

Midway City Council
1 December 2020
Regular Meeting

Scotch Fields PUD, Phase 2 /
Plat Map Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: December 1, 2020

NAME OF PROJECT: Scotch Fields PUD Phase 2

NAME OF APPLICANT: Bill Probst

AGENDA ITEM: Plat Amendment of Phase 2 Common Area

LOCATION: 330 West Canyon View Lane

ZONING DESIGNATION: RA-1-43 zone

ITEM: 17

Bill Probst, agent for Scotch Fields HOA, is requesting a plat amendment of Scotch Fields Phase 2. The proposed amendment would create a private road easement that would connect Canyon View Lane to property to the north owned by Clark Investment Group LLC for a potential future road. The area of the easement is 0.14 acres. The property is located at 330 West Canyon View Lane.

BACKGROUND:

Bill Probst is proposing a plat amendment to Scotch Fields PUD Phase 2. The proposed amendment would create a 56' wide road easement that would connect Canyon View Lane to the property to the north owned by Clark Investment Group LLC (about 26 acres). If the plat amendment is approved, a road could be built on the property that would act as an access for future development on the Clark property.

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.

ANALYSIS:

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 interest of the community and if the petition matches the vision of Midway as described in the General Plan. The General Plan describes, among many things, the preservation of open space and the rural atmosphere of Midway and it also encourages economic development to create a tax base to benefit the residents of Midway. There are a several items that should be considered with this proposal.

- The Clark property is currently in the jurisdiction of Wasatch County. The property could be developed in the County, but the lack of a culinary water source will, most likely, encourage a future developer to petition for annexation. If the property were to develop in the County, the zoning would be RA-1 (acre lots) with no commercial development. It is possible that the City could annex the property. According the land use map, the property could be annexed as either RA-1-43 or as Recreational Resort Zone (RZ). Development using the RA-1-43 zone, without a second access, would be limited to 11 lots. With a second access, that number would increase but it would still be limited because a large area of the property is covered by sensitive lands including slopes greater than 25%, wetlands, and stream corridors from two on-site springs. If the property were developed without a second access as RZ, then development would also be limited to 11 residential unit/lots and some commercial. The commercial would be limited because of the lack of a second point of access. If the property were developed as RZ with a second point access, there could be many residential units and commercial development on the property. The second point of access makes the potential density and intensity of development much greater on the property.
- The City does not have an obligation to do anything to help the Clark property develop since the property is located in Wasatch County's jurisdiction but if the City feels the development meets the goals of the General Plan then the property should be annexed.
- The General Plan promotes open space and a rural atmosphere. If these were the only items considered, then allowing a second point of access through Scotch Fields would not be a high priority. The General Plan also promotes economic development, and this property could be zoned RZ which requires commercial development.
- If the plat amendment is approved, staff is recommending that an additional area of public trail easement is dedicated allowing the existing public trail to cross the road perpendicularly which will create a safer crossing for pedestrians. The relocated trail would need to be built by the future developer when the road is built.

- The Scotch Fields PUD requires 50% open space. If the amendment is approved, then the development will not have enough open space. The centerline of the road through the common area is 178 feet long. The width of the proposed road from back of curb to back of curb would be 34 feet. The proposed road would remove 0.14 acres of open space. The approved master plan amendment from earlier this year contains 27.72 acres of open space for 50.05% of the 55.39-acre project. If 0.14 acres is removed for the road, the total open space is reduced to 27.58 acres or 49.79% of the project. To resolve this issue the applicant is proposing the following:
 - The Clarks would have to dedicate open space to Scotch Fields to replace the lost open space. This dedication could be part of a development plan for the Clark property. As Probst / Higley developers work with potential buyers of the Clark property, they need some assurance from Midway City that a plat amendment to allow for the road would be approved which is why an application has been submitted. A condition of the plat amendment approval could be that Clark transfer open space to Scotch Fields prior to recording of the amended plat.
- If the plat amendment is approved, staff suggests there is a condition that if a public road is built on the easement that the Scotch fields HOA dedicates the property to the City. If the road built is a private road then no dedication would be required.

No public street, right-of-way, easement will be vacated or altered. The public utility easement that currently is in place in the site of the proposed road easement would remain if the amendment is approved.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Simons: I make a motion that we recommend approve plat amendment of Scotch Fields Phase 2. The proposed amendment would create a private road easement that would connect Canyon View Lane to property to the north owned by Clark Investment Group LLC for a potential future road. The area of the easement is 0.14 acres. The property is located at 330 West Canyon View Lane. Accept findings in the staff report and the condition that the developer of the Clark Property, in the future, makes up the difference of the lost open space if the easement and road get built.

Seconded: Commissioner Garland

Chairman Nicholas: Any discussion on the motion?

There were some clarifications added to the motion

Chairman Nicholas: All in favor.

Ayes: Commissioners: Garland, Whitney, Simons and Cliften

Nays: Crawford

Motion: Passed

PROPOSED FINDINGS:

- Allowing the plat amendment would increase the potential density and intensity of development on the Clark property.
- With a second point of access, the Clark property could have more commercial development that would create more tax base and, potentially, more rental rooms that would help the City to continue to comply with State requirements for the resort tax.
- Future development on the Clark property, with only one point of access, will have less density and have more open space.
- The City Council has full discretion regarding this type of plat amendment.

