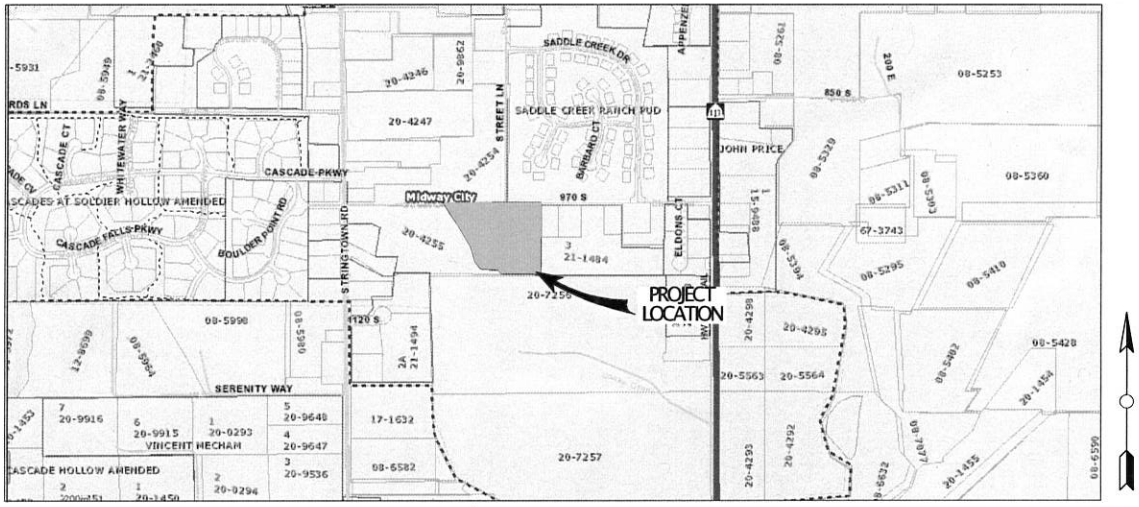
THE GARDNER SUBDIVISION

CONCEPT PLAN SUBMITTAL
MIDWAY CITY, UTAH



1/2 MILE VICINITY MAP

SHEET INDEX	
SHEET NO.	NAME
C-1.1	COVER SHEET
C-1.2	SITE LAYOUT
C-1.3	ENVIROMENTAL CONSTRAINTS
C-1.4	CONEPT PLAT

PROJECT CONTACTS							
PARTY	CONTACT NAME	COMPANY	ADDRESS	CITY	STATE	ZIP	PHONE
OWNER	BO GARDNER	DWELL INSURANCE CO	3501 GLENWOOD CIR	PROVO	UT	84604	
ENGINEER	BRIAN BALLS	SUMMIT ENGINEERING	PO BOX 176	HEBER CITY	UT	84032	435-654-9229
SURVEYOR	BING CHRISTENSEN	SUMMIT ENGINEERING	PO BOX 176	HEBER CITY	UT	84032	435-654-9229

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P. 435-654-9229 • F. 435-654-1031

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REVISIONS		
	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

