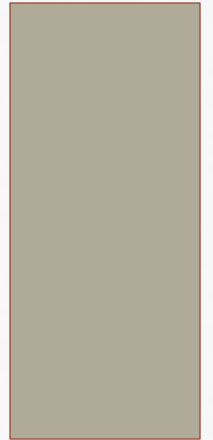


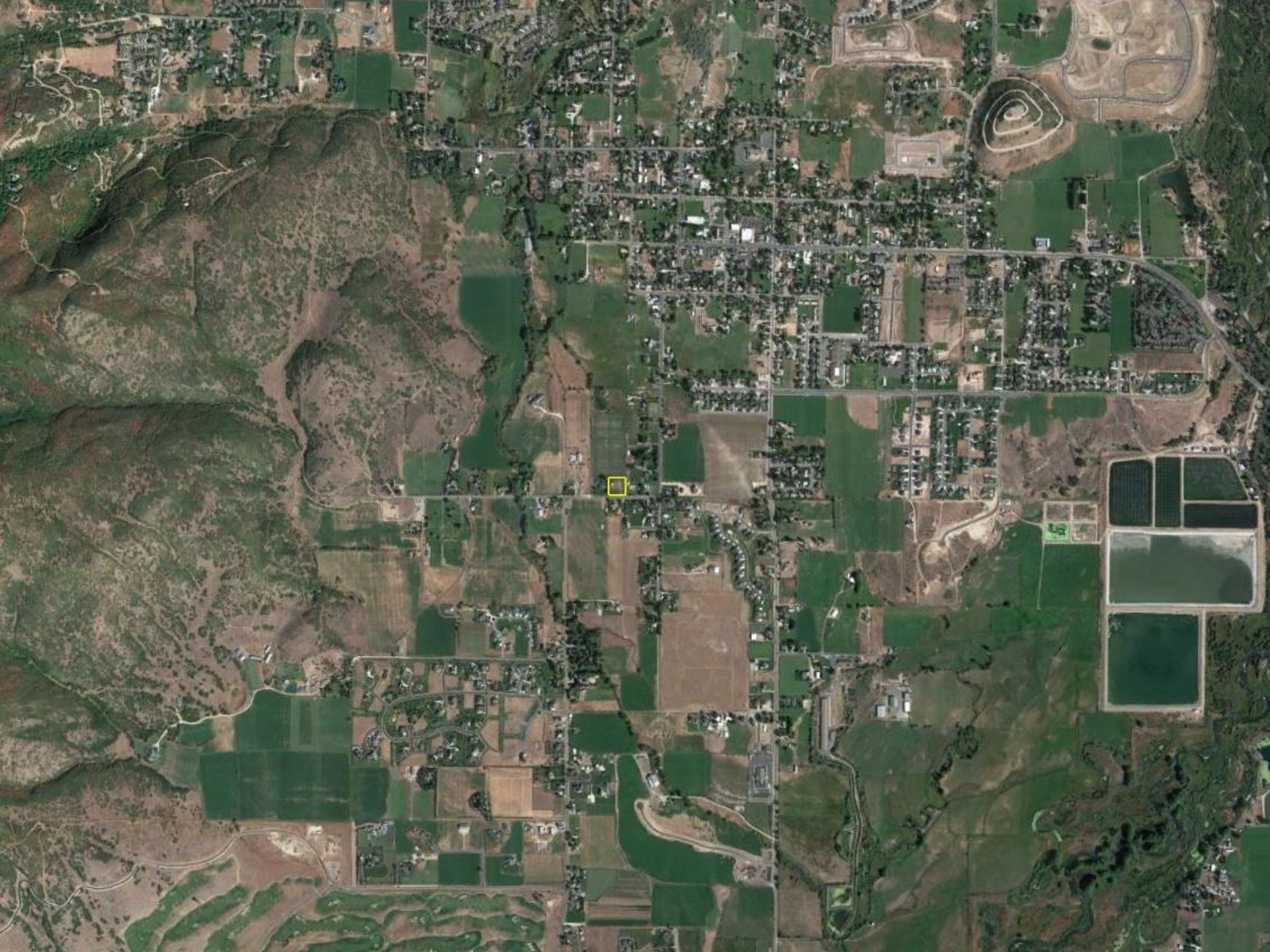
JOMAR SMALL SUBDIVISION

PRELIMINARY/FINAL



LAND USE SUMMARY

- RA-1-43 Zone
- One Lot Small Subdivision
- 1 acre in size
- No New Roads
- The lots will connect to the Midway Sanitation District sewer (via privately owned sewer lateral), Midway City's culinary water line, and Midway Irrigation Company's secondary water line







