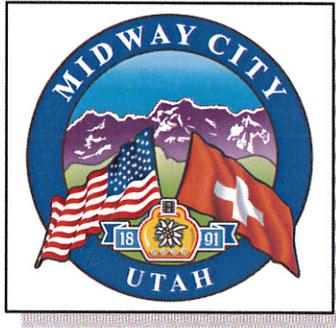


Midway City Council  
3 March 2020  
Regular Meeting

Watts Remund Farms PUD,  
Phases 2 and 3 /  
Final Approval



## CITY COUNCIL MEETING STAFF REPORT

**DATE OF MEETING:** March 3, 2020

**NAME OF PROJECT:** Watts Remund Farms

**NAME OF APPLICANT:** Watts Enterprises

**AGENDA ITEM:** Final Phases 2 & 3

**LOCATION OF ITEM:** 600 North 200 East

**ZONING DESIGNATION:** R-1-15

### **ITEM: 8**

Berg Engineering, agent for Watts Enterprises, is requesting Final Approval for phases 2 and 3 of Watts Remund Farms Planned Unit Development. The proposal is for 41 single-family dwelling units located on 21.49 acres. The proposal is located at 200 East 600 North and is in the R-1-15 zone.

### **BACKGROUND:**

Watts Enterprises is proposing final approval of phases 2 and 3 of Watts Remund Farms master plan which is comprised of a small-scale standard subdivision and Planned Unit Development (PUD). The proposal is for 41 building pads located on 21.49 acres. The area of the proposed PUD has historically been in agricultural production which was part of a dairy farm that had been on the property for decades. There is generally a high-water table which lends itself to wetlands which are also present. Residents of the city, particularly those living next to the property, have raised concerns with staff regarding the development and potential impacts that it may have on surrounding properties. The City is committed to assuring that all code requirements are met and that impacts are

mitigated as they are identified during the approval and construction process. To identify impacts several studies have been conducted on and off site. These studies will be discussed later in this report.

There are 41 building pads proposed in the phases which are of various sizes ranging from 50' x 70' (3,500 sq. ft.) to 63' x 68' (4,284 sq. ft.) in size. All structural improvements must be located within the building pad for each dwelling including window wells, eave overhangs, bay window, pop outs, decks, pergolas, and other structural items. Also, all units have a height limit of 35' measured from natural grade.

There are public and private trails in the two phases. The trail that runs along the west boundary is public and runs the entirety of the property from 250 North to 600 North. This trail will have a paved surface. The trail that runs along the southern and eastern boundary is a privately maintained trail that has a public easement. This trail will have a soft surface. The developer will also connect the southern trail to 300 North in the Swiss Paradise subdivision with a soft surface trail. The trail will continue to River Road with a soft surface. From River Road and 300 North, the developer will build a paved trail to the roundabout approved for the entrance to Memorial Hill. This section of trail will have a hard surface.

The streets located within the area of the PUD will be private roads and will be maintained by the homeowners' association (HOA). A public access easement will allow access to all the streets in the PUD. All on-site open space will be common area that will be owned by the HOA.

Sensitive lands are also located on the property and will be left undisturbed as required by the land use ordinance. These sensitive lands include wetlands and stream corridors.

#### **LAND USE SUMMARY:**

- 21.49 acres
- 15.71 acres of open space
- R-1-15 zoning
- Proposal contains 41 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
- 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 a public easement will run along the southern boundary 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

## **ANALYSIS:**

*Open Space* – The code requires that each phase that is approved that there is enough open space to comply with the requirements of the code. For example, phase I must have at least 50% open space for that particular phase. If phase I has 75% open space, then phase II only needs to have 25% open space if both phases are equal in acreage. The proposed plan does exceed the open space requirements with a total of 62.29% which includes all three approved phases (phases 1-3).

*Open Space Credit* – The City Council has approved off-site open space for this proposal. Watts Enterprises owned property around the River Road roundabout which is parcel OMI-0563-0-026-034 and comprises 1.32 acres. This property was deeded to the City. The property was part of the open space requirement for the development and 2.2 units of density were granted to the developer as part of the approval. Watts Enterprises has landscaped the property and deeded the required water rights to the City as it would if the open space were part of the open space within the Watts Remund Farms PUD. Watts Remund Farms HOA are required to maintain the open space.

*Density* – The applicant is asking for approval for 41 dwellings in phase 2, and 3. The density allowed for the entire master plan is 97 units.

*Traffic Study* – The developers have submitted a traffic study to the City as part of the application. Horrocks Engineers has reviewed that study to determine what road improvements are required.

*Geotechnical Study* – The developers have submitted a geotechnical study to the City as part of the application. Horrocks Engineers has reviewed that that study to determine if any special requirements are needed for construction of the roads and future structures in the development. Please see attached letter from Horrocks.

*Public Participation Meeting* – The developers did hold a public participation meeting on July 10, 2017 as required by the ordinance for master plan applications. This requirement is to give the developers an opportunity to present the development to the surrounding residents of the proposed development.

*Sensitive Lands* – The property does contain some wetlands that will not be disturbed through the development process. The wetlands will become part of the open space for the development and will be preserved. There is a stream/ditch that runs through the property. It will be impacted by the roads crossing the development because of the culverts that will cover the ditch. Midway Irrigation Company owns an easement to the ditch area and will need to approve modifications made to the current ditch. There is a warm spring on the property that will be preserved. There are also acres of wetlands on the property that are included in the open space areas of the development. A study has been submitted by the developer has been reviewed by three organizations that include The Army Corps of Engineers, Horrocks Engineers, and another third-party wetland expert that was decided by the City.

*Staggered Setbacks* – The Land Use Code requires staggered setbacks to help mitigate the “wall effect” that dwellings with the same setback on a straight street creates. The code states the following in Section 16.16.8.5.c:

*Front setbacks for buildings from all private streets within the PUD shall be staggered at seven and one-half feet variances, with 25 feet the minimum setback. One-third of the buildings containing dwelling units shall be at each of at least three different setbacks as recommended by the Planning Commission and approved by the City Council. For example, one-third at 25 feet, one-third at 32 ½ feet and one-third at 40 feet. Setbacks for accessory buildings shall be as recommended by the Planning Commission and approved by the City Council. Setbacks from private streets shall be measured from top-back of curb or back of sidewalk or trail, whichever is further from the street centerline. The City Council may waive this requirement when a curvilinear street design is used and shown to create the same varying setback effect.*

The application has staggered the front setback of the units in the proposed phases which will help reduce the “wall effect”.

