

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, AUGUST 1, 2016**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, August 1, 2016 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. Roll Call
2. General Consent Calendar:
 - a. Approve the Agenda for August 1, 2016
 - b. Approve the Minutes of June 6, 2016
3. Indian Summer -- Approximately 300 East 200 River road
 - a. Discussion of water requirements
 - b. Recommendation to City Council
4. Midway Ranches Subdivision -- 1200 South Center Street
 - a. Discussion of Water Requirements
 - b. Recommendation to City Council
5. Caldwell Farm Subdivision -- 5800 West Wards Lane
 - a. Discussion of Water Requirements
 - b. Recommendation to City Council
6. Midway Meadows -- 1600 North Dutch Canyon Road
 - a. Discussion of Water Requirements
 - b. Recommendation to City Council
7. Fox Pots Subdivision -- 850 North Homestead Drive
 - a. Discussion of Water Requirements
 - b. Recommendation to City Council
8. New/Old Business -- No motions or recommendations will be made during this item.
9. Adjourn

Dated July 22, 2016

Jennifer Sweat
Secretary

The order of individual items on this agenda is subject to change in order to accommodate the needs of the Board and those in attendance.

This agenda can be amended up to 24 hours before the meeting. Any Changes will be posted on the agenda located in the Midway City Office Building, 75 North 100 West Midway, Utah

If you are planning to attend this public meeting and need special assistance in accordance with the Americans with Disabilities Act, please notify Jennifer Sweat secretary for the Midway Water Advisory Board prior to the meeting at 435-654-3223 x 101.

General Consent Calendar

**MIDWAY WATER ADVISORY BOARD
MONDAY JUNE 6, 2016
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held June 6, 2016 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Chairman Steve Farrell, Brent Kelly, Mike Lundin, Midway City: Mayor Colleen Bonner, Council Member Karl Dodge, Kenneth VanWagoner, Michael Henke, City Planner, and Water Board Secretary Jennifer Sweat. Also in attendance was Brandon Nelson, who is the new engineer for the Midway Irrigation Company.

Midway Irrigation Member Grant Kohler was excused from the meeting.

General Consent Calendar

Chairman Farrell asked for approval of the General Consent Calendar which consisted of

- a. Approval of the Agenda for June 6, 2016.
- b. Approval of the Minutes of May 2, 2016.

Motion: City Council member Karl Dodge made a motion to approve the General Consent Calendar as presented. City Council Member Kenny VanWagoner 2nd the motion. It was carried unanimously.

695 Main – Myers Properties LLC - 695 Main Street

Michael Henke, City Planner presented the following regarding this property

1. 0.95-acre parcel
2. C-2 zone
3. Mixed use project
4. 10 Dwellings (upper level)
5. Commercial Space (ground level)

The board reviewed the property via google map and the project site plans. It also was shown by the street levels, and side levels. The proposed plan at this time would be on the bottom level would be commercial office space for Lane Myers and Russ Watts. There could also possibly be a restaurant but at this point this is only a concept plan. The top level would be apartments and there would also be a garage. The building is a L shape.

The board discussed the potential water recommendations. There would be 8,600 sq. ft. for landscaping, ten (10) residential units on the upper floor and as our code currently states that would require one (1) acre foot per unit, for a total of ten (10) acre feet, and the Commercial area on the lower floor would consist of retail space (7,500 sq. ft.) and warehouse space (3,680 sq. ft.) but because the use has not been determined it is difficult to recommend the water that needs to be turned over for that space.

The board discussed several different options on how to figure the water for the commercial space, and also for the units on the top floor.

It was determined to calculate the commercial space with it being used as office space or retail space we would estimate 30 employees at 30 gallons per day, per employee equates to one (1) acre foot for annual inside use only. On the second floor if it is 10 residential units, it is one (1) acre foot per unit, for a total of 10 acre feet. And for the outside use it would .60 acre feet. So that is 11.60 acre feet that would be required.

If they decided to have the top floor be motel units (no kitchen) then it would be 150 gallons per day, and 150 gallons for return flow, for a total of 300 gallons times 10 units and 365 days which would equate to 3.36 acre feet with .60 acre feet for outside use. The calculation for the main floor would remain the same (one-acre foot) for a total of 4.96 acre feet being required. If they decided to add a restaurant to the bottom floor they would need to return to water board for a calculation of water use.

The board felt this was the best way to calculate the use at this time, because it was only concept there was several different things that could possibly affect the calculations.

Chairman Farrell asked if there were further questions regarding this item? There was not.

