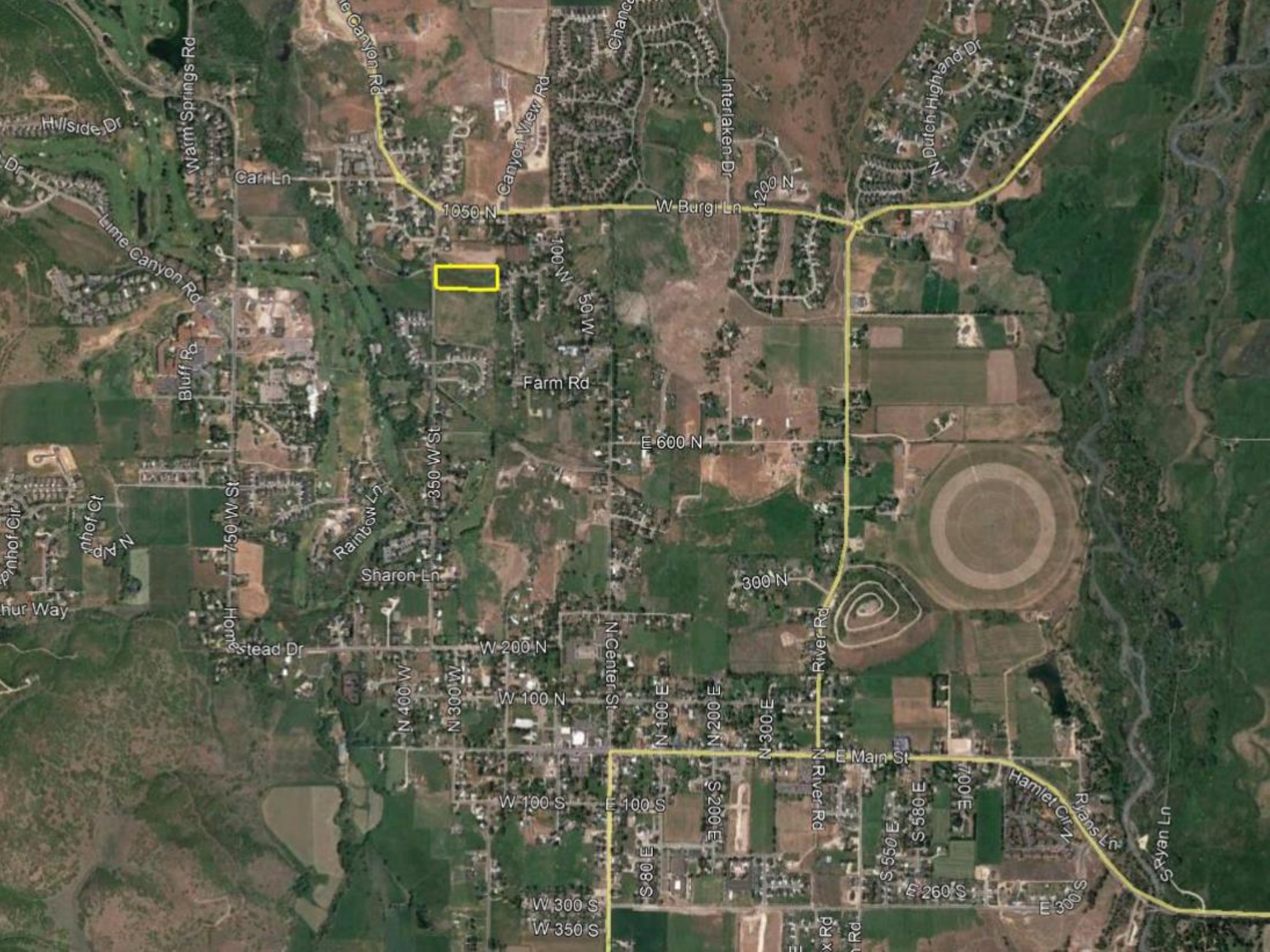


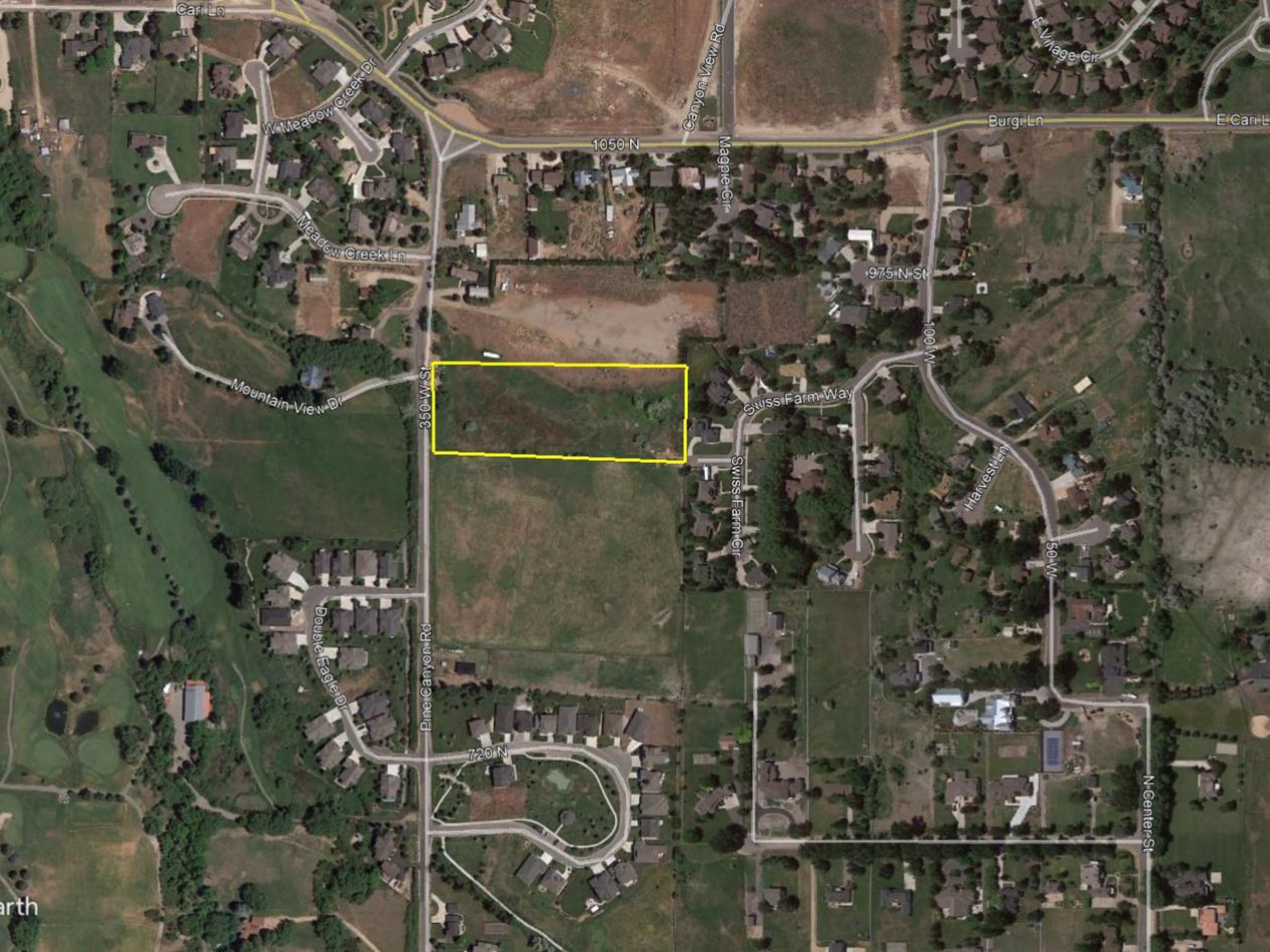
LABARGE SUBDIVISION

FINAL

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's sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line
- 4 lots
 - Lot 1 – 1.96 acres
 - Lot 2 – 0.51 acres
 - Lot 3 – 0.61 acres
 - Lot 4 – 0.63 acres





