

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, MAY 7, 2018**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, May 7, 2018 at 6:00 p.m. in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda was posted in the Midway City Office Building, Main Street Station and 7-Eleven, a copy was sent to each of the Trustees and a copy posted on the Utah Meeting Notice Web Site.

The agenda shall be as follows:

1. General Consent Calendar
 - a. Approve Agenda for May 7, 2018
 - b. Approve Meeting Minutes for February 5, 2018
2. Ryan Davis Residence – 228 West Farm Springs Lane
 - a. Discussion on water requirements
 - b. Possible recommendation to City Council
3. Mountain Spa – Change Applications
 - a. Discussion on Change Applications
 - b. Possible recommendation to City Council
4. Whitaker Farm – 500 North River Road
 - a. Discuss subdivision water requirements
 - b. Possible Recommendation to City Council
5. Beagency – Approx. 525 East Main Street
 - a. Discuss subdivision water requirements
 - b. Possible Recommendation to City Council
6. Wasatch County School District
7. New/Old Business - No motions or commendations given
8. Adjourn

General Consent Calendar

**MIDWAY WATER ADVISORY BOARD
MONDAY FEBRUARY 5, 2018
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held February 5, 2018 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Steve Farrell, Brent Kelly, Grant Kohler. Midway City: Mayor Celeste Johnson, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

Excused from meeting was City Councilman Kenny VanWagoner and Bob Probst

General Consent Calendar

Chairman/Irrigation President Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for February 5, 2018
- b. Approval of the minutes for January 8, 2018

Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar with no changes. Mayor Celeste Johnson 2nd the motion. It was carried unanimously.

Midway Springs – 210 East 600 North

Michael Henke, City Planner presented the following regarding this property

1. R-1-15 zoning
2. Proposal contains 96 building pads
3. Proposal contains 1 lot
4. Three Phases
 - a. Phase I – 31 units (20 lots, 11 pads)
 - b. Phase II – 41 units (41 Pads)
 - c. Phase III – 25 units (25 pads)
5. Project is a Planned Unit Development/Standard Subdivision

Planner Henke stated that the board had previously seen this item at the water board in August

Minutes of the Midway Water Advisory Board
April 2, 2018

2017 and January 8, 2018. It had slightly changed as it was now primarily a planned unit development. Harold Remund's home would remain, all the other existing homes would be torn down. The board reviewed the property via google map, as well as plat maps, drawings etc.

According to Planner Henke the follow was the potential water recommendations.

1. 50.54 acres
 - a. PUD – 50.36 and Subdivision area is .39
2. 20.59 acres of irrigated landscaping
3. 10 acres of wetlands
 - a. Phase 1 - .53 acres
 - b. Phase 2 – 0.00 acres
 - c. Phase 3 – 9.47 acres
4. 1.32 acres for round about
5. 97 total dwelling units
6. 1 clubhouse and pool
7. 3 existing dwellings on the property

They also reviewed the water calculations provided by Paul Berg, the engineer for the project. It addressed the irrigation water, culinary water and water rights per phase.

Secondary Water Requirements (From water calculations by Berg Engineering)

Table 1 - Irrigated Area

Irrigated Use	Total Size (sf)	Impervious Area (sf)	Irrigated Area (sf)	Irrigated Area (acres)	Irrigation Duty (ac-ft/acre)	Required Water Rights (ac-ft)
Lot 1 (Phase 1)	17,572	8,000	9,572	0.22	3.00	0.66
Offsite open space (Phase 1)				1.32	3.00	3.96
Phase 1 PUD grass areas				8.67	3.00	26.01
Phase 2 PUD grass areas				6.7	3.00	20.10
Phase 3 PUD grass areas				6.77	3.00	20.31
				22.14		71.04

ac-ft

Culinary Water Requirements (from water calculations by Berg Engineering)

Table 2 - Inside Use

Use	Units	Water Right Requirement (ac-ft)	Required Rights (ac-ft)
Subdivision lot (Phase 1)	1	0.80	0.80
Phase 1 PUD units	30	0.80	24.00
Phase 2 PUD units	40	0.80	32.00
Phase 3 PUD units	26	0.80	20.80
Clubhouse and Pool (Phase 2)	1	0.80	0.80
Existing Home Credit	3	-1.50	-4.50
			73.90

ac-ft

Total Water Rights Required = Irrigated Area + Indoor Use =

144.94 ac-ft
48.31 shares

Water Rights Per Phase (from water calculations by Berg Engineering)

Table 3 - Water Rights per Phase

Phase	Inside (ac-ft)	Irrigation (ac-ft)	Credits (ac-ft)	Total (ac-ft)
1	24.80	30.63	-4.50	50.93
2	32.80	20.10	0.00	52.90
3	20.80	20.31	0.00	41.11
				144.94

Notes

1. Water rights for offsite open space near the River Road Roundabout will be dedication with Phase 1.
2. The Midway Springs Home Owners Association will maintain the ditches that run through the property.
3. Ditches have been already been improved to avoid leaks and other losses of water.
4. Wetlands are not considered irrigated areas. No water rights have been dedication for wetland areas.

Planner Henke also said that there is 9.47 acres of wetlands in phase three (3), which would require 28.41-acre feet. The total amount of water that would need to be turned in would be 174.67 acre-feet or 58 ½ shares of water.

Planner Henke reminded the board that the core of engineers had given approval for phase one, and that each phase would be reviewed by them, and their approval would be given as each phase went through.

We now have included the wetland area in the water calculation, the irrigation company will work out an agreement with the developer to maintain the ditches, there is no need for measuring devises to be installed because the ponds are included in the calculations. Phase one (1) has been delineated. And again, each phase will be reviewed as each application is received.

The board felt that all the concerns that were brought up at the last meeting regarding water was taken care of, and they felt comfortable making a recommendation to City Council for approval.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval to the City Council, Midway Springs located at 210 East 600 North, they will be required to turn in 174.67 acre-feet (58 ½ shares) for the entire project Master Plan. Phase One would be required 50.93-acre feet (17 shares of water), Phase Two would be required 52.90-acre feet (18 shares of water) and Phase Three would be required 41.11-acre feet (14 shares of water), and the open space would be required 28.41-acre feet (9 ½ shares of water). They will be required to have a maintenance agreement with the Midway Irrigation Company for the ditches, they will also be required to have secondary water meters at each home. Midway Irrigation Member Brent Kelly seconded the motion.

Chairman Farrell asked if there were further questions regarding this item? There was not.
Motion was carried unanimously for Recommendation to City Council.

Lime Canyon Rural Preservation Subdivision – 950 West Lime Canyon Road

Michael Henke, City Planner presented the following regarding this property

1. 34.06-acre parcel (32.06 included in the Rural Preservation Subdivision)
2. R-1-22 and RA-1-43 zoning
3. Proposal contains six lots – one is an agriculture parcel
4. Access from Lime Canyon Road and Lime Canyon Way
5. Lot 6 may have a septic tank or connect to sewer, lots 1-5 will connect to the MSD's sewer line, all lots will connect to Midway City's culinary water line, and Midway Irrigation Company's secondary water line.

The board reviewed the property via google map, as well as plat maps, drawings etc. The plat map had changed for what was in the packet, it basically just changed the lot placement, or rather flipped the plan, but the water calculations were still the same.

Possible Water Recommendation would be as followed according to Planner Henke

1. 12.4 acres of irrigated area
 - a. 540,144 square feet
 - b. 6 lots (48,000)
 - c. 492,144 square feet (11.3 irrigated acres)
 - i. 33.9-acre feet
2. 6 culinary connections
 - a. $6 \times .08 = 4.8$ -acre feet
3. 38.7-acre feet required or 13 shares of water
4. Secondary Water Meters

It was discussed that there currently is no pressurized irrigation water access in Lime Canyon. However, it might be possible to run a line to the ditch easement to the property. The developer would need to check with the Homestead to see if they could hook on.

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend approval to the City Council, Lime Canyon Rural Preservation Subdivision located at 950 West Lime Canyon Road, they will be required to turn in 38.7-acre feet or 13 shares of water for the six (6) lots. They will need to work out the pressurized irrigation water access with the Midway Irrigation Company and install secondary water meters at each home. Mayor Johnson seconded the motion.

Chairman Farrell asked if there were further questions regarding this item? There was not.
Motion was carried unanimously for Recommendation to City Council

Lucerne Estates – 100 South 150 East

Michael Henke, City Planner presented the following regarding this property

1. 4.77 acres
2. R-1-9 zoning
3. Proposal contains 14 lots
4. 100 South, 180 East
5. The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line.

The board reviewed the property via google map, as well as plat maps, drawings etc.