Motion: Midway Irrigation Member Mike Lundin made the motion that the board would make a recommendation to the City Council for 695 Main – Myers Property LLC located at 695 Main Street for two options. 1. Turn in 11.60 acre feet of water (four (4) shares) if the project is office space/retail space on the main level and residential units on the top floor for the project. 2. If the top floor is motel units (no kitchens) and the bottom level is still office space/retail space they need to turn in 4.96 acre feet of water (two (2) shares). If they decide to add a restaurant to the commercial space on either of this two options they will need to return to water board for recalculations. Midway Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.

New/Old Business

The board discussed the following items:

1. Discussed the ditch on the town square, and the trail that will connect up to the Homestead. The mayor would like to cement the ditch so it will not encroach into the road or other areas however she would like the ditch to still be open, however part of the ditch will be piped and closed for the trail. The irrigation company didn't think it could be because it would collect minerals and build up pot rock. The board thought it would be wise to have Wes Johnson, City Engineer look into this further.

Chairman Farrell asked if there was any other business? There was no other discussion.

City Council Member VanWagoner moved for adjournment and Midway Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously and was adjourned at 7:15 p.m.

DRAFT

Indian Summer
Approximately 300 East 200 River Road

Midway Water Advisory Project Data Sheet

Name of Project: Indian Summer

Address: Approx 300 East + 200 River Road (Johnson Property)

Name of Developer: SN Midway LLC

Total Acres of Project: 12.91

Total Acres of Irrigated Land: Open Space

No. of Buildings: _____

No. of Residential Units: 27

No. of Hotel Units: _____

No. of Seats in Restaurant: _____

No. of Fixtures in Commercial Buildings: _____

Other: _____

Other: _____

No. of Acre Feet needed for inside use: _____

No. of Acre Feet needed for outside use: _____

Extension or Modification of the City Water System:

Storage Facilities: _____

Midway Irrigation Company Consent:

a. Storm Water Runoff: _____

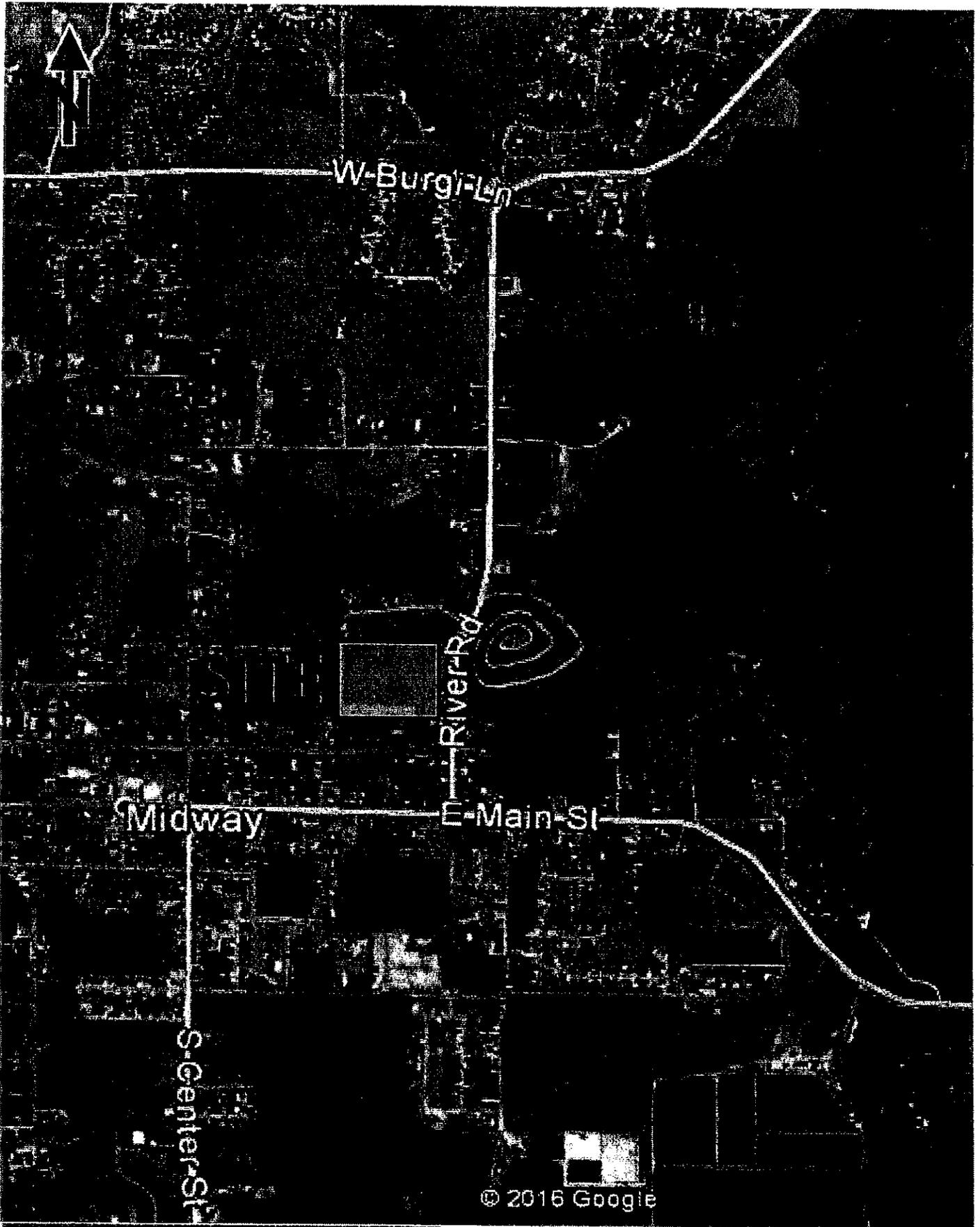
b. Piping of Irrigation Ditch (Easements):