Cari Ln

W Meadow Creek Dr

Meadow Creek Ln

Mountain View Dr

Double Eagle Dr

Pine Canyon Rd

720 N

1050 N

Canyon View Rd

Magpie Cir

350 W St

975 N St

100 W

Swiss Farm Way

Swiss Farm Cir

Harvest Ln

50 W

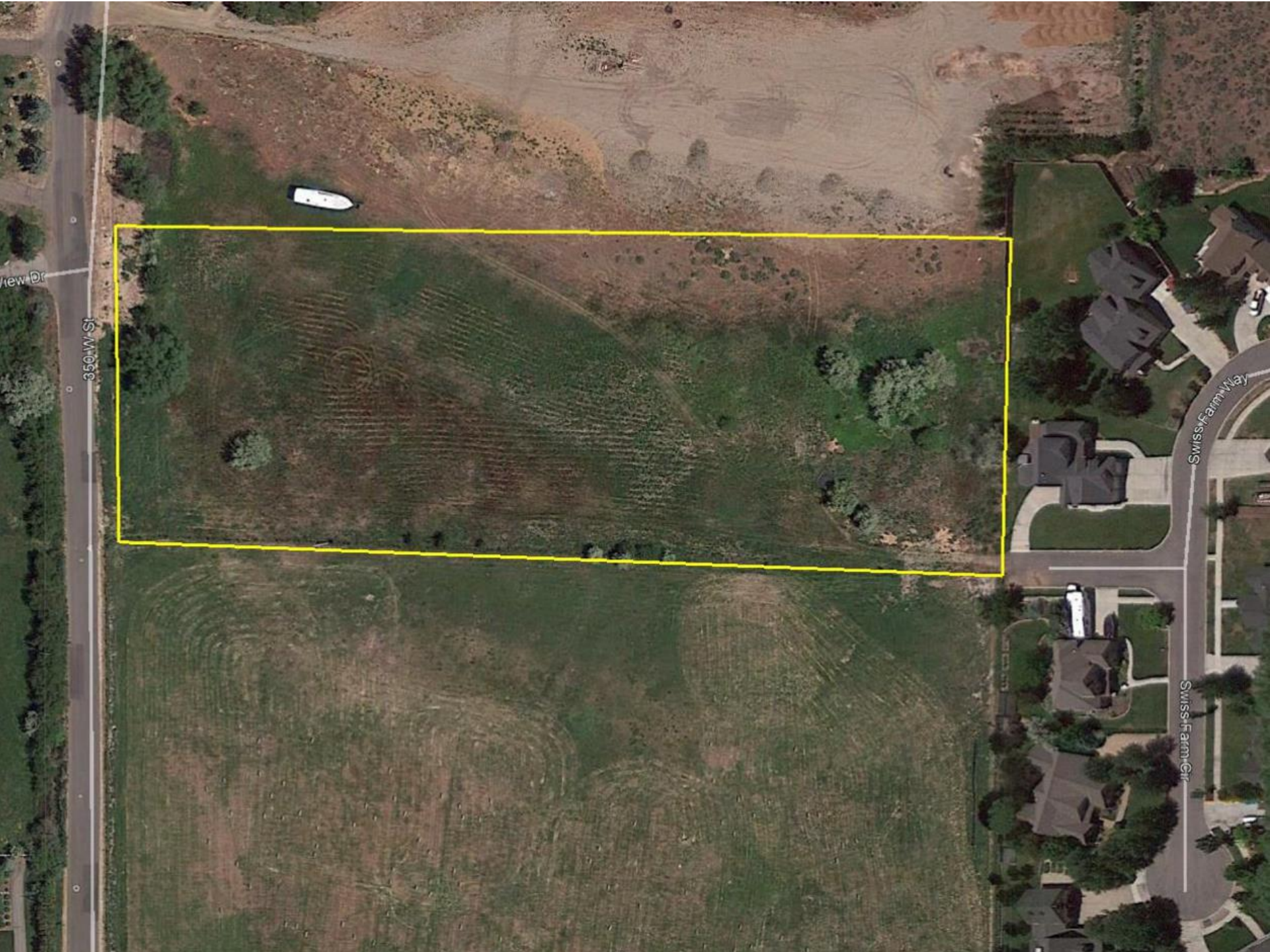
Burgi Ln

E Village Cr

E Cari Ln

N Center St

