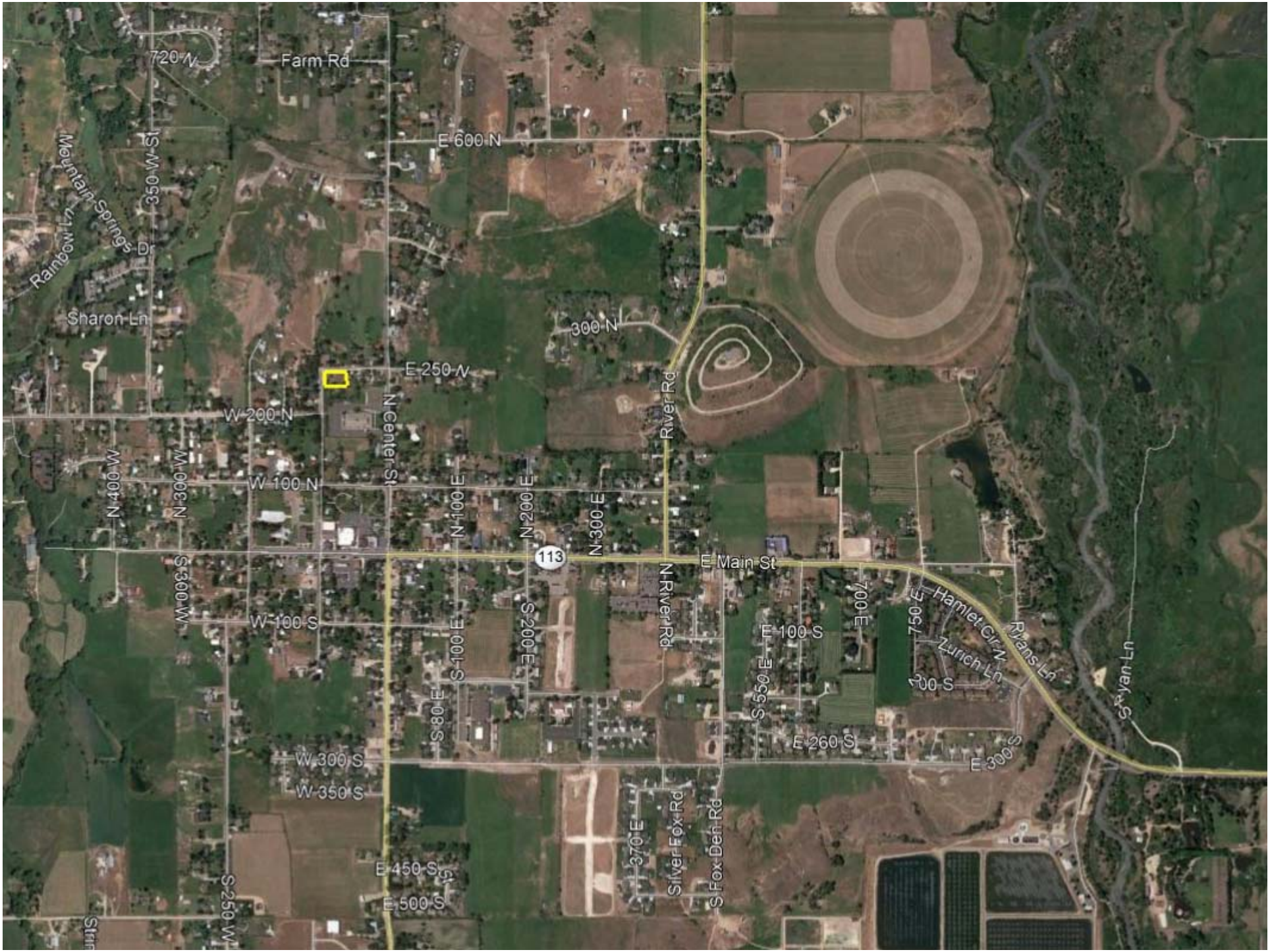
