

Midway City Council  
7 November 2023  
Regular Meeting

Whitaker Farm Subdivision /  
Amendment



## **CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** November 7, 2023

**NAME OF PROJECT:** Whitaker Farm

**NAME OF APPLICANT:** Griffin Johnson

**NAME OF OWNER:** Thomas and Laura Wardle

**AGENDA ITEM:** Plat Amendment of Whitaker Farm

**LOCATION:** Intersection of Whitaker Farm Way and Waters Edge

**ZONING DESIGNATION:** RA-1-43 zone

### **ITEM: 6**

Griffin Johnson, agent for Thomas and Laura Wardle, is requesting a Plat Amendment of Whitaker Farm subdivision. The proposal is to remove note #4 from the plat, which limits driveway access to lots 1 and 50 from Whitaker Farm Way. The property is located at the intersection of Whitaker Farm Way and Waters Edge and is in the RA-1-43 zone.

### **BACKGROUND:**

Griffin Johnson, agent for Thomas and Laura Wardle, is proposing a plat amendment to the Whitaker Farm subdivision. The proposed amendment would remove a note from the plat that requires access for lots 1 and 50 to Waters Edge and does not allow driveway access to Whitaker Farm Way. The proposal is to remove the note and therefore, driveway access would be allowed

directly from Whitaker Farm Way. Note #4 states the following: “Lots 1 & 50 shall only have driveway access from Waters Edge Road. No driveway access is allowed from Whitaker Farm Way”.

The note was required on the plat because at the time that Whitaker Farm subdivision was approved, the then future Whitaker Farm Way was designated as a collector road. Collector roads have limited access for safety and traffic flow purposes. Driveways may only be created to collector roads if the City Council has approved a specific petition for driveway access. Since the approval of Whitaker Farms, Midway has adopted a revised General Plan. In the current version of the General Plan, the Master Street Plan now has Whitaker Farm Way designated as a local street which does not have the same access restrictions.

This item has been noticed for a public hearing. Notices were mailed to all property owners within 600’ of the proposed amendment. Notices were also posted in three public locations in Midway. The proposal was also posted on the Midway website and the Utah State noticing website. This proposal is a legislative action, and the City Council has broad discretion regarding this proposal.

#### **ANALYSIS:**

One item to consider with this request is the trail that runs along the east side of Whitaker Farm Way. With current regulations, the driveway for lot 1 will not cross the trail. If the proposal is approved, a driveway could cross the trail. Generally, limiting driveway crossings across trails should be followed. In some cases it cannot be avoided, but generally fewer crossings are the best option. Lot 50 will need to cross the trail at least in one location. Staff feels it is important to limit both lots to only one crossing. This would eliminate the possibility of a horseshoe type driveway for either lot. Staff suggests not removing the note but modifying the note to possibly read the following: “Lots 1 & 50 are allowed to have driveway access from either Whitaker Farm Way or Waters Edge, but only one driveway access is allowed per lot. No horseshoe type driveway is allowed for either lot”.

For the Land Use Authority to approve a plat amendment, Utah State Code dictates that the Land Use Authority consider the petition in a public meeting. The City Council should consider if the proposal is in the best interests of the community and if the petition matches the vision of Midway as described in the General Plan.

A plat amendment is a legislative item and the City Council is not obligated to allow any changes even if they feel that the applicant complies with the requirements of the Code. Subsection 9a-608(2)(a) states “a land use authority may consider at a public meeting an owner’s petition to vacate or amend a subdivision plat if the petition seeks to:

- (iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision;”

No public street, right-of-way, easement will be vacated or altered.

**POSSIBLE FINDINGS:**

- Only lots 1 and 50 will be affected by the proposed amendment.
- The proposal is a legislative action, and the City Council can remove or amend the note.
- Limiting driveway crossings across the trail creates a safer trail pedestrian experience.
- No public street, right-of-way, or easement will be vacated or altered.

**ALTERNATIVE ACTIONS:**

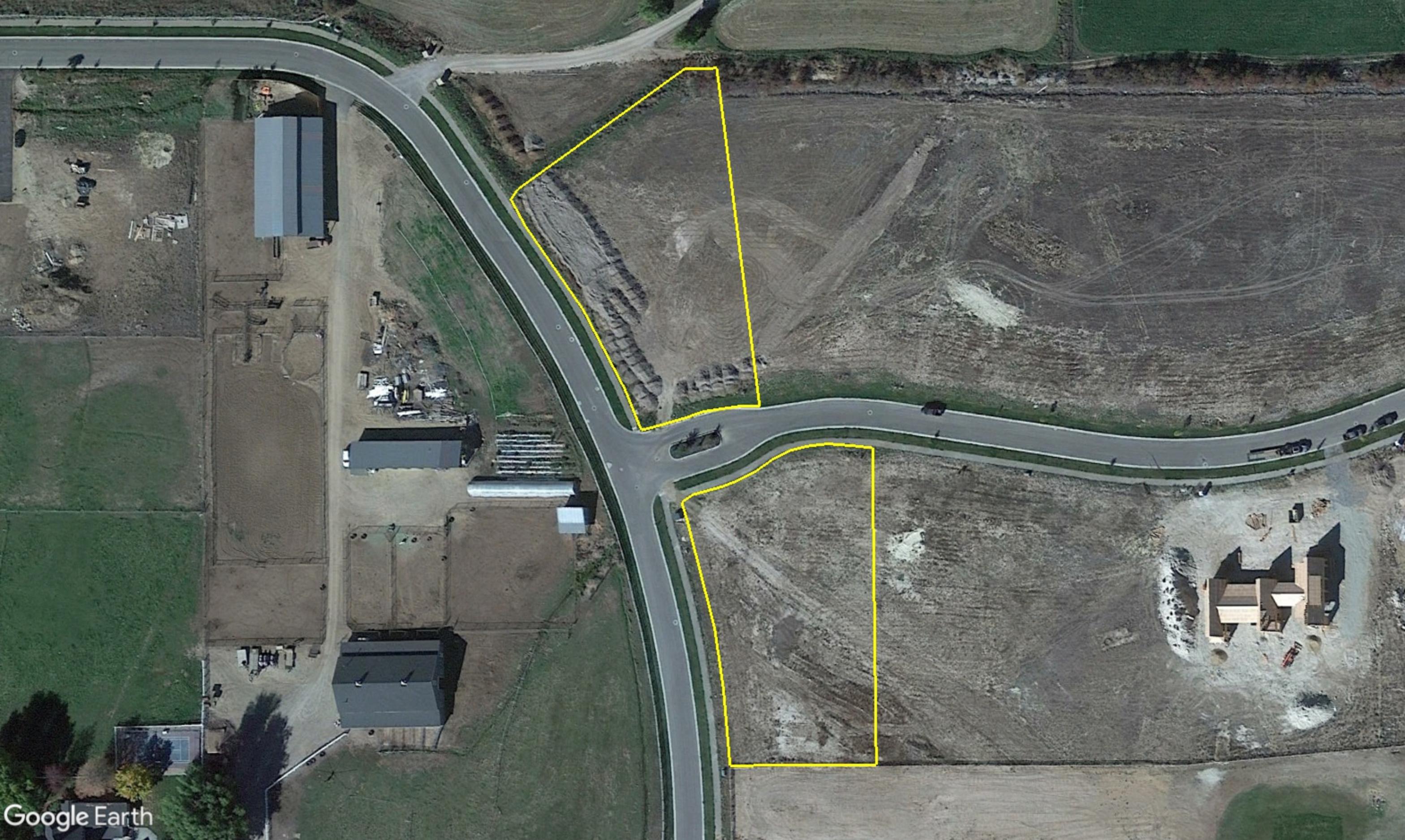
1. Approval (conditional). This action can be taken if the City Council finds there is good cause to approve the proposal.
  - a. Accept staff report
  - b. Reasons for approval (findings)
  - c. Place condition(s) if needed
  