arth



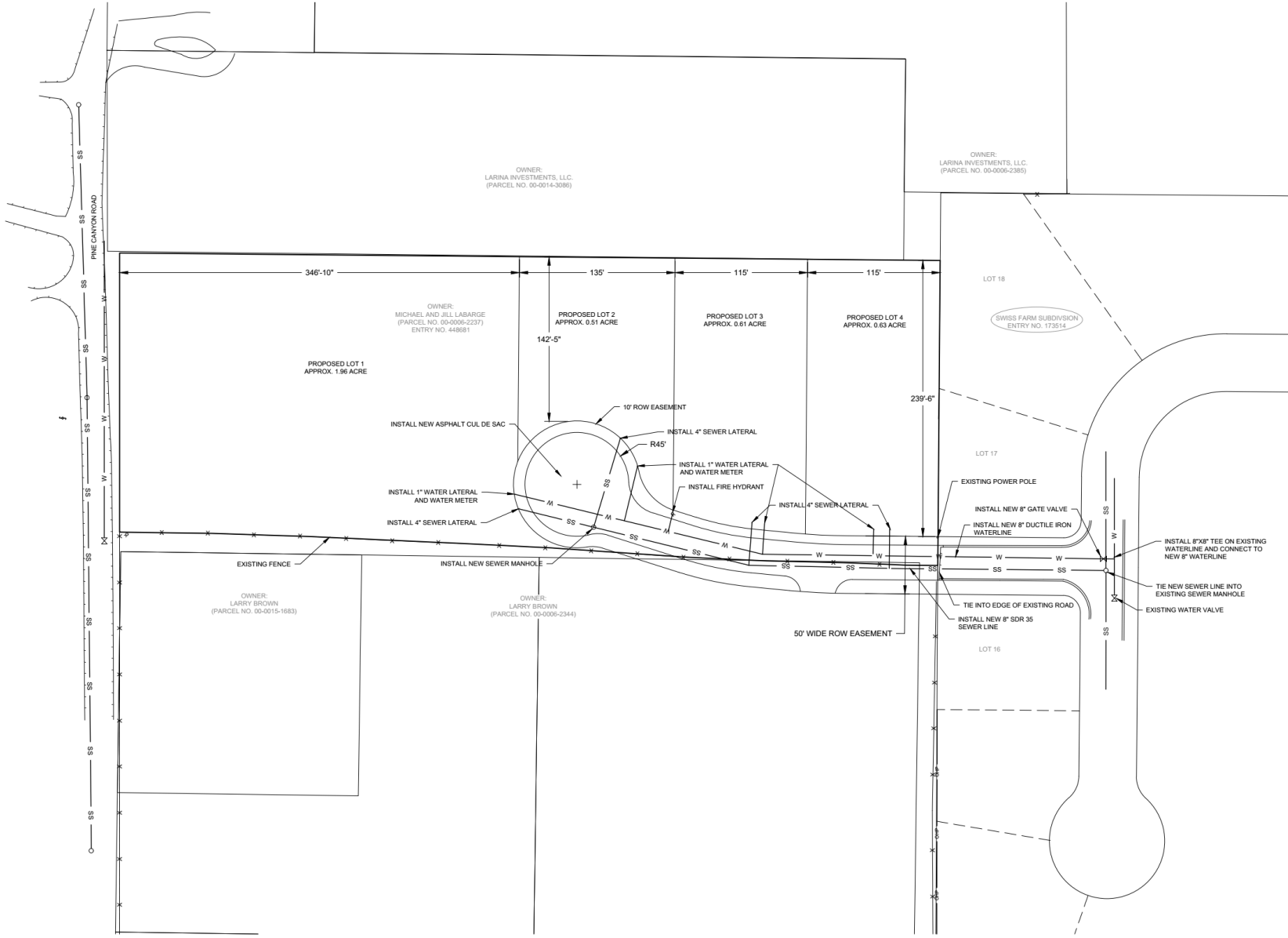
View Dr

350 W St

Swiss Farm Way

Swiss Farm Cir

178718



CONSTRUCTION NOTES

1. CONTRACTOR TO POTHOLE AND CONFIRM EXISTING UTILITIES

TOTAL AREA: 4.12 ACRE
TOTAL NEW ASPHALT: 15,550 SQ FT

WARNING
CALL BLUE STAKES



REVISIONS

NO.	DATE	DESCRIPTION
1.		