c. Relocation of Ditches (Easements) _____

d. Tail Water Control: _____

Secondary Water System: _____

Comments:
The application is for a 27 lot subdivision. Please see attached map.



Midway Subdivision

2655 N. River Rd., Midway, Utah

CMT ENGINEERING
LABORATORIES

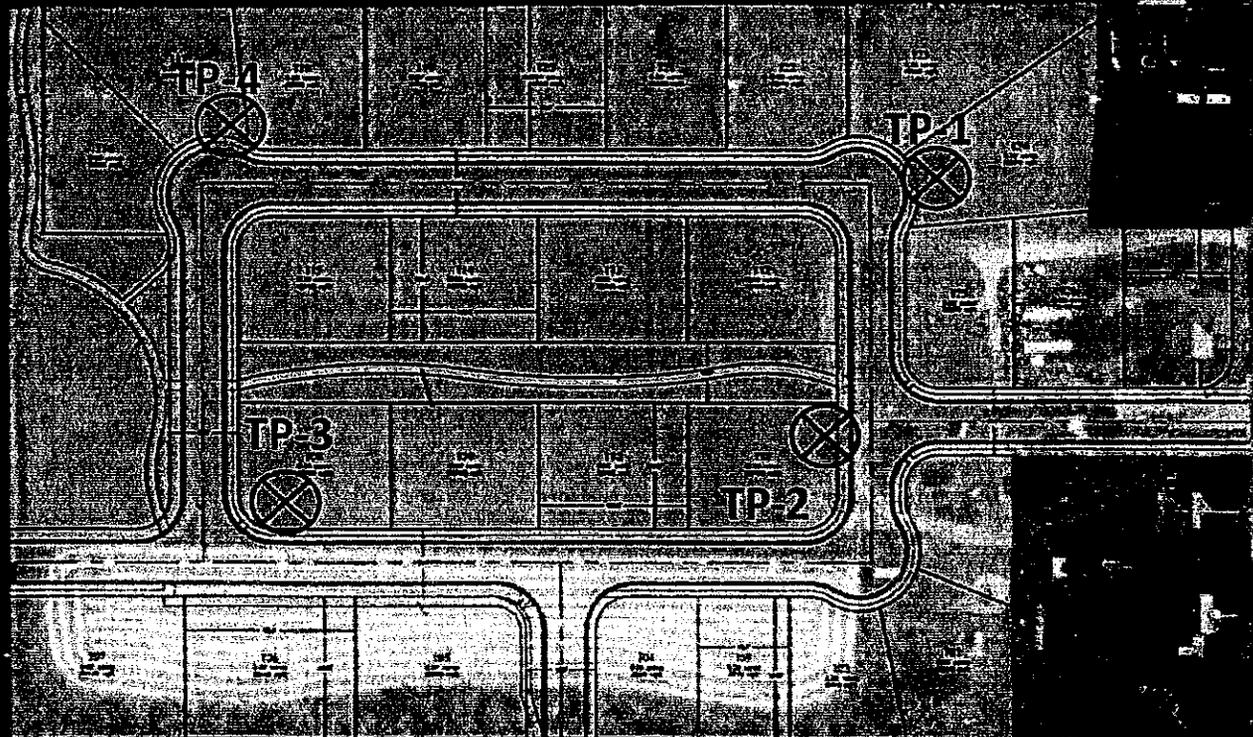
Vicinity Map

Date: 3-May-16
Job # 8538



300 N

River Rd



© 2016 Google

Midway Subdivision

236 N River Rd, Midway, Utah

CMT ENGINEERING
LABORATORIES

Site Map

Date: 3-May-16
Job # 8538

2

**Midway Ranches Subdivision
1200 South Center Street**

13 July 2016

MIDWAY WATER ADVISORY PROJECT DATA SHEET

NAME OF PROJECT: Midway Ranches Subdivision

ADDRESS: 1200 South Center Street

NAME OF DEVELOPER: Jeanette Higginson Trust

TOTAL ACRES OF PROJECT: 67.92

TOTAL ACRES OF IRRIGATED LAND: _____

NO. OF BUILDINGS: _____

NO. OF RESIDENTIAL UNITS: _____

NO. OF HOTEL UNITS: _____

NO. OF SEATS IN RESTAURANT: _____

NO. OF FIXTURES IN COMMERCIAL BUILDINGS: _____

OTHER: Lot sizes 12 acres, 20.57 acres & 34.70 acres

OTHER: _____

NO. OF ACRE FEET NEEDED FOR INSIDE USE: _____

NO. OF ~~ACRE FEET~~ ACRE FEET NEEDED FOR OUTSIDE USE: _____

EXTENSION OF OR MODIFICATION OF THE CITY WATER SYSTEM: Connect to water main in Center Street.

STORAGE FACILITIES: _____

MIDWAY IRRIGATION COMPANY CONSENT:

a) STORM WATER RUNOFF: Not required for large lots

b) PIPING OF IRRIGATION DITCH (BASEMENTS): not applicable

c) RELOCATION OF DITCHES (EASEMENTS): not applicable

d) TAIL WATER CONTROL: not applicable

SECONDARY WATER SYSTEM: _____

COMMENTS:

<u>Lot</u>	<u>Total</u>	<u>Irrigated</u>
<u>1</u>	<u>20.57 ac</u>	<u>16.32 ac</u>
<u>2</u>	<u>34.70 ac</u>	<u>30.75 ac</u>
<u>3</u>	<u>12.00 ac</u>	<u>11.82 ac</u>

Caldwell Farm Subdivision
5800 West Wards Lane

July 13, 2016

MIDWAY WATER ADVISORY PROJECT DATA SHEET

NAME OF PROJECT: Caldwell Ranches Subdivision

ADDRESS: 580 West Wards Lane

NAME OF DEVELOPER: Ted Caldwell

TOTAL ACRES OF PROJECT: 5.53

TOTAL ACRES OF IRRIGATED LAND: _____

NO. OF BUILDINGS: _____

NO. OF RESIDENTIAL UNITS: _____

NO. OF HOTEL UNITS: _____

NO. OF SEATS IN RESTAURANT: _____

NO. OF FIXTURES IN COMMERCIAL BUILDINGS: _____

OTHER: 3 lot subdivision, see details below

OTHER: _____

NO. OF ACRE FEET NEEDED FOR INSIDE USE: _____

NO. OF ACRE FEET NEEDED FOR OUTSIDE USE: _____

EXTENSION OF OR MODIFICATION OF THE CITY WATER SYSTEM: Water is available in existing streets in front of each lot

STORAGE FACILITIES: _____

MIDWAY IRRIGATION COMPANY CONSENT:

a) STORM WATER RUNOFF: NA

b) PIPING OF IRRIGATION DITCH (EASEMENTS): NA

c) RELOCATION OF DITCHES (EASEMENTS): NA

d) TAIL WATER CONTROL: NA

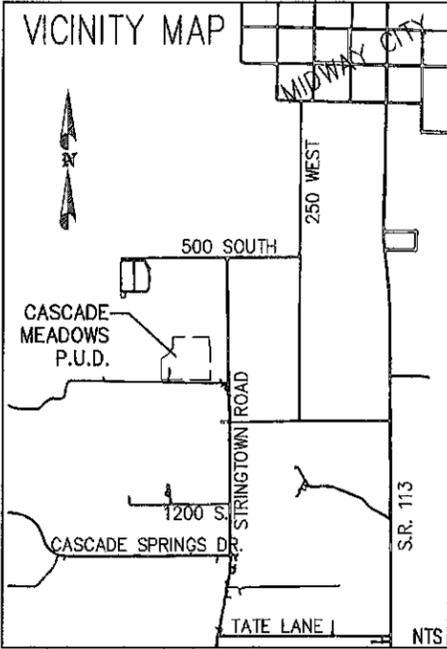
SECONDARY WATER SYSTEM: _____

COMMENTS: 1 - 3.14 acre lot 3.50 shares

1 - 1.00 acre lot 1.00 shares

1 - 1.39 acre lot 1.50 shares

Total required = 6.00 shares



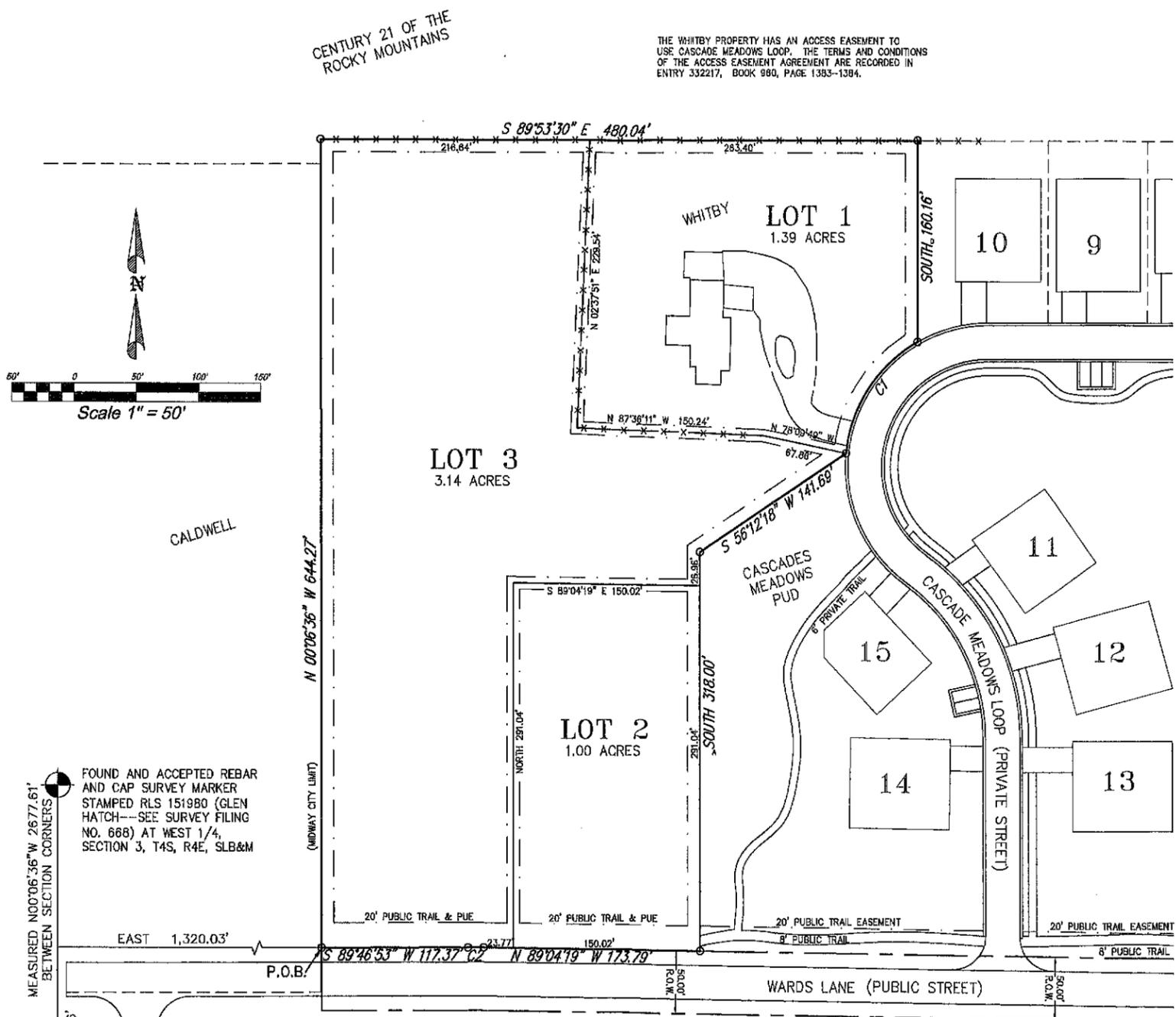
BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SUBDIVISION PLAT WAS ESTABLISHED AS NORTH 89°33'12" EAST BETWEEN WASATCH COUNTY SURVEY MONUMENTS LOCATED AT THE SOUTHWEST AND SOUTH ONE-QUARTER CORNERS OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 66°04'53" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. TO OBTAIN UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°01'20".

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	109.87'	115.50'	54°30'15"	105.78'	S 32°52'27" W
C2	12.51'	625.00'	01°08'49"	12.51'	N 89°38'43" W

ADDRESS TABLE

LOT	ADDRESS
1	XXX CASCADE MEADOWS LOOP
2	XXX WEST WARDS LANE
3	XXX WEST WARDS LANE



FOUND AND ACCEPTED REBAR AND CAP SURVEY MARKER STAMPED RLS 151980 (GLEN HATCH--SEE SURVEY FILING NO. 668) AT WEST 1/4, SECTION 3, T4S, R4E, SLB&M

SOUTHWEST CORNER, SECTION 3, T4S, R4E, SLB&M (FOUND WASATCH COUNTY SURVEY MONUMENT)
 N=41231.75
 E=41954.42

BASIS OF BEARINGS: N 89°33'12" E BETWEEN SECTION CORNER MONUMENTS

SOUTH 1/4 CORNER, SECTION 3, T4S, R4E, SLB&M (FOUND WASATCH COUNTY SURVEY MONUMENT)

THE WHITBY PROPERTY HAS AN ACCESS EASEMENT TO USE CASCADE MEADOWS LOOP. THE TERMS AND CONDITIONS OF THE ACCESS EASEMENT AGREEMENT ARE RECORDED IN ENTRY 332217, BOOK 980, PAGE 1393-1394.

