

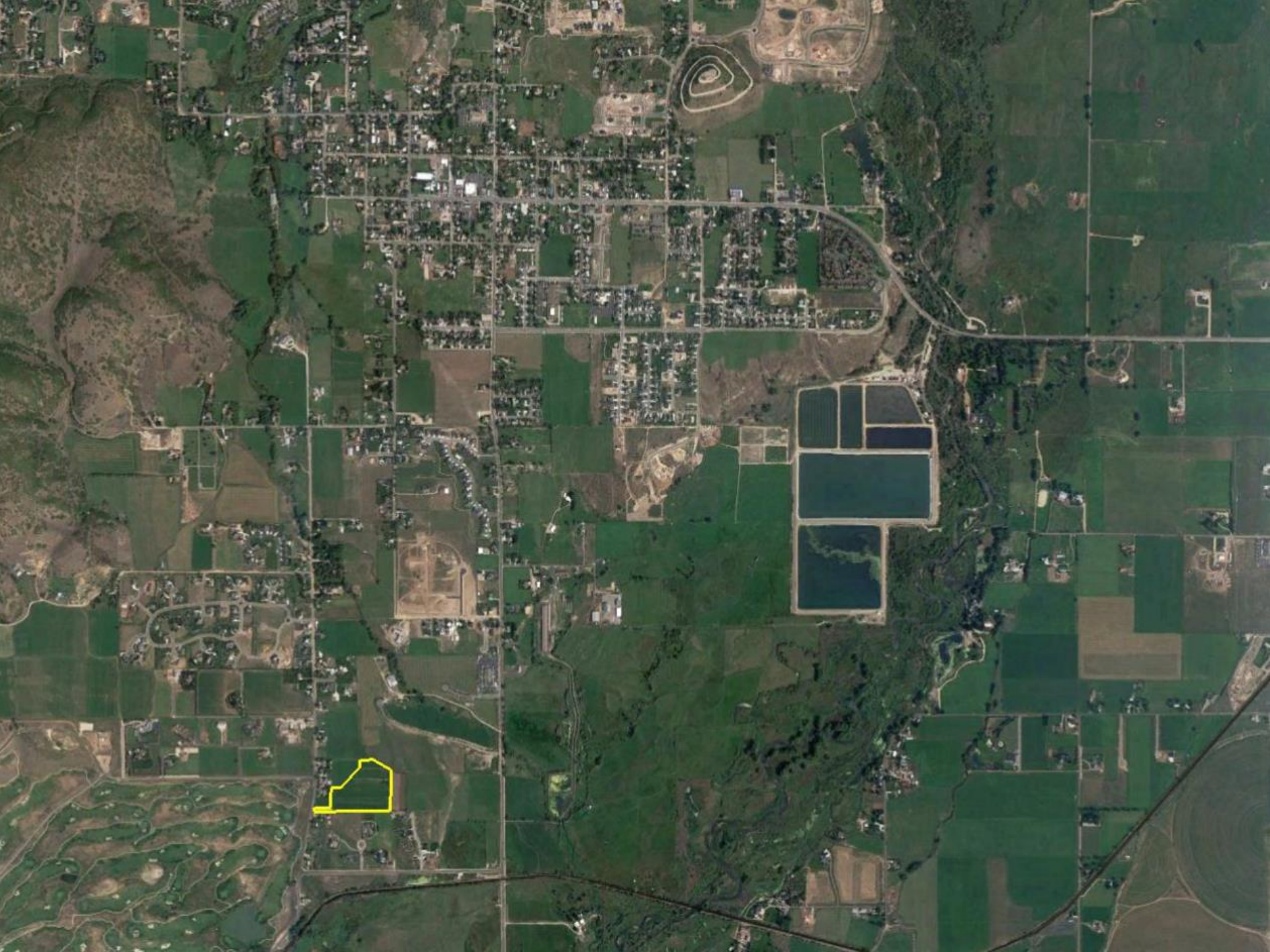
KAY'S LANDING  
LARGE-SCALE SUBDIVISION

REVISED SECOND FINAL

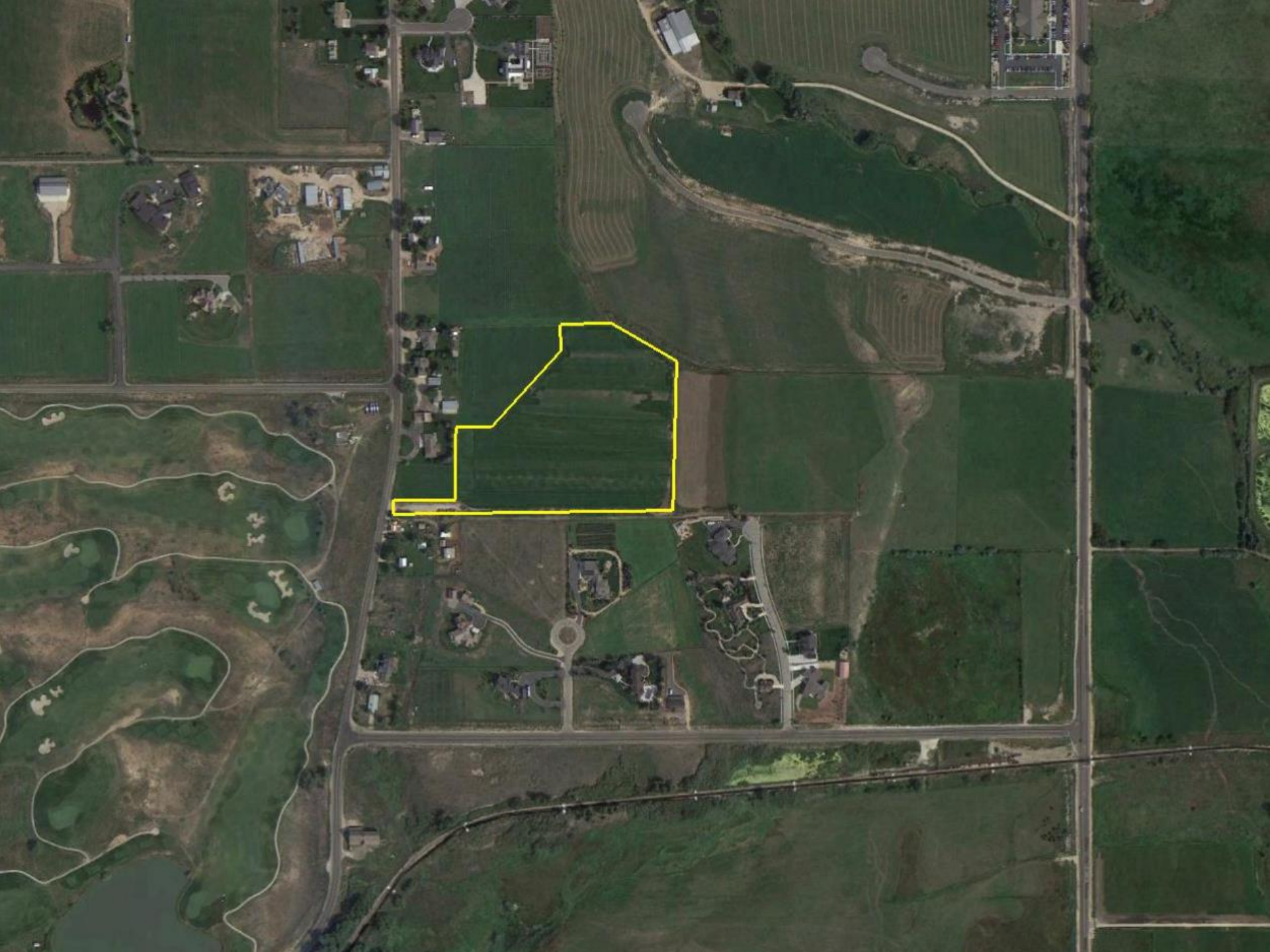


# LAND USE SUMMARY

- Original approval 11.14-acres
  - 1.67 acres of open space
- Revised acreage of 10.76
  - 1.67 acres of open space
- Lot 1 original approval
  - 2 acres
- Lot 1 revised acreage
  - 1.62 acres







