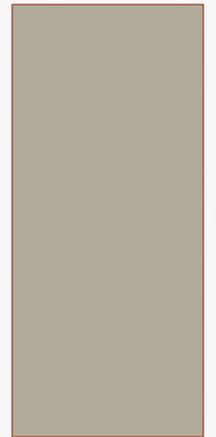


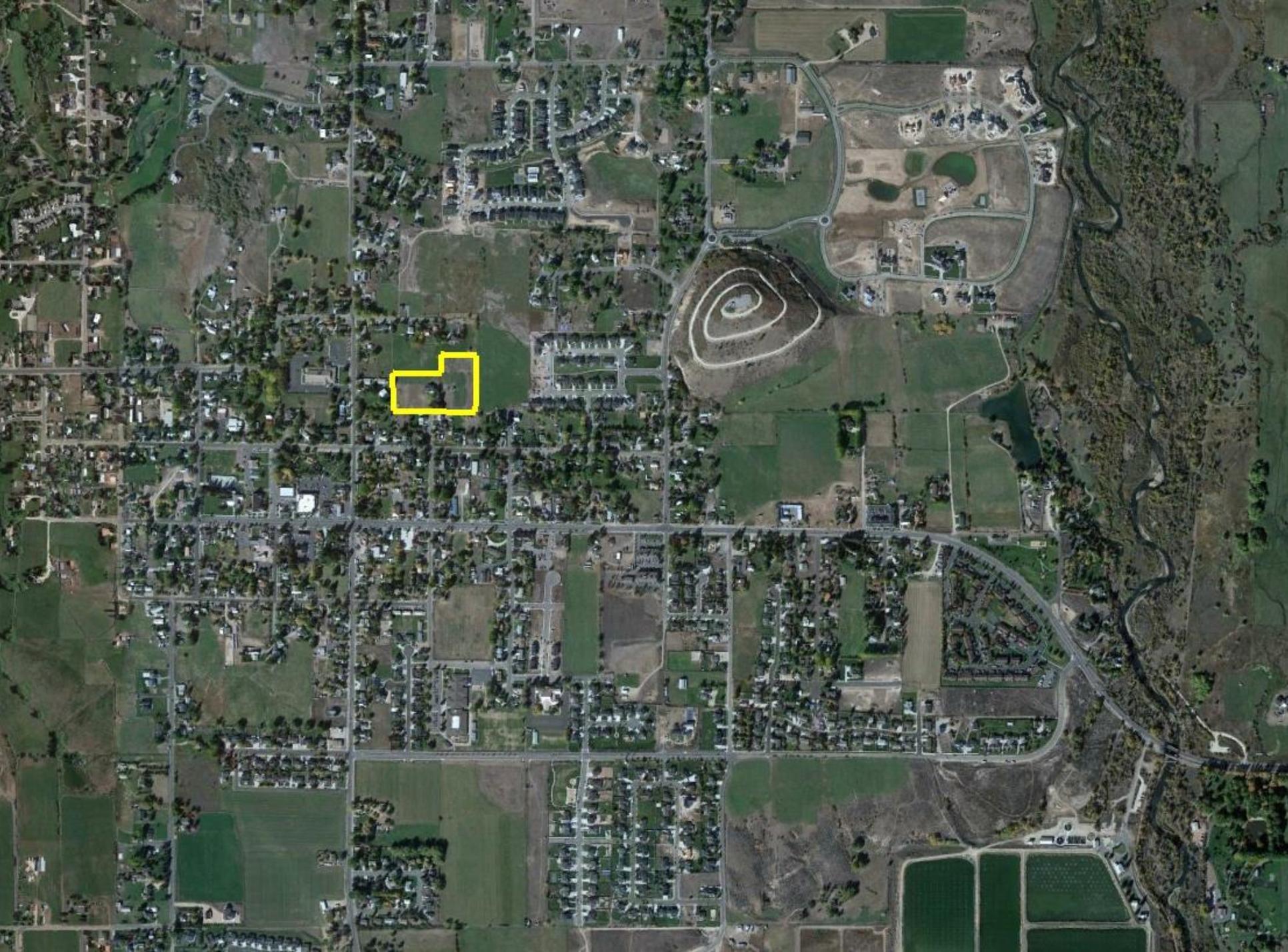
MALINKA DENSITY REDUCTION SUBDIVISION

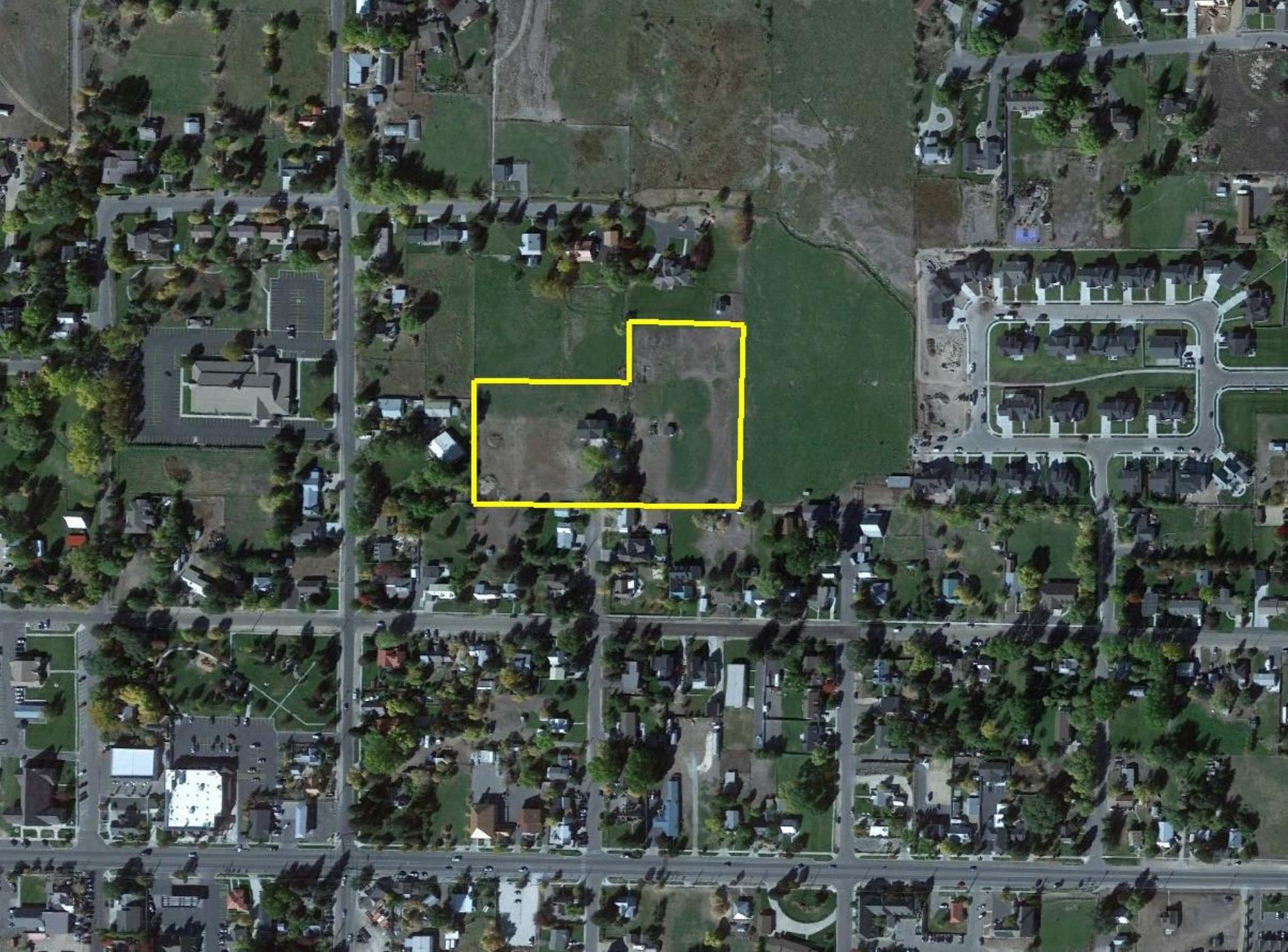
PRELIMINARY/FINAL

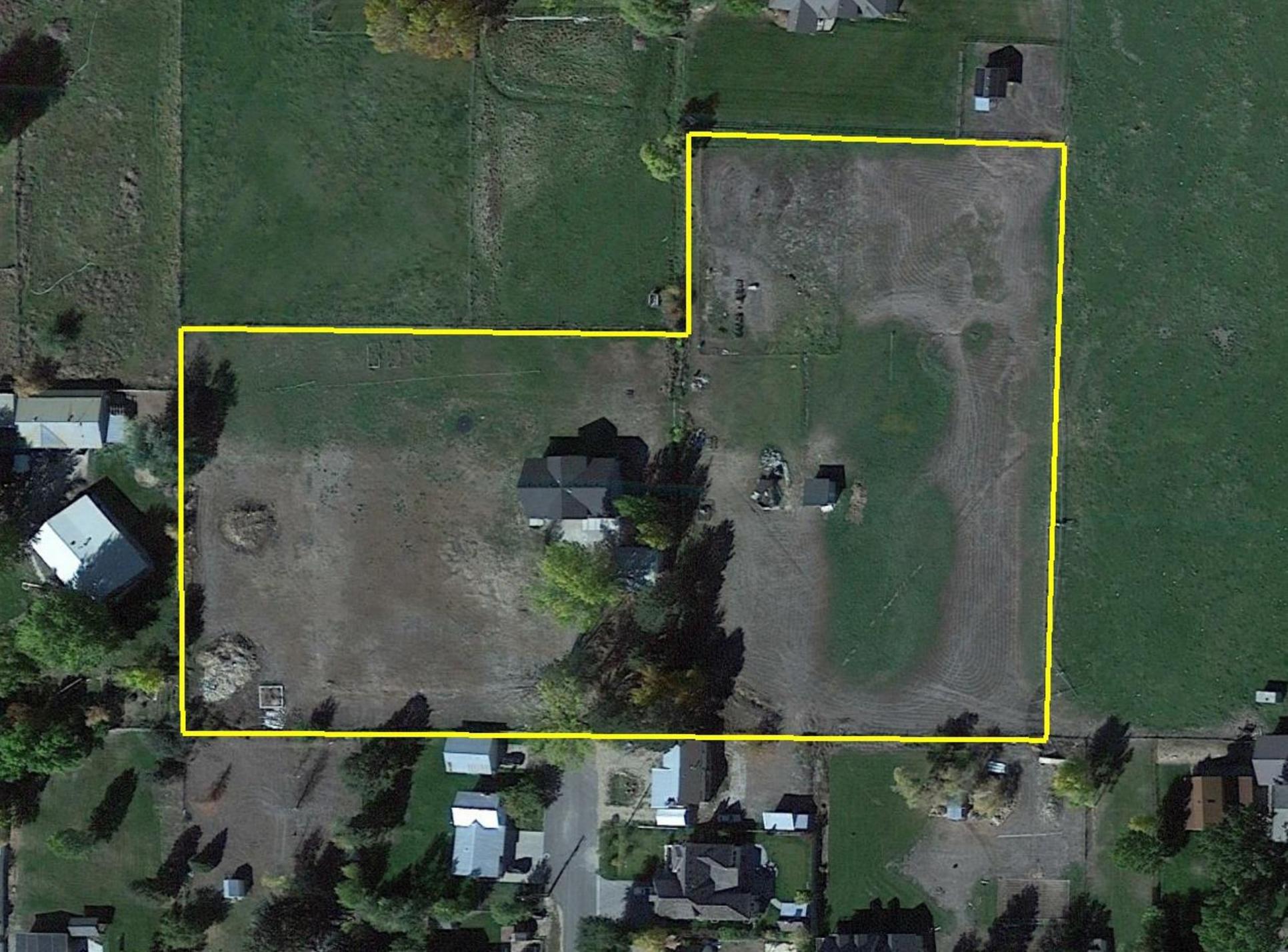


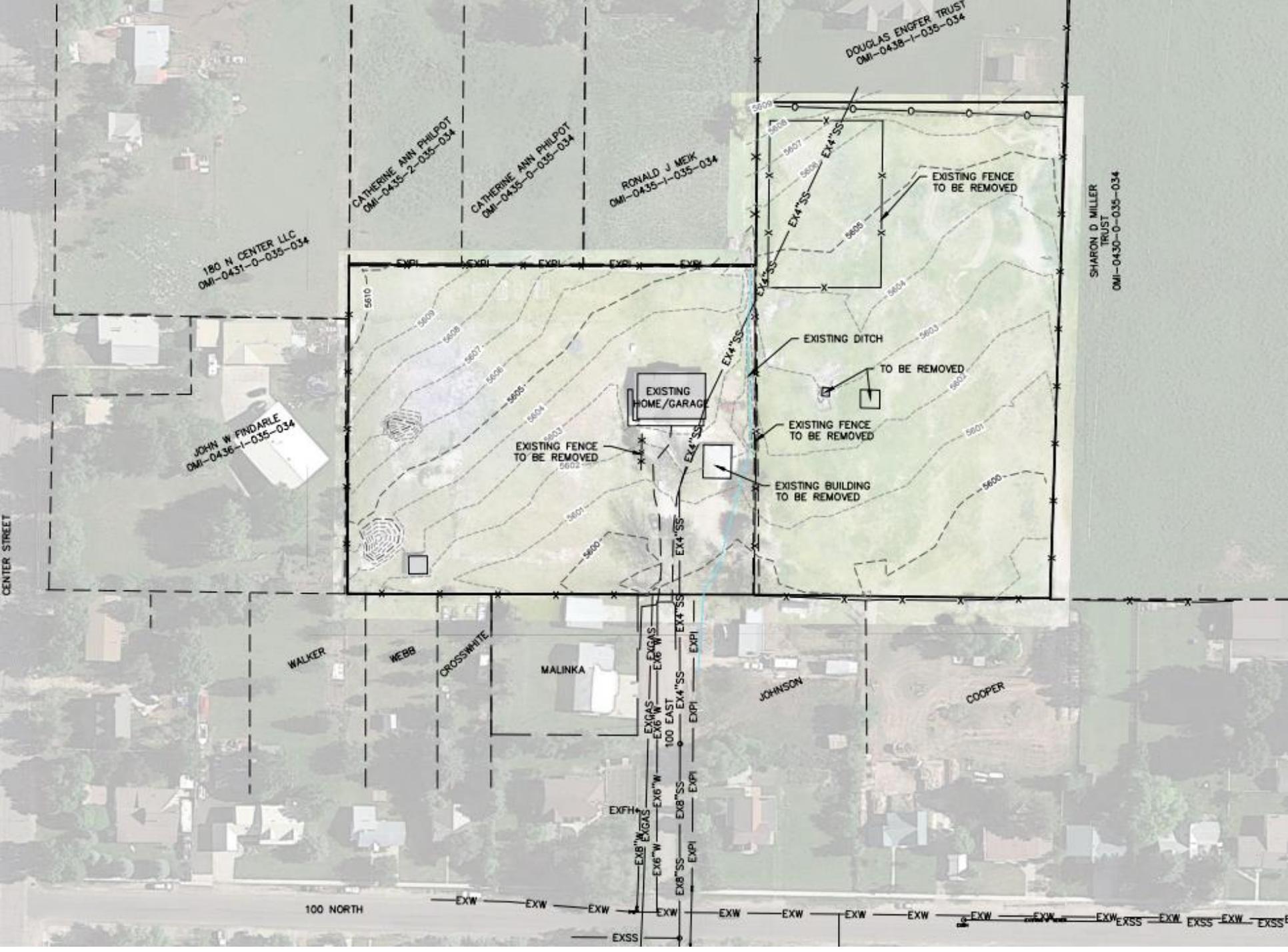
LAND USE SUMMARY

- R-1-15 zone
- 5.2 acres
