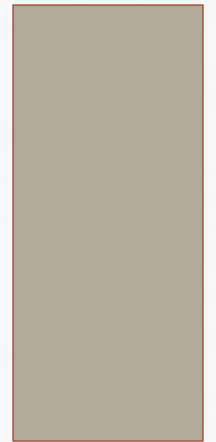


LIME CANYON MEADOWS

PLAT AMENDMENT



LAND USE SUMMARY

- Lime Canyon Meadows is 2-acres and contains four lots
- Lot 4 is 0.5 of an acre
- R-1-22 zoning
- Proposal will vacate and reduce the width and area of a private irrigation easement

PROPOSED AMENDMENT

- Reconfigure the private irrigation easement along the west boundary of Lot 4
 - Reduce the 15' wide private easement to 5'
- Easement is owned by The Homestead Group LLC and is used to route water from their spring in Lime Canyon to The Homestead Resort property
- Letter of consent from The Homestead Group LLC

THE HOMESTEAD GROUP LLC

CONSENT LETTER

The Homestead gives its consent, with the conditions listed below, to amend the plat for Lime Canyon Meadows Lot 4. The proposed amendment will reduce the width of the easement for the private irrigation line owned by The Homestead.

- 1. The Homestead will be allowed to use the ten foot (10') public utility easement that is adjacent to the irrigation easement for access. The public utility easement will remain free of structures, trees and landscaping that would prevent access.
- 2. The existing irrigation line must be within the proposed irrigation easement. If the existing irrigation line is not within the easement, a new line will be installed within the amended easement.
- 3. The Homestead has the right to inspect, maintain, repair and replace the irrigation line at any time. The Homestead is responsible to repair or replace property disturbed during maintenance, repair or while replacing the irrigation line.