2. Continuance. This action can be taken if the City Council finds that there 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

**PROPOSED CONDITION:**

1. The note is amended to read as follows: “Lots 1 & 50 are allowed to have driveway access from either Whitaker Farm Way or Waters Edge, but only one driveway access is allowed per lot. No horseshoe type driveway is allowed for either lot”.

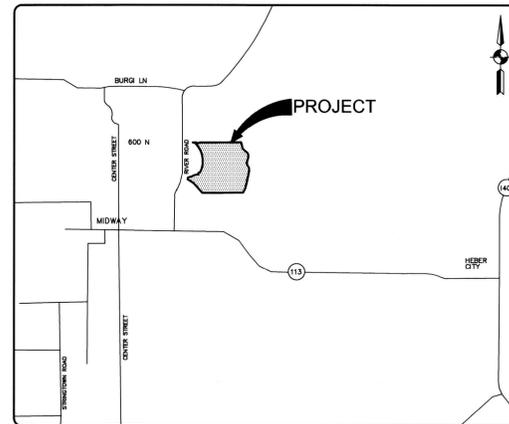
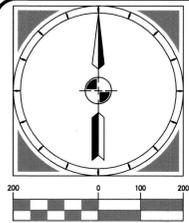






# WHITAKER FARM

LOCATED IN THE NORTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M,  
MIDWAY CITY, WASATCH COUNTY, UTAH



VICINITY MAP  
N.T.S.

**PUBLIC UTILITY EASEMENTS:**

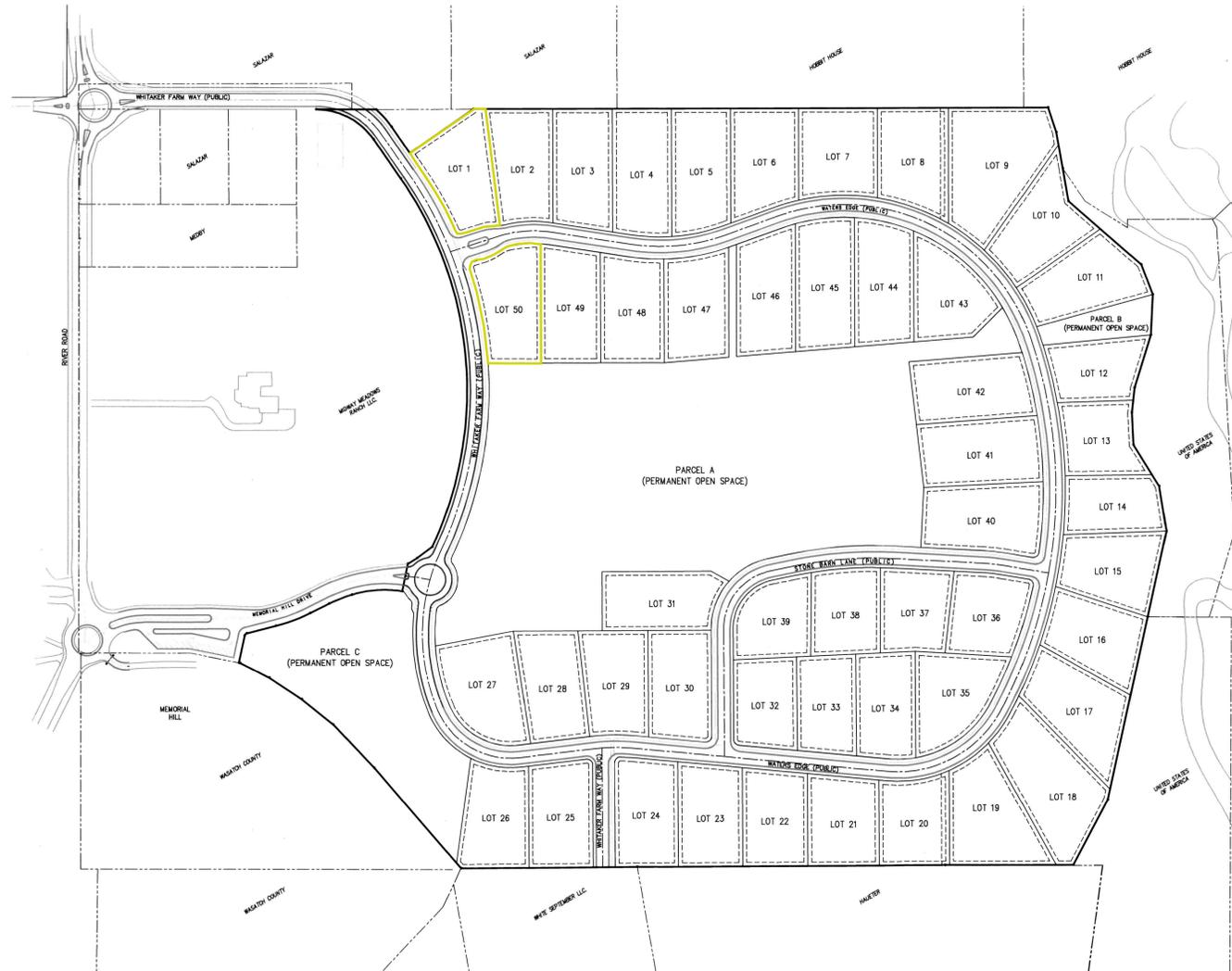
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:  
FRONT: 10 FEET  
REAR: 10 FEET  
SIDE: 10 FEET

**PROPERTY CORNER NOTES**

- 5/8" REBAR AND PLASTIC CAP STAMPED "SUMMIT ENG 435-654-9229" TO BE SET AT SUBDIVISION CORNERS AND REAR LOT CORNERS.
- COPPER PLUG STAMPED SUMMIT ENG 435-654-9229 TO BE SET AT POINTS WHERE EXTENSION OF SIDE LOT LINES INTERSECT THE CONCRETE STREET CURB.

