



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: March 19, 2024

NAME OF PROJECT: Vincent Fields Subdivision – Plat Map Amendment

NAME OF APPLICANT: Kevin Payne

PROPERTY OWNER: The Kevin & Kimberly Payne Family Trust

ENGINEER: Paul Berg/Berg Engineering

AGENDA ITEM: Preliminary/Final Approval

LOCATION OF ITEM: 1315 South Stringtown Road

ZONING DESIGNATION: RA-1-43

ITEM: 10

Kevin Payne, of the Payne Family Trust, is requesting a Plat Map Amendment for the Vincent Fields Subdivision located at 1315 South Stringtown Road. The property is zoned RA-1-43.

BACKGROUND:

This request is for a Plat Map Amendment for the Vincent Fields Subdivision, a three-lot small subdivision comprising 9.46 acres. The current subdivision consists of three (3) lots: Lot 1 (comprised of 4 acres), Lot 2 (comprised of 1.30 acres), and Lot 3 (comprised of 4.16 acres).

It is proposed that 5 acres of this 9.16 acres, consisting of parts of current lots 1 and 3, will be vacated from the Vincent Fields Subdivision and become the Vincent Fields Rural Preservation Subdivision (comprised of a single five-acre lot).

Of the remaining 4.16 acres:

Lot 2 (comprised of 1.30 acres) would remain unchanged.

Lot 1 would be amended so that the new Lot 1 (consisting of part of current Lot 3) would consist of 1.0 acre located immediately south of Lot 2.

The remaining 2.16 acres (consisting of parts of the exiting Lot 1) would be vacated from the existing Vincent Fields Subdivision and added to the applicant's existing Lot 2 of the Whimsy Willow Subdivision.

The resulting Vincent Fields Subdivision - Amended would consist of two lots: Lot 1 (1 acre) and Lot 2 (1.30 acre - unchanged).

According to the application:

This 5.00 acre rural preservation lot enables us to reconfigure an existing 4.00 acre lot [former Lot 1 of the Vincent Fields Subdivision] and a 4.16 acre lot [former Lot 2 of the Vincent Fields Subdivision] into a 1.00 acre lot [new Lot 1 of the Vincent Fields Subdivision - Amended] and a 5.00 acre lot [new Vincent Fields Rural Preservation Subdivision] with the remaining 2.16 acres being added to our existing Lot 2 of the Whimsy Willow Subdivision. No additional lots are being created nor are any additional streets being created. This will allow more of this acreage to remain as a field to grow and raise hay and to pasture horses.

LAND USE SUMMARY:

- 9.46 acres subdivision to be amended to a 2.30 acres subdivision, with 5 acres vacated and used to create a new subdivision to be known as the Vincent Fields Rural Preservation Subdivision (consisting of one five-acre lot) and 2.16 acres to be vacated and added to Lot 2 of the existing Whimsy Willow Subdivision.
- RA-1-43 zoning
- The Vincent Fields Subdivision is reduced by one lot (from 3 to 2), but that lot is to be incorporated into a new subdivision to be known as the Vincent Fields Rural Preservation Subdivision, also owned by this applicant, so that the overall number of lots remains constant but now spreads across two subdivisions.
- Sensitive lands – None identified.

ANALYSIS:

Access – The proposed amendment does not compromise access. Both resulting lots (1 and 2) front and have access from Stringtown Road.

Culinary Water Connection – Lot 2 is already connected to Midway City’s culinary water line located in Stringtown Road and the new Lot 1 has a proposed connection. The proposed amendment reduces the anticipated water connections for this subdivision (because the number of lots goes from 3 to 2), but overall remains the same (because the third lot becomes the new Vincent Fields Rural Preservation Subdivision).

Fire Flow - A fire hydrant will need to be located within 500’ of any future dwelling, measured by the route of a fire hose from the fire hydrant to the future home site.

Secondary Water Connection – The proposed amendment will not affect the number of connections to Midway Irrigation Company’s water system for the reasons set forth under “Culinary Water Connection” set forth above.

Sewer Connection – Lot 2 is already connected to the Midway Sanitation District sewer line along Stringtown Road. Lot 1 will have to connect to Midway Sanitation District as it does not meet the requirements for an onsite septic system under the code. The location of the sewer lateral is subject to approval from the City Engineer and Midway Sanitation.

Sensitive Lands – The applicant has not identified any sensitive lands that are part of the proposed development.

Stringtown Road – Both Lots 1 and 2 front and have access from Stringtown Road.

Setbacks – Any proposed building envelopes and future buildings must comply with the minimum setback requirements.

WATER BOARD CONSIDERATIONS:

The application does not change the water requirements for the involved applicant. While it reduces the water requirements for this subdivision by reducing the lots from 3 to 2, the third lot becomes the single 5 acre parcel for the Vincent Fields Rural Preservation Subdivision whose owner is the applicant. Water requirements were reviewed and assessed by the Water Board and the shares dedicated by the applicant as a prerequisite to filing the plat for the Vincent Fields Subdivision.

POSSIBLE FINDINGS:

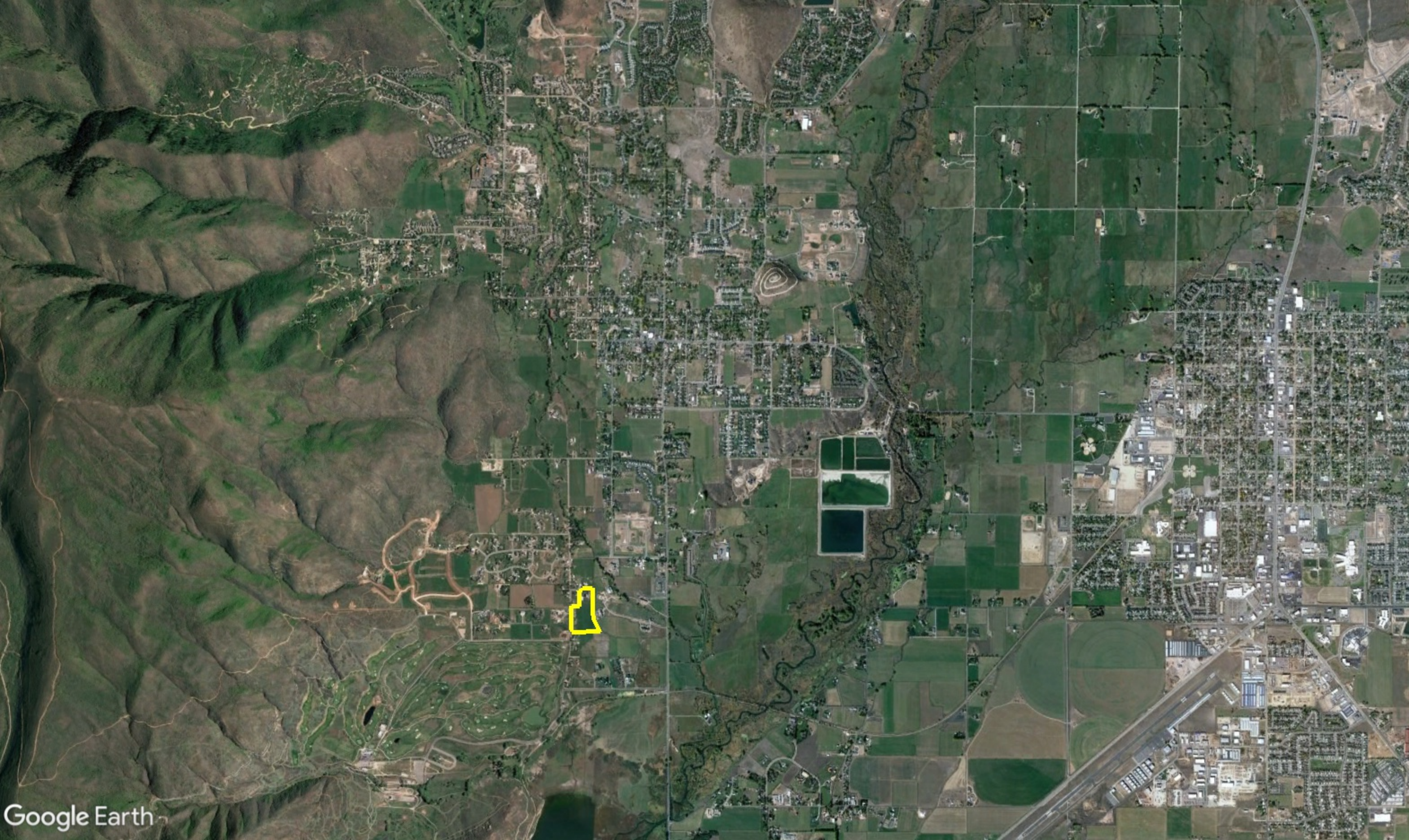
- The proposed lot meets the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The proposal does comply with the requirements for Small Subdivision code
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere

ALTERNATIVE ACTIONS:

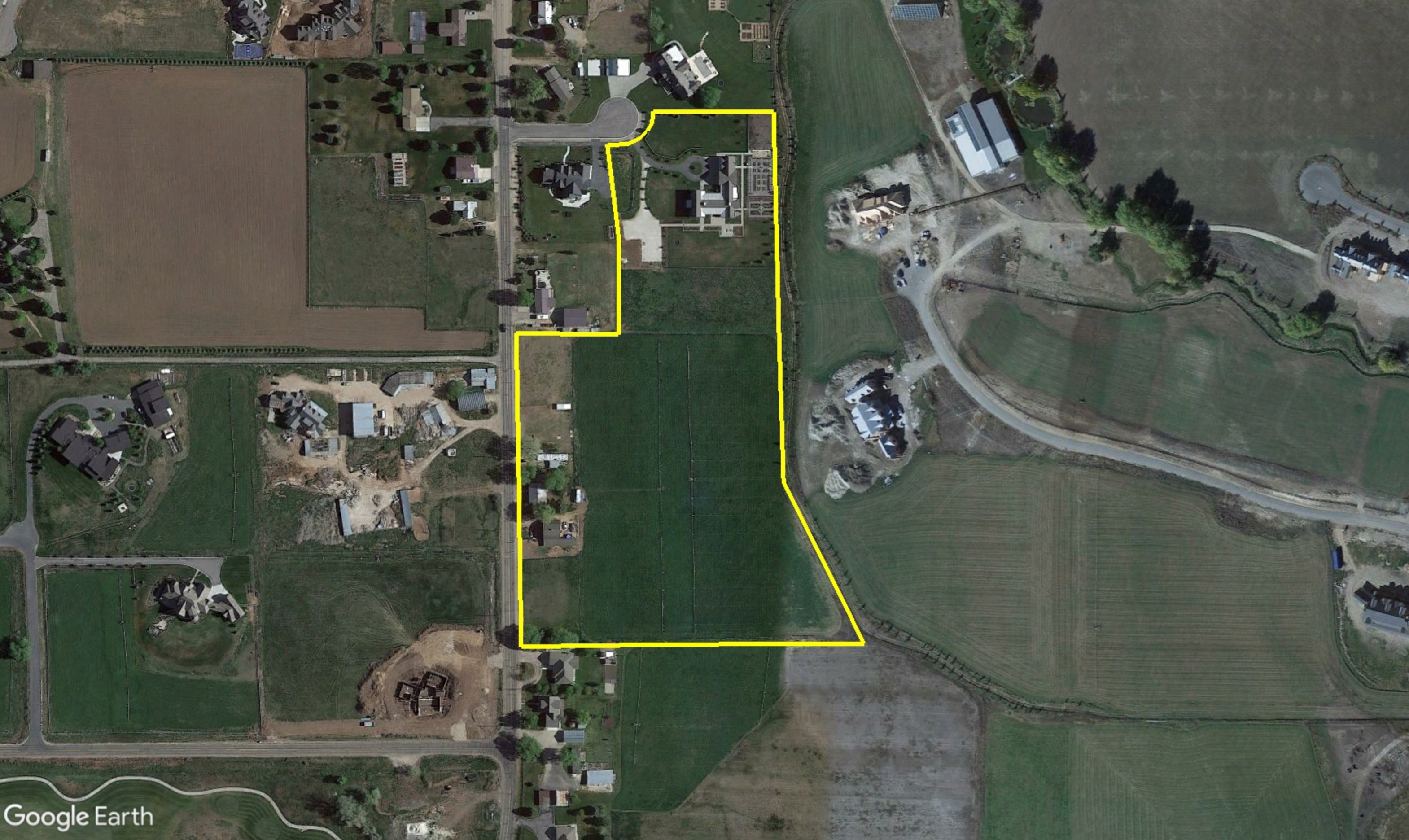
1. Approval (conditional). This action can be taken if the City Council finds that the proposal complies with the intent of the land use code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)
2. Continuance. This action can be taken if the City Council finds that there 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 the request does not comply with the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

