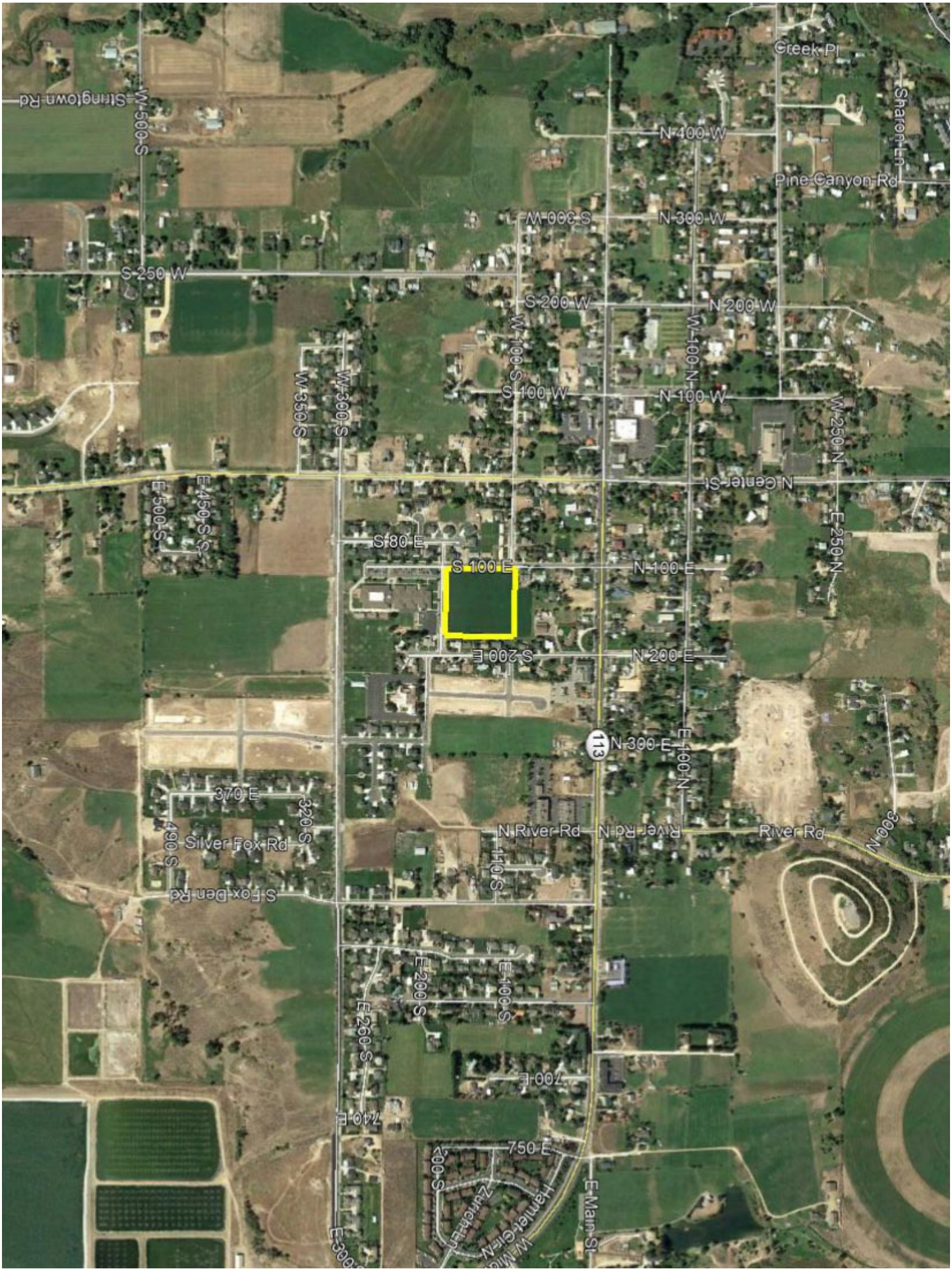
BONNER MEADOWS

(LUCERNE ESTATES)