Possible Water Recommendation would be as followed according to Planner Henke

1. 4.77-acre parcel
 - a. 14 lots (14 x 5,000 square feet = 70,000 square feet)
 - b. 81,150 square feet (area of 14 lots)
 - c. 12,197 square feet (park strip)
 - d. 93,347 (2.14 irrigated acres)
 - i. 6.4-acre feet
2. 14 culinary connections
 - a. 14 x 0.8 = 11.2-acre feet
3. 17.6-acre feet required or 6 shares of water
4. Secondary Water Meters

There is a ditch on the property, that would need to be piped, but that could be worked out the Irrigation Company.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval to the City Council, Lucerne Estates located at 100 South 150 East, they will be required to turn in 17.6-acre feet or 6 shares of water. They will need to work with the irrigation company in regards to piping the ditch on property, and each home would need a secondary water meter. Midway Irrigation Member Brent Kelly seconded the motion.

Chairman Farrell asked if there were further questions regarding this item? There was not.
Motion was carried unanimously for Recommendation to City Council

Ken Probst Property – Approx. 900 South 200 East

The property is located in Wasatch County, however two of the dwellings/properties are currently connected to Midway City Culinary water and is requesting on February 14, 2018 that the City Council approve a will serve letter from the City to provide access to two additional connections.

The board reviewed the property via google map, as well as plat maps, drawings etc.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend to the City Council that Ken Probst Property located at approximately 900 South 200 East be provided with a Will Serve Letter from the City, and that they would need to provide 1.6-acre feet of water for inside use ONLY. This was also subject to the approval of Wasatch County. It was also suggested that along with the letter with the condition of any impact fees, connections fees would also need to be paid to the City. Mayor Johnson seconded the motion.

Chairman Farrell asked if there were further questions regarding this item? There was not.
Motion was carried unanimously for Recommendation to City Council

Whitaker Farm – 500 North River Road

Michael Henke, City Planner presented the following regarding this property

1. 80-acre parcel
2. RA-1-43 zoning
3. Proposal contains 50 lots
4. 2 accesses from River Road
5. 23.66 acres of open space
6. The lots will connect to Midway City's culinary water line, Midway Sanitation District sewer line, and Midway Irrigation Company's secondary water line

The board reviewed the property via google map, as well as plat maps, drawings etc. The total piece of property that was annexed into Midway City was 100 acres, however the 20 acres retained by Tom Whitaker would not be included in the subdivision or discussed tonight.

This would be for Master Plan approval, and they will need to come in for each phase if they decide to do phases.

Possible water recommendation would be as followed according to Planner Henke

1. 80 acre parcel

- a. 50 acres (50 x 8,000 square feet = 400,000 square feet)
 - b. 81,150 square feet (area of 14 lots)
 - c. 12,197 square feet (park strip)
 - d. 93,347 (2.14 irrigated acres)
 - i. 6.4-acre feet
2. 50 culinary connections
 - a. 50 x 0.8 = 40-acre feet
 3. 240-acre feet required or 80 shares of water
 4. Secondary Water Meters.

Dan Luster, developer of Whitaker Farms asked if it would be possible to lease water from the Midway Irrigation Company. Chairman Farrell stated that no it would not be possible, they are trying to only lease water for projects that would benefit or make a profit for the City, such as a resort etc.

There is a ditch on the property that was discussed. Midway Irrigation Company will maintain that ditch. The developer is planning on incorporating into landscaping down the middle of the development onto the open space.

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend to City Council that Whitaker Farm located at 500 North River Road be required to turn in 240 acre feet or 80 shares of water. They would need to come back to water advisory board for each phase (if phases were decided upon, which may have additional requirements, also they would need to work with Mike Kohler, Midway Irrigation Company in regards to the ditch, and all homes would need a secondary water connection. Mayor Johnson seconded the motion.

Chairman Farrell asked if there were further questions regarding this item? There was not.
Motion was carried unanimously for Recommendation to City Council

New/Old Business

Chairman Farrell asked if there was any other business to discuss?

There was a regional water meeting on January 31st. The Chairman Farrell, Mayor Johnson and Planner Henke attended the meeting. They all thought it was good information and would be helpful to have Midway City be part of the board if it was decided to continue.

Mayor Johnson moved for adjournment at 7:40 p.m. Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.

Ryan Davis Residence – 228 West Farm Springs Lane

MIDWAY CITY
Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: Ryan Davis Phone: 801-875-8589 Fax: _____

Mailing Address: PO BOX 62 City: Midway State: UT Zip: 84049

E-mail Address: rdavis1@gmail.com

Project Name: Ryan Davis residence

Location: 228 W Farm Springs Lane

Total Acreage: 4 Number of Units: 1

Historically Irrigated Area: 2 acres grandfathered in with 550 Pine Canyon

Irrigated Land acreage in proposed development: 4 acres

Existing Water Connections: 2

Comments:

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

FOR OFFICE USE ONLY

STAFF:	
Date Received: _____	Application Number: _____
Received By: _____	Zone: _____
Fee Paid: _____	Tax ID Number: _____
PLANNER:	
Complete / Incomplete	
Date: _____ Reviewed by: _____	

Mountain Spa – Change Applications

Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Wednesday, March 14, 2018 4:41 PM
To: Jennifer Sweat
Subject: Re: Mountain Spaa
Attachments: 55-9664 et al (Change Application Provo River)(signed by MSI).pdf; 55-1510 (Change Application Cunningham Lake)(signed by MSI).pdf

Yes. Please place the Mountain Spa on the April 2nd meeting.

Attached is a copy of the water right change applications that Mountain Spa Investors will be asking Midway City to sign.

Thanks,

Paul Berg
Berg Engineering

From: Jennifer Sweat
Sent: Thursday, March 08, 2018 3:31 PM
To: Paul Berg
Subject: Mountain Spaa

Hi Paul!

I just wanted to confirm that you would like to be placed on the Midway Water Advisory Board for April 2nd meeting to discuss the Mountain Spaa
The cut off for the meeting isn't until March 23rd, but I'm getting a head start.

Thanks Paul!

Jennifer Sweat, CPFIM, CBLO
Midway City Treasurer
435-654-3223 ext. 5



APPLICATION FOR PERMANENT CHANGE OF WATER

STATE OF UTAH

Rec. By _____

Fee _____

Receipt # _____

For the purpose of obtaining permission to make a permanent change of water in the State of Utah, application is hereby made to the State Engineer, based upon the following showing of facts, submitted in accordance with the requirements of Section 73-3-3 Utah Code Annotated, as amended.

*WATER RIGHT NO. _____ - _____ *APPLICATION NO. a _____

Changes are proposed in (check those applicable)

point of diversion. place of use. nature of use. period of use.

1. OWNER INFORMATION

Name(s): Mountain Spa Investors, LLC Interest: 100 %

Address: 3850 E. Baseline Road, Suite 114

City: Mesa State: AZ Zip Code: 85206

Name(s): Midway City (interested party) Interest: 0 %

Address: 75 North 100 West, PO Box 277

City: Midway State: UT Zip Code: 84049

2. *PRIORITY OF CHANGE: _____ ***FILING DATE:** _____

*Is this change amendatory? (Yes/No): _____

3. RIGHT EVIDENCED BY: 55-9664, 55-11237, 55-11997

Prior Approved Change Applications for this right: a33997 (lapsed)

***** HERETOFORE *****

4. QUANTITY OF WATER: 0.547 cfs and/or 123.84 ac-ft.

5. SOURCE: Provo River

6. COUNTY: Wasatch

7. POINT(S) OF DIVERSION: _____

Description of Diverting Works: _____

8. POINT(S) OF REDIVERSION

The water has been rediverted from _____ at a point: _____

Description of Diverting Works: _____

9. POINT(S) OF RETURN

The amount of water consumed is _____ cfs or _____ ac-ft.

The amount of water returned is _____ cfs or _____ ac-ft.