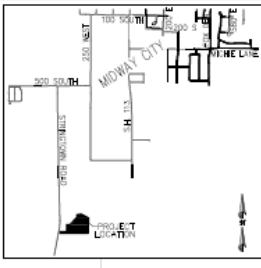




# KAY'S LANDING

LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

# Original Plat

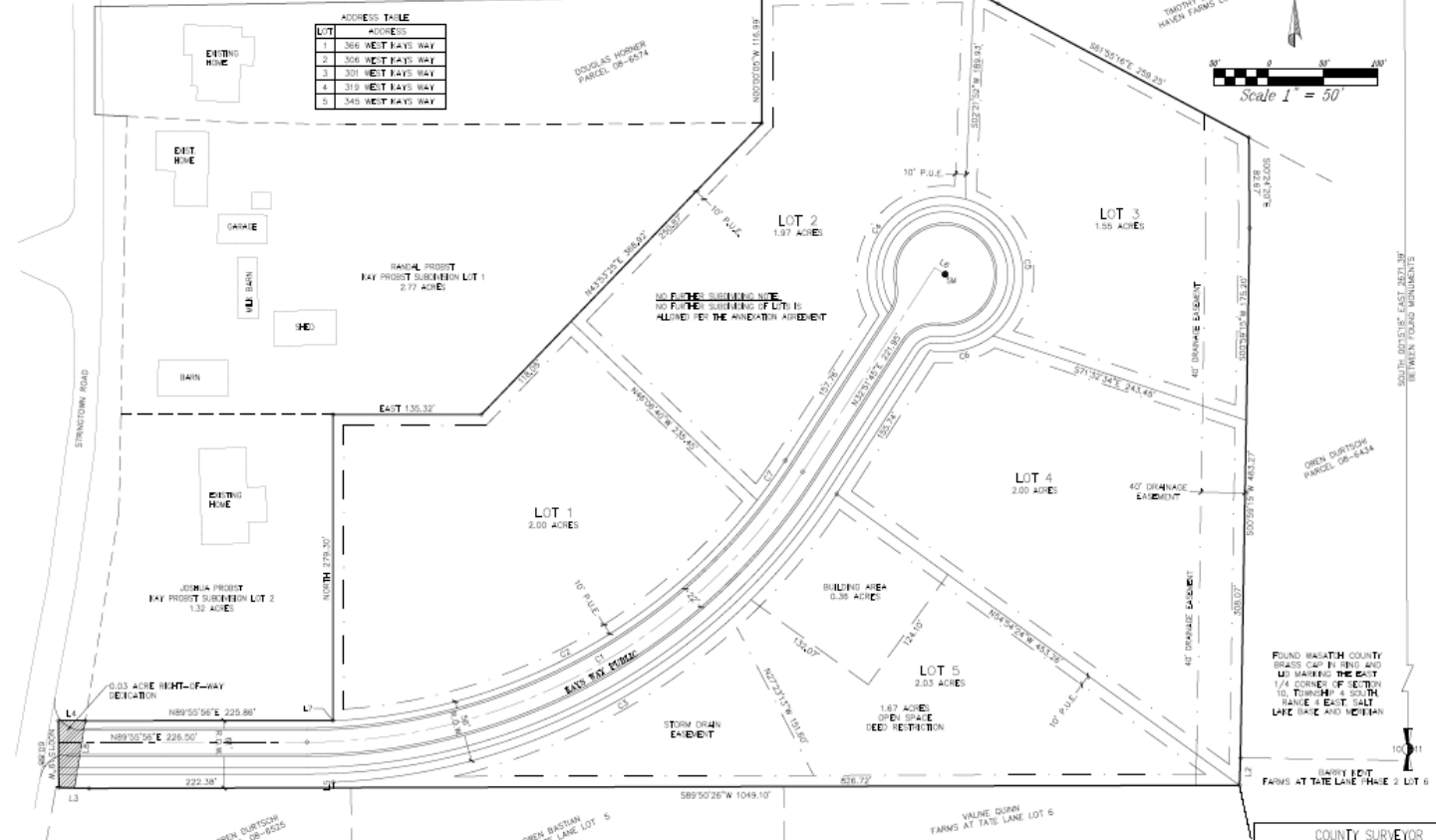


FOUND WASATCH COUNTY BRASS CAP IN CONCRETE MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP IN IRON AND U.I. MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

U/E TABLE		CURVE TABLE					
U/E	BEARING	Δ	LENGTH	DELTA	CD LENGTH	CD BEARING	
L1	24.90° S27°22'38"E	01	536.97	538.00	57.0451	514.95	S81°23'51"W
L1	24.90° S27°22'38"E	02	449.03	500.00	49.3425	484.78	N62°05'38"E
L1	27.68° N89°28'00"W	03	350.03	538.00	54.4245	529.57	N65°3'30"E
L1	24.46° N89°55'56"E	04	368.52	71.00	336.3118	132.28	N36°26'00"E
L1	5.00° SOUTH	05	157.41	71.00	27.70125	127.89	S11°27'30"E
L1	11.35° N57°08'15"W	06	61.51	71.00	49.3811	59.60	S76°32'10"W
L1	8.28° SOUTH	07	44.28	500.00	54.7250	44.28	N33°1'00"E
L1	62.08° N09°19'35"E						

LOT	ADDRESS
1	388 WEST PAYS WAY
2	306 WEST PAYS WAY
