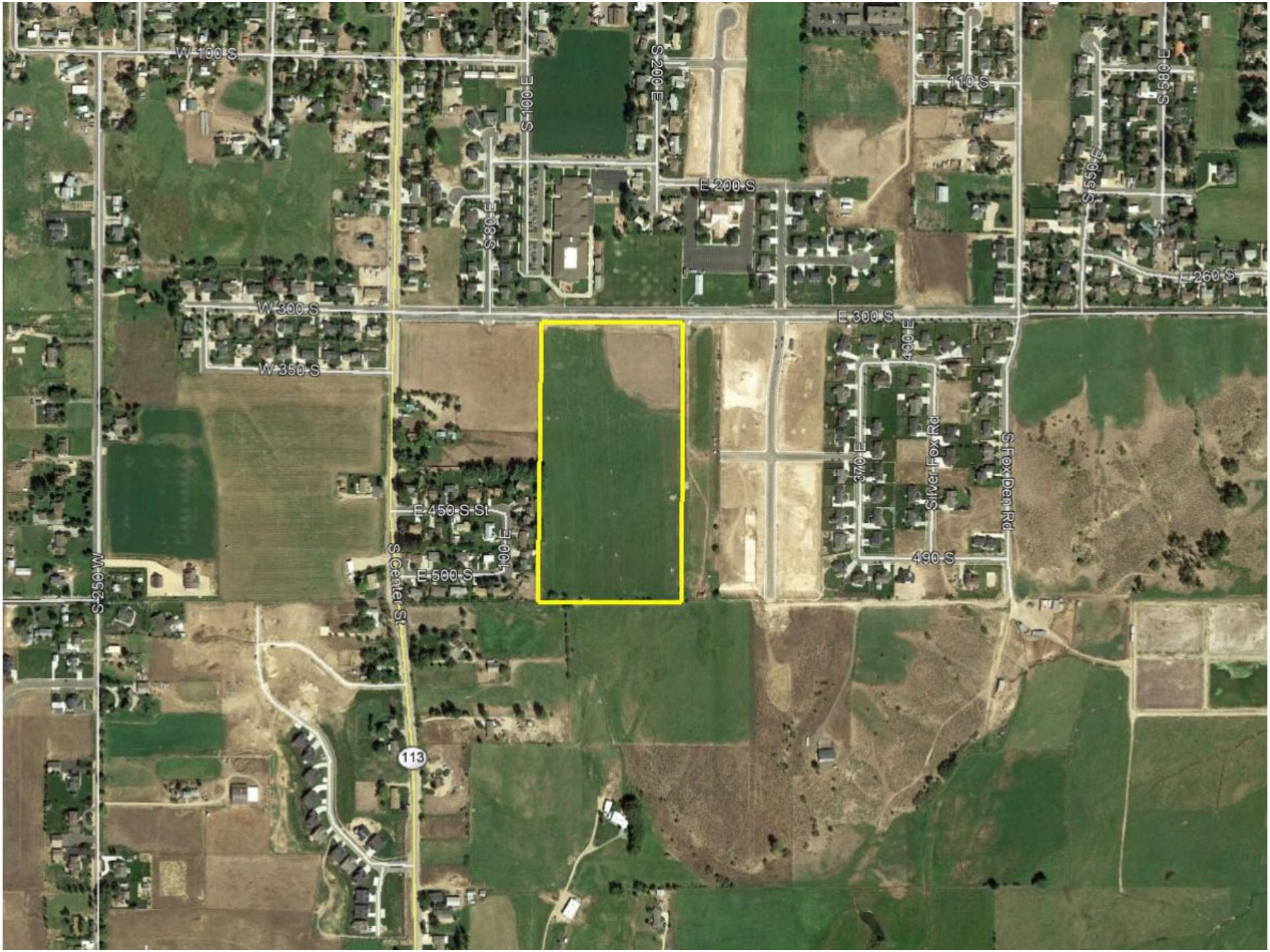
MIDWAY WRANGLER SUBDIVISION

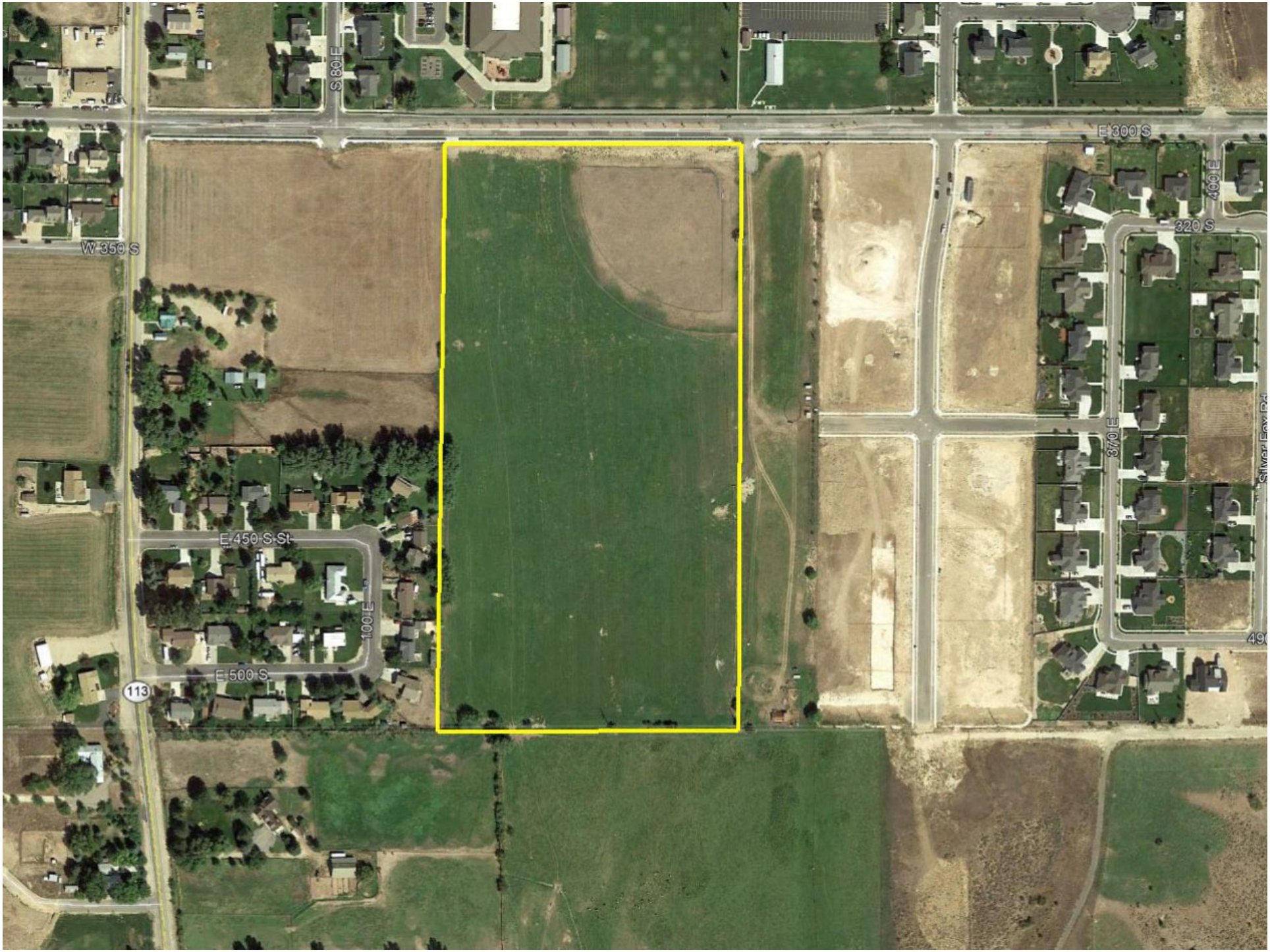
PRELIMINARY

LAND USE SUMMARY

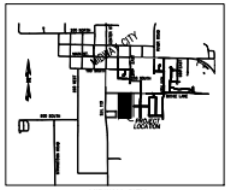
- 20.29-acre parcel
- R-1-15 zoning
- Proposal contains two lots
  - One lot for an elementary school
  - One lot with no building rights until approved at a future date
- Frontage along Michie Lane and 220 East (to be built by the developer)
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

