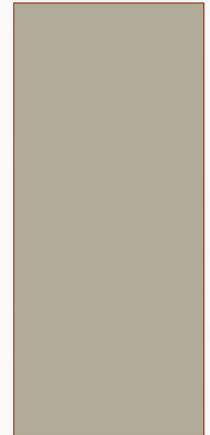


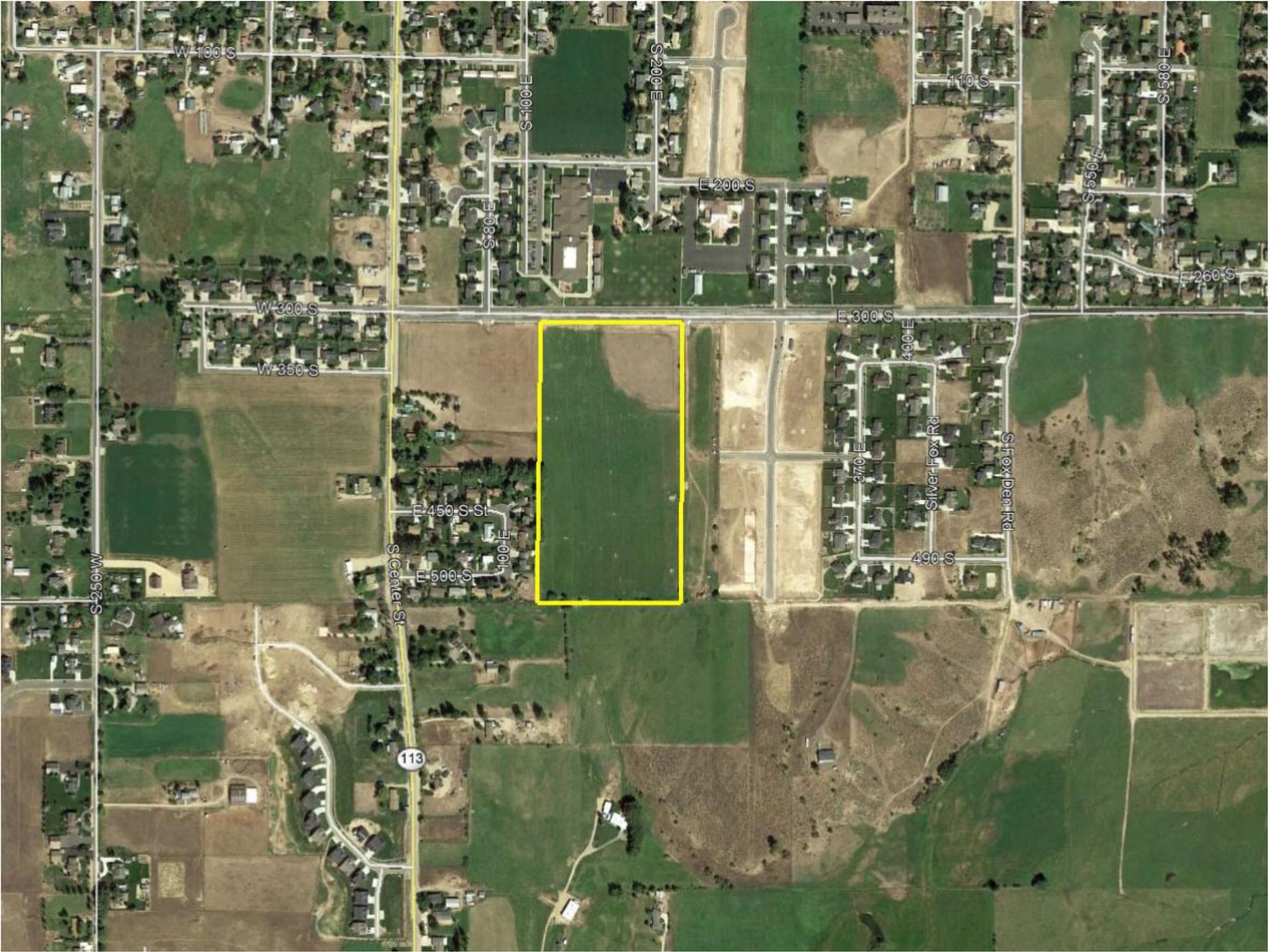
MIDWAY WRANGLER SUBDIVISION

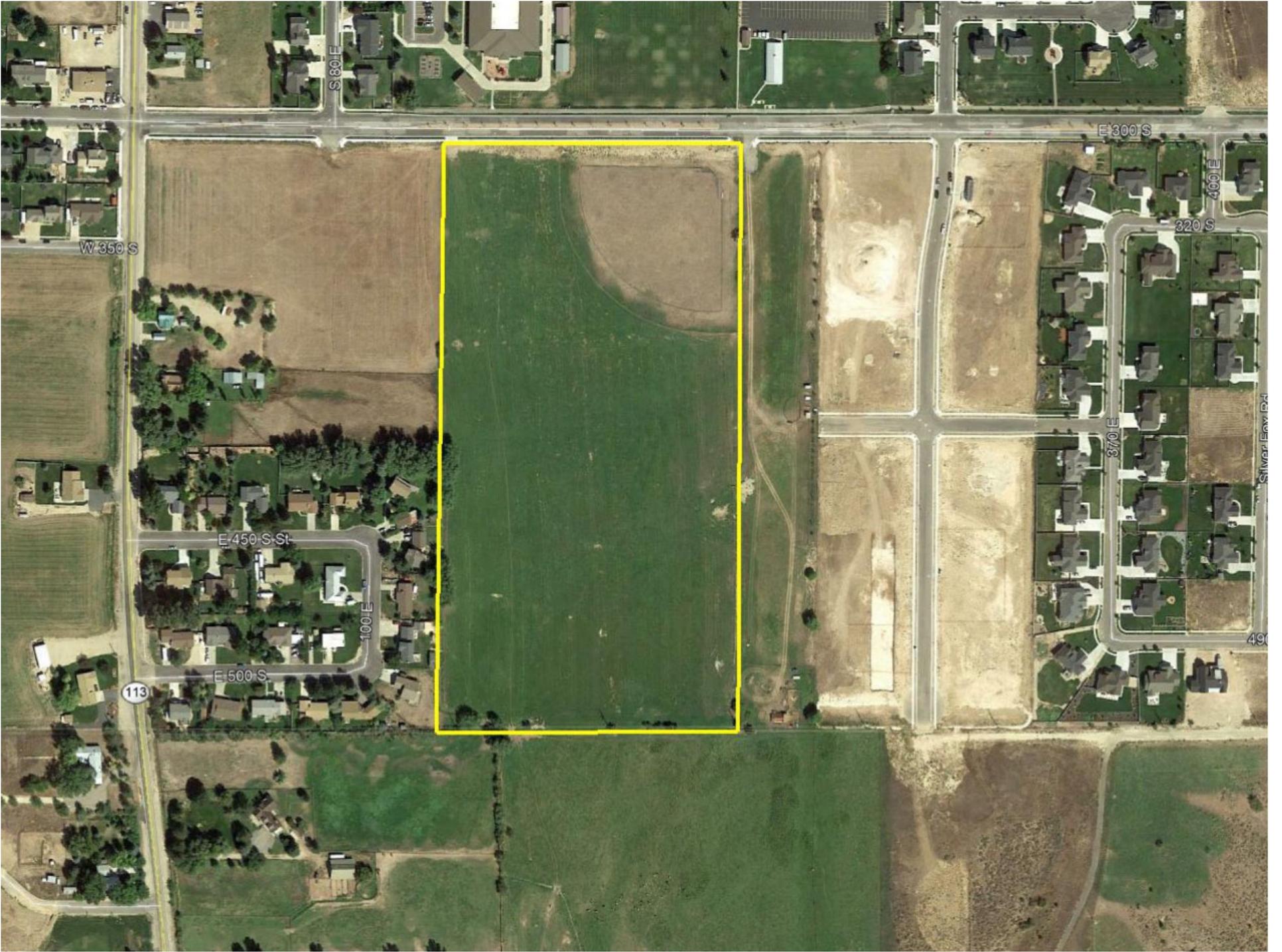
PRELIMINARY



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





MIDWAY WRANGLER SUBDIVISION

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 CONFORMANCE 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. 6854112 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 PLAN 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 864.53 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 PRESBYTERIAN 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 HEREOF SHOWN.

