

# RAYNOR SUBDIVISION

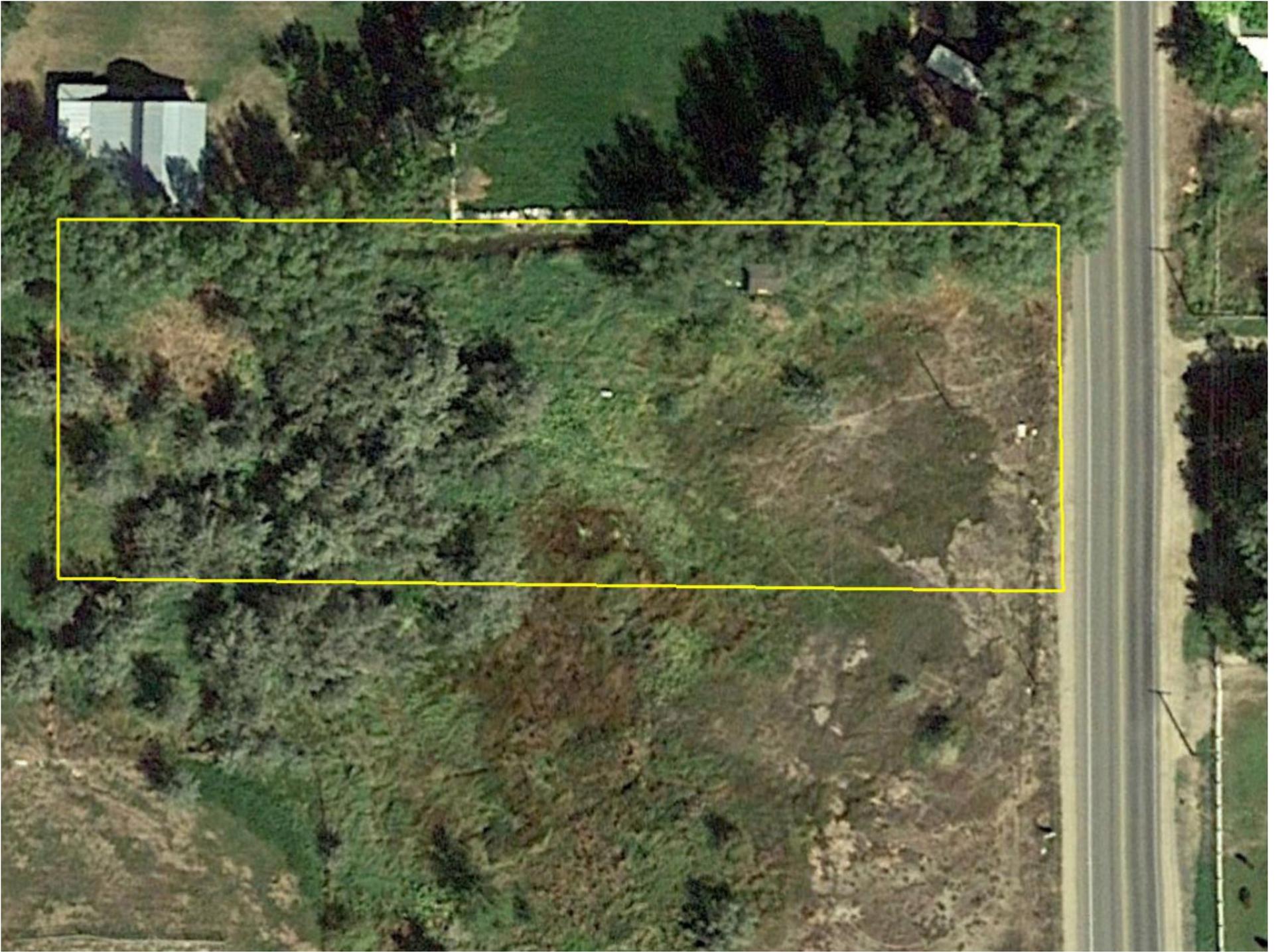
PRELIMINARY/FINAL

# LAND USE SUMMARY

- 0.99 of an acre
- R-1-15 zoning
- Proposal contains 1 lot
- Standard subdivision
- Public roads
- Sensitive land
- The lot will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

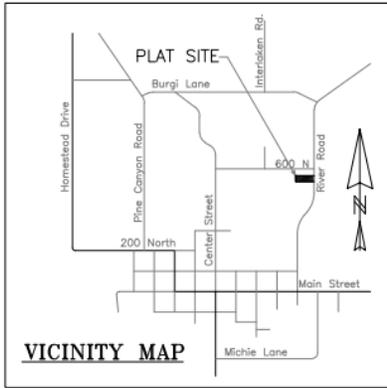




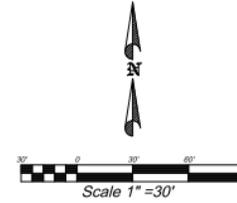




# RAYNOR SUBDIVISION



NW QUARTER OF SECTION 35 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN



### ADDRESS TABLE

LOT	ADDRESS
1	565 N 500 E RIVER ROAD

RIVER ROAD ROW DEDICATION TO MIDWAY CITY (0.10 ACRE)