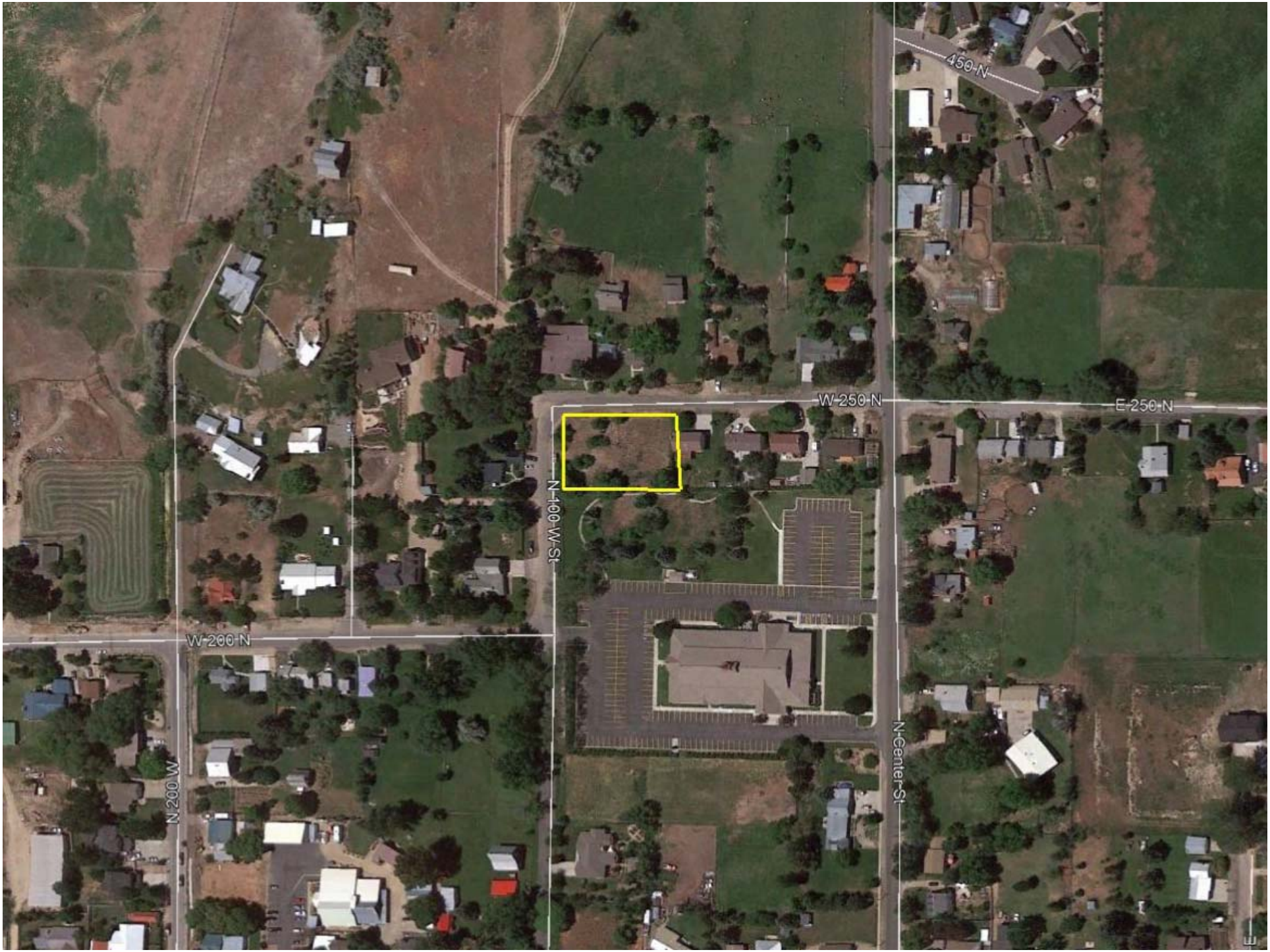
EPPERSON SUBDIVISION