300 N
W 200 N
W 100 N
N Center St
N 100 E
N 200 E
E 100 N
River Rd
E Main St
Hamlet Cir N
S Ryan Ln
S 100 W
S 100 E
S 200 E
S 80 E
S Fox Den Rd
S 550 E
S 580 E
700 E
E 260 S
E 300 S
W 300 S
W 350 S
370 E
S 250 W
S Center St
E 850 S


W 100 S
S 100 E
S 200 E
110 S
S 580 E
E 200 S
S 80 E
S 550 E
E 260 S
W 300 S
E 300 S
W 350 S
400 E
370 E
Silver Fox Rd
S Fox Den Rd
E 450 S St
100 E
490 S
E 500 S
S Center St
W 250 W
113


S 80 E
E 300 S
W 350 S
460 E
320 S
370 E
Silver Fox Rd
E 450 S St
100 E
E 500 S
113

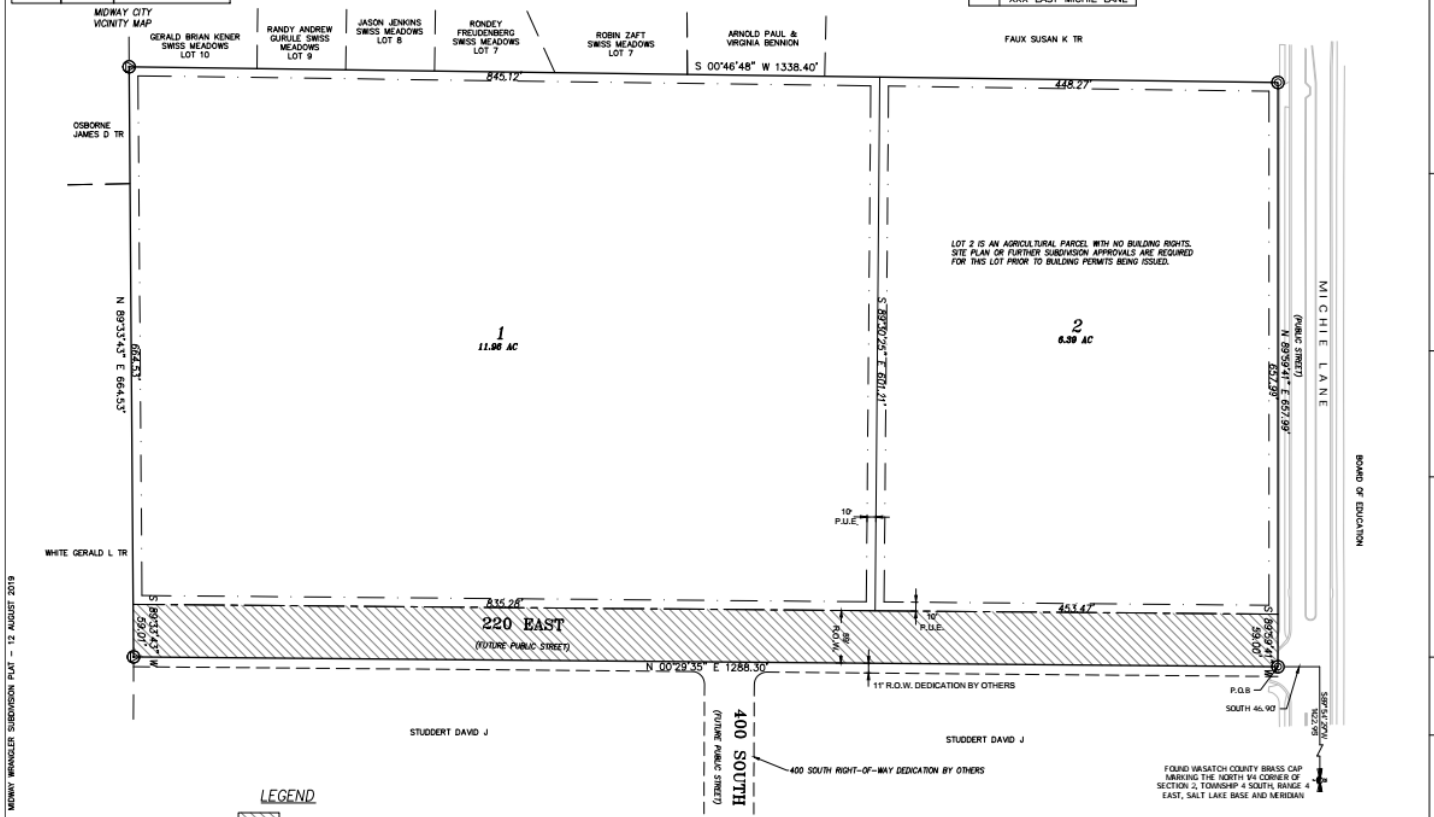
MIDWAY WRANGLER SUBDIVISION



Scale 1" =60'

