: _____

RESERVATION OF COMMON AREA

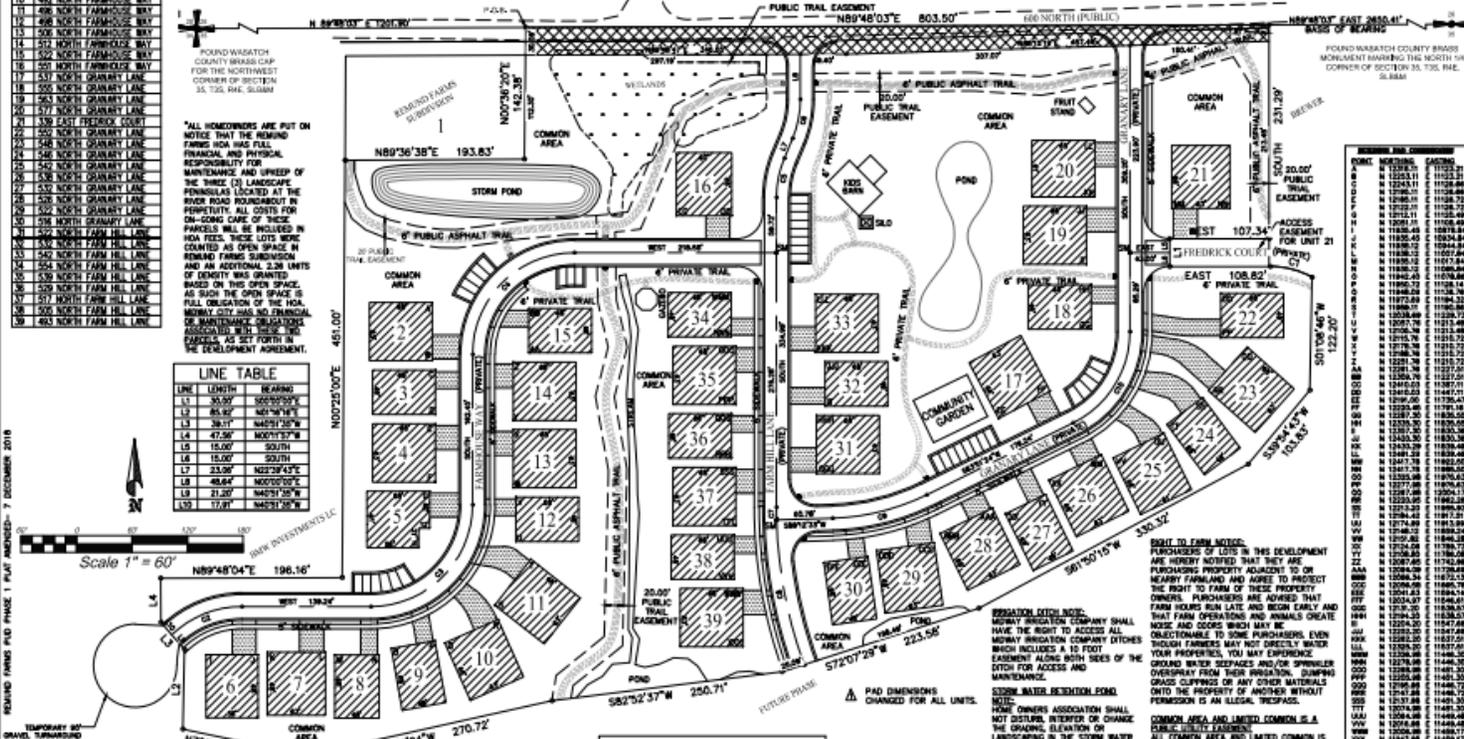
THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE REMUND FARMS P.U.D. AND AS ENJOYED BY THE HOME OWNERS ASSOCIATION.

