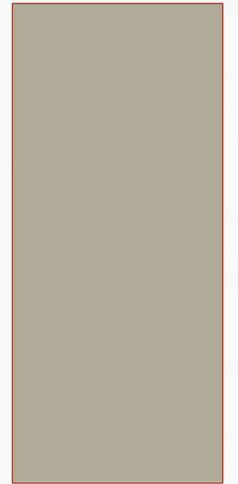
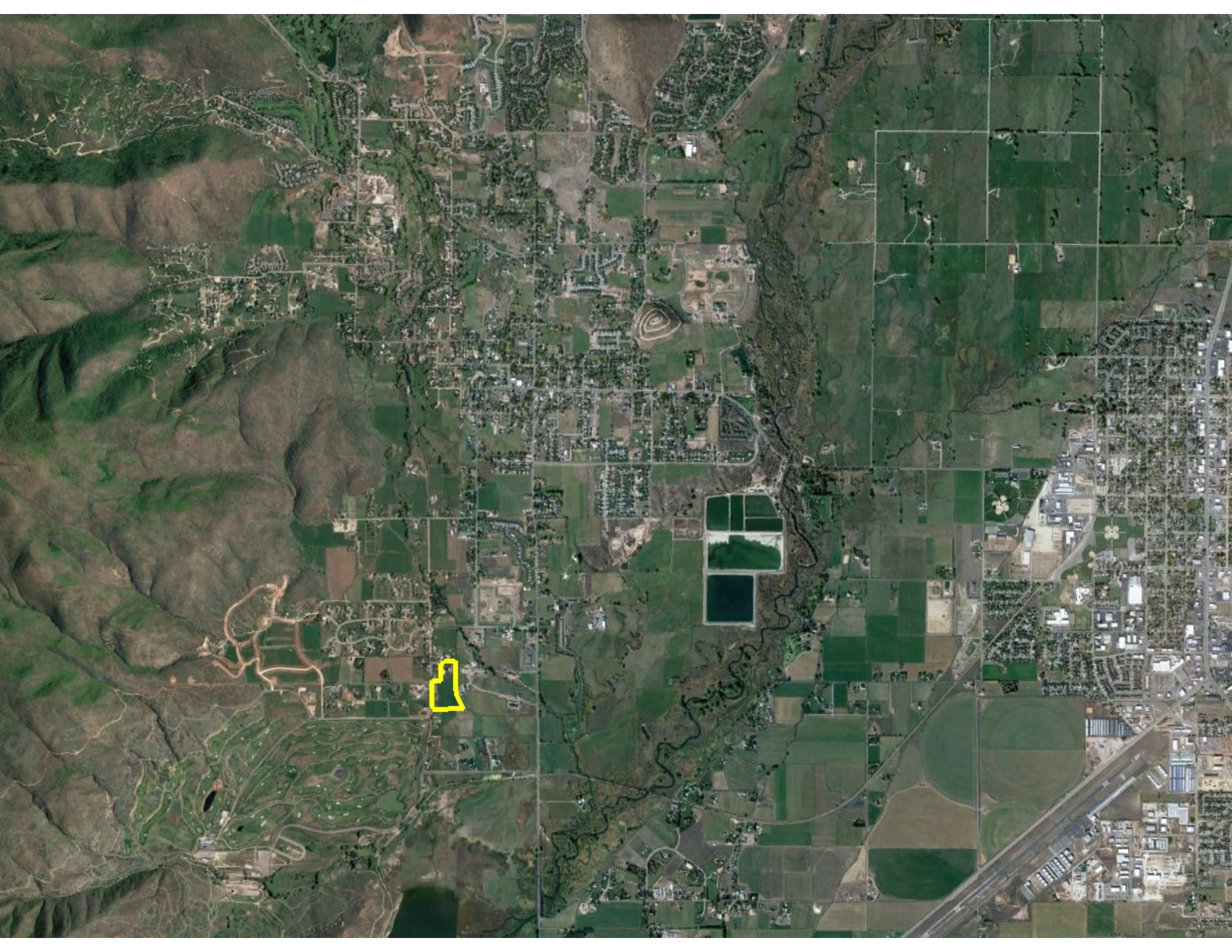
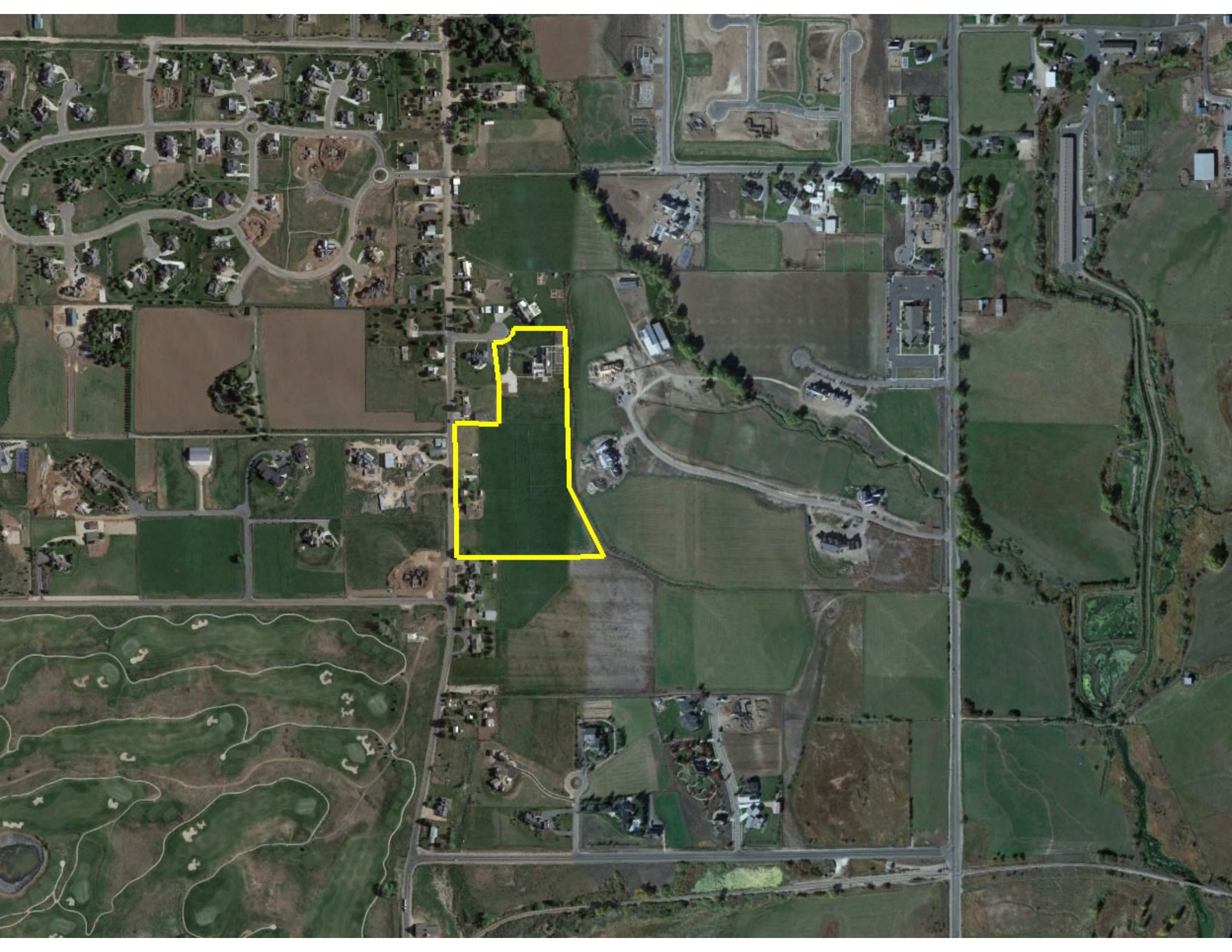