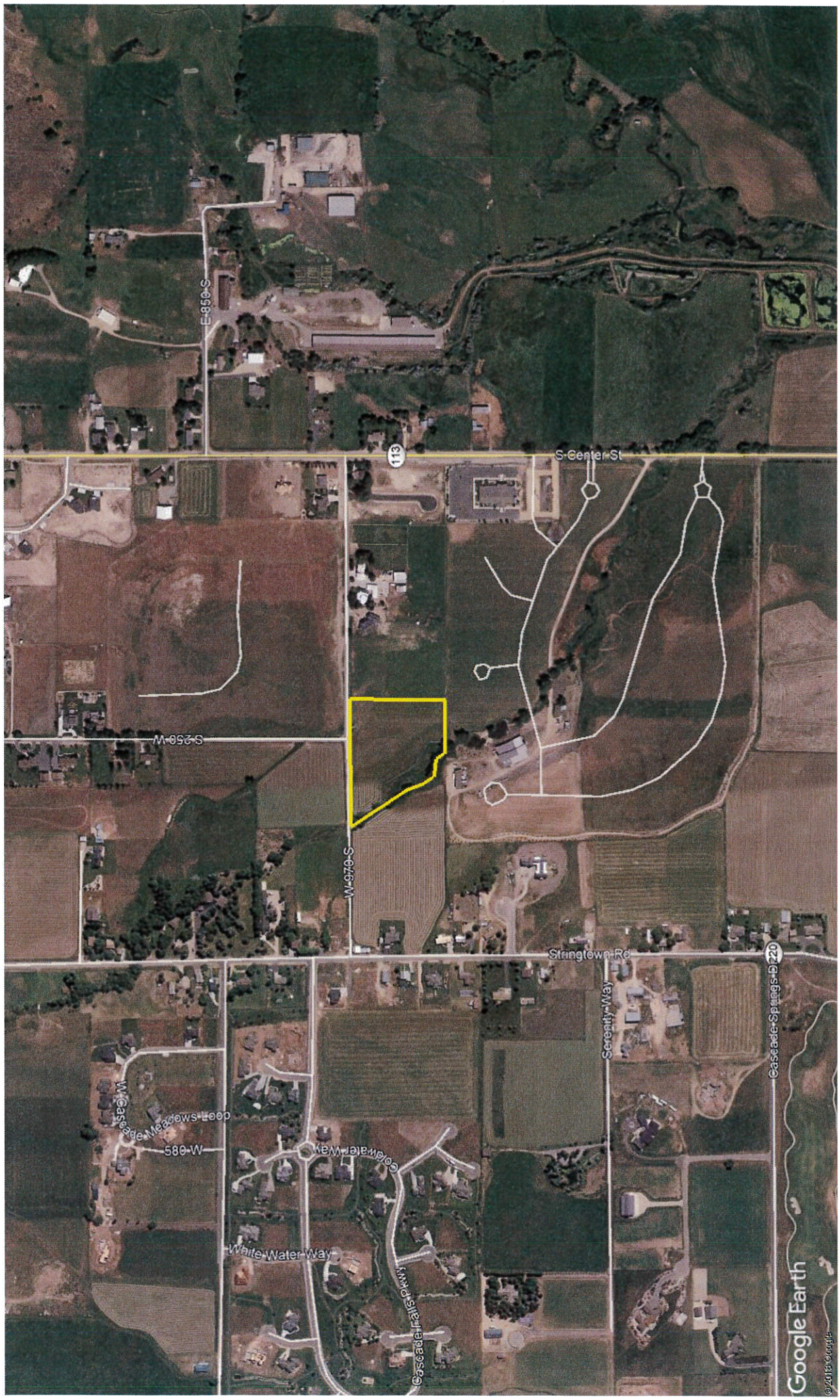
DESIGN ENGINEER DATE

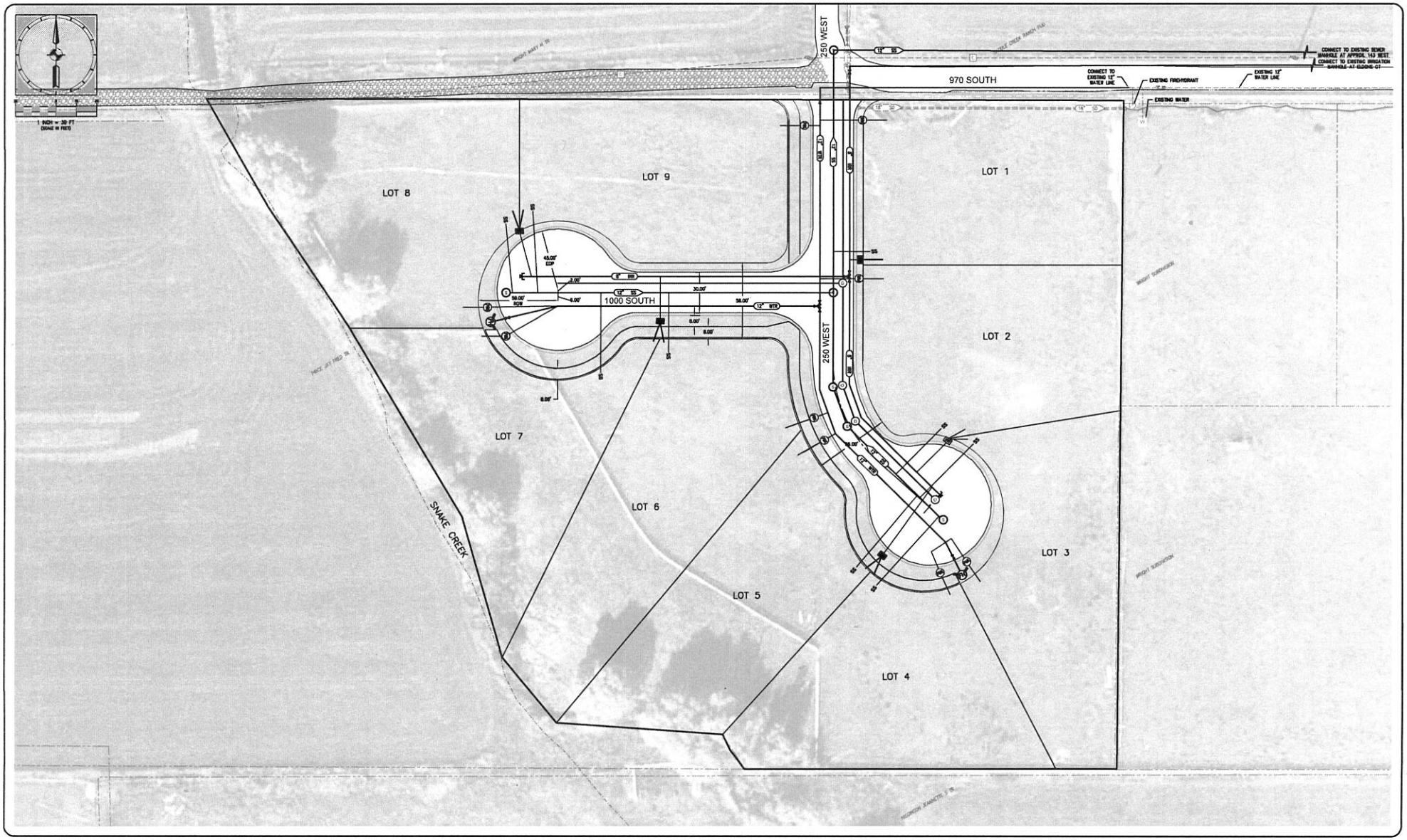
PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY:
ISSUE DATE: 06/26/2018

PROJECT: THE GARDNER SUBDIVISION
SHEET TITLE: COVER SHEET

PROJECT: C17-034
SHEET: C-1.1

Z:\SEG Projects\CURRENT PROJECTS\C15-016 Gardner Subdivision\Working Files\Planning\dwg\C17-034 Concept Plan Cover.dwg


E-850-S
113
S-Center-St
S-250-W
W-970-S
Stringtown-Rd
Serenity-Way
Cascade-Springs-Dr
220
W-Cascade-Meadows-Loop
580-W
Coldwater-Way
White-Water-Way
Cascade-Falls-Pkwy
Google Earth
© 2018 Google



PROJECT	PREPARED FOR				
C18-018	BO GARDNER	SITE PLAN	LOCATED IN THELOCATED IN THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLB&M, MIDWAY CITY, WASATCH COUNTY, UTAH, SLB&M	DRAWN BY: SFS	Summit Engineering Group Inc.
SHEET	PROJECT			REVIEWED BY: BMB	Structural • Civil • Surveying
C-1.2	MIDWAY SMALL SCALE SUBDIVISION			SCALE: 1" = 30' / ISSUE DATE 06/26/2018	50 WEST CENTER • P.O. BOX 170 HEBER CITY, UTAH 84032 P: 435-654-6020 • F: 435-654-6025