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 DRIVEWAYS, 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: _____
BY: _____
BY: _____
BY: _____
BY: _____



ACKNOWLEDGMENTS

STATE OF UTAH } ss.
COUNTY OF _____ } ss.
ON THE _____ DAY OF _____, 20____, I, _____, PERSONALLY APPEARED BEFORE ME, _____, WHO SOLELY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____
MEMRY PUBLIC

CONSENT OF MORTGAGEE TO RECORD

I, _____, HEREBY CONSENT TO THE RECORDING OF THIS REMUND FARMS PUD PHASE 1 AMENDED AND TO THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN.

DATE: _____
BY: _____
BY: _____

CONSENT OF MORTGAGEE TO RECORD

I, _____, HEREBY CONSENT TO THE RECORDING OF THIS REMUND FARMS PUD PHASE 1 AMENDED AND TO THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN.

DATE: _____
BY: _____
BY: _____

COUNTY RECORDER

DATE: _____
BY: _____
BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF WASATCH } ss.
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, _____, WHO SOLELY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____
MEMRY 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: _____ BY: _____
CITY ATTORNEY: _____ CITY ENGINEER: _____
CITY PLANNING COMMISSION: _____

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION: _____

WATTS REMUND FARMS PUD PHASE 1 AMENDED

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 40' SEE SHEET

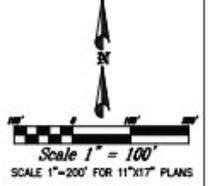
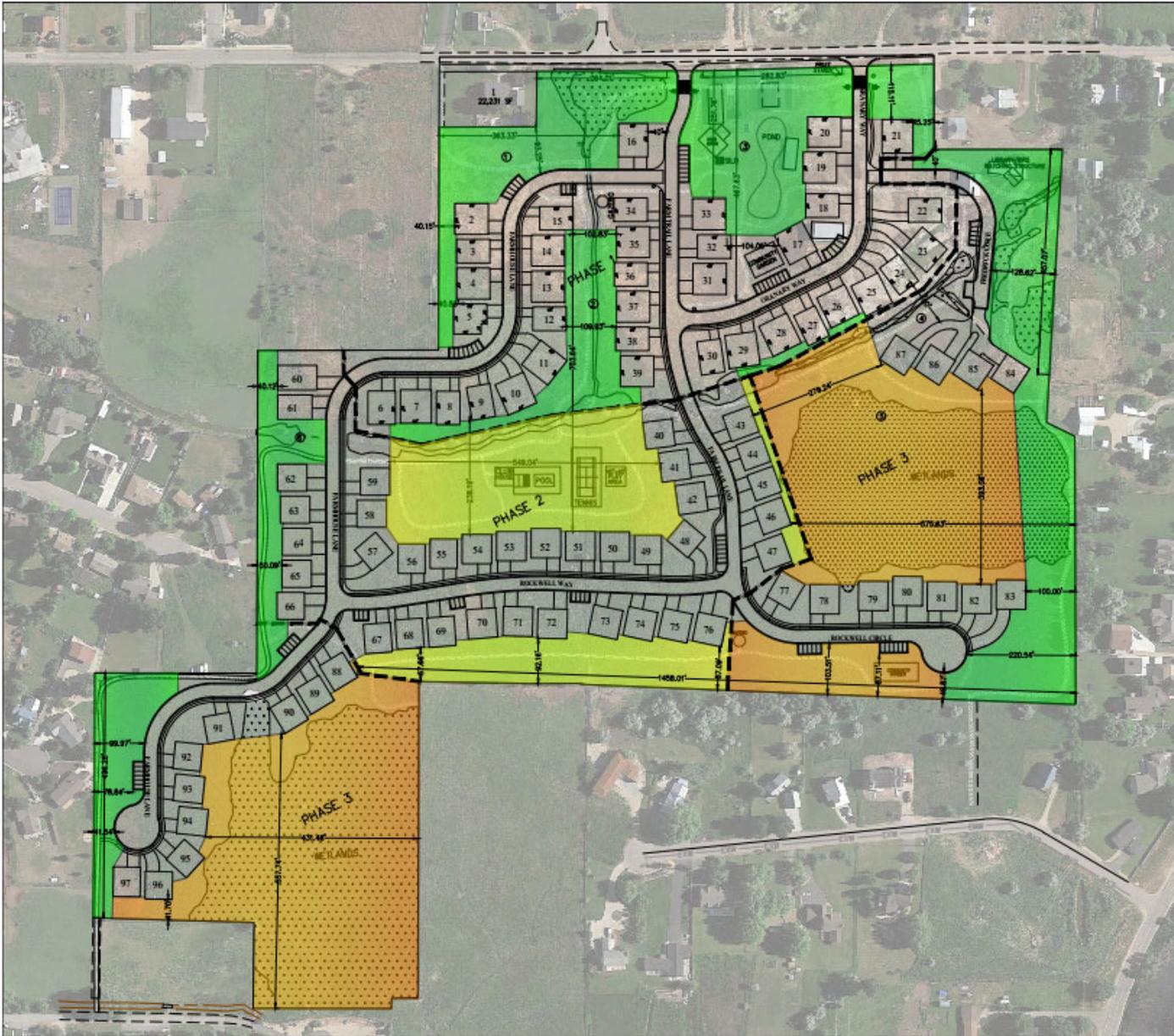
COUNTY SURVEYOR'S CERTIFICATE