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 General Plan.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

- If the proposed amendment is approved, the road easement would be a commodity that could be sold to an individual or entity. Given that without a second point of access, the Clark property has limited density potential, the proposed easement could have great value. When the City is considering an administrative action, money cannot be considered but since this is a legislative action, this can be a consideration.

November 10, 2020

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: Scotch Fields Phase 2 Parcel #3 Plat Amendment

Dear Michael:

Horrocks Engineers recently reviewed Scotch Fields Phase 2 Parcel #3 Plat Amendment for preliminary / final approval. The following items should be addressed.

Roads

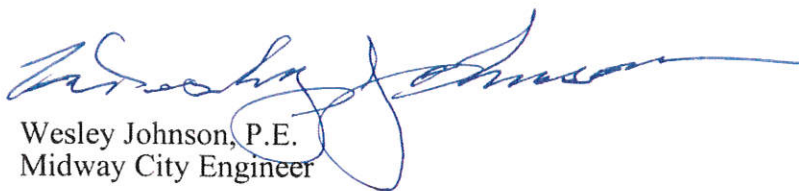
- The proposed amendment would create a 56' ROW for a future access / road to the property to the North of Parcel 3.

Trails

- If approved the existing trail should be relocated to the south at the time the proposed road is built. This would create a safer pedestrian crossing at an intersection.
- This new trail easement should be shown on the plat.

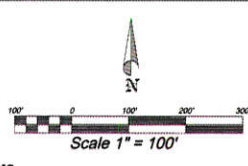
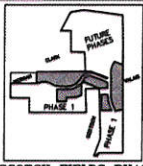
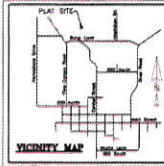
Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering



LOCATED IN THE SW QUARTER OF SECTION 27, T3S, R4E, S12W

SCOTCH FIELDS PHASING

BUILDING PAD COORDINATES

PT.	NORTHING	EASTING
A	8542.43	9183.66
B	8594.15	9174.96
C	8604.65	9168.80
D	8654.63	9145.78
E	8677.73	9135.45
F	8730.90	9124.36
G	8747.18	9105.84
H	8602.18	9040.84
I	8614.18	9031.80
J	8669.18	9018.05
K	8681.22	9005.27
L	8736.22	9005.24
M	8748.22	9000.30
N	8603.22	8995.27
O	9020.01	8998.16
P	9040.11	8946.96
Q	9044.50	8935.79
R	9064.50	8884.60
S	9068.56	8913.42
T	9099.08	8822.23
U	9093.47	8811.06
V	9113.56	8755.86
W	9100.01	8741.65
X	9120.11	8690.45
Y	9128.81	8542.89
Z	9125.27	8501.89
AA	8988.11	8475.01
BB	8897.87	8420.01
CC	8884.22	8408.28
DD	8884.01	8353.28
EE	8892.16	8348.28
FF	8882.12	8285.09
GG	8828.34	8289.28
HH	8856.67	8154.28
II	8909.87	8324.23
JJ	9025.27	8257.15
KK	9006.72	8398.20
LL	9056.67	8444.71
MM	9052.51	8460.73
NN	9081.50	8507.22
OO	8995.98	8534.52
PP	8999.10	8189.52
QQ	8960.17	8201.52
RR	9000.41	8236.52
SS	9125.92	8243.13
TT	9142.97	8190.84
UU	9145.08	8178.90
VV	9151.04	8124.23

ADDRESS TABLE

LINE	LENGTH	BEARING
18	1208	NORTH CANYON VIEW ROAD
19	1768	NORTH CANYON VIEW ROAD
20	1282	NORTH CANYON VIEW ROAD
21	1262	NORTH CANYON VIEW ROAD
22	1777	NORTH CANYON VIEW ROAD
23	1267	NORTH CANYON VIEW ROAD
24	1282	NORTH CANYON VIEW ROAD
25	173	WEST CANYON VIEW LANE
26	183	WEST CANYON VIEW LANE
27	193	WEST CANYON VIEW LANE
28	203	WEST CANYON VIEW LANE
29	213	WEST CANYON VIEW LANE
30	223	WEST CANYON VIEW LANE
31	233	WEST CANYON VIEW LANE
32	243	WEST CANYON VIEW LANE
33	253	WEST CANYON VIEW LANE
34	263	WEST CANYON VIEW LANE
35	273	WEST CANYON VIEW LANE
36	283	WEST CANYON VIEW LANE
37	293	WEST CANYON VIEW LANE
38	303	WEST CANYON VIEW LANE
39	313	WEST CANYON VIEW LANE
40	323	WEST CANYON VIEW LANE
41	333	WEST CANYON VIEW LANE

