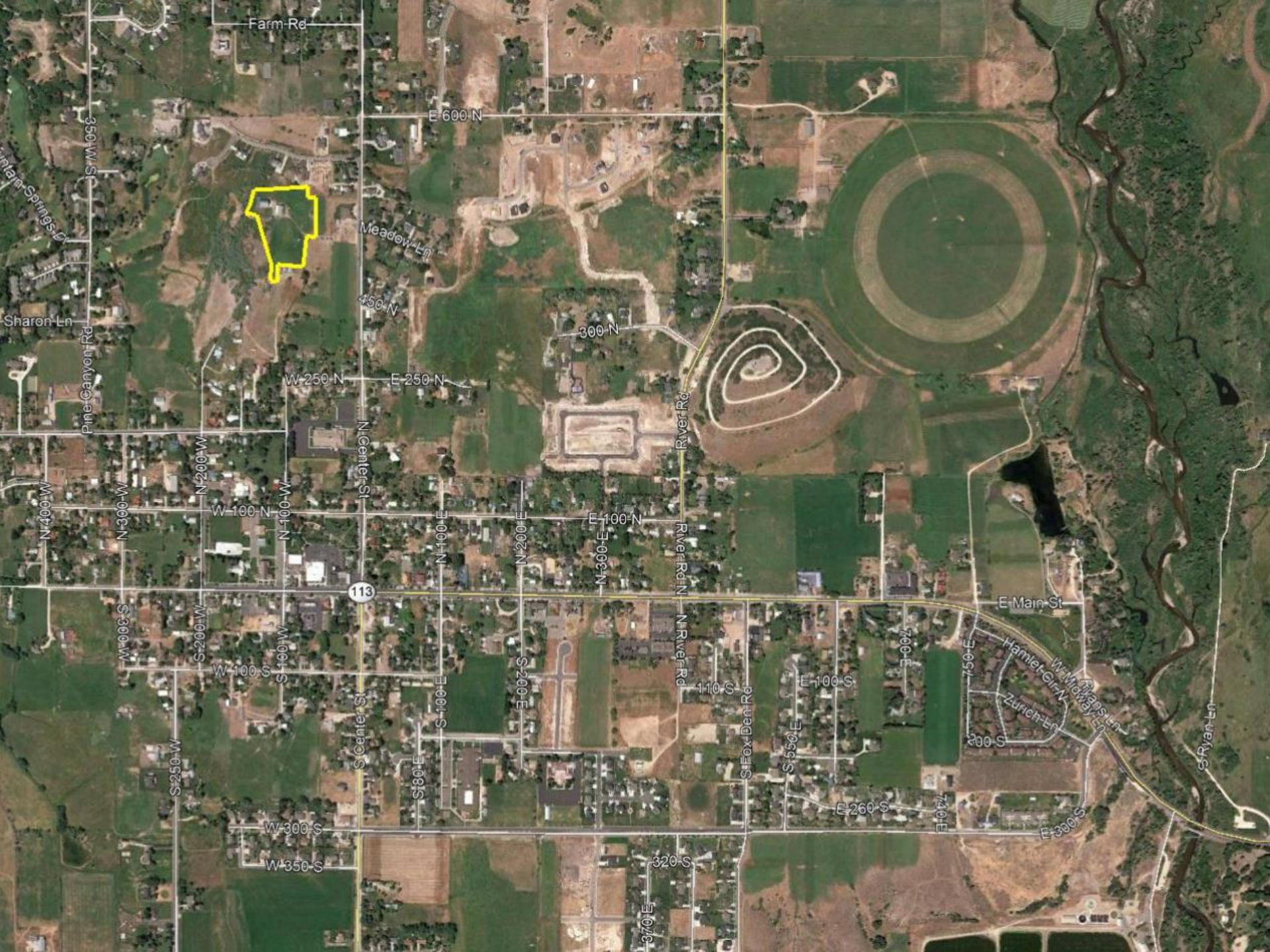


# PROBST FARM

WATER REQUIREMENT





Farm Rd

E 600 N

Meadow Ln

450 N

300 N

W 250 N

E 250 N

N Center St

River Rd

350 W S

W 200 N

W 100 N

N 100 E

E 200 N

E 100 N

N River Rd

113

E Main St

W 100 S

W 100 S

E 100 S

S 200 E

110 S

E 100 S

700 E

750 E

700 E

740 E

740 E

740 E

200 S

200 S

200 S

200 S

200 S

W 300 S

W 350 S

320 S

370 E

S Ryan Ln

Hamlet Cir N

W Midway Ln

Zuneh Ln

E 300 S

E 300 S

E 300 S

E 300 S

E 300 S

Maple Springs Dr

Sharon Ln

Pine Canyon Rd

N 400 W

N 300 W

N 200 W

N 100 W

S 300 W

S 200 W

S 100 W

S 250 W

S Center St

S 180 E

S 100 E

S Fox Den Rd

S 550 E

E 260 S

740 E

740 E

740 E

740 E

740 E



E 600 N

301st St

Probst Way

Creek Ct

Pine Canyon Rd