The water has been returned to the natural stream/source at a point(s) _____

*These items are to be completed by the Division of Water Rights

10. NATURE AND PERIOD OF USE

Irrigation: From 04/01 to 10/31
Stockwatering: From to
Domestic: From to
Municipal: From to
Mining: From to
Power: From to
Other: From to

11. PURPOSE AND EXTENT OF USE

Irrigation: 41.28 acres. Sole supply of 41.28 acres.
Stockwatering (number and kind):
Domestic: Families and/or Persons.
Municipal:
Mining: Mining District in the Mine.
Ores mined:
Power: Plant name: Type: Capacity:
Other (describe):

12. PLACE OF USE

Legal description of place of use by 40 acre tract(s):

13. STORAGE

Reservoir Name: Storage Period: from to
Capacity: ac-ft. Inundated Area: acres.
Height of dam: feet.
Legal description of inundated area by 40 acre tract(s):

***** THE FOLLOWING CHANGES ARE PROPOSED *****

14. QUANTITY OF WATER: 0.547 cfs and/or 123.84 ac-ft.

15. SOURCE: Underground Water Well & Surface Sources
Balance of the water will be abandoned: , or will be used as heretofore: X

16. COUNTY: Wasatch

17. POINT(S) OF DIVERSION See Attachment
Description of Diverting Works: See Attachment
COMMON DESCRIPTION: Midway City

18. POINT(S) OF REDIVERSION
The water will be rediverted from at a point:
Description of Diverting Works:

19. POINT(S) OF RETURN
The water will be returned to the natural stream/source at a point(s):

20. NATURE AND PERIOD OF USE

Irrigation:	From _____	to _____
Stockwatering:	From _____	to _____
Domestic:	From _____	to _____
Municipal:	From 01/01	to 12/31
Mining:	From _____	to _____
Power:	From _____	to _____
Other:	From _____	to _____

21. PURPOSE AND EXTENT OF USE

Irrigation: _____ acres. Sole supply of _____ acres.
 Stockwatering (number and kind): _____
 Domestic: _____ Families and/or _____ Persons.
 Municipal: Midway City
 Mining: _____ Mining District in the _____ Mine.
 Ores mined: _____
 Power: Plant name: _____ Type: _____ Capacity: _____
 Other (describe): _____

22. PLACE OF USE

Legal description of place of use by 40 acre tract(s): Service area of Midway City

23. STORAGE

Reservoir Name: _____ Storage Period: from _____ to _____
 Capacity: _____ ac-ft. Inundated Area: _____ acres.
 Height of dam: _____ feet.
 Legal description of inundated area by 40 acre tract(s): _____

24. EXPLANATORY

The following is set forth to define more clearly the full purpose of this application. Include any supplemental water rights used for the same purpose. (Use additional pages of the same size if necessary): _____
This change application is filed to replace a33997, which inadvertently lapsed in 2014. Applicants acknowledge that a33997 was previously approved for the diversion of 111.84 acre-feet and depletion of 74.678 acre-feet.

The undersigned hereby acknowledges that even though he/she/they may have been assisted in the preparation of the above-numbered application through the courtesy of the employees of the Division of Water Rights, all responsibility for the accuracy of the information contained herein, at the time of filing, rests with the applicant(s).



 Mountain Spa Investors, LLC

 Midway City

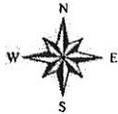
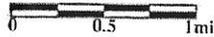
ATTACHMENT

17. Hereafter Points of Diversion

Point Surface:	
(1)	N 728 ft E 195 ft from W4 cor, Sec 17, T 3S, R 4E, SLBM
Dvrting Wks: Power Plant Intake	
Source: Lavina Creek	
(2)	N 683 ft W 336 ft from E4 cor, Sec 18, T 3S, R 4E, SLBM
Dvrting Wks: Power Plant Intake	
Source: Snake Creek	
(3)	N 1000 ft E 150 ft from SW cor, Sec 18, T 3S, R 4E, SLBM
Dvrting Wks: Midway (Upper) Dam	
Source: Provo River	
(4)	S 299 ft E 403 ft from NW cor, Sec 21, T 3S, R 4E, SLBM
Dvrting Wks: Probst Ditch	
Source: Epperson Spring	
(5)	N 441 ft W 1620 ft from SE cor, Sec 21, T 3S, R 4E, SLBM
Dvrting Wks: Concrete collection box	
Source: Gerber Spring	
(6)	N 3167 ft W 3170 ft from SE cor, Sec 21, T 3S, R 4E, SLBM
Dvrting Wks: West Bench Ditch	
Source: Snake Creek	
(7)	N 899 ft E 1298 ft from SW cor, Sec 22, T 3S, R 4E, SLBM
Dvrting Wks: Pine Ditch	
Source: Pine Creek	
(8)	N 2539 ft E 138 ft from SW cor, Sec 22, T 3S, R 4E, SLBM
Dvrting Wks: Concrete collection box	
Source: Mohogany Spring	
(9)	N 2384 ft W 3137 ft from SE cor, Sec 27, T 3S, R 4E, SLBM
Dvrting Wks: Bunnell Ditch	
Source: Snake Creek	
(10)	S 1669 ft W 3085 ft from NE cor, Sec 34, T 3S, R 4E, SLBM
Dvrting Wks: Epperson Ditch	
Source: Snake Creek	
(11)	N 2482 ft W 3329 ft from SE cor, Sec 34, T 3S, R 4E, SLBM
Dvrting Wks: Mill Ditch	
Source: Snake Creek	
(12)	N 1000 ft E 150 ft from SW cor, Sec 18, T 3S, R 5E, SLBM
Dvrting Wks: Midway (Upper) Dam	
Source: Provo River	
(13)	N 2550 ft E 50 ft from S4 cor, Sec 03, T 4S, R 4E, SLBM
Dvrting Wks: Huffaker Ditch	
Source: Snake Creek	
Stream Alt?: No	

UNDERGROUND: (Click Link for PLAT data, Well ID# link for data.)	
(1)	N 2000 ft E 1700 ft from SW cor, Sec 22, T 3S, R 4E, SLBM
Diameter: 16 ins. Depth: 100 to 1000 ft. WELL ID#:	

Utah Water Right Change Map



Legend

Point of diversion

- (HA-1) N 2000 ft, E 1700 ft, from SW cor, Sec 22, T 3S, R 4E, SL B&M
- (HA-2) N 728 ft, E 195 ft, from W4 cor, Sec 17, T 3S, R 4E, SL B&M
- (HA-3) N 683 ft, W 336 ft, from E4 cor, Sec 18, T 3S, R 4E, SL B&M
- (HA-4) N 1000 ft, E 150 ft, from SW cor, Sec 18, T 3S, R 4E, SL B&M
- (HA-5) N 441 ft, W 1620 ft, from SE cor, Sec 21, T 3S, R 4E, SL B&M
- (HA-6) N 3167 ft, W 3170 ft, from SE cor, Sec 21, T 3S, R 4E, SL B&M
- (HA-7) S 299 ft, E 403 ft, from NW cor, Sec 21, T 3S, R 4E, SL B&M
- (HA-8) N 899 ft, E 1298 ft, from SW cor, Sec 22, T 3S, R 4E, SL B&M
- (HA-9) N 2539 ft, E 138 ft, from SW cor, Sec 22, T 3S, R 4E, SL B&M
- (HA-10) N 2384 ft, W 3137 ft, from SE cor, Sec 27, T 3S, R 4E, SL B&M
- (HA-11) N 2482 ft, W 3329 ft, from SE cor, Sec 34, T 3S, R 4E, SL B&M
- (HA-12) S 1669 ft, W 3085 ft, from NE cor, Sec 34, T 3S, R 4E, SL B&M
- (HA-13) N 1000 ft, E 150 ft, from SW cor, Sec 18, T 3S, R 5E, SL B&M
- (HA-14) N 2550 ft, E 50 ft, from S4 cor, Sec 03, T 4S, R 4E, SL B&M

I, _____, hereby acknowledge that this map was prepared in support of this Change Application. I hereby submit this map as a true representation of the facts shown thereon to the best of my knowledge and belief.

Midway City

Date

APPLICATION FOR PERMANENT CHANGE OF WATER

STATE OF UTAH

Rec. By _____

Fee _____

Receipt # _____

For the purpose of obtaining permission to make a permanent change of water in the State of Utah, application is hereby made to the State Engineer, based upon the following showing of facts, submitted in accordance with the requirements of Section 73-3-3 Utah Code Annotated, as amended.

*WATER RIGHT NO. _____ - _____ *APPLICATION NO. a _____

Changes are proposed in (check those applicable)

point of diversion. place of use. nature of use. period of use.

1. **OWNER INFORMATION**

Name(s): Mountain Spa Investors, LLC Interest: 100 %

Address: 3850 E. Baseline Road, Suite 114

City: Mesa State: AZ Zip Code: 85206

Name(s): Midway City (interested party) Interest: 0 %

Address: 75 North 100 West, PO Box 277

City: Midway State: UT Zip Code: 84049

2. *PRIORITY OF CHANGE: _____ *FILING DATE: _____

*Is this change amendatory? (Yes/No): _____

3. **RIGHT EVIDENCED BY:** segregated portion of 55-1510

Prior Approved Change Applications for this right: _____

***** HERETOFORE *****

4. **QUANTITY OF WATER:** 0.616 cfs and/or 49.626 ac-ft.

5. **SOURCE:** Cunningham Lake

6. **COUNTY:** Wasatch

7. **POINT(S) OF DIVERSION:** _____

Description of Diverting Works: _____

8. **POINT(S) OF REDIVERSION**

The water has been rediverted from _____ at a point: _____

Description of Diverting Works: _____

9. **POINT(S) OF RETURN**

The amount of water consumed is _____ cfs or _____ ac-ft.

The amount of water returned is _____ cfs or _____ ac-ft.