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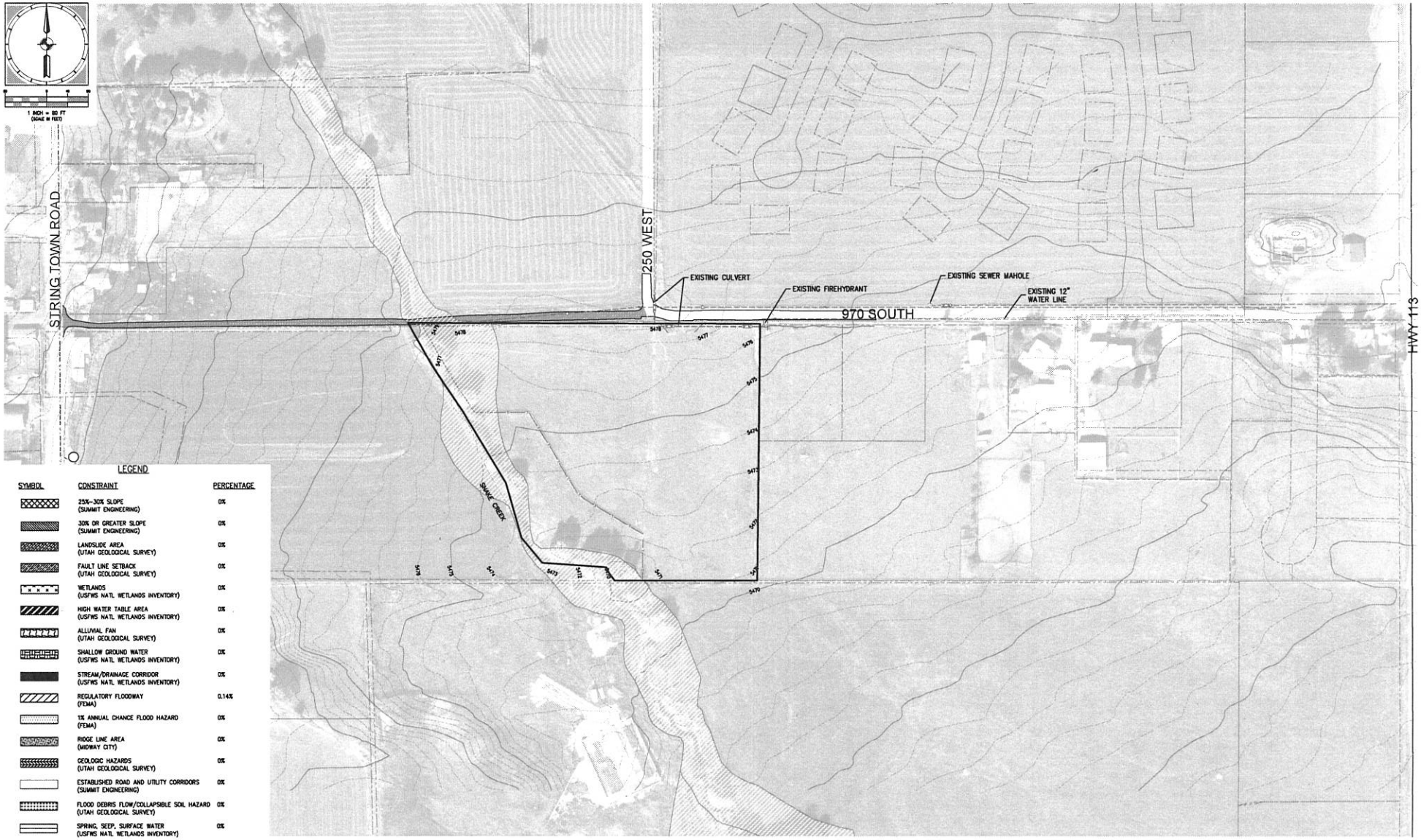

LEGEND

SYMBOL	CONSTRAINT	PERCENTAGE
	25%-30% SLOPE (SUMMIT ENGINEERING)	0%
	30% OR GREATER SLOPE (SUMMIT ENGINEERING)	0%
	LANDSLIDE AREA (UTAH GEOLOGICAL SURVEY)	0%
	FAULT LINE SETBACK (UTAH GEOLOGICAL SURVEY)	0%
	WETLANDS (USFWS NAT'L WETLANDS INVENTORY)	0%
	HIGH WATER TABLE AREA (USFWS NAT'L WETLANDS INVENTORY)	0%
	ALLUVIAL FAN (UTAH GEOLOGICAL SURVEY)	0%
	SHALLOW GROUND WATER (USFWS NAT'L WETLANDS INVENTORY)	0%
	STREAM/DRAINAGE CORRIDOR (USFWS NAT'L WETLANDS INVENTORY)	0%
	REGULATORY FLOODWAY (FEMA)	0.14%
	1% ANNUAL CHANCE FLOOD HAZARD (FEMA)	0%
	RIDGE LINE AREA (MIDWAY CITY)	0%
	GEOLOGIC HAZARDS (UTAH GEOLOGICAL SURVEY)	0%
	ESTABLISHED ROAD AND UTILITY CORRIDORS (SUMMIT ENGINEERING)	0%
	FLOOD DEBRIS FLOW/COLLAPSIBLE SOIL HAZARD (UTAH GEOLOGICAL SURVEY)	0%
	SPRING, SEEP, SURFACE WATER (USFWS NAT'L WETLANDS INVENTORY)	0%