Moose Ln

N 100th St

N Center St

W 250 N

E 250 N

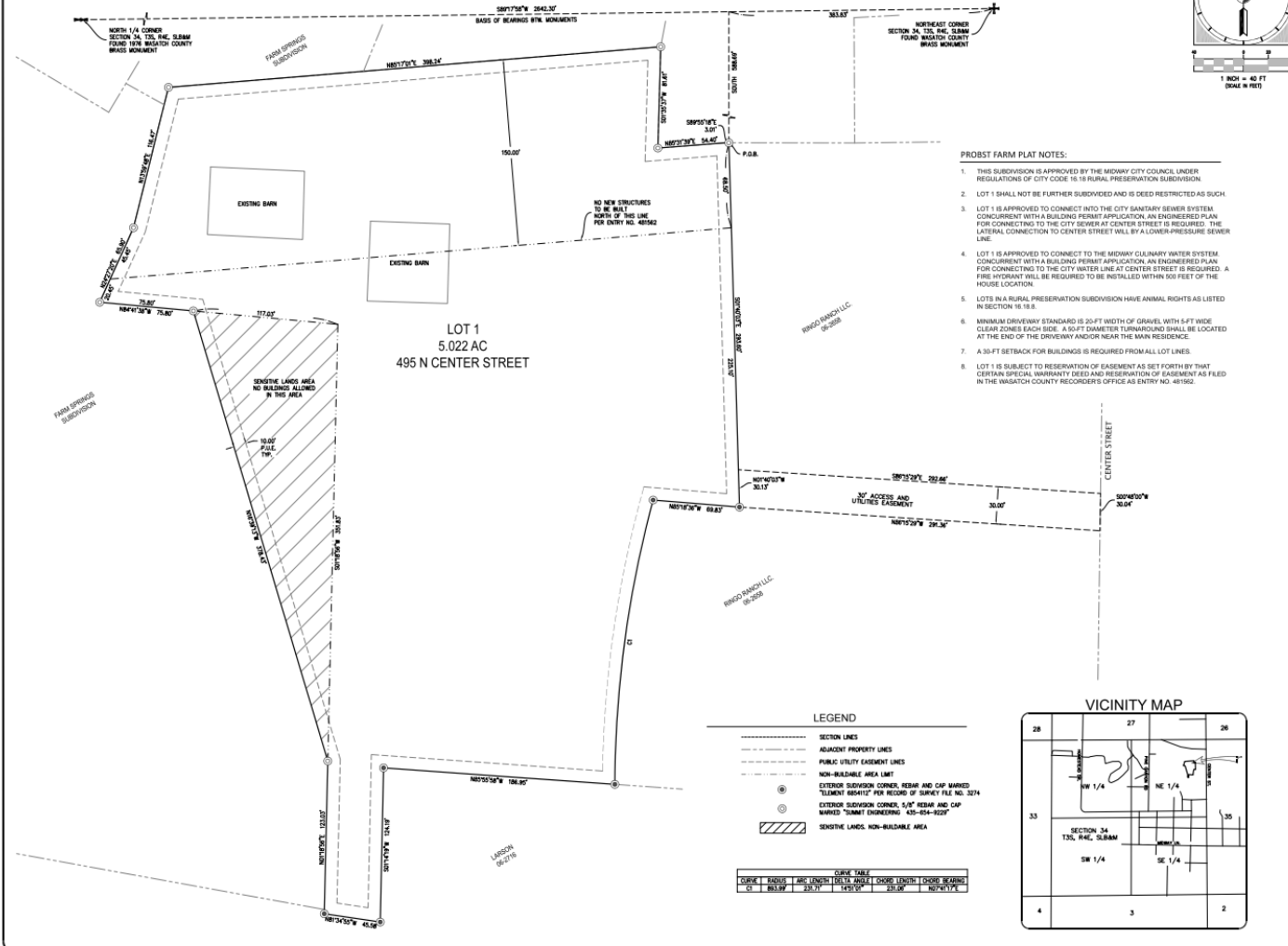
450 N

Meadow Ln





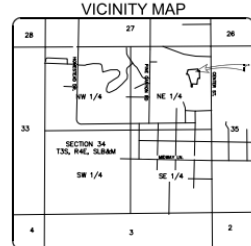
# PROBST FARM



- PROBST FARM PLAT NOTES:**
- THIS SUBDIVISION IS APPROVED BY THE MIDWAY CITY COUNCIL UNDER REGULATIONS OF CITY CODE 16.16 RURAL PRESERVATION SUBDIVISION.
  - LOT 1 SHALL NOT BE FURTHER SUBDIVIDED AND IS DEED RESTRICTED AS SUCH.
  - LOT 1 IS APPROVED TO CONNECT INTO THE CITY SANITARY SEWER SYSTEM CONCURRENT WITH A BUILDING PERMIT APPLICATION, AN ENGINEERED PLAN FOR CONNECTING TO THE CITY WATERLINE AT CENTER STREET IS REQUIRED. THE LATERAL CONNECTION TO CENTER STREET WILL BY LOWER-PRESSURE SEWER LINE.