- 5 lots
- Public cul-de-sac
- Private shared driveway
- One existing dwelling
- All five lots will be deed restricted from further subdividing
- No sensitive lands have been identified
- 200 North will be removed from the Master Street Plan once the deed restrictions have been recorded for all 5 lots











180 N CENTER LLC
OMI-04-31-0-035-034

CATHERINE ANH PHILPOT
OMI-04-35-2-035-034

CATHERINE ANH PHILPOT
OMI-04-35-0-035-034

RONALD J MEIK
OMI-04-35-1-035-034

LOT 5
0.78 ACRES

SHARON D MILLER
TRUST
OMI-04-30-0-035-034

LOT 1
1.19 ACRES

LOT 4
1.01 ACRES

JOHN W FINDARLE
OMI-04-36-1-035-034

LOT 2
0.96 ACRES

LOT 3
1.01 ACRES

EXISTING
HOME/GARAGE

20' SHARED
DRIVEWAY
35' DRIVEWAY EASEMENT AND P.U.E.

STORM DRAIN
EASEMENT

STORM DRAIN
EASEMENT

100 EAST

NORTH
0.53'

WALKER

WEBB

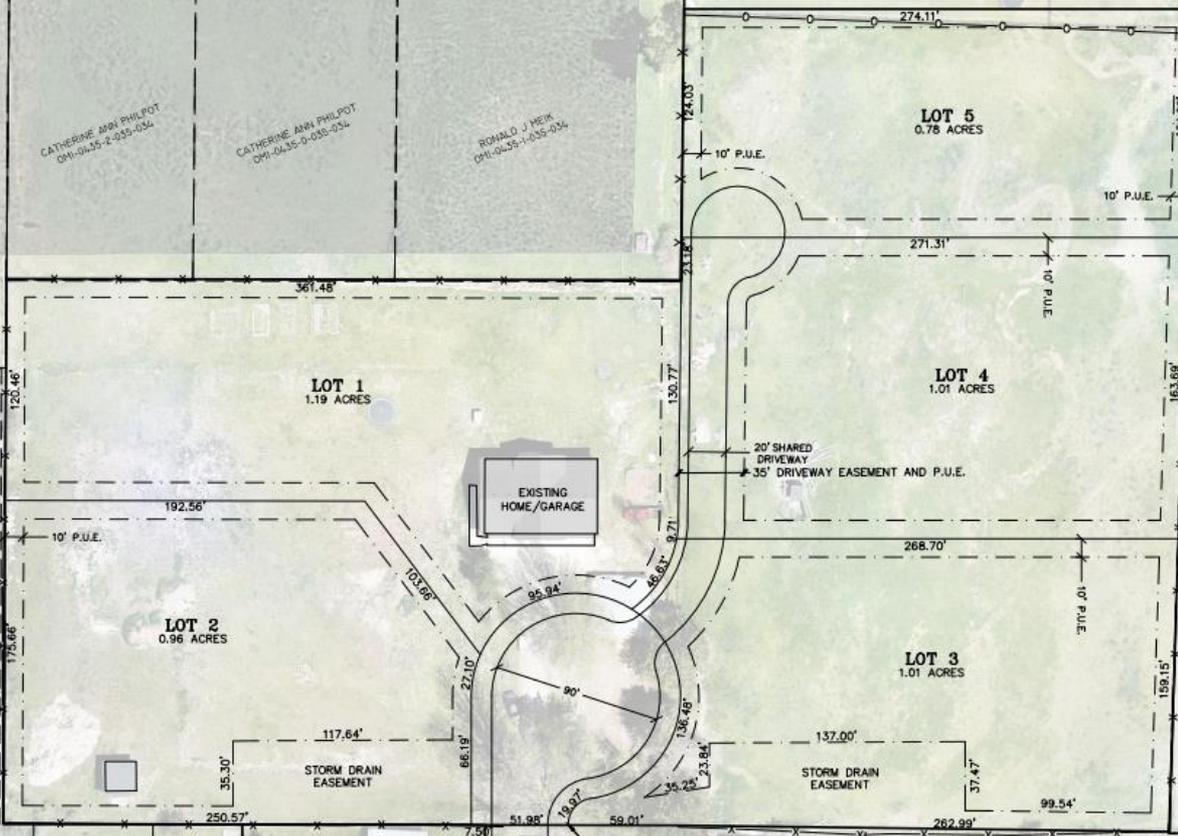
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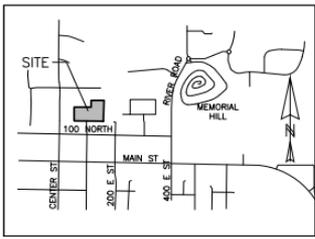
MALINKA

