



- BUILDING SETBACKS:**
- ALL BUILDINGS SHALL HAVE A MINIMUM FRONT SETBACK OF 30 FEET FROM THE BACK OF CURB FOR DOUBLE EAGLE DRIVE EXCEPT FOR BUILDINGS ON LOTS 1, 2, 4, 5, 9-12 AND 19 WHERE A 25 FOOT MINIMUM SETBACK IS ALLOWED.
 - ALL UNITS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 5 FEET.
 - FOR LOTS 1 AND 9-12, A 30 FOOT REAR YARD SETBACK IS REQUIRED FOR ALL TWO STORY BUILDINGS AND A 20 FOOT REAR SETBACK IS REQUIRED FOR ALL 1 STORY BUILDINGS.
 - LOTS 2-4 AND 13-28 SHALL HAVE A MINIMUM REAR SETBACK OF 20 FEET FOR ONE AND TWO STORY BUILDINGS.
 - LOTS 5-8 SHALL HAVE A 30 FOOT REAR SETBACK FOR TWO STORY BUILDINGS AND A 20 FOOT REAR SETBACK FOR ONE STORY BUILDINGS. REAR SETBACKS SHALL BE MEASURED FROM THE P.U.D. BOUNDARY LINE FOR THE REAR OF LOTS 1 AND 5-7 AND THE WEST REAR OF LOT 8.
 - REAR SETBACKS FOR LOT 19 ARE TO BE MEASURED AS SHOWN ON THE PLAT. THE NORTH AND WEST LOT LINES FOR LOT 8 SHALL BE CONSIDERED REAR LOT LINES.
- COMMON AREA MAINTENANCE:**
- ALL COMMON AREAS (LOTS A - G) SHALL BE MAINTAINED BY THE MIDWAY VILLAGE HOME OWNERS ASSOCIATION.
- COMMON AREA LANDSCAPING:**
- COMMON AREA LOTS A-F SHALL BE PERMANENTLY LANDSCAPED AND MAINTAINED BY THE MIDWAY VILLAGE HOME OWNERS ASSOCIATION.
- GOLF COURSE RISK:**
- ALL LOTS ARE SUBJECT TO GOLF COURSE RISK INCLUDING BUT NOT LIMITED TO ERRANT GOLF BALLS, NOISE AND LIGHT POLLUTION.
- ROAD WIDTH:**
- THE 31 FOOT WIDE PRIVATE ROAD INCLUDES THE ASPHALT ROADWAY AND MODIFIED CURB AND GUTTER.
- PUBLIC TRAIL EASEMENT:**
- AN ACCESS EASEMENT TO THE TRAIL WITHIN COMMON AREA LOTS A, B AND C IS GRANTED TO THE PUBLIC.
- 20' BUFFER FROM WETLANDS:**
- NO BUILDINGS SHALL BE PLACED WITHIN 20 FEET OF THE DELINEATED BOUNDARY OF THE WETLANDS IN ACCORDANCE WITH THE MIDWAY SENSITIVE LANDS ORDINANCE.
- IRRIGATION DITCH EASEMENT:**
- COMMON AREA LOTS A, B AND C SHALL BE CONSIDERED AN EASEMENT TO THE MIDWAY IRRIGATION COMPANY FOR AN IRRIGATION DITCH. THE MIDWAY VILLAGE HOME OWNERS ASSOCIATION IS RESPONSIBLE TO MAINTAIN THE IRRIGATION DITCH WITHIN COMMON AREA LOTS A, B AND C. THE MIDWAY IRRIGATION COMPANY HAS NO OBLIGATION TO PROVIDE A CONTINUOUS FLOW OF WATER IN THE DITCH.
- PUBLIC UTILITY EASEMENTS:**
- ALL PRIVATE STREETS, AND COMMON AREAS ARE PUBLIC UTILITY EASEMENTS (P.U.E.).
 - 10' INSIDE THE FRONT AND BACK LOT LINES AND 5' INSIDE THE SIDE LOT LINE OF ALL PRIVATE LOT AREAS IS A PUBLIC UTILITY EASEMENT.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	141.97'	104.50'	N 50°41'14" W	131.30'
C2	132.27'	311.00'	N 23°57'10" W	131.28'
C3	194.66'	284.50'	N 16°32'09" W	190.88'
C4	130.89'	85.50'	N 46°55'13" E	118.48'
C5	42.74'	315.50'	S 85°20'37" E	42.71'
C6	42.74'	315.50'	S 85°20'37" E	42.71'
C7	3.84'	25.00'	N 85°12'14" W	3.84'
C8	35.86'	70.00'	N 13°53'14" W	35.47'
C9	10.51'	50.00'	N 22°32'28" W	10.49'
C10	43.41'	50.00'	N 08°21'05" E	42.06'
C11	28.47'	50.00'	N 49°32'10" E	28.09'
C12	34.44'	50.00'	N 85°35'05" E	33.77'
C13	21.71'	70.00'	S 83°33'59" E	21.63'
C14	11.08'	70.00'	N 83°00'50" E	11.07'
C15	21.67'	101.00'	N 84°37'41" E	21.63'
C16	6.25'	25.00'	N 83°36'56" E	6.23'
C17	5.28'	25.00'	N 83°09'52" W	5.28'
C18	4.18'	25.00'	N 85°36'12" E	4.18'