  - LOT 1 IS APPROVED TO CONNECT TO THE MIDWAY CULINARY WATER SYSTEM CONCURRENT WITH A BUILDING PERMIT APPLICATION, AN ENGINEERED PLAN FOR CONNECTING TO THE CITY WATERLINE AT CENTER STREET IS REQUIRED. A FIRE HYDRANT WILL BE REQUIRED TO BE INSTALLED WITHIN 500 FEET OF THE HOUSE LOCATION.
  - LOTS IN A RURAL PRESERVATION SUBDIVISION HAVE ANIMAL RIGHTS AS LISTED IN SECTION 16.18.
  - MINIMUM DRIVEWAY STANDARD IS 20 FT WIDTH OF GRAVEL WITH 5 FT WIDE CLEAR ZONES EACH SIDE. A 50 FT DIAMETER TURNAROUND SHALL BE LOCATED AT THE END OF THE DRIVEWAY AND/OR NEAR THE MAIN RESIDENCE.
  - A 35 FT SETBACK FOR BUILDINGS IS REQUIRED FROM ALL LOT LINES.
  - LOT 1 IS SUBJECT TO RESERVATION OF EASEMENT AS SET FORTH BY THAT CERTAIN SPECIAL WARRANTY DEED AND RESERVATION OF EASEMENT AS FILED IN THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY NO. 481562.

