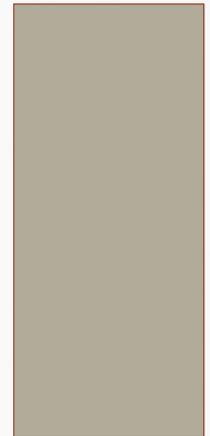


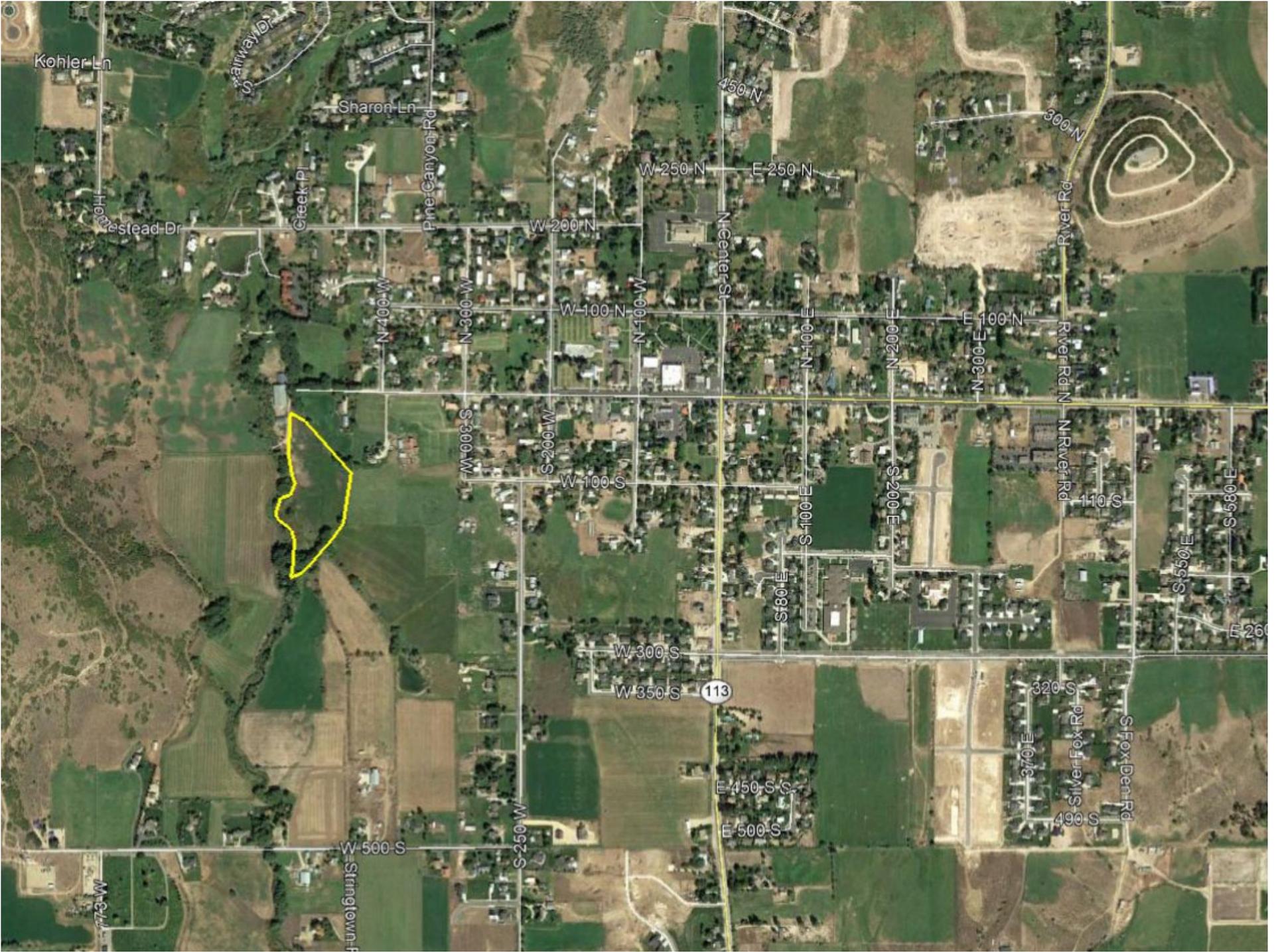
WALKER FARM
RURAL PRESERVATION SUBDIVISION