*Phase 1 Environmental Study and Water Study* – The developer has submitted the required Environmental Study and requested water study. Horrocks Engineers has reviewed both.

*Building pad private areas* – 25 of the building pads have private areas located to the rear of each of the pads. The private areas are 12’ and allow the units to have items such as a roofed deck, pergola, garden, hot tub, fire pit, etc. or other improvements in these private areas. Pads that do not have private areas would not have the ability to have some of these improvements. All private areas are at a minimum of 25’ from any delineated wetlands.

*Trails* – The Trails Master Plan and the Master Parks Plan calls for a linear park and public trail to run north and south across the proposal. The City feels this is a very important community amenity that will benefit current residents and future residents for generations. The trail plan also calls for a connection to the Blackner property that is also part of the linear park trail system that will also be a 6’ wide paved trail. This trail will eventually connect to the Indian Summer subdivision with its part of the linear park trail system. There is another public trail running along 600 North which will be a 6’ paved trail. A third a private trail with a public easement that will also be 6’ wide and will run along the perimeter of the development on the east side and then along the southern boundary of the development.

The public trail that connects Watts Remund Farms to 300 N., River Road and the planned Memorial Hill roundabout must be constructed as part of phase 2 as required by the approved master plan.

**PLANNING COMMISSION RECOMMENDATION:**

**Motion:** Commissioner Nicholas: I make a motion that we recommend approval of Final Approval for phases 2 and 3 of Watts Remund Farms Planned Unit Development. The proposal is for 41 single-family dwelling units located on 21.58 acres. The proposal is located at 200 East 600 North and is in the R-1-15 zone. We also accept the staff report and the staff findings.

**Seconded:** Commissioner Ream

**Chairman Kohler:** Any discussion the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners: Streeter, Ream, Nicholas, McKeon, Bouwhuis

**Nays:** None

**Motion: Passed**

**WATER BOARD RECOMMENDATION:**

The Water Board has recommended to the City Council that 45.38 acre feet (22.4 acre feet for culinary and 22.98 acre feet for secondary) are tendered to the City for phase 2 and 16.45 acre feet (11.2 acre feet for culinary and 5.25 acre feet for secondary) are tendered to the City for phase 3. The clubhouse and pool located in phase 2 are included in the culinary water requirements for that phase.

## PROPOSED 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.

## ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with the requirements of the Land Use Code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed
2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again
3. Denial. This action can be taken if the City Council finds that the request does not meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

February 11<sup>th</sup>, 2020

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049

**Subject: Remund Farms, Phase 2 and 3 Final Review**

Dear Michael:

Horrocks Engineers recently reviewed the above development plans for Final Review. The proposed development is located near 200 East and 600 North. The entire development is 50.87 acres and contains 97 lots. Phase 1 which is 15.96 acres has been completed. Phase 2 of the proposed development is 18.02 acres and contains 27 lots and Phase 3 is 3.53 acres and contains 14 lots. The following issues and redline comments shall be addressed and turned into the City Engineer.

#### Wetlands

- All wetland delineations have been approved with the US Army Corp of Engineers.
- Several units encroach within the 25' wetlands setback as approved by the City Council with the Master Plan Approval of the development. However, no units encroach within the actual wetlands.
- Any construction activities that will impact the delineated wet lands will need approval from the US Army Corp of Engineers. No construction work will be allowed in areas where approval is need by US Army Corp of Engineers.

#### Geotechnical and Hydrogeologic Investigation

- As part of the Phase 1 geotechnical investigation the developer installed and monitored 27 boring pits/piezometers over the entire site. Soil samples were taken to determine the type of soil and depth of groundwater. Generally, the site is covered with topsoil, a sandy lean clay covering pot rock. The soil depth varies from very shallow to a maximum depth of 3 feet. The general topsoil depth determined from the test pits is 12 inches.
- To monitor the groundwater elevation the groundwater at each piezometers was read on a monthly during the construction of Phase 1. As construction of future phases takes place monitoring will again be on a monthly basis.
- There is some concern of higher than average groundwater depths since the completion of phase 1. Loughlin Water Association has been contracted to review ground water elevations in the development and provide feed back on their analysis.

#### Water

- The proposed development will be served from the Gerber Mahogany Springs zone.
- Future Phases will tie into the 8" waterline that was installed as part of Phase 1.
- The fire hydrant spacing shall not exceed 500'.

#### Irrigation

- The proposed development will connect to existing irrigation from Phase 1 and install services with meters according to Midway Irrigation Company standards.

#### Sewer

- Part of Phase 2 shows a back-lot sewer line. The new sewer line should not encroach into the delineated wetlands area without approval from US Army Corp of Engineers approval.

#### Roads

- The proposed development will install 26' of asphalt, modified curb on each side of the road, with a 5' park strip and 5' sidewalk one side of the road. The developer will pay to the City the cost savings of installing 26' of asphalt rather than the standard 30' of asphalt.
- All roads with in the proposed development will be private roads.

#### Trails:

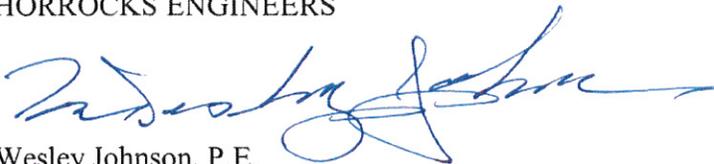
- As part of the master plan amendment on September 17<sup>th</sup>, 2019 it was agreed that the developer would install a gravel trail along 300 North to River Road and an asphalt trail along River Road to the planned roundabout at the entrance to Memorial Hill. This should be shown on the plans and completed as part of Phase 2 and Phase 3 final plans.
- It should be clearly shown which trails are public vs private.
- All public trails within Phases 2 and 3 shall be shown as paved.

#### Storm Drain

- The storm water system within the proposed development will be a private storm drain system. All maintenance for the system will be provided by the HOA. This should be updated in the development agreement and on the plat.