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

APPROVED: _____ ATTEST: _____
 MAYOR CLERK-RECORDER
 SEE SEAL BELOW

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

PLANNING COMMISSION APPROVAL

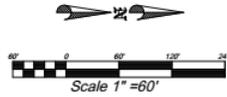
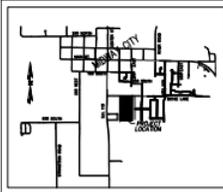
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
 _____ CITY PLANNING COMMISSION
 PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

MIDWAY WRANGLER SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 60' FEET

ADDRESS TABLE

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



MIDWAY CITY VICINITY MAP

GERALD BRIAN KENER SWISS MEADOWS LOT 10

RANDY ANDREW GURULE SWISS MEADOWS LOT 9

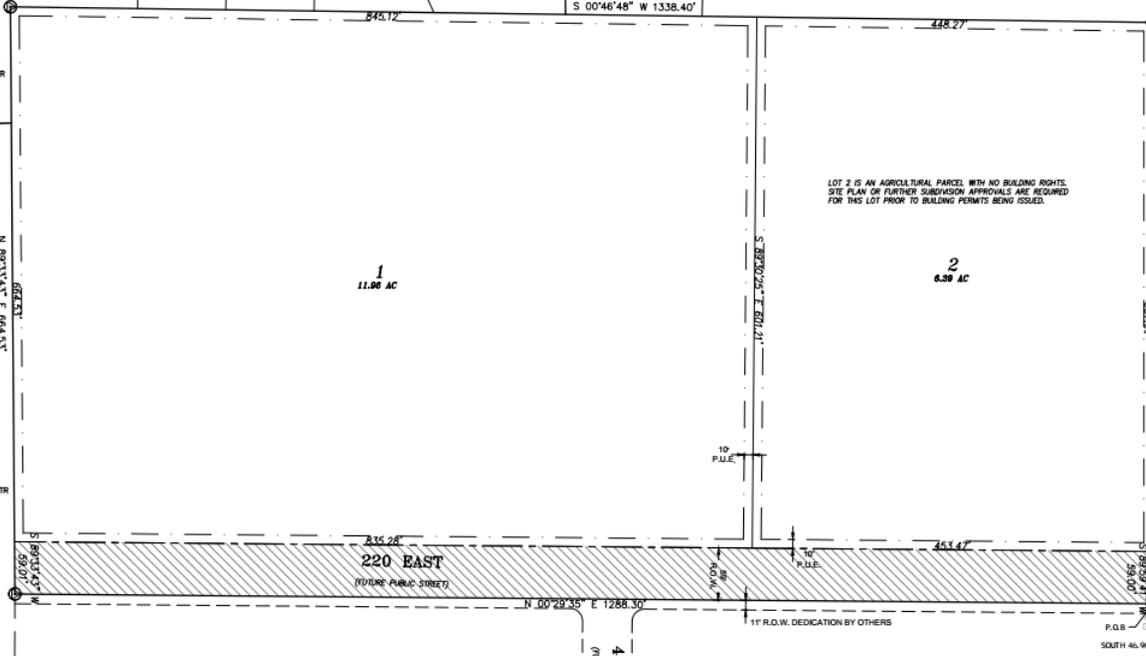
JASON JENKINS SWISS MEADOWS LOT 8

RONDEY FRIEDENBERG SWISS MEADOWS LOT 7

ROBIN ZAFT SWISS MEADOWS LOT 7

ARNOLD PAUL & VIRGINIA BENKON

FAUX SUSAN K TR



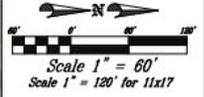
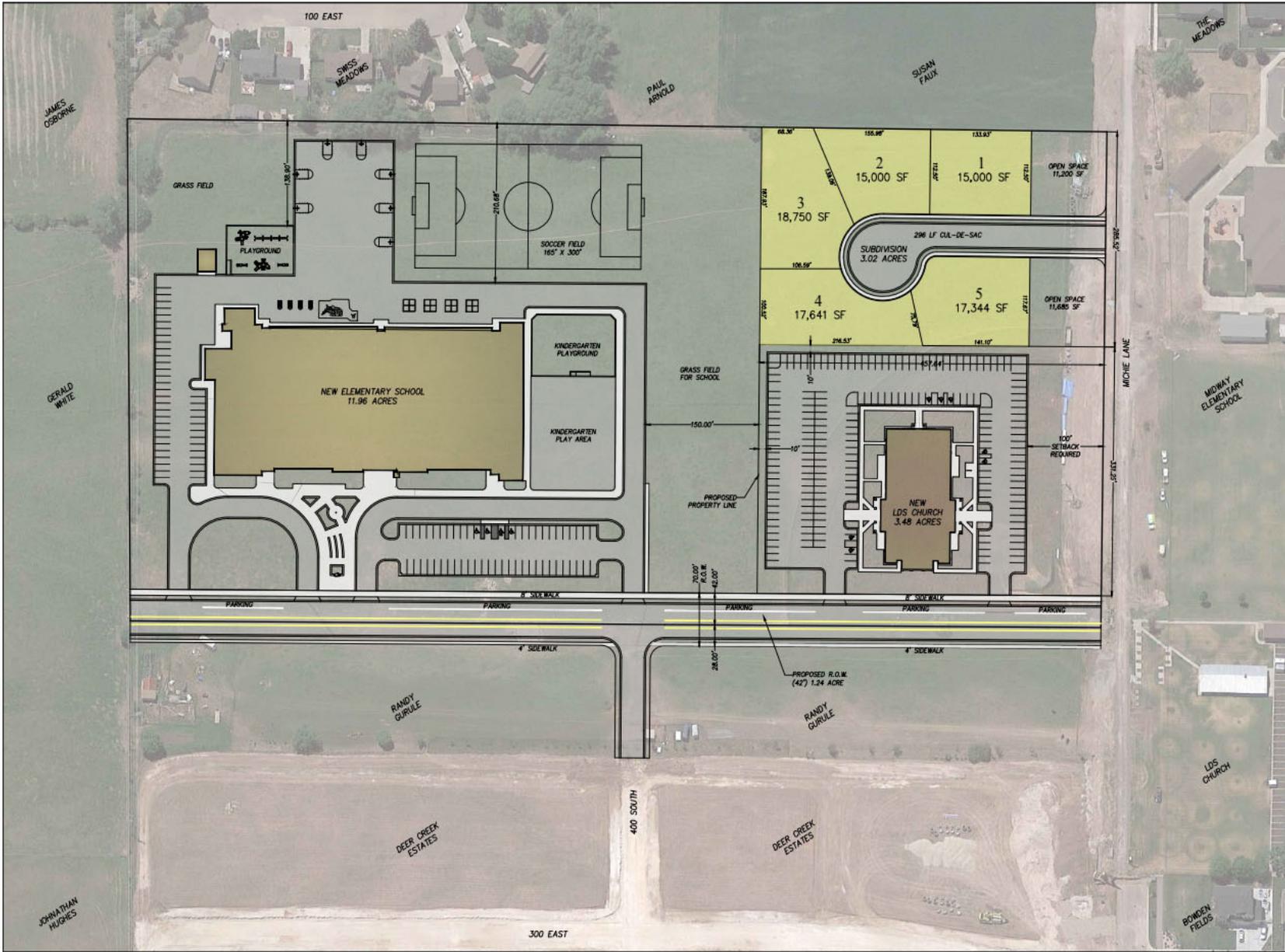
MIDWAY WRANGLER SUBDIVISION PLAN - 12 AUGUST 2019

SURVEYOR
 TROY L. TAYLOR, PLS
 ELEMENT LAND SURVEYING
 2296 SOUTH 270 EAST
 HEBER CITY UT
 PHONE (801) 657-8748
 DATE OF SURVEY: JULY 2016