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

BY: _____
COUNTY SURVEYOR: _____
BY: _____
BY: _____

DATE OF SURVEY: APRIL 2010

CLIENTS: TROY L. TAYLOR, PLS; COOK SANDERS ASSOCIATES; 331 SOUTH 900 GRANDE AVE; SALT LAKE CITY, UT 84101; PHONE (801) 364-4091



LEGEND

	WETLANDS (10.00 AC)
	OPEN SPACE PERIPHERY INTERIOR - 100' MINIMUM
	ON-SITE: 27.17 AC (53.41%)
	OFF-SITE: 1.32 AC (2.62%)
	TOTAL: 28.49 AC (56.01%) (50% REQUIRED)

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT OPEN SPACE	TOTAL PROJECT OPEN SPACE
1	15.98 AC	15.79 AC (87.61%)	15.98 AC	15.79 AC (87.61%)
2	12.94 AC	4.57 AC (35.32%)	28.80 AC	15.36 AC (53.15%)
3	21.84 AC	11.81 AC (54.08%)	90.87 AC	27.17 AC (53.41%)
ADDITIONAL OFF-SITE OPEN SPACE DEDICATED WITH PHASE 1		1.32 AC		28.49 AC (56.01%)

- OPEN SPACE AREAS**
- ① 1.89 ACRES
 - ② 4.09 ACRES
 - ③ 1.89 ACRES
 - ④ REMOVED
 - ⑤ 18.42 ACRES
 - ⑥ 0.88 ACRES

OPEN SPACE NOTES:

TOTAL AREA: 50.87 ACRES
 PUD AREA: 50.36 ACRES
 TOTAL OPEN SPACE: 27.17 ACRES (53.41%) OF ENTIRE DEVELOPMENT

OPEN SPACE IN A SINGLE OPEN SPACE AREA
 AREA 5 = 18.42 ACRES (87.80%)

SECTION 16.14.N.C.1.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 INCOMPLETE AND IS RELEASED TEMPORARILY FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR POINT PURPOSES.

DATE: 18 DEC 2018

WATTS ENTERPRISES REMUND FARMS	
OPEN SPACE MASTER PLAN	
ENGINEERING	
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DESIGN BY: POB	DATE: 18 DEC 2018
DRAWN BY: CNB	REV: 3

PROPOSED FINDINGS

- The proposed amendment will adjust the building pad sizes and shapes
- The open space in the PUD will remain the same
- No public street, right-of-way, or easement will be vacated or altered