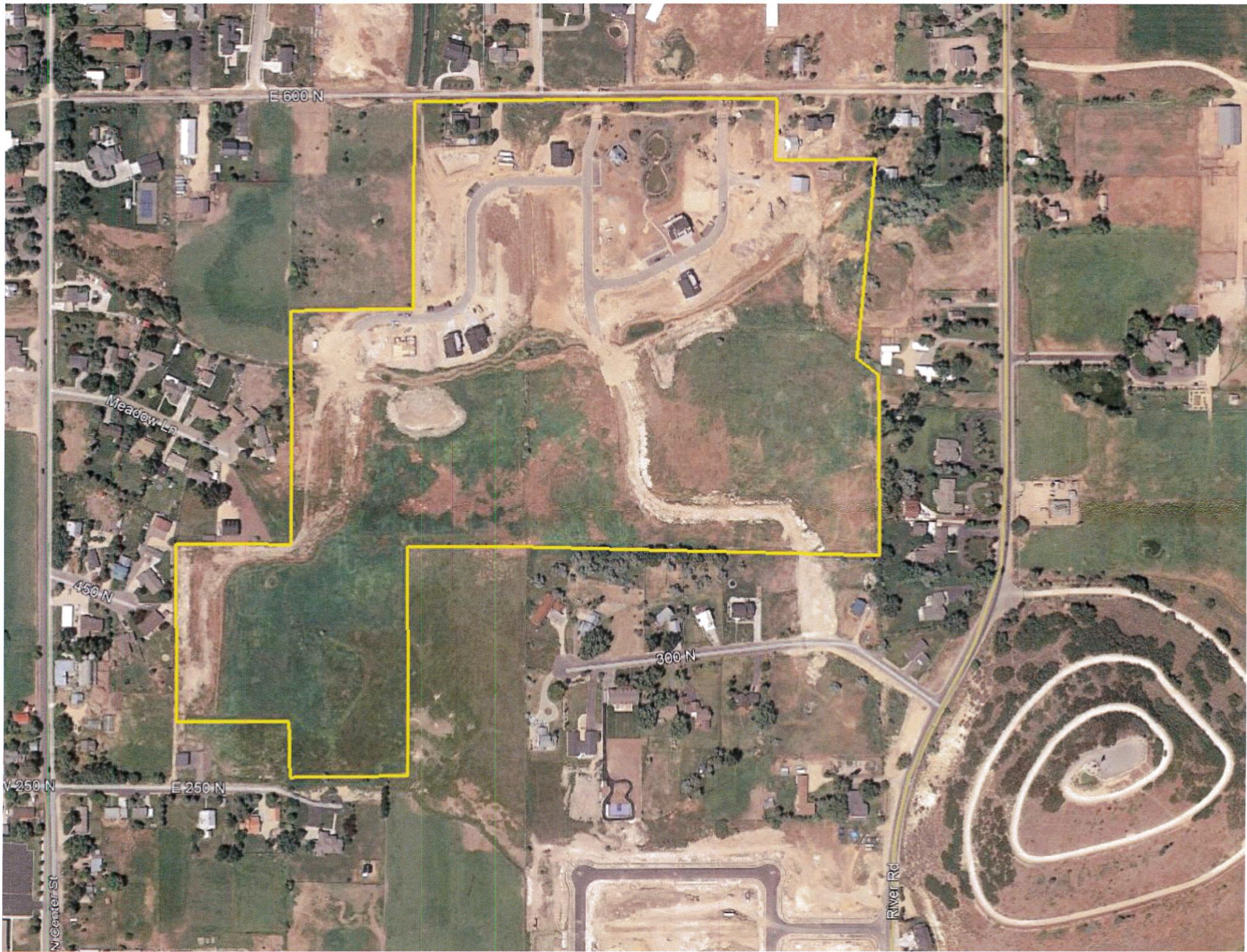
Please feel free to call our office with any questions.

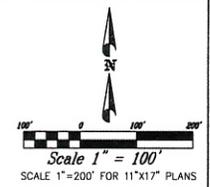
Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
Midway City Engineer

cc: Paul Berg                      Berg Engineering





**LEGEND**  
 WETLANDS

PHASING	AREA	UNITS
PHASE 1	15.96 ACRES	1-39
PHASE 2	18.02 ACRES	40-52, 59-60, 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	1.88 AC	0.72 AC	0.68 AC	8.28 AC
2	18.02 AC	3.23 AC	1.40 AC	0.68 AC	5.05 AC	7.66 AC
3A	3.53 AC	1.51 AC	0.01 AC	0.14 AC	0.12 AC	1.75 AC
3B	4.14 AC	0.78 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

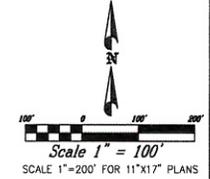
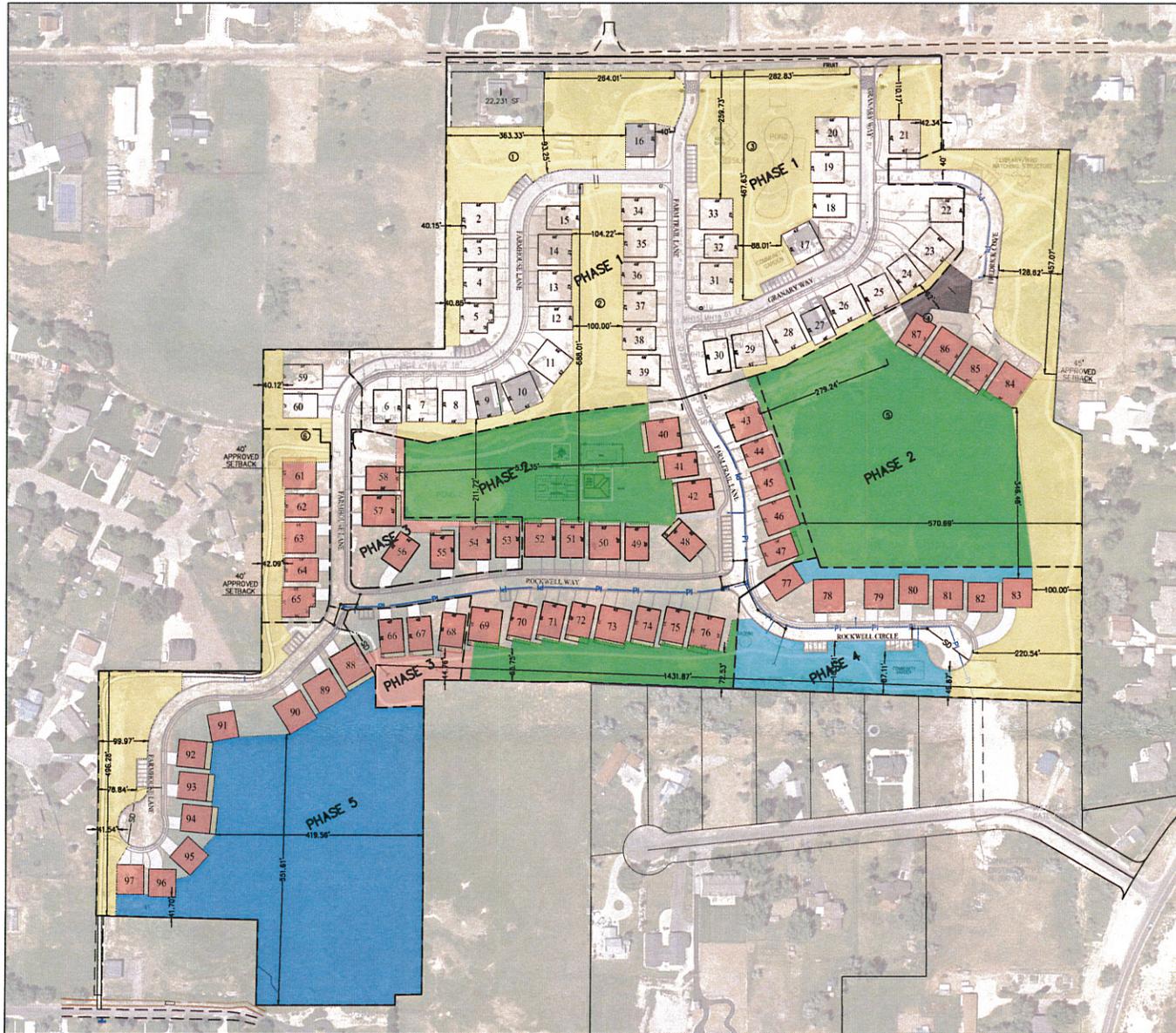
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 PAUL D. BERG, P.E.  
 SERIAL NO. 28599S  
 DATE: 19\_JAN\_2020