MALINKA

JOHNSON

COOPER





MALINKA SUBDIVISION

A DENSITY REDUCTION SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

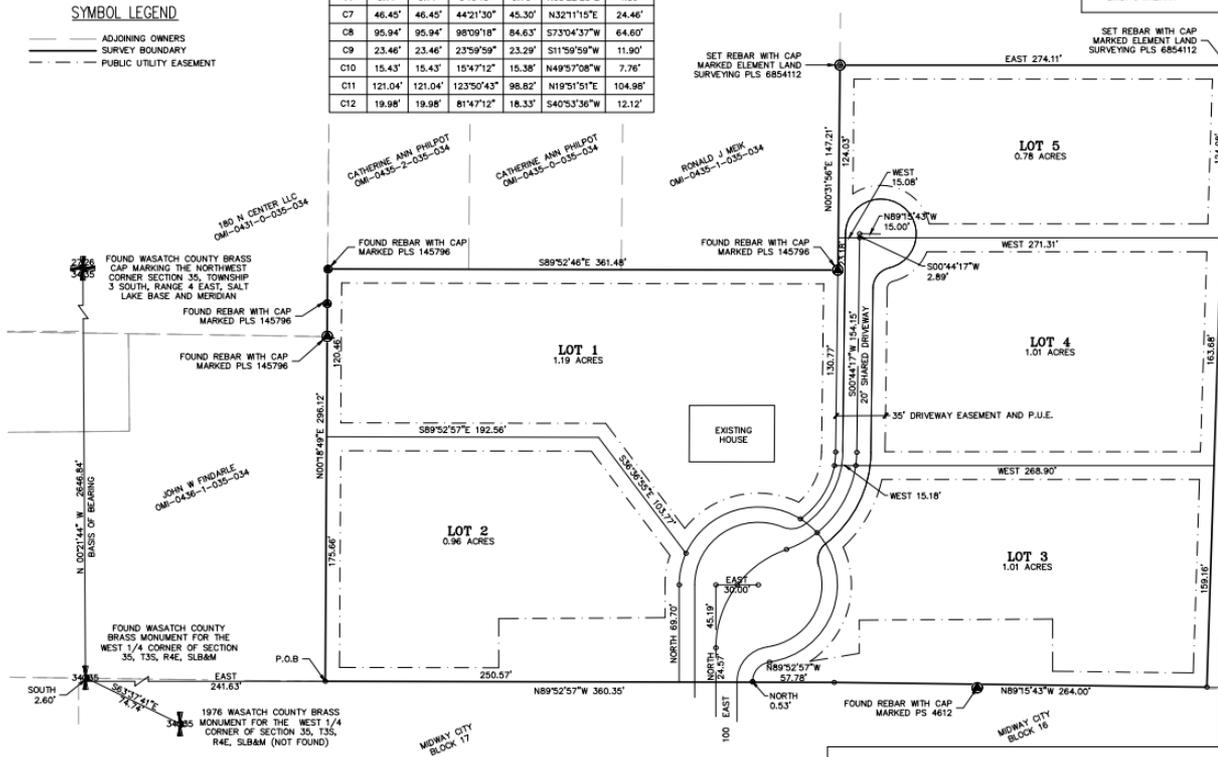
VICINITY MAP

SYMBOL LEGEND

- ADJOINING OWNERS
- - - SURVEY BOUNDARY
- - - PUBLIC UTILITY EASEMENT

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	48.50'	48.50'	370°3'09"	47.66'	S18°31'35"W	25.13'
C2	43.74'	43.74'	33°24'52"	43.12'	S53°45'35"W	22.51'
C3	24.88'	24.88'	19°00'28"	24.77'	N60°57'47"E	12.56'
C4	56.90'	56.90'	43°28'18"	55.55'	N29°43'40"E	29.90'
C5	9.50'	9.50'	71°51'14"	9.49'	N04°21'54"E	4.75'
C6	9.71'	9.71'	91°6'13"	9.70'	N05°22'23"E	4.86'
C7	46.45'	46.45'	44°21'30"	45.30'	N32°11'51"E	24.46'
C8	95.94'	95.94'	98°09'18"	84.63'	S73°04'37"W	64.60'
C9	23.46'	23.46'	23°59'59"	23.29'	S11°59'59"W	11.90'
C10	15.43'	15.43'	15°47'12"	15.38'	N49°57'08"W	7.76'
C11	121.04'	121.04'	123°50'43"	98.82'	N19°51'51"E	104.98'
C12	19.98'	19.98'	81°47'12"	18.33'	S40°53'36"W	12.12'

LOT	ADDRESS
1	XX NORTH 100 EAST STREET
2	XX NORTH 100 EAST STREET
3	XX NORTH 100 EAST STREET
4	XX NORTH 100 EAST STREET
5	XX NORTH 100 EAST STREET



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS NORTH 00°21'44" WEST FROM THE FOUNDATION WASATCH COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 35, TO THE FOUNDATION WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S) 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, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

PETER ARNE MALINKA

EMLY S MALINKA

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, TROY L TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6884112 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 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

BEGINNING AT A FENCE POST, SAID POINT BEING LOCATED SOUTH 2.60 FEET AND EAST 241.63 FEET FROM THE FOUNDATION WASATCH COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE NORTH 00°18'49" EAST 296.12 FEET ALONG A FENCELINE TO A FOUND REBAR WITH CAP MARKED PLS 145796; THENCE SOUTH 89°52'46" EAST 361.48 FEET ALONG A FENCE LINE TO A FOUND REBAR WITH CAP MARKED PLS 145796; THENCE NORTH 00°31'56" EAST 147.21 FEET ALONG A FENCE AND THE EXTENSION OF SAID FENCE LINE; THENCE EAST 274.11 FEET TO A FENCE LINE; THENCE SOUTH 01°49'36" WEST 446.92 FEET ALONG A FENCE LINE; THENCE NORTH 89°15'43" WEST 264.00 FEET; THENCE NORTH 89°52'57" WEST 360.35 FEET ALONG A FENCE TO THE POINT OF BEGINNING.
 AREA = 5.20 ACRES

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WASATCH) S.S.
 ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WASATCH) S.S.
 ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE 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 HEREOF SHOWN.
 THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____
 MAYOR CLERK-RECORDER
 (SEE SEAL BELOW)
 APPROVED _____ APPROVED _____
 CITY ENGINEER CITY ATTORNEY
 (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