PRELIMINARY/FINAL



LAND USE SUMMARY

- RA-1-43 zoning
- 7.89-acre parcel
- Proposal contains one lot
- Access from Main Street
- The lot will have a septic tank, connect to Midway City's culinary water line, and Midway Irrigation Company's secondary water line



Kohler Ln

Swanway Dr

Sharon Ln

Pine Canyon Rd

450 N

300 N

High

Crested Dr

Creek Pl

W 250 N

E 250 N

W 200 N

N Center St

N 400 W

N 300 W

W 100 N

N 100 W

N 100 E

N 200 E

E 100 N

N 300 E

River Rd

River Rd N

N River Rd

S 300 W

W 100 S

S 200 W

S 100 E

S 200 E

S 550 E

S 600 E

E 260

W 300 S

W 350 S

113

E 450 S S

E 500 S

320 S

370 E

490 S

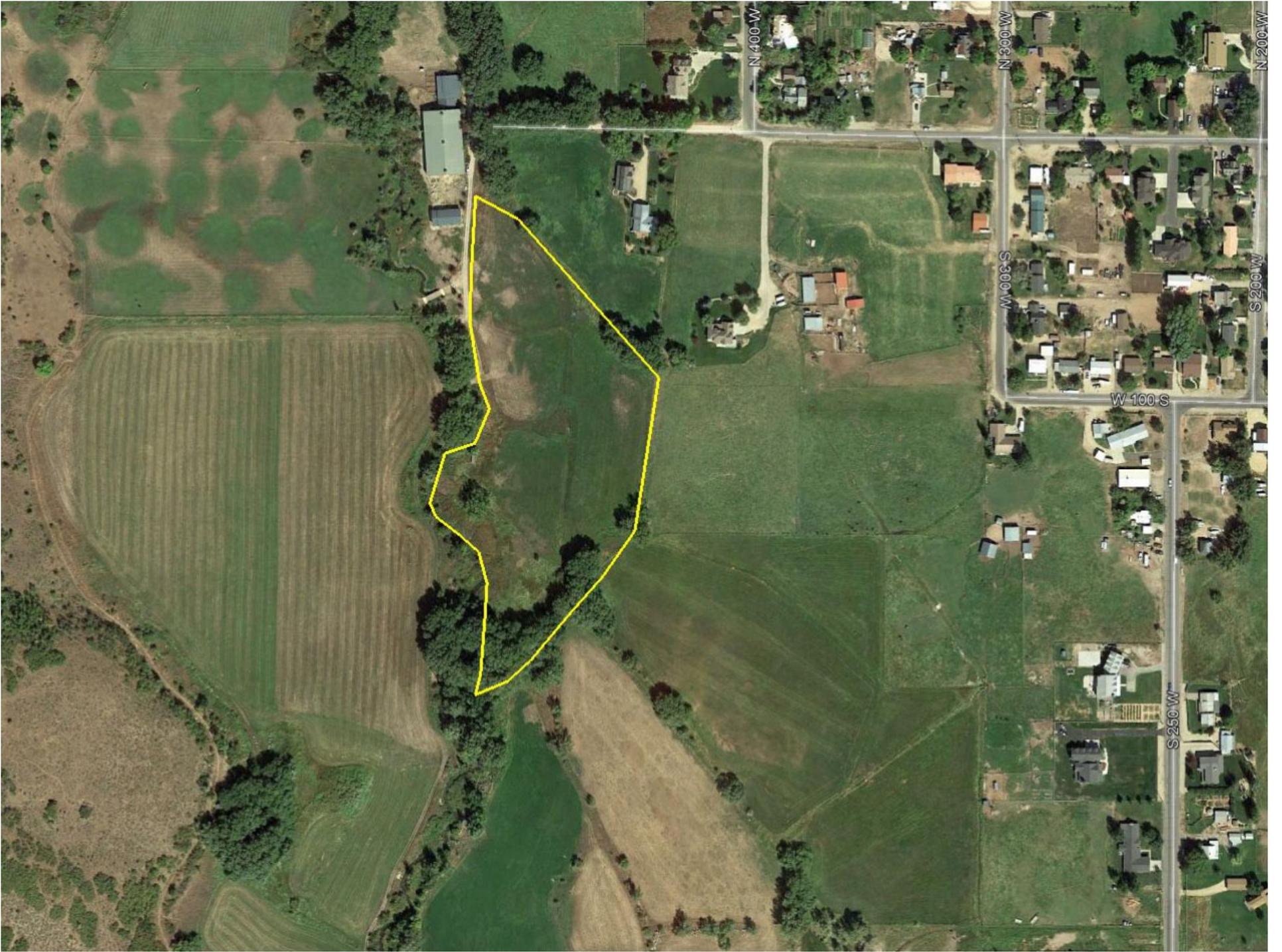
S Fox Den Rd

W 773 W

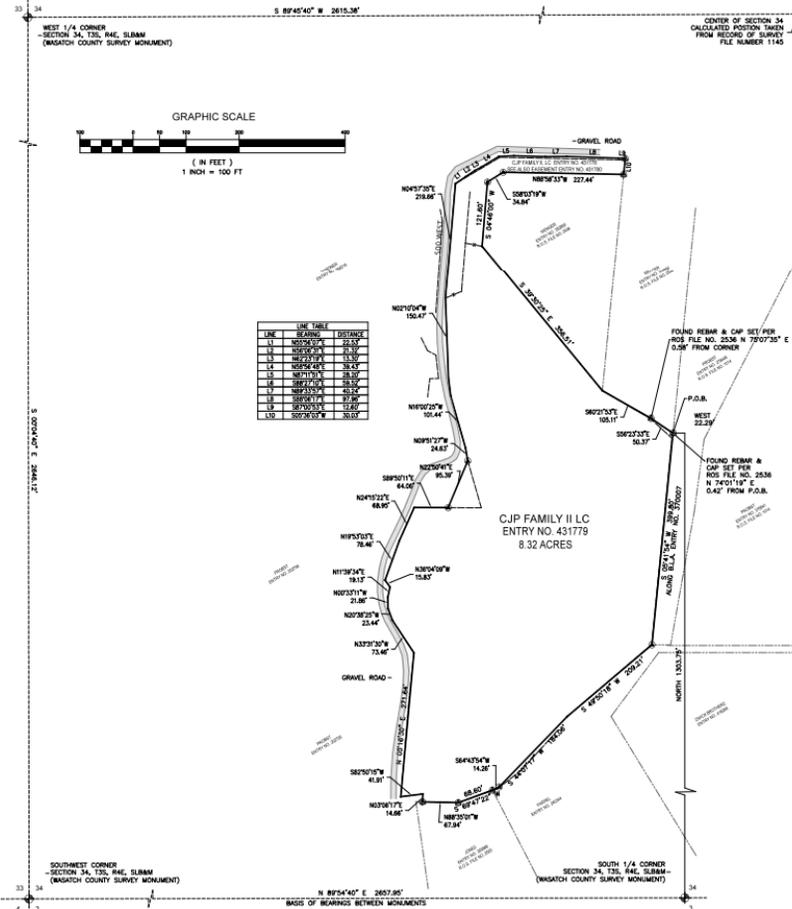
W 500 S

Stringtown

S 250 W



WALKER FARM



LINE	BEARING	DISTANCE
L1	N09°21'00\"	23.53'
L2	N09°21'00\"	23.53'
L3	N09°21'00\"	23.53'
L4	N09°21'00\"	23.53'
L5	N09°21'00\"	23.53'
L6	N09°21'00\"	23.53'
L7	N09°21'00\"	23.53'
L8	N09°21'00\"	23.53'
L9	N09°21'00\"	23.53'
L10	N09°21'00\"	23.53'

LEGEND

- ⊕ SET REBAR & ORANGE PLASTIC CAP STAMPED 'SUBMIT ENG'
- ⊕ FOUND REBAR & CAP SET PER ROS FILE NO. 2059 UNLESS OTHERWISE STATED
- ⊕ SECTION CORNER
- SECTION LINE
- EXISTING FENCE LINES
- PROPERTY BOUNDARY
- PROPERTY ADJACERS



SURVEYOR'S CERTIFICATE

I, BRIG CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10768 IN PREVISION UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY BY AUTHORITY OF THE CONVEYOR, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUPERVISED SAID TRACT OF LAND AND LOTS AND ENCLOSURES.