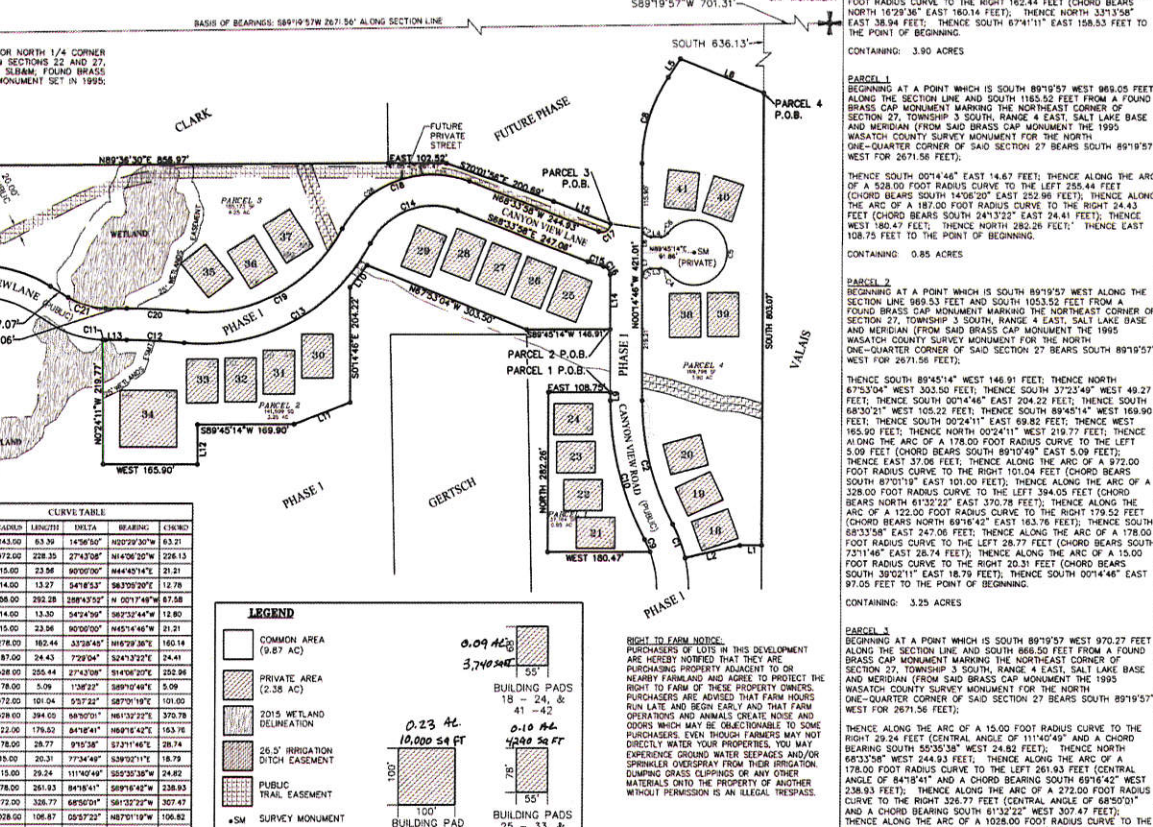
CURVE TABLE

CURVE	RADIUS	LENGTH	AREA	BEARING	CHORD
C1	243.00	83.30	1456.90*	N02°29'30"	83.21
C2	472.00	228.35	2743.08*	N14°00'20"	228.13
C3	15.00	23.86	90.00*	S44°03'14"	21.31
C4	14.50	13.27	54.18*	S83°09'20"	12.78
C5	58.00	292.28	2884.93*	N02°14'48"	87.58
C6	14.00	13.30	54.24*	S89°32'44"	12.50
C7	15.00	23.86	90.00*	S44°03'14"	21.31
C8	278.00	182.44	3759.48*	N89°29'30"	182.14
C9	15.00	24.43	72.94*	S24°32'02"	24.41
C10	528.00	355.44	6743.08*	S14°02'02"	352.26
C11	178.00	5.09	138.22*	S89°12'48"	5.09
C12	972.00	10.04	557.22*	S87°01'30"	10.00
C13	328.00	394.05	849.00*	N81°22'27"	370.78
C14	122.00	176.52	841.81*	N89°16'42"	153.76
C15	178.00	28.77	919.28*	S72°14'48"	28.74
C16	15.00	20.31	77.34*	S39°02'11"	18.79
C17	15.00	29.34	111.60*	S59°30'26"	24.82
C18	178.00	281.93	841.81*	S89°16'42"	228.93
C19	272.00	338.71	885.00*	S41°32'27"	327.47
C20	1028.00	106.87	523.22*	N87°01'18"	106.82
C21	123.00	69.29	323.21*	N73°43'44"	68.36
C22	232.00	222.69	541.64*	N84°50'37"	215.27
C23	116.00	44.71	229.56*	S78°48'43"	44.43
C24	100.00	24.00	134.48*	N00°57'12"	23.99
C25	178.00	158.03	338.71*	N89°17'14"	153.43
C26	178.00	158.03	338.71*	S23°32'26"	152.89

CONSENT OF MORTGAGEE TO RECORD

I HEREBY CONSENT TO THE RECORDING OF THE SCOTCH FIELDS PHASING AND TO THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN.