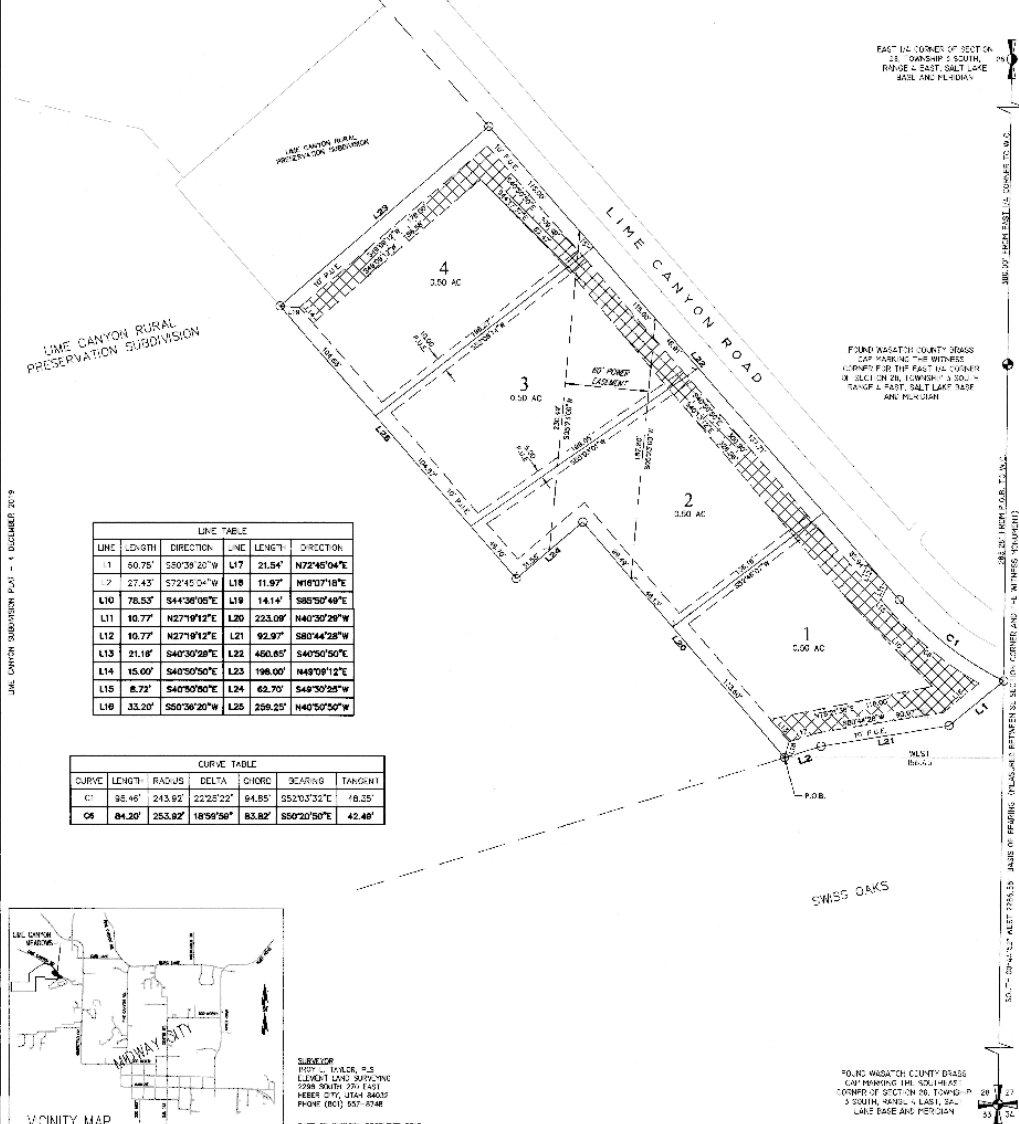




Lot 4

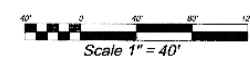
Lime Canyon Estates

LIME CANYON MEADOWS



EAST 1/4 CORNER OF WEST 1/4 21, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

FOUND WASHINGTON COUNTY DEEDS CAP MARKING THE POINT OF BEGINNING OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.



POWER EASEMENT NOTE:

NO BUILDINGS, STRUCTURES OR TREES ARE ALLOWED IN THE 60' (60' OVERHEAD WIRELINE).

SYMBOL LEGEND

- SURVEY BOUNDARY
- SET REBAR WITH CAP STAMPED ELEVATION (ELEVATION SURVEYING P.L.C. MARK)
- FOUND ALIAS WITH CAP
- ⋈ FOUND SECTION CORNER (AS NOTED ON DRAWING)
- ⊠ 20' IRRIGATION EASEMENT (UNDEVELOPED)

ADDRESS TABLE

LOT	ADDRESS
1	921 WEST LIME CANYON ROAD
2	939 WEST LIME CANYON ROAD
3	957 WEST LIME CANYON ROAD
4	971 WEST LIME CANYON ROAD

ADDRESSING DETERMINED BY WASHINGTON COUNTY GIS

NOTE TO TOWN NOTE:

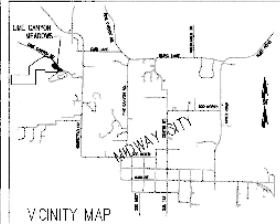
PURCHASER IS TO BE RESPONSIBLE FOR THIS DEVELOPMENT AND HEREBY WORNED THAT THEY ARE "PURCHASING PROPERTY ADJACENT TO OR NEARBY" (NEIGHBOR) AND AGREE TO PROTECT THE RIGHT TO ANY OF THESE PROPERTY OWNERS, PURCHASERS AND ADJACENTS THAT FARM HOUSES BE BUILT AND BEGON EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE UNDESIRABLE TO SOME NEIGHBORHOODS. FARM HOUSES AND ANIMALS MAY NOT DIRECTLY WAIVE YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR PRODUCTION DUMPING WASTE DURING OR ANY OTHER MAINTENANCE. NO PROPERTY OR ADJACENT WITHIN PERMISSION IS AN ILLEGAL TRESPASS.