3	301 WEST PAYS WAY
4	319 WEST PAYS WAY
5	345 WEST PAYS WAY



SUBSEAL: PROY L TAYLOR, PLS  
 2256 SOUTH 270 EAST  
 MIDWAY CITY, UT 84032  
 PHONE (801) 654-8748  
 DATE OF SURVEY: JUNE 2018

- LEGEND:**
- FOUND REBAR WITH CAP MARKED CIVIL SOLUTIONS
  - SET REBAR CAP MARKED CIVIL
  - SURVEY MONUMENT

**RESTRICTION: OPEN GRADE EASEMENT**  
 IF LOT 5 IS REBUILT THE OWNER SHALL PROVIDE A 12' SET-BACK ALLOW VEHICULAR ACCESS TO THE STORM DRAIN EASEMENT AND THE SEWER POND.

DATE \_\_\_\_\_  
 MIDWAY HOUSING COMPANY  
 DATE \_\_\_\_\_  
 MIDWAY SANITATION DISTRICT

COUNTY RECORDED: \_\_\_\_\_  
 COUNTY SURVEYOR: \_\_\_\_\_  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 R/S # \_\_\_\_\_  
 COUNTY SURVEYOR: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-91-603 OF THE UTAH CODE I, PROY TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 68, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE \_\_\_\_\_ SURVEYOR: PROY TAYLOR