DATE OF SURVEY: APRIL 2012



ACKNOWLEDGMENTS

STATE OF UTAH))
COUNTY OF))
ON this _____ DAY OF _____, 20___, I, _____, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, AND ACKNOWLEDGED TO ME THE DEDICATION OF MORTGAGEE AS SHOWN.

NOTARY PUBLIC

BOUNDARY DESCRIPTION

PARCEL 4 BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 881.05 FEET ALONG THE SECTION LINE AND SOUTH 185.53 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET);

THENCE SOUTH 803.07 FEET; THENCE WEST 38.18 FEET; THENCE SOUTH 76°54'10" WEST 88.81 FEET; THENCE ALONG THE ARC OF A 243.00 FOOT RADIUS CURVE TO THE LEFT 83.30 FEET (CHORD BEARS NORTH 20°29'30" WEST 63.21 FEET); THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE RIGHT 228.35 FEET (CHORD BEARS NORTH 14°00'20" WEST 228.13 FEET); THENCE NORTH 01°44'48" WEST 421.01 FEET; THENCE ALONG THE ARC OF A 278.00 FOOT RADIUS CURVE TO THE RIGHT 182.44 FEET (CHORD BEARS NORTH 16°29'36" EAST 180.14 FEET); THENCE NORTH 33°13'58" EAST 38.94 FEET; THENCE SOUTH 67°41'11" EAST 158.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.90 ACRES

PARCEL 1 BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 985.05 FEET ALONG THE SECTION LINE AND SOUTH 185.53 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET);

THENCE SOUTH 00°44'48" EAST 14.67 FEET; THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE LEFT 355.44 FEET (CHORD BEARS SOUTH 14°02'02" EAST 352.98 FEET); THENCE ALONG THE ARC OF A 87.00 FOOT RADIUS CURVE TO THE RIGHT 24.43 FEET (CHORD BEARS SOUTH 04°32'27" EAST 24.41 FEET); THENCE WEST 182.44 FEET; THENCE NORTH 02°14'48" WEST 169.90 FEET; THENCE EAST 108.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.85 ACRES

PARCEL 2 BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST ALONG THE SECTION LINE 985.53 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET);

THENCE SOUTH 89°45'14" WEST 146.91 FEET; THENCE NORTH 67°33'04" WEST 302.50 FEET; THENCE SOUTH 37°23'49" WEST 49.27 FEET; THENCE SOUTH 00°44'48" EAST 204.22 FEET; THENCE SOUTH 68°30'21" WEST 105.22 FEET; THENCE SOUTH 89°45'14" WEST 169.90 FEET; THENCE SOUTH 00°24'11" EAST 69.82 FEET; THENCE WEST 169.90 FEET; THENCE NORTH 00°44'48" WEST 219.37 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT 5.09 FEET (CHORD BEARS SOUTH 89°12'48" EAST 5.09 FEET); THENCE EAST 37.06 FEET; THENCE ALONG THE ARC OF A 972.00 FOOT RADIUS CURVE TO THE RIGHT 101.04 FEET (CHORD BEARS SOUTH 87°01'30" EAST 101.00 FEET); THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE LEFT 394.05 FEET (CHORD BEARS NORTH 81°22'27" EAST 370.78 FEET); THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE RIGHT 176.52 FEET (CHORD BEARS NORTH 89°16'42" EAST 176.52 FEET); THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT 28.77 FEET (CHORD BEARS SOUTH 72°14'48" EAST 28.74 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 20.31 FEET (CHORD BEARS SOUTH 39°02'11" EAST 18.79 FEET); THENCE SOUTH 00°44'48" EAST 97.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.25 ACRES

PARCEL 3 BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 970.27 FEET ALONG THE SECTION LINE AND SOUTH 866.50 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET);

THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 29.34 FEET (CENTRAL ANGLE OF 114°02'49" AND A CHORD BEARING SOUTH 59°30'26" WEST 24.82 FEET); THENCE NORTH 69°33'58" WEST 244.93 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT 261.93 FEET (CENTRAL ANGLE OF 84°18'41" AND A CHORD BEARING SOUTH 69°16'42" WEST 236.93 FEET); THENCE ALONG THE ARC OF A 272.00 FOOT RADIUS CURVE TO THE RIGHT 328.77 FEET (CENTRAL ANGLE OF 68°02'01" AND A CHORD BEARING SOUTH 13°32'22" WEST 307.47 FEET); THENCE ALONG THE ARC OF A 1028.00 FOOT RADIUS CURVE TO THE LEFT 106.87 FEET (CENTRAL ANGLE OF 02°02'27" AND A CHORD BEARING NORTH 87°01'18" WEST 106.82 FEET); THENCE ALONG THE ARC OF A 123.00 FOOT RADIUS CURVE TO THE LEFT 69.29 FEET (CENTRAL ANGLE OF 32°32'31" AND A CHORD BEARING NORTH 73°43'44" WEST 68.36 FEET); THENCE NORTH 57°27'28" WEST 37.07 FEET; THENCE ALONG THE ARC OF A 234.00 FOOT RADIUS CURVE TO THE LEFT 229.69 FEET (CENTRAL ANGLE OF 54°48'16" AND A CHORD BEARING NORTH 84°50'37" WEST 215.27 FEET); THENCE ALONG THE ARC OF A 116.00 FOOT RADIUS CURVE TO THE RIGHT 44.71 FEET (CENTRAL ANGLE OF 23°04'55" AND A CHORD BEARING SOUTH 78°48'43" WEST 44.43 FEET); THENCE NORTH 00°57'12" WEST 23.99 FEET; THENCE SOUTH 73°01'11" WEST 6.98 FEET; THENCE NORTH 00°05'26" WEST 202.26 FEET; THENCE NORTH 89°36'30" EAST 856.97 FEET; THENCE EAST 102.50 FEET; THENCE SOUTH 73°01'11" EAST 209.00 FEET; THENCE SOUTH 68°31'56" EAST 107.52 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.25 ACRES