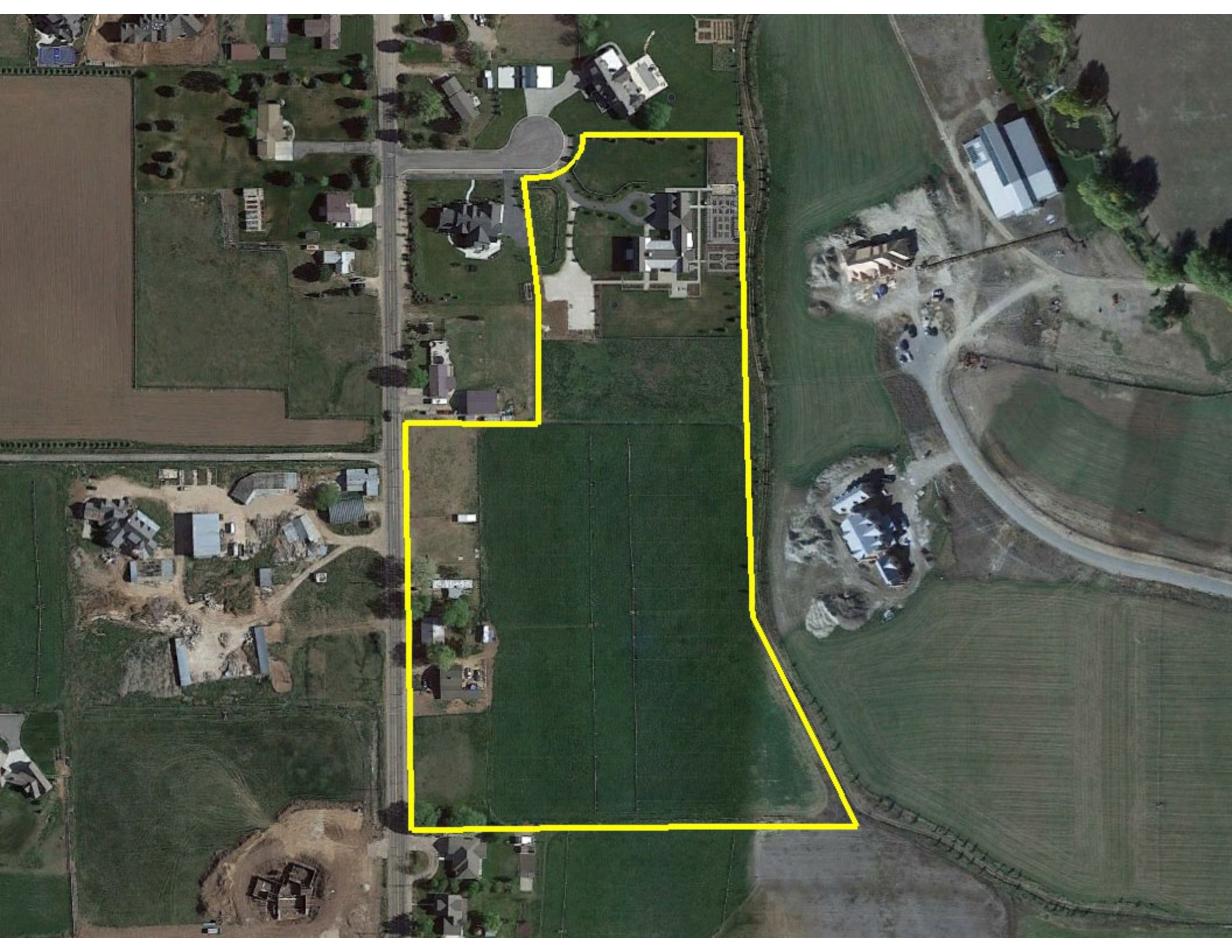
VINCENT FIELDS, WHIMSY WILLOW, &  
VINCENT FIELDS RURAL PRESERVATION

PRESENTATION



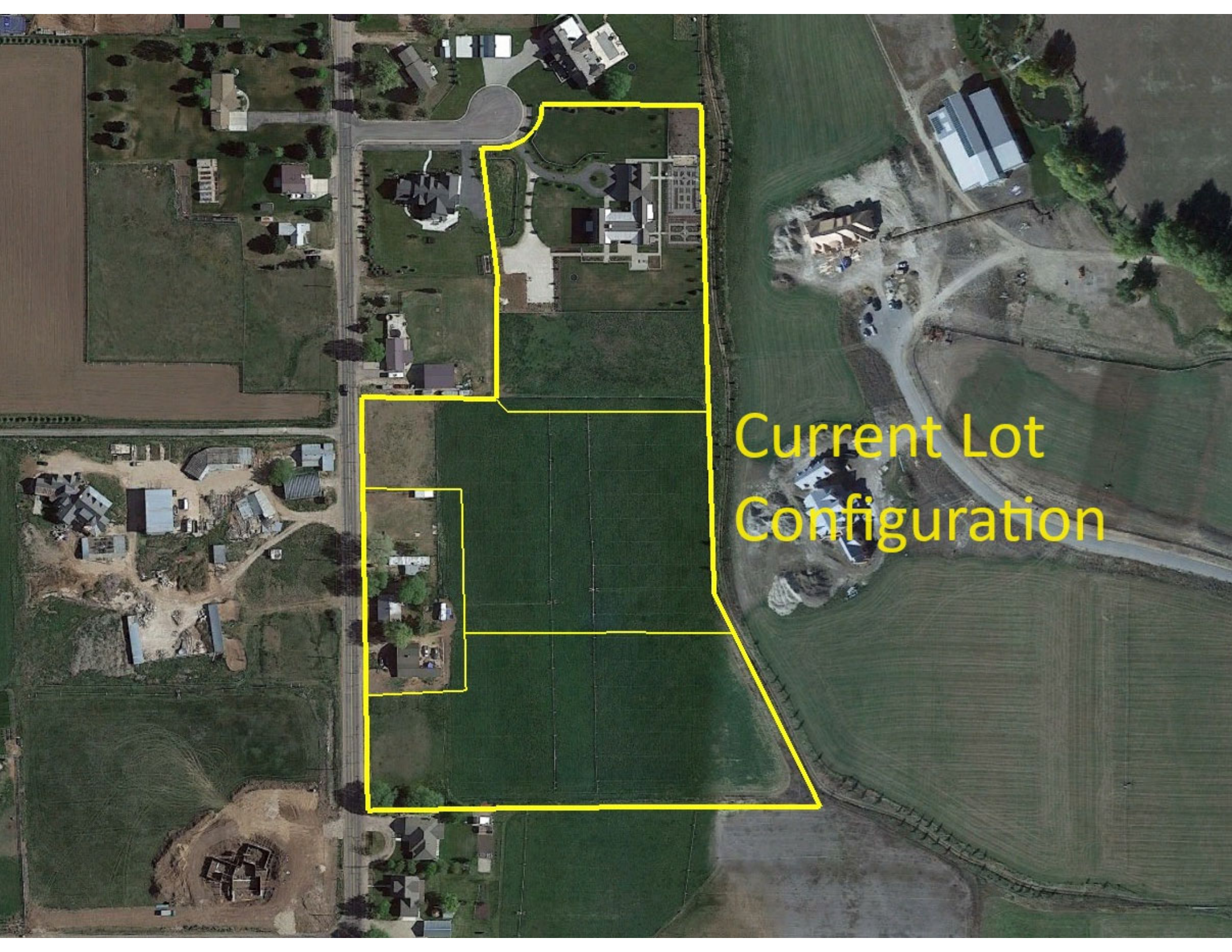




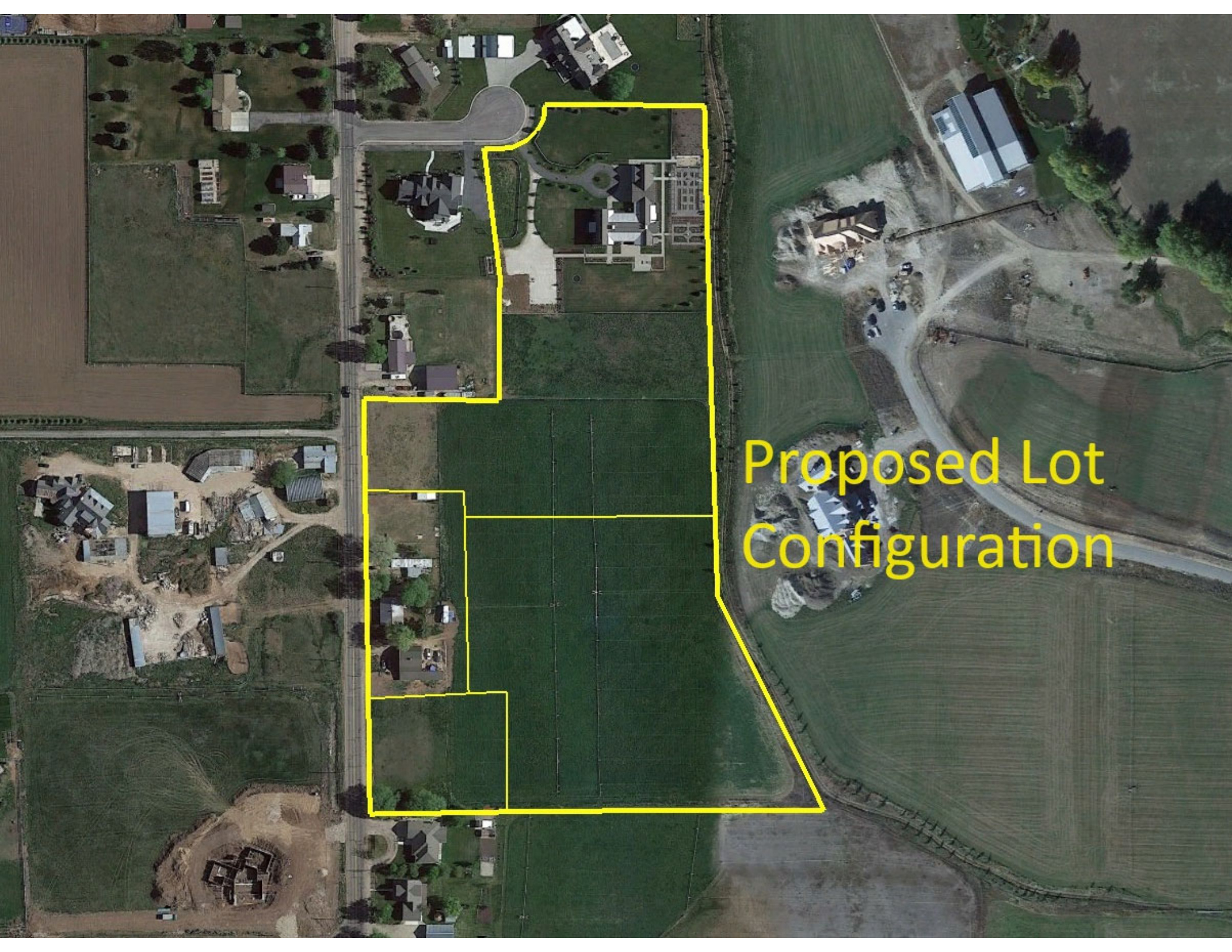


## VINCENT FIELDS, WHIMSY WILLOW, & VINCENT FIELDS RURAL PRESERVATION

- Proposal will adjust the lot lines for 3 existing lots
- Whimsy Willow Lot 2 will increase from 4.04 acres to 6.2 acres
- Vincent Fields Subdivision Lot 1 will decrease from 4 acres to 1 acre
- Vincent Fields Subdivision Lot 3 (4.16 acres) will be vacated from the plat and platted as a Rural Preservation Subdivision as a 5-acre lot
- Density will remain the same



Current Lot Configuration



Proposed Lot Configuration



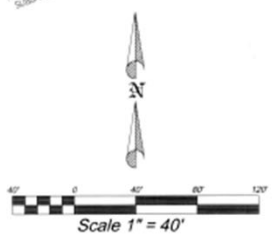
# WHIMSY WILLOW SUBDIVISION - LOT 2 SECOND AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



**ADDRESS TABLE**

LOT	ADDRESS
2	405 WEST 1120 SOUTH



## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-89-603 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: Dec. 9, 2022 SURVEYOR: Troy L. Taylor (SEE SEAL BELOW)

## PLAT AMENDMENT NOTES

- △ 0.16 ACRES ADDED TO LOT 2 FROM VICINITY PROPERTY
- △ PUBLIC UTILITY EASEMENT RELOCATED TO 10' FROM NEW LOT BOUNDARY

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	112.14	62.00	103°37'57"	97.47	N38°11'54"E	78.83

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF WASATCH }  
 ON THE 9th DAY OF January, A.D. 2022, PERSONALLY APPEARED BEFORE ME: Kevin Paul Payne, Kimberly Ann Payne WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## LEGEND

- PROPERTY BOUNDARY
- - - 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- ⊙ SET REBAR WITH CAP STAMPED ELEMENT LAND SURVEYING PLS 6854112

Heidi Farrell (DATE: 1-9-23)  
 MIDWAY SUBDIVISION COMPANY  
Don Applegate (DATE: 1-9-23)  
 MIDWAY SUBDIVISION DISTRICT

COUNTY RECORDER  
 ENTRY # 28564 BOOK 1430 PAGE 615  
 DATE 01-11-23 TIME 3:17 PM FEE \$50.00  
 FOR PAINE, KEVIN PAUL TR.  
 BY: JL, WASATCH COUNTY RECORDER MARCY M MURRAY

## COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 21st DAY OF December, 2022  
 ROSS # 3943  
Troy L. Taylor  
 COUNTY SURVEYOR

## BOUNDARY DESCRIPTION

BEARING AT A POINT LOCATED NORTH 61.50 FEET AND EAST 247.38 FEET FROM A FOUND ON SPIKE MARKING THE SOUTH ONE QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 206.01 FEET; THENCE NORTH 06°34'39" WEST 211.56 FEET; THENCE SOUTH 89°59'28" EAST 21.82 FEET TO A POINT ON A TANGENT CURVE; THENCE ALONG THE ARC OF A 62.00 FOOT RADIUS CURVE TO THE LEFT 112.14 FEET (CHORD BEARS NORTH 38°11'54" EAST 97.47 FEET); THENCE SOUTH 89°59'28" EAST 282.16 FEET; THENCE SOUTH 07°00'00" EAST 339.80 FEET; THENCE SOUTH 01°53'00" EAST 148.19 FEET; THENCE SOUTH 02°45'34" EAST 22.02 FEET; THENCE WEST 339.84 FEET; THENCE NORTH 45°00'00" WEST 24.04 FEET TO THE POINT OF BEGINNING.

AREA = 4.04 ACRES

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°23'39" EAST BETWEEN THE FOUND ON SPIKE MARKING THE SOUTH 1/4 CORNER OF SECTION 3 TO 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 LOTS, PUBLIC STREETS, EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 5th DAY OF January, A.D. 2023

Kevin Paul Payne TRUSTEE  
 KEVIN & KIMBERLY PAYNE FAMILY TRUST  
 DATED AUGUST 4, 2022

Kimberly Ann Payne TRUSTEE  
 KIMBERLY & KIMBERLY PAYNE FAMILY TRUST  
 DATED AUGUST 4, 2022

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF WASATCH }  
 ON THE 9th DAY OF January, A.D. 2023, PERSONALLY APPEARED BEFORE ME: Kevin Paul Payne, Kimberly Ann Payne WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: 12-24-2025 Camryn J. Sweet  
 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 9th DAY OF January, A.D. 2023

APPROVED: Christy Johnson CITY CLERK  
David Wilson CITY RECORDER

APPROVED: Camryn J. Sweet CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF January, A.D. 2023 BY THE

MIDWAY CITY PLANNING COMMISSION

APPROVED: Heidi Farrell PLANNING DIRECTOR  
Don Applegate CHAIRMAN PLANNING COMMISSION