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-96-803 OF THE UTAH CODE, I DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER _____ 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.

BOUNDARY DESCRIPTION
 BEGINNING NORTH 00°06'36" WEST 2055.56 FEET ALONG THE SECTION LINE AND EAST 1320.03 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE NORTH 00°06'36" WEST 844.27 FEET;
 THENCE SOUTH 89°53'30" EAST 480.04 FEET;
 THENCE SOUTH 180.16 FEET;
 THENCE ALONG THE ARC OF A 115.50 FOOT RADIUS CURVE 109.87 FEET TO THE LEFT (SAID CURVE HAS A CENTRAL ANGLE OF 54°30'15" AND A CHORD BEARING SOUTH 32°52'27" WEST 105.78 FEET);
 THENCE SOUTH 56°12'18" WEST 141.69 FEET;
 THENCE SOUTH 318.00 FEET;
 THENCE NORTH 89°04'19" WEST 173.79 FEET;
 THENCE ALONG THE ARC OF A 625.00 FOOT RADIUS CURVE 12.51 FEET TO THE LEFT (SAID CURVE HAS A CENTRAL ANGLE OF 01°08'49" AND A CHORD BEARING NORTH 89°38'43" WEST 12.51 FEET);
 THENCE SOUTH 89°48'53" WEST 117.37 FEET TO THE POINT OF BEGINNING.
 CONTAINING 5.53 ACRES.

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 LOTS, PUBLIC TRAIL EASEMENT AND PUBLIC UTILITY EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____
 BY: EW TED CALDWELL TRUST
 BY: VANCE M WHITBY

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

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

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

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

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

CALDWELL RANCHES SUBDIVISION
 A SUBDIVISION, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 50 FEET

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
 ROS# _____
 _____ COUNTY SURVEYOR

CALDWELL RANCHES SUBDIVISION - 19 MAY 2015

DATE OF SURVEY: JANUARY 2007

Midway Meadows
1600 North Dutch Canyon Road

14 July 2016

MIDWAY WATER ADVISORY PROJECT DATA SHEET

NAME OF PROJECT: Midway Meadows

ADDRESS: 1600 North Dutch Canyon Road

NAME OF DEVELOPER: Sweet Mango Lane LLC

TOTAL ACRES OF PROJECT: 11.16

TOTAL ACRES OF IRRIGATED LAND: _____

NO. OF BUILDINGS: _____

NO. OF RESIDENTIAL UNITS: _____

NO. OF HOTEL UNITS: _____

NO. OF SEATS IN RESTAURANT: _____

NO. OF FIXTURES IN COMMERCIAL BUILDINGS: _____

OTHER: _____

OTHER: _____

NO. OF ACRE FEET NEEDED FOR INSIDE USE: _____

NO. OF ACRE FEET NEEDED FOR OUTSIDE USE: _____

EXTENSION OF OR MODIFICATION OF THE CITY WATER SYSTEM: Water line from Dutch Canyon subdivision.

STORAGE FACILITIES: _____

MIDWAY IRRIGATION COMPANY CONSENT:

a) STORM WATER RUNOFF: Retained on site

b) PIPING OF IRRIGATION DITCH (EASEMENTS): none

c) RELOCATION OF DITCHES (EASEMENTS): none

d) TAIL WATER CONTROL: none

SECONDARY WATER SYSTEM: pipeline proposed in Dutch Trails Road

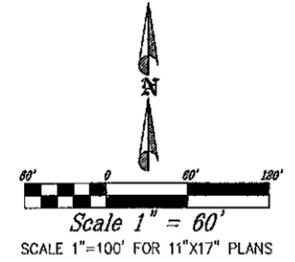
COMMENTS: 2 - 0.85 acre lots 2 shares

2 - 1.00 acre lots 2 shares

1 - 6.00 acre lot 6 shares

10 shares

also a 0.22 acre non irrigated
remainder parcel on east side
of Dutch Canyon Road



LAND USE CALCS

ZONE	RA-1-43
PROPERTY AREA	11.16 ACRES
NUMBER OF LOTS	5 LOTS
SENSITIVE LANDS	NONE
OPEN SPACE IN LOT 5	2.23 ACRES (20.00%)

NOTES:

- LOT ACREAGE REDUCED UP TO 20% PER CITY CODE DUE TO 20% OPEN SPACE IN SUBDIVISION.
- LOT FRONTAGES REDUCED BY 20% AS ALLOWED BY CITY CODE PER OPEN SPACE.