WEST PROPERTY LINE – LOOKING NORTHEAST

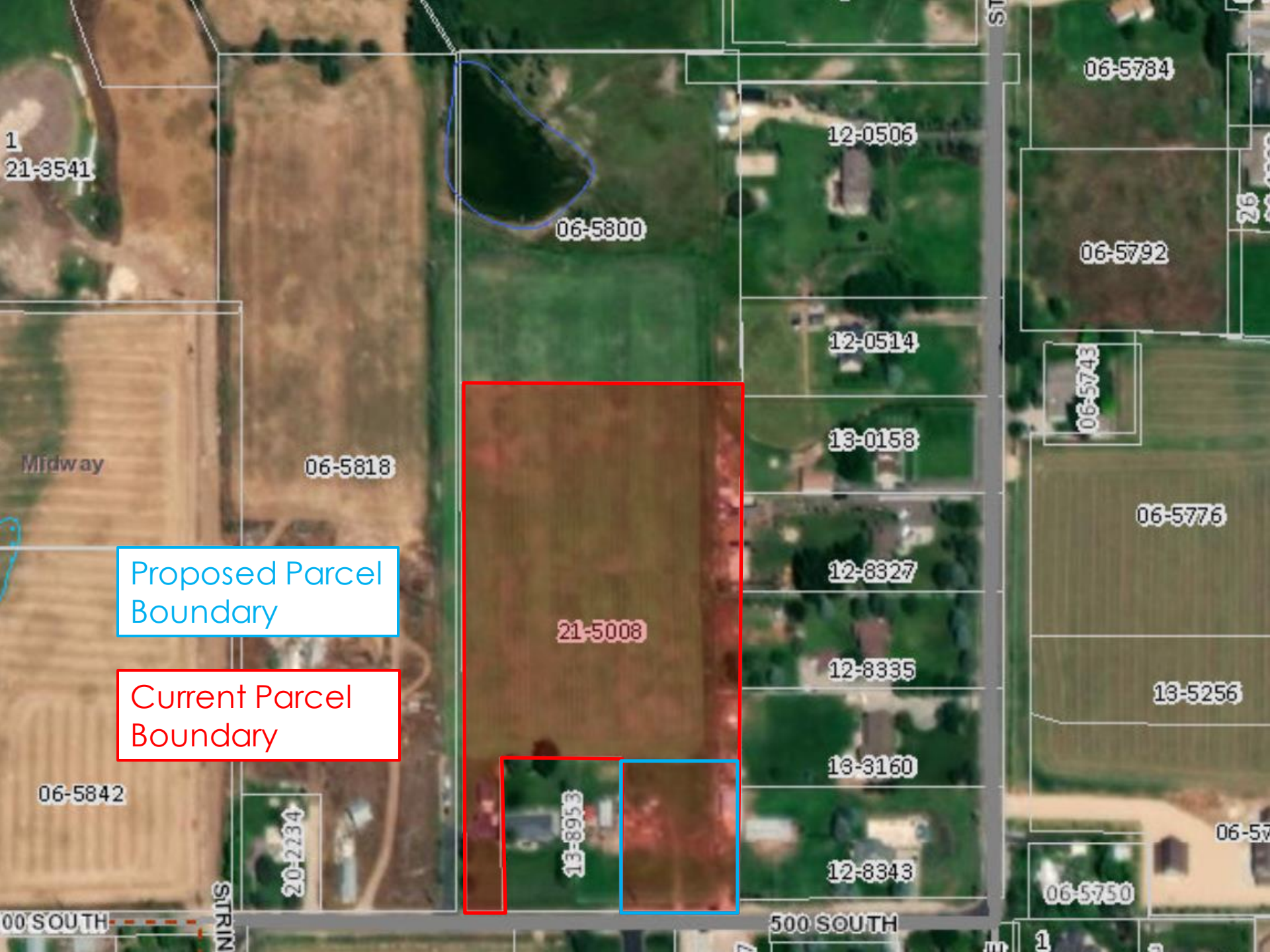


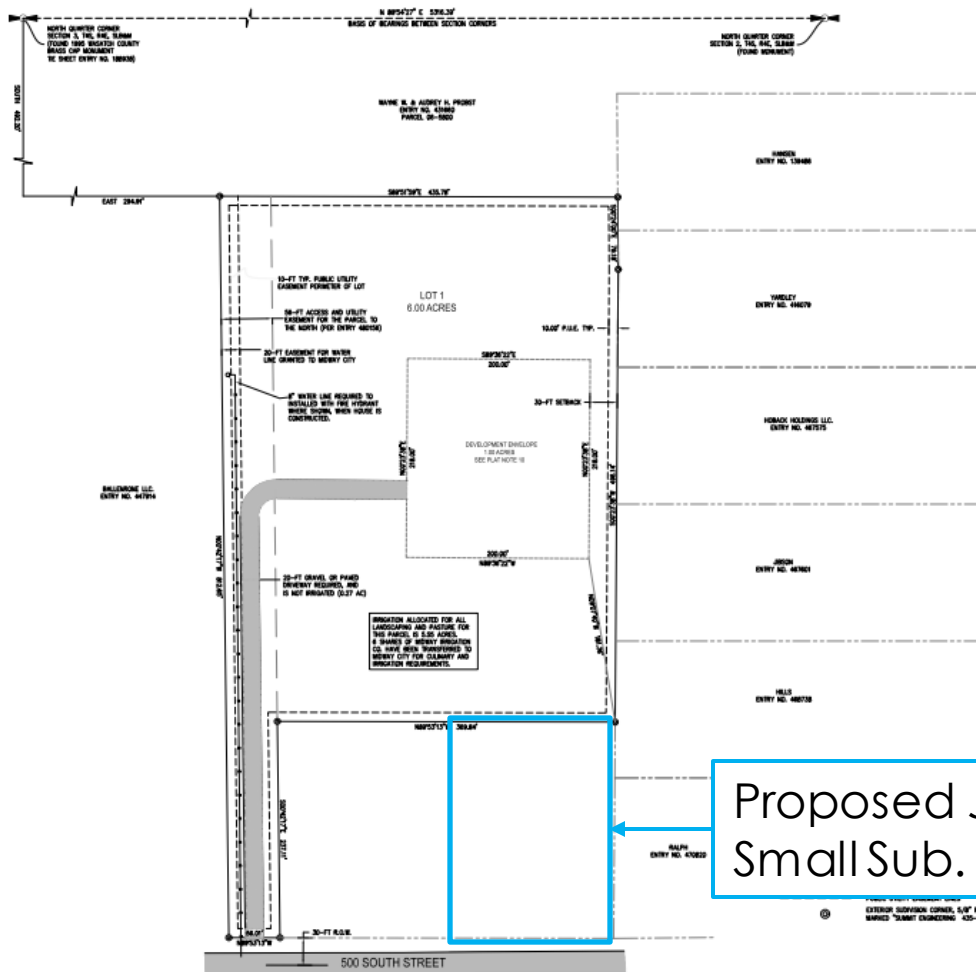
EAST PROPERTY LINE – LOOKING NORTH



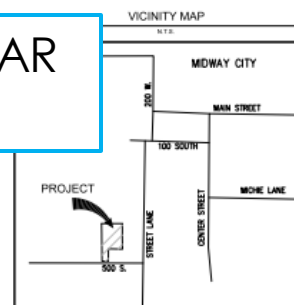
EAST PROPERTY LINE – LOOKING EAST







Proposed JOMAR Small Sub.