## WHIMSY WILLOW LOT 2 SECOND AMENDMENT

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLBMM  
 SCALE: 1" = 40 FEET

SURVEYOR'S SEAL: Troy L. Taylor, LICENSE # 6854112, STATE OF UTAH

CITY ENGINEER SEAL: Christy Johnson, MIDWAY CITY, UTAH

PLANNING DIRECTOR SEAL: Heidi Farrell, MIDWAY CITY, UTAH

COUNTY RECORDER SEAL: Camryn J. Sweet, WASATCH COUNTY, UTAH

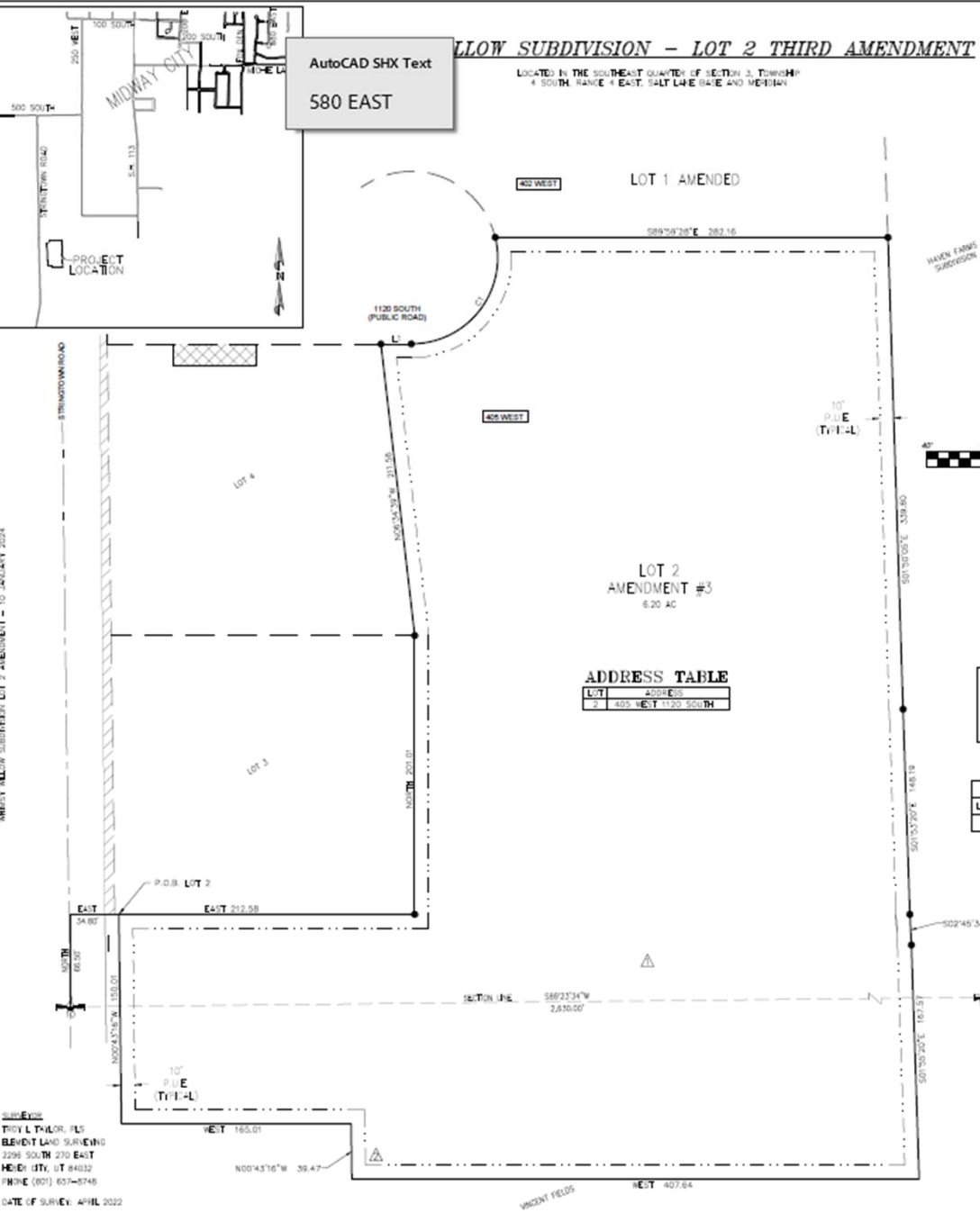
WHIMSY WILLOW SUBDIVISION LOT 2 AMENDMENT - 17 NOVEMBER 2022

FOUND ON SPIKE IN ASPHALT MARKING THE LOCATION OF THE NORTH 1/4 CORNER SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



WHIMSY WILLOW SUBDIVISION LOT 2 AMENDMENT - 10 JANUARY 2024



AutoCAD SHX Text  
580 EAST

**WILLOW SUBDIVISION - LOT 2 THIRD AMENDMENT**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**ADDRESS TABLE**

LOT	ADDRESS
1	405 WEST 1120 SOUTH

**PLAT AMENDMENT NOTES:**  
 ▲ 2.16 ACRES ADDED TO LOT 2 FROM WHIMSY WILLOW SUBDIVISION  
 ▲ PUBLIC UTILITY EASEMENT RELOCATED TO 10' FROM NEW LOT BOUNDARY

**LINE TABLE**

LINE	LENGTH	BEARING
L1	21.82	S89°52'28"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	THROUGHT
C1	112.14	62.02	103°57'53"	97.47	N87°13'41"E	78.83

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-91-603 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 THIS PLAT IN ACCORDANCE WITH SECTION 17-25-17 OF THE UTAH CODE AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: \_\_\_\_\_ SURVEYOR: (SEE SEAL BELOW)

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°23'34" WEST BETWEEN THE WASATCH COUNTY SURVEY MONUMENTS AT THE SOUTHEAST CORNER OF THE SOUTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE 1983 CENTRAL ZONE BEARINGS.

**LEGEND**

- SUBDIVISION BOUNDARY
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- ADJACENT PROPERTIES

Scale 1" = 40'

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT THAT IS 166.50 FEET NORTH 86.50 FEET AND EAST 34.85 FEET AND SOUTH 89°59'57" EAST 221.58 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,  
 THENCE EAST A DISTANCE OF 212.58 FEET, THENCE NORTH A DISTANCE OF 201.01 FEET, THENCE NORTH 06°34'36" WEST A DISTANCE OF 211.56 FEET, THENCE SOUTH 89°52'28" EAST A DISTANCE OF 21.82 FEET TO A POINT ON A THROUGHT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 112.14 FEET, WITH A RADIUS OF 62.02 FEET, WITH A CHORD BEARING OF NORTH 87°13'41" EAST AND A CHORD LENGTH OF 97.47 FEET, THENCE SOUTH 89°52'28" EAST A DISTANCE OF 282.16 FEET, THENCE SOUTH 01°02'05" EAST A DISTANCE OF 339.80 FEET, THENCE SOUTH 01°52'20" EAST A DISTANCE OF 148.19 FEET, THENCE SOUTH 02°43'54" EAST A DISTANCE OF 22.02 FEET, THENCE SOUTH 01°30'20" EAST A DISTANCE OF 463.57 FEET, THENCE WEST A DISTANCE OF 407.84 FEET, THENCE NORTH 00°43'16" WEST A DISTANCE OF 38.47 FEET, THENCE WEST A DISTANCE OF 165.01 FEET, THENCE NORTH 00°43'16" WEST 150.01 FEET TO THE POINT OF BEGINNING.  
 PARCEL CONTAINS AN AREA OF 6.20 ACRES

**OWNER'S DEDICATION**

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

DATE: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

HELEN PAUL PAVNE TRUST      HENRIELY ANN PAVNE TRUST  
 THE HELEN & HENRIELY PAVNE FAMILY TRUST      THE HELEN & HENRIELY PAVNE FAMILY TRUST  
 DATED: AUGUST 4, 2022      DATED: AUGUST 4, 2022

**ACKNOWLEDGMENT**

STATE OF UTAH } SS.  
 COUNTY OF WASATCH }  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO DULY ACKNOWLEDGED TO ME THAT HE/HE/DE DID DESIRE THE SAME IN THE CAPACITY INDICATED.  
 BY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH } SS.  
 COUNTY OF WASATCH }  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO DULY ACKNOWLEDGED TO ME THAT HE/HE/DE DID DESIRE THE SAME IN THE CAPACITY INDICATED.  
 BY 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—IF ANY—HEREIN SHOWN.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 MAYOR      CLERK

APPROVED: \_\_\_\_\_ CITY ENGINEER      APPROVED: \_\_\_\_\_ CITY ATTORNEY  
 (SEE SEAL)      (SEE SEAL)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE  
 \_\_\_\_\_ MAYOR      \_\_\_\_\_ CITY PLANNING COMMISSION  
 \_\_\_\_\_ PLANNING DIRECTOR      \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

**WHIMSY WILLOW**

**LOT 2 THIRD AMENDMENT**  
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH RANGE 4 EAST, SLUAM  
 SCALE 1" = 40' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	PLANNING COMMISSION SEAL

DATE: \_\_\_\_\_  
 MIDWAY EDUCATION COMPANY  
 DATE: \_\_\_\_\_  
 MIDWAY SAVATIAN DETAIL  
 COUNTY RECORDER

**COUNTY SURVEYOR'S CERTIFICATE**  
 APPROVED AS TO FORM ON THIS DAY OF \_\_\_\_\_, 20\_\_  
 ROSE \_\_\_\_\_  
 COUNTY SURVEYOR

Surveyor:  
 TROY L TAYLOR, JLS  
 ELEVATED LAND SURVEYING  
 2298 SOUTH 270 EAST  
 MIDWAY CITY, UT 84032  
 PHONE (801) 637-8748  
 DATE OF SURVEY: APRIL 2022