BRIG CHRISTENSEN
DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°45'40\"

BOUNDARY DESCRIPTION

BEGINNING NORTH 1303.75 FEET AND WEST 22.30 FEET FROM THE WASATCH COUNTY MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; (BASIS OF BEARINGS ARE SAID 83 UTM COORDINATE SYSTEM CENTRAL ZONE BEARINGS) AND RUNNING THENCE SOUTH 05°45'40\"

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY SHOWN ON THIS PLAN AND DESCRIBED IN THE SUBDIVISION ON THIS PLAN, HAVE GRANTED THE LAND DESCRIBED ON THIS PLAN TO BE USED AS DESCRIBED ON THIS PLAN, AND NOW I HEREBY GRANT UNDER THE PROVISIONS OF 38-8 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO MIDWAY CITY, UTAH, ALL EASEMENTS AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL IMPROVEMENTS ACQUIRED BY THE DEVELOPER, TO THE CITY OF MIDWAY CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

CALVIN J. PROBST, Trustee DATE

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH
ON THE ____ DAY OF _____, 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC MY COMMISSION EXPIRES

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS FOR THE FOREGOING USE OF THE PUBLIC THIS ____ DAY OF _____, 2019.

MAYOR
CLERK-RECORDER

MIDWAY CITY APPROVALS

ATTORNEY DATE MIDWAY IRRIGATION DATE
CITY ENGINEER DATE MIDWAY SANITATION DISTRICT DATE

PLANNING COMMISSION APPROVAL PLANNING DIRECTOR APPROVAL

CHAIRMAN, PLANNING COMMISSION DATE PLANNING DIRECTOR DATE

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS ____ DAY OF _____
ROS # _____
COUNTY SURVEYOR DATE

WASATCH COUNTY RECORDER

ENTRY # _____ BOOK _____ PAGE _____
DATE _____ TIME _____ FEE _____
FOR _____
BY _____ WASATCH COUNTY RECORDER PEGGY FOY SULSER

PROJECT: L19-052
SHEET: 1 OF 1
ISSUE DATE: 8/19/2019

Summit Engineering Group, Inc.
2000 South 200 West, Suite 100
Midway, UT 84049
P.O. BOX 174
MIDWAY, UT 84049
PH: 435-862-8882 FAX: 435-862-8881

WALKER FARM
A RURAL PRESERVATION SUBDIVISION
IN MIDWAY CITY, UTAH

LOCATED IN SOUTH 1/2 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M
WASATCH COUNTY, UTAH

POINTS OF DISCUSSION

- FEMA Floodplain
- Water connection and service
- Trails
- Private driveway access
- Deed restriction

POSSIBLE RECOMMENDATION

- 7.89 acre parcel
 - Area of parcel
 - 343,688 sq. ft.
 - Impervious area for parcel
 - 8,000 sq. ft.
 - Irrigated lot area
 - 7.7 acres (343,688 – 8,000)
 - Historic Irrigated lot area (5 acres)
 - 4.82 acres (217,800 – 8,000)
 - Total irrigated acreage
 - $7.7 \times 3 = 23.1$ acre feet
 - Total historic irrigated acreage
 - $4.82 \times 3 = 14.5$ acre feet
- 1 culinary connection
 - 0.8 acre feet
- 23.9 acre feet requirement

PROPOSED FINDINGS

- The proposal does meet the intent of the General Plan for the RA-1-43 zone
- The proposal does comply with the land use requirements of the RA-1-43 zone
- The proposal does comply with the requirements for the Rural Preservation Subdivision code

PROPOSED CONDITIONS

- An access plan and or documents are submitted to the City for review and approval that provides the required 30' for the driveway.
- Details to the public trail and easement with pedestrian bridge are finalized before the plat is recorded
- Percolation test is approved by the County Health Department before the plat is recorded