LINE TABLE

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
1	60.75'	S80°38'20"W	L17	21.54'	N72°45'04"E
2	27.43'	S72°45'04"W	L18	11.97'	N18°07'18"E
L10	78.53'	S44°30'08"E	L19	14.14'	S85°50'40"E
L11	10.77'	N27°19'12"E	L20	223.09'	N40°30'28"W
L12	10.77'	N27°19'12"E	L21	92.97'	S80°44'28"W
L13	21.18'	S40°30'28"E	L22	450.85'	S40°50'50"E
L14	15.00'	S40°50'50"E	L23	198.00'	N49°09'12"E
L15	8.73'	S40°50'50"E	L24	62.70'	S49°50'28"W
L16	33.20'	S50°36'20"W	L25	209.25'	N40°50'50"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	35.46'	243.62'	222°22'22"	64.85'	S52°03'32"E	48.25'
C2	84.20'	253.62'	185°59'56"	83.82'	S50°20'50"E	42.48'



SURVEYOR: JOHN W. BOICE, P.E. LICENSED LAND SURVEYOR 2788 SOUTH 200 EAST MIDWAY CITY, UTAH 84045 PHONE: (801) 957-1048 DATE OF SURVEY: DECEMBER 2017

FOUND WASHINGTON COUNTY DEEDS CAP MARKING THE POINT OF BEGINNING OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

Steve Tombl DATE: 4-23-20
MIDWAY PRODUCTION COMPANY

Edgar Gonzalez DATE: 4-27-20
MIDWAY SANTA OLIVERA

COUNTY RECORDER: 480713 BOOK: 130 PAGE: 487-496 DATE: 12-20-17 TIME: 9:36 AM BY: 2582 FOR: WALTER BRETT

COUNTY SURVEYOR: APPROVED AS TO FORM ON THIS DAY OF 4 April 2020 BY: 3043

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 02°44'50" WEST 293.28 FEET AND WEST 156.45 FEET FROM THE FOUND WASHINGTON COUNTY DEEDS CAP MARKING THE POINT OF BEGINNING OF THE EAST 1/4 CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SA T. 34P. EAST AND MERIDIAN.

THENCE NORTH 40°50'28" WEST 223.09 FEET; THENCE SOUTH 40°50'28" WEST 62.70 FEET; THENCE NORTH 40°50'50" WEST 259.25 FEET; THENCE NORTH 45°05'12" EAST 108.00 FEET; THENCE SOUTH 40°00'00" EAST 400.60 FEET; THENCE ALONG THE ARC OF A 243.62 FOOT RADIUS CURVE TO THE LEFT 64.85 FEET (CENTRAL ANGLE OF 222°22'22" AND A CHORD BEARING SOUTH 52°03'32" EAST 64.85 FEET); THENCE SOUTH 02°36'20" WEST 50.70 FEET; THENCE SOUTH 04°42'20" WEST 52.97 FEET; THENCE SOUTH 72°50'04" WEST 27.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES
BASIS OF BEARING: THE BASIS OF BEARING IS SOUTH 02°44'52" WEST 2286.58' (MEASURED IN 1984 SECTION CORNER AND MONUMENT).

OWNER'S DEDICATION: KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (EMPHASIS) OF THE PROPERTY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS, PUBLIC STREETS, AND ALLEYS AND HEREBY DEDICATE THOSE AREAS LABELED AS "PUBLIC STREETS" AND ALLEYS TO THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 28th DAY OF July, A.D. 2020
BY: *Edgar Gonzalez* (DEED RECORDER) BY: *Steve Tombl* (SUBJECT)

ACKNOWLEDGMENT: STATE OF UTAH } COUNTY OF WASHINGTON } S.S. ON THE 28th DAY OF July, A.D. 2020 PERSONALLY APPEARED BEFORE ME: *Edgar Gonzalez* AND *Steve Tombl* WHO DECLARED TO ME THAT THEY DO EXECUTE THE SAME IN THE CAPACITY INDICATED BY THEIR SIGNATURES. *Edgar Gonzalez* (DEED RECORDER) *Steve Tombl* (SUBJECT)