**PLAT NOTES:**

- A GEO-TECHNICAL ENGINEERING STUDY WAS PERFORMED ON THIS PROPERTY BY OMT ENGINEERING LABORATORIES IN 2017 AS OMT PROJECT NO. 10726, WITH A REPORT DATED DEC. 22, 2017. A COPY OF THE REPORT MAY BE OBTAINED FROM SUMMIT ENGINEERING GROUP, HEBER CITY, UT. RECOMMENDATIONS FOR RESIDENTIAL CONSTRUCTION STATE THAT FOUNDATIONS AND FLOOR SLABS MAY BE CONSTRUCTED ENTIRELY ON SUITABLE UNDISTURBED NATURAL SOILS, ENTIRELY ON TUFA (POT ROCK), OR ENTIRELY ON STRUCTURAL/ENGINEERED FILL WHICH EXTENDS TO NATURAL SOILS AND/OR TUFA ROCK.
- THE OPEN SPACE PARCELS SHOWN HEREON MAY BE PRIVATELY OWNED, SHALL REMAIN UNDEVELOPED, AND SHALL BE MAINTAINED FOR AGRICULTURAL USE.
- THE SEWER EASEMENTS ACROSS LOT 8 AND LOT 20 ARE GRANTED TO MIDWAY SANITATION DISTRICT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND MANAGEMENT OF PUBLIC SEWER LINES. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN THESE EASEMENTS.
- LOTS 1 & 50 SHALL ONLY HAVE DRIVEWAY ACCESS FROM WATERS EDGE ROAD. NO DRIVEWAY ACCESS IS ALLOWED FROM WHITAKER FARM WAY.
- RIGHT TO FARM NOTICE: THE PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS BEGON EARLY AND RUN LATE AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVER SPRAY FROM THEIR IRRIGATION, DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.



LOT NO.	ADDRESS	LOT NO.	ADDRESS
1	536 N WATERS EDGE RD	28	328 N WHITAKER FARM LN
2	528 N WATERS EDGE RD	29	323 N WATERS EDGE RD
3	522 N WATERS EDGE RD	30	331 N WATERS EDGE RD
4	512 N WATERS EDGE RD	30	743 E STONE BARN LN
5	502 N WATERS EDGE RD	31	763 E STONE BARN LN
6	492 N WATERS EDGE RD	32	734 E STONE BARN LN
7	482 N WATERS EDGE RD	32	347 N WATERS EDGE RD
8	472 N WATERS EDGE RD	33	355 N WATERS EDGE RD
9	462 N WATERS EDGE RD	34	365 N WATERS EDGE RD
10	456 N WATERS EDGE RD	35	383 N WATERS EDGE RD
11	448 N WATERS EDGE RD	36	401 N WATERS EDGE RD
12	442 N WATERS EDGE RD	36	846 E STONE BARN LN
13	432 N WATERS EDGE RD	37	822 E STONE BARN LN
14	422 N WATERS EDGE RD	38	802 E STONE BARN LN
15	412 N WATERS EDGE RD	39	774 E STONE BARN LN
16	402 N WATERS EDGE RD	40	837 E STONE BARN LN
17	394 N WATERS EDGE RD	40	419 N WATERS EDGE RD
18	384 N WATERS EDGE RD	41	429 N WATERS EDGE RD
19	376 N WATERS EDGE RD	42	439 N WATERS EDGE RD
20	368 N WATERS EDGE RD	43	461 N WATERS EDGE RD
21	358 N WATERS EDGE RD	44	475 N WATERS EDGE RD
22	348 N WATERS EDGE RD	45	485 N WATERS EDGE RD
23	336 N WATERS EDGE RD	46	493 N WATERS EDGE RD
24	326 N WATERS EDGE RD	47	505 N WATERS EDGE RD
25	331 N WHITAKER FARM LN	48	513 N WATERS EDGE RD
26	343 N WHITAKER FARM LN	49	521 N WATERS EDGE RD
27	358 N WHITAKER FARM LN	50	531 N WATERS EDGE RD

**BOUNDARY DESCRIPTION**

BEGINNING NORTH 89°47'17" EAST 603.51 FEET FROM THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTH QUARTER CORNER LIES SOUTH 85°32'21" WEST 1.98 FEET FROM A WASATCH COUNTY MONUMENT REFERENCING THE NORTH QUARTER CORNER;