PROJECT: C18-018	PREPARED FOR: BO GARDNER	EXISTING CONDITIONS AND ENVIROMENTAL CONSTRAINTS MAP	LOCATED IN THE LOCATED IN THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLB&M, MIDWAY CITY, WASATCH COUNTY, UTAH, SLB&M
SHEET: C-1.3	PROJECT: GARDNER SUBDIVISION		

DRAWN BY: SFS	
REVIEWED BY: DJH	
SCALE: 1" = 80'	ISSUE DATE: 06/26/2018

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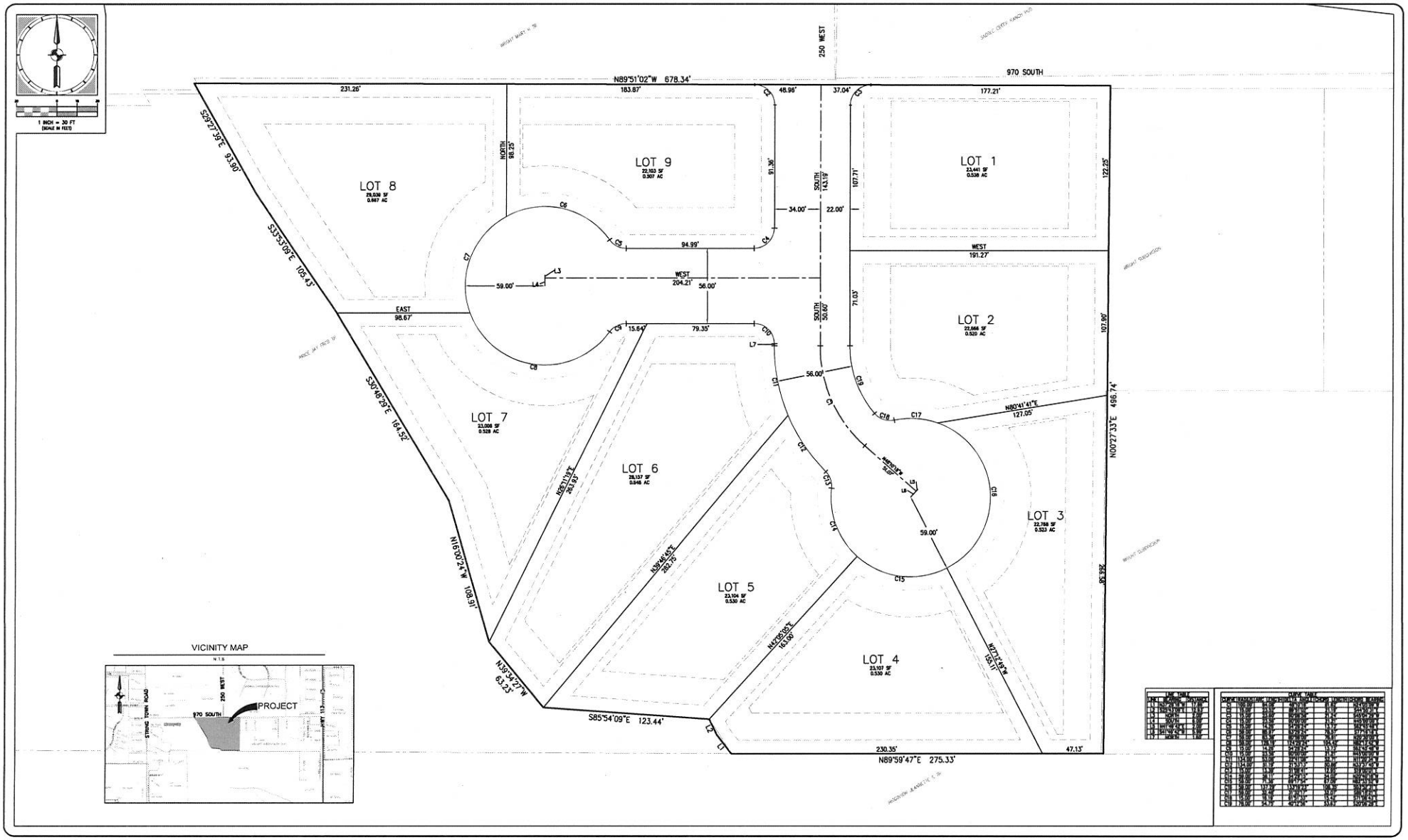