ACKNOWLEDGMENT: STATE OF UTAH } COUNTY OF WASHINGTON } S.S. ON THE 28th DAY OF July, A.D. 2020 PERSONALLY APPEARED BEFORE ME: *Edgar Gonzalez* AND *Steve Tombl* WHO DECLARED TO ME THAT THEY DO EXECUTE THE SAME IN THE CAPACITY INDICATED BY THEIR SIGNATURES. *Edgar Gonzalez* (DEED RECORDER) *Steve Tombl* (SUBJECT)

ACCEPTANCE BY MIDWAY CITY: THE CITY COUNCIL OF MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREIN SHOWN.
APPROVED: *Edgar Gonzalez* (DEED RECORDER) *Steve Tombl* (SUBJECT)

PLANNING COMMISSION APPROVAL: APPROVED THIS 14th DAY OF May, A.D. 2020 BY THE PLANNING COMMISSION: *Edgar Gonzalez* (DEED RECORDER) *Steve Tombl* (SUBJECT)

SURVEYOR'S CERTIFICATE: IN ACCORDANCE WITH SECTION 10-59-603 OF THE UTAH CODE, I, TRACY L. HAYES, DO HEREBY CERTIFY THAT AS A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 858112 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 SECTIONS 10-59-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
APPROVED: *Tracy Hayes* (SURVEYOR)

LIME CANYON MEADOWS
MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.
SCALE: 1" = 40' FEET

APPROVED AS TO FORM ON THIS DAY OF 4 April 2020 BY: 3043

COUNTY SURVEYOR: *Tracy Hayes*

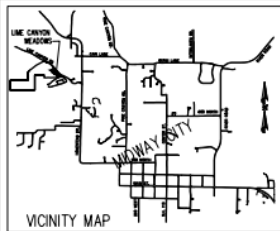
DEED RECORDER: *Edgar Gonzalez*

DEED RECORDER: *Steve Tombl*

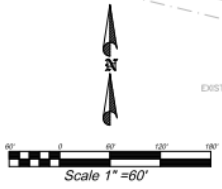
DEED RECORDER: *Edgar Gonzalez*

DEED RECORDER: *Steve Tombl*

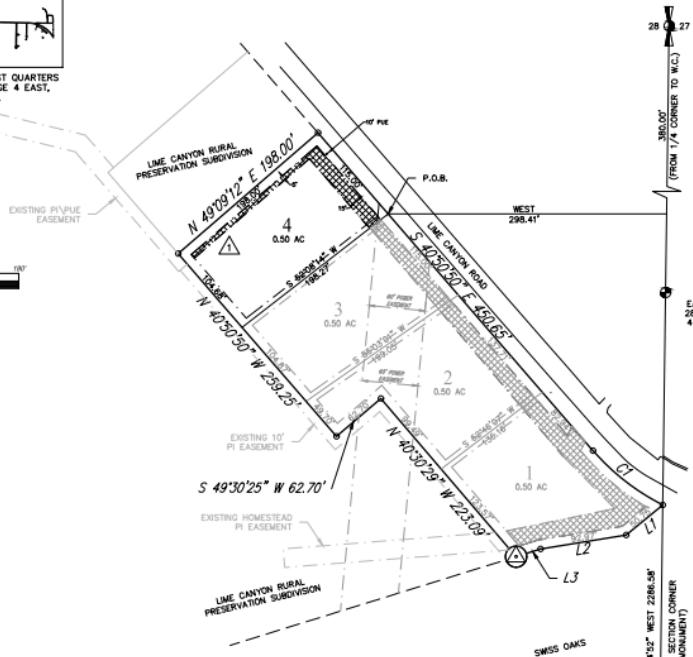
LIME CANYON MEADOWS - LOT 4 AMENDED



LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



LIME CANYON MEADOWS PLAT - LOT 4 AMENDED - 10 NOVEMBER 2010



EAST 1/4 CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP MARKING THE WITNESS CORNER FOR THE EAST 1/4 CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BASIS OF BEARING SOUTH 00°44'52" WEST 2286.58' (MEASURED BETWEEN SECTION CORNER AND WITNESS MONUMENT)

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

POWER EASEMENT NOTE:
NO BUILDINGS, STRUCTURES OR TREES ARE ALLOWED IN THE 60 FOOT POWER EASEMENT.