THENCE EAST 151.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 232.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 40°39'26" EAST; THENCE 58.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°30'15" (CHORD BEARING AND DISTANCE OF SOUTH 42°05'26" EAST 58.57 FEET); THENCE SOUTH 34°50'19" EAST 81.72 FEET; THENCE NORTH 55°09'41" EAST 196.68 FEET; THENCE NORTH 89°46'06" EAST 1459.36 FEET ALONG THE SECTION LINE, THENCE FOLLOWING ALONG THE HOBBIT HOUSE PROPERTY BOUNDARY PER RECORD OF SURVEY #545 THE FOLLOWING TWO COURSES: 1) SOUTH 18°25'10" EAST 66.51 FEET, 2) SOUTH 10°16'10" EAST 84.00 FEET; THENCE FOLLOWING THE DEED FOR PROPERTY OWNED BY THE UNITED STATES OF AMERICA (ENTRY NO. 221202) THE FOLLOWING TEN COURSES: 1) SOUTH 09°51'20" EAST 84.10 FEET, 2) SOUTH 49°04'15" EAST 245.07 FEET, 3) SOUTH 21°07'10" EAST 82.27 FEET, 4) SOUTH 02°39'15" WEST 102.71 FEET, 5) SOUTH 17°08'31" WEST 140.73 FEET, 6) SOUTH 06°05'45" WEST 64.07 FEET, 7) SOUTH 02°37'09" EAST 82.20 FEET, 8) SOUTH 32°09'15" EAST 123.39 FEET, 9) SOUTH 09°01'38" EAST 115.86, 10) SOUTH 12°11'03" WEST 223.51 FEET; THENCE FOLLOWING ALONG PROPERTY OWNED BY THE UNITED STATES OF AMERICA (ENTRY NO. 208025) THE FOLLOWING TWO COURSES: 1) SOUTH 12°11'03" WEST 475.80 FEET, 2) SOUTH 27°44'45" WEST 188.06 FEET; THENCE ALONG THE BOUNDARY OF HAUTER PER RECORD OF SURVEY #1597, AS EVIDENCED BY FOUND REBARS, THE FOLLOWING THREE COURSES: 1) SOUTH 89°51'40" WEST 326.08 FEET, 2) SOUTH 89°37'09" WEST 781.56 FEET, 3) SOUTH 89°25'44" WEST 447.30 FEET TO A FENCE LINE REPRESENTING THE BOUNDARY OF MEMORIAL HILL; THENCE ALONG SAID MEMORIAL HILL FENCE LINE BOUNDARY THE FOLLOWING FIVE COURSES: 1) NORTH 40°58'07" WEST 337.74 FEET, 2) NORTH 43°20'49" WEST 151.72 FEET, 3) NORTH 50°58'07" WEST 101.86 FEET, 4) NORTH 56°37'55" WEST 99.46 FEET, 5) NORTH 63°34'27" WEST 83.21 FEET; THENCE NORTH 78°24'46" WEST 2.93 FEET; THENCE NORTH 11°35'14" EAST 70.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 8.00 FEET; THENCE 8.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°05'52" (CHORD BEARING AND DISTANCE OF NORTH 43°08'10" EAST 8.49 FEET); THENCE NORTH 75°41'06" EAST 76.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 432.00 FEET; THENCE 93.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'50" (CHORD BEARING AND DISTANCE OF NORTH 69°29'11" EAST 93.29 FEET); THENCE NORTH 63°17'17" EAST 53.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 368.00 FEET; THENCE 60.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°28'44" (CHORD BEARING AND DISTANCE OF NORTH 68°01'39" EAST 60.81 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 283.00 FEET; THENCE 130.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'47" (CHORD BEARING AND DISTANCE OF NORTH 85°56'25" EAST 128.99 FEET); THENCE NORTH 11°20'26" EAST 71.05 FEET; THENCE NORTH 58°23'16" EAST 27.57 FEET; THENCE NORTH 53°23'20" EAST 48.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 944.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 65°04'31" EAST; THENCE 984.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°15'48" (CHORD BEARING AND DISTANCE OF NORTH 64°57'25" WEST 940.62 FEET); THENCE NORTH 34°50'19" WEST 121.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 176.00 FEET; THENCE 169.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°09'41" (CHORD BEARING AND DISTANCE OF NORTH 62°25'10" WEST 162.98 FEET) TO THE POINT OF BEGINNING.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 0°06'57" WEST 5322.62 FEET FROM THE MONUMENT REFERENCING THE NORTH 1/4 CORNER OF SECTION 35 TO THE 1995 WASATCH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH UTAH STATE PLANE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 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.

*Bing Christensen*  
BING CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR

7-31-19  
DATE

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE TRACTS 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 THE WHITAKER FARM SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC THE PUBLIC RIGHTS-OF-WAY, PUBLIC UTILITY EASEMENTS, AND SPECIAL UTILITY EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS DAY OF AUGUST, 2019.

*Dan Luster*  
DAN LUSTER, PRESIDENT  
WHITAKER FARM DEVELOPMENT LLC

**ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF WASATCH

ON THIS DAY OF AUGUST, 2019, PERSONALLY APPEARED BEFORE ME DAN LUSTER, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

*Jennifer Balls*  
JENNIFER BALLS  
Notary Public - State of Utah  
Comm. No. 709493  
My Commission Expires on Feb 7, 2023

**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.

*Walter Johnson* 8/12/2019  
APPROVED: MAYOR DATE

*Michael Wilson* 8/12/19  
ATTEST: CITY RECORDER (SEE SEAL BELOW) DATE

*Andy Johnson* 8/12/19  
APPROVED: CITY ENGINEER (SEE SEAL BELOW) DATE

*Spencer Vanden* 8/12/2019  
APPROVED: PLANNING COMMISSION DATE

*Michael K. Mashe* 8-17-19  
ATTEST: PLANNING DIRECTOR DATE

MIDWAY IRRIGATION COMPANY  
*Steve Farwell* 8-15-19  
CHAIRMAN DATE

MIDWAY SANITATION DISTRICT  
*Opie Brown* 8-12-19  
CHAIRMAN DATE

**WASATCH COUNTY RECORDER**

ENTRY #: 467419 DATE: 8-30-19 TIME: 8:30AM  
FEE: \$256.00 BOOK: 1262 PAGE: 1762-1791 FOR WHITAKER FARM DEVELOPMENT LLC  
BY TC WASATCH COUNTY RECORDER PEGGY FOY SULSER.

PROJECT: C18-004  
SHEET: 1 OF 3  
ISSUE DATE: 07/30/2019

Summit Engineering Group Inc.  
Structural • Civil • Surveying  
55 WEST CENTER • P.O. BOX 176  
HEBER CITY, UTAH 84032  
P: 435-654-9228 • F: 435-654-9231

COPYRIGHT © 2019  
SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION

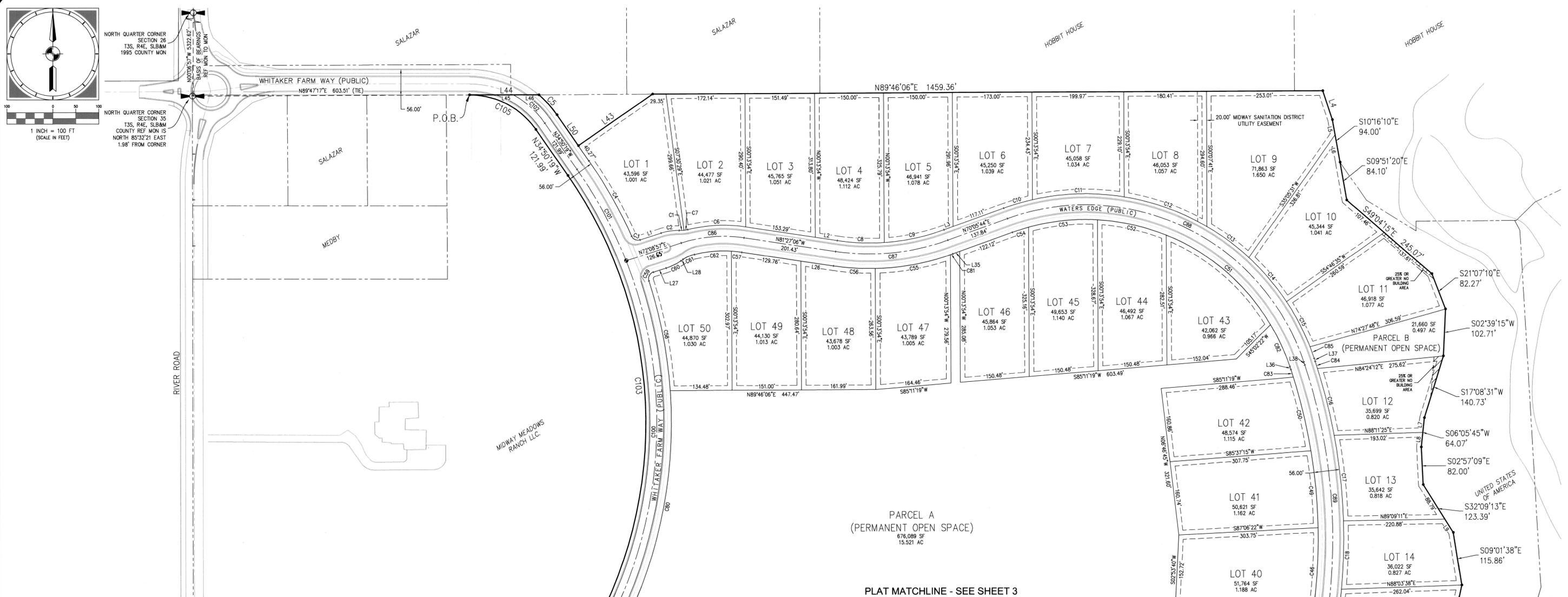
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