- LEGEND**
- SECTION LINES
  - ADJACENT PROPERTY LINES
  - PUBLIC UTILITY EASEMENT LINES
  - NON-BUILDABLE AREA LIMIT
  - EXTERIOR SUBDIVISION CORNER, REBAR AND CAP MARKED "TURNMENT RESHIFT" FOR RECORD OF SURVEY FILE NO. 3274
  - EXTERIOR SUBDIVISION CORNER, 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-854-8227"
  - SENSITIVE LANDS, NON-BUILDABLE AREA

CURVE TABLE				
CURVE RADIUS	ARC LENGTH (S)	CHORD LENGTH	CHORD BEARING	
CI 883.89	23.71	147.00	231.00	N07°12'14"



## SURVEYOR'S CERTIFICATE

I, KEVIN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 115220308 AS PROVIDED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE COUNCIL, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS.

KEVIN M. BALLS P.L.S.  
DATE \_\_\_\_\_

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°10'00" WEST BETWEEN WASATCH COUNTY SURVEY MONUMENTS FOR THE NORTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON A BOUNDARY LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT PER ENTRY NO. 47332 IN THE WASATCH COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°10'00" WEST 364.3 FEET ALONG THE SECTION LINE AND SOUTH 88°04'00" WEST FROM THE WASATCH COUNTY REFERENCE MONUMENT FOR THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN; AND RUNNING THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE COURSES: (1) SOUTH 0°50'15" WEST 284.0 FEET; (2) THENCE NORTH 0°10'00" WEST 18.3 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTWARD HAVING A RADIUS OF 883.89 FEET AND TO BEING POINT A POINT BEING SOUTH 0°10'00" WEST 231.7 FEET ALONG SAID CURVE THROUGH A CORNER ANGLE OF 147°10'00" (CHORD BEARING AND DISTANCE OF 227°47'17" W 233.6 FEET) TO A POINT ON A BOUNDARY LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT PER ENTRY NO. 47332 IN THE WASATCH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING TWO COURSES: (1) NORTH 0°14'15" WEST 18.6 FEET; (2) THENCE SOUTH 0°14'15" WEST 124.9 FEET; THENCE NORTH 0°14'15" WEST ALONG A FENCE LINE; THENCE NORTH 0°14'15" WEST 124.9 FEET TO AND ALONG THE FARM SPRINGS SUBDIVISION PER ENTRY NO. 481562 IN THE WASATCH COUNTY RECORDER'S OFFICE TO A POINT ON THE FARM SPRINGS SUBDIVISION COMMON AREA LOT 7 ADJACENT PLAT FOR ENTRY NO. 481562 IN THE WASATCH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID FENCE LINE SAID ADJACENT PLAT TO A POINT ON SAID FARM SPRINGS SUBDIVISION; THENCE ALONG SAID FARM SPRINGS SUBDIVISION THE FOLLOWING SEVEN COURSES: (1) NORTH 0°14'15" WEST 7.8 FEET; (2) NORTH 0°14'15" WEST 65.4 FEET; (3) NORTH 0°14'15" WEST 37.4 FEET; (4) NORTH 0°14'15" WEST 39.4 FEET; (5) NORTH 0°14'15" WEST 34.4 FEET; (6) NORTH 0°14'15" WEST 3.0 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.022 ACRES.

## OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY SHOWN ON THIS PLAT AND DESCRIBED IN THE HOWARD SUBDIVISION OF THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE USED AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY GRANT UNDER THE PROVISIONS OF 16-16-101 UTAH CODE, PRIORITIZED CONSTRUCTION, OR RESTRICTIONS TO MIDWAY CITY, UTAH, ALL EASEMENTS AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL APPROPRIATIONS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MIDWAY AND MIDWAY CITY FOR THE BENEFIT OF THE CITY AND THE SUBDIVISION THEREOF.

KAY PROBST FAMILY LIVING TRUST DATED JUNE 4, 1993, KANAKAL C, PROBST TRUSTEE

RANDALL K. PROBST, TRUSTEE  
DATE \_\_\_\_\_

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WASATCH

ON THIS DAY OF \_\_\_\_\_, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, RANDALL K. PROBST, TRUSTEE, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN INTENDED.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE GRANT OF PUBLIC UTILITY EASEMENTS THIS DAY OF \_\_\_\_\_.

