

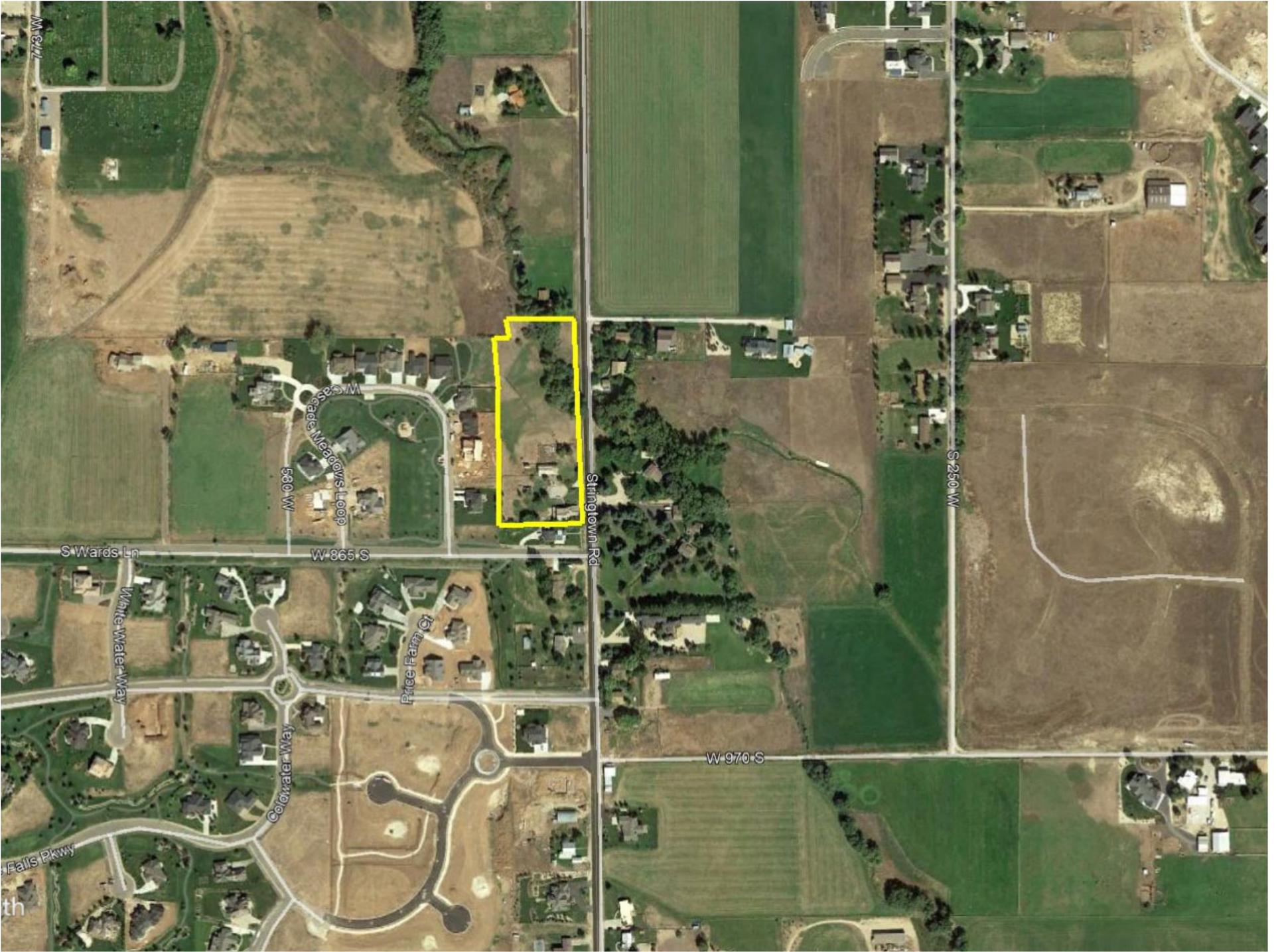
# COZENS SUBDIVISION

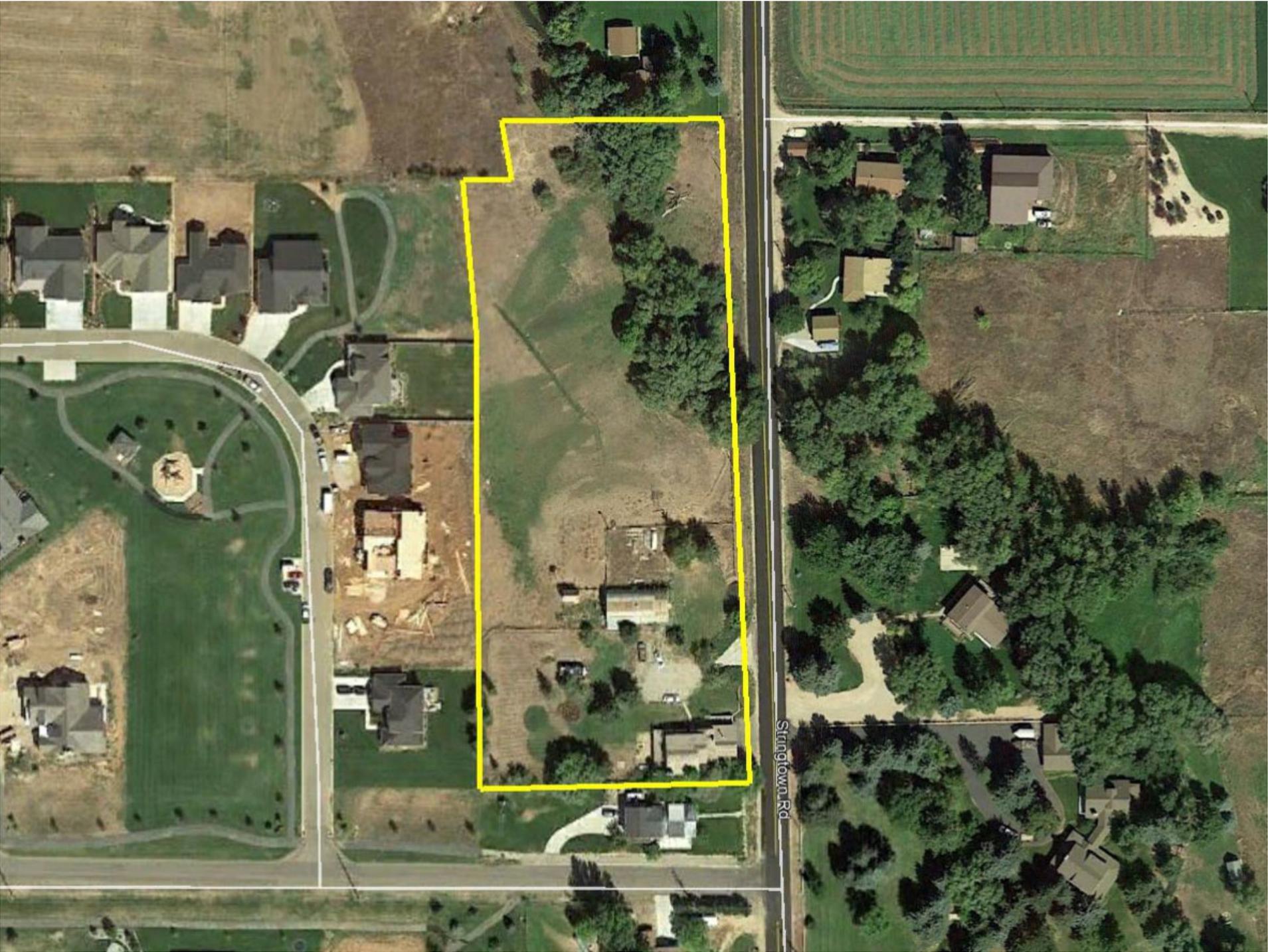
PRELIMINARY/FINAL

# LAND USE SUMMARY

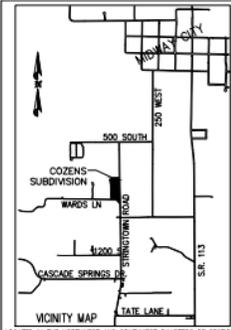
- 3.72 acres
- RA-1-43 zoning
- Proposal contains 1 lot
- Frontage from Stringtown Road
- Lot will connect to Midway City's culinary water line and Midway Irrigation Company's secondary water line
- The dwelling will continue to be serviced by the onsite septic system until future development requires a connection to the sewer system