WATTS ENTERPRISES  
 REMUND FARMS  
 AMENDED PHASING PLAN

**BERG ENGINEERING**  
 RESOURCE GROUP P.C.  
 380 E Main St, Suite 204,  
 Midway, UT 84049  
 PH: 435.657.9749

DESIGN BY: PDB DATE: 15 JAN 2020 SHEET: 3  
 DRAWN BY: ENB 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		TOTAL PROJECT	TOTAL PROJECT
PHASE	AREA	OPEN SPACE PER PHASE	OPEN SPACE
1	15.96 AC	11.23 AC (70.36%)	15.96 AC (70.36%)
OFFSITE	1.32 AC	1.32 AC (100.00%)	12.55 AC (78.63%)
2	8.53 AC	4.76 AC (55.80%)	24.49 AC (70.68%)
3	9.53 AC	3.90 AC (40.92%)	34.05 AC (21.21%)
4	3.38 AC	0.42 AC (12.42%)	37.42 AC (57.80%)
5	8.84 AC	5.80 AC (65.61%)	27.43 AC (68.01%)
	4.13 AC	1.22 AC (29.53%)	50.39 AC (28.65 AC (58.86%))

**OPEN SPACE NOTES:**

TOTAL AREA: 50.87 ACRES  
 PUD AREA: 30.36 ACRES  
 TOTAL OPEN SPACE: 28.65 ACRES (56.86%) OF ENTIRE DEVELOPMENT

OPEN SPACE IN A SINGLE OPEN SPACE AREA = 18.47 ACRES (65.13%)

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.

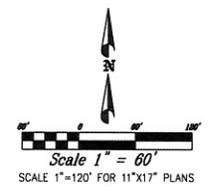
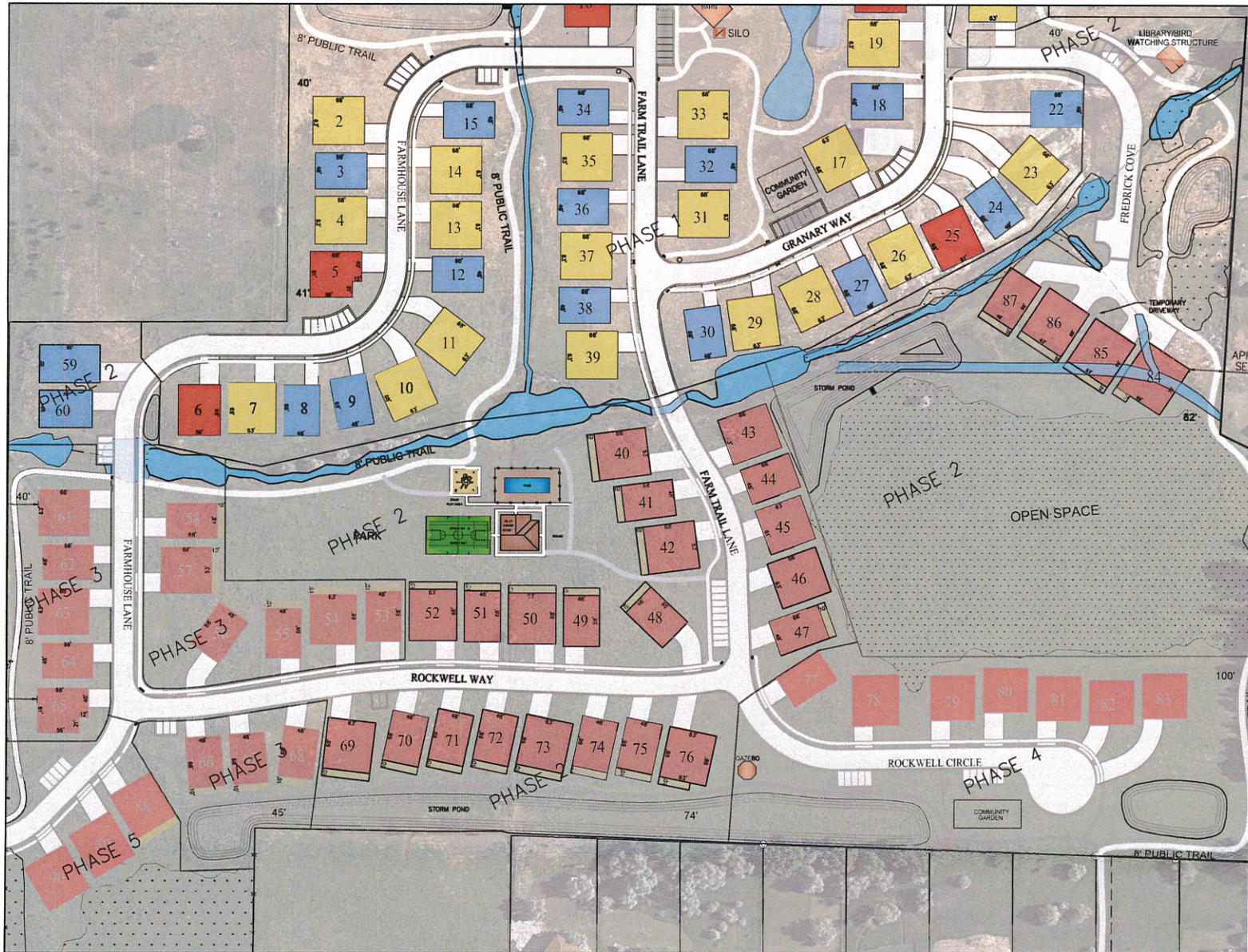
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL A. BERG P.E.  
 SERIAL NO. 285568  
 DATE: 19 JAN 2020