ADDRESS TABLE

LOT	ADDRESS
1	XXX SOUTH 220 EAST
2	XXX SOUTH 220 EAST
	XXX EAST MICHIE LANE



LEGEND

59' RIGHT-OF-WAY DEDICATION 1.75 AC

PUBLIC UTILITY EASEMENT (P.U.E.)

COUNTY RECORDER

DATE:
WASATCH COUNTY SURVEYOR

DATE:
MIDWAY IRRIGATION COMPANY

DATE:
MIDWAY SANITATION DISTRICT

BASIS OF BEARING

BASIS OF BEARING IS NORTH 89°54'31" EAST BETWEEN THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTH QUARTER CORNER AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN CONFERENCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS WITH A MEASURED DISTANCE OF 2,658.21 FEET.

SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4854112 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREET RIGHT-OF-WAYS AND EASEMENTS.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°54'29" WEST 1422.95 FEET AND SOUTH 46.90 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°59'41" EAST 657.99 FEET;
THENCE SOUTH 00°46'48" WEST 1338.40 FEET;
THENCE NORTH 89°33'43" EAST 664.53 FEET;
THENCE NORTH 00°29'35" EAST 1288.30 FEET TO THE POINT OF BEGINNING.

CONTAINING: 19.59 ACRES

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

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

BY: _____

CORPORATION OF THE PRESIDING BISHOPRIC OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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/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 (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