The water has been returned to the natural stream/source at a point(s) _____

*These items are to be completed by the Division of Water Rights

10. NATURE AND PERIOD OF USE

Irrigation: From 04/15 to 10/15
Stockwatering: From 01/01 to 12/31
Domestic: From to
Municipal: From to
Mining: From to
Power: From to
Other: From to

11. PURPOSE AND EXTENT OF USE

Irrigation: 16.5 acres. Sole supply of 16.5 acres.
Stockwatering (number and kind): 4.5 ELUs
Domestic: Families and/or Persons.
Municipal:
Mining: Mining District in the Mine.
Ores mined:
Power: Plant name: Type: Capacity:
Other (describe):

12. PLACE OF USE

Legal description of place of use by 40 acre tract(s):

13. STORAGE

Reservoir Name: Storage Period: from to
Capacity: ac-ft. Inundated Area: acres.
Height of dam: feet.
Legal description of inundated area by 40 acre tract(s):

***** THE FOLLOWING CHANGES ARE PROPOSED *****

14. QUANTITY OF WATER: 0.616 cfs and/or 49.626 ac-ft.

15. SOURCE: Underground Water Well & Surface Sources
Balance of the water will be abandoned: , or will be used as heretofore: X

16. COUNTY: Wasatch

17. POINT(S) OF DIVERSION See Attachment
Description of Diverting Works: See Attachment
COMMON DESCRIPTION: Midway City

18. POINT(S) OF REDIVERSION
The water will be rediverted from at a point:
Description of Diverting Works:

19. POINT(S) OF RETURN
The water will be returned to the natural stream/source at a point(s):

20. NATURE AND PERIOD OF USE

Irrigation:	From _____ to _____
Stockwatering:	From _____ to _____
Domestic:	From _____ to _____
Municipal:	From <u>01/01</u> to <u>12/31</u>
Mining:	From _____ to _____
Power:	From _____ to _____
Other:	From _____ to _____

21. PURPOSE AND EXTENT OF USE

Irrigation: _____ acres. Sole supply of _____ acres.
 Stockwatering (number and kind): _____
 Domestic: _____ Families and/or _____ Persons.
 Municipal: Midway City
 Mining: _____ Mining District in the _____ Mine.
 Ores mined: _____
 Power: Plant name: _____ Type: _____ Capacity: _____
 Other (describe): _____

22. PLACE OF USE

Legal description of place of use by 40 acre tract(s): Service area of Midway City

23. STORAGE

Reservoir Name: _____ Storage Period: from _____ to _____
 Capacity: _____ ac-ft. Inundated Area: _____ acres.
 Height of dam: _____ feet.
 Legal description of inundated area by 40 acre tract(s): _____

24. EXPLANATORY

The following is set forth to define more clearly the full purpose of this application. Include any supplemental water rights used for the same purpose. (Use additional pages of the same size if necessary): _____
This change application seeks to convert the water right to municipal use. The parcel where this water has been used will be developed and receive water service from Midway City.

The undersigned hereby acknowledges that even though he/she/they may have been assisted in the preparation of the above-numbered application through the courtesy of the employees of the Division of Water Rights, all responsibility for the accuracy of the information contained herein, at the time of filing, rests with the applicant(s).



 Mountain Spa Investors, LLC

 Midway City

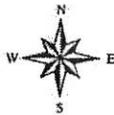
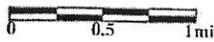
ATTACHMENT

17. Hereafter Points of Diversion

Point Surface:	
(1)	N 728 ft E 195 ft from W4 cor, Sec 17, T 3S, R 4E, SLBM
Dvrting Wks: Power Plant Intake	
Source: Lavina Creek	
(2)	N 683 ft W 336 ft from E4 cor, Sec 18, T 3S, R 4E, SLBM
Dvrting Wks: Power Plant Intake	
Source: Snake Creek	
(3)	N 1000 ft E 150 ft from SW cor, Sec 18, T 3S, R 4E, SLBM
Dvrting Wks: Midway (Upper) Dam	
Source: Provo River	
(4)	S 299 ft E 403 ft from NW cor, Sec 21, T 3S, R 4E, SLBM
Dvrting Wks: Probst Ditch	
Source: Epperson Spring	
(5)	N 441 ft W 1620 ft from SE cor, Sec 21, T 3S, R 4E, SLBM
Dvrting Wks: Concrete collection box	
Source: Gerber Spring	
(6)	N 3167 ft W 3170 ft from SE cor, Sec 21, T 3S, R 4E, SLBM
Dvrting Wks: West Bench Ditch	
Source: Snake Creek	
(7)	N 899 ft E 1298 ft from SW cor, Sec 22, T 3S, R 4E, SLBM
Dvrting Wks: Pine Ditch	
Source: Pine Creek	
(8)	N 2539 ft E 138 ft from SW cor, Sec 22, T 3S, R 4E, SLBM
Dvrting Wks: Concrete collection box	
Source: Mohogany Spring	
(9)	N 2384 ft W 3137 ft from SE cor, Sec 27, T 3S, R 4E, SLBM
Dvrting Wks: Bunnell Ditch	
Source: Snake Creek	
(10)	S 1669 ft W 3025 ft from NE cor, Sec 34, T 3S, R 4E, SLBM
Dvrting Wks: Epperson Ditch	
Source: Snake Creek	
(11)	N 2482 ft W 3329 ft from SE cor, Sec 34, T 3S, R 4E, SLBM
Dvrting Wks: Mill Ditch	
Source: Snake Creek	
(12)	N 1000 ft E 150 ft from SW cor, Sec 18, T 3S, R 5E, SLBM
Dvrting Wks: Midway (Upper) Dam	
Source: Provo River	
(13)	N 2550 ft E 50 ft from S4 cor, Sec 03, T 4S, R 4E, SLBM
Dvrting Wks: Huffaker Ditch	
Source: Snake Creek	
Stream Alt?: No	

UNDERGROUND: (Click Link for PLAT data, Well ID# link for data.)	
(1)	N 2000 ft E 1700 ft from SW cor, Sec 22, T 3S, R 4E, SLBM
Diameter: 16 ins. Depth: 100 to 1000 ft. WELL ID#:	

Utah Water Right Change Map



Legend

■ Point of diversion

- (HA-1) N 2000 ft, E 1700 ft, from SW cor, Sec 22, T 3S, R 4E, SL B&M
- (HA-2) N 728 ft, E 195 ft, from W4 cor, Sec 17, T 3S, R 4E, SL B&M
- (HA-3) N 683 ft, W 336 ft, from E4 cor, Sec 18, T 3S, R 4E, SL B&M
- (HA-4) N 1000 ft, E 150 ft, from SW cor, Sec 18, T 3S, R 4E, SL B&M
- (HA-5) N 441 ft, W 1620 ft, from SE cor, Sec 21, T 3S, R 4E, SL B&M
- (HA-6) N 3167 ft, W 3170 ft, from SE cor, Sec 21, T 3S, R 4E, SL B&M
- (HA-7) S 299 ft, E 403 ft, from NW cor, Sec 21, T 3S, R 4E, SL B&M
- (HA-8) N 899 ft, E 1298 ft, from SW cor, Sec 22, T 3S, R 4E, SL B&M
- (HA-9) N 2539 ft, E 138 ft, from SW cor, Sec 22, T 3S, R 4E, SL B&M
- (HA-10) N 2384 ft, W 3137 ft, from SE cor, Sec 27, T 3S, R 4E, SL B&M
- (HA-11) N 2482 ft, W 3329 ft, from SE cor, Sec 34, T 3S, R 4E, SL B&M
- (HA-12) S 1669 ft, W 3085 ft, from NE cor, Sec 34, T 3S, R 4E, SL B&M
- (HA-13) N 1000 ft, E 150 ft, from SW cor, Sec 18, T 3S, R 5E, SL B&M
- (HA-14) N 2550 ft, E 50 ft, from S4 cor, Sec 03, T 4S, R 4E, SL B&M

I, _____, hereby acknowledge that this map was prepared in support of this Change Application. I hereby submit this map as a true representation of the facts shown thereon to the best of my knowledge and belief.

