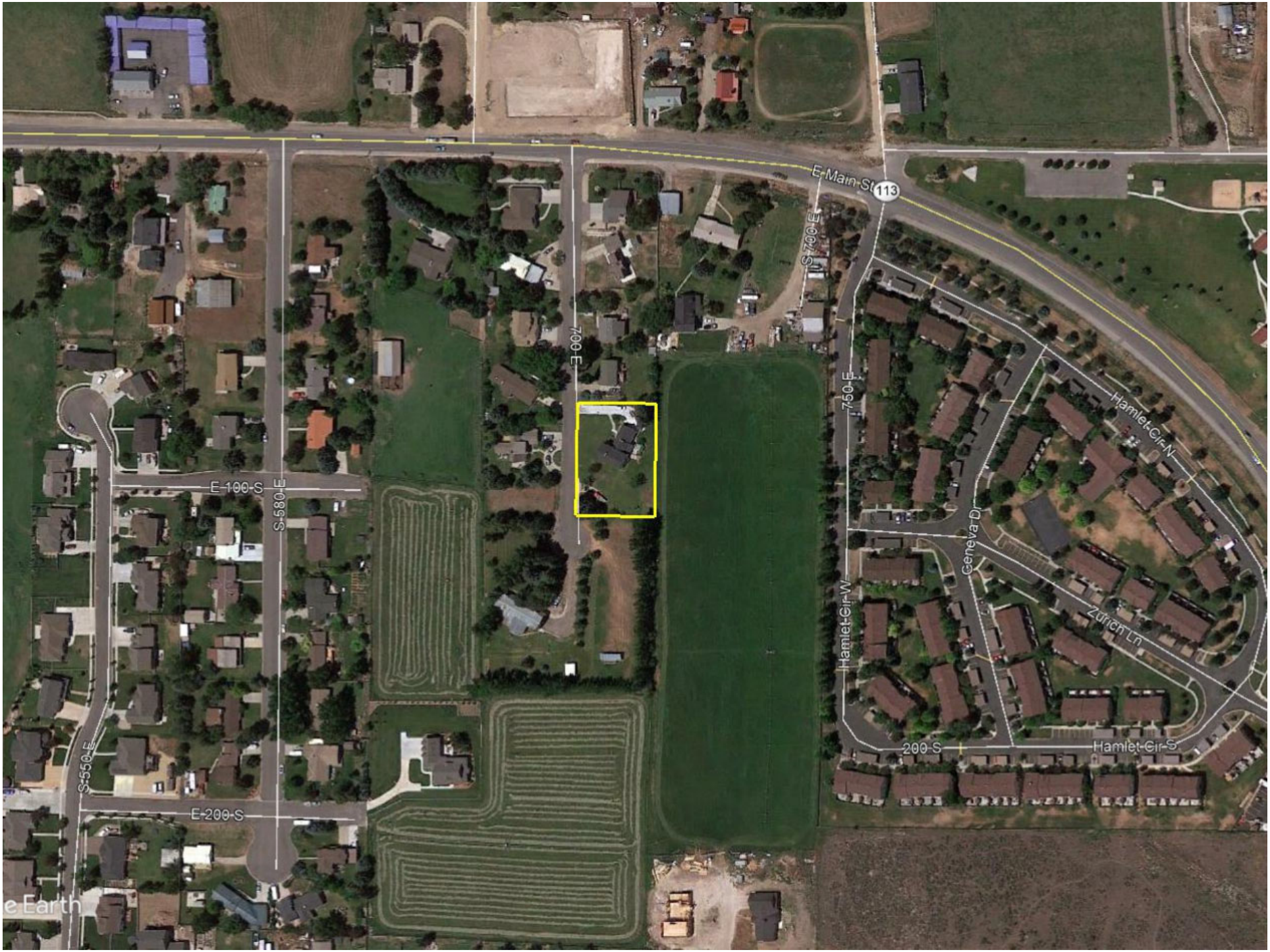
FRANCIS SUBDIVISION

PLAT AMENDMENT & PRELIMINARY/FINAL

LAND USE SUMMARY

- 0.59-acre parcel
- R-1-11 zoning
- Proposal contains 2 lots
  - One existing dwelling
- Access from 700 East
- The new lot will connect to Midway City's culinary water line, MSD's sewer line, and Midway Irrigation Company's secondary water line