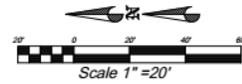




# COZENS SUBDIVISION



LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLBAM

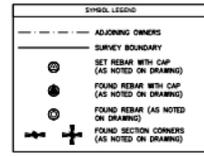


### ADDRESS TABLE

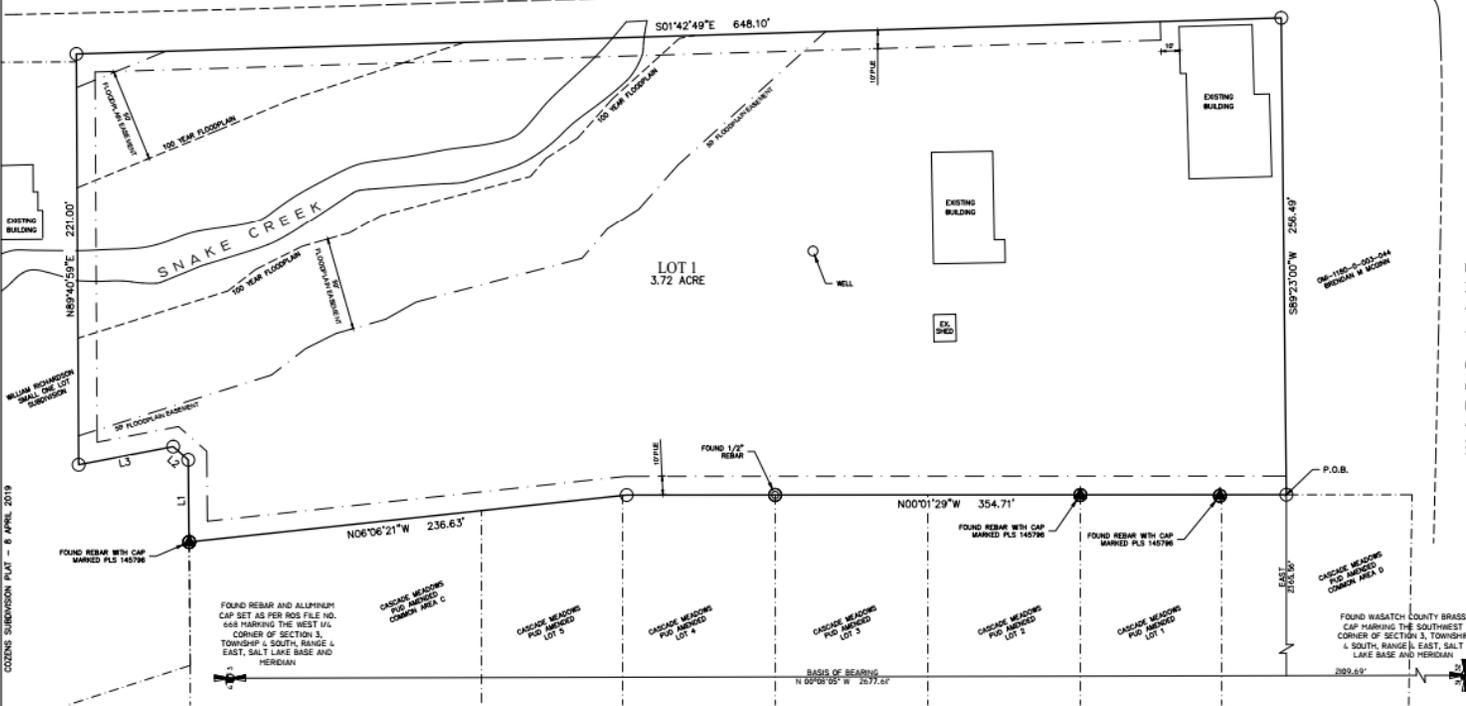
LOT	ADDRESS
1	840 S. STRINGTOWN ROAD

### LINE TABLE

LINE	LENGTH	DIRECTION
L1	44.04'	N89°27'11"E
L2	10.75'	N41°08'04"E
L3	51.75'	N10°47'21"W



STRINGTOWN ROAD



COZENS SUBDIVISION PLAT - 8 APRIL 2019

**SURVEYOR**  
TROY L. TAYLOR, P.L.S.  
ELEMENT LAND SURVEYING  
2298 SOUTH 270 EAST  
HEBER CITY, UTAH 84032  
PHONE: (801) 857-8748  
DATE OF SURVEY: APRIL 2019

**LEGEND**  
PUE PUBLIC UTILITY EASEMENT

DATE: \_\_\_\_\_  
MIDWAY IRRIGATION COMPANY  
DATE: \_\_\_\_\_  
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

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

### SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 685412 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: \_\_\_\_\_ SURVEYOR: (SEE SEAL BELOW)

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°00'00" WEST FROM THE FOUND WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3 TO THE FOUND REBAR WITH ALUMINUM CAP SET AS PER ROS FILE NO. 868 MARKING THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE CASCADE MEADOWS PUD AMENDED SUBDIVISION AND A FENCE POST, SAID POINT BEING LOCATED NORTH 00°00'00" WEST ALONG THE SECTION LINE 2109.69 FEET AND EAST 2365.56 FEET FROM THE WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE SAID EAST LINE OF THE CASCADE MEADOWS SUBDIVISION THE FOLLOWING 2 (TWO) CALLS: NORTH 00°00'00" WEST 354 FEET, AND NORTH 00°00'00" WEST 236.63 FEET TO A FOUND REBAR WITH CAP MARKED PLS 145796, A FENCE LINE, AND THE SOUTH LINE OF THE WILLIAM A. RICHARDSON SMALL ONE