WETLANDS

P.U.E. PUBLIC UTILITY EASEMENT

### SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 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

BEGINNING AT A POINT WHICH IS SOUTH 252.78 FEET FROM THE FOUND WASATCH COUNTY SURVEY MONUMENT AT NORTH 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.  
 THENCE EAST 351.52 FEET;  
 THENCE NORTH 00°55'56" EAST 122.70 FEET;  
 THENCE WEST 353.62 FEET;  
 THENCE SOUTH 122.88 FEET TO THE POINT OF BEGINNING.  
 CONTAINING: 0.99 ACRES

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S), ERIC RAYNOR, 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, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ERIC RAYNOR

### ACKNOWLEDGMENT

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

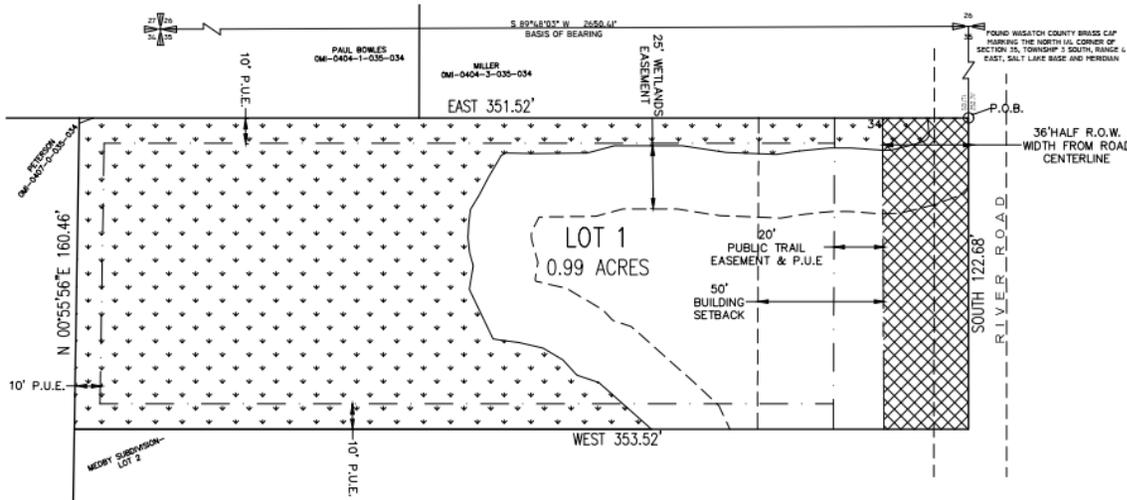
## RAYNOR SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 30 FEET

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

RAYNOR SMALL SCALE SUBDIVISION - JUNE 4, 2019



SURVEYOR  
 TROY L. TAYLOR, P.L.S.  
 ELEMENT LAND SURVEYING  
 2296 SOUTH 270 EAST  
 HESBER CITY, UT 84032  
 PHONE (801) 657-8748  
 DATE OF SURVEY: MAY 20, 2019