**WHITAKER FARM**

LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M,  
MIDWAY CITY, WASATCH COUNTY, UTAH

**WASATCH COUNTY SURVEYOR**  
APPROVED AS TO FORM

*John C. Johnson* 08-12-2019 3071  
SURVEYOR DATE ROS #



PLAT MATCHLINE - SEE SHEET 3

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.00	10.57	10.56	S87°32'36"W	87°32'36"
C2	118.00	40.18	39.98	S82°04'24"W	82°04'24"
C3	15.00	21.95	20.04	N85°56'17"W	85°56'17"
C4	1,000.00	188.73	188.45	N29°25'55"W	10°49'49"
C5	252.00	58.23	58.57	S42°05'25"E	14°30'15"
C6	324.00	126.85	126.14	S87°19'24"W	22°27'00"
C7	68.00	8.30	8.29	S79°35'59"W	6°59'31"
C8	476.00	102.72	102.52	N67°38'03"W	12°21'53"
C9	478.00	133.68	133.22	S78°08'22"W	16°03'11"
C10	524.00	65.33	65.28	S73°40'02"W	7°08'37"
C11	524.00	201.27	200.04	S88°14'54"W	22°00'28"
C12	524.00	192.51	191.43	N70°13'43"W	21°02'59"
C13	524.00	114.00	113.78	N53°28'15"W	12°27'56"
C14	524.00	126.02	125.72	N49°20'53"W	13°46'48"
C15	524.00	111.37	111.16	N27°22'09"W	12°10'41"
C16	1,224.00	150.12	150.06	N14°04'48"W	7°07'43"
C17	1,224.00	187.36	187.18	N06°10'48"W	6°46'13"
C18	1,224.00	149.48	149.38	N01°42'14"E	6°59'49"
C19	1,224.00	134.74	134.68	N08°21'22"E	6°18'27"
C20	1,224.00	152.91	152.81	N15°05'19"E	7°09'29"
C21	1,224.00	140.25	140.18	N21°57'01"E	6°33'55"
C22	324.00	84.72	84.38	N35°05'58"E	16°45'00"
C23	1,224.00	47.89	47.88	N26°21'13"E	2°14'30"
C24	324.00	123.61	122.86	N55°09'14"E	21°51'52"
C25	324.00	164.32	162.56	N80°38'44"E	29°03'27"
C26	15.00	24.01	21.63	N45°05'56"E	8°142'53"
C27	476.00	31.63	31.62	S86°45'45"E	3°48'25"
C28	15.00	25.29	22.40	S48°41'04"E	96°36'26"
C29	224.00	131.24	129.37	S80°17'12"E	13°54'08"
C30	168.00	217.67	202.76	N59°52'14"W	74°14'06"
C31	468.00	155.19	154.44	N13°15'21"W	18°59'40"
C32	532.00	112.62	112.41	S89°14'42"W	12°24'44"
C33	15.00	25.01	22.21	S47°22'48"W	8°21'18"
C34	182.00	132.24	129.35	S20°26'06"W	41°37'54"
C35	15.00	22.12	20.17	N42°37'12"E	84°28'42"
C36	268.00	70.58	70.36	S87°35'54"W	15°05'08"
C37	1,168.00	127.47	127.41	S24°20'53"W	6°15'11"
C38	268.00	245.95	237.41	S53°45'54"W	52°34'51"
C39	1,168.00	187.74	187.54	S18°36'59"W	9°12'35"
C40	478.00	54.43	54.42	S83°39'42"E	6°33'17"
C41	15.00	24.23	21.68	S34°16'11"E	52°33'45"
C42	976.00	30.30	30.30	S87°59'42"E	1°46'43"
C43	976.00	175.51	175.28	N85°57'50"E	10°16'12"
C44	128.00	172.62	158.43	N38°02'14"E	78°29'44"
C45	976.00	45.95	45.95	N79°27'48"E	2°41'52"
C46	1,168.00	180.89	180.71	S03°18'01"W	8°52'24"
C47	15.00	24.01	21.63	S53°35'35"W	91°42'43"
C48	532.00	80.86	80.83	N83°16'14"W	8°31'17"
C49	1,168.00	168.64	168.49	S05°16'22"E	8°16'21"
C50	1,168.00	165.10	164.96	S13°27'30"E	8°05'56"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C51	468.00	304.96	299.80	S49°16'53"E	37°20'08"
C52	468.00	154.54	153.84	S77°24'32"E	18°35'10"
C53	468.00	151.46	150.80	N83°51'36"E	18°33'35"
C54	468.00	36.70	36.69	N72°20'31"E	4°29'36"
C55	532.00	167.19	166.50	N79°41'34"E	18°00'22"
C56	532.00	91.48	91.37	S86°22'41"E	6°51'09"
C57	268.00	22.91	22.90	S83°54'01"E	4°53'49"
C58	1,000.00	243.95	243.35	N11°04'21"W	13°38'39"
C59	15.00	23.64	21.27	N27°16'18"E	9°18'50"
C60	124.50	36.14	36.01	N64°05'46"E	16°37'56"
C61	75.50	27.04	26.90	N68°02'31"E	20°31'28"
C62	268.00	81.14	80.83	N84°58'39"E	17°20'50"
C63	524.00	255.33	252.72	S88°43'37"E	27°54'28"
C64	224.00	158.99	155.67	S43°05'10"E	40°39'58"
C65	8.00	8.95	8.49	N43°38'10"E	64°05'52"
C66	432.00	93.47	93.29	N69°29'11"E	12°23'50"
C67	368.00	60.88	60.81	N68°01'39"E	09°28'44"
C68	10.00	9.14	8.82	S54°42'21"E	52°21'42"
C69	72.00	23.47	23.37	S37°51'54"E	18°40'48"
C70	10.00	9.61	9.26	S19°39'54"E	52°04'43"
C71	283.00	130.13	128.99	N85°53'12"E	26°20'47"
C72	15.00	11.65	11.36	S14°22'16"E	44°29'30"
C73	15.00	10.94	10.70	S15°43'52"E	44°46'17"
C74	1,032.00	266.21	265.47	S85°30'16"W	14°46'47"
C75	182.00	117.10	115.09	S59°40'58"W	36°51'49"
C76	468.00	91.21	91.06	N01°49'28"E	11°09'58"
C77	15.00	15.92	15.18	N37°48'33"E	62°46'12"
C78	70.00	127.72	110.73	N15°56'30"E	104°32'18"
C79	15.00	15.92	15.18	N05°55'32"W	60°48'12"
C80	1,000.00	505.71	500.34	N10°26'14"E	26°58'30"
C81	532.00	8.52	8.52	N10°23'33"E	0°33'59"
C82	468.00	100.23	100.04	S24°28'42"E	12°16'14"
C83	1,168.00	17.03	17.03	S17°55'31"E	0°50'07"
C84	1,224.00	16.01	16.01	N17°58'06"W	0°44'58"
C85	524.00	26.86	26.86	N19°48'42"W	2°56'14"
C86	300.00	138.22	137.01	S85°20'55"W	26°23'56"
C87	500.00	248.30	245.25	S84°19'19"W	28°27'10"
C88	500.00	799.03	716.68	N84°07'25"W	91°33'42"
C89	1,200.00	594.93	588.56	N04°08'50"W	28°23'28"
C90	1,200.00	364.97	363.57	S18°45'41"W	17°25'34"
C91	300.00	354.30	334.07	N61°18'28"E	67°39'59"
C92	500.00	81.42	81.33	S89°31'28"E	9°19'48"
C93	500.00	244.43	244.43	S84°24'42"W	27°15'58"
C94	200.00	258.13	241.38	S95°52'14"E	74°14'06"
C95	500.00	337.51	331.14	S03°24'53"E	38°40'32"
C96	150.00	205.50	189.80	S85°52'01"W	72°28'44"
C97	1,000.00	257.98	257.44	S84°30'16"W	14°46'41"
C98	500.00	57.20	57.17	S83°49'42"E	6°33'17"
C99	500.00	78.58	78.48	N20°25'25"E	9°00'08"
C100	968.00	782.87	781.71	N01°43'20"E	48°20'17"
C101	968.00	226.82	226.30	N28°07'34"W	13°25'51"