MIDWAY WRANGLER SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

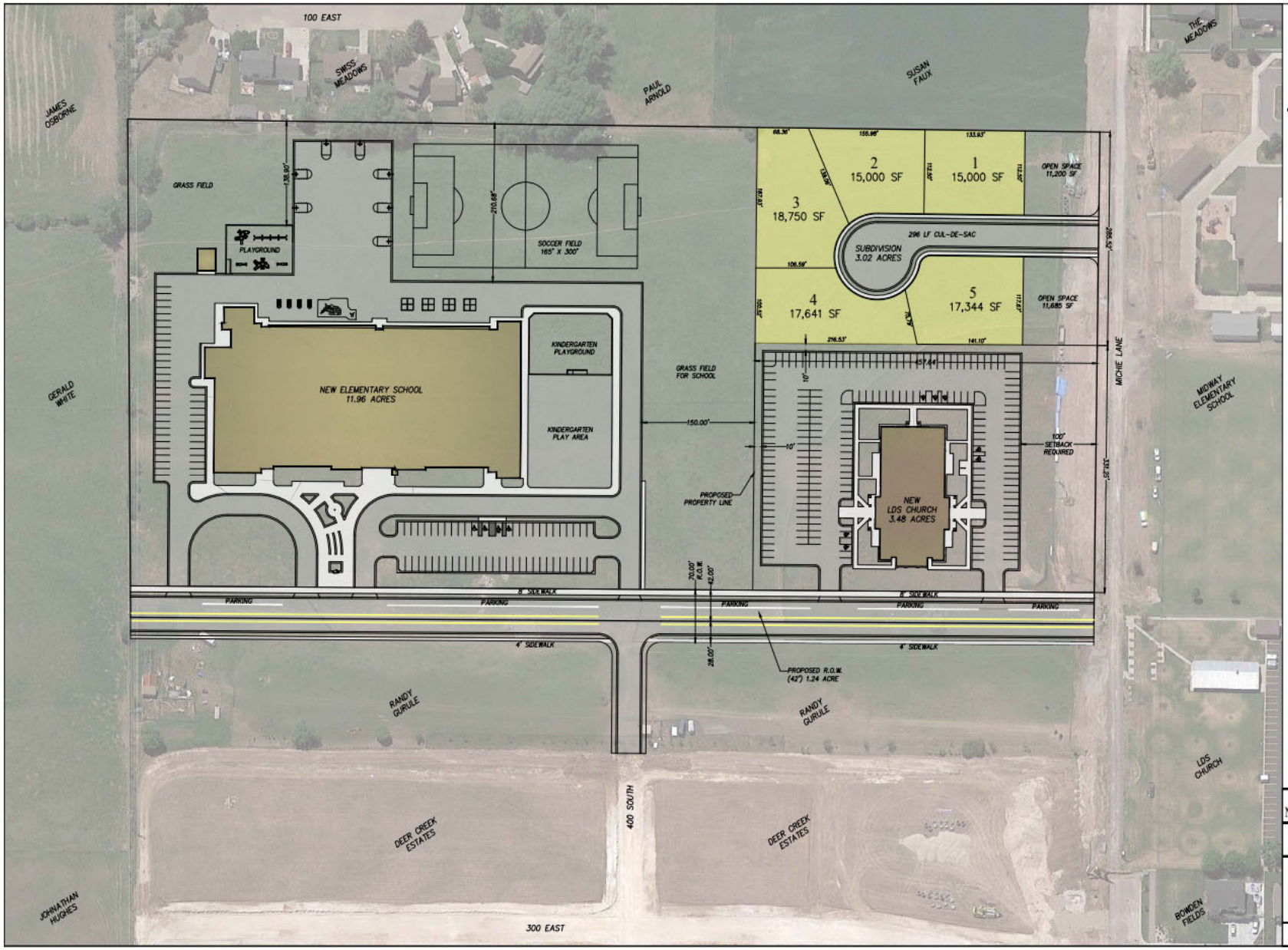
SCALE: 1" = 60 FEET

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) 657-8748

DATE OF SURVEY: JULY 2016

MIDWAY WRANGLER SUBDIVISION PLAT – 12 AUGUST 2019



N

Scale 1" = 60'
Scale 1" = 120' for 11x17

LAND USE CALCS

TOTAL PROPERTY	19.70 ACRES
ZONE	R-1-15
IRRIGATED AREA (SCHOOL ONLY)	5.77 ACRES

WASATCH COUNTY SCHOOL DISTRICT

NEW MIDWAY ELEMENTARY

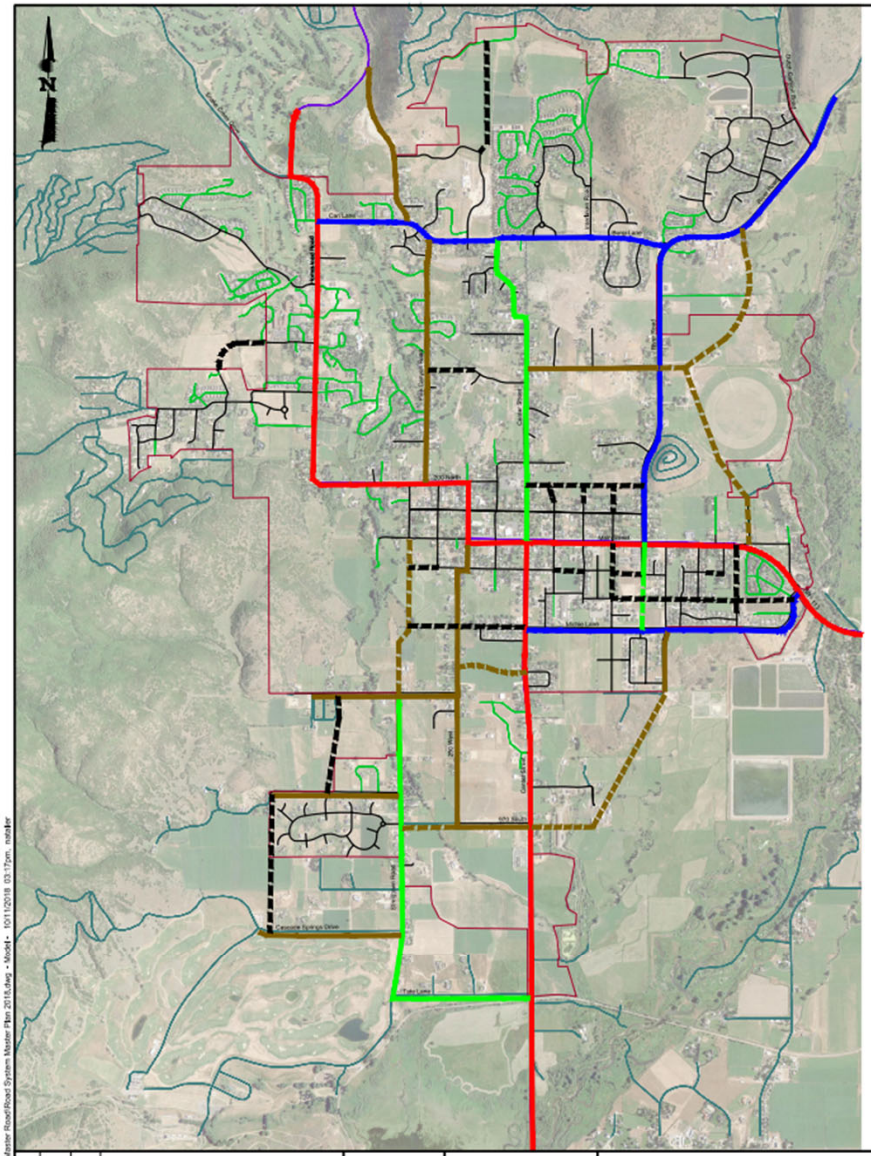
CONCEPT PLAN #3

ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB	DATE: 1 MAY 2018	SHEET
DRAWN BY: CNB	REV:	3

DISCUSSION ITEMS

- 220 East
  - 70' right-of-way
    - 59' from developer
