

FORD SUBDIVISION

PRELIMINARY/FINAL

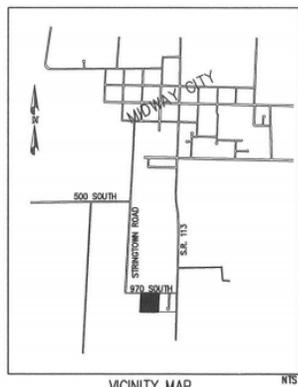
LAND USE SUMMARY

- 2.07-acre parcel
- RA-1-22 zoning
- Proposal contains 2 lots
- Access from 970 South
- The lot will connect to Midway City's culinary water line, MSD's sewer line, and Midway Irrigation Company's secondary water line



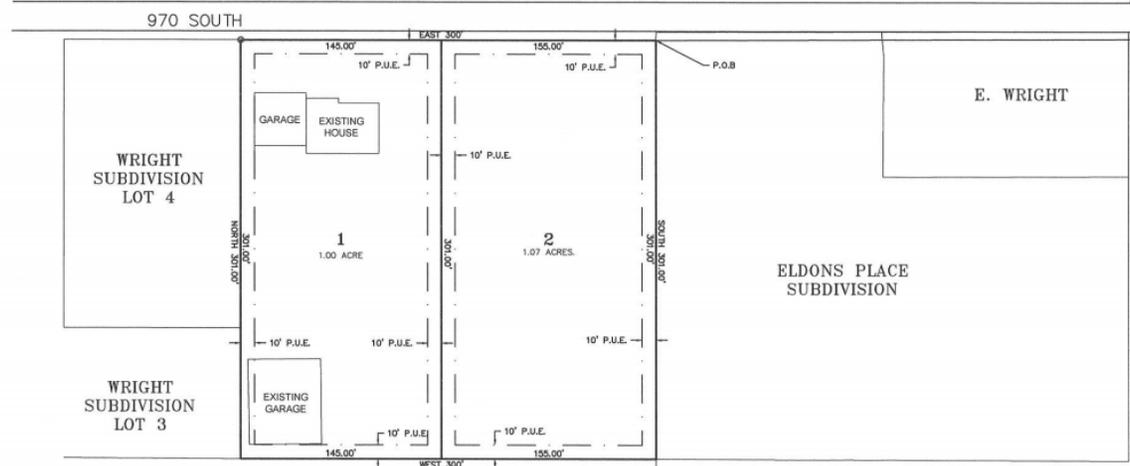






VICINITY MAP NTS

LOCATED IN THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



WRIGHT SUBDIVISION LOT 4

WRIGHT SUBDIVISION LOT 3

J. HIGGINSON

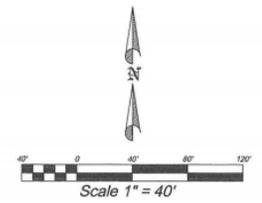
LDS CHURCH

E. WRIGHT

ELDON'S PLACE SUBDIVISION

SURVEYOR
 JASON G. JENKINS, P.L.S.
 JASON G. JENKINS
 PO BOX 411
 MIDWAY, UT 84049
 PHONE: 435-671-2595
 DATE OF SURVEY: 27 JULY 2017

DATE: _____
 MIDWAY IRRIGATION COMPANY
 DATE: _____
 MIDWAY SANITATION DISTRICT
 COUNTY RECORDER



ADDRESS TABLE

LOT	ADDRESS
1	115 WEST 970 SOUTH
2	XXX WEST 970 SOUTH

ADDRESS TO BE COMPLETED BY WASATCH COUNTY GIS

WEST 234.70' THE TO NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, T4S, R4E, S1/4B4M

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE, I, JASON G. JENKINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6119653 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

THE TO NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE SOUTH 301.00 FEET; THENCE WEST 300.00 FEET; THENCE NORTH 301.00 FEET; THENCE EAST 300.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 2.07 ACRES

BASIS OF BEARINGS

BASIS OF BEARING FOR THE SURVEY IS NORTH 00°00'00" WEST 534.70 FEET OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER CORNER SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 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: _____ KRAIG R. FORD

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 _____ 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 _____ CITY PLANNING COMMISSION

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

KRAIG FORD SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 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

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
 ROS # _____
 COUNTY SURVEYOR _____

POSSIBLE RECOMMENDATION

- 2.07 acre parcel
 - Area of lots
 - 2.07
 - Impervious area of 2 lots
 - 0.37 acres (2 x 8,000 sq. ft. = 16,000 sq. ft.)
 - Irrigated lot area
 - 1.7 acres
 - Total irrigated acreage
 - 1.7 (1.7 x 3) = 5.1 acre feet
- 1 culinary connection
 - 1 x 0.8 = 0.8 acre feet
 - Existing home has separate change application for 0.8 ac. ft.
- 5.9 acre feet requirement

POSSIBLE FINDINGS

- The proposed lot meets the minimum requirements for the R-1-22 zoning district
- The proposal does meet the intent of the General Plan for the R-1-22 zoning district

PROPOSED CONDITIONS

- A Midway Irrigation Company easement is shown on the plat for the irrigation ditch that runs along the north side of the property.
- A note is included on the plat that requires hammerhead or turnaround driveway that will be installed with the construction of a dwelling on lot 2.