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°27'41" WEST ALONG THE SECTION LINE 2008.42 FEET AND SOUTH 818.05 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;  
 THENCE NORTH 89°29'38" EAST 193.54 FEET ALONG A FENCE LINE; THENCE SOUTH 82°27'38" EAST 24.88 FEET; THENCE SOUTH 61°55'16" EAST 259.25 FEET; THENCE ALONG A FENCE LINE THE FOLLOWING 3 (THREE) CALLS: SOUTH 02°24'20" EAST 62.61 FEET SOUTH 03°59'11" WEST 483.27 FEET AND SOUTH 02°06'03" WEST 24.80 FEET TO A FENCE CORNER; THENCE SOUTH 89°50'28" WEST 1049.10 FEET ALONG A FENCE LINE; THENCE NORTH 89°26'05" WEST 27.88 FEET ALONG A FENCE LINE; THENCE NORTH 00°13'19" WEST 60.88 FEET; THENCE NORTH 89°29'38" EAST 296.33 FEET; THENCE NORTH 27°9'04" FEET; THENCE EAST 135.32 FEET; THENCE NORTH 43°53'25" EAST 398.92 FEET; THENCE NORTH 00°00'05" WEST 116.99 FEET TO THE POINT OF BEGINNING; AREA = 11.14 ACRES.

### BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 89°27'41" WEST ALONG THE SECTION LINE FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10 TO THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

### 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 ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS AND HEREBY DEDICATE THESE AREAS (LAID) AS SHOWN: GRIEWAY EASEMENTS AND UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 BY: \_\_\_\_\_  
 STILL WATER HOLDINGS LLC

### ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF WASATCH ) S.S.  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED  
 TO 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: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CLERK-RECORDER (SEAL)  
 APPROVED: \_\_\_\_\_ CITY ENGINEER APPROVED: \_\_\_\_\_ CITY ATTORNEY (SEAL)

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE  
 \_\_\_\_\_ CITY PLANNING COMMISSION  
 PLANNING DIRECTOR: \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

### KAY'S LANDING SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
 SCALE 1" = 50' FEET

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY ATTORNEY SEAL

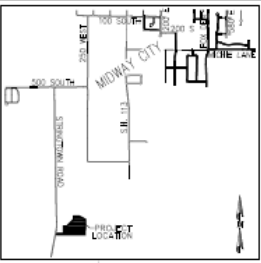
# KAY'S LANDING

LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP IN CORNER MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP IN REAR AND LEFT CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