LEGEND

- COMMON AREA (9.87 AC)
- PRIVATE AREA (2.58 AC)
- 2015 WETLAND DELINEATION
- 26.5" IRRIGATION DITCH EASEMENT
- PUBLIC TRAIL EASEMENT
- *SM SURVEY MONUMENT

RIGHT TO FARM NOTICE

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 HOUSES RUN LATE AND BEGON EARLY 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 PROPERTY, YOU MAY EXPERIENCE GROUND WATER SEEPAGE AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION. DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

COUNTY RECORDER

ENTRY 450781 BOOK 1224 PAGE 253-262

DATED 04/10/12 TIME 8:50 AM

FOR PUBLIC ENTERPRISES, INC.

BY J.C. WASATCH COUNTY RECORDER REGUY HOY REVER

DATE: 4-12-12

MIDWAY DISTRICT

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-8a-803 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 ENGINEERING 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.

TROY L. TAYLOR (THE SEAL) JAW S 2012 (THE SEAL)

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°19'57" WEST ALONG THE SECTION LINE FROM THE FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE FOUND BRASS CAP MONUMENT SET IN 1995 FOR THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN.

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE SCOTCH FIELDS P.U.D.

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 PADS, PUBLIC STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND DRIVES, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

ACKNOWLEDGMENT

STATE OF UTAH))
COUNTY OF))
ON the _____ DAY OF _____, A.D. 20___, I, _____, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, AND ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 7/1/2020 (THE SEAL) (THE SEAL)

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREOF SHOWN.

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

(THE SEAL) (THE SEAL) (THE SEAL) (THE SEAL)

APPROVED: _____ ATTEST: _____
CITY ATTORNEY CITY CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

(THE SEAL) (THE SEAL)

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

SCOTCH FIELDS PUD PHASE 2

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 100.00 FEET

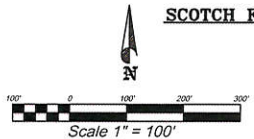
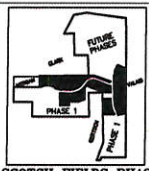
COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON this _____ DAY OF _____, 20___

DATE: 4/10/12

(THE SEAL) (THE SEAL)

COUNTY SURVEYOR



SCOTCH FIELDS PUD PHASE 2 - PARCEL 3 AMENDED

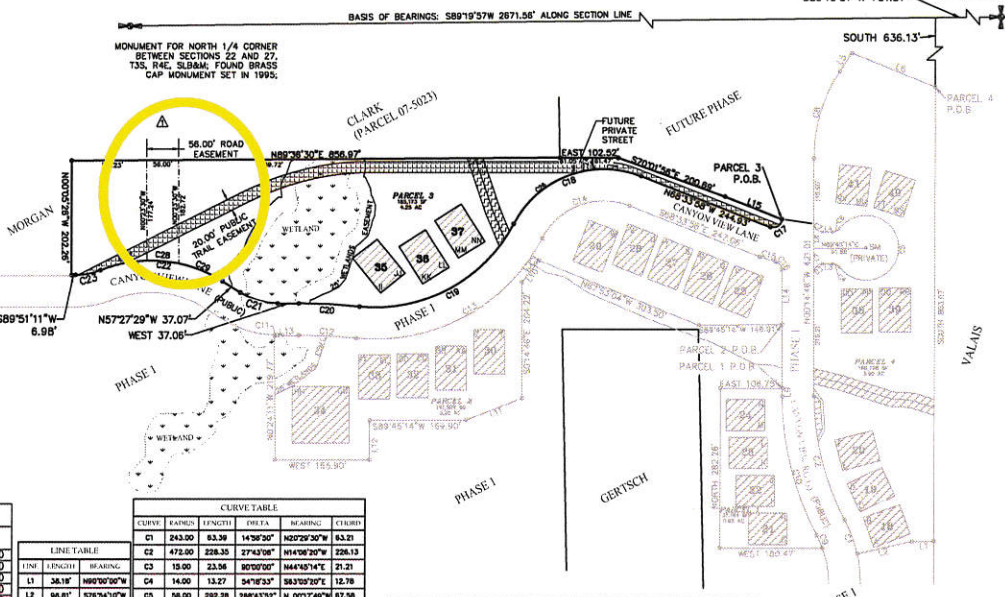
STORM WATER RETENTION POND NOTE:
 HOMEOWNERS ASSOCIATION SHALL NOT DISTURB, INTERFERE OR CHANGE THE GRADING, ELEVATION OR LANDSCAPING IN THE STORM WATER RETENTION PONDS.

