Midway City Council
4 October 2022
Regular Meeting

LaBarge Subdivision /
Final Approval

Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING:	October 4, 2022
NAME OF PROJECT:	LaBarge Subdivision
NAME OF APPLICANT:	Epic Engineering
NAME OF OWNER:	Michael LaBarge
AGENDA ITEM:	Final Approval
LOCATION OF ITEM:	922 North Pine Canyon Road
ZONING DESIGNATION:	R-1-15/R-1-22

ITEM: 14

Epic Engineering, agent for Michael LaBarge, is requesting final approval of a large-scale subdivision. The proposal is for a four-lot subdivision that is 4.2 acres in size. The property is located at 922 North Pine Canyon Road and is partially in the R-1-15 zone and partially in the R-1-22 zone.

BACKGROUND:

This request is for final approval of a large-scale subdivision on 4.2 acres and will contain four lots. All four of the proposed lots in the subdivision will obtain frontage by extending the stub road from Swiss Farms to create a cul-de-sac in the proposed subdivision. There will be a stub built into the new road to access the Brown's parcel that could be used to a connect a road to Pine Canyon Road if the parcel is developed in the future. The property is in the R-1-15 and R-1-22 zoning districts and the lots do comply with the minimum requirements of frontage, width and acreage for lots in these zones.

LAND USE SUMMARY:

- 4.2-acre parcel
- R-1-15 & R-1-22 zoning
- Proposal contains four lots
- Frontage on Pine Canyon Road and Swiss Farm Way
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Access – Primary access for all four of the proposed lots in the subdivision will obtain frontage by extending the stub road from Swiss Farms to create a cul-de-sac in the proposed subdivision. There will be a stub built into the new road to access the Brown's parcel that could be used to a connect a road to Pine Canyon Road if the parcel is developed in the future. The applicant has mentioned to staff the ability to access Pine Canyon Road from the back of lot 1. City Council will need to specifically grant access for the lot owner to have this ability since the road is classified as a collector with limited access.

Density – The proposed density of the subdivision is less than the maximum amount allowed by the zoning. It appears that the maximum density of the property could be as great as eight lots. The developer is proposing a density of four which will help retain a more open feel for the area.

Swiss Farm Way cul-de-sac – The developer will construct a cul-de-sac on the stub road of Swiss Farm Way on the west side of Swiss Farm Subdivision. The cul-de-sac may be temporary if the Brown's parcel (OMI-0230-0-027-034) is developed, and the cul-de-sac becomes part of a through road to Pine Canyon Road. A note should be included on the plat that explains this possibility of the road connection from Swiss Farm Subdivision to Pine Canyon Road. To build the cul-de-sac, the developer must obtain property from Larry Brown, property owner to the south. This property must be deeded to the City before the recording of the subdivision plat. Mr. Brown has agreed to deeding the property for the proposed road.

The current cul-de-sac in Swiss Farms is nonconforming because there are 21 lots with one access (25 with the four proposed lots). The current code allows for a maximum of 11. Because the applicant applied before the current code language was adopted, the application is vested and may proceed with approvals.

At the time of application submission, the City had cul-de-sac diagram in the City's Standard Specifications and Drawings that suggested the maximum length for a cul-de-sac was 500'. Since the 500' limit was not clearly defined, the City Council adopted new standards, since the LaBarge submittal, to clearly regulate cul-de-sacs. Because there was ambiguity if the proposal complied with guidelines, a solution was developed and approved through preliminary approval if the following two conditions are met:

1. A stub is built into the cul-de-sac that would allow a future connecting road to Pine Canyon Road through the Brown property if that property is ever developed. This is similar to the current situation where there is a stub road exiting Swiss Farms into the LaBarge and Brown properties.

2. Lot 1 is deed restricted so that it can never be further subdivided. Without the deed restriction, Lot 1 could be divided easily into four lots and possibly five lots. With a higher density, the proposed cul-de-sac should be a through road from Swiss Farms to Pine Canyon through the proposed subdivision. Because of the proposed lower density, with accompanying deed restriction, staff feels the current proposal should be considered. The proposed design will help keep an open feel and rural atmosphere along Pine Canyon Road and is also the description of Midway found in the General Plan.

Water Connection – The lot will connect to the City's water line located under Pine Canyon Road.

Sewer Connection – The lot will connect to Midway Sanitations District's line located in the area.

Secondary Water Connection – The lots will connect to Midway Irrigation Company's secondary which is already servicing the property. A lateral will be created for all four lots. Secondary water meters are also required for each lot.

Midway Irrigation Company Easement – Midway Irrigation Company has a prescriptive easement, in which, a buried irrigation pipe that runs along the southern boundary of the property. This easement must be noted on the plat to protect the pipeline from encroachments and to grant access for maintenance. Midway Irrigation Company also owns a ditch along the west side of the property that runs parallel Pine Canyon Road. They are also asking for an easement along the ditch. Both easements should be 16' 6" from the center line of the ditch and pipe on both sides for the areas of the easement that fall within the boundaries of the plat.

Wetlands – A wetlands study prepared by Wise Earth was submitted to the City that states "There are not wetlands or waterways on site." This study is dated April 2018. The City has a copy of a December 18, 2006 study that is also from Wise Earth that showed the clear majority of the property as wetlands. The recent study explains that

because of development in the area and the change from flood irrigation to pressurized irrigation has changed the site from wetlands to drier lands. The City has received a letter from the US Army Corps of Engineers that has approved the most recent wetlands study (please see attached).

Pine Canyon Road large-scale subdivision setback – The required setback on Pine Canyon Road for a small-scale subdivision is 100' for all structures. The plat will note the 100' setback requirement.

Pine Canyon Road Bike Lane – The master trail plan shows an attached 8' attached asphalt bike trail along Pine Canyon Road. Staff is proposing that the funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project to complete the bike lane along the entirety of Pine Canyon Road.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 12.53 acre-feet of water are required for the proposed subdivision. They are also requesting that all easements, as previously described, and secondary water meters are installed for the four lots.

PLANNING COMMISSION RECOMMENDATION FINAL APPROVAL:

Motion: Commissioner Nicholas: I move that we recommend final approval of the LaBarge Subdivision the final of a large-scale subdivision. The Proposal is for a four-lot subdivision that is 4.2 acres in size, located at 922 Pine Canyon Road and is partially in the R-1-15 zone and partially in the R-1-22 zone. We approve the staff report and staff findings and the recommended conditions listed in the staff report and that we also place the recommended conditions listed in the staff report and water board into this motion.

Seconded: Commissioner Ream

Chairman Kohler: Any discussion on the motion?

Chairman Kohler: All in favor.

Ayes: Commissioners: Payne, Nicholas, McKeon

Nays: Bouwhuis

Motion: Passed

CITY COUNCIL PRELIMINARY APPROVAL:

Motion: Council Member Simonsen moved to grant preliminary approval for the LaBarge Subdivision, located at 922 North Pine Canyon Road, with the mixed zoning of R-1-15 and R-1- 22 with the following findings and conditions:
• An agreement had been completed between the developer and Larry Brown so that the property could be deeded to the City for the road to connect.
• Lot 1 would be deed restricted so that it could not be further subdivided.
• The two irrigation easements would be included on the plat map.
• Lot 1 would have a 100-foot setback from Pine Canyon Road recorded on the plat map.
• The developer would contribute to a fund for a bike lane along Pine Canyon Road.
• All water would be turned over to the City as recommended by the Midway Water Advisory Board.
• The City would prefer that in the future road continue to Pine Canyon to improve traffic flow.
• The subdivision met the goals of the General Plan to lower density and maintain a rural atmosphere.
• The 500-foot cul-de-sac limit was important but there should be some flexibility from situation to situation. There was also the possibility of a through road through the subdivision. This was consistent with a lot split proposed for 780 East, which was on a cul-de-sac longer than 500 feet, because it also had a stub road.
• The owner of lot 1 would landscape and maintain the park strip along the south side of the road from lot 1 to the boundary of the Swiss Farms Subdivision until the Brown parcel was developed.
Second: Council Member Christen seconded the motion.
Discussion: None
Vote: The motion was approved with the Council voting as follows:
Council Member Christen Aye
Council Member Drury Aye
Council Member Probst Nay
Council Member Simonsen Aye
Council Member Van Wagoner Aye

POSSIBLE FINDINGS:

- The proposed lots meet the minimum requirements for the R-1-15 and R-1-22 zoning districts

- The proposal does meet the intent of the General Plan for the R-1-15 and R-1-22 zoning districts

- The subdivision will contribute to the master trails plan by either building the bike lane along the frontage of the project or adding funds the general trails fund that will be used to help complete the master trails plan

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds that conditions placed on the approval can resolve any outstanding issues.

    a. Accept staff report
    b. List accepted findings
    c. Place condition(s)

2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for continuance
        i. Unresolved issues that must be addressed
    d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council finds that the request does not meet the intent of the ordinance.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for denial

RECOMMENDED CONDITIONS:

1. The property owned by Larry Brown is deeded to the City before the plat is recorded.

2. Funds to build the bike lane along Pine Canyon Road are added to the general trails fund. Those funds will be used as part of a larger improvement project that will complete the bike lane along the entirety of Pine Canyon Road.