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°59'47"E	47.13'
L2	N89°59'47"E	230.35'
L3	N89°51'02"W	59.00'
L4	N89°51'02"W	56.00'
L5	N80°41'41"E	127.05'
L6	N80°41'41"E	56.00'
L7	N89°51'02"W	56.00'
L8	N80°41'41"E	56.00'
L9	N80°41'41"E	59.00'

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	RADIAL BEARING
C1	15.64'	15.00'	59°43'11"	S59°43'11"E	14.94'	8.63'	S29°51'36"E
C2	15.64'	15.00'	59°43'11"	S59°43'11"E	14.94'	8.63'	N89°51'02"W
C3	15.64'	15.00'	59°43'11"	N59°43'11"E	14.94'	8.63'	N29°51'36"W
C4	15.64'	15.00'	59°43'11"	N59°43'11"E	14.94'	8.63'	S89°51'02"E
C5	48.96'	15.00'	187°00'00"	N89°51'02"W	30.00'	15.00'	N89°51'02"W
C6	94.99'	56.00'	97°12'00"	S41°45'02"E	83.91'	62.67'	N48°51'02"W
C7	94.99'	56.00'	97°12'00"	N48°51'02"W	83.91'	62.67'	S41°45'02"E
C8	94.99'	56.00'	97°12'00"	S41°45'02"E	83.91'	62.67'	N48°51'02"W
C9	94.99'	56.00'	97°12'00"	N48°51'02"W	83.91'	62.67'	S41°45'02"E
C10	15.64'	15.00'	59°43'11"	N59°43'11"E	14.94'	8.63'	S29°51'36"E
C11	15.64'	15.00'	59°43'11"	N59°43'11"E	14.94'	8.63'	N89°51'02"W
C12	15.64'	15.00'	59°43'11"	N59°43'11"E	14.94'	8.63'	N29°51'36"W
C13	15.64'	15.00'	59°43'11"	N59°43'11"E	14.94'	8.63'	S89°51'02"E
C14	94.99'	56.00'	97°12'00"	S41°45'02"E	83.91'	62.67'	N48°51'02"W
C15	94.99'	56.00'	97°12'00"	N48°51'02"W	83.91'	62.67'	S41°45'02"E
C16	15.64'	15.00'	59°43'11"	N59°43'11"E	14.94'	8.63'	S29°51'36"E
C17	15.64'	15.00'	59°43'11"	N59°43'11"E	14.94'	8.63'	N89°51'02"W
C18	15.64'	15.00'	59°43'11"	N59°43'11"E	14.94'	8.63'	N29°51'36"W
C19	15.64'	15.00'	59°43'11"	N59°43'11"E	14.94'	8.63'	S89°51'02"E