COMMON AREA IS A PUBLIC UTILITY EASEMENT
 ALL COMMON AREA IS DESIGNATED AS A PUBLIC UTILITY EASEMENT INCLUDING A STORM DRAIN EASEMENT FOR PRELINES AND RETENTION PONDS.

BOUNDARY PAR COORDINATES

PT	NORTHING	EASTING
A	8542.43	9193.66
B	8594.15	9174.96
C	8604.88	9168.80
D	8534.83	9145.78
E	8677.73	9138.45
F	8730.00	9124.26
G	8547.18	9040.64
H	8602.18	9040.84
I	8514.18	9005.27
J	8689.18	9018.00
K	8736.22	9005.24
L	8736.22	9005.24
M	8736.22	9005.24
N	8603.22	9000.27
O	8602.01	8998.16
P	8602.01	8998.16
Q	8602.01	8998.16
R	8602.01	8998.16
S	8602.01	8998.16
T	8602.01	8998.16
U	8602.01	8998.16
V	8602.01	8998.16
W	8602.01	8998.16
X	8602.01	8998.16
Y	8602.01	8998.16
Z	8602.01	8998.16
AA	8602.01	8998.16
BB	8602.01	8998.16
CC	8602.01	8998.16
DD	8602.01	8998.16
EE	8602.01	8998.16
FF	8602.01	8998.16
GG	8602.01	8998.16
HH	8602.01	8998.16
II	8602.01	8998.16
JJ	8602.01	8998.16
KK	8602.01	8998.16
LL	8602.01	8998.16
MM	8602.01	8998.16
NN	8602.01	8998.16
OO	8602.01	8998.16
PP	8602.01	8998.16
QQ	8602.01	8998.16
RR	8602.01	8998.16
SS	8602.01	8998.16
TT	8602.01	8998.16
UU	8602.01	8998.16
VV	8602.01	8998.16

SCOTCH FIELDS PHASING



ADDRESS TABLE

18	1258 NORTH CANYON VIEW ROAD
19	1268 NORTH CANYON VIEW ROAD
20	1282 NORTH CANYON VIEW ROAD
21	1299 NORTH CANYON VIEW ROAD
22	1277 NORTH CANYON VIEW ROAD
23	1287 NORTH CANYON VIEW ROAD
24	1295 NORTH CANYON VIEW ROAD
25	173 WEST CANYON VIEW LANE
26	183 WEST CANYON VIEW LANE
27	183 WEST CANYON VIEW LANE
28	203 WEST CANYON VIEW LANE
29	219 WEST CANYON VIEW LANE
30	259 WEST CANYON VIEW LANE
31	279 WEST CANYON VIEW LANE
32	289 WEST CANYON VIEW LANE
33	297 WEST CANYON VIEW LANE
34	317 WEST CANYON VIEW LANE
35	302 WEST CANYON VIEW LANE
36	276 WEST CANYON VIEW LANE
37	262 WEST CANYON VIEW LANE
38	145 WEST CANYON VIEW LANE
39	141 WEST CANYON VIEW LANE
40	142 WEST CANYON VIEW LANE
41	146 WEST CANYON VIEW LANE

CURVE TABLE

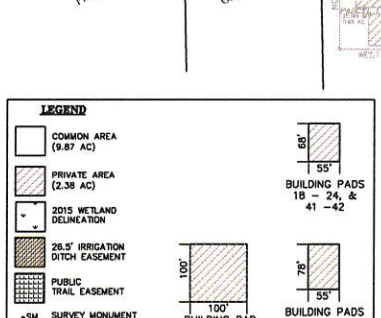
CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	243.00	83.38	1439.20	N0209°20'W	83.31
C2	472.00	228.35	2743.08	N14°08'20"W	228.13
C3	15.00	23.58	90°00'00"	N44°40'14"E	21.21
C4	14.00	13.27	54°18'33"	S83°00'00"E	12.78
C5	38.00	280.28	2480.03	N 00°17'40"W	87.58
C6	14.00	13.30	84°27'00"	S22°21'45"E	12.80
C7	15.00	23.58	90°00'00"	N45°14'46"E	21.21
C8	278.00	182.44	3378.45	N18°20'30"E	180.14
C9	187.00	24.43	729°04"	S24°13'22"E	24.41
C10	528.00	258.44	2743.08	S14°08'20"E	252.88
C11	178.00	5.09	138°22"	S80°10'49"E	5.08
C12	872.00	101.04	937°22"	S87°01'18"E	101.00
C13	328.00	384.08	683°01"	N81°22'22"E	370.78
C14	322.00	179.52	84°18'41"	N89°16'42"E	163.78
C15	178.00	28.77	138°22"	S73°11'46"E	28.74
C16	15.00	20.31	73°54'00"	S28°01'18"E	18.78
C17	15.00	28.24	111°46'48"	S52°35'20"E	24.82
C18	178.00	281.83	84°18'41"	S89°16'42"E	238.83
C19	272.00	326.77	88°50'01"	S81°22'22"E	307.47
C20	1028.00	108.87	88°57'22"	N87°01'18"W	108.82
C21	122.00	89.29	32°32'31"	N73°44'44"W	88.38
C22	234.00	223.88	54°48'18"	N84°30'37"W	215.27
C23	118.00	44.71	22°04'30"	S78°48'43"W	44.43
C24	100.00	24.05	12°48'45"	N00°57'12"E	23.89
C25	178.00	153.80	32°32'31"	N80°17'14"W	152.43
C26	178.00	158.83	32°32'31"	S23°32'30"W	152.89
C27	234.00	83.81	38°21'18"	N78°01'18"E	83.38
C28	234.00	86.40	12°48'30"	S84°48'10"E	86.37
C29	234.00	83.48	22°32'22"	S97°40'40"E	83.03