ADDRESS TABLE

LOT	ADDRESS	LOT	ADDRESS
1	759 NORTH DOUBLE EAGLE DRIVE	11	833 NORTH DOUBLE EAGLE DRIVE
2	769 NORTH DOUBLE EAGLE DRIVE	12	839 NORTH DOUBLE EAGLE DRIVE
3	775 NORTH DOUBLE EAGLE DRIVE	13	840 NORTH DOUBLE EAGLE DRIVE
4	783 NORTH DOUBLE EAGLE DRIVE	14	832 NORTH DOUBLE EAGLE DRIVE
5	805 NORTH DOUBLE EAGLE DRIVE	15	826 NORTH DOUBLE EAGLE DRIVE
6	811 NORTH DOUBLE EAGLE DRIVE	16	800 NORTH DOUBLE EAGLE DRIVE
7	815 NORTH DOUBLE EAGLE DRIVE	17	788 NORTH DOUBLE EAGLE DRIVE
8	817 NORTH DOUBLE EAGLE DRIVE	18	782 NORTH DOUBLE EAGLE DRIVE
9	819 NORTH DOUBLE EAGLE DRIVE	19	774 NORTH DOUBLE EAGLE DRIVE
10	827 NORTH DOUBLE EAGLE DRIVE		

- LEGEND**
- SUBDIVISION BOUNDARY CORNER
 - SUBDIVISION STREET MONUMENT
 - ⊕ SECTION CORNER MONUMENT
 - - - SUBDIVISION BOUNDARY LINE
 - LIMITS OF BUILDING PAD
 - ▨ PINE CANYON ROAD RIGHT-OF-WAY DEDICATION TO MIDWAY CITY
 - ▨ WETLANDS AS DELINEATED JULY 27, 2004
 - ▨ PRIVATE LOT
 - COMMON AREA

BASIS OF BEARINGS: N89°52'42"E 2718.19'
(UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE)

FOUND COUNTY MONUMENT
SOUTHWEST CORNER OF
SEC. 27, T3S, R4E, SLB&M

FOUND COUNTY MONUMENT
SOUTH 1/4 CORNER OF
SEC. 27, T3S, R4E, SLB&M

MIDWAY SANITATION DISTRICT DATE: 6-28-05
MIDWAY IRRIGATION COMPANY DATE: 6-28-05
MIDWAY WATER BOARD DATE: 6-28-05

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND UPON WHICH WILL BE CONSTRUCTED MIDWAY VILLAGE P.U.D., PLAT "A".

DATE: 6-28-05 SURVEYOR: BING CHRISTENSEN (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE DEDICATED WEST RIGHT-OF-WAY LINE FOR PINE CANYON ROAD, SAID POINT BEING NORTH 803.53 FEET AND EAST 549.09 FEET FROM THE FOUND WASATCH COUNTY SURVEYORS BRASS CAP FOR THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

SOUTH 89°26'11" WEST 491.36 FEET; THENCE NORTH 62°42'08" WEST 69.10 FEET; THENCE NORTH 372.26 FEET; THENCE NORTH 88°44'14" WEST 388.38 FEET; THENCE NORTH 13°34'51" WEST 144.43 FEET; THENCE NORTH 06°38'54" EAST 85.73 FEET; THENCE NORTH 79°18'10" EAST 80.27 FEET; THENCE SOUTH 17°10'44" EAST 62.21 FEET; THENCE SOUTH 26°13'24" EAST 89.02 FEET; THENCE SOUTH 68°10'59" EAST 73.11 FEET; THENCE SOUTH 12°50'41" WEST 53.61 FEET; THENCE SOUTH 89°13'28" EAST 348.22 FEET; THENCE NORTH 14°01'50" WEST 295.32 FEET; THENCE NORTH 26°54'27" WEST 45.31 FEET; THENCE SOUTH 89°12'00" EAST 521.23 FEET ALONG THE PROPERTY LINE WITH BRINTON TO THE WEST RIGHT-OF-WAY FOR PINE CANYON ROAD; THENCE SOUTH 00°22'03" WEST 744.34 FEET ALONG THE DEDICATED RIGHT-OF-WAY FOR PINE CANYON ROAD TO THE POINT OF BEGINNING.

CONTAINING 9.79 ACRES
ENTRY # 204739 DATE 6-28-05 TIME 2:33
FEE \$4.00 BK 774 PG 297-334 FOR Village Communities
BY ANNA C. WASATCH COUNTY RECORDER ELIZABETH M PALMER

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF

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 PUBLIC RIGHT-OF-WAYS, EASEMENTS, PRIVATE AREA, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC RIGHT-OF-WAYS, EASEMENTS, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 22nd DAY OF June, A.D. 2005
VILLAGE COMMUNITIES, LC
BY: Kelly Shoppell
MANAGER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.
ON THE 22nd DAY OF June, A.D. 2005 PERSONALLY APPEARED BEFORE ME, Kelly Shoppell, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES Feb. 15, 2006
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 22nd DAY OF September, A.D. 2004

APPROVED: [Signature] MAYOR ATTEST: [Signature] CLERK-RECORDER (SEE SEAL BELOW)

APPROVED: [Signature] CITY ENGINEER (SEE SEAL BELOW) APPROVED: [Signature] CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 15th DAY OF September, A.D. 2004 BY THE MIDWAY CITY PLANNING COMMISSION

[Signature] PLANNING COMMISSION CHAIRMAN

MIDWAY VILLAGE P.U.D.

PLAT "A"
A PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL: BING CHRISTENSEN
NOTARY PUBLIC SEAL: Kelly Shoppell
CITY ENGINEER SEAL: [Signature]
CLERK-RECORDER SEAL: [Signature]