- The plat will contain a note using the triangular system to explain its formation through reconfiguring and vacating land from the Vincent Fields Subdivision.
- A fire hydrant will need to be located within 500' of the future dwelling, measured by the route of a fire hose from the fire hydrant to the future home site.
- A new sewer lateral hookup with placement as approved by the City Engineer and the Midway Sanitation District.
- The applicant will need to show a 30' wide driveway easement to allow access to the proposed Vincent Fields Rural Preservation subdivision lot (which it is understood also will serve as a Public Utility Easement). The proposed Vincent Fields Subdivision – Amended and the Vincent Fields Rural Preservation Subdivision plats shall be revised to show a 30' wide rather than 20' wide easement.
- The plats for the Vincent Fields Rural Preservation Subdivision, Vincent Fields Subdivision – Amended, and the Whimsy Willow Subdivision – Lot 2 Third Amendment will be filed contemporaneously, and the Vincent Fields Rural Preservation Subdivision Plat shall not be filed without filing of the Vincent Fields Subdivision – Amended showing the required access easement, unless the applicant shows proof of a separately recorded 30' wide access easement meeting the access requirements set forth above.







An aerial photograph of a residential development. A yellow outline highlights a specific lot configuration. The highlighted area includes a large green field, a road, and several buildings. The text "Current Lot Configuration" is overlaid in yellow on the right side of the image.

Current Lot Configuration



Proposed Lot Configuration

VINCENT FIELDS SUBDIVISION

BRANDON & BRILLE WILLETT
OWY-0003-0-003-044

KEVIN & KIMBERLY PAYNE
(WHIMSY WILLOW)
OWY-0002-0-003-044

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 6854112 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.

Jan 3, 2023
DATE

Troy Taylor
SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 66.43 FEET AND EAST 24.80 FEET FROM A FOUND GIN SPIKE IN THE ASPHALT OF STRINGTOWN ROAD MARKING THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 222.58 FEET ALONG THE SOUTH LINE OF THE WHIMSY WILLOW SUBDIVISION AND A FENCE LINE; THENCE SOUTH 5.00 FEET; THENCE SOUTH 45°00'00" EAST 24.04 FEET; THENCE EAST 339.84 FEET TO THE WEST LINE OF THE HAVEN FARMS SUBDIVISION AND A WIRE FENCE; THENCE ALONG SAID WEST LINE OF THE HAVEN FARMS SUBDIVISION AND THE WIRE FENCE THE FOLLOWING 8 (EIGHT) CALLS: SOUTH 01°55'20" EAST 215.68 FEET, SOUTH 03°19'32" EAST 59.70 FEET, SOUTH 08°15'16" EAST 18.95 FEET, SOUTH 14°40'23" EAST 18.89 FEET, SOUTH 21°07'18" EAST 16.86 FEET, SOUTH 26°38'26" EAST 342.51 FEET, SOUTH 45°07'47" EAST 19.53 FEET, AND SOUTH 68°01'05" EAST 1.81 FEET; THENCE SOUTH 89°01'12" WEST 764.30 FEET ALONG A FIELD FENCE; THENCE NORTH 00°43'16" WEST 683.64 FEET ALONG A FIELD FENCE TO THE POINT OF BEGINNING.

AREA - 9.46 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'39" EAST 2630.10 FEET FROM THE FOUND GIN SPIKE MARKING THE NORTH QUARTER CORNER OF SECTION 10 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREET RIGHT-OF-WAY, AND EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

BY:
DATED THIS 5th DAY OF January, A.D. 2023
Diane Vincent AS TO LOT 2.
DIANE VINCENT

Kevin Payne AS TO LOTS 1 AND 3
KEVIN PAUL PAYNE, TRUSTEE
THE KEVIN & KIMBERLY PAYNE
FAMILY TRUST DATED AUGUST 4,
2022
Kimberly Payne
KIMBERLY ANN PAYNE, TRUSTEE
THE KEVIN & KIMBERLY PAYNE
FAMILY TRUST DATED AUGUST 4,
2022

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE 5th DAY OF January, A.D. 2023, PERSONALLY APPEARED BEFORE ME *Diane Vincent, Kevin Payne, Kimberly Payne* DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES 12-24-2025 *Quinn Ferguson*
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 HEREON SHOWN.

THIS 10 DAY OF January, A.D. 2023

APPROVED *Robert Johnson* MAYOR ATTEST *Diane Wilcox*
CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED *Wendy Johnson* CITY ENGINEER APPROVED *Chris Hill*
CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF January, A.D. 2023 BY THE
MIDWAY CITY PLANNING COMMISSION
Wendy Johnson PLANNING DIRECTOR *Jeff Nichola* CHAIRMAN, PLANNING COMMISSION

VINCENT FIELDS SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 40' FEET

SURVEYOR'S SEAL: TROY L. TAYLOR, #6854112, 1/3/23, STATE OF UTAH
PUBLIC SEAL: MARY ANN TAYLOR, #6854112, 1/3/23, STATE OF UTAH
CITY ENGINEER SEAL: WENDY JOHNSON, 1/5/23, MIDWAY CITY CORPORATION
CLERK-RECORDER SEAL: DIANE WILCOX, 1/5/23, MIDWAY CITY CORPORATION

LEGEND

- R.O.W. DEDICATION (0.16 ACRES)
- PROPERTY BOUNDARY
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- SET REBAR WITH CAP STAMPED ELEMENT LAND SURVEYING PLS 6854112

Scale 1" = 40'