LINE TABLE

LINE	LENGTH	BEARING
L1	36.18'	N89°50'00"W
L2	168.87'	S79°51'19"W
L3	18.36'	N89°45'14"E
L4	18.31'	S88°57'14"W
L5	38.84'	N43°15'40"E
L6	108.83'	S87°41'17"E
L7	43.00'	N00°14'48"W
L8	42.80'	N00°14'48"W
L9	14.87'	N01°44'48"W
L10	48.27'	S27°22'49"W
L11	108.22'	S88°30'21"W
L12	18.87'	S79°41'16"E
L13	37.00'	N80°02'07"E
L14	97.00'	S01°44'18"E
L15	107.82'	S88°31'00"E

LEGEND

- COMMON AREA (9.87 AC)
- PRIVATE AREA (2.38 AC)
- 2015 WETLAND DELINEATION
- 26.5" IRRIGATION DITCH EASEMENT
- PUBLIC TRAIL EASEMENT
- SM SURVEY MONUMENT
- BUILDING PADS 18 - 24, & 41 - 42
- BUILDING PADS 25 - 33, & 35 - 39



RIGHT TO FARM NOTICE:
 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 RUN LATE AND BEGIN EARLY 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 OVERSPRAY FROM THEIR IRRIGATION, DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

COUNTY RECORDER

DATE: _____

MIDWAY IRRIGATION COMPANY

DATE: _____

MIDWAY SANITATION DISTRICT

BOUNDARY DESCRIPTION

PARCEL 3 BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 970.27 FEET ALONG THE SECTION LINE AND SOUTH 886.50 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2871.96 FEET);

THENCE ALONG THE ARC OF A 13.00 FOOT RADIUS CURVE TO THE RIGHT 29.24 FEET (CENTRAL ANGLE OF 111°40'48" AND A CHORD BEARING SOUTH 05°35'38" WEST 24.82 FEET); THENCE NORTH 85°33'50" WEST 244.93 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT 281.83 FEET (CENTRAL ANGLE OF 84°18'41" AND A CHORD BEARING SOUTH 89°16'42" WEST 238.83 FEET); THENCE ALONG THE ARC OF A 272.00 FOOT RADIUS CURVE TO THE RIGHT 326.77 FEET (CENTRAL ANGLE OF 88°50'01" AND A CHORD BEARING SOUTH 81°32'22" WEST 307.47 FEET); THENCE ALONG THE ARC OF A 1028.00 FOOT RADIUS CURVE TO THE LEFT 108.87 FEET (CENTRAL ANGLE OF 05°57'22" AND A CHORD BEARING NORTH 87°01'18" WEST 108.82 FEET); THENCE WEST 37.08 FEET; THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE RIGHT 88.28 FEET (CENTRAL ANGLE OF 32°32'31" AND A CHORD BEARING NORTH 73°43'44" WEST 88.38 FEET); THENCE NORTH 05°27'22" WEST 37.07 FEET; THENCE ALONG THE ARC OF A 234.00 FOOT RADIUS CURVE TO THE LEFT 223.88 FEET (CENTRAL ANGLE OF 84°48'18" AND A CHORD BEARING NORTH 84°50'37" WEST 215.27 FEET); THENCE ALONG THE ARC OF A 118.00 FOOT RADIUS CURVE TO THE RIGHT 44.71 FEET (CENTRAL ANGLE OF 22°04'50" AND A CHORD BEARING SOUTH 78°48'43" WEST 44.43 FEET); THENCE SOUTH 89°51'11" WEST 6.98 FEET; THENCE NORTH 00°05'28" WEST 202.26 FEET; THENCE NORTH 89°36'30" EAST 856.97 FEET; THENCE EAST 102.82 FEET; THENCE SOUTH 70°10'58" EAST 200.69 FEET; THENCE SOUTH 68°31'58" EAST 107.52 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.25 ACRES

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-803 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6884112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SURVEYOR (SEE SEAL BELOW) _____ DATE _____

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°19'57" WEST ALONG THE SECTION LINE THE FOUND BRASS CAP MONUMENT FOR THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE FOUND BRASS CAP MONUMENT SET IN 1995 FOR THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN.