MAYOR \_\_\_\_\_  
CLERK-RECORDER \_\_\_\_\_

## MIDWAY CITY APPROVALS

ATTORNEY DATE \_\_\_\_\_ MIDWAY IRRIGATION DATE \_\_\_\_\_  
CITY ENGINEER DATE \_\_\_\_\_ MIDWAY SANITATION DISTRICT DATE \_\_\_\_\_

## PLANNING COMMISSION APPROVAL PLANNING DIRECTOR APPROVAL

CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_ PLANNING DIRECTOR DATE \_\_\_\_\_

## WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS DAY OF \_\_\_\_\_  
R/S # \_\_\_\_\_  
COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

## WASATCH COUNTY RECORDER

ENTRY # \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
FOR \_\_\_\_\_  
BY \_\_\_\_\_ WASATCH COUNTY RECORDER PEGGY FOY SULLSER

PROJECT L20-158  
SHEET 1 OF 1  
ISSUE DATE 08/10/2020



**CONTRACT NO. 2020-001-001**  
DATE 08/10/2020  
PROJECT PROBST FARM  
SUBDIVISION A RURAL PRESERVATION SUBDIVISION  
LOT 1 5.022 AC  
MIDWAY CITY, UTAH  
OWNER KAY PROBST FAMILY LIVING TRUST  
DESIGNED BY KEVIN M. BALLS, P.L.S.  
CHECKED BY KEVIN M. BALLS, P.L.S.  
DRAWN BY KEVIN M. BALLS, P.L.S.  
DATE 08/10/2020

**PROBST FARM**  
A RURAL PRESERVATION SUBDIVISION  
IN MIDWAY CITY, UTAH

LOCATED IN THE NE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S168M  
WASATCH COUNTY, UTAH

# CITY COUNCIL REQUIREMENT

- 5.02 acre parcel
  - Area of parcel
    - 218,671 sq. ft.
  - Historically Irrigated
    - 196,020 sq. ft. (4.5 acres)
  - Impervious area for lots
    - 8,000 sq. ft. (1 x 8,000) (0.18 acres)
  - Irrigated acreage
    - $4.3 \times 3 = 12.9$  acre feet
- 1 culinary connection
  - 0.8 acre feet
- 13.7 acre feet requirement



# WATER BOARD RECOMMENDATION

- 5.02 acre parcel
  - Area of parcel
    - 218,671 sq. ft.
  - Historically Irrigated
    - 152,460 sq. ft. (3.5 acres from Midway Irrigation Company Shares)
  - Impervious area for lots
    - 8,000 sq. ft. (1 x 8,000) (0.18 acres)
  - Irrigated acreage
    - $3.5 \times 3 = 10.5$  acre feet
- 1 culinary connection
  - 0.8 acre feet
- 11.3 acre feet requirement



# PROPOSED AMENDMENT



Summit Engineering Group Inc.

Summit Engineering Group, Inc  
 55 West Center St.  
 PO Box 176  
 Heber City, UT 84032  
 435-654-9229

## Water Rights Calculation Sheet

### PROBST FARM RURAL PRESERVATION PARCEL

TOTAL NEW HOMES	1	homes
IRRIGATION FROM SPRING =	1.650	acres
IRRIGATION FROM SHARES =	2.850	acres
TOTAL IRRIGATION =	4.500	acres

Water Right 55-4092 from springs  
 Midway Irrigation Shares = 3.00 ac-ft per share

### Required Water

Culinary Use	0.45	AF/home
Outdoor Irrigation	3.00	AF/acre

Total Municipal Indoor = 0.450 AF

Total PI Outdoor = 8.550 AF

**Total Water = 9.00 AF**

Total Water Required =

**9.00 AF**

Midway Irrigation Shares Req'd =

**3.00 SH**