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

SCALE

HORIZ: 1"=40'
VERT: N/A
(24" x 30" SHEET)

BAR SCALE MEASURES 1" ON A 24" x 30" SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME

922 N. Pine Canyon Rd.

SHEET TITLE

SITE PLAN

PLAN SET

PRELIM	SHEET C-1
--------	-----------

LARBARGE 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

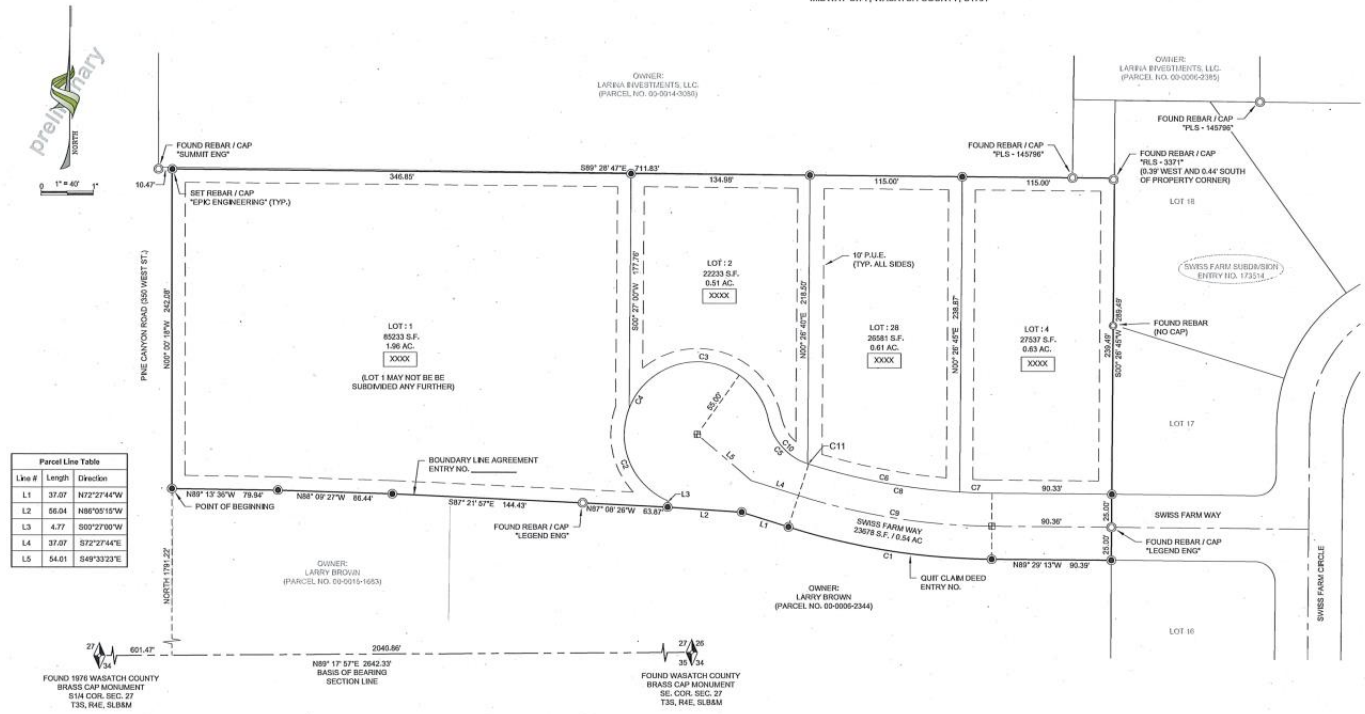
OWNER'S DEDICATION AND CONSENT TO RECORD
KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS LARBARGE SUBDIVISION, DO HEREBY DEDICATE 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 HERETO SET MY HAND THIS 4 DAY OF December, 2018, A.D.
BY: Michael L. LARBARGE DATE: 12/4/18
BY: Jennifer S. LARBARGE 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 PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
Jennifer S. Sweat
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN Midway, UTAH
COUNTY OF Wasatch
MY COMMISSION EXPIRES: 12-24-2021