3. A stub from the proposed cul-de-sac is built to access the Brown property to the south that will be used for agricultural access, and if the property is developed in the future, for a road connection to Pine Canyon Road.

4. A deed restriction is recorded on lot 1 that in perpetuity restricts the lot from being further subdivided and note is included on the plat that explains this limitation for lot 1.

5. The owner of lot 1 will landscape and maintain the park strip along the south side of the road from lot 1 to the boundary of the Swiss Farms subdivision until the Brown parcel is developed.

6. Two Midway Irrigation Company easements would be included on the plat map as described in the staff report.

7. 100' setback is shown on the plat parallel Pine Canyon Road.

8. All required water rights will be dedicated to the City, before the plat is recorded, as recommended by the Midway Water Advisory Board.

728 West 100 South
Heber, UT 84032
www.horrocks.com

HORROCKS ENGINEERS

Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

February 12, 2019

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: **LaBarge Subdivision – Final Review**

Dear Michael:

Horrocks Engineers recently reviewed the Submitted Plan for the LaBarge Subdivision. The following issues should be addressed with Final Approval.

General Comments

- The subdivision is located at 922 North Pine Canyon Road. The development consists of four lots. The proposed development will connect to an existing road within the Swiss Farm Subdivision. The Swiss Farm Subdivision was plated in 1993.
- The proposed development needs to receive Final Approval from the Midway Sanitation District prior to Final Approval from the City Council.

Water

- An 8-inch water line will provide water to the subdivision. This water line will connect to the existing 8-inch water line within the Swiss Farm Subdivision.

Roads

- The subdivision is proposing to install a cul-de-sac connecting to the Swiss Farm Way stub road. To allow for future connectivity a road is stubbed to the South.
- This subdivision is proposing to use the flat concrete ribbon curb matching the existing ribbon curb within the Swiss Farm Subdivision. Approval for the use of this cross-section must be **approved by the Planning Commission and the City Council.**
- A 5' sidewalk will be installed around the cul-de-sac and on each side of the proposed road, with a 5' park strip. Lot 1 should be responsible to provide maintenance to the south park strip until the property to the South is developed.
- The road within this subdivision will be a public road.

Trails:

- No trails are planned for the proposed subdivision. However, the developer will contribute the Cities Trail Fund the cost of installing a 5' attached bike lane. This cost should be established and paid to the City prior to the plat recording.

Storm Drain

- The public storm drain system meets the City Standards.

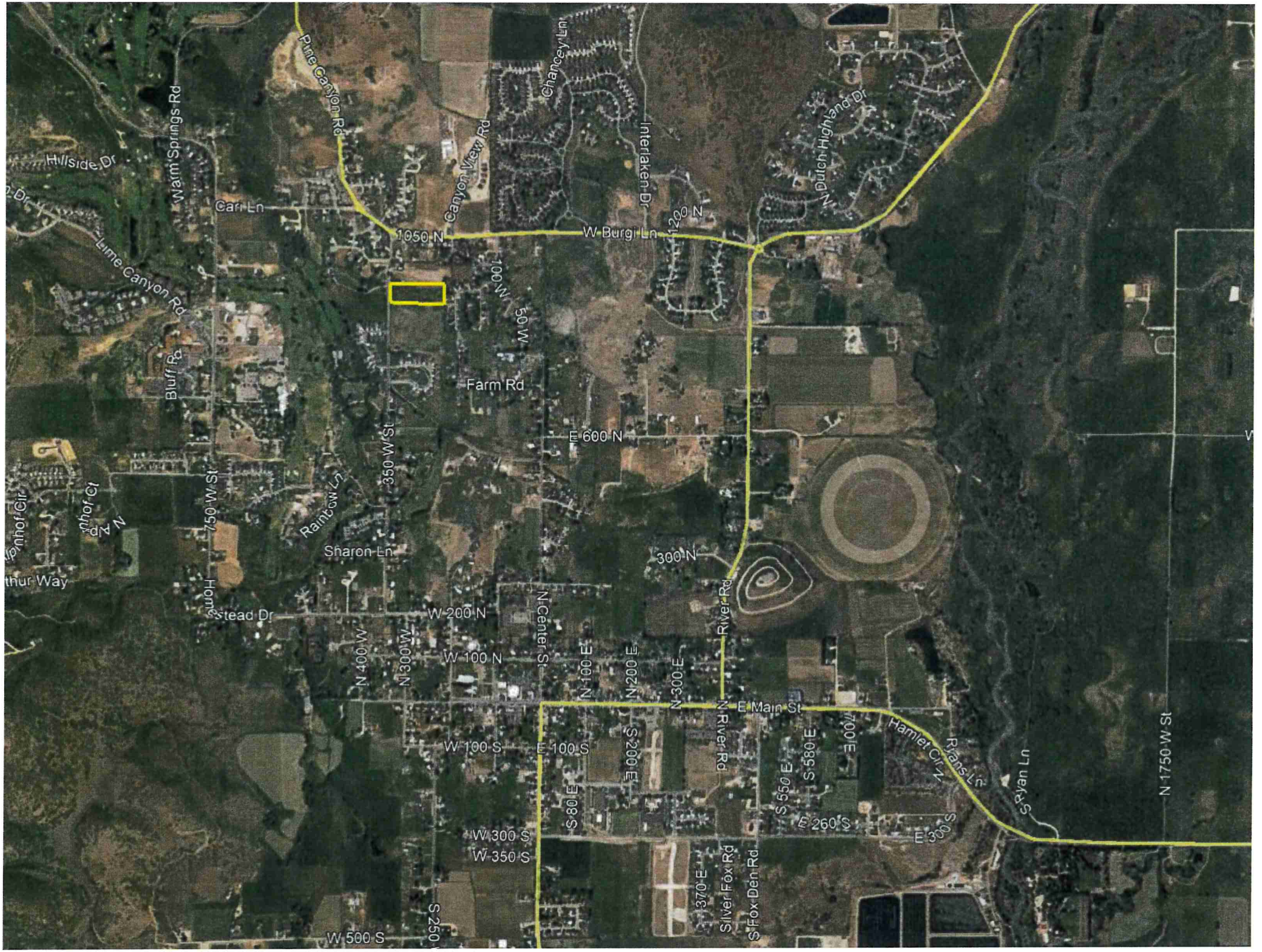
Please feel free to call our office with any questions.