      - Fill width road and curb with 8' sidewalk & 5' park strip on west side of road
    - 11' from neighboring property
      - 5' park strip and 5' sidewalk on east side (1' behind sidewalk)
- 400 South connection
- Future 220 East connection to Hwy 113



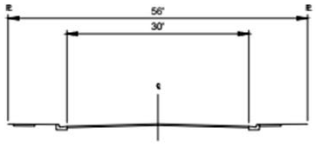
ROAD SYSTEM MASTER PLAN

LEGEND

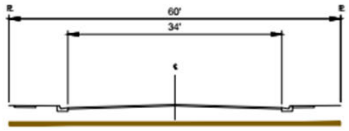
- EXISTING LOCAL COLLECTOR
- EXISTING MINOR COLLECTOR
- EXISTING COLLECTOR
- EXISTING MINOR ARTERIAL (UDOT)
- NEW OR UPGRADED LOCAL
- NEW OR UPGRADED LOCAL COLLECTOR
- NEW OR UPGRADED MINOR COLLECTOR
- NEW OR UPGRADED COLLECTOR

ROAD LEGEND

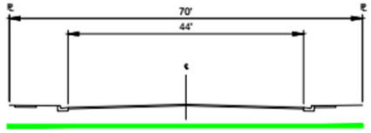
- MIDWAY CITY ROADS
- MIDWAY CITY GRAVEL ROADS
- COUNTY ROADS
- PRIVATE ROADS
- CITY BOUNDARY
- UDOT ROADS