# VINCENT FIELDS SUBDIVISION

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8684112 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 SECTIONS 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: Jan 3, 2023 SURVEYOR: Troy L. Taylor TRUSTEES: KEVIN & KIMBERLY PAYNE (WASATCH WILLOW) DWT-0003-0-003-044

**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 40°00'00" EAST 24.04 FEET, THENCE EAST 339.84 FEET TO THE MOST 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 & (E)31°13' CALLS SOUTH 01°00'20" EAST 215.88 FEET, SOUTH 03°19'33" EAST 59.70 FEET, SOUTH 08°15'18" EAST 18.90 FEET, SOUTH 14°00'23" EAST 18.89 FEET, SOUTH 21°07'18" EAST 16.88 FEET, SOUTH 28°08'20" EAST 342.51 FEET, SOUTH 45°07'47" EAST 19.53 FEET, AND SOUTH 68°10'00" EAST 1.81 FEET, THENCE SOUTH 89°01'12" WEST 784.30 FEET ALONG A FIELD FENCE, THENCE NORTH 02°43'18" WEST 685.64 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 69°23'50" EAST 2802.10 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 OWNERS OF THE PROPERTY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, HIGHWAYS, 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: Deane Vincent AS TO LOT 2.  
Kevin Payne AS TO LOTS 1 AND 3.  
 DATE THIS 5th DAY OF January, A.D. 2023.

**ACKNOWLEDGMENT**

ON THE 5th DAY OF January, A.D. 2023, PERSONALLY APPEARED BEFORE ME Deane Vincent, Kevin Payne, and Deane Vincent FULLY ACKNOWLEDGED TO ME THAT THEY ARE THE SOLE LEGAL OWNERS OF THE PROPERTY DESCRIBED BY COMMISSION EXPIRES 12-29-2025 Deane Vincent TRUSTEE.

**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: Deane Vincent ATTEST: Deane Vincent OF SA BLM  
 APPROVED: Kevin Payne APPROVED: Deane Vincent CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 5th DAY OF January, A.D. 2023 BY THE CITY PLANNING COMMISSION  
Deane Vincent 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  
 CITY ENGINEER SEAL: Deane Vincent  
 CITY RECORDER SEAL: Deane Vincent  
 CLERK-RECORDER SEAL: Deane Vincent



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 TABLE 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.

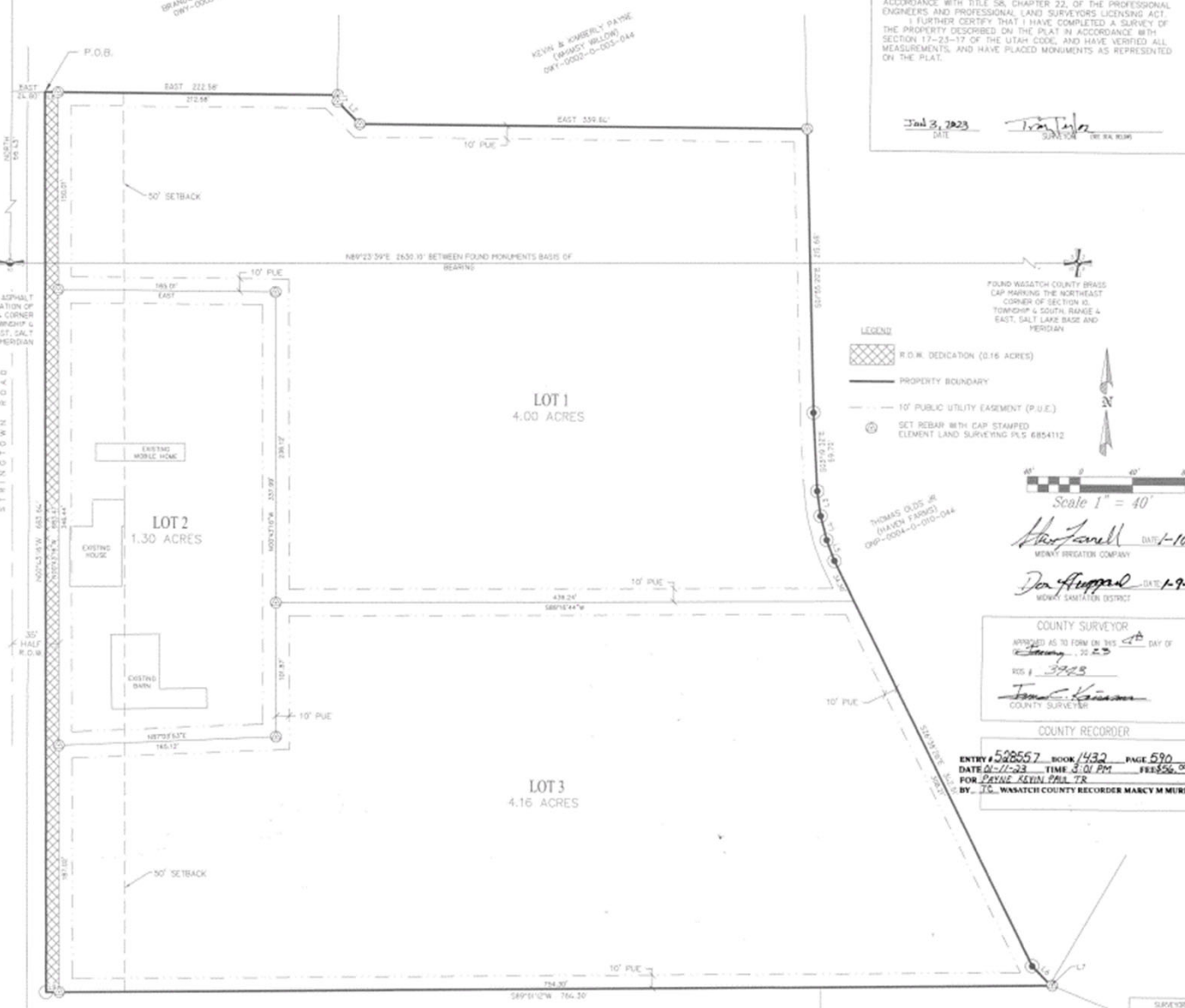
**LOTS PROHIBITED FROM BEING SUBDIVIDED**  
 ALL LOTS IN THIS SUBDIVISION ARE PROHIBITED FROM BEING FURTHER SUBDIVIDED.

**LINE TABLE**

LINE	LENGTH	DIRECTION
L1	5.00'	S00°00'00"E
L2	24.04'	S45°00'00"E
L3	18.90'	S08°15'18"E
L4	18.89'	S14°00'23"E
L5	16.88'	S21°07'18"E
L6	19.53'	S45°07'47"E
L7	1.81'	S68°10'00"E
L8	10.00'	N90°00'00"E
L9	10.00'	S89°01'12"W

**SURVEYOR**  
 TROY L. TAYLOR, PLS  
 ELEMENT LAND SURVEYING  
 P.O. BOX 931  
 MIDWAY CITY, UTAH 84032  
 PHONE (801) 657-8748

DATE OF SURVEY: APRIL 2022



**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'

**COUNTY SURVEYOR**  
 APPROVED AS TO FORM ON THIS DAY OF January, 2023  
 RES. # 3928  
Tom C. Korman  
 COUNTY SURVEYOR

**COUNTY RECORDER**  
 ENTRY # 528557 BOOK 1432 PAGE 590  
 DATE 01-11-23 TIME 3:01 PM FEE \$856.00  
 FOR PAVING KEYWAY PAV. TR  
 BY J.S. WASATCH COUNTY RECORDER MARCY M MURPHY

DOUGLAS & MICHELLE HOPPER  
 DWG-1275-0-010-044

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

# VINCENT FIELDS SUBDIVISION - AMENDED

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

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 10-31-903 OF THE UTAH CODE 1. TROY L. THAYER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 36, 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 10-31-907 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'04" EAST 2630.10 FEET FROM THE FOUND ON SIDE MARKING THE SOUTH QUARTER CORNER OF SECTION 3 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

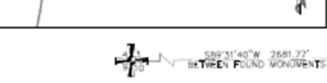
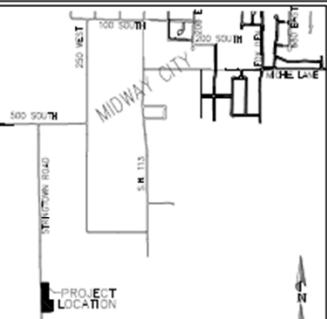
**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT LOCATED ALONG SECTION LINE NORTH 89°31'04" EAST 36.99 FEET AND SOUTH 20.24 FEET FROM A FOUND ON SIDE IN THE ASPHALT OF STREXTOWN ROAD MARKING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;  
 THENCE EAST 165.01 FEET ALONG THE SOUTH LINE OF THE HAWKEYE HOLLOW SUBDIVISION AND 4 FEET ELUKE TO THE WEST LINE OF THE HAWKEYE HOLLOW SUBDIVISION AND A MEASURE THENCE SOUTH 00°43'18" EAST 337.99 FEET; THENCE NORTH 87° 03'53" EAST 84.00 FEET; THENCE SOUTH 00° 43'15" EAST 194.84 FEET; THENCE SOUTH 89°01'12" WEST 229.00 FEET; THENCE NORTH NORTH 00°43'16" WEST 533.46 FEET TO THE POINT OF BEGINNING.