FINAL

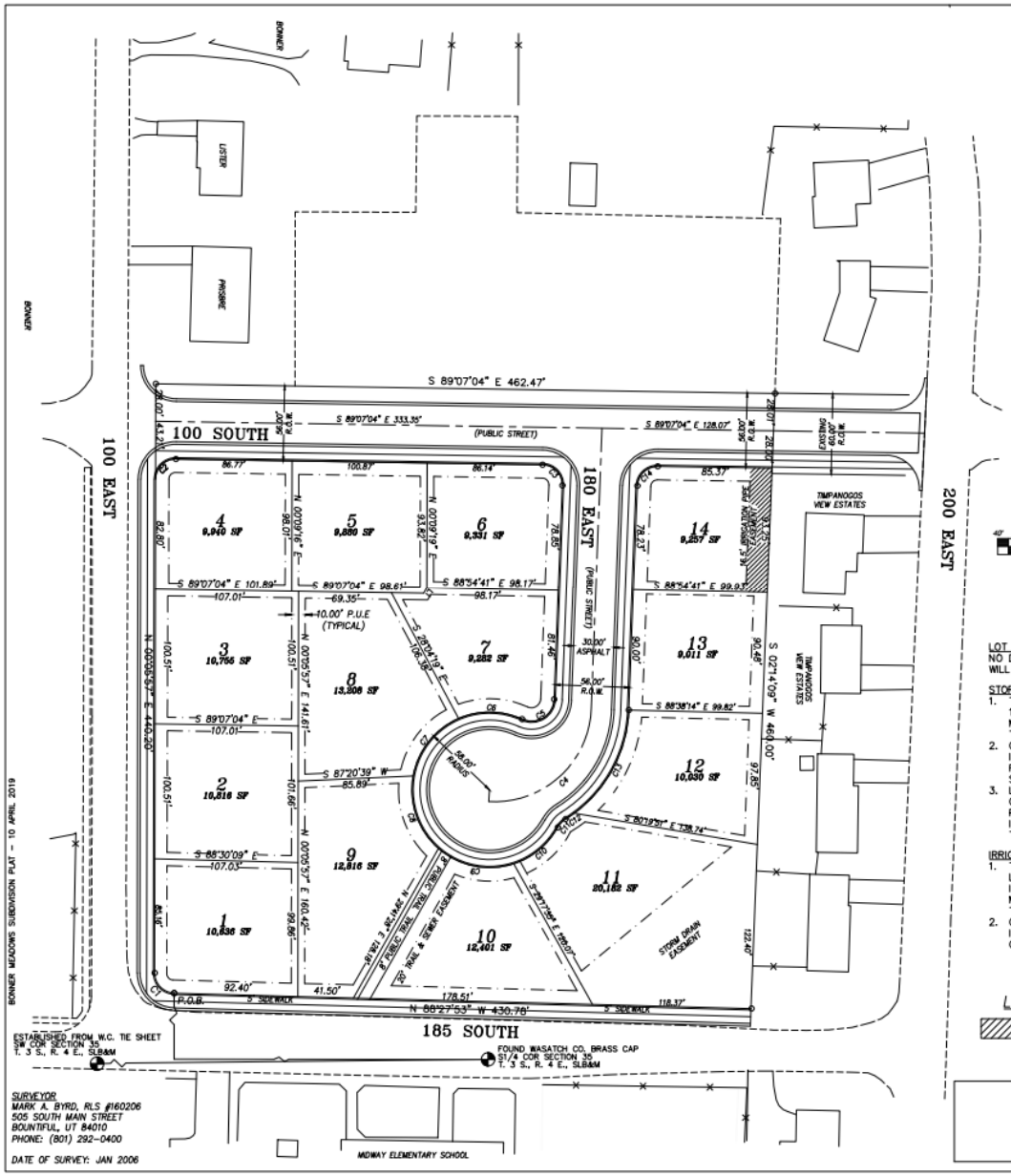
LAND USE SUMMARY

- 4.77 acres
- R-1-9 zoning
- Proposal contains 14 lots
- 100 South, 180 East
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line


Creek Pl
Sharon Ln
Pine Canyon Rd
N 400 W
S 300 W
N 300 W
S 250 W
S 200 W
N 200 W
W 500 S
W 350 S
W 300 S
W 100 S
S 100 W
N 100 W
W 100 N
W 250 N
N Center St
E 500 S
E 450 S
E 250 N
S 80 E
S 100 E
N 100 E
S 200 E
N 200 E
113
N 300 E
E 100 N
370 E
320 S
490 S
Silver Fox Rd
S Fox Den Rd
N River Rd
River Rd
300 N
110 S
E 200 S
E 100 S
E 260 S
700 E
740 E
750 E
200 S
E 300 S
E Main St

113
S 100 W
E 100 S
S 100 E
S Center St
E 200 S
S 80 E
W 300 S

E 100 S
S 200 E
S 100 E
S 80 E
E 200 S



BASIS OF BEARING

NORTH 89°54'33" EAST – BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF MIDWAY, WASATCH COUNTY, UTAH, SHOWN ON A DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M. AS FILE NUMBER OWC-034-001-0-0731 ON FILE IN THE W.C. SURVEYORS OFFICE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	23.19'	15.00'	88°33'50"	20.95'	N 44°10'58" W
C2	23.77'	15.00'	90°46'59"	21.36'	N 45°29'26" E
C3	23.90'	15.00'	91°17'35"	21.45'	S 43°28'16" E
C4	114.92'	72.00'	91°26'59"	103.10'	S 47°54'01" W
C5	33.36'	17.00'	112°25'09"	28.26'	S 58°23'06" W
C6	46.76'	58.00'	48°09'54"	47.33'	N 89°29'17" W
C7	56.73'	58.00'	56°02'12"	54.49'	N 38°24'40" E
C8	60.00	58.00	59°16'15"	57.36'	S 19°14'33" E
C9	60.00	58.00	59°16'19"	57.36'	S 78°30'50" E
C10	43.55	58.00'	43°01'14"	42.53'	N 50°20'24" E
C11	8.71'	17.00'	29°20'43"	8.61'	N 43°30'08" E
C12	7.73	100.00'	04°25'54"	7.73'	N 55°57'33" E
C13	90.00'	100.00'	51°34'04"	86.99'	N 27°57'35" E
C14	23.22'	15.00'	88°42'25"	20.97'	N 46°31'44" E