WATTS ENTERPRISES  
 REMUND FARMS  
 OPEN SPACE  
 AMENDED MASTER PLAN

**BERG ENGINEERING**  
 RESOURCE GROUP P.C.  
 3801 MAIN ST. SUITE 204  
 MIDWAY, UT 84049  
 PH: 435.655.9749

DESIGN BY: P30 DATE: 15 JAN 2020 SHEET: 4  
 DRAWN BY: CNB REV:



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

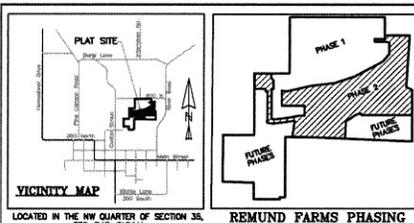
**PUD UNIT FRONT SETBACK NOTE:**  
 18.16 A.S.C. THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT (STAGGERED SETBACKS) WHEN A CURVILINEAR STREET DESIGN IS USED AND SHOWN TO CREATED THE SAME VARYING SETBACK EFFECT.

**MIDWAY CITY CODE EXCEPTIONS NOTE:**  
 THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS ALLOWED IN CITY CODE:  
 -CUL-DE-SAC LONGER THAN 500 FEET WITH CITY COUNCIL APPROVAL  
 -WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

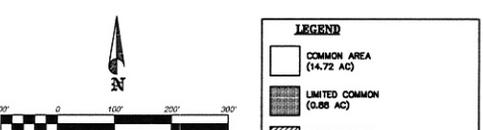
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 PAUL S. BERG P.E.  
 SERIAL NO. 200888  
 DATE 13 JAN 2020

WATTS ENTERPRISES REMUND FARMS	
PHASE 2&3 SITE PLAN	
RESOURCE GROUP P.C. 308 E. Main St. Suite 204 Midway, UT 84049 ph: (435) 657-9749	
DESIGN BY: PDS	DATE: 13 JAN 2020
DRAWN BY: CWS	REV: 5





# 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
59	XXX NORTH FARMHOUSE WAY
60	XXX NORTH FARMHOUSE WAY
66	XXX EAST ROCKWELL WAY
70	XXX EAST ROCKWELL WAY
71	XXX EAST ROCKWELL WAY
72	XXX EAST ROCKWELL WAY
73	XXX EAST ROCKWELL WAY
74	XXX EAST ROCKWELL WAY
75	XXX EAST ROCKWELL WAY
76	XXX EAST ROCKWELL WAY
78	XXX EAST ROCKWELL WAY
84	XXX FREDRICK COURT
85	XXX FREDRICK COURT
86	XXX FREDRICK COURT
87	XXX FREDRICK COURT

FOUND WASATCH COUNTY BRASS CAP FOR THE NORTHWEST CORNER OF SECTION 35, T3S, R4E, S18BM

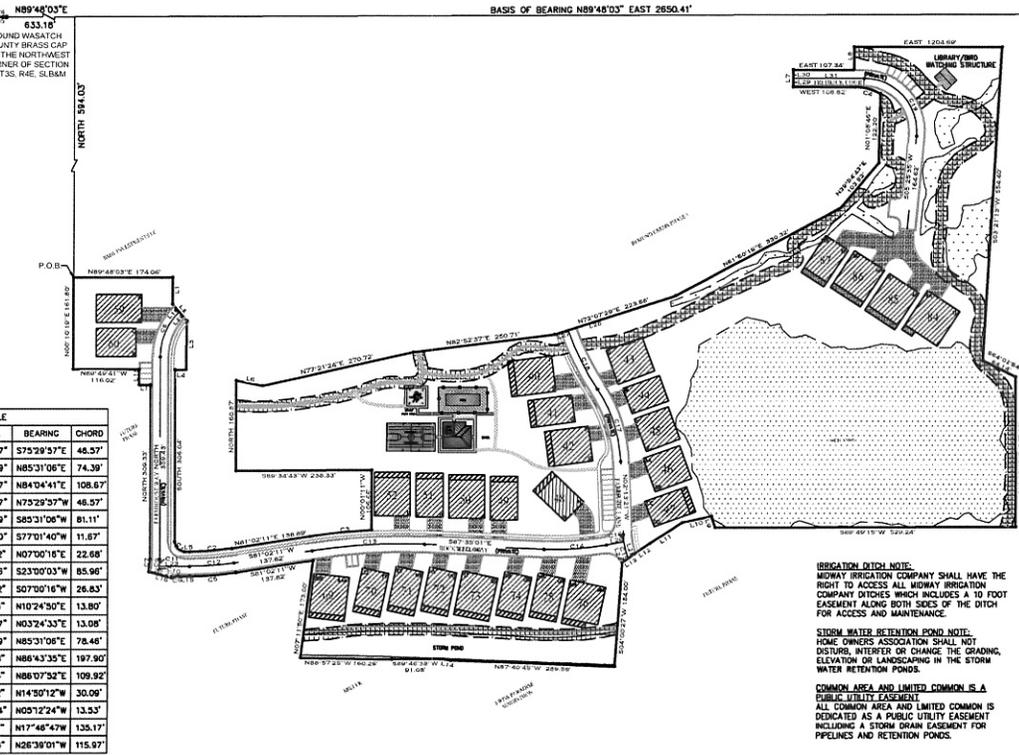
FOUND WASATCH COUNTY BRASS CAP FOR THE NORTHWEST CORNER OF SECTION 35, T3S, R4E, S18BM