RESERVATION OF COMMON AREA

THE OWNER HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE SCOTCH FIELDS P.U.D.

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 PADS, PUBLIC STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND DRIVES, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

BY: _____ BY: _____

PROBST HIGLEY DEVELOPERS LLC - MANAGER SCOTCH FIELDS HOA

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WASATCH } S.S.
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXCUTE 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

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

APPROVED _____ ATTEST _____
 MAYOR CITY ENGINEER
 (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

SCOTCH FIELDS PUD PHASE 2 - PARCEL 3 AMENDED

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 100 FEET

COUNTY SURVEYOR'S CERTIFICATE

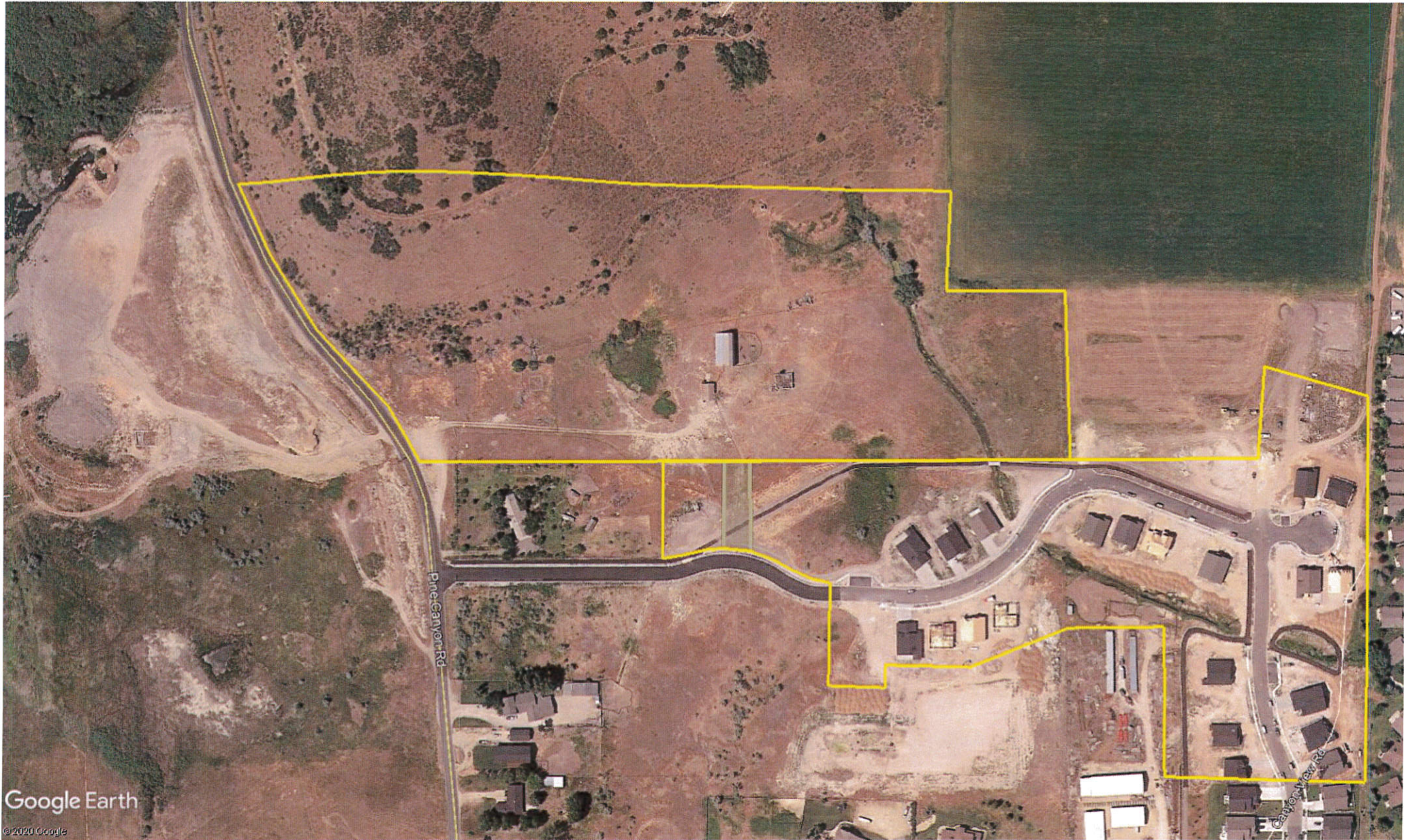
APPROVED AS TO FORM ON THIS DAY OF _____, 20____

DATE# _____

COUNTY SURVEYOR _____

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

SURVEYOR
 TROY L. TAYLOR, PLS
 ELEMENT LAND SURVEYING
 2296 SOUTH 270 EAST
 HEBER CITY UT
 PHONE (801) 857-8748
 DATE OF SURVEY: APRIL 2015



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