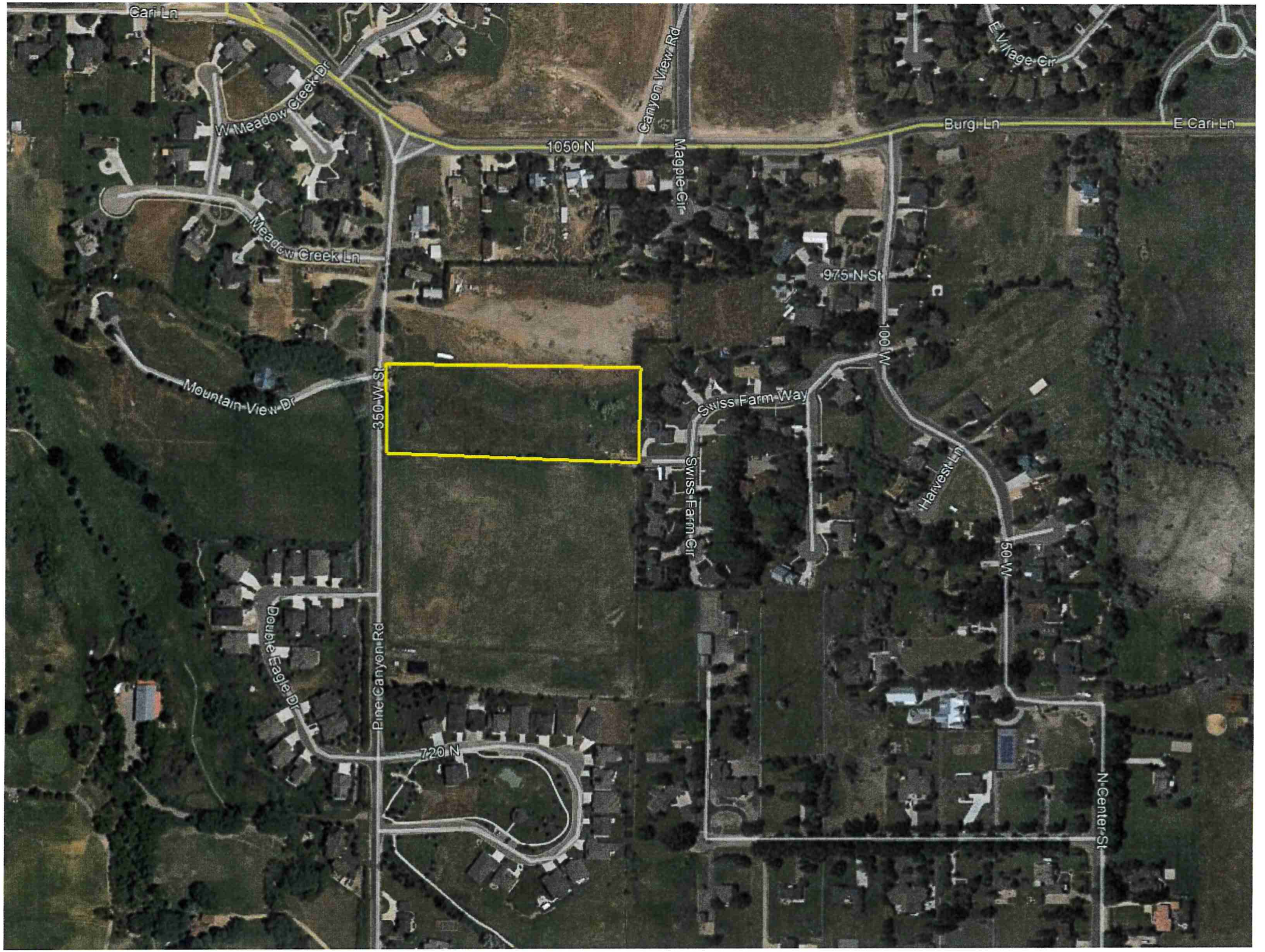
Sincerely,
HORROCKS ENGINEERS

Wesley Johnson, P.E.
City Engineer

cc: Epic Engineering

H:\Midway City\City Developments\LaBarge Subdivision\Final Review 2 -12-19.docx

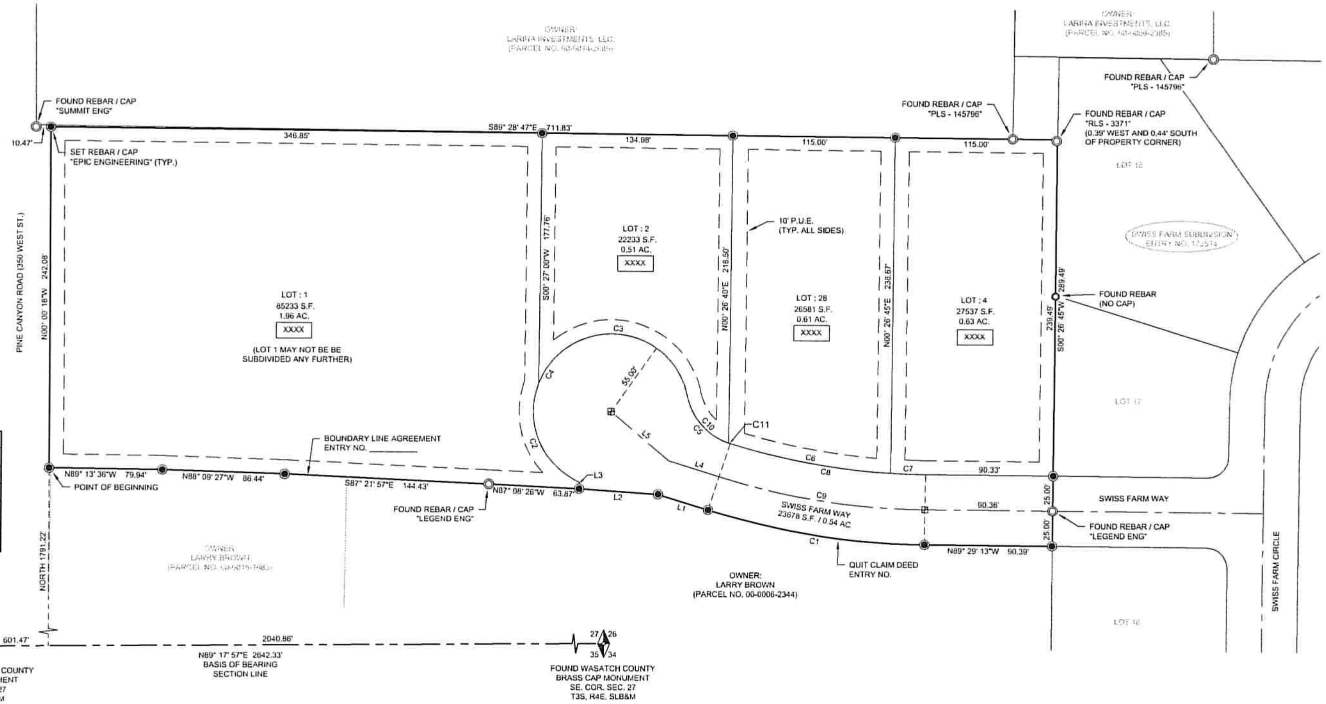

Pine Canyon Rd
Chancey Ln
Warm Springs Rd
Canyon View Rd
Interlaken Dr
Dutch Highland Dr
Hillside Dr
Carl Ln
1050 N
W Burgi Ln
1200 N
Lime Canyon Rd
100 W
50 W
Bluff Rd
Farm Rd
350 W St
E 600 N
750 W St
Rainbow Ln
Sharon Ln
300 N
River Rd
W 200 N
N Center St
W 100 N
400 W
300 W
100 E
200 E
300 E
E Main St
W 100 S
E 100 S
200 E
S 80 E
S 550 E
S 580 E
700 E
Hamlet Cir N
Ryans Ln
S Ryan Ln
N 1750 W St
E 260 S
E 300 S
W 300 S
W 350 S
370 E
Silver Fox Rd
S Fox Den Rd
W 500 S


Cari Ln
W Meadow Creek Dr
Canyon View Rd
E Village Cir
Burg Ln
E Cari Ln
1050 N
Magpie Cir
Meadow Creek Ln
975 N St
100 W
Mountain View Dr
350 W St
Swiss Farm Way
Swiss Farm Cir
Harvest Ln
50 W
Double Eagle Dr
Pine Canyon Rd
720 N
N Center St

350 W St
Swiss Farm Cir

LABARGE SUBDIVISION

LOCATED IN THE:
NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN,
MIDWAY CITY, WASATCH COUNTY, UTAH



Parcel Line Table		
Line #	Length	Direction
L1	37.07	N72°27'44"W
L2	56.04	N86°05'15"W
L3	4.77	S00°27'00"W
L4	37.07	S72°27'44"E
L5	54.01	S49°33'23"E

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT 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 LABARGE SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ______ DAY OF ______________, 20___, A.D.