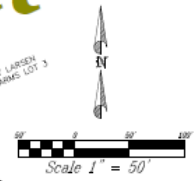
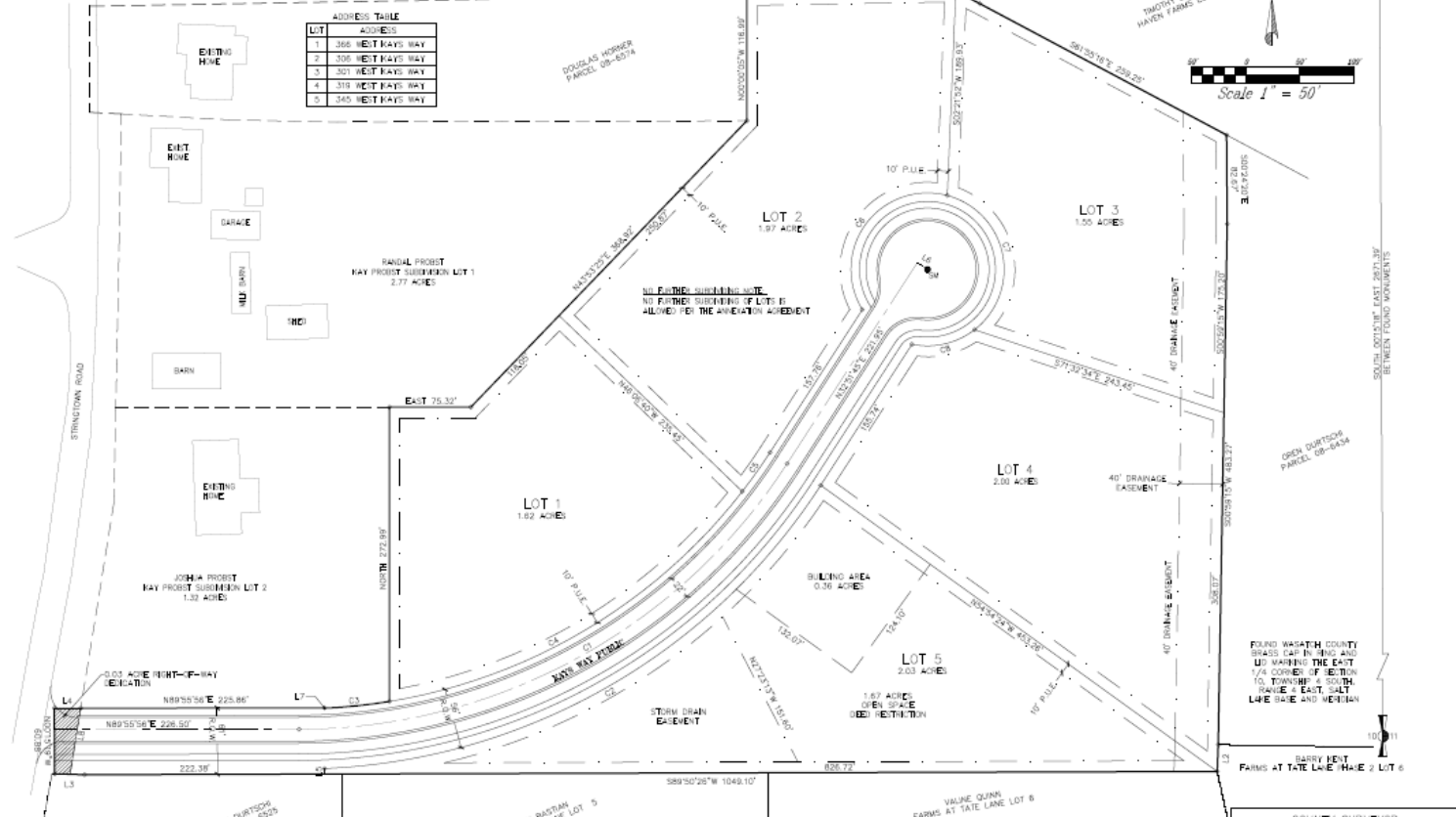
# Revised Plat



LINE	LENGTH	BEARING
L1	24.88	S62°22'36"E
L2	24.90	S02°06'03"W
L3	27.68	N89°26'05"W
L4	24.46	N89°37'56"E
L5	5.07	SOUTH
L6	11.30	N62°08'12"W
L7	0.26	S00TH
L8	62.00	N09°00'35"E

#	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	536.87	536.00	27.0471	514.95	S61°23'51"W
C2	550.03	576.00	54.4245	529.37	N801°3'08"E
C3	80.37	520.00	8.3905	80.33	N83°59'16"E
C4	898.56	520.00	42.9524	860.51	N09°17'02"E
C5	44.20	620.00	4.9278	44.25	N83°18'01"E
C6	168.88	71.00	1.9478	132.25	S26°16'00"E
C7	197.41	21.00	2.79125	127.99	N112°3'38"W
C8	61.91	21.00	49.9811	59.60	S076°32'10"E

LIT	ADDRESS
1	385 WEST KAYS WAY
2	306 WEST KAYS WAY
3	301 WEST KAYS WAY
4	318 WEST KAYS WAY
5	345 WEST KAYS WAY



**Legend:**  
 ● FOUND REBAR WITH CAP MARKED CIVIL SOLUTIONS  
 ○ SET REBAR CAP MARKED ELEVATION  
 ● SURVEY MONUMENT

**NOTICE TO THE OWNER:**  
 IF LOT 5 IS FENCED, THE OWNER SHALL PROVIDE A 4' WIDE PATH TO ALLOW MIDWAY CITY ACCESS TO THE STORM DRAIN EASEMENT AND THE RETENTION POND.