Steve Farrell DATE: 1-10-23
MIDWAY IRRIGATION COMPANY

Don Huggard DATE: 1-9-23
MIDWAY SANITATION DISTRICT

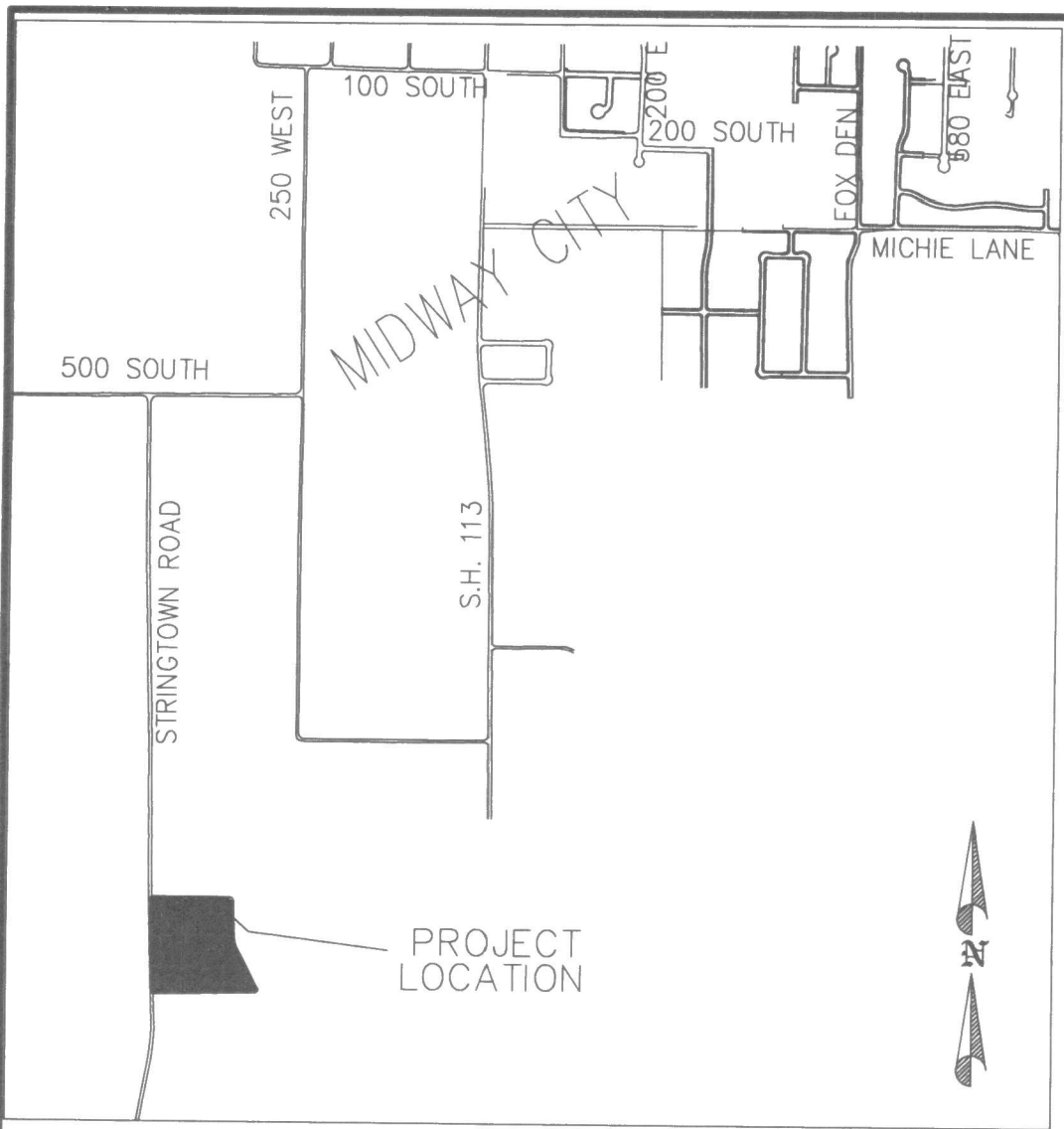
COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS 4th DAY OF January, 2023

ROS # 3943
James C. Keenan
COUNTY SURVEYOR

COUNTY RECORDER

ENTRY # 528557 BOOK 1432 PAGE 590
DATE 01-11-23 TIME 3:01 PM FEE \$56.00
FOR PAYNE KEVIN PAUL TR
BY TC WASATCH COUNTY RECORDER MARCY M MURRAY

THOMAS OLDS JR
(HAVEN FARMS)
ONP-0004-0-010-044



FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND GIN SPIKE IN ASPHALT MARKING THE LOCATION OF THE NORTH 1/4 CORNER SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

ADDRESS TABLE

LOT	ADDRESS
1	1185 SOUTH STRINGTOWN ROAD
2	1235 SOUTH STRINGTOWN ROAD (FUTURE) 1315 SOUTH STRINGTOWN ROAD (EXISTING)
3	1281 SOUTH STRINGTOWN ROAD

ADDRESS NOTE FOR LOT 2:
THE EXISTING HOME OWNER OF LOT 2 MAY CONTINUE TO USE THE EXISTING ADDRESS OF 1315 SOUTH STRINGTOWN ROAD. ONCE THE LOT IS SOLD, THE ADDRESS OF 1235 SOUTH STRINGTOWN ROAD MUST BE USED

PUBLIC UTILITY EASEMENTS
ALL LOTS HAVE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF THE LOTS UNLESS OTHERWISE NOTED ON THE PLAT

LOTS PROHIBITED FROM BEING SUBDIVIDED
ALL LOTS IN THIS SUBDIVISION ARE PROHIBITED FROM BEING FURTHER SUBDIVIDED.

LINE TABLE

LINE	LENGTH	DIRECTION
L1	5.00'	S00°00'00"E
L2	24.04'	S45°00'00"E
L3	18.95'	S08°15'16"E
L4	18.89'	S14°40'23"E
L5	16.86'	S21°07'18"E
L6	19.53'	S45°07'47"E
L7	1.81'	S68°01'05"E
L8	10.00'	N90°00'00"E
L9	10.00'	S89°01'12"W