BY: ______________________ ______________
MICHAEL L. LABARGE DATE

BY: ______________________ ______________
JILL LABARGE DATE

ACKNOWLEDGMENT

ON THIS ___DAY OF________________ , 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF ______________, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

____
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN____________________ , UTAH
STATE OF UTAH)
COUNTY OF ________)

MY COMMISSION EXPIRES: ________________

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL RIGHTS OF WAY SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ______ DAY OF ______________, 20___, A.D.

BY: ______________________ ______________
LARRY DOUGLAS BROWN DATE

BY: ______________________ ______________
SANDRA FARRER BROWN DATE

ACKNOWLEDGMENT

ON THIS ___DAY OF________________ , 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF ______________, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

____
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN____________________ , UTAH
STATE OF UTAH)
COUNTY OF ________)

MY COMMISSION EXPIRES: ________________

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	156.00	525.00	17°01'29"	N80°58'28"W	155.42
C2	83.70	55.00	87°11'27"	S22°29'24"E	75.85
C3	141.21	55.00	147°06'23"	N85°20'29"W	105.50
C4	224.91	55.00	234°17'50"	S51°03'47"W	97.88
C5	46.64	45.00	59°23'06"	S41°28'51"E	44.58
C6	116.06	475.00	13°59'59"	S79°30'35"E	115.77
C7	24.68	475.00	2°58'39"	S87°59'54"E	24.68
C8	140.75	475.00	16°58'38"	S80°59'54"E	140.23
C9	148.57	500.00	17°01'29"	S80°58'28"E	148.02
C10	46.64	45.00	59°23'06"	S41°28'51"E	44.58
C11	1.05	45.00	1°20'12"	S71°50'29"E	1.05

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS LABARGE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

LICENSED PROFESSIONAL LAND SURVEYOR No. 6439364 TRAVIS R. GOWER STATE OF UTAH

______________________ ______________
TRAVIS R. GOWER DATE
P.L.S. 6439364

SUBDIVISION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MIDWAY CITY, WASATCH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF PINE CANYON ROAD (350 WEST STREET), 1791.22 FEET NORTH AND 601.47 FEET NORTH 89°17'57" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE NORTH 00°00'18" WEST 242.08 FEET; THENCE SOUTH 89°28'47" EAST 711.83 FEET TO A POINT ON THE WEST LINE OF THE SWISS FARM SUBDIVISION, ENTRY NUMBER 173514, RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°26'45" WEST 289.49 FEET ALONG THE WEST LINE OF SAID SWISS FARM SUBDIVISION TO THE NORTHWEST CORNER OF LOT 16 OF SAID SUBDIVISION AND A POINT ON THE SOUTH LINE OF QUIT CLAIM DEED, ENTRY NUMBER ______________, THENCE ALONG THE SOUTH LINE OF SAID QUIT CLAIM DEED THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°29'13" WEST 90.39 FEET TO THE BEGINNING OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT; (2) ALONG THE ARC OF SAID CURVE 156.00 FEET HAVING A CENTRAL ANGLE OF 17°01'29" (CHORD BEARS NORTH 80°58'28" WEST 155.42 FEET; (3) NORTH 72°27'44" WEST 37.07 FEET TO A POINT ON AN EXISTING FIRE FENCE AND ; THENCE ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT ENTRY NUMBER ______________ THE FOLLOWING FIVE (5) COURSES: (1) NORTH 86°05'15" WEST 56.04 FEET; (2) NORTH 87°08'26" WEST 63.87 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENG"; (3) NORTH 87°21'57" WEST 144.43 FEET; (4) NORTH 88°09'27" WEST 86.44 FEET; (5) NORTH 89°13'36" WEST 79.94 FEET TO THE POINT OF BEGINNING AND A POINT ON THE EAST LINE OF SAID PINE CANYON ROAD.

CONTAINS: 185,262 S.F / 4.25 AC+/-

MIDWAY CITY PLANNING COMMISSION

APPROVED AND ACCEPTED THIS ______ DAY OF ________________, 2018, A.D., BY THE MIDWAY CITY PLANNING COMMISSION.

______________________ ______________________
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

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

APPROVED ______________ APPROVED ______________
CITY ENGINEER CITY ATTORNEY

CITY ENGINEER SEAL	CLERK/RECORDER SEAL

MIDWAY IRRIGATION DISTRICT APPROVAL

APPROVED AND ACCEPTED THIS ______ DAY OF ______________, 2018. A.D., BY THE MIDWAY IRRIGATION DISTRICT.

____
MIDWAY IRRIGATION DISTRICT

MIDWAY SANITATION DISTRICT APPROVAL

APPROVED AND ACCEPTED THIS ______ DAY OF ______________, 2018. A.D., BY THE MIDWAY CITY SANITATION DISTRICT.

____
MIDWAY CITY SANITATION DISTRICT

WASATCH COUNTY RECORDER

NO. __________ BOOK __________ PAGE __________
DATE __________ STATE OF UTAH, RECORDED AND FILED AT THE REQUEST OF ______________

______________________ ______________
COUNTY RECORDER DATE:

WASATCH COUNTY SURVEYOR

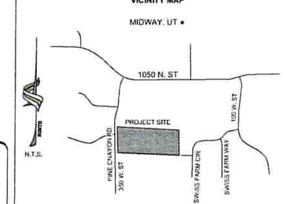
APPROVED AS TO FORM ON THIS ____ DAY OF __________, 2018 RECORD OF SURVEY #__________

______________________ ______________
COUNTY SURVEYOR DATE:

LEGEND

SECTION CORNER (FOUND)
SECTION CORNER (CALCULATED)
SECTION LINE
PROPERTY LINE
LOT LINE
SET MONUMENT
FOUND MONUMENT
ROAD CENTERLINE
PUBLIC UTILITY EASEMENT (P.U.E.)