COUNTY RECORDER

DATE: _____
 WASATCH COUNTY SURVEYOR
 DATE: _____
 MIDWAY IRRIGATION COMPANY
 DATE: _____
 MIDWAY SANITATION DISTRICT

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



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

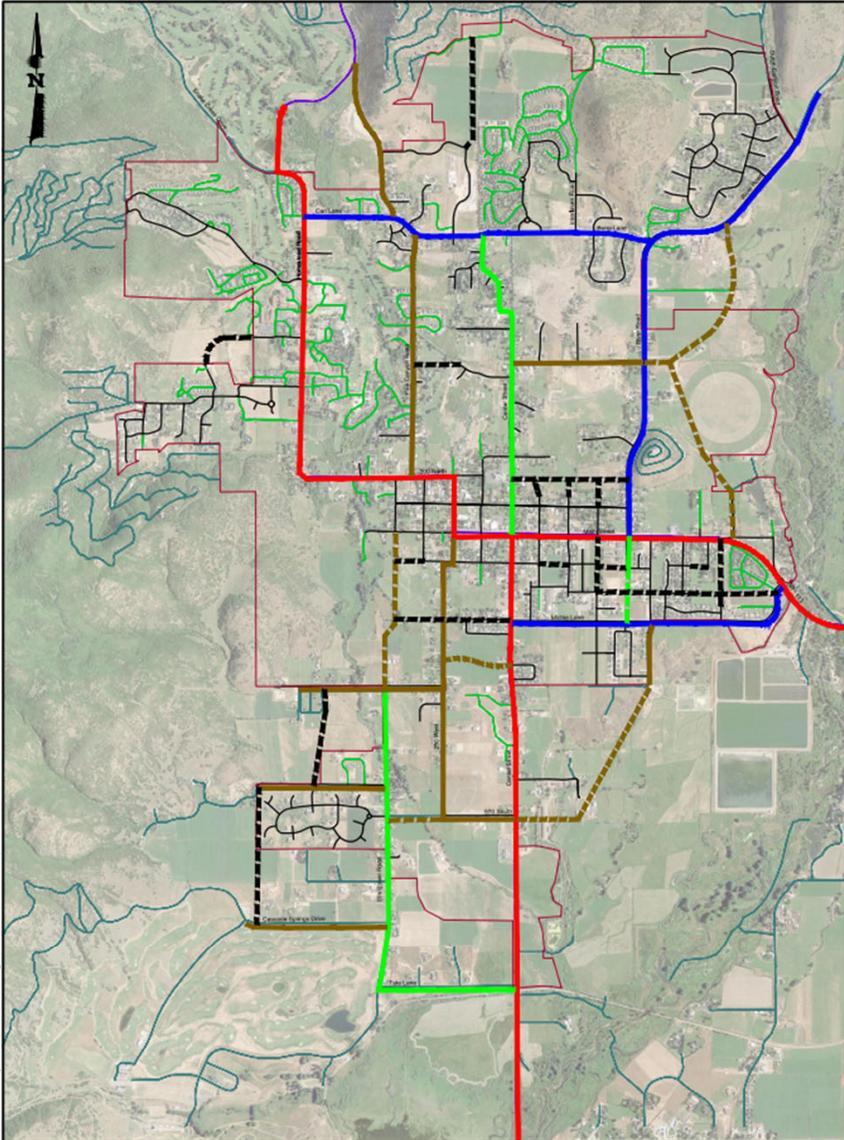
CONCEPT PLAN #3

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

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

DISCUSSION ITEMS

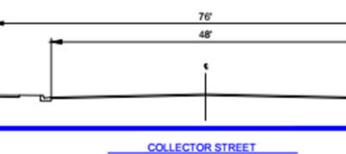
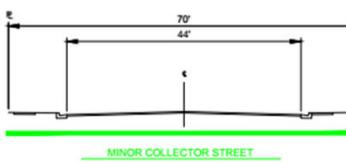
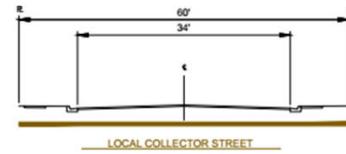
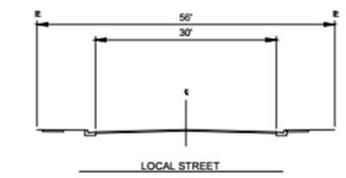
- 220 East
 - 70' right-of-way
 - 59' from developer
 - Fill width road and curb with 8' sidewalk & 5' park strip on west side of road
 - 11' from neighboring property
 - 5' park strip and 5' sidewalk on east side (1' behind sidewalk)
- 400 South connection
- Future 220 East connection to Hwy 113