DATE \_\_\_\_\_  
 MIDWAY EDUCATION COMPANY  
 DATE \_\_\_\_\_  
 MIDWAY SANITATION DEPT.

COUNTY RECORDER  
 COUNTY SURVEYOR  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 R/S # \_\_\_\_\_  
 COUNTY SURVEYOR

## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH TITLE 10-94-603 OF THE UTAH CODE, I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 685412 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-2-3(1) OF THE UTAH CODE AND HAVE REVIEWED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE \_\_\_\_\_ SURVEYOR TROY TAYLOR

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°27'41" WEST ALONG THE SECTION LINE 2028.42 FEET AND SOUTH 616.05 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;  
 THENCE NORTH 89°59'38" EAST 193.54 FEET ALONG A FENCE LINE; THENCE SOUTH 42°22'34" EAST 24.88 FEET; THENCE SOUTH 61°55'16" EAST 259.25 FEET; THENCE ALONG A FENCE LINE THE FOLLOWING 3 (THREE) CALLS: SOUTH 00°24'20" EAST 82.67 FEET; SOUTH 00°59'15" WEST 483.27 FEET; AND SOUTH 02°06'03" WEST 24.90 FEET TO A FENCE CORNER; THENCE SOUTH 89°50'28" WEST 1048.10 FEET ALONG A FENCE LINE; THENCE NORTH 88°28'02" WEST 27.68 FEET ALONG A FENCE LINE; THENCE NORTH 00°15'19" WEST 50.88 FEET; THENCE NORTH 89°50'56" EAST 250.32 FEET; THENCE SOUTH 42°26" WEST 24.90 FEET; THENCE ALONG THE ARC OF A 520.00 FOOT RADIUS TO THE LEFT 60.51 FEET (CENTRAL ANGLE OF 83°05' AND A CHORD BEARING NORTH 83°59'18" EAST 80.33 FEET); THENCE NORTH 272.99 FEET; THENCE EAST 75.32 FEET; THENCE NORTH 43°33'25" EAST 368.92 FEET; THENCE NORTH 00°00'00" WEST 116.99 FEET TO THE POINT OF BEGINNING.  
 AREA = 10.76 ACRES

## BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 89°27'41" WEST ALONG THE SECTION LINE FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

## 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 ROADS, RIGHTS-OF-WAY AND UTILITY EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS SHARED DRIVEWAY EASEMENTS AND RIGHTS-OF-WAY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 BY: TROY TAYLOR, SURVEYOR

## ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF WASATCH ) S.S.  
 I, \_\_\_\_\_, \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED  
 TO ME, \_\_\_\_\_, A PUBLICLY ACKNOWLEDGED  
 NOTARY PUBLIC, AND HE/ SHE/ IT DECLARED TO ME THAT HE/ SHE/ IT 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 SUBMISSION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 APPROVED: \_\_\_\_\_ MAYOR  
 APPROVED: \_\_\_\_\_ CITY CLERK  
 APPROVED: \_\_\_\_\_ CITY ENGINEER  
 APPROVED: \_\_\_\_\_ CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE  
 \_\_\_\_\_ MIDWAY CITY PLANNING COMMISSION  
 PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

## KAY'S LANDING SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
 SCALE 1" = 50 FEET

SUBMITTER	UTAH STATE	UTAH COUNTY	UTAH CITY
_____	_____	_____	_____



# POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district.
- The proposal does comply with the land use requirements of the RA-1-43 zoning district.
- 1.67 acres of open space must be created as part of the development, which will be noted on the plat and restricted from future building or development.
- The property is restricted to five lots by a private deed restriction and by the annexation agreement.
- The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by the County Recorder within the one-year period of time, the development's approval shall be voided, and both preliminary and final approvals must be re-obtained, unless, on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions



# PROPOSED CONDITION

1. The applicant must contribute to the planned bike lane an amount approved by the City Engineer before the plat is recorded.