- SYMBOL LEGEND**
- SURVEY BOUNDARY
 - SET REBAR WITH CAP STAMPED ELEMENT LAND SURVEYING PLS 6854112
 - FOUND REBAR WITH CAP
 - FOUND SECTION CORNERS (AS NOTED ON DRAWING)
 - PRIVATE IRRIGATION EASEMENT (FOR THE HOMESTEAD)

ADDRESS TABLE

LOT	ADDRESS
1	821 WEST LIME CANYON ROAD
2	839 WEST LIME CANYON ROAD
3	857 WEST LIME CANYON ROAD
4	971 WEST LIME CANYON ROAD

AMENDMENT LEGEND
WIDTH OF PRIVATE IRRIGATION EASEMENT REVISED.

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 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.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
CT	95.46'	243.92'	22°00'00"	94.85'	S 52°03'32" E

LINE TABLE

LINE	LENGTH	BEARING
L1	50.75'	S55°02'00"W
L2	92.97'	S80°44'20"W
L3	27.50'	S72°48'04"W

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2306 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 867-8748

DATE OF SURVEY: DECEMBER 2017

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°44'52" EAST 84.30 FEET AND WEST 298.41 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE WITNESS CORNER FOR THE EAST 1/4 CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
THENCE SOUTH 52°08'14" WEST 198.27 FEET; THENCE NORTH 40°50'50" WEST 104.68 FEET; THENCE NORTH 49°09'12" EAST 198.00 FEET; THENCE SOUTH 40°50'50" EAST 115.00 FEET TO THE POINT OF BEGINNING.
CONTAINING: 0.50 ACRES

BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 00°44'52" WEST 2286.58' (MEASURED BETWEEN SECTION CORNER AND WITNESS MONUMENT).

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED (OWNER) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND 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: BRANDON FIRTH

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASATCH) SS.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO DEEDS 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: _____ MAYOR ATTEST: _____ CLERK-RECORDER (SEE SEAL HERE)
APPROVED: _____ CITY ENGINEER APPROVED: _____ CITY ATTORNEY (SEE SEAL HERE)

PLANNING COMMISSION APPROVAL

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

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 98, 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 HERE)