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	93.00'	47.07'	29'00"07"	S75°29'57"E	48.57'
C2	74.47'	476.00'	08°37'49"	N85°31'08"E	74.39'
C3	1120.00'	108.71'	05°33'37"	N84°04'41"E	108.67'
C4	93.00'	47.07'	29'00"07"	N75°29'57"W	48.57'
C5	519.00'	81.19'	08°57'49"	S85°31'08"W	81.11'
C6	28.00'	11.77'	23°54'40"	S77°01'40"W	11.87'
C7	93.00'	22.74'	14'00"32"	N07°00'18"E	22.68'
C8	11.00'	88.32'	48'00"08"	S23°00'03"W	85.96'
C9	110.00'	26.90'	14'00"32"	S07°00'18"W	26.83'
C10	110.00'	13.80'	07'11"28"	N10°24'50"E	13.80'
C11	110.00'	13.09'	08'49'07"	N03°24'33"E	13.08'
C12	502.00'	78.54'	08°37'49"	N85°31'08"E	78.48'
C13	998.00'	198.22'	11'22'48"	N86°43'35"E	197.90'
C14	502.00'	110.14'	12°34'14"	N88°07'32"E	109.92'
C15	130.00'	30.16'	13'17'32"	N14°30'12"W	30.09'
C16	130.00'	13.54'	05°58'04"	N05°12'24"W	13.53'
C17	252.00'	136.85'	31'06"31"	N17°48'47"W	135.17'
C18	498.00'	116.24'	13°22'24"	N26°30'01"W	115.97'

**PAD LEGEND**

UNITS 42, 42, 43, 46, 50, 52, 68, 73, 76, 85, 85, 86	UNITS 41, 44, 47, 48, 49, 51, 70, 71, 72, 74, 75, 87	UNIT 45	UNIT 49	UNIT 80	UNIT 84
1,343 SF	4,000 SF	3,500 SF	4,184 SF	4,184 SF	4,184 SF



**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS NORTH 89°48'03" EAST 1201.90 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°48'03" EAST 803.50 FEET; THENCE SOUTH 231.28 FEET; THENCE WEST 107.34 FEET; THENCE SOUTH 30.00 FEET; THENCE EAST 108.82 FEET; THENCE ALONG THE ARC OF A 43.00 FOOT RADIUS CURVE TO THE RIGHT 47.07 FEET (CENTRAL ANGLE OF 29'00"19" AND A CHORD BEARING SOUTH 75°29'57" EAST 46.57 FEET); THENCE SOUTH 01°08'40" WEST 122.20 FEET; THENCE SOUTH 39°54'43" WEST 103.83 FEET; THENCE SOUTH 81°50'17" WEST 330.32 FEET; THENCE SOUTH 72°07'18" WEST 223.88 FEET; THENCE SOUTH 62°50'17" WEST 230.71 FEET; THENCE SOUTH 77°52'14" WEST 270.72 FEET; THENCE NORTH 78°05'41" WEST 137.97 FEET; THENCE NORTH 01°16'18" EAST 85.92 FEET; THENCE NORTH 40°51'35" WEST 36.11 FEET; THENCE NORTH 00°11'57" WEST 47.56 FEET; THENCE NORTH 89°48'04" EAST 186.16 FEET; THENCE NORTH 02°21'00" EAST 481.00 FEET; THENCE NORTH 89°38'38" EAST 193.83 FEET; THENCE NORTH 00°08'20" EAST 142.38 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17.96 ACRES

**BASIS OF BEARING**

BASIS OF BEARING IS NORTH 89°48'03" 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 10-96-803 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6654112 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 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN.

SURVEYOR (SEE SEAL BELOW) \_\_\_\_\_ DATE \_\_\_\_\_

**LINE TABLE**

LINE	LENGTH	DIRECTION
L1	47.80'	S00°11'57"E
L2	39.00'	S40°51'35"E
L3	85.92'	S01°16'18"W
L4	19.24'	WEST
L5	9.38'	EAST
L6	47.81'	S78°05'38"E
L7	30.00'	NORTH
L8	40.00'	NORTH
L9	21.05'	N18°28'24"W
L10	52.95'	S77°33'08"W
L11	68.00'	S56°50'38"W
L12	32.28'	S50°51'50"W
L13	26.87'	S54°00'04"W
L14	12.47'	N78°45'12"W
L15	20.02'	WEST
L16	42.00'	N75°58'28"W
L17	20.05'	S89°59'48"W
L18	28.95'	N00°00'12"W
L19	18.27'	S40°31'35"E
L20	20.73'	S40°31'35"E
L21	17.00'	N75°58'28"W
L22	25.00'	N75°58'28"W
L23	53.18'	EAST
L24	13.39'	S47°00'04"W
L25	13.48'	S54°00'04"W
L26	31.80'	S78°50'48"W
L27	25.09'	N72°07'29"E
L28	198.49'	N72°07'29"E
L29	15.00'	NORTH
L30	15.00'	NORTH
L31	125.03'	EAST

**MIDWAY PAD SUBDIVISION**

GRID	AREA	AREA
A	N 11877.5245	E 10776.4848
B	N 11877.5245	E 10776.4848
C	N 11877.5245	E 10776.4848
D	N 11877.5245	E 10776.4848
E	N 11877.5245	E 10776.4848
F	N 11877.5245	E 10776.4848
G	N 11877.5245	E 10776.4848
H	N 11877.5245	E 10776.4848
I	N 11877.5245	E 10776.4848
J	N 11877.5245	E 10776.4848
K	N 11877.5245	E 10776.4848
L	N 11877.5245	E 10776.4848
M	N 11877.5245	E 10776.4848
N	N 11877.5245	E 10776.4848
O	N 11877.5245	E 10776.4848
P	N 11877.5245	E 10776.4848
Q	N 11877.5245	E 10776.4848
R	N 11877.5245	E 10776.4848
S	N 11877.5245	E 10776.4848
T	N 11877.5245	E 10776.4848
U	N 11877.5245	E 10776.4848
V	N 11877.5245	E 10776.4848
W	N 11877.5245	E 10776.4848
X	N 11877.5245	E 10776.4848
Y	N 11877.5245	E 10776.4848
Z	N 11877.5245	E 10776.4848
AA	N 11877.5245	E 10776.4848
BB	N 11877.5245	E 10776.4848
CC	N 11877.5245	E 10776.4848
DD	N 11877.5245	E 10776.4848
EE	N 11877.5245	E 10776.4848
FF	N 11877.5245	E 10776.4848
GG	N 11877.5245	E 10776.4848
HH	N 11877.5245	E 10776.4848
II	N 11877.5245	E 10776.4848
JJ	N 11877.5245	E 10776.4848
KK	N 11877.5245	E 10776.4848
LL	N 11877.5245	E 10776.4848
MM	N 11877.5245	E 10776.4848
NN	N 11877.5245	E 10776.4848
OO	N 11877.5245	E 10776.4848
PP	N 11877.5245	E 10776.4848
QQ	N 11877.5245	E 10776.4848
RR	N 11877.5245	E 10776.4848
SS	N 11877.5245	E 10776.4848
TT	N 11877.5245	E 10776.4848
UU	N 11877.5245	E 10776.4848
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XX	N 11877.5245	E 10776.4848
YY	N 11877.5245	E 10776.4848
ZZ	N 11877.5245	E 10776.4848
AAA	N 11877.5245	E 10776.4848
BBB	N 11877.5245	E 10776.4848
CCC	N 11877.5245	E 10776.4848

**IRRIGATION DITCH NOTE:**  
MIDWAY IRRIGATION COMPANY SHALL HAVE THE RIGHT TO ACCESS ALL MIDWAY IRRIGATION COMPANY DITCHES WHICH INCLUDE A 10 FOOT EASEMENT ALONG BOTH SIDES OF THE DITCH FOR ACCESS AND MAINTENANCE.