AREA = 2.30 ACRES

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

BY: \_\_\_\_\_ DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_

KEVIN & MARILEE PAYNE TRUSTEES THE KEVIN & MARILEE PAYNE FAMILY TRUST DATED AUGUST 4, 2022  
 HAROLD ANN PAYNE TRUSTEE THE KEVIN & MARILEE PAYNE FAMILY TRUST DATED AUGUST 4, 2022



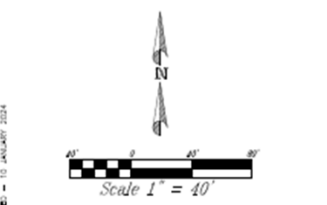
FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**ADDRESS TABLE**

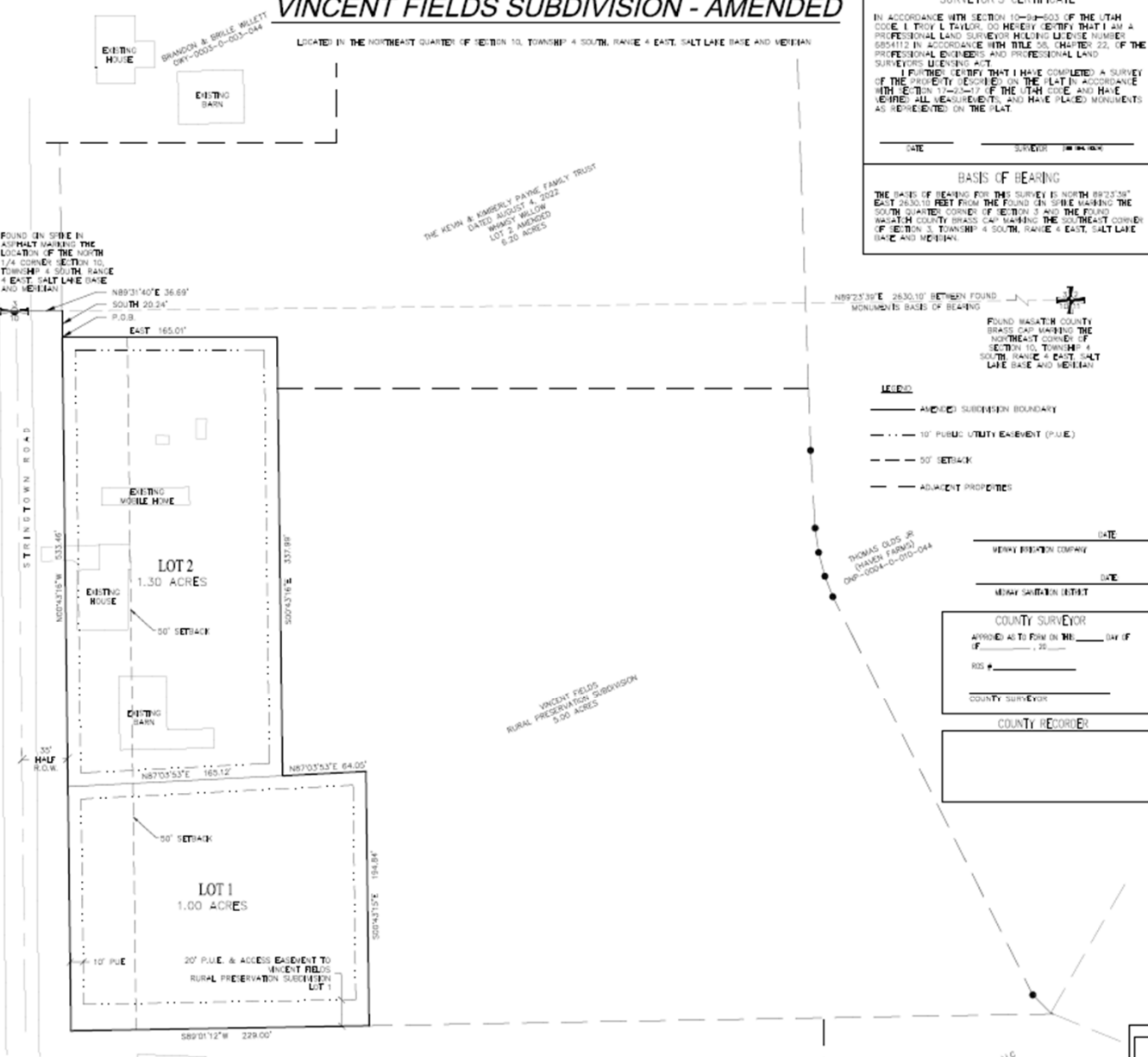
LOT	ADDRESS
1	1281 SOUTH STREXTOWN ROAD
2	1235 SOUTH STREXTOWN ROAD (FUTURE) 1315 SOUTH STREXTOWN ROAD (EXISTING)

OWNER'S DEDICATION TO THE CITY OF MIDWAY CITY  
 THE EXISTING HOME TRIPLET OF LOT 2 MAY CONTINUE TO BE THE EXISTING ADDRESS OF 1315 SOUTH STREXTOWN ROAD. ONCE THE LOTS IS SOLD, THE ADDRESS OF 1235 SOUTH STREXTOWN 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



Scale 1" = 40'



N89°23'04" 2630.10' BETWEEN FOUND MONUMENTS BASIS OF BEARING

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

THOMAS OLDS JR (HAWKEYE HOLLOW) 090-0024-2-010-044

VINCENT FIELDS RURAL PRESERVATION SUBDIVISION 5.00 ACRES

DOUGLAS & MICHELLE HERRER 090-1225-0-010-044

STILL WATER HOLDINGS LLC 090-1225-1-010-044

VERY ELECTION COMPANY DATE \_\_\_\_\_  
 MIDWAY SALTATION DISTRICT DATE \_\_\_\_\_

**COUNTY SURVEYOR**  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 RLS # \_\_\_\_\_  
 COUNTY SURVEYOR

**COUNTY RECORDER**

**ACKNOWLEDGMENT**  
 STATE OF UTAH } SS  
 COUNTY OF WASATCH }  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_, PERSONALLY APPEARED TO ME \_\_\_\_\_ WHO IS BY ME KNOWN TO BE THE PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING, AND THEY ACKNOWLEDGE TO ME THAT THEY ARE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

**ACKNOWLEDGMENT**  
 STATE OF UTAH } SS  
 COUNTY OF WASATCH }  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_, PERSONALLY APPEARED TO ME \_\_\_\_\_ WHO IS BY ME KNOWN TO BE THE PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING, AND THEY ACKNOWLEDGE TO ME THAT THEY ARE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

**ACKNOWLEDGMENT**  
 STATE OF UTAH } SS  
 COUNTY OF WASATCH }  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_, PERSONALLY APPEARED TO ME \_\_\_\_\_ WHO IS BY ME KNOWN TO BE THE PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING, AND THEY ACKNOWLEDGE TO ME THAT THEY ARE 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 RIGHT-OF-WAY HEREON SHOWN.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_

APPROVED: \_\_\_\_\_ WARD \_\_\_\_\_ ATTEST: \_\_\_\_\_ CLERK-RECORDED: 18 04 18  
 APPROVED: \_\_\_\_\_ CITY ENGINEER: 18 04 18 APPROVED: \_\_\_\_\_ CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_ BY THE  
 \_\_\_\_\_ CITY PLANNING COMMISSION  
 PLANNING DIRECTOR: \_\_\_\_\_ CHAIRMAN PLANNING COMMISSION: \_\_\_\_\_

**VINCENT FIELDS SUBDIVISION 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	LOT 1-BORNHOLDING SEAL

DATE OF SURVEY: APRIL 2022

# VINCENT FIELDS RURAL PRESERVATION SUBDIVISION

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



FOUND ON-SITE IN ASPHALT MARKING THE LOCATION OF THE NORTH 1/4 CORNER SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN

THE KEVIN & KIMBERLY PATNE FAMILY TRUST  
DATED AUGUST 4, 2022  
WIMSTY WILSON  
LOT 2 AMENDED  
6.20 ACRES

**SURVEYOR'S CERTIFICATE**  
IN ACCORDANCE WITH SECTION 10-101-103 OF THE UTAH CODE, I TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6604112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS UNIFORM ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAN IN ACCORDANCE WITH SECTION 10-201-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN.