ACKNOWLEDGMENT
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 HERETO SET MY HAND THIS 4 DAY OF December, 2018, A.D.
BY: Scott D. Brown DATE: 12-4-18
BY: Sandra Farmer Brown DATE: 12-4-18
BY: Sandra Farmer 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.
Jennifer S. Sweat
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN Midway, UTAH
COUNTY OF Wasatch
MY COMMISSION EXPIRES: 12-24-2021



Parcel Line Table

Line #	Length	Direction
L1	37.07	N72°27'44\"W
L2	58.04	N86°05'15\"W
L3	47.77	S89°27'30\"W
L4	37.07	S72°27'44\"E
L5	54.61	S48°33'33\"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\"	S32°29'24\"E	75.85
C3	141.21	55.00	147°06'29\"	N85°29'29\"W	165.50
C4	24.91	55.00	234°17'59\"	S51°02'47\"W	97.88
C5	46.84	45.00	59°23'05\"	S41°28'51\"E	44.58
C6	116.00	475.00	13°59'59\"	S17°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°38'38\"	S80°59'54\"E	140.23
C9	148.57	500.00	17°01'29\"	S80°59'28\"E	148.62
C10	46.84	45.00	59°23'05\"	S41°28'51\"E	44.58
C11	1.05	45.00	1°20'12\"	S71°59'29\"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 6439064, 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 LARBARGE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.
Travis R. Gower
P.L.S. 6439064
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 651.47 FEET NORTH 89°17'57\"E; EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE NORTH 69°09'18\"E WEST 242.08 FEET; THENCE SOUTH 89°28'47\"E EAST 711.83 FEET TO A POINT ON THE WEST LINE OF THE SWISS FARM SUBDIVISION, ENTRY NUMBER 17314, RECORDED IN THE WASATCH COUNTY RECORDERS OFFICE; THENCE SOUTH 02°28'40\"E WEST 280.49 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 QUILT CLAIM DEED, ENTRY NUMBER THREE (3) COURSES; (1) NORTH 89°29'13\"E WEST 90.39 FEET TO THE BEGINNING OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT; (2) ALONG THE ARC OF SAID CURVE 186.50 FEET HAVING A CENTRAL ANGLE OF 17°01'29\"; (CHORD BEARS NORTH 89°28'28\"E WEST 155.42 FEET; (3) NORTH 72°27'44\"E WEST 37.07 FEET TO A POINT ON AN EXISTING PINE FENCE AND; THENCE ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT ENTRY NUMBER _____ THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°29'13\"E WEST 56.64 FEET; (2) NORTH 87°03'38\"E WEST 63.87 FEET TO A FOUND REBAR AND CAP STAMPED 'LEGEND ENG.'; (3) NORTH 47°21'57\"E WEST 144.43 FEET; (4) NORTH 86°02'57\"E WEST 86.44 FEET; (5) NORTH 89°13'38\"E WEST 79.94 FEET TO THE POINT OF BEGINNING AND A POINT ON THE EAST LINE OF SAID PINE CANYON ROAD.

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

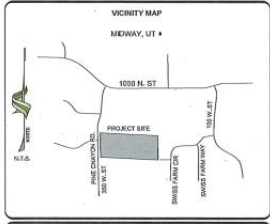
MIDWAY SANITATION DISTRICT APPROVAL
APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2018, A.D., BY THE MIDWAY CITY SANITATION DISTRICT.
MIDWAY CITY SANITATION DISTRICT

MIDWAY CITY PLANNING COMMISSION
APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2018, A.D., BY THE MIDWAY CITY PLANNING COMMISSION.
PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

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.) _____



LABARGE RECORD OF SURVEY
N1/2 SE1/4 OF SEC. 27, T3S, R4E, S18&M,
MIDWAY CITY, WASATCH COUNTY, UTAH
PROJECT # 1805177
DRAWN: _____ DATE: 12/03/2018
CHECKED: _____ TO: _____ SHEET NO. 1 OF 1

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY RECORDERS OFFICE, AND THE COUNTY ENGINEER'S OFFICE.