COUNTY RECORDER

\_\_\_\_\_

### COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_

ROS# \_\_\_\_\_

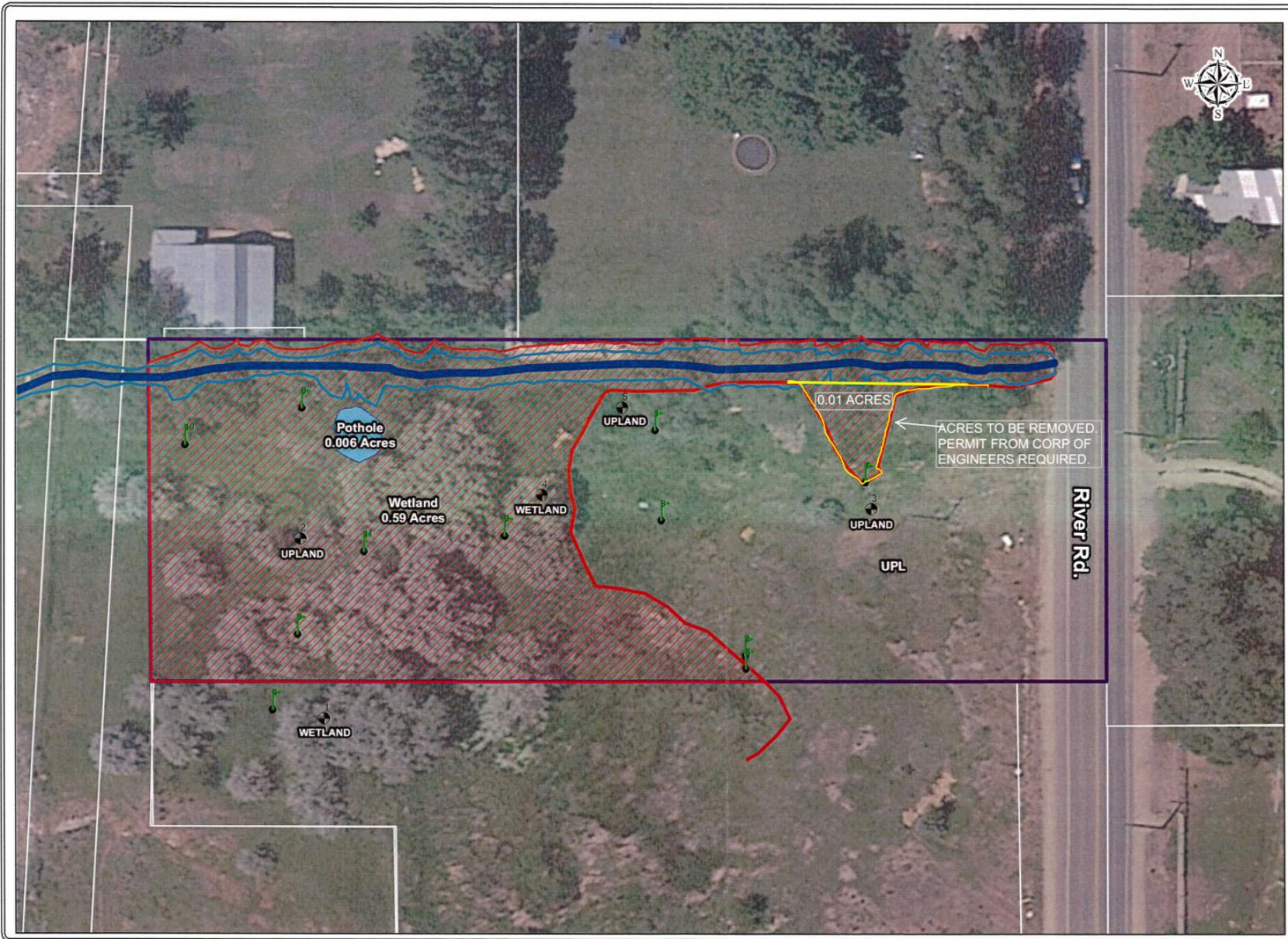
COUNTY SURVEYOR \_\_\_\_\_

DATE: \_\_\_\_\_

MIDWAY IRRIGATION COMPANY

DATE: \_\_\_\_\_

MIDWAY SANITATION DISTRICT



**LEGEND**

- Data Point
- Hydrology Test Pit
- High Water Mark
- +/- 5' Wide Channel
- Pothole  
0.006 Acres
- Wetland  
0.59 Acres
- Property Boundary  
1.00 Acres
- Parcels

SOURCE WASATCH COUNTY AND UTAH AGRC IMAGERY

**Ahorizon Resources LLC**  
**David Gardner**  
**435-714-1168**

**DATE**  
 1/4/2018



<b>REVISIONS</b>	
1	
DRAWN: JRC	
DESIGNER: JRC	
REVIEWED: DG	
PROJECT #	
16SM2791	

<b>SCALES</b>	
HORIZ: 1" = 30 FT (11" X 17")	

**PROJECT NAME:**  
 Ken Craig  
 565 N 500 E (River Road)  
 Midway, UT 84049

**SHEET TITLE:**  
**WETLAND MAP**

<b>PLAN SET:</b>	<b>APPENDIX:</b>
PRELIM.	X

# ITEMS OF DISCUSSION

- Sensitive land
  - Wetlands
    - 25' buffer for structures from wetlands
  - US Army Corps of Engineers' approval
- 50' setback
- River Road Bike Lane

# WATER BOARD RECOMMENDATION

- The Water Board recommended that 1.46 acre feet of water is tendered to the City for required culinary and secondary water for the lot.

# POSSIBLE FINDINGS

- The proposed lot meets 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
- The subdivision will contribute to the master trails plan by either building the bike lane along the frontage of the project or adding funds the general trails fund that will be used to help complete the master trails plan
- Wetlands that are present on the property are subject the sensitive lands code
- The wetlands delineation has been approved by the US Army Corps of Engineers
- The proposed 0.01-acre encroachment into the wetlands has not been approved by the US Army Corps of Engineers

# PROPOSED CONDITIONS

- Funds to build the bike lane along River Road are added to the general trails fund. Those funds will be used as part of a larger improvement project that will complete the trails and bike lane as shown on the City's master trail plan.
- A 50' setback is shown on the plat parallel River Road.
- The proposed 0.01 encroachment into the wetlands is approved by the US Army Corps of Engineers before the plat is recorded.