I, DORIS KIMBLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 11725331 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND EASEMENTS.

800-875-6285

50

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°42' EAST 5316.36 FEET BETWEEN COUNTY MONUMENTS REFLECTING THE NORTH 1/4 CORNER OF SECTION 3 AND THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MOUNTAIN IN CONFORMANCE WITH UTM COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

[illegible]

I, THE UNDERSIGNED, OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE BOUNDARY DESCRIPTION ON THIS PLAT, CONSENT TO THE RECORDATION OF THIS PLAT. FURTHERMORE, I HAVE CAUSED THE LAND DESCRIBED TO BE DEVELOPED UNDER THE REQUIREMENTS OF THE RURAL PRESERVATION SUBDIVISION CODE OF MONROVIA CITY, AND ALSO DO HEREBY GRANT UNDER PROVISIONS OF 12-9-807 UTAH CODE TO MONROVIA CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

DAI

DAY

STATE OF UTAH
COUNTY OF WAGASH

ON THIS DAY OF _____, PERSONALLY APPEARED BEFORE ME, XXXXXXXXXX, THE SIGN-
OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND
FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THE CITY COUNCIL OF MONROE CITY, BASSETT COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE GRANT OF PUBLIC UTILITY EASEMENTS THIS DAY OF _____.

MAY 1988

01904-REVISED

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____		PLANNING DIRECTOR _____ DATE _____	
--	--	------------------------------------	--

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

ENTRY # _____ BOOK _____ PAGE _____
DATE _____ TIME _____ FEE _____
FOR _____
BY _____ WASATCH COUNTY RECORDER WARCY MURRAY

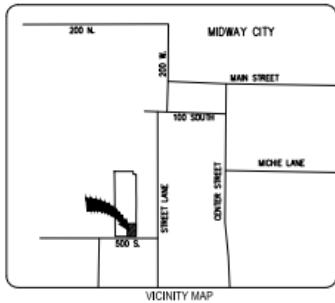
IN MIDWAY CITY, UTAH

LOCATED IN THE NE 1/4 OF
SECTION 3, TOWNSHIP 4 SOUTH,
RANGE 4 EAST, S182M

WASATCH COUNTY, UTAH

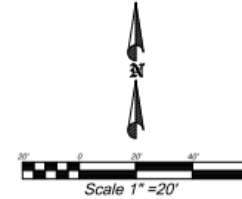
JOMAR SMALL SUBDIVISION - 12 APRIL 2021

SURVEYOR
SUMMIT ENGINEERING GROUP INC.
16 WEST CENTER
PO BOX 176
HEBER CITY, UT 84003
PHONE (435) 854-9229
DATE OF SURVEY: MARCH, 2021