PAYNE SUBDIVISION PLAT - 17 NOVEMBER, 2022

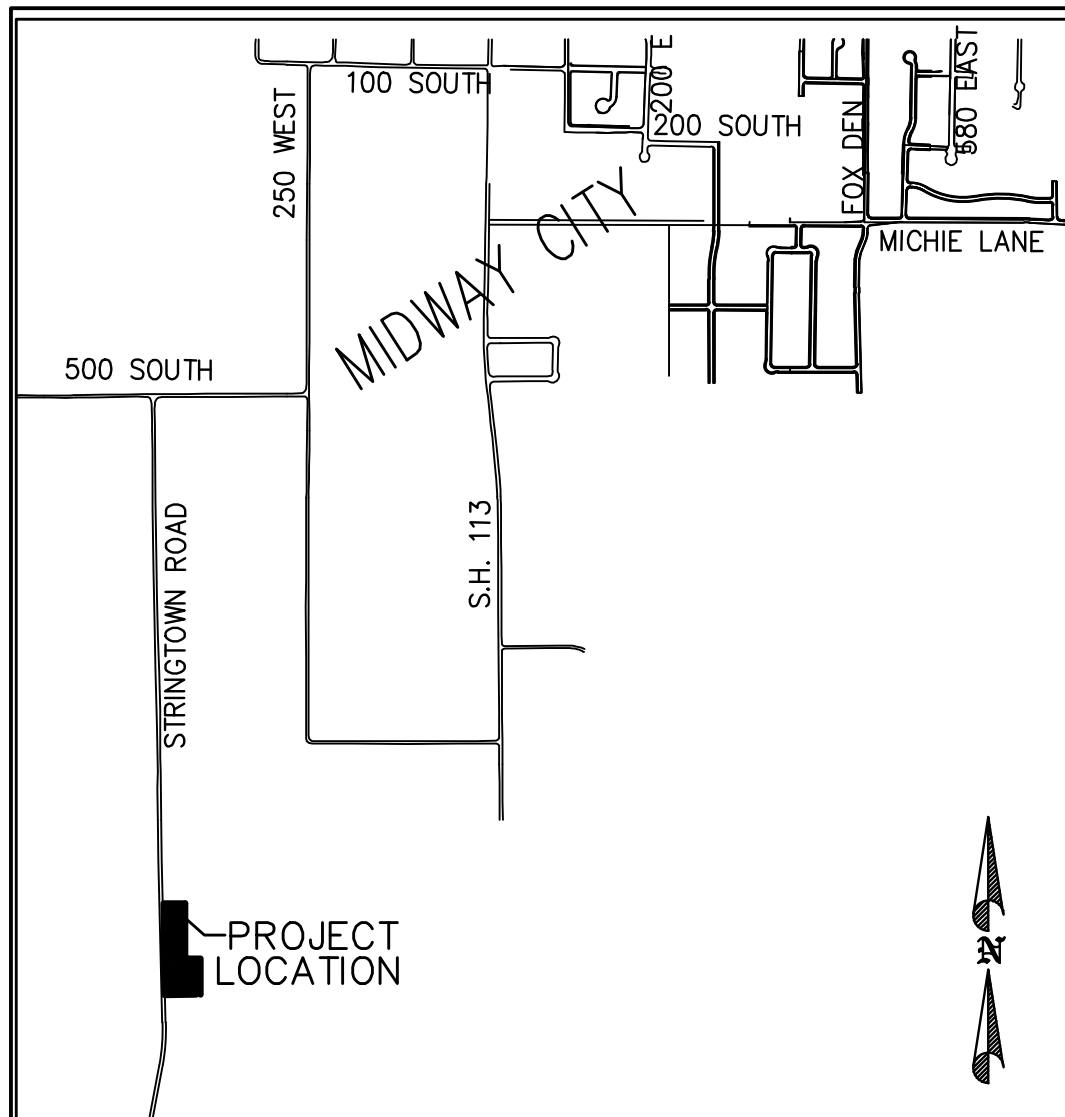
SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
P.O. BOX 991
HEBER CITY, UTAH 84032
PHONE (801) 657-8748

DATE OF SURVEY: APRIL 2022

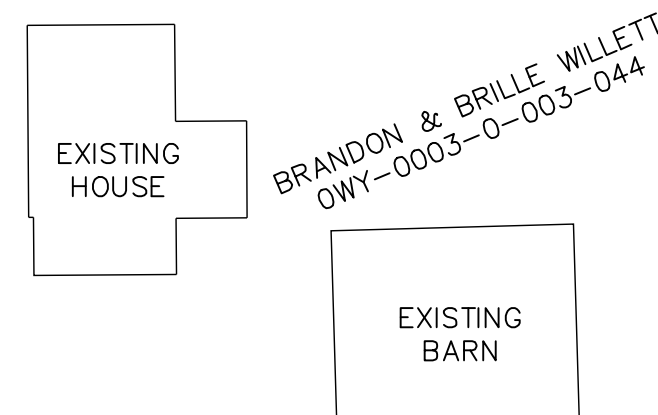
DOUGLAS & MICHELLE HORNER
OWC-1225-0-010-044

STILL WATER HOLDINGS LLC
OWC-1218-1-010-044

VINCENT FIELDS SUBDIVISION - LOT 1 AMENDED



FOUND GIN SPIKE IN ASPHALT MARKING THE LOCATION OF THE NORTH 1/4 CORNER SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

THE KEVIN & KIMBERLY PAYNE FAMILY TRUST
DATED AUGUST 4, 2022
WHIMSY WILLOW
LOT 2 AMENDED
6.20 ACRES

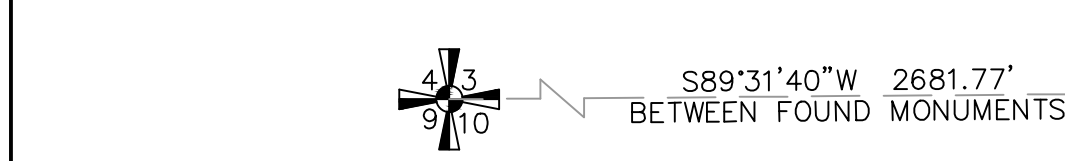
SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS' AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
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 POINT LOCATED SOUTH 366.27 AND EAST 41.05 FEET FROM A FOUND GIN SPIKE IN THE ASPHALT OF STRINGTOWN ROAD MARKING THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 87°03'53" EAST 229.17 FEET; THENCE SOUTH 00°43'15" EAST 194.84 FEET; THENCE SOUTH 89°01'22" WEST 229.00 FEET; THENCE NORTH 00°43'16" WEST 187.02 FEET TO THE POINT OF BEGINNING.
AREA = 1.00 ACRES

BASIS OF BEARING
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OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.
BY:
DATED THIS _____ DAY OF _____, A.D. 20____
KEVIN PAUL PAYNE, TRUSTEE KIMBERLY ANN PAYNE, TRUSTEE
THE KEVIN & KIMBERLY PAYNE FAMILY TRUST THE KEVIN & KIMBERLY PAYNE FAMILY TRUST
DATED AUGUST 4, 2022 DATED AUGUST 4, 2022



FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

- LEGEND**
- AMENDED SUBDIVISION BOUNDARY
 - - - 10' PUBLIC UTILITY EASEMENT (P.U.E.)
 - - - 50' SETBACK
 - - - ADJACENT PROPERTIES

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF WASATCH }
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 } S.S.
COUNTY OF WASATCH }
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 _____

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STATE OF UTAH } S.S.
COUNTY OF WASATCH }
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 _____