PROJECT	
C18-018	
SHEET	
C-1.4	
ISSUE DATE	
08-28-2018	

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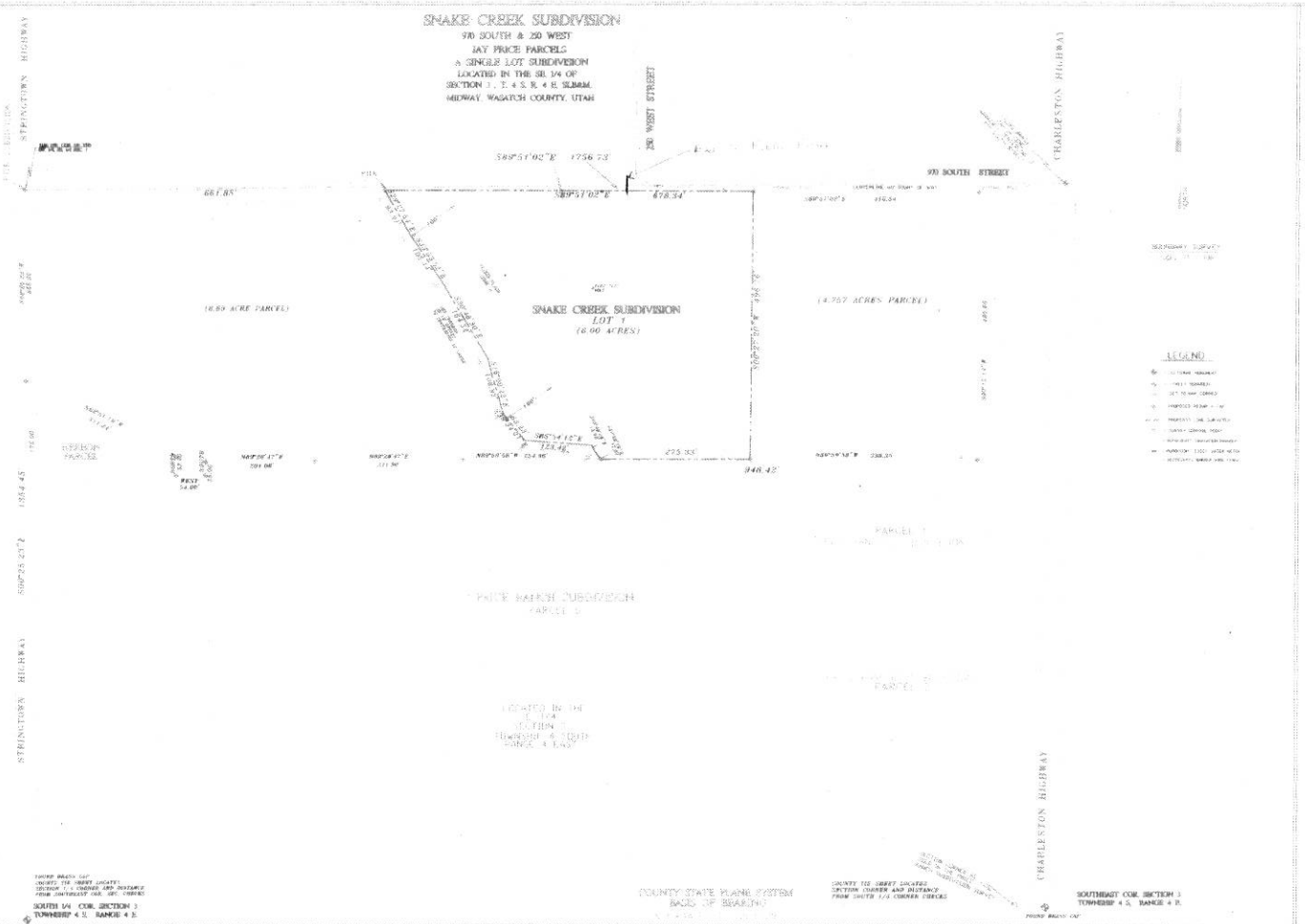
GARDNER SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLB&M,
MIDWAY CITY, WASATCH COUNTY, UTAH

Z:\SES PROJECTS\CURRENT PROJECTS\C18-018 GARDNER SUBDIVISION\DRAWING FILES\SURVEY\DWG\C18-018 PLAT.DWG

SNAKE CREEK SUBDIVISION

970 SOUTH & 250 WEST
JAY PRICE PARCELS
A SINGLE LOT SUBDIVISION
LOCATED IN THE SE 1/4 OF
SECTION 3, T. 4 S. R. 4 E. SLB&M.
MIDWAY, WASATCH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, RICHARD B. JOHANSON, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 154806 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

SNAKE CREEK SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on this plat.

Richard B. Johanson
REGISTERED LAND SURVEYOR

DATE: [illegible]

LEGAL DESCRIPTION

SUBDIVISION BOUNDARY

Beginning at a point South 89°51'02" East 661.85 from the NorthWest corner of the SouthWest 1/4 of the SouthEast 1/4 of Section 3 Township 4 South, Range 4 East, SLB&M, said NorthWest Corner being North 00°27'29" West 1354.45 from the South 1/4 corner (brass cap), of said Section 3, Township 4 South Range 4 East SLB&M, thence the following 11 courses:

South 89 degrees 51 minutes 02 seconds East (S 89°51'02" E) a distance of 678.34 feet; thence

South 00 degrees 27 minutes 29 seconds West (S 00°27'29" W) a distance of 496.76 feet; thence

North 89 degrees 59 minutes 58 seconds West (N 89°59'58" W) a distance of 275.33 feet; thence