**STORM WATER RETENTION FOND NOTE:**  
HOME OWNERS ASSOCIATION SHALL NOT DISTURB, INTERFERE OR CHANGE THE GRADING, ELEVATION OR LANDSCAPING IN THE STORM WATER RETENTION FOND.

**COMMON AREA AND LIMITED COMMON IS A PUBLIC UTILITY EASEMENT:**  
ALL COMMON AREA AND LIMITED COMMON IS DEDICATED AS A PUBLIC UTILITY EASEMENT INCLUDING A STORM DRAIN EASEMENT FOR PIPELINES AND RETENTION FOUNDS.

**RIGHT TO FARM NOTE:**  
PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT IF THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTIES, PURCHASERS ARE ADVISED THAT FARM HORSES RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBNOXIOUS TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER DISPLAY FROM THEIR IRRIGATION DUMPING CRIPPLINGS OR ANY OTHER MATERIALS INTO THE CURBING OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRAFFIC.

**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 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 WAGNE REMUND FAMILY TRUST

BY: \_\_\_\_\_  
MIDWAY SPRINGS LLC SERIES I

BY: \_\_\_\_\_  
MIDWAY SPRINGS LLC SERIES II

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF WASATCH } S.S.

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 } S.S.

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 } S.S.

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 HEREOF SHOWN.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CLERK-RECORDER  
(SEE SEAL BELOW)

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ATTORNEY 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 2**

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
SCALE: 1" = 100 FEET

**COUNTY SURVEYOR'S CERTIFICATE**

APPROVED AS TO FORM ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_

ROSE \_\_\_\_\_  
COUNTY SURVEYOR

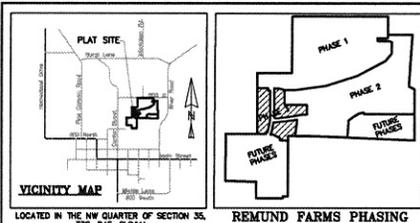
**COUNTY RECORDER**

DATE: \_\_\_\_\_  
MIDWAY SANITATION DISTRICT

DATE: \_\_\_\_\_  
MIDWAY IRRIGATION COMPANY

**TRUY L. TAYLOR, PLS**  
COOK SANDERS ASSOCIATES  
331 SOUTH RIO GRANDE AVE  
SALT LAKE CITY, UT 84101  
PHONE (801) 364-4081  
DATE OF SURVEY: APRIL 2018

"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 PENNSULAS 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 2.28 UNITS OF DENSITY WAS GRANTED BASED ON THIS OPEN SPACE, AS SUCH THE OPEN SPACE IS FULFILLING THE HOA. MIDWAY CITY HAS NO FINANCIAL OR MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE TWO PARCELS, AS SET FORTH IN THE DEVELOPMENT AGREEMENT."



# REMUND FARMS PUD PHASE 3

**ADDRESS TABLE**

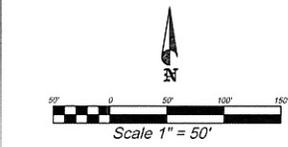
53	XXX NORTH ROCKWELL WAY
54	XXX NORTH ROCKWELL WAY
55	XXX NORTH ROCKWELL WAY
56	XXX NORTH ROCKWELL WAY
57	XXX NORTH FARMHOUSE LAKE
58	XXX NORTH FARMHOUSE LAKE
59	XXX NORTH FARMHOUSE LAKE
60	XXX NORTH FARMHOUSE LAKE
61	XXX NORTH FARMHOUSE LAKE
62	XXX NORTH FARMHOUSE LAKE
63	XXX NORTH FARMHOUSE LAKE
64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

**LEGEND**

- COMMON AREA (2.04 AC)
- LIMITED COMMON (0.24 AC)
- PRIVATE AREA (1.16 AC)
- WETLANDS
- 20' PUBLIC TRAIL EASEMENT
- SM SURVEY MONUMENT

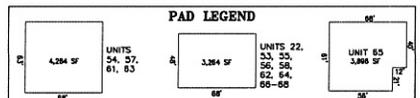
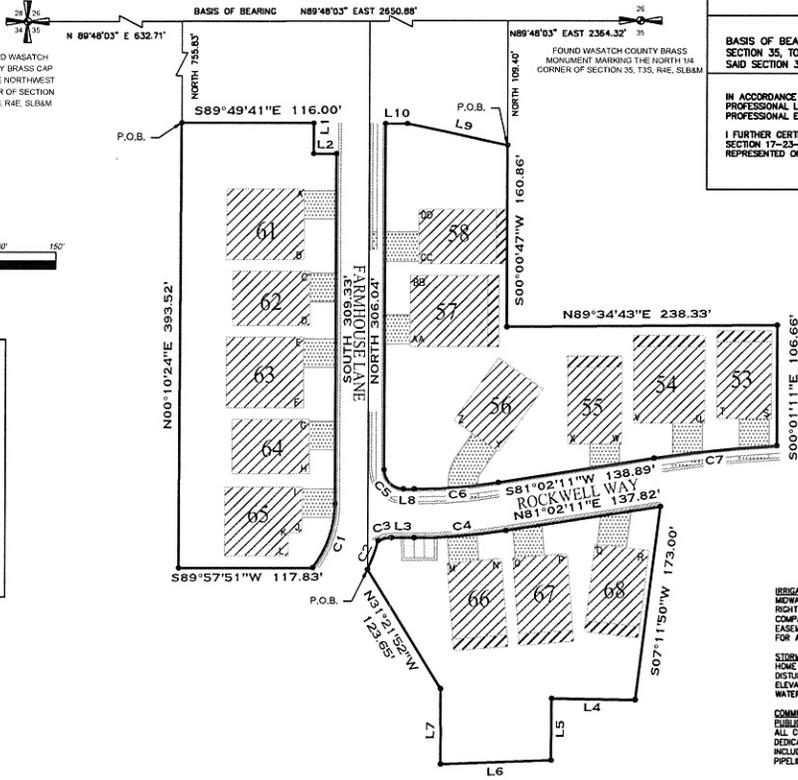
**UNIT COORDINATES**