JOMAR SMALL SUBDIVISION

LOCATED IN THE NE QUARTER OF SECTION 3 TOWNSHIP 4 SOUTH,
RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

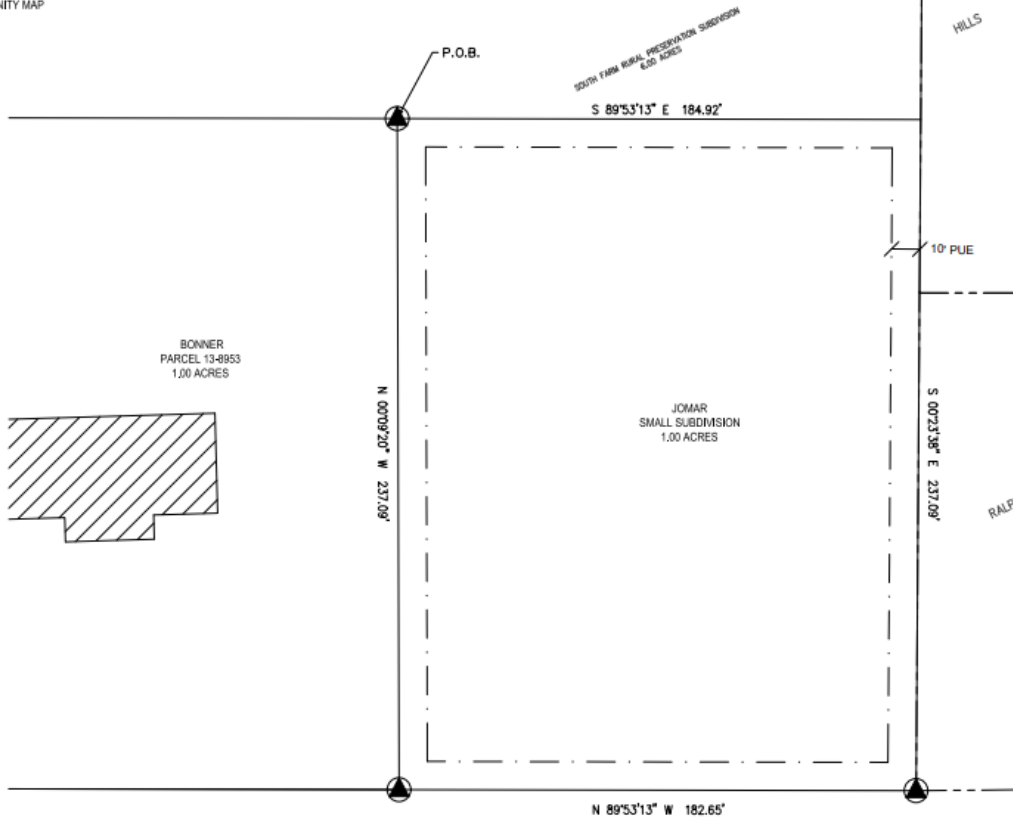


ADDRESS TABLE

LOT	ADDRESS
1	XXX 500 SOUTH ROAD

10' PUBLIC UTILITY EASEMENT

SET REBAR & CAP STAMPED SUMMIT ENGINEERING



BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 89°54'27" EAST
+316.39 FEET BETWEEN COUNTY MONUMENTS
REFERENCING THE NORTH 1/4 CORNER OF SECTION 3
AND THE NORTH 1/4 CORNER OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN IN CONFORMANCE WITH UTAH
COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

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

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, KEVIN M. BALLS,
DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING
LICENSE NUMBER 112072008 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 (ONE SEAL HERE)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 1068.59 FEET AND EAST 542.89 FEET FROM THE
1995 WASATCH COUNTY BRASS MONUMENT FOR THE NORTH QUARTER CORNER OF
SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
(BASIS OF BEARING BEING NORTH 89°54'27" EAST 534.39 FEET BETWEEN SAID
NORTH QUARTER CORNER OF SECTION 3, AND THE WASATCH COUNTY BRASS
MONUMENT FOR THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN);
THENCE SOUTH 89°53'13" EAST 184.92 FEET; THENCE SOUTH 00°23'38" EAST
237.09 FEET; THENCE NORTH 89°53'13" WEST 182.65 FEET; THENCE SOUTH
10°09'20" WEST 237.09 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.00 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S), JOSEPH T.
PROBST AND MARSHA L. PROBST, OF THE PROPERTY DESCRIBED
HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT
AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS
EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC
UTILITIES.