DATE: _____
MIDWAY IRRIGATION COMPANY
DATE: _____
MIDWAY SANITATION DISTRICT

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

COUNTY RECORDER

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 (SEE SEAL BELOW)
APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) APPROVED _____ CITY ATTORNEY

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

VINCENT FIELDS SUBDIVISION - LOT 1 AMENDED
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 40' FEET

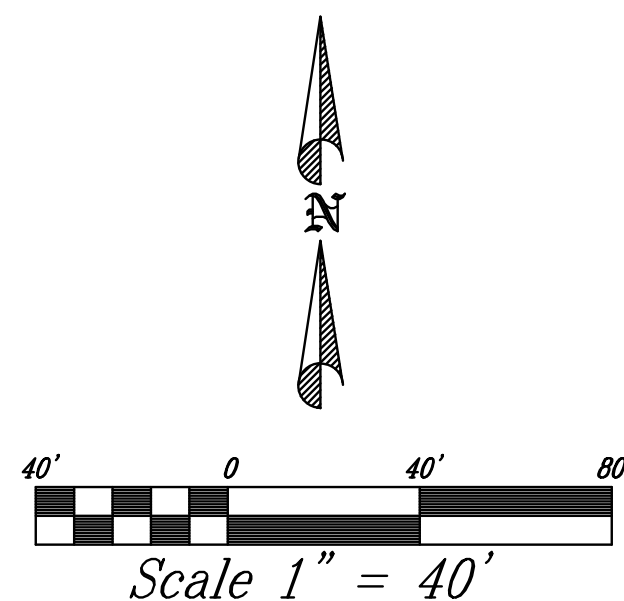
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

ADDRESS TABLE

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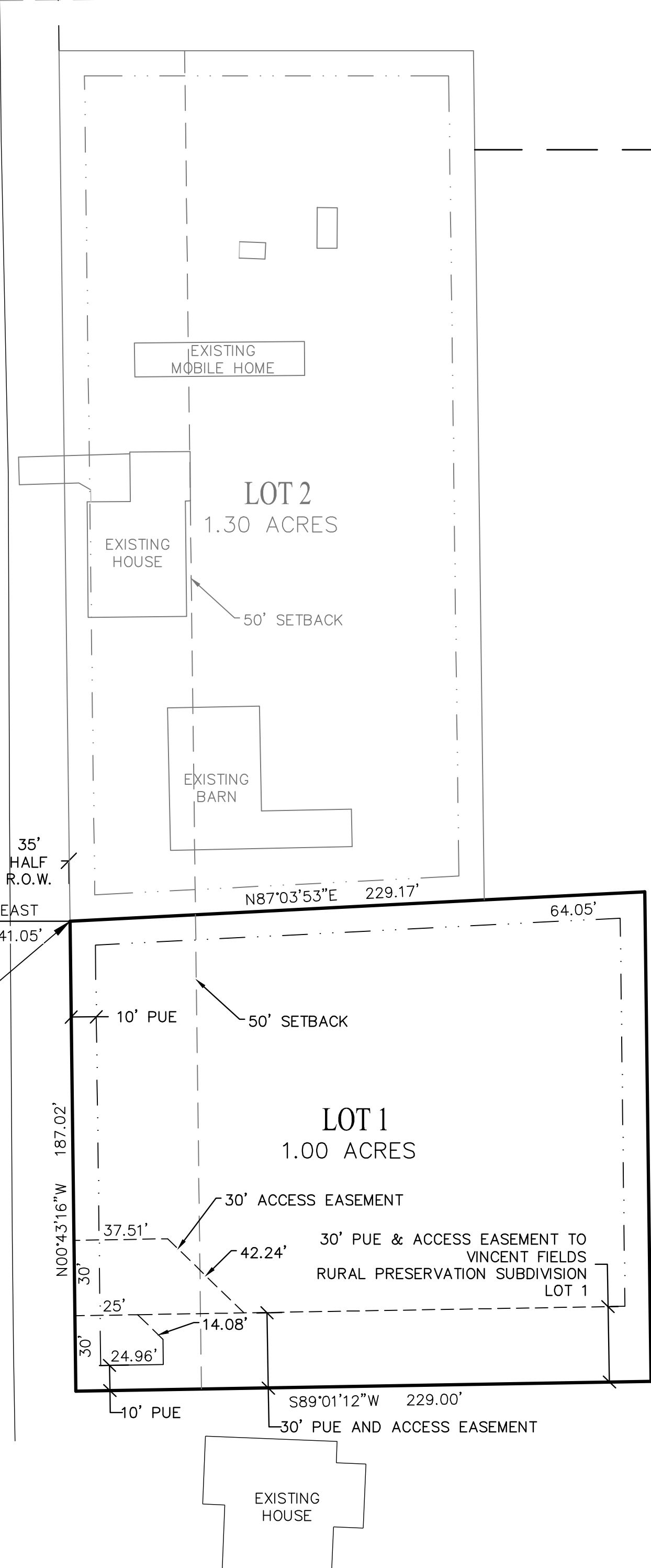
PUBLIC UTILITY EASEMENTS
ALL LOTS HAVE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF THE LOTS UNLESS OTHERWISE NOTED ON THE PLAT