Midway City

Date

Whitaker Farm – 500 North River Road

MIDWAY CITY

Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: DAN LUSTER Phone: 631-807-8466 Fax: _____

Mailing Address: 143 W. FARM SPRING RD City: MIDWAY State: UT Zip: 84049

E-mail Address: daniel-luster@yahoo.com

Project Name: Whitaker Farm

Location: 500 North River Road

Total Acreage: 92.16 Number of Units: 36 Historically Irrigated Area: 89.93

Existing Water Connections: Irrigation

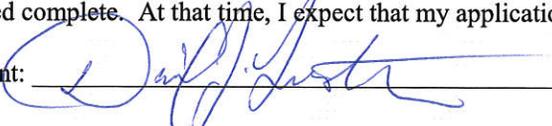
Comments:

FOR PRELIMINARY REVIEW AND DISCUSSION

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent:  Date: 4/19/18

FOR OFFICE USE ONLY

STAFF: Date Received: _____ Received By: _____ Fee Paid: _____	Application Number: _____ Zone: _____ Tax ID Number: _____
PLANNER: Complete / Incomplete Date: _____ Reviewed by: _____	

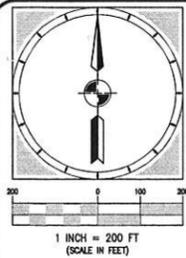
Whitaker Farms Subdivision - Water Calculations

Lot Number	Total Lot Area (Square Feet)	Total Lot Area (Acres)	Non Irrigated House (Acres)	Non Irrigated Canal (Acres)	Non Irrigated Historic (Acres)	Area to be Irrigated (Acres)	Irrigated water requirement (Acre-Feet)	Indoor water requirement (Acre-Feet)
1	52,680	1.209	0.183	0.000	0.000	1.026	3.08	1.00
2	43,187	0.991	0.183	0.000	0.000	0.808	2.43	1.00
3	46,536	1.068	0.183	0.000	0.000	0.885	2.66	1.00
4	47,444	1.089	0.183	0.000	0.000	0.906	2.72	1.00
5	41,873	0.961	0.183	0.000	0.000	0.778	2.33	1.00
6	34,710	0.797	0.183	0.000	0.000	0.614	1.84	1.00
7	32,796	0.753	0.183	0.000	0.000	0.570	1.71	1.00
8	38,952	0.894	0.183	0.000	0.000	0.711	2.13	1.00
9	71,293	1.637	0.183	0.000	0.000	1.454	4.36	1.00
10	45,208	1.038	0.183	0.000	0.000	0.855	2.56	1.00
11	47,227	1.084	0.183	0.000	0.000	0.901	2.70	1.00
12	36,818	0.845	0.183	0.000	0.000	0.662	1.99	1.00
13	33,198	0.762	0.183	0.000	0.000	0.579	1.74	1.00
14	37,106	0.852	0.183	0.000	0.000	0.669	2.01	1.00
15	40,460	0.929	0.183	0.000	0.000	0.746	2.24	1.00
16	37,837	0.869	0.183	0.000	0.000	0.686	2.06	1.00
17	45,455	1.044	0.183	0.000	0.000	0.861	2.58	1.00
18	74,445	1.709	0.183	0.000	0.000	1.526	4.58	1.00
19	61,825	1.419	0.183	0.000	0.000	1.236	3.71	1.00
20	36,526	0.839	0.183	0.000	0.000	0.656	1.97	1.00
21	33,857	0.777	0.183	0.000	0.000	0.594	1.78	1.00
22	36,173	0.830	0.183	0.000	0.000	0.647	1.94	1.00
23	38,496	0.884	0.183	0.000	0.000	0.701	2.10	1.00
24	40,818	0.937	0.183	0.000	0.000	0.754	2.26	1.00
25	43,179	0.991	0.183	0.000	0.000	0.808	2.42	1.00
26	54,461	1.250	0.183	0.000	0.000	1.067	3.20	1.00
27	47,873	1.099	0.183	0.000	0.000	0.916	2.75	1.00
28	40,529	0.930	0.183	0.000	0.000	0.747	2.24	1.00
29	40,792	0.936	0.183	0.000	0.000	0.753	2.26	1.00

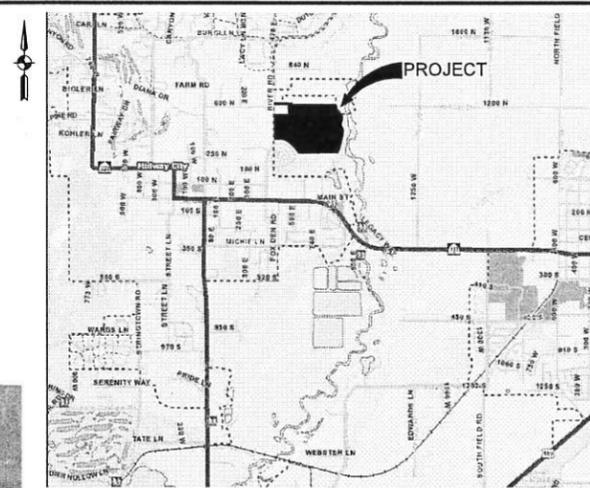
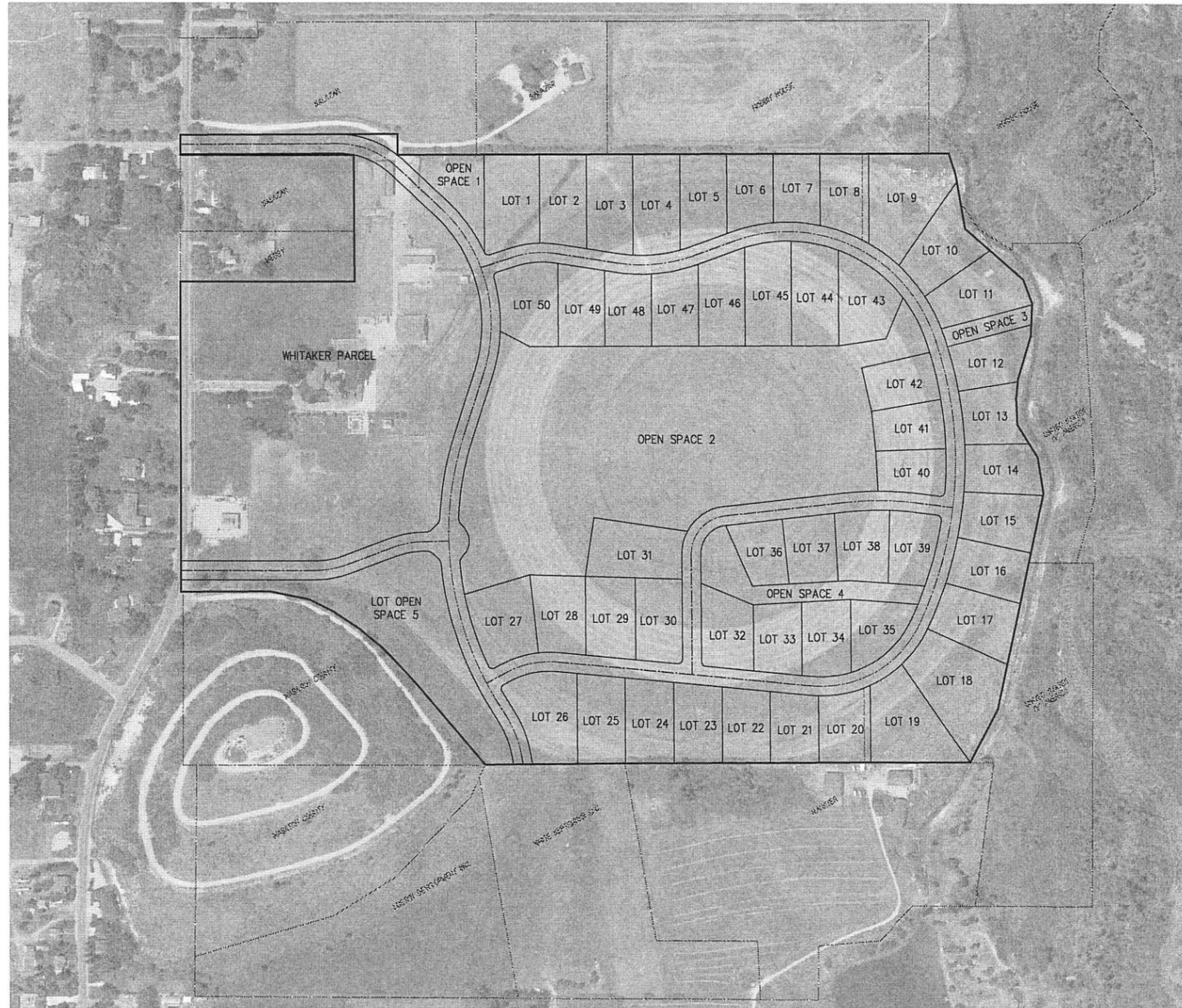
30		39,530	0.907	0.183	0.000	0.000	0.000	0.724	2.17	1.00
31		51,208	1.176	0.183	0.000	0.000	0.000	0.993	2.98	1.00
32		39,502	0.907	0.183	0.000	0.000	0.000	0.724	2.17	1.00
33		34,344	0.788	0.183	0.000	0.000	0.000	0.605	1.82	1.00
34		36,918	0.848	0.183	0.000	0.000	0.000	0.665	1.99	1.00
35		32,483	0.746	0.183	0.000	0.000	0.000	0.563	1.69	1.00
36		34,258	0.786	0.183	0.000	0.000	0.000	0.603	1.81	1.00
37		37,515	0.861	0.183	0.000	0.000	0.000	0.678	2.03	1.00
38		34,055	0.782	0.183	0.000	0.000	0.000	0.599	1.80	1.00
39		30,648	0.704	0.183	0.000	0.000	0.000	0.521	1.56	1.00
40		30,672	0.704	0.183	0.000	0.000	0.000	0.521	1.56	1.00
41		32,397	0.744	0.183	0.000	0.000	0.000	0.561	1.68	1.00
42		33,506	0.769	0.183	0.000	0.000	0.000	0.586	1.76	1.00
43		43,498	0.999	0.183	0.000	0.000	0.000	0.816	2.45	1.00
44		48,277	1.108	0.183	0.000	0.000	0.000	0.925	2.78	1.00
45		48,950	1.124	0.183	0.000	0.000	0.000	0.941	2.82	1.00
46		42,894	0.985	0.183	0.000	0.000	0.000	0.802	2.41	1.00
47		36,007	0.827	0.183	0.000	0.000	0.000	0.644	1.93	1.00
48		34,680	0.796	0.183	0.000	0.000	0.000	0.613	1.84	1.00
49		37,717	0.866	0.183	0.000	0.000	0.000	0.683	2.05	1.00
50		46,964	1.078	0.183	0.000	0.000	0.000	0.895	2.69	1.00
51		866,937	19.902	0.183	0.000	0.000	0.000	19.719	59.16	1.00
OPEN SPACE 1		37,479	0.860	0.000	0.000	0.000	0.000	0.860	2.58	0.00
OPEN SPACE 2		769,415	17.663	0.000	0.000	0.000	0.000	17.663	52.99	0.00
OPEN SPACE 3		17,278	0.397	0.000	0.000	0.000	0.000	0.397	1.19	0.00
OPEN SPACE 4		58,586	1.345	0.000	0.000	0.000	0.000	1.345	4.03	0.00
OPEN SPACE 5		177,151	4.067	0.000	0.000	0.000	0.000	1.831	5.49	0.00
Totals		4,014,623 sf	92.163 ac	9.333 ac	0.000 ac	2.236 ac	80.594 ac	241.78 ac-ft	51.00 ac-ft	