RECOMMENDATION

- 4.12-acre parcel
 - Area of lots
 - 3.71
 - Impervious area of 4 lots
 - 0.73 acres (4 x 8,000 sq. ft. = 32,000 sq. ft.)
 - Irrigated lot area
 - 2.98 acres
 - ROW - park strip
 - 0.13 acres
 - Total irrigated acreage
 - 3.11 (3 x 3.11) = 9.33 acre feet

4 culinary connections

- 4 x 0.8 = 3.2 acre feet
- 12.53 acre feet requirement

POSSIBLE FINDINGS

- The proposed lot meets 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

POSSIBLE FINDINGS

- The property owned by Larry Brown is deeded to the City before the plat is recorded.
- 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.
- 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.
- A deed restriction is recorded on lot 1 that in perpetuity restricts the lot from being further subdivided and a note is included on the plat that explains this limitation for lot 1.

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.

RECOMMENDED CONDITIONS

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.

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement is entered into the 3rd day of December, 2018, by and between Michael and Jill LaBarge, whose principal address is 211 E. Greenfield Circle Unit #101 Heber City, UT 84032, and Larry and Sandra Brown, whose principal address is 825 Pine Canyon Rd. Midway City, UT 84049.

RECITALS:

- A. LaBarge represents that they are the owner of certain real property located in Wasatch County, State of Utah which shown in Exhibit "A" attached hereto and incorporated herein (LaBarge property).
- B. Brown represents that they are the owner of certain real property located in Wasatch County, State of Utah which is shown in Exhibit "A" attached hereto and incorporated herein (Brown property). The LaBarge property and Brown property are collectively referred to herein as the "**Properties**".
- C. Brown Property is located immediately adjacent and to the south of the LaBarge property.
- D. The exact location of the boundary line between the LaBarge and Brown Property has been uncertain.
- E. The parties desire to agree upon the location of the boundary line between the properties.

Now, THEREFORE the parties agree that the boundary line between their respective properties shall be the following described line ("**Agreed Boundary Line**"):

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 DESCRIBES AS FOLLOWS:

BEGINNING AT A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING" AT THE CORNER OF AN EXISTING WIRE FENCE, 1791.22 FEET NORTH AND 601.47 FEET NORTH 89°17'57" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, RUNNING THENCE ALONG SAID WIRE FENCE LINE THE FOLLOWING NINE (9) COURSES: (1) SOUTH 89°13'36" EAST 79.94 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (2) SOUTH 88°09'27" EAST 86.44 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (3) SOUTH 87°21'57" EAST 144.43 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENG"; (4) SOUTH 87°08'26" EAST 63.87 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (5) SOUTH 86°05'15" EAST 119.90 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (6) SOUTH 87°23'30" EAST 67.33 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENG"; (7) SOUTH 88°40'45" EAST 68.98 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (8) SOUTH 87°39'56" EAST 51.54 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (9) SOUTH 89°28'48" EAST 27.99 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENG" AND THE POINT OF TERMINATION. SAID POINT OF TERMINATION BEING 2188.62 FEET NORTH 37°27'18" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 27.

EFFECTS PARCELS 00-0015-1683, 00-006-2344 AND 00-006-2237

LaBarge hereby quit-claims to Brown any and all of its rights, title and interest in any portion of the LaBarge Property lying south of the **Agreed Boundary Line**.

Brown hereby quit-claims to LaBarge any and all of its rights, title and interest in any portion of the Brown Property lying north of the **Agreed Boundary Line**.

The conveyance of the various parcels of property by the parties set forth above is made without warranty of title and subject to: (i) any state of facts which an accurate survey or physical inspection of the property might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having the jurisdiction; and (iii) all reservations, easements, rights-of-way, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

This agreement is made for the purpose of setting a disputed boundary line and is intended for that purpose and shall run with the land and inure to the benefit of and be binding upon the heirs, assignees, successors, and transferees of the parties.

IN WITNESS WHEREOF, the parties have executed this Boundary Line Agreement as of the date first written.

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

BY: [Signature] 12/4/18
JILL LABARGE DATE

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

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

State of Utah, County Wasatch

The foregoing instrument was acknowledged before me on this 4 day of December, 2018.

By Michael Labarge & Jill Labarge

[Signature]
Notary Public

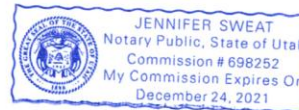


State of Utah, County Wasatch

The foregoing instrument was acknowledged before me on this 4 day of December, 2018.