LINE TABLE

LINE	LENGTH	BEARING
L1	4.73'	S 28°35'25" W

Scale 1" =40'

LEGEND

SM SURVEY MONUMENT

ADDRESS TABLE

LOT	ADDRESS
1	165 SOUTH 100 EAST
2	149 SOUTH 100 EAST
3	131 SOUTH 100 EAST
4	114 EAST 100 SOUTH
	115 SOUTH 100 EAST
5	130 EAST 100 SOUTH
6	150 EAST 100 SOUTH
	114 SOUTH 160 EAST
7	136 SOUTH 180 EAST
8	158 SOUTH 180 EAST
9	160 SOUTH 180 EAST
10	155 SOUTH 180 EAST
11	151 SOUTH 180 EAST
12	141 SOUTH 180 EAST
13	129 SOUTH 180 EAST
14	170 EAST 100 SOUTH
	115 SOUTH 160 EAST

LOT 1, 9, 10 & 11 DRIVEWAY NOTE:
NO DRIVEWAY ACCESS ONTO 185 SOUTH WILL BE ALLOWED FOR LOTS 1, 9, 10 & 11.

STORM DRAIN EASEMENT NOTES:
1. THE STORM DRAIN EASEMENT ON LOT 11 IS DEDICATED TO MIDWAY CITY FOR MAINTENANCE, OPERATION, ETC. OF THE STORM DRAIN SYSTEM.
2. OWNER OF LOTS 11 SHALL NOT INTERFERE WITH OR CHANGE THE FUNCTION OR ELEVATION OF THE STORM DRAIN POND.
3. LOT OWNER SHALL MAINTAIN THE GRADING AND LANDSCAPING OF THE POND. NO LANDSCAPING SHALL INTERFERE WITH THE FUNCTION OF THE POND.

IRRIGATION PIPE EASEMENT NOTES:
1. THE IRRIGATION PIPE EASEMENT ON LOT 11 IS DEDICATED TO MIDWAY IRRIGATION COMPANY FOR MAINTENANCE, OPERATION, ETC. OF THE IRRIGATION SYSTEM.
2. OWNERS OF LOTS 14 SHALL NOT INTERFERE WITH OR CHANGE FUNCTION OF THE IRRIGATION PIPE.

LEGEND

IRRIGATION PIPE EASEMENT

COUNTY RECORDER

DATE:
WASATCH COUNTY SURVEYOR

DATE:
MIDWAY IRRIGATION COMPANY

DATE:
MIDWAY SANITATION DISTRICT

SURVEYOR'S CERTIFICATE

I, MARK A. BYRD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 160206 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, BLOCKS, STREET AND EASEMENTS.

DATE SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 733.34 FEET AND EAST 2130.67 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.19 FEET (CENTRAL ANGLE OF 88°33'50" AND CHORD OF NORTH 44°10'58" WEST 20.95 FEET);

THENCE NORTH 00°05'57" EAST 440.20 FEET;
THENCE SOUTH 89°07'04" EAST 462.47 FEET;
THENCE SOUTH 02°14'09" WEST 460.00 FEET;
THENCE NORTH 88°27'53" WEST 430.78 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.76 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: _____
MATRIX CAPITAL ADVISORS

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

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

PLANNING COMMISSION APPROVAL

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

_____ _____
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

BONNER MEADOWS SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 40 FEET

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

SURVEYOR
MARK A. BYRD, RLS #160206
505 SOUTH MAIN STREET
BOUNTIFUL, UT 84010
PHONE: (801) 292-0400

DATE OF SURVEY: JAN 2006

ITEMS OF DISCUSSION

- Single-family dwellings
- Sidewalks & connectivity
- 185 South

POSSIBLE RECOMMENDATION

- 4.77 acre parcel (207,781.2 sq. ft.)
  - 14 lots (14 x 5,000 sq. ft. = 70,000 sq. ft.)
  - 81,150 sq. ft. (irrigated area of 14 lots)
  - 12,197 sg. ft. (park strip)
  - 93,347 (2.14 irrigated acres)
    - 6.4 acre feet
- 14 culinary connections
  - 14 x 0.8 = 11.2 acre feet
- **17.6 acre feet requirement**

POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-9 zoning district
- The proposal does comply with the land use requirements of the R-1-9 zoning district
- The sidewalks crossing the property and connecting to neighboring roads and existing sidewalks will benefit the community by allowing safe pedestrian access.

PROPOSED CONDITION

1. Any construction on 100 East takes place before school starts in the fall.