MALINKA SUBDIVISION A DENSITY REDUCTION SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 40' FEET

COUNTY SURVEYOR'S CERTIFICATE

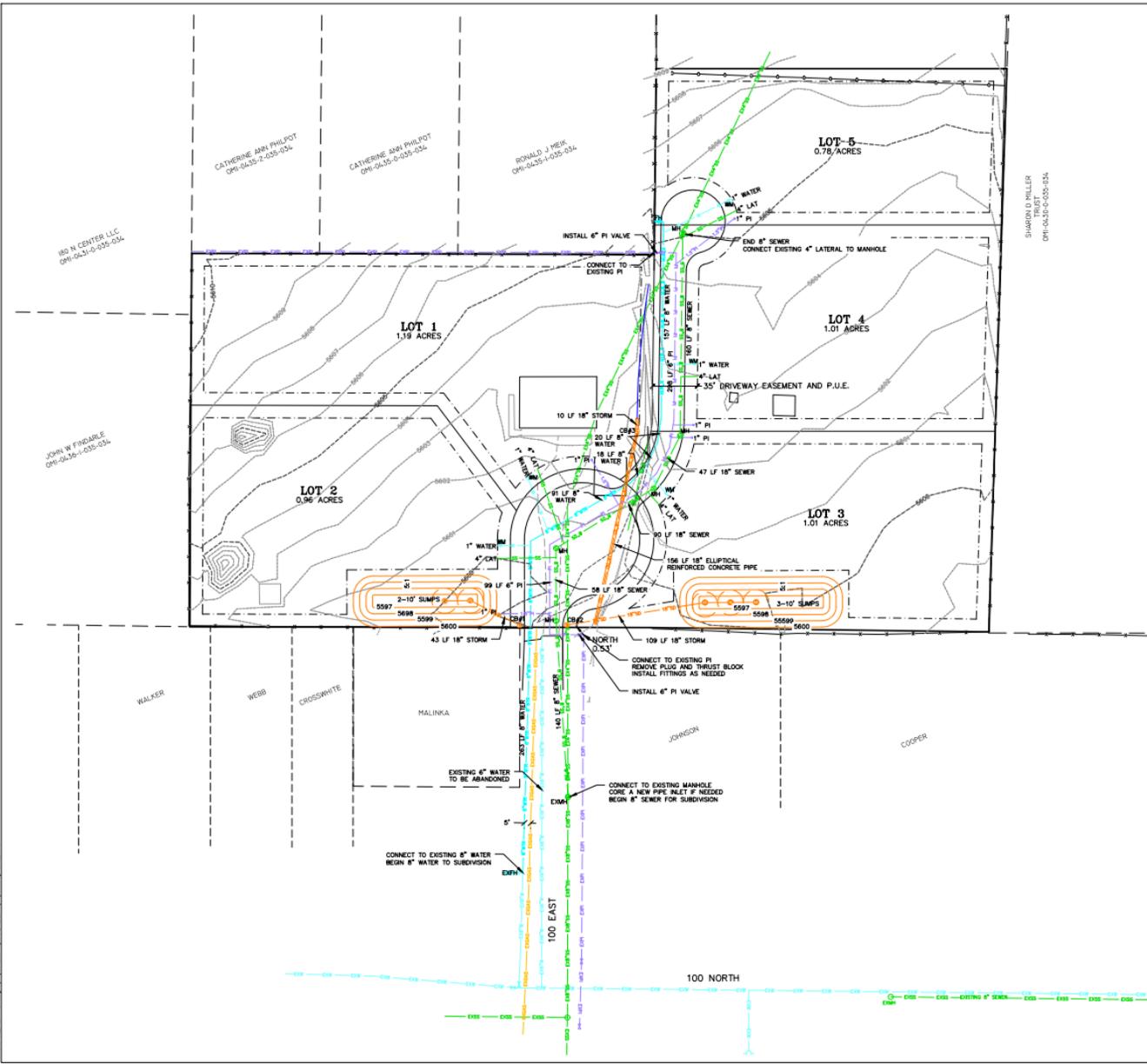
APPROVED AS TO FORM ON THIS DAY OF _____, 20____
 ROS# _____
 COUNTY SURVEYOR

COUNTY RECORDER

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

SURVEYOR
 TROY L. TAYLOR, P.L.S.
 ELEMENT LAND SURVEYING
 2296 SOUTH 270 EAST
 HERRIE CITY, UT 84032
 PHONE (801) 657-8748
 DATE OF SURVEY: DECEMBER 2018

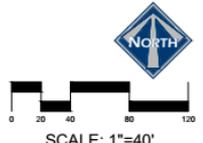
MALINKA SUBDIVISION - 31 MARCH 2023



- LEGEND**
- EXISTING SEWER
 - EXISTING 4" SEWER
 - EXISTING 8" SEWER
 - PROPOSED 8" SEWER
 - EXISTING WATER
 - EXISTING 6" WATER
 - EXISTING 8" WATER
 - PROPOSED 8" WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN
 - EXISTING GAS
 - FM FIRE HYDRANT
 - WM WATER METER

- STORM DRAIN SYSTEM NOTE:**
- ALL STORM DRAIN CONSTRUCTION TO MEET MDWAY CITY STANDARDS.
- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
 - ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWMA C900 DR18 PURPLE PIPE.
- SEWER NOTES:**
- ALL SEWER LATERALS ARE 4".
 - ALL SEWER IMPROVEMENTS SHALL MEET MDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- CLEANLINE MAINS NOTES:**
- ALL CLEANLINE WATER IMPROVEMENTS SHALL MEET MDWAY CITY STANDARDS AND SPECIFICATIONS.
 - ALL CLEANLINE WATER MAIN SHALL BE AWMA C900 DR18 BLUE PIPE.
- POWER, GAS AND PHONE NOTE:**
- OWNER AND CONTRACTOR ARE RESPONSIBLE TO OBTAIN THE FINAL DESIGN FOR POWER, GAS AND PHONE UTILITIES FROM THE UTILITY COMPANIES.
 - CONTRACTOR IS RESPONSIBLE TO DETERMINE THE POT HOLE TRENCHING NEEDED FOR EACH UTILITY COMPANY TO INSTALL THEIR LINES.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE POWER, GAS AND PHONE UTILITY TRENCHES TO EACH LOT. ONLY LOCATIONS FOR WATER, SEWER AND IRRIGATION ARE SHOWN ON THIS PLAN.

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ON-SITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.