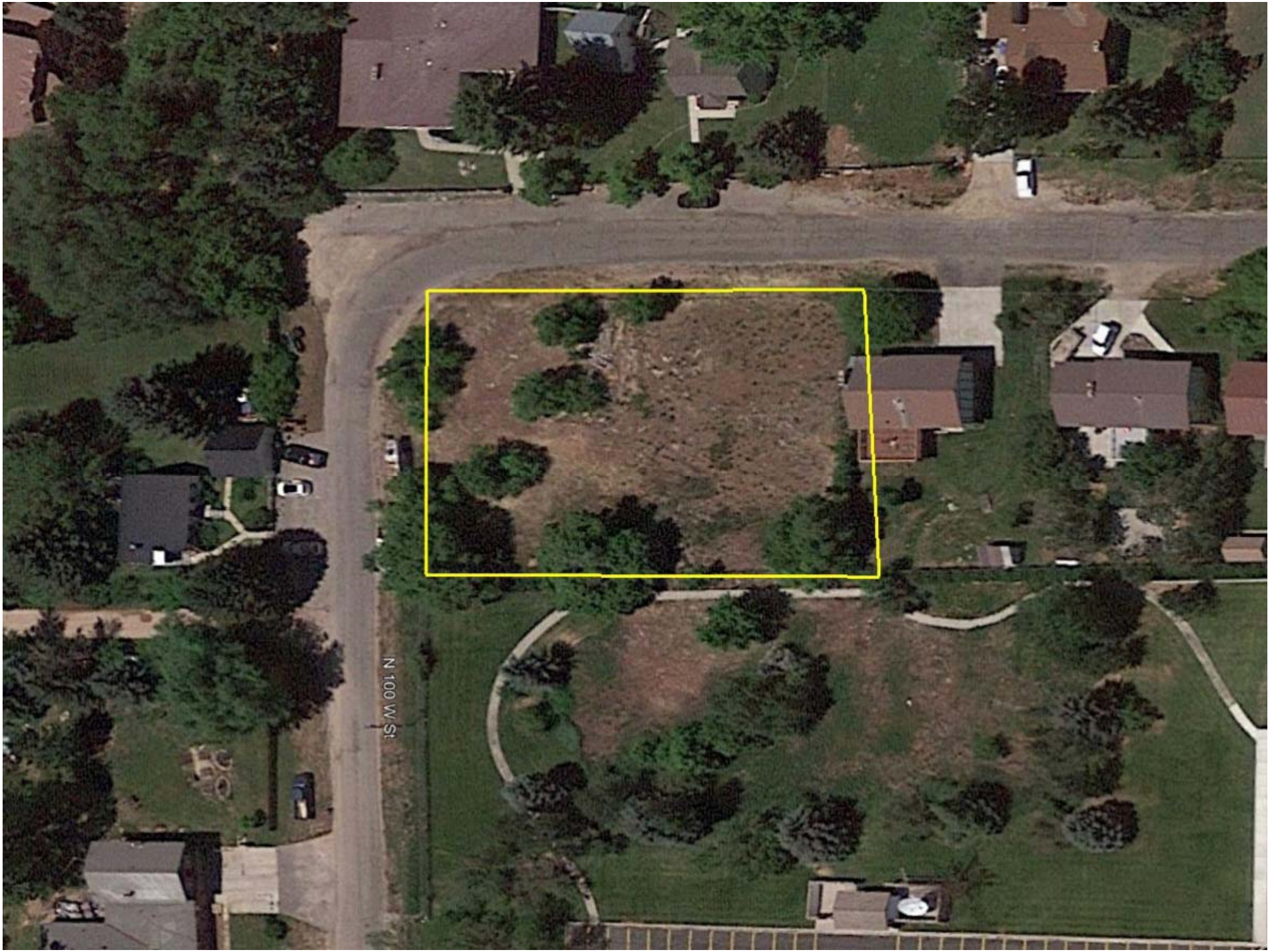
PRELIMINARY/FINAL

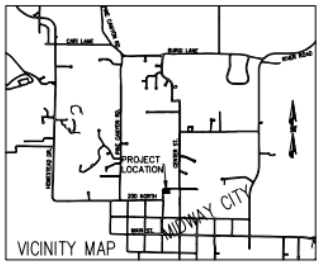
LAND USE SUMMARY

- 0.49-acre parcel
- R-1-9
- 1 lot
- Frontage on 100 West and 250 North
- The lot will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line


720 N
Farm Rd
E 600 N
Mountain Springs Dr
Rainbow Ln
350 W St
Sharon Ln
300 N
E 250 N
River Rd
W 200 N
N Center St
W 400 N
N 300 W
W 100 N
N 100 E
N 200 E
N 300 E
113
E Main St
N River Rd
S 300 W
W 100 S
S 100 E
S 200 E
S 80 E
E 100 S
S 550 E
700 E
750 E
Hamlet Cir N
Zurich Ln
Ryans Ln
200 S
S Ryan Ln
E 260 S
E 300 S
W 300 S
W 350 S
370 E
Silver Fox Rd
S Fox Den Rd
E 450 S
E 500 S
S 250 W