VICINITY MAP



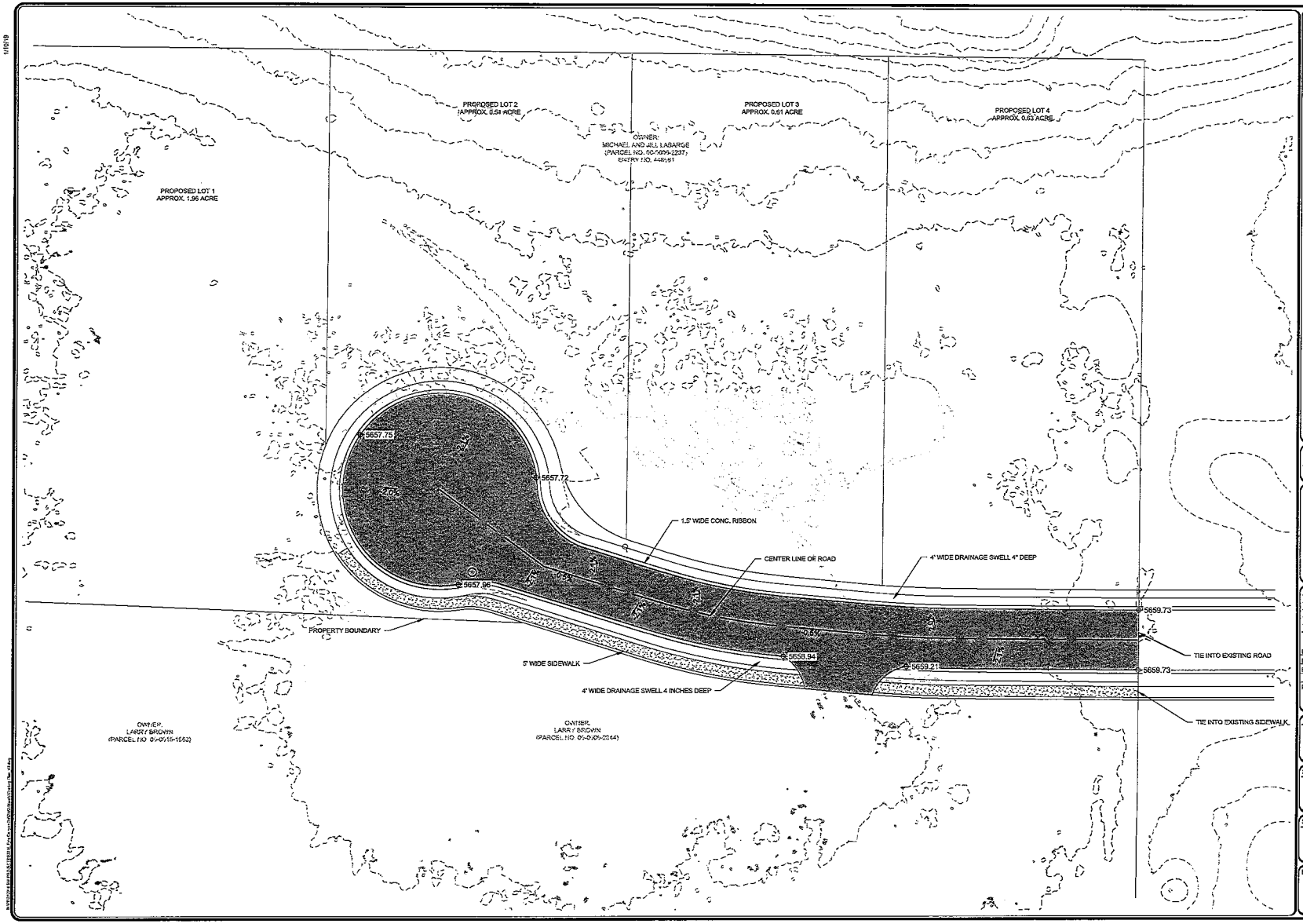
LABARGE RECORD OF SURVEY

N1/2 SE1/4 OF SEC. 27, T3S, R4E, SLB&M,
MIDWAY CITY, WASATCH COUNTY, UTAH

epic ENGINEERING

0 1" = 40' 1"	PROJECT #: 18SM3277
DRAWN: JD	DATE: 12/03/2018
CHECKED: TG	SHEET NO: 1 OF 1

N. PINE CANYON RD\DWG\SHEETS\LABARGE SUB PLAT.DWG



CONSTRUCTION NOTES

1. CONTRACTOR TO POTHOLE AND CONFIRM EXISTING UTILITIES

WARNING
CALL BLUE STAKES

epic ENGINEERING

REVISIONS
1.

DRAWN: BEG
DESIGNER: BEG
REVIEWED: KCW
PROJECT #
18SM3277

KORBY C. WALKER
PE-7174
10/31/2019
NORTH DAKOTA

SCALES
HORIZ: 1"=20'
VERT: N/A
(24" x 36" SHEET)
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME
922 N. Pine Canyon Rd.

SHEET TITLE
GRADING PLAN

PLAN SET: PRELIM
SHEET: C-2

Wise Earth
Wetlands & Soil Science

WETLANDS & WATERS DELINEATION

Delineation of Aquatic Resources
Corps File SPK-2017-00305-UO

922 Pine Canyon Road
Midway, Utah

SE ¼ Section 27 T3S. R4E.

April 2018

Prepared by:
Wise Earth Concepts Inc.
PO Box 980994
Park City, Utah 84098

Prepared for:
Michael LaBarge
12532 Carmel Way
Santa Ana, CA 92705

TABLE OF CONTENTS

APPENDICES

Summary

Applicant – Michael LaBarge 12532 Carmel Way, Santa Ana, CA 92705

Property owner – Michael LaBarge

Project area – Vacant parcel 4.37 acres.

Location – 922 Pine Canyon Road, Midway, Utah

Directions – From Salt Lake take I-80 east to Highway 40. At the first light when entering Heber Valley turn right on River Road. Proceed straight through the roundabout to Bergi Lane. Proceed 0.9 miles and turn left on Pine Canyon Road. The site is 0.1 mile down on the left.

Delineation method - The delineation was conducted in accordance with the guidelines and procedures outlined in the US Army Corps of Engineers' *Wetlands Delineation Manual* (Technical Report Y-87-1) and the *2010 Western Mountains Regional Supplement*.

Field work date(s) and existing field conditions – Field work was conducted April 11-12, 2018. The site is formerly irrigated grassland slightly sloping down from north to south with a travertine hillslope in the northeast corner. Site conditions have been drying over the past several years as development has occurred in the surrounding area and irrigation has been discontinued.

Vegetation – Dominant vegetation across the site is primarily what would be considered invasive opportunistic species. These are likely invading where species needing more water are dying because irrigation has been discontinued. The most common species present are Gypsy-Flower *(Cynoglossum officinale)* Tall Hedge-Mustard *(Sisymbrium altissimum)* Canadian Thistle *(Cirsium arvense)* and Baltic Rush *(Juncus balticus)*. The Baltic Rush is the only species common to healthy wetlands and is also well known to be able to survive long after a wetland has dried up.

Soils – Soils colors are 5YR 2.5/1 generally to at least 6 inches over slightly lighter 7.5YR 3/1. In the area that has Juncus the 5YR 2.5/1 color extends to 20 inches and lacks hydric soil indicators. Texture ranges from sandy loam to sandy clay loam. The Natural Resources Conservation Service (NRCS) classifies lowland soil as Cudahy silt loam (Cv) and hillslope soil as Rock land, Travertine. The Cudahy soil is listed as a hydric soil series.

Hydrology – Site conditions have been drying over the past several years as development has occurred in the surrounding area and irrigation has been discontinued. This is evident on the National Wetlands Inventory (NWI) map which shows much of this site as palustrine wetland (PEMC1C) and also shows a ditch supplying surface water. However, the aerial photo background of the map shows homes have been constructed where the ditch once was. Site observations and spring season hydrology at data points on site confirm there is no ditch and depth to groundwater does not qualify for wetland hydrology. All of the data points were dry.

Wetland boundary justification – There are no wetlands or waterways on site.

Potential navigable water or commerce connection – NA

Wetlands demonstrated to be present solely due to irrigation – There are no wetlands on site.

Natural wetlands/waters that appear to be isolated – NA

1. INTRODUCTION

This wetland delineation was completed for Michael LaBarge on a 4.37-acre site located at 922 Pine Canyon Road, Midway, Utah. The project location is shown on the USGS 7.5' topographic map, Sheet 1 in Appendix A. The purpose of this project is to delineate potentially jurisdictional aquatic resources, wetlands and waters of the US as defined by Section 404 of the Clean Water Act (CWA). A wetland delineation was formerly completed on the site in 2017 by Mr. Rick Black, but it was not verified by the Corps apparently because the Corps requested report revisions or clarification which were not submitted. The 2017 delineation concluded there were no wetlands or water features on the site.

The US Army Corps of Engineers (Corps) and the US Environmental Protection Agency (EPA) define wetlands as areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Saturated soil conditions are further described as saturated to the surface at some time during the normal growing season.

2. SITE DESCRIPTION / EXISTING CONDITIONS

The site is formerly irrigated grassland slightly sloping down from north to south with a travertine hillslope in the northeast corner. Site conditions have been drying over the past several years as development has occurred in the surrounding area and irrigation has been discontinued. The site elevation ranges from 5662 at the lower southeast corner to 5670 on the hillslope at the north property line. The average elevation of the meadow area is approximately 5664 with only a few feet of variation.

3. DELINEATION METHOD

This delineation was conducted in accordance with the guidelines and procedures outlined in the US Army Corps of Engineers' *Wetland Delineation Manual* (USACE, 1987) and the *2010 Western Mountain Regional Supplement (USACE, 2010)*. Where a determination of the ordinary high water mark (OHWM) is included, the assessment is conducted with use of the OHWM field guide. The examination for wetlands was based on three parameters: vegetation, soils, and hydrologic features. At each data point, each of these parameters must exhibit wetland characteristics for that point to be within the wetland boundary.