DATE: \_\_\_\_\_ SURVEYOR: TROY L. TAYLOR

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT LOCATED 500.00 FEET EAST AND 202.20 FEET FROM A FOUND ON-SITE IN ASPHALT MARKING THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN;  
THENCE EAST 407.64 FEET ALONG THE SOUTH LINE OF THE WIMSTY WILSON SUBDIVISION AND A PUBLIC UTILITY TO THE WEST LINE OF THE WIMSTY WILSON SUBDIVISION AND A PUBLIC UTILITY; THENCE SOUTH 01°55'20" EAST 48.12 FEET; THENCE SOUTH 03°12'32" EAST 56.70 FEET; THENCE SOUTH 08°13'16" EAST 18.95 FEET; SOUTH 16°22'23" EAST 18.95 FEET; SOUTH 21°07'18" EAST 18.95 FEET; SOUTH 26°32'24" EAST 34.53 FEET; SOUTH 42°07'47" EAST 19.53 FEET; AND SOUTH 88°01'05" EAST 1.81 FEET; THENCE SOUTH 89°01'12" WEST 325.20 FEET ALONG A FIELD FENCE; THENCE NORTH 04°43'41" WEST 194.84 FEET ALONG A FIELD FENCE; THENCE SOUTH 87°03'53" WEST 64.03 FEET; THENCE NORTH 04°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°23'00" EAST 2630.10 FEET FROM THE FOUND ON-SITE MARKING THE SOUTH QUARTER CORNER OF SECTION 3 AND THE FOUND WASHCOT COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

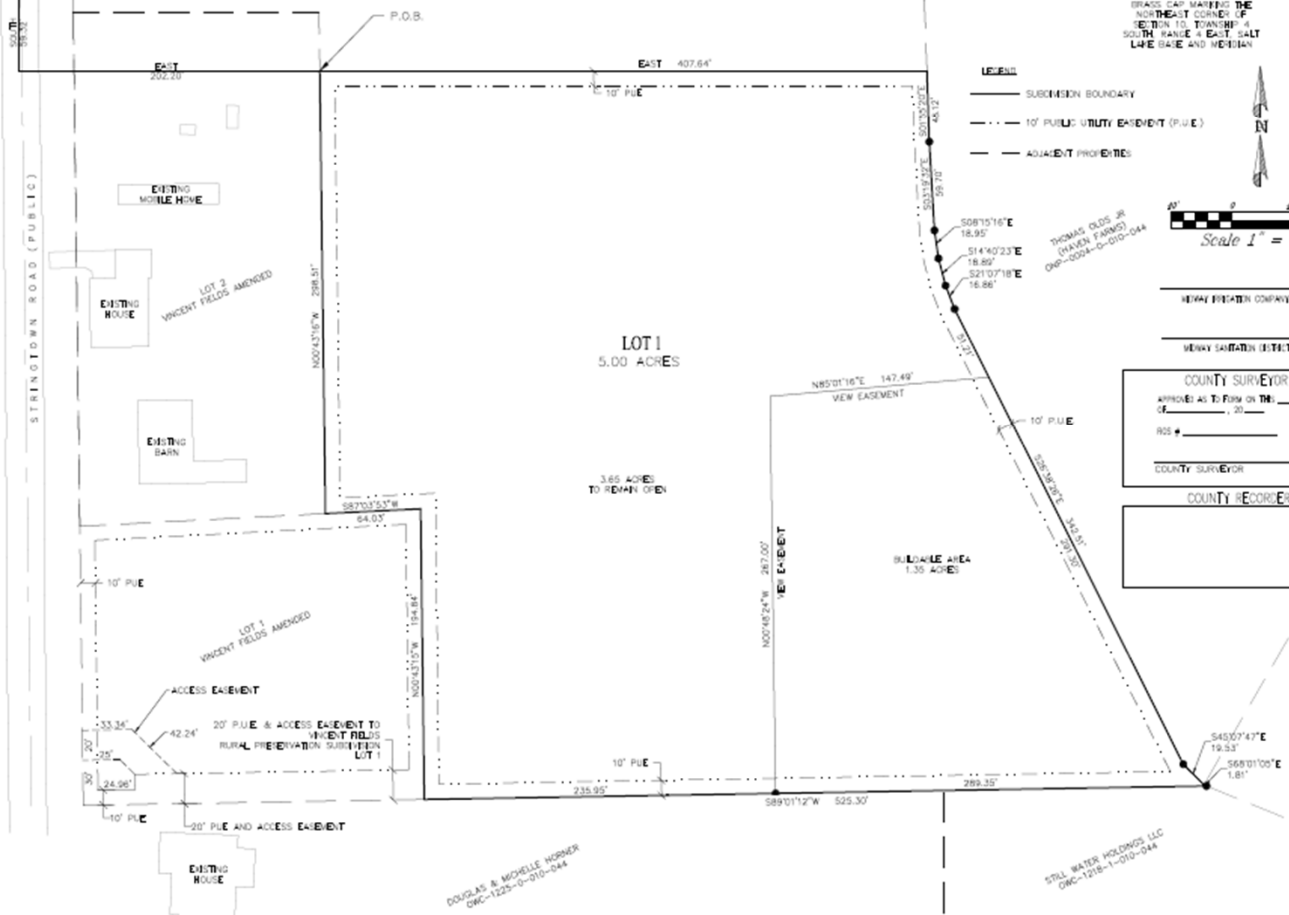
**OWNER'S DECLARATION**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (OWNER) OF THE PROPERTY DESCRIBED HEREOF, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS AND HEREBY DECLARE THESE AREAS LABELED AS PUBLIC UTILITIES AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**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 PLAN



**COUNTY SURVEYOR**  
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
R/S # \_\_\_\_\_  
COUNTY SURVEYOR

**COUNTY RECORDER**

**ACKNOWLEDGMENT**  
STATE OF UTAH }  
COUNTY OF WASHCOT } SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, I (PERSONALLY APPEARED) \_\_\_\_\_ (NAME) DO HEREBY ACKNOWLEDGE TO ME THAT I HAVE TO BE THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**  
STATE OF UTAH }  
COUNTY OF WASHCOT } SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, I (PERSONALLY APPEARED) \_\_\_\_\_ (NAME) DO HEREBY ACKNOWLEDGE TO ME THAT I HAVE TO BE THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**ACCEPTANCE BY MIDWAY CITY**  
THE CITY COUNCIL OF MIDWAY CITY, WASHCOT 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: \_\_\_\_\_ (DEP. CLERK) 10/24/2024

APPROVED: \_\_\_\_\_ (CITY CLERK) 10/24/2024

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ CITY PLANNING COMMISSION

PLANNING CLERK: \_\_\_\_\_ (NAME), PLANNING COMMISSION

**VINCENT FIELDS  
RURAL PRESERVATION SUBDIVISION**  
MIDWAY CITY, WASHCOT COUNTY, STATE OF UTAH  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN  
SCALE 1" = 40' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY CLERK SEAL	DEP. CLERK SEAL