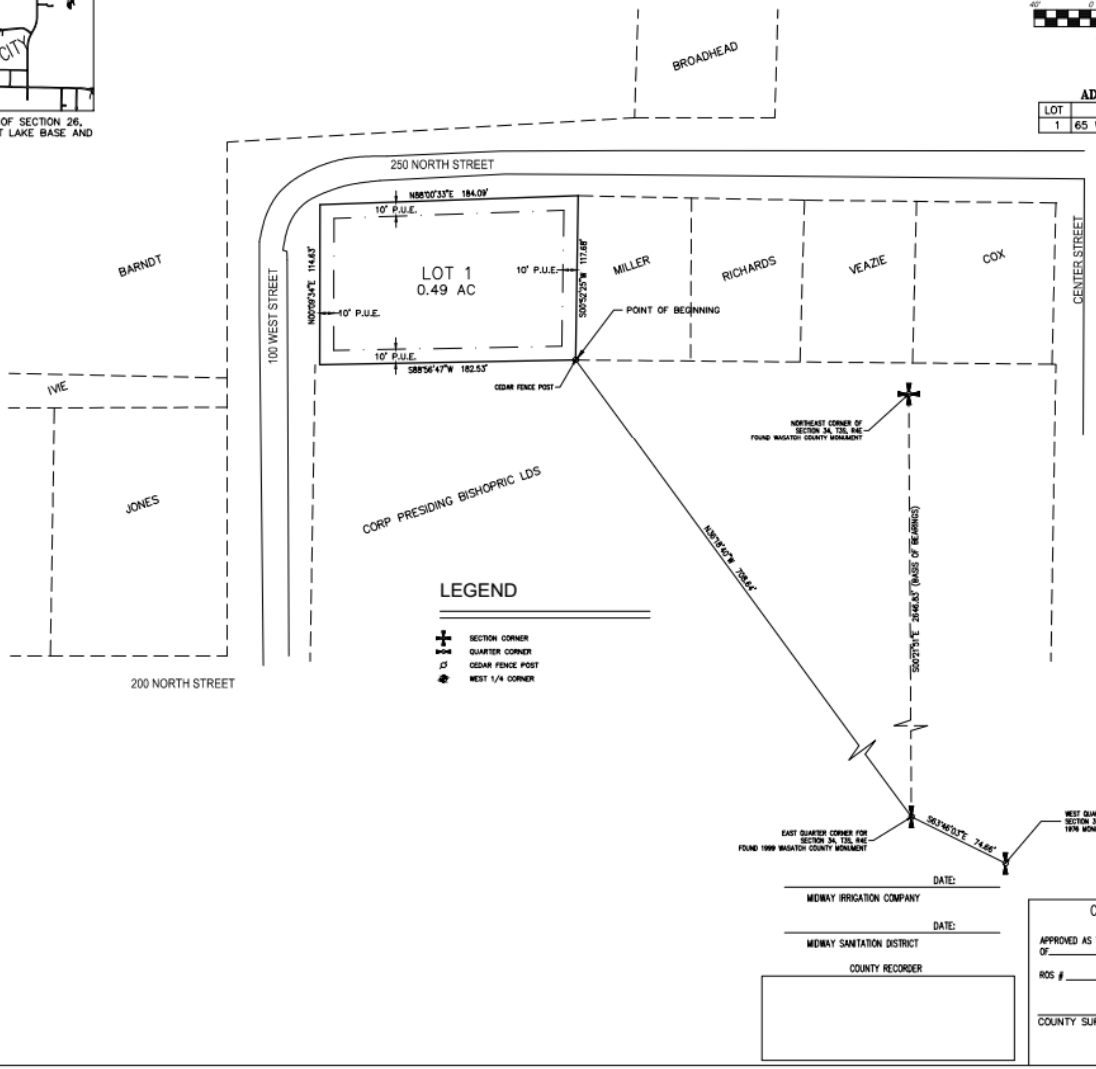

450 N
W 250 N
E 250 N
N 100 W St
W 200 N
N 200 W
N Center St

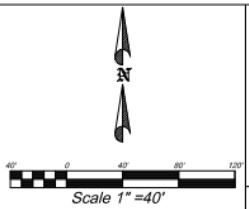

N 100 W St



VICINITY MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.





ADDRESS TABLE

LOT	ADDRESS
1	65 WEST 250 NORTH

DATE:
MIDWAY IRRIGATION COMPANY

DATE:
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____

ROS # _____

COUNTY SURVEYOR

SURVEYOR
BING CHRISTENSEN
SUMMIT ENGINEERING
55 WEST CENTER ST
HEBER CITY, UT 84032
PHONE: 435-654-9231

DATE OF SURVEY: JUNE 2017

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 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)

BOUNDARY DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE SOUTH 88°56'47" WEST 182.53 FEET; THENCE NORTH 00°09'34" EAST 114.63 FEET; THENCE NORTH 88°00'33" EAST 184.09 FEET; THENCE SOUTH 00°52'25" WEST 117.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.49 ACRES

BOUNDARY DESCRIPTION

BASIS OF BEARING FOR THE SURVEY IS SOUTH 00°21'51" EAST 2646.82 FEET BETWEEN THE NORTHEAST CORNER AND THE WEST QUARTER CORNER FOR SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH THE UTAH STATE PLANE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

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 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: _____
DAVID EPPERSON

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 _____ 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

EPPERSON SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 40' FEET

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

DISCUSSION POINTS

- Neighbor concerns about excavation of pot rock
- Duplex potential

WATER RECOMMENDATION (UPDATED)

- 0.49 acre parcel
  - 21,344 sq. ft.
- 8,000 impervious surface
- 13,344 sq. ft. irrigated area
  - 0.92 acre feet requirement
  - 0.8 required for culinary connection
- 1.72 acre feet total water requirement

POSSIBLE FINDINGS

- The proposed lot meets the minimum requirements for the R-1-9 zoning district
- The proposal does meet the intent of the General Plan for the R-1-9 zoning district