All areas that appeared to be potential wetlands were examined. Data was collected from wetland areas as necessary to generally characterize the wetland features. Dominant vegetation species were identified at each data point. Percent cover for dominant species in each strata was noted based on visual

estimation within a plot size representative of the data point. The sizes and shapes of plots can vary, as appropriate, to adapt to topography or other site conditions. They are typically a radius of 10 to 30 feet unless otherwise noted. The 50/20 dominance test was used by combining dominant species across strata and applying the dominance test to the combined list. Dominants are the most abundant species that individually or collectively account for more than 50 percent of the total coverage of vegetation in the stratum, plus any other species that, by itself accounts for at least 20 percent of the total. If two or more dominant species are equal in coverage they are all considered to be dominants. Each species was assigned a rating as to wetland status based on the National Wetland Plant List, 2016 Update of Wetland Ratings *(Lichvar et.al., 2016)* and using the U.S. Army Corps of Engineers, Western Mountains Final Draft Ratings List, published June, 2012. If more than 50 percent of the dominant plant species had a wetland indicator status (obligate [OBL], facultative wetland [FACW], or facultative [FAC]) the sample point met the criteria for wetland vegetation based on dominance. Each dominant species is treated equally. Thus, a plant community with seven dominant species across all strata would need at least four dominant species that are OBL, FACW, or FAC to be considered hydrophytic by this indicator. If the vegetation dominance test failed to meet the criteria, but soil and hydrology criteria were met at the data point, then a test of prevalence of wetland vegetation was calculated. If this test met qualifying conditions (an end calculation equal to or less than 3), the criteria for wetland vegetation was met based on prevalence and recorded on the data sheet. Data point locations upland/wetland boundaries and/or water features if present, were GPS surveyed using equipment having sub-meter accuracy. Water features and contours are shown on the Wetlands and Waters Delineation/Aquatic Resources Map (Sheet 2, Appendix A). Vegetation at each data point, along with the estimation of cover for each species, is listed on the data forms included in Appendix B.

Soils were examined for hydric characteristics by digging a hole to approximately 18 inches (or as necessary to evaluate soil characteristics relevant to hydric conditions). Soil moisture, texture and color were observed, and any evidence of high organic content, redoximorphic features/mottles, gleyed matrix or other hydric indicators were noted. Soils were moistened and compared to *Munsell Color Charts* (Macbeth, 1990) for determination of value, chroma and hue. If soil characteristics fit those described as hydric indicators in the *Field Indicators of Hydric Soils in the US, Version 8.1 (NRCS, 2016)* the criteria for hydric soils was met and recorded on the data sheet.

Depth to groundwater and saturated soil were documented at the time of the field survey after waiting an appropriate time to allow groundwater to reach a static level. These two features were considered the most significant indicators of the hydrologic condition taking into account irrigation and seasonal influences. If these features failed to indicate wetland hydrology (defined as seasonally or permanently saturated within the upper 12 inches) additional primary and secondary indicators were considered (sediment deposits, water marks, drainage patterns, etc.). If at least one primary, or two secondary, indicators were observed, the criteria for wetland hydrology was met and recorded on the data sheet.

Data points meeting all three parameters for classification as a wetland were mapped within the wetland boundary. The boundary line typically is positioned around areas with vegetation similar to the representative wetland data points. In some cases obvious and distinct changes in vegetation and/or topography are present and the wetland boundary follows these changes. In areas where these changes are not distinct, the wetland boundary is generally placed within an area where certain plant species drop out of the mix or certain species become more prevalent.

This wetland delineation requires verification by the Corps prior to providing a letter of confirmation regarding their concurrence with the locations of wetlands and waters depicted herein. The Corps letter provides a Preliminary Jurisdictional Determination (PJD) identifying all potentially jurisdictional waters of the US on the site. Confirmation of Corps jurisdictional versus non-jurisdictional wetlands and waters may also be obtained when requested.

4. FIELD SURVEY RESULTS

Field work was conducted April 11-12, 2018. Data was collected from three locations and an existing test pit was also observed for depth to groundwater. Data points are shown on Sheet 2 in Appendix A. All other data are recorded on attached data forms in Appendix B. Boundaries of wetlands and/or waters were determined based on general observations as well as specific vegetation, soils and hydrology data from each sample location. In this case, there are no wetland on the site nor any water features.

4.1. Vegetation

Dominant vegetation across the site is primarily what would be considered invasive opportunistic species. These are likely invading where species needing more water are dying because irrigation has been discontinued. The most common species present are Gypsy-Flower *(Cynoglossum officinale)* Tall Hedge-Mustard *(Sisymbrium altissimum)* Canadian Thistle *(Cirsium arvense)* and Baltic Rush *(Juncus balticus)*. The Baltic Rush is the only species common to healthy wetlands and is also well known to be able to survive long after a wetland has dried up. Plant species found on site and their wetland status are listed in Table 1 and specific locations of dominant plants are recorded on the data sheets in Appendix 2.

Table 1
Plant Species and Wetland Indicator (2016 Western Mountain List)

Scientific Name	Common Name	Indicator Status*
Wetland Species		
Cirsium arvense	Canadian Thistle	FAC
Elymus repens	Creeping Wild Rye	FAC
Juncus balticus	Baltic Rush	FACW
Poa pratensis	Kentucky Bluegrass	FAC
Phalaris arundinacea	Reed Canary Grass	FACW
Upland Species		
Cynoglossum officinale	Gypsy-Flower	FACU
Descurainia sophia	Tansy Mustard	NA
Marrubrium vulgare	White Horehound	FACU
Onopordum acanthium	Scotch Thistle	NA
Pastinaca sativa	Wild Parsnip	NA
Sisymbrium altissimum	Tall Hedge-Mustard	FACU
Sonchus oleraceus	Common Sow-Thistle	UPL
Taraxacum officinale	Common Dandelion	FACU

* Wetland indicator status – National Wetland Plant List, 2016
OBL – plants that always occur in standing water or in saturated soil
FACW – plants that nearly always occur in areas of prolonged flooding or require standing water or saturate soils but may, on rare occasions, occur in non-wetlands
FAC – plants that occur in a variety of habitats, including wetland and mesic to xeric non-wetland habitats but often occur in standing water or saturated soils.
FACU – plants that typically occur in xeric or mesic non-wetland habitats but may frequently occur in standing water or saturated soils
UPL – plants that almost never occur in water or saturated soils
NA – not listed

4.2. Soils

Soils colors are 5YR 2.5/1 generally to at least 6 inches over slightly lighter 7.5YR 3/1. In the area that has Juncus the 5YR 2.5/1 color extends to 20 inches and lacks hydric soil indicators. Texture ranges from sandy loam to sandy clay loam. The Natural Resources Conservation Service (NRCS) classifies lowland soil as Cudahy silt loam (Cv) and hillslope soil as Rock land, Travertine. The Cudahy soil is listed as a hydric soil series. The NRCS soil map is included in Appendix A.

4.3. Hydrology

Site conditions have been drying over the past several years as development has occurred in the surrounding area and irrigation has been discontinued. This is evident on the National Wetlands Inventory (NWI) map which shows much of this site as palustrine wetland (PEMC1C) and also shows a ditch supplying surface water. However, the aerial photo background of the map shows homes have been constructed where the ditch once was. Site observations and spring season hydrology at data points on site confirm there is no ditch and depth to groundwater does not qualify for wetland hydrology. All of the data points were dry.

5 CONCLUSIONS

Wetland boundary justification – There are no wetlands or waterways on site.

Potential navigable water or commerce connection – NA.

Wetland vegetation demonstrated to be present solely due to irrigation – NA

Natural wetlands/waters that appear to be isolated – NA

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

July 5, 2018

Regulatory Division (SPK-2017-00305)

Mr. Michael LaBarge
12532 Carmel Way
Santa Ana, California 92705

Dear Mr. LaBarge:

We are responding to your May 9, 2018 request for an approved jurisdictional determination for the Pine Canyon Road site. The approximately 4.37-acre project site is located at 922 Pine Canyon Road, Latitude 40.527°, Longitude -111.478°, Midway, Wasatch County, Utah (enclosure 1).