LEGEND	
---	SECTION LINES
---	ADJACENT PROPERTY LINES
---	PUBLIC UTILITY EASEMENT LINES
---	SLOPE EASEMENT - NO STRUCTURES
●	SET STREET MONUMENT
●	EXTERIOR SUBDIVISION CORNER, SET 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-654-9229"
○	EXTERIOR SUBDIVISION CORNERS WITH NO MARKERS SET
●	BOUNDARY ANGLE POINT
▨	25% OR GREATER NO BUILDING AREA

PROJECT  
**C18-004**

SHEET  
**2 OF 3**

ISSUE DATE  
07/30/2019

Summit Engineering Group Inc.  
Structural • Civil • Surveying  
55 WEST CENTER • P.O. BOX 178  
HEBER CITY, UTAH 84032  
P: 435-854-9229 • F: 435-854-9231

COPYRIGHT © 2019  
SUMMIT ENGINEERING GROUP, INC.

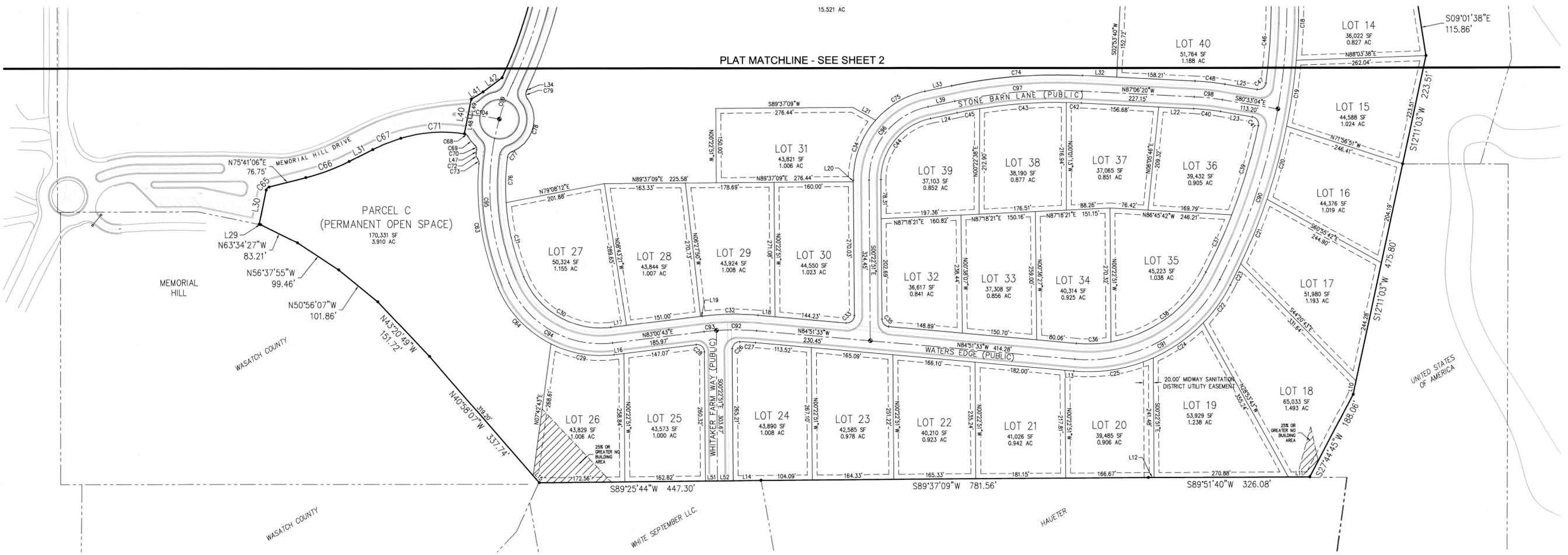
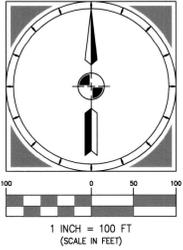
DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THE CONTENTS OF THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL LAND SURVEYOR. ANY VIOLATION OF THIS DOCUMENT IS A VIOLATION OF THE PROFESSIONAL LAND SURVEYOR ACT AND IS A CRIMINAL OFFENSE UNDER THE LAWS OF THE STATE OF UTAH. THE NOTARY PUBLIC IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