DATED THIS _____ DAY OF _____, A.D. 20____

JOSEPH T. PROBST MARSHA L. PROBST

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

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
(ONE SEAL HERE)
APPROVED _____ CITY ATTORNEY
CITY ENGINEER
(SEE SEAL HERE)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE
MIDWAY CITY PLANNING COMMISSION

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

JOMAR SMALL SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = _____ FEET

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

May 11, 2021

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: Jomar Small Subdivision - 1 lot Subdivision – Preliminary / Final Approval

Dear Michael:

Horrocks Engineers recently reviewed the Jomar Small Subdivision plan for Preliminary/Final approval. The following comments should be addressed prior to City Council approval.

General Comments

- The proposed plan is a one lot subdivision. The plan proposes one – one acre lot and is located at 320 West 500 South.

Water

- The proposed development will be served from the Gerber Mahogany pressure zone.

Roads

- Because the lot fronts the existing 500 South road, no road improvements will be required for the proposed one lot subdivision.

Storm Drain

- With no curb & gutter along 500 South, the existing shoulder will contain the roadway drainage.

Trails

- No trails are shown to be constructed within the development. The development should participate in the cost to install a bike lane across their frontage and the funds shall be placed in the Midway City General Trial Fund.

Irrigation

- The proposed subdivision will need to provide an irrigation service to the lot.

Please feel free to call our office with any questions.

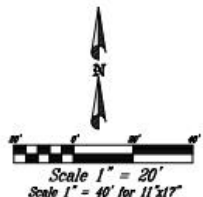
Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

ITEMS FOR DISCUSSION

- Sewer - The proposed lot is not able to gravity flow to sewer in Street Lane. The current proposal is that it will connect to the sewer in Street Lane via a privately owned 2" pressurized sewer lateral. When the sewer is brought within 300' of parcel boundary, allowing it to gravity flow, it will be required that the parcel is connected to the new line and the private lateral is abandoned.



BLUE STAKE NOTE:
 1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

SEWER NOTES:
 1. ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

WATER NOTES:
 1. ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN 2020 EDITION.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL S. BORDO P.E.
 SERIAL NO. 285886
 DATE 12 APR 2021

JOE PROBST
 PROBST SUBDIVISION
 WATER AND SEWER



DESIGN BY: POB
 DRAWN BY: DAW
 DATE: 12 APR 2021
 REV: 2

WATER BOARD RECOMMENDATION

- 1 acre parcel (43,560 sq. ft.)
 - Impervious area for lots
 - 0.18 acres (8,000 sq. ft.)
- Irrigated acreage
 - 0.82 acres x 3 = 2.46 acre feet
- 1 culinary connection
 - 0.8 acre feet
- Total Water Requirement - 3.26 acre feet

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Simons: I make a motion that we recommend approval preliminary/final of a one lot subdivision to be known as JOMAR subdivision. The lot is one (1) acre and is located at 320 West 500 South and is in the RA-1-43 zone. We accept the findings listed in the staff report and the three (3) conditions listed in the staff report along with adding two (2) conditions that there is no time limit to connect to the sewer and record a document that describes the existing sewer system.

Seconded: Commissioner Garland

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Whitney, Bouwhuis, Garland, Simons, Ream and Wardle

Nays: None

Motion: Passed

POSSIBLE FINDINGS

- The proposed lots do meet the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The subdivision will contribute to the master trails plan by adding funds the general trails fund that will be used to help accomplish the master trails plan
- The applicant will be required to install or bond for all unfinished improvements previous to the plat being recorded
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council. If the Final Plat is not recorded with the County Recorder within the one-year period of time, the development's approval shall be voided, and both Preliminary and Final Approvals must be re-obtained to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

PROPOSED CONDITIONS

1. Prior to the recording of the plat, the applicant will add \$4,550 to the general trails fund so that the bike lane can be completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of 500 South where bike lanes are planned.
2. The applicant must record a document notifying future property owners that when a traditional gravity flow sewer main is within 300' of the parcel boundary, they will be required to connect and abandon the pressurized sewer lateral. This requirement should also be noted on the plat.