- 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

**ROAD SYSTEM
MASTER PLAN**



H:\Midway_City\Midway_Master_RoadPlan\2018\Map - Model - 101112018_031320.mxd

SCALE

HORIZONTAL NONE

VERTICAL NONE

WARNING

0 1/2 1

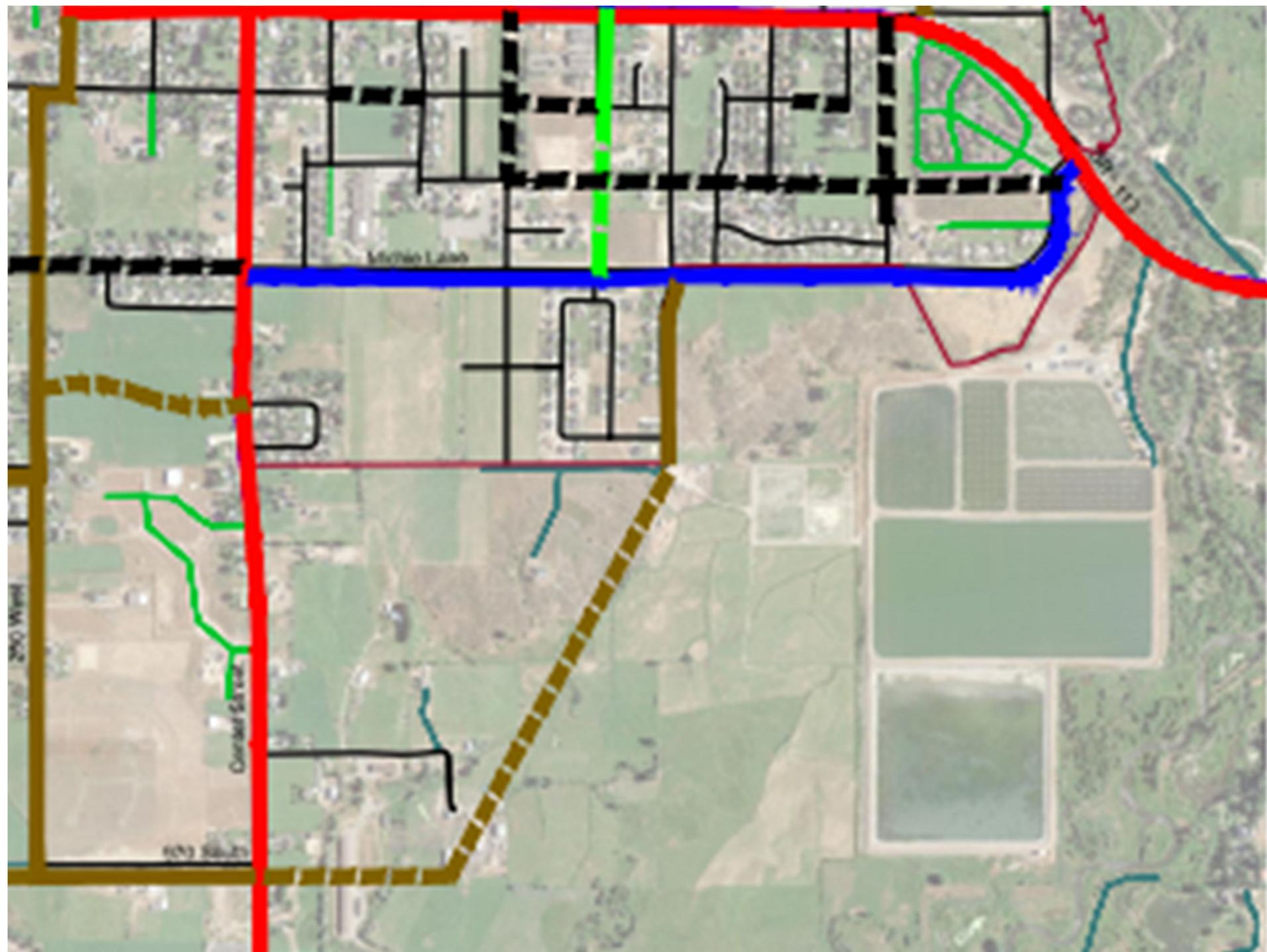
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

MIDWAY CITY
ROAD SYSTEM MASTER PLAN

DESIGNED	DATE	PROJECT NO.
DRAWN	DATE	SHEET NO.
CHECKED	DATE	DRAWING NO.
WSJ	9/2018	P-1



WATER BOARD RECOMMENDATION

- Item has yet to receive a recommendation from the Water Board

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.