# WHITAKER FARM

LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M, MIDWAY CITY, WASATCH COUNTY, UTAH

ENTRY # 46749 BOOK 1362 PAGE 1762-1791  
DATE 8-30-19 TIME 8:30AM FEE \$256.00  
FOR WHITAKER FARM DEVELOPMENT LLC  
BY TC WASATCH COUNTY RECORDER PEGGY FOY SULLSER



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	68.00	10.57	10.56	S87°32'36"W	8°54'27"
C2	118.00	40.18	39.98	S82°04'24"W	19°29'54"
C3	15.00	21.95	20.04	N65°56'17"W	83°49'33"
C4	1,000.00	188.73	188.45	N29°25'55"W	10°48'49"
C5	232.00	58.73	58.57	S42°05'26"E	14°30'15"
C6	324.00	126.85	126.14	S87°19'24"W	22°27'00"
C7	68.00	8.30	8.29	S79°35'39"W	6°59'31"
C8	476.00	102.72	102.52	N87°38'03"W	12°21'53"
C9	476.00	133.66	133.22	S78°08'27"W	16°05'17"
C10	524.00	65.33	65.28	S73°40'02"W	7°08'37"
C11	524.00	201.27	200.04	S88°14'34"W	22°00'28"
C12	524.00	192.51	191.43	N70°13'43"W	21°02'59"
C13	524.00	114.00	113.78	N53°28'15"W	12°27'56"
C14	524.00	126.02	125.72	N40°20'53"W	13°46'48"
C15	524.00	111.37	111.16	N27°22'09"W	12°10'41"
C16	1,224.00	130.15	130.08	N14°04'46"W	7°01'43"
C17	1,224.00	187.38	187.18	N06°10'48"W	6°48'13"
C18	1,224.00	149.48	149.38	N01°42'14"E	6°59'49"
C19	1,224.00	134.74	134.68	N08°21'22"E	6°18'27"
C20	1,224.00	152.91	152.81	N15°05'19"E	7°09'29"
C21	1,224.00	140.25	140.18	N21°57'01"E	6°33'55"
C22	324.00	94.72	94.39	N35°50'58"E	16°45'00"
C23	1,224.00	47.89	47.88	N26°21'13"E	2°14'30"
C24	324.00	123.61	122.86	N55°09'14"E	21°51'32"
C25	324.00	164.32	162.50	N80°36'44"E	29°03'27"
C26	15.00	24.01	21.53	N45°08'58"E	91°42'51"
C27	476.00	31.63	31.62	S86°45'45"E	3°48'45"
C28	15.00	25.29	22.40	S48°41'04"E	96°36'26"
C29	224.00	131.24	129.37	S80°12'03"E	13°54'08"
C30	168.00	217.67	202.76	S59°52'14"W	74°14'06"
C31	468.00	155.15	154.44	N13°15'21"W	18°59'40"
C32	532.00	112.62	112.41	S89°45'25"W	12°07'44"
C33	15.00	25.01	22.91	S42°48'48"W	85°31'18"
C34	182.00	132.24	129.35	S20°28'06"W	41°37'54"
C35	15.00	22.12	20.17	N42°37'12"W	84°28'42"
C36	288.00	170.58	170.36	S87°35'54"W	15°25'08"
C37	1,168.00	127.47	127.41	S24°20'53"W	6°15'11"
C38	268.00	245.85	237.41	S53°45'54"W	52°34'51"
C39	1,168.00	187.74	187.54	S16°36'59"W	9°12'35"
C40	476.00	54.45	54.42	S83°49'42"E	6°33'77"
C41	15.00	24.23	21.68	S34°16'11"E	92°33'45"
C42	976.00	30.30	30.30	S87°59'42"E	1°46'43"
C43	976.00	175.51	175.28	N85°57'50"E	10°16'12"
C44	176.00	172.62	169.43	N38°50'01"E	18°29'44"
C45	976.00	45.85	45.85	N78°27'48"E	2°41'52"
C46	1,168.00	180.89	180.71	S03°18'01"W	8°52'24"
C47	15.00	24.01	21.53	S53°55'35"W	91°42'43"
C48	532.00	80.86	80.83	S85°48'12"W	6°33'17"
C49	1,168.00	168.64	168.49	S05°16'22"E	8°16'21"
C50	1,168.00	165.10	164.96	S13°27'30"E	8°05'56"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C51	468.00	304.96	299.80	S49°16'53"E	37°27'08"
C52	468.00	154.54	153.84	S74°22'42"E	18°55'19"
C53	468.00	151.46	150.80	N83°51'36"E	18°32'35"
C54	468.00	36.70	36.69	N72°20'31"E	4°29'35"
C55	532.00	167.19	166.50	N73°41'34"E	18°00'22"
C56	532.00	91.48	91.37	S86°22'41"E	6°51'09"
C57	268.00	22.91	22.90	S83°54'01"E	4°53'49"
C58	1,000.00	243.95	243.35	N11°02'21"W	13°58'39"
C59	15.00	23.44	21.27	N27°16'18"E	90°16'55"
C60	124.50	36.14	36.01	N64°05'46"E	6°37'56"
C61	75.50	27.04	26.90	N68°02'31"E	20°31'26"
C62	268.00	61.14	60.83	N84°38'39"E	17°20'50"
C63	524.00	255.37	252.37	S08°47'57"E	27°54'28"
C64	224.00	158.99	155.67	S43°05'10"E	40°39'58"
C65	8.00	8.85	8.49	N43°38'10"E	64°05'52"
C66	432.00	63.47	63.28	N69°29'11"E	12°23'50"
C67	368.00	60.88	60.61	N68°01'39"E	09°28'44"
C68	10.00	9.14	8.82	S54°42'21"E	52°21'42"
C69	72.00	23.47	23.37	S37°51'54"E	18°40'48"
C70	10.00	8.61	8.25	S19°39'54"E	65°04'41"
C71	283.00	130.13	128.99	N85°53'12"E	26°20'47"
C72	15.00	11.65	11.36	S14°22'16"E	44°29'30"
C73	15.00	10.94	10.70	S15°43'52"E	41°48'17"
C74	1,032.00	285.21	285.47	S85°20'16"W	14°44'49"
C75	182.00	117.10	115.09	S58°40'58"W	36°51'49"
C76	468.00	91.21	91.06	N01°49'28"E	11°09'58"
C77	15.00	15.92	15.18	N37°48'33"E	60°42'51"
C78	70.00	127.72	110.73	N15°56'30"E	104°32'18"
C79	15.00	15.92	15.18	N05°55'32"W	60°48'12"
C80	1,000.00	505.71	500.34	N10°26'14"E	28°58'30"
C81	532.00	6.52	6.52	N10°23'33"E	0°35'39"
C82	468.00	100.23	100.04	S24°28'42"E	1°21'14"
C83	1,168.00	17.03	17.03	S17°35'31"E	0°50'07"
C84	1,224.00	16.01	16.01	N17°38'06"W	0°44'58"
C85	524.00	68.86	68.86	N19°48'42"W	2°56'14"
C86	300.00	138.22	137.01	S85°20'55"W	26°15'56"
C87	500.00	248.30	245.75	S84°19'19"W	28°27'10"
C88	500.00	199.03	199.80	N84°07'25"W	91°33'42"
C89	1,200.00	164.63	168.56	N04°08'50"W	28°23'29"
C90	1,200.00	364.97	363.57	S18°45'41"W	17°25'54"
C91	300.00	354.30	334.07	N61°18'28"E	67°39'59"
C92	500.00	61.42	61.33	S89°31'26"E	9°19'46"
C93	500.00	64.43	64.43	S84°24'42"E	2°47'58"
C94	200.00	299.13	241.38	S59°52'14"E	74°14'06"
C95	500.00	337.51	331.14	S03°24'55"W	38°40'39"
C96	150.00	205.50	189.80	S86°32'01"E	18°28'44"
C97	1,000.00	157.96	157.04	S80°30'16"W	14°46'44"
C98	500.00	57.20	57.17	S83°49'42"E	6°33'17"
C99	500.00	78.58	78.48	N20°25'25"E	9°00'08"
C100	368.00	782.87	761.71	N07°45'20"E	45°07'01"
C101	368.00	226.82	226.30	N28°07'34"W	13°25'31"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C100	368.00	782.87	761.71	N07°45'20"E	45°07'01"
C101	368.00	226.82	226.30	N28°07'34"W	13°25'31"
C102	200.00	93.56	92.71	N48°14'26"W	26°48'13"
C103	944.00	984.66	940.82	N04°57'25"W	59°45'48"
C104	400.00	83.48	83.39	N81°37'01"W	59°05'24"
C105	176.00	169.44	162.98	N62°25'10"W	55°09'41"