WATER SHARE REQUIREMENTS:

2 LOTS @ 0.85 ACRES	2.0 SHARES
2 LOTS @ 1.00 ACRES	2.0 SHARES
1 LOT @ 6.00 ACRES	6.0 SHARES
	10.00 SHARES

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

DATE: 7-8-16 F.L.

SERIAL: 1-28-16

SCALE: 1"=100'

ROBERT JOHNSON
MIDWAY MEADOWS

CONCEPT PLAN

BERG ENGINEERING
RESOURCE GROUP, P.C.
380 E Main St. Suite 204,
Midway, UT 84049
ph. (435) 657-9749

DESIGN BY: PDB	DATE: 24 JUN 2016	SHEET
DRAWN BY: CHB	REV:	1

Fox Pots Subdivision
850 North Homestead Drive

15 July 2016

MIDWAY WATER ADVISORY PROJECT DATA SHEET

NAME OF PROJECT: Fox Pots Subdivision

ADDRESS: 850 North Homestead Drive

NAME OF DEVELOPER: Suzette Gertsch

TOTAL ACRES OF PROJECT: 0.98 acres

TOTAL ACRES OF IRRIGATED LAND: _____

NO. OF BUILDINGS: _____

NO. OF RESIDENTIAL UNITS: _____

NO. OF HOTEL UNITS: _____

NO. OF SEATS IN RESTAURANT: _____

NO. OF FIXTURES IN COMMERCIAL BUILDINGS: _____

OTHER: _____

OTHER: _____

NO. OF ACRE-FEET NEEDED FOR INSIDE USE: _____

NO. OF ACRE-FEET NEEDED FOR OUTSIDE USE: _____

EXTENSION OF OR MODIFICATION OF THE CITY WATER SYSTEM: Connect to existing water line in Homestead Drive

STORAGE FACILITIES: _____

MIDWAY IRRIGATION COMPANY CONSENT:

a) STORM WATER RUNOFF: none required

b) PIPING OF IRRIGATION DITCH (EASEMENTS): not applicable

c) RELOCATION OF DITCHES (EASEMENTS): not applicable

d) TAIL WATER CONTROL: none

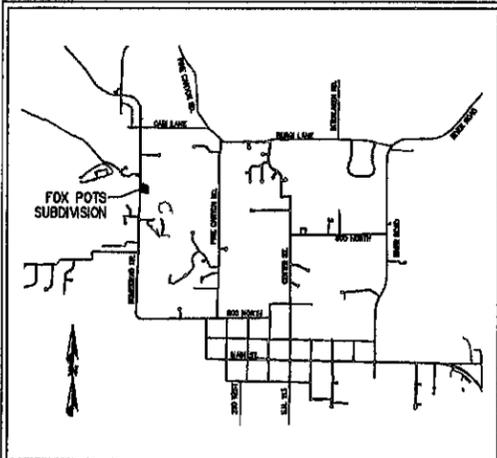
SECONDARY WATER SYSTEM: _____

COMMENTS: 1 - 0.50 acre lot 0.50 share

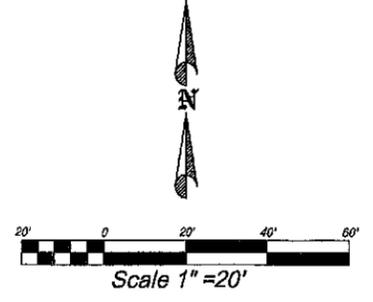
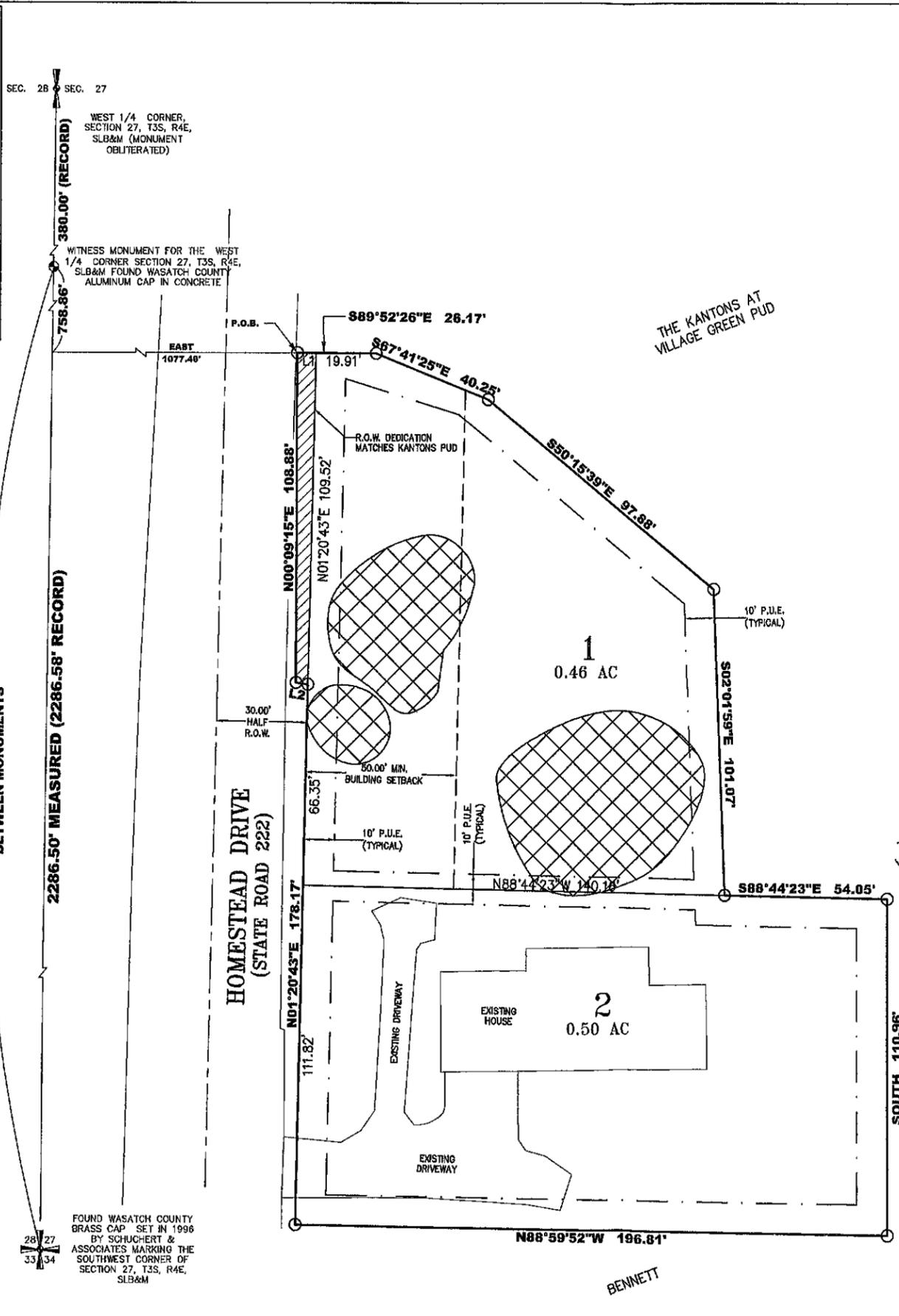
1 - 0.46 acre lot 0.50 share

Credit for existing home - 0.50 share

Required Amount 0.50 share



MIDWAY CITY VICINITY MAP

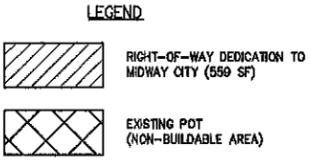


ADDRESS TABLE

LOT	ADDRESS
1	870 HOMESTEAD DRIVE
2	850 HOMESTEAD DRIVE

LINE TABLE

LINE	LENGTH	DIRECTION
L1	6.26'	S89°52'26"E
L2	4.03'	N81°07'47"W



DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

COUNTY SURVEYOR

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

ROS # _____

COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8854112 IN ACCORDANCE WITH TITLE 88, 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.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 758.86 FEET AND EAST 1077.46 FEET FROM THE WEST QUARTER CORNER OF SECTION 27 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE SOUTH 89°52'26" EAST 26.17 FEET; THENCE SOUTH 87°41'25" EAST 40.25 FEET; THENCE SOUTH 50°15'39" EAST 97.88 FEET; THENCE SOUTH 02°01'59" EAST 101.07 FEET; THENCE SOUTH 88°44'23" EAST 54.05 FEET; THENCE SOUTH 110.96 FEET; THENCE NORTH 88°09'52" WEST 196.81 FEET; THENCE NORTH 01°20'43" EAST 178.17 FEET; THENCE NORTH 81°07'47" WEST 4.03 FEET; THENCE NORTH 00°09'15" EAST 108.88 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.88 ACRE

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 LOTS, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

BY: _____
THE KANTONS AT VILLAGE GREEN PUD - OWNER

BY: _____ BY: _____
SUBETTE GERTSCH MAX GERTSCH

ACKNOWLEDGMENT

STATE OF UTAH }
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 SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

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

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

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

FOX POTS SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

FOX POTS SUBDIVISION PLAT - 14 JULY 2016

SURVEYOR
TROY L. TAYLOR, PLS
331 S RIO GRANDE ST.
3RD FLOOR, SUITE 120
SALT LAKE CITY, UT
PHONE: (801) 364-4081

New/Old Business

Adjourn