LOT SUBDIVISION; THENCE ALONG THE WILLIAM A. RICHARDSON SUBDIVISION AND THE FENCE THE FOLLOWING 4 (FOUR) CALLS: NORTH 89°27'11" EAST 44.04 FEET, NORTH 41°08'04" EAST 10.75 FEET, NORTH 10°47'21" WEST 51.75 FEET, AND NORTH 89°40'59" EAST 221.00 FEET TO A FENCE LINE AND THE WEST RIGHT-OF-WAY OF STRINGTOWN ROAD; THENCE SOUTH 01°42'49" EAST 648.10 FEET ALONG A FENCE AND A FENCE LINE EXTENDED TO A FENCE POST; THENCE SOUTH 89°23'00" WEST 256.49 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

AREA = 3.72 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, EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY: ALBERT C. COZENS

### ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED  
BEFORE ME,  
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

DIRECTOR - PLANNING CHAIRMAN, PLANNING COMMISSION

### COZENS SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
NORTHWEST AND SOUTHWEST QUARTERS OF  
SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLBAM

SCALE: 1" = 20' FEET

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

# ITEMS OF DISCUSSION

- Living space in accessory structure
- 50' Setback

# POSSIBLE RECOMMENDATION

- 3.72 acre parcel
  - Area of parcel
    - 162,034 sq. ft.
  - Impervious area for parcel
    - 8,000 sq. ft.
  - Irrigated lot area
    - 3.53 acres (162,034 – 8,000)
  - Total irrigated acreage
    - $3.53 \times 3 = 10.59$  acre feet

1 existing culinary connection

- 10.59 acre feet requirement

# 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

# PROPOSED CONDITIONS

- 50' setback is included on the plat
- The living space in the barn is removed or the applicant can show that the living unit was approved by Wasatch County before final approval is granted.