LINE	BEARING	DISTANCE
L1	S72°08'57"W	48.19
L2	N81°27'06"W	48.15
L3	S70°05'44"W	20.73
L4	S18°25'10"E	66.51
L5	S10°16'10"E	31.36
L6	S10°16'10"E	80.64
L7	S06°05'45"W	32.04
L8	S06°05'45"W	32.04
L9	S32°09'13"E	34.60
L10	S12°11'03"W	27.33
L11	S88°51'40"W	43.36
L12	S88°51'40"W	11.83
L13	S84°51'33"E	18.03
L14	S88°23'44"W	55.91
L15	N40°05'07"E	18.54
L16	N83°00'43"E	19.60
L17	S83°00'43"W	31.64
L18	N84°51'33"W	34.46
L19	S83°00'43"W	33.32
L20	S00°22'51"E	22.66
L21	S60°28'54"E	53.03
L22	S87°06'20"E	70.47
L23	S80°33'04"E	65.11
L24	N78°06'53"E	55.02
L25	N80°33'04"W	65.75
L26	S81°27'06"E	71.67
L27	N12°24'44"E	29.43
L28	N55°48'48"E	5.52
L29	N78°24'46"W	2.93
L30	N11°35'44"E	10.36
L31	N63°17'17"E	53.59
L32	N87°06'20"W	68.94
L33	S78°06'53"W	55.02
L34	N24°27'01"E	13.69
L35	N70°05'44"E	15.71
L36	S18°20'35"E	72.23
L37	N11°20'26"E	72.23
L38	S18°20'35"E	72.23
L39	N78°06'53"E	55.02
L40	N10°26'26"E	71.05
L41	N85°31'16"E	72.15
L42	N53°23'20"E	48.07
L43	N55°09'41"E	196.68
L44	EAST	95.00
L45	EAST	95.00
L46	EAST	56.16
L47	S07°52'30"W	7.49
L48	N11°20'26"E	39.22
L49	N11°20'26"E	31.83
L50	S34°50'19"E	81.72
L51	S85°23'44"W	24.00
L52	S85°23'44"W	32.00

**LEGEND**

- SECTION LINES
- - - ADJACENT PROPERTY LINES
- - - PUBLIC UTILITY EASEMENT LINES
- - - SLOPE EASEMENT - NO STRUCTURES
- SET STREET MONUMENT
- EXTERIOR SUBDIVISION CORNER, SET 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-654-9229"
- EXTERIOR SUBDIVISION CORNERS WITH NO MARKERS SET
- BOUNDARY ANGLE POINT
- ▨ 25% OR GREATER NO BUILDING AREA

PROJECT  
**C18-004**

SHEET  
**3 OF 3**

ISSUE DATE  
07/30/2019

Summit Engineering Group Inc.  
Structural • Civil • Surveying  
55 WEST CENTER • P.O. BOX 176  
HEBER CITY, UTAH 84002  
P: 435-654-9229 • F: 435-654-9231

COPYRIGHT © 2019  
SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON USING THIS DRAWING WITHOUT THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR WHOSE NAME AND LICENSE NUMBER ARE ON THIS DOCUMENT. ANY LICENSEE WHO ALTERS THIS DOCUMENT BY FOLLOWING THE LAW TO AFFIX THEIR SEAL AND SIGNATURE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE ALTERATIONS.

# WHITAKER FARM

LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M, MIDWAY CITY, WASATCH COUNTY, UTAH

ENTERED 4/6/19 BOOK 262 PAGE 1762-1791  
DATE 8-30-19 TIME 8:30 AM FEE \$256.00  
FOR WHITAKER FARM DEVELOPMENT LLC  
BY TC WASATCH COUNTY RECORDER PEGGY FOY SULTSER