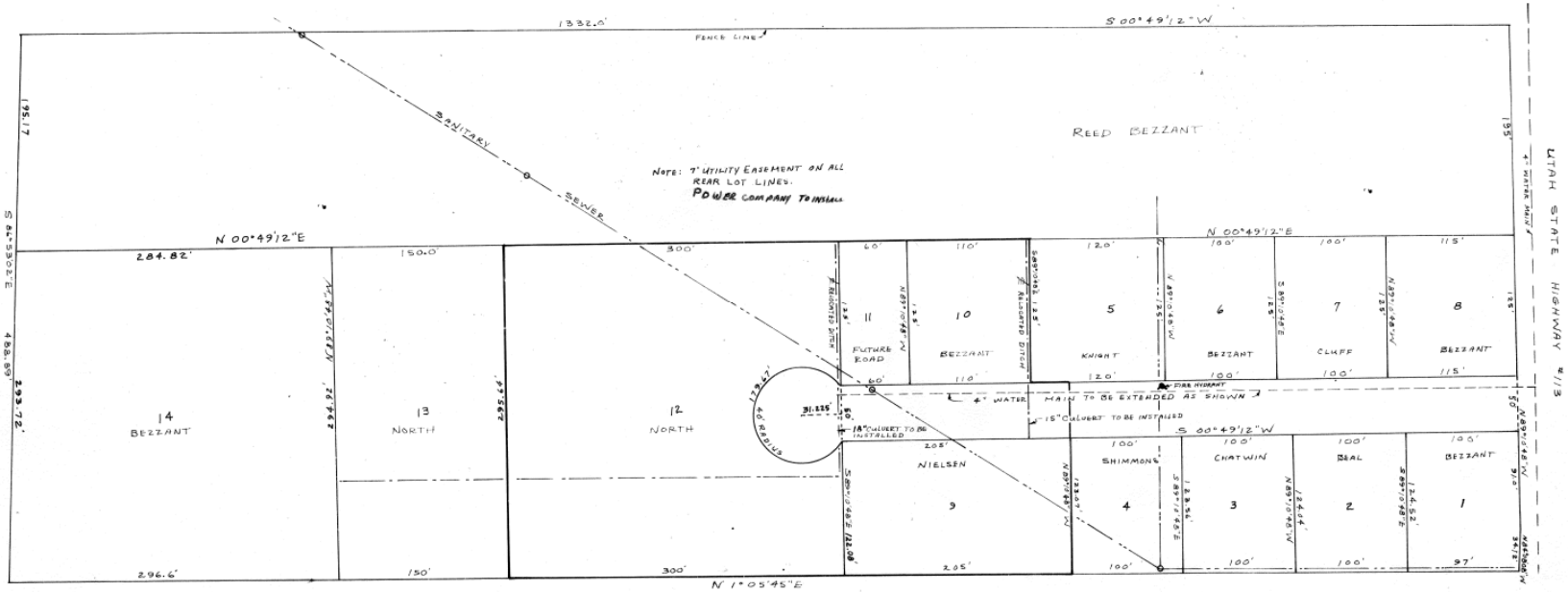
Meadow Ln
450 N
300 N
W 250 N
E 250 N
N Center St
River Rd
N 300 W
N 200 W
N 100 W
W 100 N
N 100 E
N 200 E
N 300 E
E 100 N
River Rd N
E Main St
113
S 300 W
S 200 W
S 100 W
W 100 S
S 100 E
S 200 E
N River Rd
110 S
E 100 S
700 E
750 E
Hamlet Cir N
W Midway Ln
Ryans Ln
Zurich Ln
200 S
S Ryan Ln
S 80 E
S 550 E
E 260 S
740 E
E 300 S
W 300 S
W 350 S
320 S
370 E
Silver Fox Rd
S Fox Den Rd
490 S
S 250 W
S Center St