LIME CANYON MEADOWS- LOT 4 AMENDED

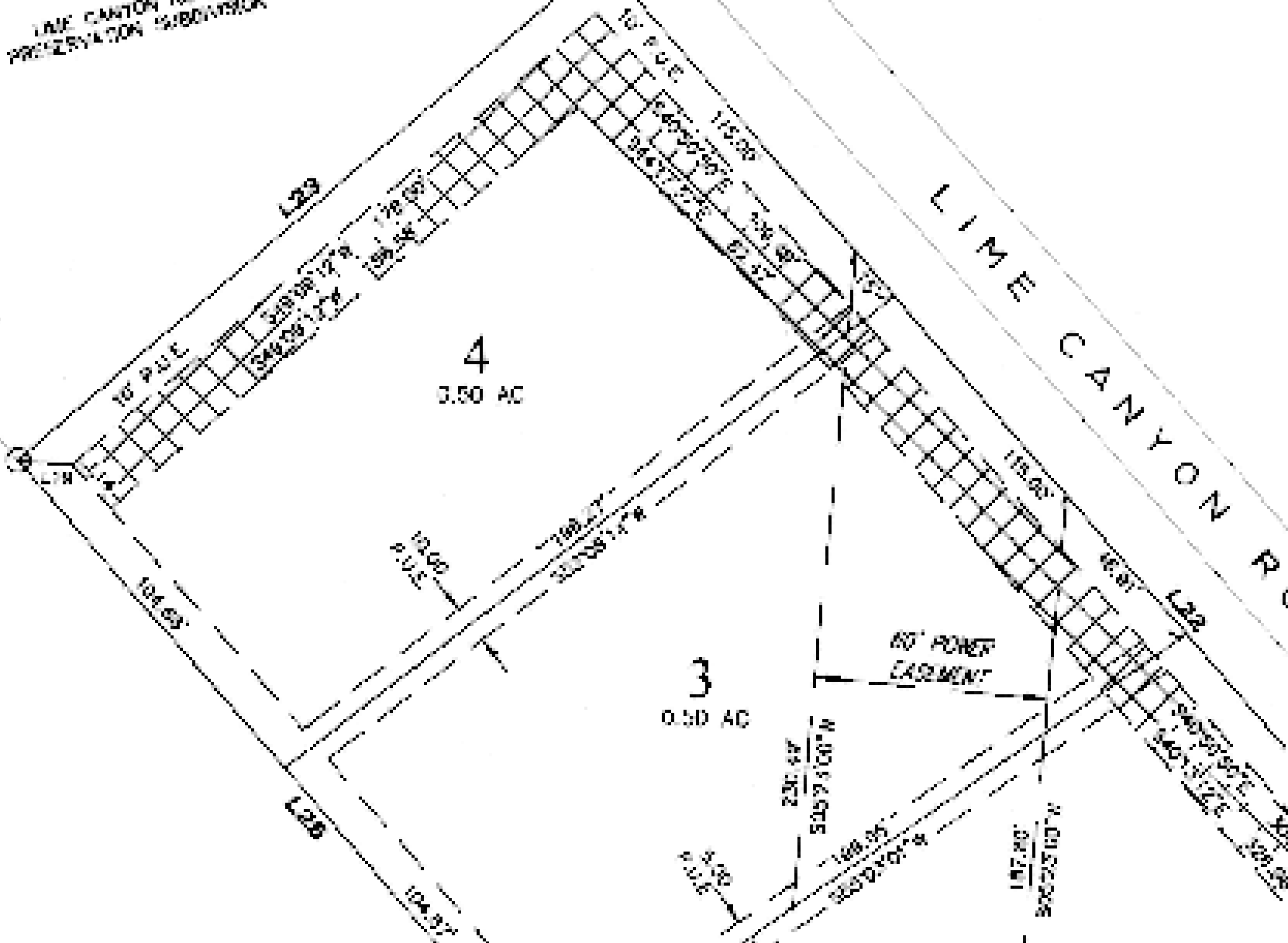
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = _____ FEET

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 SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

LIME CANYON RURAL
PRESERVATION SUBDIVISION



LIME CANYON RURAL
PRESERVATION SUBDIVISION

N 49°09'12" E 198.00'

4
0.50 AC



104.68'

N 40°50'50" W 255.00'

S 52°08'14" W
198.27'

3
0.50 AC

S 55°03'01" W
199.05'

60' POWER
EASEMENT

60' POWER
EASEMENT

LIME CANYON RURAL
PRESERVATION SUBDIVISION

S 40°50'50" E 198.00'

P.O.B.

10' PUE

15'

115.00'

2

DISCUSSION ITEMS

- Homestead's private irrigation easement
- The buildable area of lot 4 will increase because of the reduction of the width and area of the easement.
- The 10' public utility easement that runs parallel the private easement will remain unchanged with this proposal.

PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Bouwhuis: I make a motion that we recommend approval of a Plat Amendment of Lot 4 of Lime Canyon Meadows. The proposal would reconfigure the private irrigation line easement on the property. Lot 4 is 0.5 of an acre and is located at 971 West Lime Canyon Road and is in the R-1-22 zone. We accept staff findings and the condition that the item 2 in the letter from The Homestead LLC has been met.
- Seconded: Commissioner Ream
- Chairman Nicholas: Any discussion on the motion?
- Chairman Nicholas: All in favor.
- Ayes: Commissioners Bouwhuis, Ream, Garland, Simons and Whitney
- Nays: None
- Motion: Passed

POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-22 zone
- The proposal does comply with the land use requirements of the R-1-22 zone
- The proposed amendment will only impact The Homestead's private irrigation easement
- A letter of consent from Scott Jones of The Homestead Group LLC has been received
- The public utility easement will remain unchanged