PETER MALINKA
MALINKA SUBDIVISION

UTILITY PLAN

BERG ENGINEERING
380 E Main St. Suite 204
Midway, IL 61849
ph 435.657.9749

DESIGN BY: PDB DATE: 31 MAR 2023 SHEET 6
DRAWN BY: SW REV:

Date: 31 Mar 2023, Time: 10:00 AM, User: PDB, Job: 2023-03-01, Project: Malinka Subdivision, Sheet: 6 of 6

DISCUSSION ITEMS

- Density
 - Potentially 11+ lots
 - DRS allows 1 lot per acre in the R-1-15 zone
- Access
 - Public cul-de-sac
 - Private share driveway
- Fire Flow
- Deed Restrictions for all 5 lots
- Midway Master Plan

RECOMMENDED WATER REQUIREMENT

- 5.2-acre parcel (226,512 sq. ft.)
 - 4.95-acres after dedication
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.92 acres (40,000 sq. ft.)
 - 0.11 acres (4,805 sq. ft.) Private driveway (edge of property)
 - Irrigated acreage
 - 3.92 acres x 3 = 11.76 acre feet
- 5 culinary connections for dwellings
 - 4 acre feet
- 15.76 acre feet
 - 1.5 acre feet previously credited for lot of record and dwelling
- 14.26 acre feet requirement

POSSIBLE FINDINGS

- The proposed lots meet the minimum requirements for the R-1-15 zone.
- The proposal does meet the intent of the General Plan for the R-1-15 zone.
- The proposal does comply with the requirements for the Density Reduction Subdivision code.
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a country/rural atmosphere
- The lots will be deed restricted so it can never be further subdivided.
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council.

PROPOSED CONDITIONS

- The deed restrictions that will be recorded towards the lots must be submitted to the City for review and recorded immediately after the plat is recorded.
- A note on the plat is included with language that clearly states that subdividing the lots is prohibited.

EGT File No. UT074267SS

Mail Tax Notice To:

Douglas Engfer and Robin Engfer
119 Linden Street
Santa Cruz, CA 95062-1017

Ent 459475 Bk 1241 Pg 1677 - 1679
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2019 Jan 03 11:11AM Fee: \$14.00 TC
For: Eagle Gate Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

This Space For Recording Only

WARRANTY DEED

Mark Oliver Hansen and Linda Hansen,

Grantors, of Heber, County of Wasatch, State of Utah, hereby CONVEY IN WARRANTY to

Douglas Engfer and Robin Engfer, Trustees of the Douglas and Robin Engfer Family Trust, dated October 5, 1998 and Restated June 27, 2018.

Grantees, of Heber, County of Wasatch, State of Utah

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Wasatch County State of Utah, to-wit

See Exhibit "A"

Part of APN: 00-0006-4936

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2018 taxes and thereafter.

WITNESS, the hand of said grantors, this 18 day of December, 2018.

Exhibit "A": Legal Description

BEGINNING AT A POINT ON A FENCE LINE AND A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112, SAID POINT BEING LOCATED NORTH 00°21'44" WEST ALONG THE SECTION LINE 439.97 FEET AND EAST 608.88 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°31'56" EAST 282.68 FEET ALONG A FENCE AND A FENCE LINE EXTENDED; THENCE EAST 280.50 FEET TO THE FENCE LINE; THENCE SOUTH 01°49'36" WEST 282.82 FEET ALONG A FENCE LINE TO A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; WEST 274.11 FEET TO THE POINT OF BEGINNING.

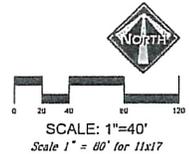
Part of APN: 00-0006-4936



10/11/22



- PROPERTY LINES NOT CONTAIN**
- 25% OR GREATER SLOPES
 - FEMA FLOODPLAIN
 - HOT SPOTS
 - WETLANDS
- SENSITIVE LANDS ON THE PROPERTY**
- EXISTING STREAM - SECTION 16.14.080
 - TREES - SECTION 16.14.110



MALINKA
ROAD PLAN AMENDMENT
**ENVIRONMENTAL
CONSTRAINTS PLAN**

THIS DOCUMENT IS INCOMPLETE
AND IS RELEASED SEPARATELY
FOR REVIEW PURPOSES ONLY. IT IS
NOT MEANT FOR CONSTRUCTION
OR RECORD OF PLANT PURPOSES.



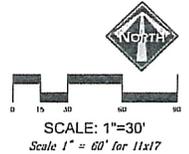
DESIGNED BY: JTB DATE: 10/11/22 SHEET
DRAWN BY: DJJ REV: 5

10/11/22



CONCEPT PLAN NOTE:
 THIS IS A CONCEPT PLAN ONLY AND HAS NOT RECEIVED ANY APPROVALS FROM MIDWAY CITY.
 THIS IS A DENSITY REDUCTION SUBDIVISION IN THE R-1-15 ZONE WHICH ALLOWS 1.0 UNITS PER ACRE.
 A CUL-DE-SAC AT THE END OF 100 EAST IS PROPOSED TO CREATE STREET FRONTAGE FOR THE SUBDIVISION.

30' BACKS FROM?



MALINKA
 ROAD MASTER PLAN AMENDMENT
CONCEPT PLAN
 (5 LOTS & CITY FRONTAGE)

BERG ENGINEERING
 280 E. Main St., Suite 204
 Midway, UT 84059
 ph: 435.652.9749

DESIGNED BY: FDB	DATE: 7 SEP 2022	SHEET
DRAWN BY: FDB	REV:	6