E Main St
113
S 700 E
700 E
750 E
Hamlet Cir N
Geneva Dr
Zurich Ln
Hamlet Cir W
200 S
Hamlet Cir S
E 100 S
S 580 E
S 550 E
E 200 S
e Earth

REED BEZZANT PROPERTY

MIDWAY, UTAH - MARCH 1975
R. J. ELLIS - SURVEYOR
UTAH LICENSE #2597

SCALE 1" = 50'



PARCEL #5 (REVISED)

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND N1°05'45"E 936.6 FEET, AND N89°10'48"W 173.0 FEET, FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M, AND RUNNING THENCE S 00°49'12"W 20.0 FEET; THENCE N89°10'48"W 125.0 FEET, THENCE N0°49'12"E 120.0 FEET, THENCE S 89°10'48"E 125.0 FEET, THENCE S 0°49'12"W 100.0 FEET, TO THE POINT OF BEGINNING.

PARCEL #9

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND N 1°05'45"E 746.6 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 1°05'45"E 205.0 FEET, THENCE N89°10'48"W 123.07 FEET, THENCE S 0°49'12"W 205.0 FEET, THENCE S 89°10'48"E 122.08 FEET TO THE POINT OF BEGINNING.

PARCEL #10

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 293.72 FEET N 86°53'02"W, AND 794.82 FEET N00°49'12"E FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M, AND RUNNING THENCE N00°49'12"E 110 FEET, THENCE S89°10'48"E 125 FEET, THENCE S 00°49'12"W 110 FEET, THENCE N 89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

PARCEL #11

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 293.72 FEET N 86°53'02"W, AND 734.82 FEET N00°49'12"E FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 00°49'12"E 60.0 FEET, THENCE S 89°10'48"E 125 FEET, THENCE S 00°49'12"W 60.0 FEET, THENCE N89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

PARCEL #12

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 434.82 FEET N00°49'12"E, AND N86°53'02"W 293.72 FEET FROM THE SOUTH EAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE S89°10'48"E 125 FEET; THENCE N 00°49'12"E 300 FEET; THENCE ALONG THE ARC OF A 40 FOOT RADIUS CURVE (RADIUS LIES S 50°29'52"E 40 FEET) 179.67 FEET, THENCE S 89°10'48"E 122.08 FEET, THENCE S 1°05'45"W 300 FEET, THENCE N 89°10'48"W 295.64 FEET TO THE POINT OF BEGINNING.

PARCEL #13

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 296.6 FEET N 1°05'45"E FROM THE SOUTH EAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N89°10'48"W 294.92 FEET, THENCE N00°49'12"E 150 FEET, THENCE S 89°10'48"E 295.64 FEET, THENCE S 1°05'45"W 150 FEET TO THE POINT OF BEGINNING.

PARCEL #14

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N 1°05'45"E 296.6 FEET, THENCE N89°10'48"W 294.92 FEET, THENCE S 00°49'12"W 284.82 FEET, THENCE S 86°53'02"E 293.72 FEET, TO THE POINT OF BEGINNING.

ROAD DEDICATION

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W AND N 1°05'45"E 951.6 FEET AND N89°10'48"W 123.07 FEET AND S 00°49'12"W 15.0 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., AND RUNNING THENCE N89°10'48"W 50 FEET, THENCE S 00°49'12"W 190 FEET, THENCE ALONG THE ARC OF A 40 FOOT RADIUS CURVE (RADIUS LIES S 50°29'52"E 40 FEET) 179.67 FEET, THENCE N 00°49'12"E 190 FEET TO THE POINT OF BEGINNING. CONTAINS 0.327 ACRES.

CERTIFICATE:

I, ROBERT J. ELLIS, DO HEREBY CERTIFY THAT I HOLD UTAH LAND SURVEY LICENSE #2597, AND THAT I HAVE MADE A SURVEY OF FENCES BOUNDING THE PROPERTY PLATTED ABOVE, AND THAT THE DIMENSIONS SHOWN ARE TRUE AND CORRECT:

Robert J. Ellis 298-7887
2476 WEST 4700 SOUTH, S.L.C., UTAH.