VINCENT FIELDS SUBDIVISION AMENDED - 15 FEBRUARY 2024

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 657-8748

DATE OF SURVEY: APRIL 2022

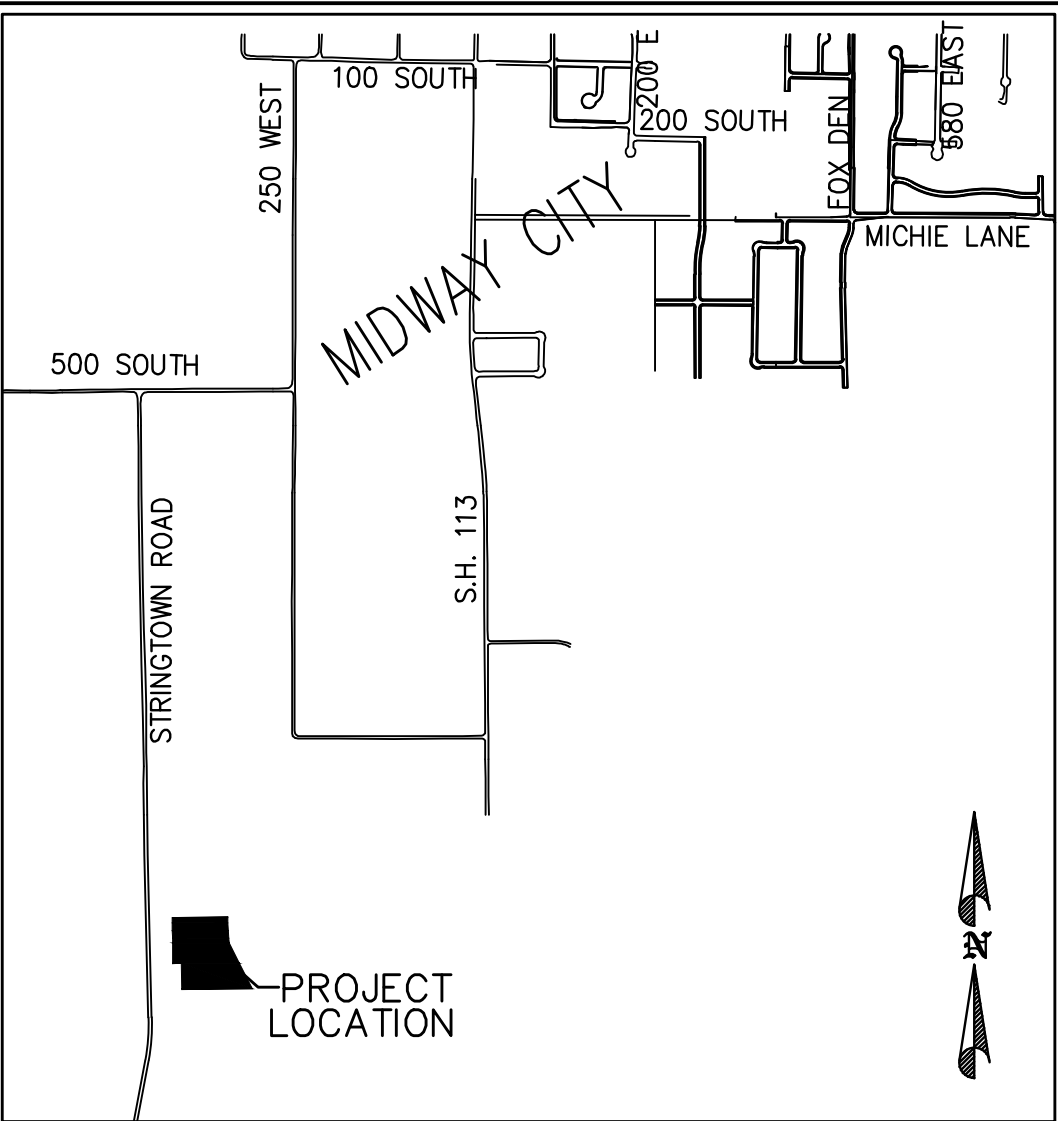


VINCENT FIELDS RURAL PRESERVATION SUBDIVISION
5.00 ACRES

THOMAS OLDS JR (HAVEN FARMS)
ONP-0004-0-010-044

DOUGLAS & MICHELLE HORNER
OWC-1225-0-010-044

STILL WATER HOLDINGS LLC
OWC-1218-1-010-044



VINCENT FIELDS RURAL PRESERVATION SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

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DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 59.32 FEET AND EAST 202.20 FEET FROM A FOUND GIN SPIKE IN THE ASPHALT OF STRINGTOWN ROAD MARKING THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 407.64 FEET ALONG THE SOUTH LINE OF THE WHIMSY WILLOW SUBDIVISION AND A FENCE LINE TO THE WEST LINE OF THE HAVEN FARMS SUBDIVISION AND A WIRE FENCE; THENCE SOUTH 01°55'20" EAST 48.12 FEET; THENCE SOUTH 03°19'32" EAST 59.70 FEET, THENCE SOUTH 08°15'16" EAST 18.95 FEET, SOUTH 14°40'23" EAST 18.89 FEET, SOUTH 21°07'18" EAST 16.86 FEET, SOUTH 26°38'26" EAST 342.51 FEET, SOUTH 45°07'47" EAST 19.53 FEET, AND SOUTH 68°01'05" EAST 1.81 FEET; THENCE SOUTH 89°01'12" WEST 525.30 FEET ALONG A FIELD FENCE; THENCE NORTH 00°43'15" WEST 194.84 FEET ALONG A FIELD FENCE; THENCE SOUTH 87°03'53" WEST 64.03 FEET; THENCE NORTH 00°43'16" WEST 298.51 FEET TO THE POINT OF BEGINNING.

AREA = 5.00 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'39" EAST 2630.10 FEET FROM THE FOUND GIN SPIKE MARKING THE SOUTH QUARTER CORNER OF SECTION 3 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

BY: _____, A.D. 20____

KEVIN PAUL PAYNE, TRUSTEE KIMBERLY ANN PAYNE, TRUSTEE
THE KEVIN & KIMBERLY PAYNE FAMILY TRUST THE KEVIN & KIMBERLY PAYNE FAMILY TRUST
DATED AUGUST 4, 2022 DATED AUGUST 4, 2022

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
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 } S.S.
COUNTY OF WASATCH }
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 HEREON SHOWN.

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

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

APPROVED _____ CITY ENGINEER APPROVED _____ 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

VINCENT FIELDS RURAL PRESERVATION SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 40' FEET

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

S89°31'40"W 2681.77' BETWEEN FOUND MONUMENTS

FOUND GIN SPIKE IN ASPHALT MARKING THE LOCATION OF THE NORTH 1/4 CORNER SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