North 37 degrees 28 minutes 29 seconds West (N 37°28'29" W) a distance of 17.67 feet; thence

North 25 degrees 48 minutes 08 seconds West (N 25°48'08" W) a distance of 12.92 feet; thence

North 85 degrees 54 minutes 12 seconds West (N 85°54'12" W) a distance of 123.42 feet; thence

North 39 degrees 34 minutes 01 seconds West (N 39°34'01" W) a distance of 82.23 feet; thence

North 18 degrees 00 minutes 22 seconds West (N 18°00'22" W) a distance of 108.92 feet; thence

North 30 degrees 48 minutes 30 seconds West (N 30°48'30" W) a distance of 184.52 feet; thence

North 33 degrees 53 minutes 52 seconds West (N 33°53'52" W) a distance of 105.44 feet; thence

North 29 degrees 27 minutes 54 seconds West (N 29°27'54" W) a distance of 93.91 feet to the point of beginning

Containing 6.00 acres, or 261,383 square feet

OWNER'S DEDICATION

Known all men by these presents that _____ the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as

SNAKE CREEK SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof _____ have hereunto set the hand this 28th day of May A.D. 1998.

Jay Price Becky Price
Owner Signature

ENTRY NO. 204166 DATE 6-16-98 TIME 10:56 FEE 30.00
RECORDED FOR JAY & BECKY PRICE BOOK 386 PAGE 695-704
RECORDER ELIZABETH M. PARCELL BY MARILYN W. CUMMINGS

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Wasatch }
On the 28th day of May A.D. 1998, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer ( ) of the above Landowner's Consent (or Owners Dedication), duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES April 6, 1999 Theresa A. Burnett
NOTARY PUBLIC
RESIDING IN WASATCH COUNTY

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
April 6, 1999
THERESA A. BURNETT
P.O. Box 98
Midway, Utah 84049

SNAKE CREEK SUBDIVISION
SECTION 3 T.4S. R.4E.

REVIEWED BY: LAND SURVEY & DESIGN P.O. BOX 7908 SLC, UT 84070 (801) 944-9652	WASATCH COUNTY WATER BOARD APPROVED THIS ____ DAY OF ____ 19__ DIRECTOR	WASATCH FIRE MARSHALL APPROVED THIS 27 DAY OF May 1998 SUBJECT TO THE FOLLOWING CONDITIONS: FIRE MARSHAL	COUNTY ENGINEERING DEPARTMENT APPROVED THIS ____ DAY OF ____ 19__ SUBJECT TO THE FOLLOWING CONDITIONS: DIRECTOR, ENGINEERING DEPARTMENT	ADMINISTRATIVE BODY THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS ____ DAY OF ____ 19__ SUBJECT TO THE FOLLOWING CONDITIONS: COMMISSION CHAIRMAN ATTEST: ____ COUNTY CLERK	SNAKE CREEK SUBDIVISION 970 SOUTH & 250 WEST JAY PRICE PARCELS SE 1/4 SECTION 3, T. 4 S. R. 4 E. MIDWAY, WASATCH COUNTY, UTAH
NUMBER: ____ ACCOUNT: ____ SHEET: ONE OF: ____ SHEETS	HEALTH DEPARTMENT APPROVED THIS 28 DAY OF May 1998 SUBJECT TO THE FOLLOWING CONDITIONS: Absorption fields are not to exceed 36" from original ground surface. Earl D. Wright DIRECTOR, COUNTY HEALTH DEPARTMENT	COUNTY PLANNING OFFICE APPROVED THIS 28th DAY OF May 1998 BY THE WASATCH COUNTY PLANNING DIRECTOR DIRECTOR	COUNTY SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE DATED THIS DAY OF ____ 19__ WASATCH COUNTY SURVEYOR	PUBLIC WORKS DEPT. APPROVED THIS ____ DAY OF ____ 19__ SUBJECT TO THE FOLLOWING CONDITIONS: DIRECTOR, PUBLIC WORKS	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 26 DAY OF May 1998 COUNTY ATTORNEY	COUNTY PLANNING COMMISSION APPROVED THIS ____ DAY OF ____ 19__ BY THE WASATCH COUNTY PLANNING COMMISSION Not Applicable 12/17/98 CHAIRMAN, PLANNING COMMISSION