Water Totals

Indoor Water Required	51.00 ac-ft
Outdoor Water Required	241.78 ac-ft



WHITAKER FARMS SUBDIVISION PRELIMINARY PLAT



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

- 5/8" REBAR AND PLASTIC CAP STAMPED "SUMMIT ENG 435-654-9229" TO BE SET AT SUBDIVISION CORNERS AND REAR LOT CORNERS.
- 1.17" COPPER PLUG STAMPED WP-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 OTHERWISE 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:

- NOTE 1
- NOTE 2
- NOTE 3

BOUNDARY DESCRIPTION

BEGINNING NORTH 89°46'06" EAST 552.55 FEET FROM THE NORTH 1/4 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. 221202) 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°30'15" WEST 102.71 FEET; 5) SOUTH 17°08'31" WEST 140.73 FEET; 6) SOUTH 06°05'45" WEST 64.07 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 115.86; 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 188.06 FEET TO A FOUND REBAR; THENCE ALONG THE BOUNDARY OF RECORD OF SURVEY #1597, 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 284.15 FEET ALONG A FENCELINE AND FENCELINE EXTENDED; THENCE NORTH 00°03'00" WEST 982.64 FEET ALONG THE CENTER OF SECTION LINE PER RECORD OF SURVEY #1597; THENCE EAST 554.89 FEET ALONG THE DEED LINE FOR ENTRY NO. 421908; THENCE NORTH 00°23'03" 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 1995 WASATCH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 26, 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 WHEREOF, I HAVE HERETO 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 _____ DATE _____
(SEE SEAL BELOW)

APPROVED: CITY ENGINEER _____ DATE _____
(SEE SEAL BELOW)

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



COPYRIGHT © 2018
SUMMIT ENGINEERING GROUP, INC.
DESIGN/ALTERNATE
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY FIRM ON THIS DOCUMENT IN ANY MANNER. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO NOTIFY THE SEAL AND THE NOTARY PUBLIC BY FOLLOWING THE PROVISIONS AND BY THE SIGNATURE AND BY THE SIGNATURE OF THE ALTERNATE.

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

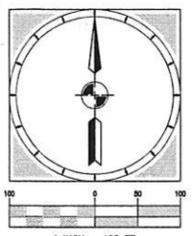
SURVEYOR

DATE

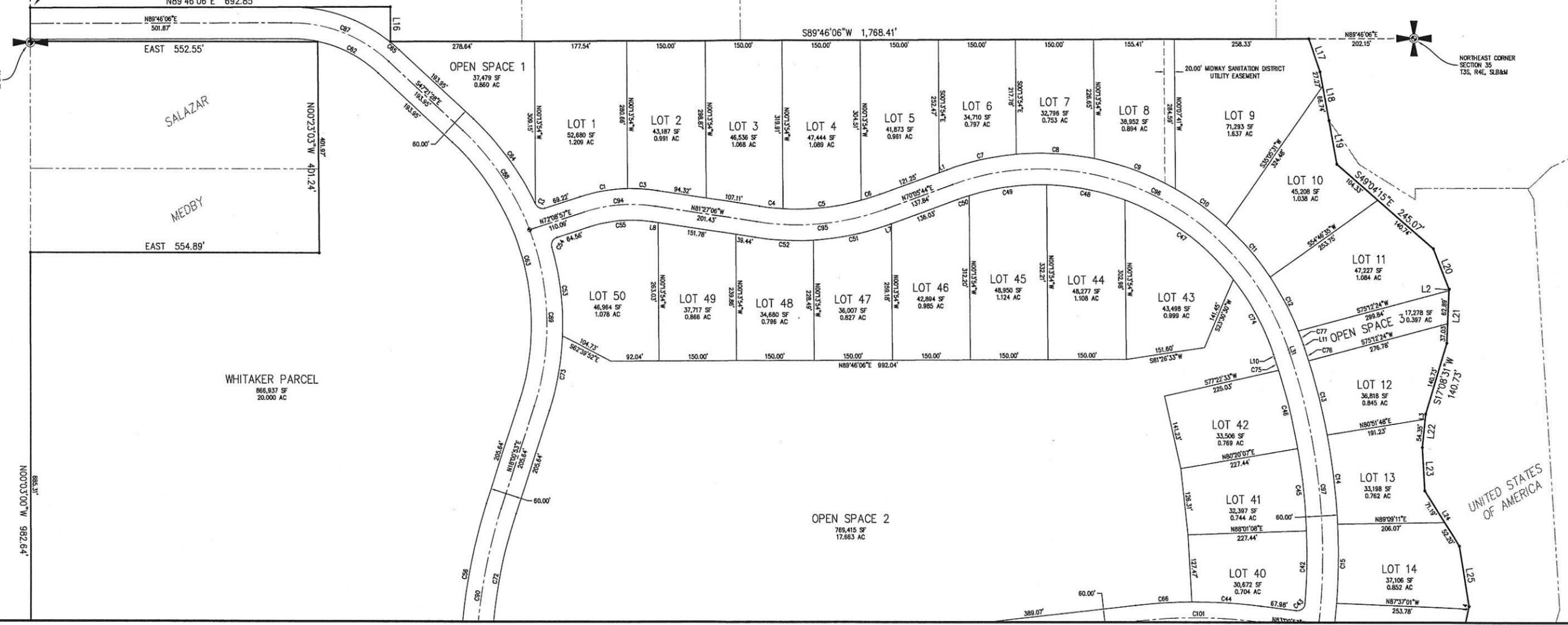
ROS #

CITY ENGINEER SEAL

CLERK-RECORDER SEAL



NORTHEAST CORNER SECTION 26 T3S, R4E, SLB&M
 P.O.B.
 NORTH QUARTER SECTION 35 T3S, R4E, SLB&M



CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					LINE TABLE						
CURV	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	CURV	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	CURV	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	CURV	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	LINE	BEARING	DISTANCE
C1	330.00	53.06	15.3018	94.73	S89°46'06"W	C35	320.00	124.72	229.59	123.93	S89°58'32"W	C70	65.00	110.47	97.23	97.65	N01°34'39"W	L1	57005.44'	16.58'						

PLAT MATCHLINE - SEE SHEET 3

LEGEND

- SECTION LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- BUILDING SETBACK LINES
- SET STREET MONUMENT
- ⊙ EXTERIOR SUBDIVISION CORNER, SET 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-654-9229"
- ⊙ EXTERIOR SUBDIVISION CORNERS WITH NO MARKERS SET
- BOUNDARY ANGLE POINT
- ▨ EASEMENT DESCRIPTION
- ▨ EASEMENT DESCRIPTION

PROJECT
C18-004

SHEET
2 OF 3

ISSUE DATE
03/22/2018

Summit Engineering Group Inc.
Structural • Civil • Surveying
50 WEST CENTER - P.O. BOX 178
HEBER CITY, UTAH 84033
P: 435-854-9229 • F: 435-854-9231

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SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERNATE

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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