By Larry Douglas Brown & Sandra Farrer Brown

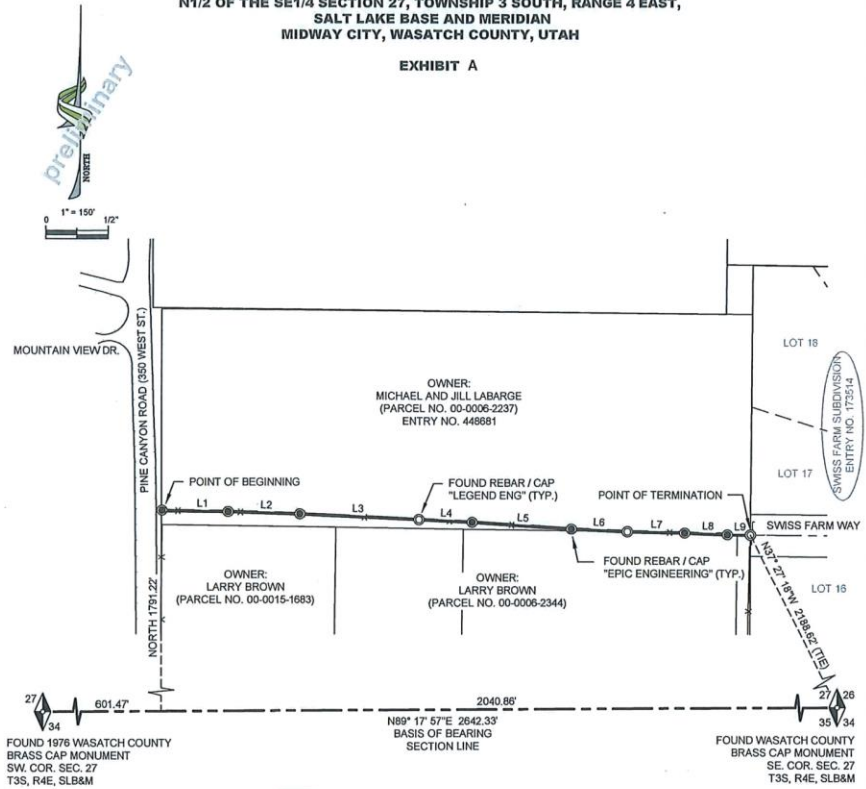
[Signature]
Notary Public



BOUNDARY LINE AGREEMENT

LOCATED IN THE:
**N1/2 OF THE SE1/4 SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 MIDWAY CITY, WASATCH COUNTY, UTAH**

EXHIBIT A



Parcel Line Table		
Line #	Length	Direction
L1	79.94	S89°13'36"E
L2	86.44	S88°09'27"E
L3	144.43	S87°21'57"E
L4	83.87	S87°08'26"E
L5	119.90	S66°05'15"E

Parcel Line Table		
Line #	Length	Direction
L6	67.33	S87°23'30"E
L7	68.98	S88°40'45"E
L8	51.54	S87°39'56"E
L9	27.99	S99°28'48"E

LEGEND

SECTION CORNER (FOUND)

SECTION CORNER (CALCULATED)

SECTION LINE

PROPERTY LINE

LOT LINE

FOUND MONUMENT (AS NOTED)

APPROVED BY PROJECT ENGINEER N. PINE CANYON HOWARD SHEETS/LABARGE BLAUGS

epic
ENGINEERING

3341 South 4000 West
 West Valley, Utah 84120
 (801) 955-5605
 50 East 100 South
 Heber City, Utah 84032
 (435) 864-6600

PROJECT NAME:
BOUNDARY LINE AGREEMENT

PROJECT LOCATION:
MIDWAY CITY, WASATCH COUNTY, UTAH

SCALE:

HORIZ: 1" = 150'

VERT: 1" = 12'

MAX SCALE DIMENSION 1" OF A 1/4" DIA. 200 LB. STEEL GYAST

DRAWN: JD PROJECT # 18SM3277
 DESIGNER: JD
 REVIEWED: TG SHEET: 1 of 1
 DATE: 11/13/2018