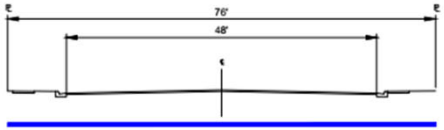
LOCAL STREET



LOCAL COLLECTOR STREET



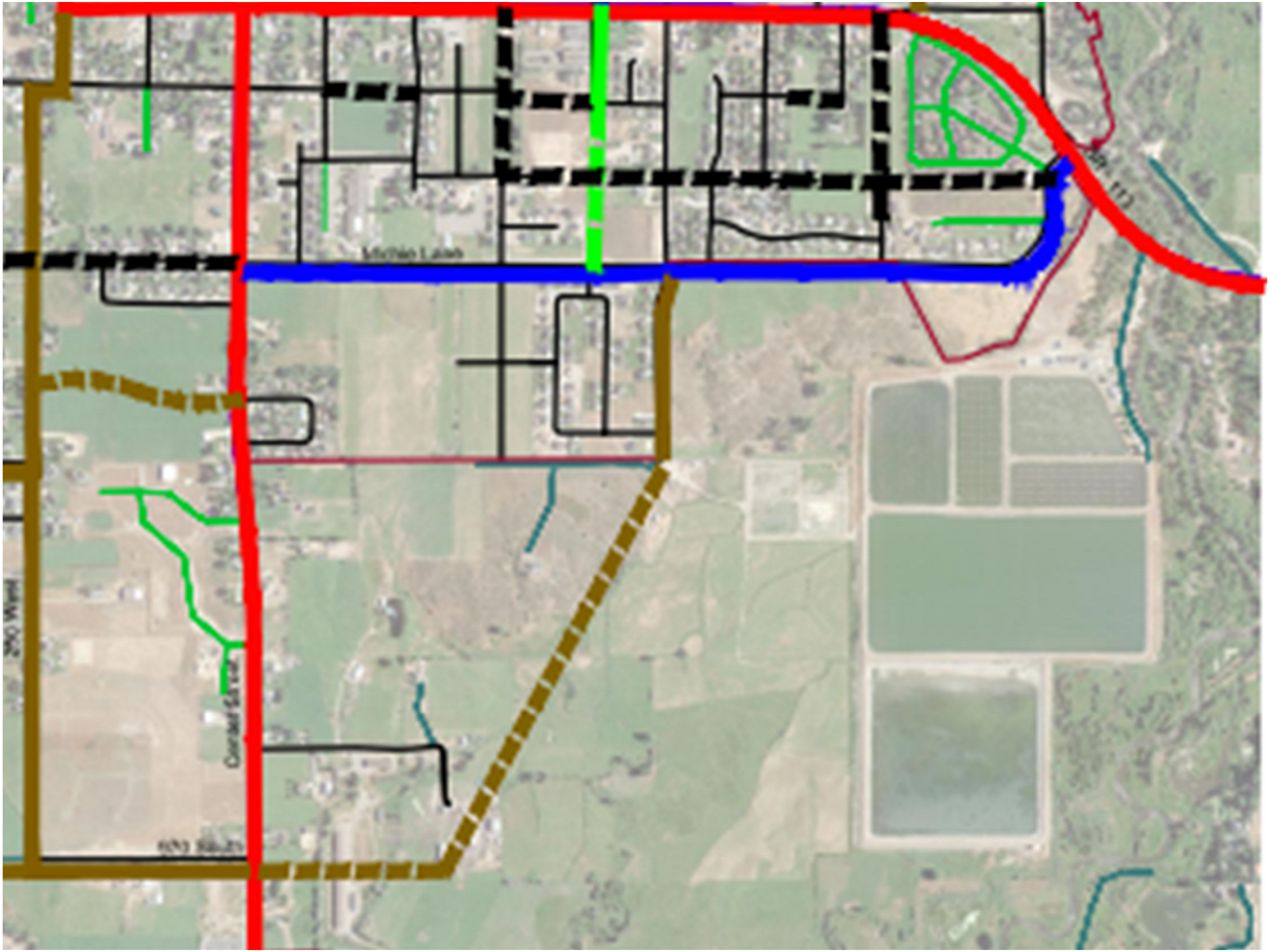
MINOR COLLECTOR STREET



COLLECTOR STREET

SCALE	WARNING	HORROCKS ENGINEERS	2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	MIDWAY CITY	DESIGNED	DATE 9/2018	PROJECT NO. -
HORIZONTAL NONE	0 1/2 1			ROAD SYSTEM MASTER PLAN	DRAWN NR	DATE 9/2018	SHEET NO. 1 OF 1
VERTICAL NONE	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE				CHECKED WSJ	DATE 9/2018	DRAWING NO. P-1

H:\Midway City\Midway Master Road\Road System Master Plan 2018.dwg - Model - 10/11/2018 03:17pm, nstraber


Michin Lane
Corbett Street
250 West

WATER BOARD RECOMMENDATION

- Scheduled for the October 7th water Board meeting

POSSIBLE FINDINGS

- The proposed lots meet the minimum requirements for the R-1-15 zoning district
- The proposal does meet the intent of the General Plan for the R-1-15 zoning district
- Lot 2 will not have any building rights until the property is approved for development

PROPOSED CONDITION

- Either the school bus turnaround is constructed on the south end of 220 East or a temporary turnaround is constructed with accompanying easement, so the road is not constructed without a turnaround.