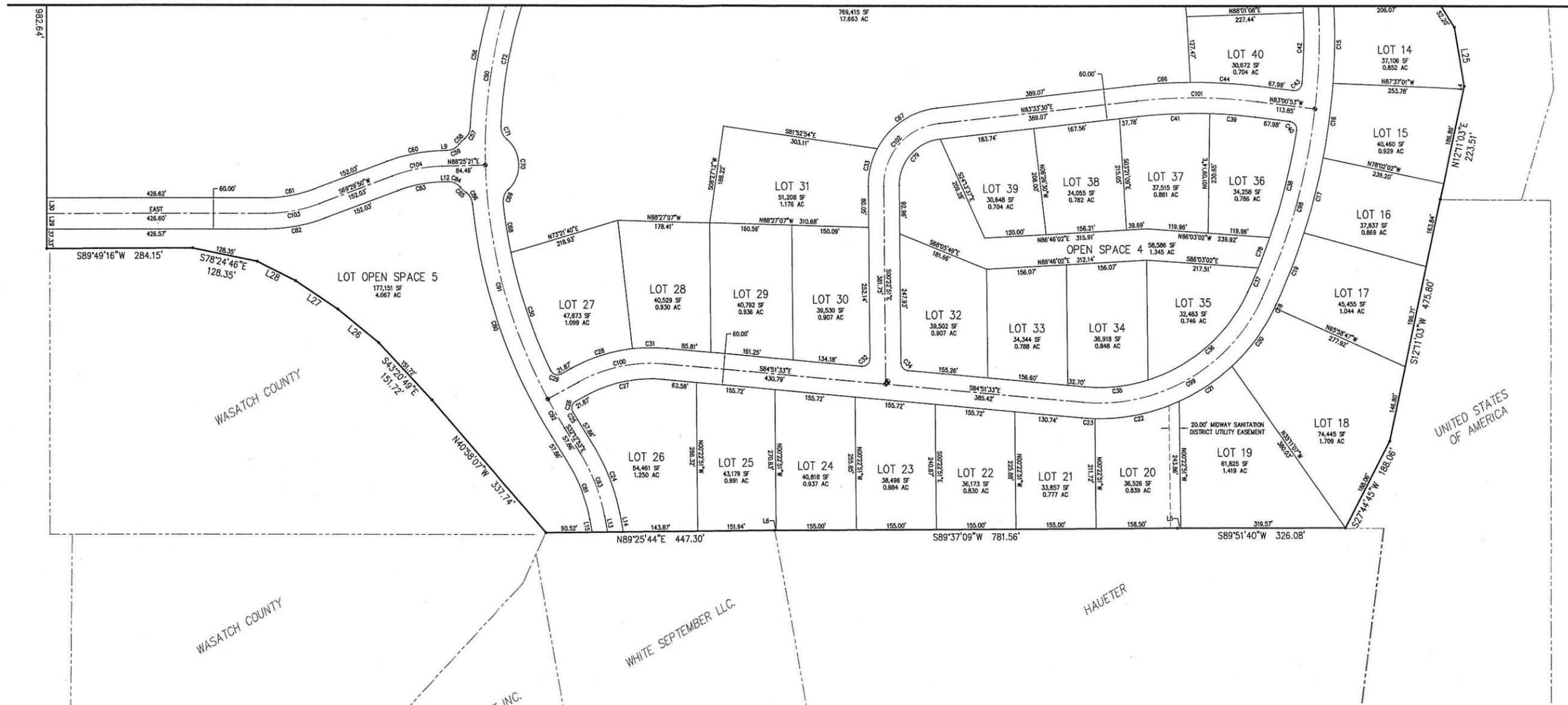
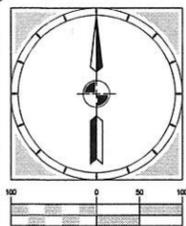
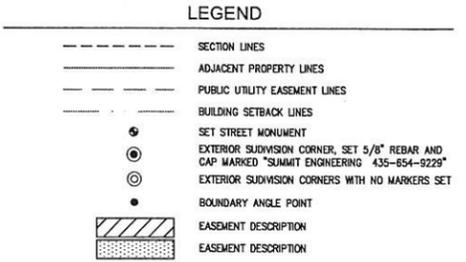


Table with 4 columns: CURVE TABLE, CURVE TABLE, CURVE TABLE, and LINE TABLE. Each column contains detailed survey data including curve radius, arc length, angle, chord length, and chord bearing.



PROJECT C18-004 SHEET 3 OF 3 ISSUE DATE 03/22/2018 Summit Engineering Group Inc. Structural • Civil • Surveying

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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

Beaugency – Approx. 525 East Main Street

MIDWAY CITY
Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: DAN LUSTER Phone: 631-807-8466 Fax: _____

Mailing Address: 143 W. FARM SPRINGS RD City: MIDWAY State: UT Zip: 84049

E-mail Address: DANIEL-LUSTER@YAHOO.COM

Project Name: BEAUCENCY

Location: _____

Total Acreage: 6.17 Number of Units: 63 RES Historically Irrigated Area: 6.17

Existing Water Connections: IRRIGATION 2 COMM

Comments:

APPROXIMATELY 525 EAST MAIN STREET.

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent: [Signature] Date: 4/20/18

FOR OFFICE USE ONLY

STAFF:			
Date Received: _____	Application Number: _____		
Received By: _____	Zone: _____		
Fee Paid: _____	Tax ID Number: _____		
PLANNER:			
Complete / Incomplete			
Date: _____	Reviewed by: _____		

Seavogamy

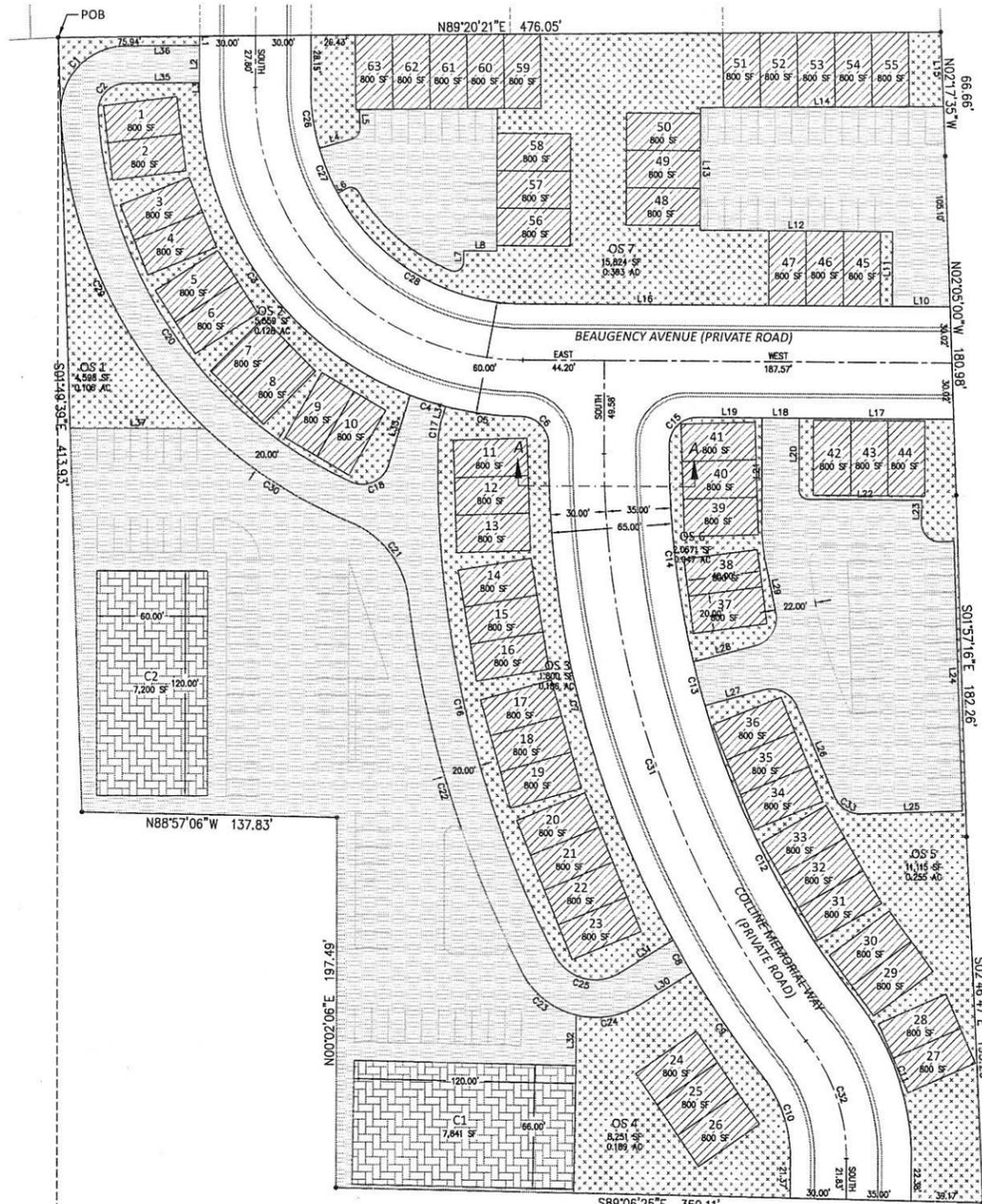
Whitaker Farms Subdivision - Water Calculations