EXISTING HOUSE BRANDON & BRILLE WILLETT
OWY-0003-0-003-044

EXISTING BARN

THE KEVIN & KIMBERLY PAYNE FAMILY TRUST
DATED AUGUST 4, 2022
WHIMSY WILLOW
LOT 2 AMENDED
6.20 ACRES

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

N89°23'39"E 2630.10' BETWEEN FOUND MONUMENTS BASIS OF BEARING

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

ADDRESS TABLE

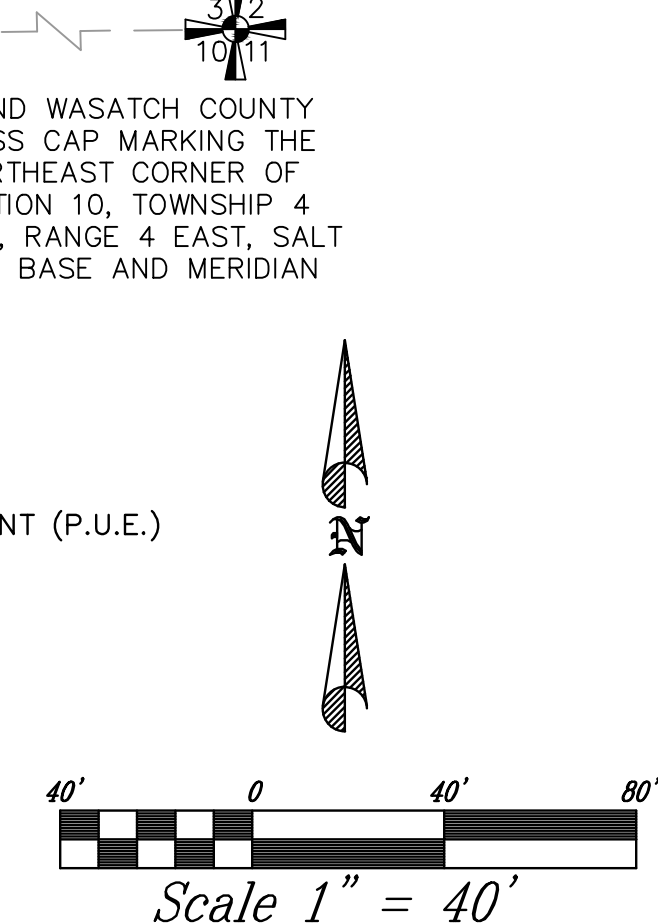
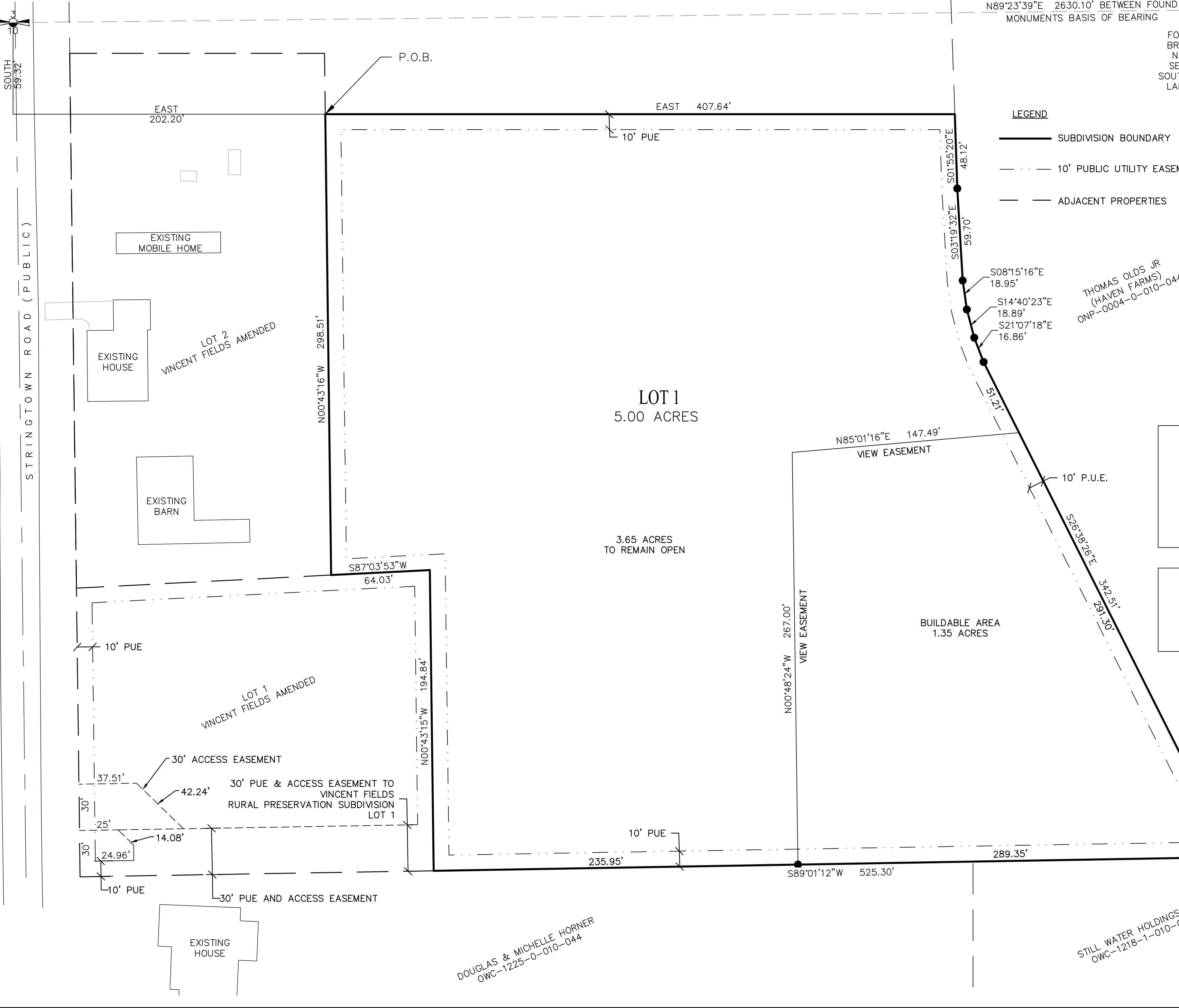
LOT	ADDRESS
1	XXXX SOUTH STRINGTOWN ROAD

PUBLIC UTILITY EASEMENTS
ALL LOTS HAVE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF THE LOTS UNLESS OTHERWISE NOTED ON THE PLAT

PAYNE RURAL PRESERVATION SUBDIVISION - 15 FEBRUARY 2024

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 657-8748

DATE OF SURVEY: APRIL 2022



DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____

ROS # _____

COUNTY SURVEYOR

COUNTY RECORDER

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

APPROVED _____ CITY ENGINEER APPROVED _____ CITY ATTORNEY
(SEE SEAL BELOW)

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

VINCENT FIELDS
RURAL PRESERVATION SUBDIVISION
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 40' FEET

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

PAYNE RURAL PRESERVATION SUBDIVISION - 15 FEBRUARY 2024
 SURVEYOR: TROY L. TAYLOR, PLS
 ELEMENT LAND SURVEYING
 2296 SOUTH 270 EAST
 HEBER CITY, UTAH 84032
 PHONE (801) 657-8748
 DATE OF SURVEY: APRIL 2022