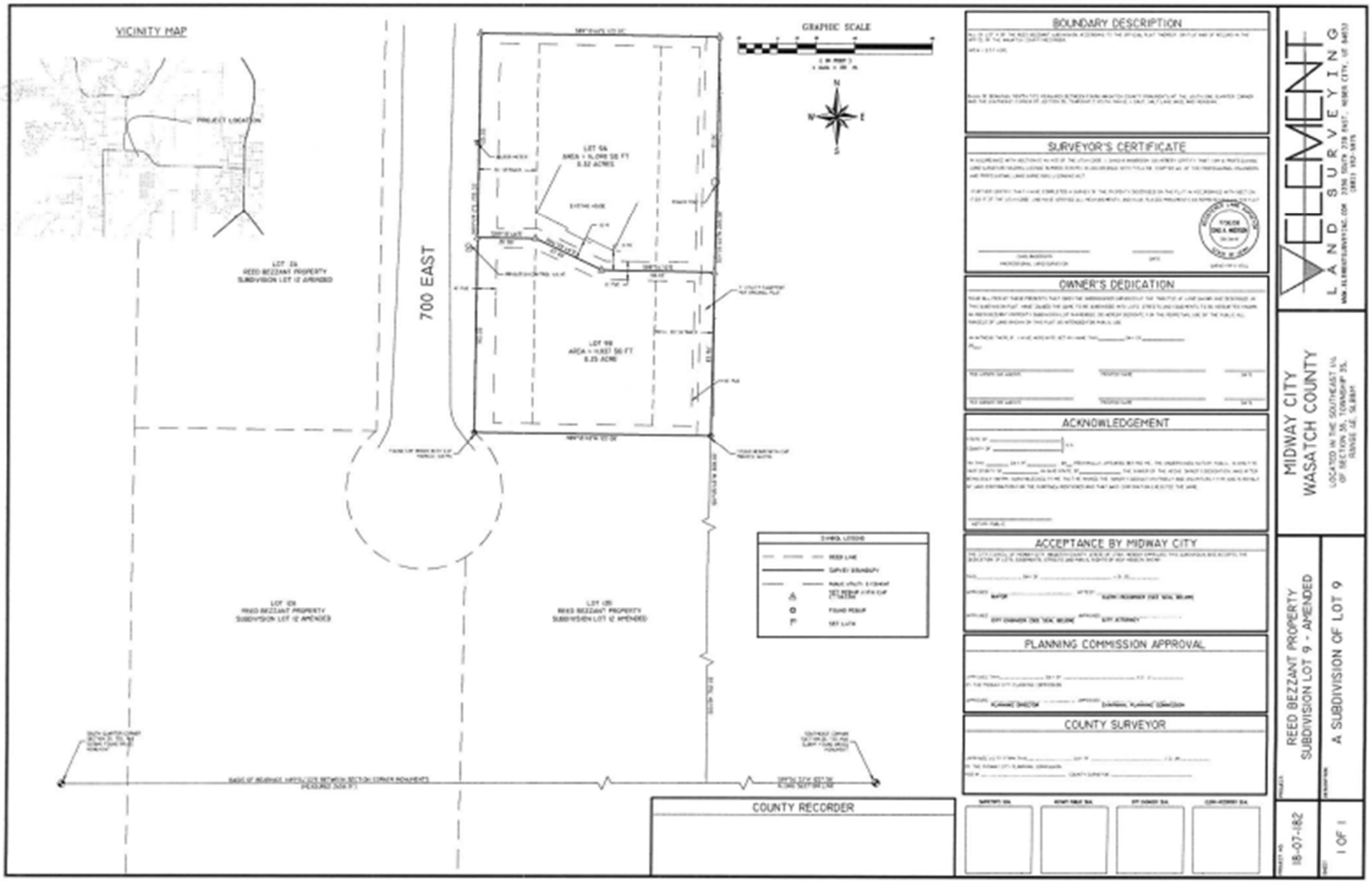
APPROVED THIS 5 DAY OF May AD 19 75
CHAIRMAN OF MIDWAY SANITION DISTRICT

APPROVED THIS 16 DAY OF May AD 19 75
MAYOR MIDWAY CITY

PLANNING COMMISSION APPROVED THIS 9th DAY OF April AD 19 75
CHAIRMAN Midway City Pl. Mining Comm.