UNIT	NORTHING	EASTING
53	111792.59	113726.82
54	111774.58	113762.82
55	111724.58	113784.17
56	111676.58	113784.17
57	111666.58	113782.82
58	111666.58	113782.82
59	111650.58	113784.17
60	111649.58	113782.82
61	111649.58	113782.82
62	111649.58	113782.82
63	111649.58	113782.82
64	111649.58	113782.82
65	111649.58	113782.82
66	111649.58	113782.82
67	111649.58	113782.82
68	111649.58	113782.82



**PROPOSED PAD COORDINATES**

POINT	NORTHING	EASTING
A	111792.59	113726.82
B	111774.58	113762.82
C	111724.58	113784.17
D	111676.58	113784.17
E	111666.58	113782.82
F	111666.58	113782.82
G	111650.58	113784.17
H	111649.58	113782.82
I	111649.58	113782.82
J	111649.58	113782.82
K	111649.58	113782.82
L	111649.58	113782.82
M	111649.58	113782.82
N	111649.58	113782.82
O	111649.58	113782.82
P	111649.58	113782.82
Q	111649.58	113782.82
R	111649.58	113782.82
S	111649.58	113782.82
T	111649.58	113782.82
U	111649.58	113782.82
V	111649.58	113782.82
W	111649.58	113782.82
X	111649.58	113782.82
Y	111649.58	113782.82
Z	111649.58	113782.82
AA	111649.58	113782.82
AB	111649.58	113782.82
AC	111649.58	113782.82
AD	111649.58	113782.82



REMUND FARMS PUD PHASE 3 PLAT - 15 JANUARY 2020

**SURVEYOR**  
TROY L. TAYLOR, PLS  
6000 SANDHILL ASSOCIATES  
331 SOUTH IRO GRANDE AVE  
SALT LAKE CITY, UT 84101  
PHONE (801) 384-4021  
DATE OF SURVEY: APRIL 2018

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89°48'03" EAST 1201.90 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 0°00'12" WEST 26.80 FEET; THENCE SOUTH 89°59'48" WEST 20.05 FEET; THENCE SOUTH 309.33 FEET; THENCE ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE RIGHT 81.19 FEET (CENTRAL ANGLE OF 37°41'54" AND A CHORD BEARING SOUTH 18°50'57" EAST 60.09 FEET); THENCE SOUTH 83°57'51" WEST 117.83 FEET; THENCE NORTH 0°00'12" EAST 26.80 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 0°00'47" WEST 180.86 FEET; THENCE NORTH 89°34'43" EAST 238.33 FEET; THENCE SOUTH 0°01'11" EAST 108.86 FEET; THENCE ALONG THE ARC OF A 114.37 FOOT RADIUS CURVE TO THE RIGHT 108.71 FEET (CENTRAL ANGLE OF 0°03'22" AND A CHORD BEARING SOUTH 84°04'41" WEST 108.87 FEET); THENCE SOUTH 83°57'51" WEST 138.86 FEET; THENCE ALONG THE ARC OF A 478.00 FOOT RADIUS CURVE TO THE RIGHT 74.47 FEET (CENTRAL ANGLE OF 0°37'48" AND A CHORD BEARING SOUTH 83°31'04" WEST 74.39 FEET); THENCE WEST 47.58 FEET; THENCE ALONG THE ARC OF A 17.00 FOOT RADIUS CURVE TO THE RIGHT 26.70 FEET (CENTRAL ANGLE OF 80°00'00" AND A CHORD BEARING NORTH 45°00'00" WEST 24.04 FEET); THENCE NORTH 308.04 FEET; THENCE EAST 18.24 FEET; NORTH 70°05'41" 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 18°48'52" 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°56'40" AND A CHORD BEARING NORTH 77°01'40" EAST 11.87 FEET); THENCE EAST 20.02 FEET; THENCE ALONG THE ARC OF A 519.00 FOOT RADIUS CURVE TO THE RIGHT 81.19 FEET (CENTRAL ANGLE OF 0°37'48" AND A CHORD BEARING NORTH 83°57'51" EAST 81.11 FEET); THENCE NORTH 83°57'51" EAST 137.82 FEET; THENCE NORTH 88°57'25" EAST 73.48 FEET; THENCE SOUTH 0°02'21" WEST 53.93 FEET; THENCE SOUTH 87°59'20" WEST 87.28 FEET; THENCE NORTH 0°34'59" WEST 88.00 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 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 10-96-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR HOLDING LICENSE NUMBER 688412 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 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SURVEYOR (SEE SEAL BELOW) 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 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 WOCIE REMUND FAMILY TRUST

BY: MIDWAY SPRINGS LLC SERIES I

BY: MIDWAY SPRINGS LLC SERIES II

**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 HEREOF 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\_\_\_\_

ROSE \_\_\_\_\_ COUNTY SURVEYOR

DEPUTY SEAL: \_\_\_\_\_ COUNTY RECORDER

MIDWAY SANITATION DISTRICT DATE: \_\_\_\_\_

MIDWAY IRRIGATION COMPANY DATE: \_\_\_\_\_

**OBIGATION DITCH NOTE:**  
MIDWAY IRRIGATION COMPANY SHALL HAVE THE RIGHT TO ACCESS ALL MIDWAY IRRIGATION COMPANY PROPERTY TO MAINTAIN A 10 FOOT EASEMENT ALONG BOTH SIDES OF THE DITCH FOR ACCESS AND MAINTENANCE.

**RIGHT TO FARM NOTICE:**  
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 HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION. DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

**STORM WATER RETENTION POND NOTE:**  
HOME OWNERS ASSOCIATION SHALL NOT DISTURB, 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 DEDICATED AS A PUBLIC UTILITY EASEMENT INCLUDING A STORM DRAIN EASEMENT FOR PIPELINES AND RETENTION POND.

\*ALL HOMEOWNERS ARE PUT ON NOTICE THAT THE REMUND FARMS HOA HAS FULL FINANCIAL AND PHYSICAL RESPONSIBILITY FOR MAINTENANCE AND UPRKEEP OF THE THREE (3) LANDSCAPE PENNSILAS LOCATED AT THE RIVER ROAD ROUNDABOUT IN REMUND FARMS. 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 2.28 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 PARCELS, AS SET FORTH IN THE DEVELOPMENT AGREEMENT.