Based on available information, we concur with your aquatic resources delineation for the site, as depicted on the enclosed May 7, 2018 "Wetlands and Waters-LaBarge Property" drawing, prepared by Wise Earth Concepts, Inc. (enclosure 2). The site consists entirely of uplands and there are no aquatic resources present within the survey area. Therefore, the entire 4.37-acre property is not currently regulated by the U.S. Army Corps of Engineers. This disclaimer of jurisdiction is only for Section 404 of the Federal Clean Water Act. We are enclosing a copy of the *Approved Jurisdictional Determination Form* for your site (enclosure 3).

This approved jurisdictional determination is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331.

A *Notification of Appeal Process (NAP) and Request for Appeal (RFA) Form* is enclosed (enclosure 4). If you request to appeal this determination, you must submit a completed RFA form to the South Pacific Division Office at the following address: Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPD-PDO, 1455 Market Street, 2052B, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

In order for an RFA to be accepted by the Corps, we must determine that the form is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that the form was received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division Office unless you object to the determination in this letter.

We recommend that you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This approved jurisdictional determination has been conducted to identify the limits of aquatic resources subject to U.S. Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act for the particular site identified in this request.

We appreciate feedback, especially about interaction with our staff and our processes. For program information or to complete our Customer Survey, visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*.

Please refer to identification number SPK-2017-00305 in any correspondence concerning this project. If you have any questions, please contact Michael Pectol at the Bountiful Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010, by email at *Michael.A.Pectol@usace.army.mil*, or telephone at (801) 295-8380, ext. 8315.

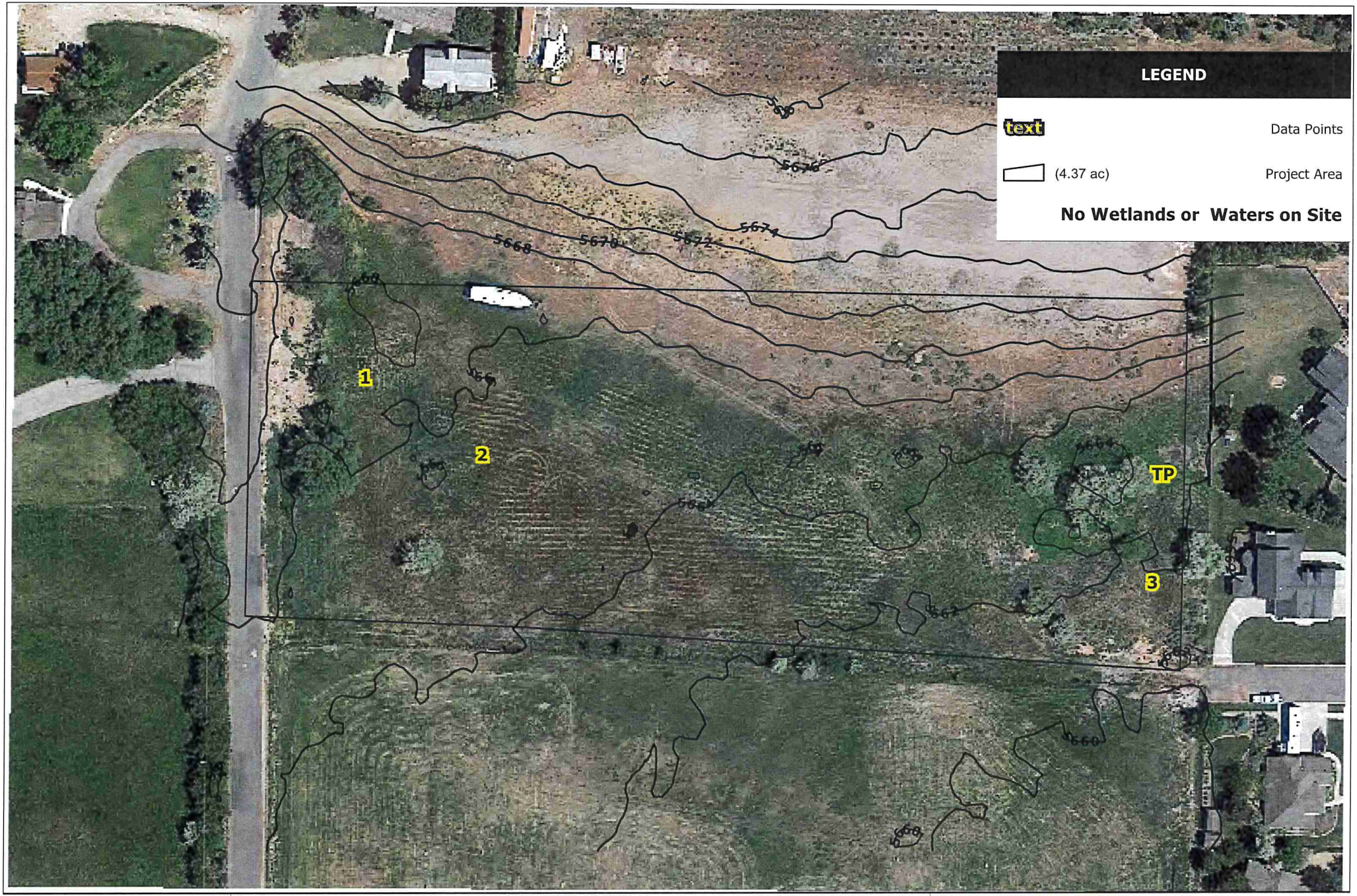
Sincerely,

Matt Wilson
Senior Project Manager
Nevada-Utah Section

Enclosures

cc:

Harriet Natter, Wise Earth Concepts, Inc. (wiseearth@msn.com)



Wise Earth
Wetlands & Soil Science
PO Box 980994
Park City, Utah 84098
435-901-1079
WiseEarth@msn.com

WETLANDS AND WATERS

LaBarge Property
922 Pine Canyon Road
Midway, Utah

0 — 200 ft

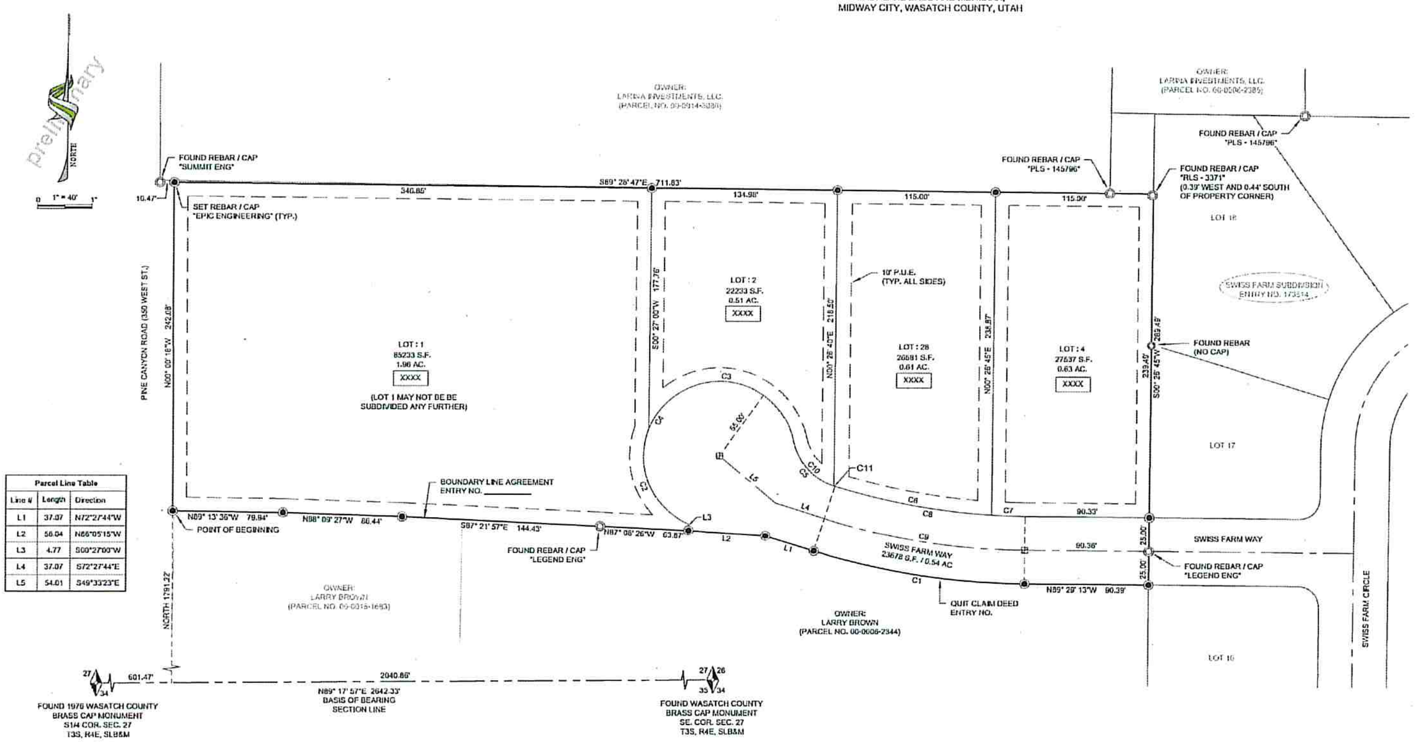
N

Universal Transverse Mercator - Zone 12 (N)
Lon: 111°28'42" W
Lat: 40°31'37" N
Printed at: 5/7/2018