DATE OF SURVEY: APRIL 2022

# ALTERNATE PLAT IF BOUNDARY AGREEMENT IS REACHED

## VINCENT FIELDS RURAL PRESERVATION SUBDIVISION

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



FOUND ON 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

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

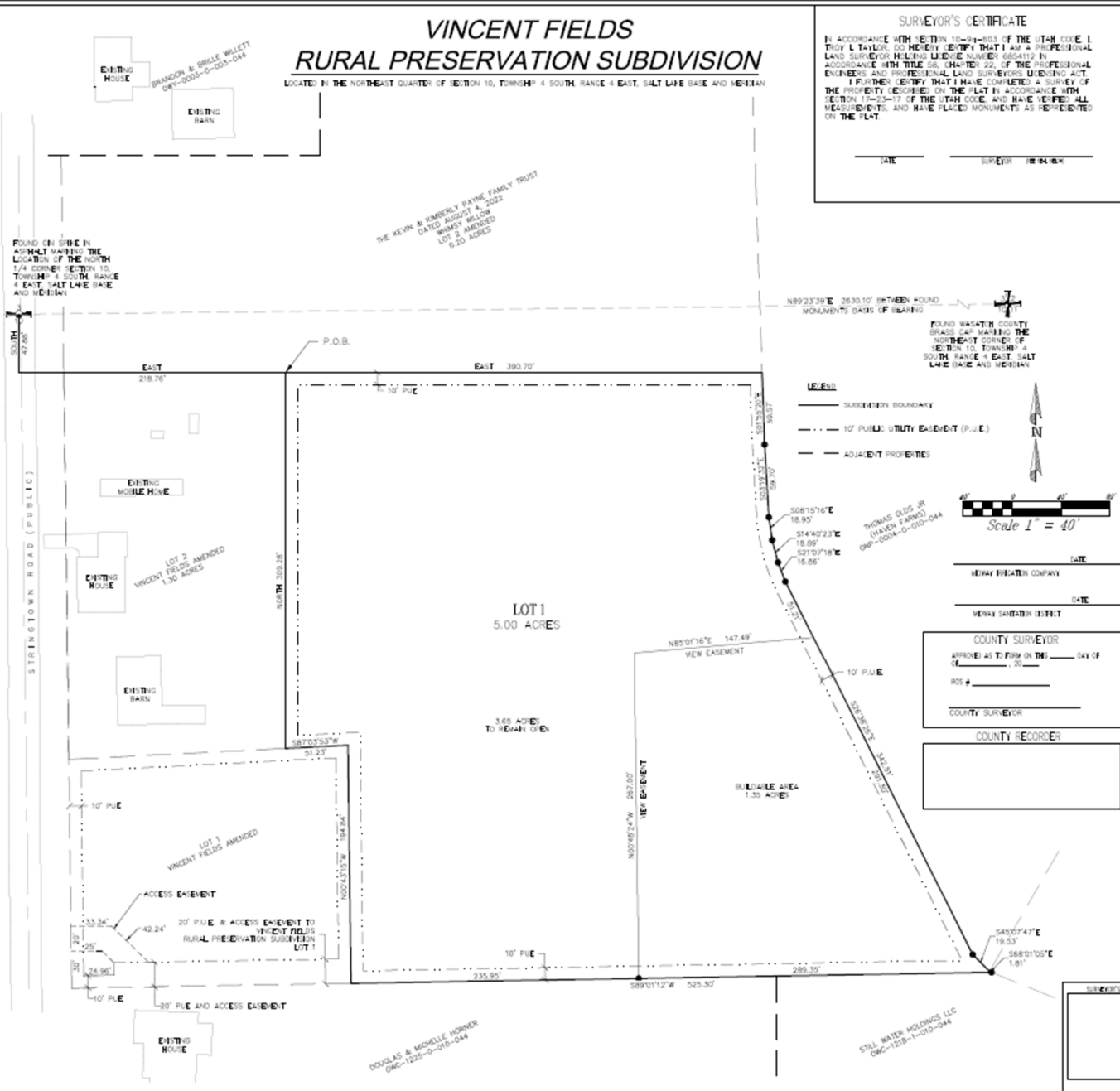
LOT	ADDRESS
1	XXXX SOUTH STRINGTOWN ROAD

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

**DATE OF SURVEY:** APRIL 2022

**SURVEYOR:**  
TROY L. TAYLOR, RLS  
BOULEVARD SURVEYING  
ONE SOUTH 200 EAST  
MOUNTAIN VIEW, UT 84052  
PHONE (801) 603-8748

**DATE:** APRIL 2022



**SURVEYOR'S CERTIFICATE**  
IN ACCORDANCE WITH SECTION 10-59-303 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6654112 IN ACCORDANCE WITH TITLE 66, 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 SECTIONS 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: \_\_\_\_\_ SURVEYOR: TROY L. TAYLOR

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT LOCATED SOUTH 47.88 FEET AND EAST 235.70 FEET FROM A FOUND ON 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 390.70 FEET THENCE SOUTH 01°55'20" EAST 99.57 FEET THENCE SOUTH 03°19'32" EAST 59.70 FEET THENCE SOUTH 03°19'32" EAST 18.95 FEET SOUTH 14°02'52" EAST 19.96 FEET SOUTH 21°07'18" EAST 16.66 FEET SOUTH 26°38'26" EAST 342.51 FEET SOUTH 45°07'47" EAST 19.53 FEET AND SOUTH 88°10'05" EAST 1.81 FEET THENCE SOUTH 89°07'12" WEST 525.30 FEET ALONG A FIELD FENCE THENCE NORTH 00°41'51" WEST 194.84 FEET ALONG A FIELD FENCE THENCE SOUTH 87°03'53" WEST 573.57 FEET THENCE NORTH 509.28 FEET TO THE POINT OF BEGINNING.

AREA = 5.00 ACRES

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THE SURVEY IS NORTH 89°23'30" EAST 263.10 FEET FROM THE FOUND ON SPIKE MARKING THE SOUTH QUARTER CORNER OF SECTION 5 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 (OWNERS) OF THE PROPERTY DESCRIBED HEREON, HAVE GRANTED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS AND HEREBY DEDICATE THERE AREAS LABELED AS PUBLIC UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**ACKNOWLEDGMENT**  
STATE OF UTAH } SS.  
COUNTY OF WASATCH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, (PERSONALLY APPEARED) BEFORE ME, \_\_\_\_\_ (NOTARY PUBLIC) KNOWN TO ME TO BE THE SAME AS HE DESCRIBED IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

**ACKNOWLEDGMENT**  
STATE OF UTAH } SS.  
COUNTY OF WASATCH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, (PERSONALLY APPEARED) BEFORE ME, \_\_\_\_\_ (NOTARY PUBLIC) KNOWN TO ME TO BE THE SAME AS HE DESCRIBED 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—IF ANY HEREBY SHOWN.

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED: \_\_\_\_\_ MAYOR (SEE EVIDENCE IN 64-64-64)  
APPROVED: \_\_\_\_\_ CITY ATTORNEY (SEE EVIDENCE IN 64-64-64)

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE CITY PLANNING COMMISSION

PLANNING DIRECTOR: \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

**VINCENT FIELDS RURAL PRESERVATION SUBDIVISION**  
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
LOCATED IN THE SOUTHWEST 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	PLANNING COMMISSION SEAL

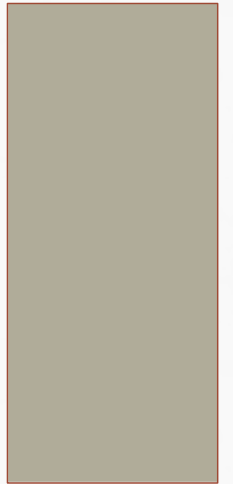
STATE OF UTAH, DEPARTMENT OF HERITAGE & ARTS, DIVISION OF LAND SURVEYING, 5 FEBRUARY 2024  
 TROY L. TAYLOR, RLS, BOULEVARD SURVEYING, ONE SOUTH 200 EAST, MOUNTAIN VIEW, UT 84052, PHONE (801) 603-8748  
 DATE OF SURVEY: APRIL 2022

# DISCUSSION ITEMS

- Deed restriction for Rural Preservation Subdivision
- Deed restriction for Whimsy Willow Lot 2
- 30' Access easement
- New sewer lateral

# WHIMSY WILLOW

PLAT AMENDMENT



# 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 the Standard Subdivision code
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere
- The amended Lot 2 will be deed restricted so it can never be further subdivided



# PROPOSED CONDITIONS

1. The plat will contain a note using the triangular system to explain its formation through vacating land from the Vincent Fields Subdivision.
2. In accordance with the applicant's representation and understanding that "No additional lots are being created", Lot 2 (Third Amendment) similarly shall contain a prohibition against further subdivision as a condition of recording.
3. The deed restriction that will be recorded towards the lot must be submitted to the City for review and recorded immediately after the plat is recorded.
4. 4A note on the plat is included with language that clearly states that subdividing the lot is prohibited.
5. 5The plats for the Vincent Fields Rural Preservation Subdivision and Vincent Fields Subdivision – Amended will be filed contemporaneously.