BEZZANT PROPERTY

ENTRY NO. 104362 DATE June 9 1975 TIME 4:25 P FEE $15.20
BOOK 99 PAGE 377-87
RECORDED FOR Reed Bezzant
RECORDED BY Marlene Dunkley


VICINITY MAP
PROJECT LOCATION
700 EAST
GRAPHIC SCALE
LOT 9A
AREA = 11,098.50 FT
0.32 ACRES
LOT 9B
AREA = 11,037.50 FT
0.25 ACRE
LOT 2A
REED BEZZANT PROPERTY
SUBDIVISION LOT 12 AMENDED
LOT 12B
REED BEZZANT PROPERTY
SUBDIVISION LOT 12 AMENDED
LOT 12D
REED BEZZANT PROPERTY
SUBDIVISION LOT 12 AMENDED
SYMBOL LEGEND
REED LINE
SURVEY BOUNDARY
FOUND REBAR
SET LATH
BOUNDARY DESCRIPTION
SURVEYOR'S CERTIFICATE
OWNER'S DEDICATION
ACKNOWLEDGEMENT
ACCEPTANCE BY MIDWAY CITY
PLANNING COMMISSION APPROVAL
COUNTY SURVEYOR
COUNTY RECORDER
ELEMENT
LAND SURVEYING
MIDWAY CITY
WASATCH COUNTY
LOCATED IN THE SOUTHEAST 1/4
OF SECTION 35, TOWNSHIP 3S,
RANGE 4E, SLB&M
REED BEZZANT PROPERTY
SUBDIVISION LOT 9 - AMENDED
A SUBDIVISION OF LOT 9
18-07-182
1 OF 1

POSSIBLE RECOMMENDATION

- 0.57 acre parcel
  - Area of lots
    - 0.57
  - Impervious area of 1 lot (0.25 acres)
    - 5,000 sq. ft.
  - Irrigated lot area
    - 0.13 acres (10,890 sq. ft. - 5,000 sq. ft. = 5,890 sq. ft.)
  - Irrigated right-of-way
    - 0.03 acre (100' * 12' = 1,200 sq. ft.)
    - Total irrigated acreage
    - 0.16 (0.16 x 3) = 0.48 acre feet
    - Credit historic outside irrigation for proposed lot 9A

1 culinary connection
  - 1 x 0.8 = 0.8 acre feet
  - Credit historic culinary connection for proposed lot 9B

- 1.28 acre feet requirement

ITEMS TO CONSIDER

- Plat amendments are discretionary
- Owner purchased the property with one development right and there is no obligation to receive another
- Neighbors expectations when purchasing a lot in a subdivision
- Community impacts (traffic, services, and school district)
- Compliance with the General Plan
- Compliance with the code
- History of subdividing platted lots

POSSIBLE FINDINGS (PLAT AMENDMENT)

- Density and traffic in the area will most likely increase if the plat is amended
- More services from the city will be required if approved that will most likely not be offset by the increased property taxes collected from the proposed lot
- No public street, right-of-way, or easement will be vacated or altered
- The proposed lot meets the minimum requirements for the R-1-11 zoning district
- In the past 10 years no other lots in recorded subdivisions have been subdivided
- More than 10 years ago other lots in recorded subdivisions have been subdivided in Midway

POSSIBLE FINDINGS (SUBDIVISION)

- The proposed lot meets the minimum requirements for the R-1-11 zoning district
- The proposal does meet the intent of the General Plan for the R-1-11 zoning district