SHEET 2

LABARGE SUBDIVISION

LOCATED IN THE:
NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
MIDWAY CITY, WASATCH COUNTY, UTAH



Parcel Line Table		
Line #	Length	Direction
L1	37.07	N72°27'44"W
L2	56.04	N86°05'15"W
L3	4.77	S00°27'00"W
L4	37.07	S72°27'44"E
L5	54.01	S49°33'23"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	156.00	525.00	17°01'29"	N80°58'28"W	155.42
C2	83.70	55.00	87°11'27"	S22°29'24"E	75.85
C3	141.21	55.00	147°05'23"	N85°20'29"W	105.50
C4	224.91	55.00	234°17'50"	S51°03'47"W	97.88
C5	46.64	45.00	59°23'06"	S41°28'51"E	44.58
C6	116.06	475.00	13°59'59"	S79°30'35"E	115.77
C7	24.68	475.00	2°58'39"	S87°59'54"E	24.68
C8	140.75	475.00	16°58'38"	S80°59'54"E	140.23
C9	148.57	500.00	17°01'29"	S80°58'28"E	148.02
C10	46.64	45.00	59°23'06"	S41°28'51"E	44.58
C11	1.05	45.00	1°20'12"	S71°50'29"E	1.05

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT 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 LABARGE SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 4 DAY OF December, 2018 A.D.

BY: [signature] MICHAEL L. LABARGE — DATE 12/4/18

BY: [signature] JILL LABARGE — DATE 12/4/18

ACKNOWLEDGMENT

ON THIS 4 DAY OF December, 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Wasatch IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

[signature] Jenny Sweat
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN Midway, UTAH
STATE OF UTAH
COUNTY OF Wasatch
MY COMMISSION EXPIRES: 12-24-2021

JENNIFER SWEAT
Notary Public, State of Utah
Commission # 698252
My Commission Expires On
December 24, 2021

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL RIGHTS OF WAY SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 4 DAY OF December 2018 A.D.

BY: [signature] LARRY DOUGLAS BROWN — DATE 12-4-18

BY: [signature] SANDRA FARRER BROWN — DATE 12-4-18

ACKNOWLEDGMENT

ON THIS 4 DAY OF December, 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Wasatch, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

[signature] Jenny Sweat
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN midway, UTAH
STATE OF UTAH
COUNTY OF Wasatch
MY COMMISSION EXPIRES: 12-24-2021

JENNIFER SWEAT
Notary Public, State of Utah
Commission # 698252
My Commission Expires On
December 24, 2021

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS LABARGE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

LICENSED PROFESSIONAL LAND SURVEYOR No. 6439364 TRAVIS R. GOWER STATE OF UTAH

TRAVIS R. GOWER
P.L.S. 6439364 — DATE

SUBDIVISION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MIDWAY CITY, WASATCH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF PINE CANYON ROAD (350 WEST STREET), 1791.22 FEET NORTH AND 601.47 FEET NORTH 89°17'57" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE NORTH 00°00'18" WEST 242.08 FEET; THENCE SOUTH 89°28'47" EAST 711.83 FEET TO A POINT ON THE WEST LINE OF THE SWISS FARM SUBDIVISION, ENTRY NUMBER 173514, RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°26'45" WEST 289.49 FEET ALONG THE WEST LINE OF SAID SWISS FARM SUBDIVISION TO THE NORTHWEST CORNER OF LOT 16 OF SAID SUBDIVISION AND A POINT ON THE SOUTH LINE OF QUIT CLAIM DEED, ENTRY NUMBER __________, THENCE ALONG THE SOUTH LINE OF SAID QUIT CLAIM DEED THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°29'13" WEST 90.39 FEET TO THE BEGINNING OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT; (2) ALONG THE ARC OF SAID CURVE 156.00 FEET HAVING A CENTRAL ANGLE OF 17°01'29" (CHORD BEARS NORTH 80°58'28" WEST 155.42 FEET; (3) NORTH 72°27'44" WEST 37.07 FEET TO A POINT ON AN EXISTING FIRE FENCE AND ; THENCE ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT ENTRY NUMBER __________ THE FOLLOWING FIVE (5) COURSES: (1) NORTH 86°05'15" WEST 56.04 FEET; (2) NORTH 87°08'26" WEST 63.87 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENG"; (3) NORTH 87°21'57" WEST 144.43 FEET; (4) NORTH 88°09'27" WEST 86.44 FEET; (5) NORTH 89°13'36" WEST 79.94 FEET TO THE POINT OF BEGINNING AND A POINT ON THE EAST LINE OF SAID PINE CANYON ROAD.

CONTAINS: 185,262 S.F / 4.25 AC+/-

MIDWAY CITY PLANNING COMMISSION

APPROVED AND ACCEPTED THIS ______ DAY OF __________, 2018. A.D., BY THE MIDWAY CITY PLANNING COMMISSION.

PLANNING DIRECTOR — CHAIRMAN, PLANNING COMMISSION

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

APPROVED ______ CITY ENGINEER — APPROVED ______ CITY ATTORNEY

CITY ENGINEER SEAL	CLERK/RECORDER SEAL

MIDWAY IRRIGATION DISTRICT APPROVAL

APPROVED AND ACCEPTED THIS ______ DAY OF __________, 2018. A.D., BY THE MIDWAY IRRIGATION DISTRICT.

MIDWAY IRRIGATION DISTRICT

MIDWAY SANITATION DISTRICT APPROVAL

APPROVED AND ACCEPTED THIS ______ DAY OF __________, 2018. A.D., BY THE MIDWAY CITY SANITATION DISTRICT.

MIDWAY CITY SANITATION DISTRICT

WASATCH COUNTY RECORDER

NO. ______ BOOK ______ PAGE ______
DATE ______ STATE OF UTAH, RECORDED AND FILED AT THE REQUEST OF ______

COUNTY RECORDER — DATE:

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS ____ DAY OF ______, 2018 RECORD OF SURVEY # ______

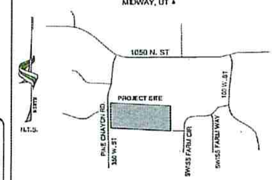
COUNTY SURVEYOR — DATE:

LEGEND

SECTION CORNER (FOUND)	◆
SECTION CORNER (CALCULATED)	◇
SECTION LINE	— — —
PROPERTY LINE	——
LOT LINE	——
SET MONUMENT	◉ ⊞
FOUND MONUMENT	○
ROAD CENTERLINE	—— – ——
PUBLIC UTILITY EASEMENT (P.U.E.)	— — — —

VICINITY MAP

MIDWAY, UT



LABARGE RECORD OF SURVEY

N1/2 SE1/4 OF SEC. 27, T3S, R4E, SLB&M, MIDWAY CITY, WASATCH COUNTY, UTAH

epic ENGINEERING

1" = 40'	PROJECT #: 18SM3277
DRAWN: JD	DATE: 12/03/2018
CHECKED: TG	SHEET NO: 1 OF 1