Lot Number	Total Lot Area (Square Feet)	Total Lot Area (Acres)	Non Irrigated House (Acres)	Non Irrigated Canal (Acres)	Non Irrigated Historic (Acres)	Area to be Irrigated (Acres)	Irrigated water requirement (Acre-Feet)	Indoor water requirement (Acre-Feet)
1	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
2	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
3	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
4	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
5	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
6	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
7	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
8	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
9	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
10	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
11	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
12	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
13	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
14	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
15	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
16	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
17	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
18	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
19	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
20	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
21	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
22	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
23	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
24	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
25	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
26	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
27	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
28	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80
29	800	0.018	0.018	0.000	0.000	0.000	0.00	0.80

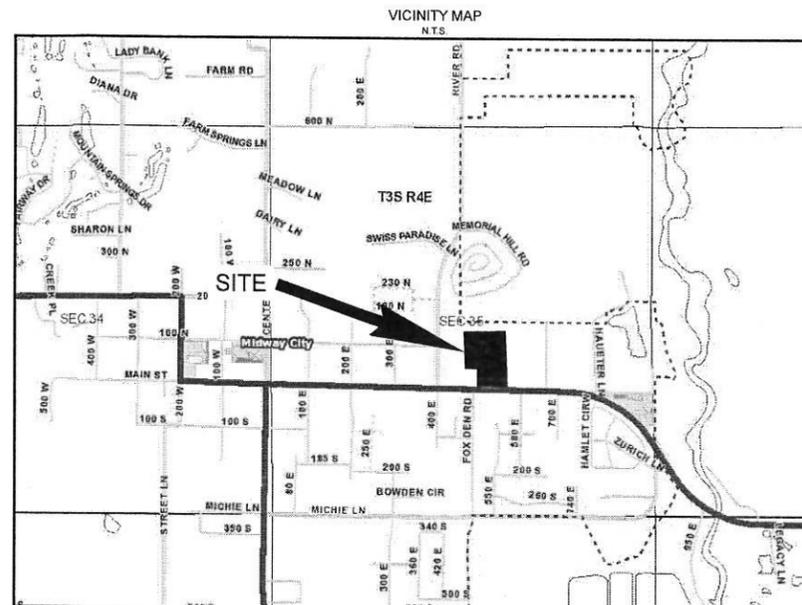
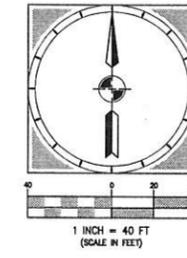
OPEN SPACE 1	4,598	0.106	0.000	0.000	0.000	0.000	0.106	0.32	0.00
OPEN SPACE 2	5,559	0.128	0.000	0.000	0.000	0.000	0.128	0.38	0.00
OPEN SPACE 3	1,800	0.041	0.000	0.000	0.000	0.000	0.041	0.12	0.00
OPEN SPACE 4	8,251	0.189	0.000	0.000	0.000	0.000	0.189	0.57	0.00
OPEN SPACE 5	11,115	0.255	0.000	0.000	0.000	0.000	0.255	0.77	0.00
OPEN SPACE 6	2,004	0.046	0.000	0.000	0.000	0.000	0.046	0.14	0.00
OPEN SPACE 7	15,824	0.363	0.000	0.000	0.000	0.000	0.363	1.09	0.00
Totals	114,592 sf	2.631 ac	1.502 ac	0.000 ac	0.000 ac	0.000 ac	1.128 ac	3.39 ac-ft	52.00 ac-ft

Water Totals

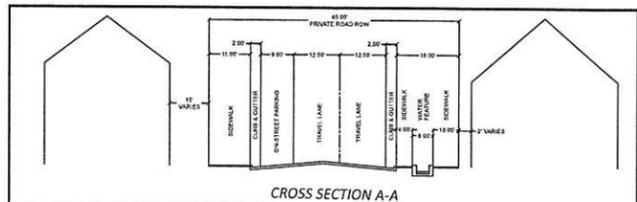
Indoor Water Required	52.00 ac-ft
Outdoor Water Required	3.39 ac-ft



AREA LEGEND			
HATCH PATTERN	DESCRIPTION	AREA	PERCENTAGE OF TOTAL AREA
[Hatch Pattern]	INDIVIDUAL OWNERSHIP AREA MIXED USE-RESIDENTIAL	0.948 AC	15.357%
[Hatch Pattern]	INDIVIDUAL OWNERSHIP AREA COMMERCIAL	0.332 AC	5.378%
[Hatch Pattern]	LIMITED COMMON AREA FOR DRIVEWAYS AND PARKING	2.419 AC	39.167%
[Hatch Pattern]	GENERAL COMMON AREA	1.134 AC	18.370%
[Hatch Pattern]	PRIVATE ROAD RIGHT-OF-WAY	1.340 AC	21.707%
	TOTAL PLAT AREA	6.173 AC	100.000%



LINE BEARING	DISTANCE	CURV. ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1 SOUTH	5.35'					
L2 SOUTH	20.00'					
L3 SOUTH	2.45'					
L4 N79°33'21" E	18.04'					
L5 N06°59'58" W	16.72'					
L6 N60°34'27" E	5.11'					
L7 NORTH	5.89'					
L8 WEST	18.00'					
L9 WEST	31.45'					
L10 NORTH	40.00'					
L11 NORTH	103.57'					
L12 SOUTH	65.57'					
L13 SOUTH	24.00'					
L14 S89°20'21" W	131.04'					
L15 S02°18'05" E	40.02'					
L16 S89°59'54" E	133.60'					
L17 WEST	83.51'					
L18 WEST	20.00'					
L19 WEST	35.16'					
L20 SOUTH	38.10'					
L21 NORTH	56.86'					
L22 WEST	61.03'					
L23 N00°31'43" E	12.05'					
L24 N01°57'18" W	144.50'					
L25 N88°02'44" E	54.95'					
L26 N27°48'48" W	51.94'					
L27 S74°08'08" W	33.15'					
L28 N74°58'08" E	34.85'					
L29 N1°58'41" W	28.91'					
L30 N56°13'20" E	33.42'					
L31 N55°19'20" E	33.85'					
L32 NORTH	28.92'					
L33 S17°05'58" W	38.83'					
L34 S17°05'58" W	38.83'					
L35 N89°20'21" E	39.75'					
L36 N89°20'21" E	40.01'					
L37 EAST	73.34'					



PLAT BOUNDARY DESCRIPTION

BEGINNING AT A GIN SPIKE, SAID GIN SPIKE LYING NORTH 2385.21 FEET AND WEST 10.77 FEET FROM THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID SOUTH ONE-QUARTER CORNER, THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION BEARS NORTH 89°54'33" EAST 2858.22 FEET);

AND RUNNING THENCE NORTH 89°20'21" EAST 476.05' FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE SOUTH 02°17'37" EAST 66.66 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 02°04'59" EAST 180.98 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 01°57'17" EAST 182.26 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 02°46'47" EAST 195.29 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 89°06'25" WEST 350.11 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 00°02'26" EAST 197.49 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 88°57'08" WEST 137.83 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 01°49'37" WEST 413.93 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

CONTAINS 6.17 ACRES

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 (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 TO BE HEREAFTER KNOWN AS THE WHIMSY WILLOW SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

XXXXXXXXXX PRINTED NAME _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2017, 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 THEY DID SIGN THE OWNER'S DEDICATION FREELY AND VOLUNTARILY.

NOTARY PUBLIC _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2017, 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 THEY DID SIGN THE OWNER'S DEDICATION FREELY AND VOLUNTARILY.

NOTARY PUBLIC _____

ADMINISTRATIVE BODY

MAYOR _____ DATE _____ ATTEST: RECORDER _____ DATE _____

ATTORNEY _____ PLANNING CHAIR _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

PLANNING DIRECTOR _____ COUNTY SURVEYOR _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

APPROVED AS TO FORM THIS _____ DAY OF _____

ENGINEERING _____ ROS # _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

MIDWAY IRRIGATION COMPANY _____ MIDWAY SANITATION DISTRICT _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

PROJECT
C17-034

SHEET
1

BEAUGENCY SUBDIVISION

PRELIMINARY SUBDIVISION PLAT

LOCATED IN THE SOUTHEAST
1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE
4 EAST, SLB&M

MIDWAY, UTAH

DRAWN BY: DJN
REVIEWED BY: BC
SCALE: 1" = 40'
ISSUE DATE: 06-09-2017

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-854-8229 • F: 435-854-8231

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SHOWN AS EXHIBIT

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RECORDER

Wasatch County School District

New/Old Business

Adjourn
