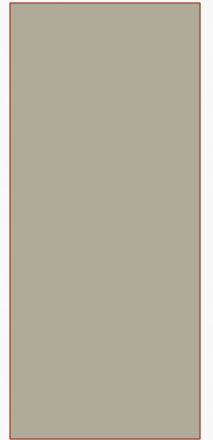


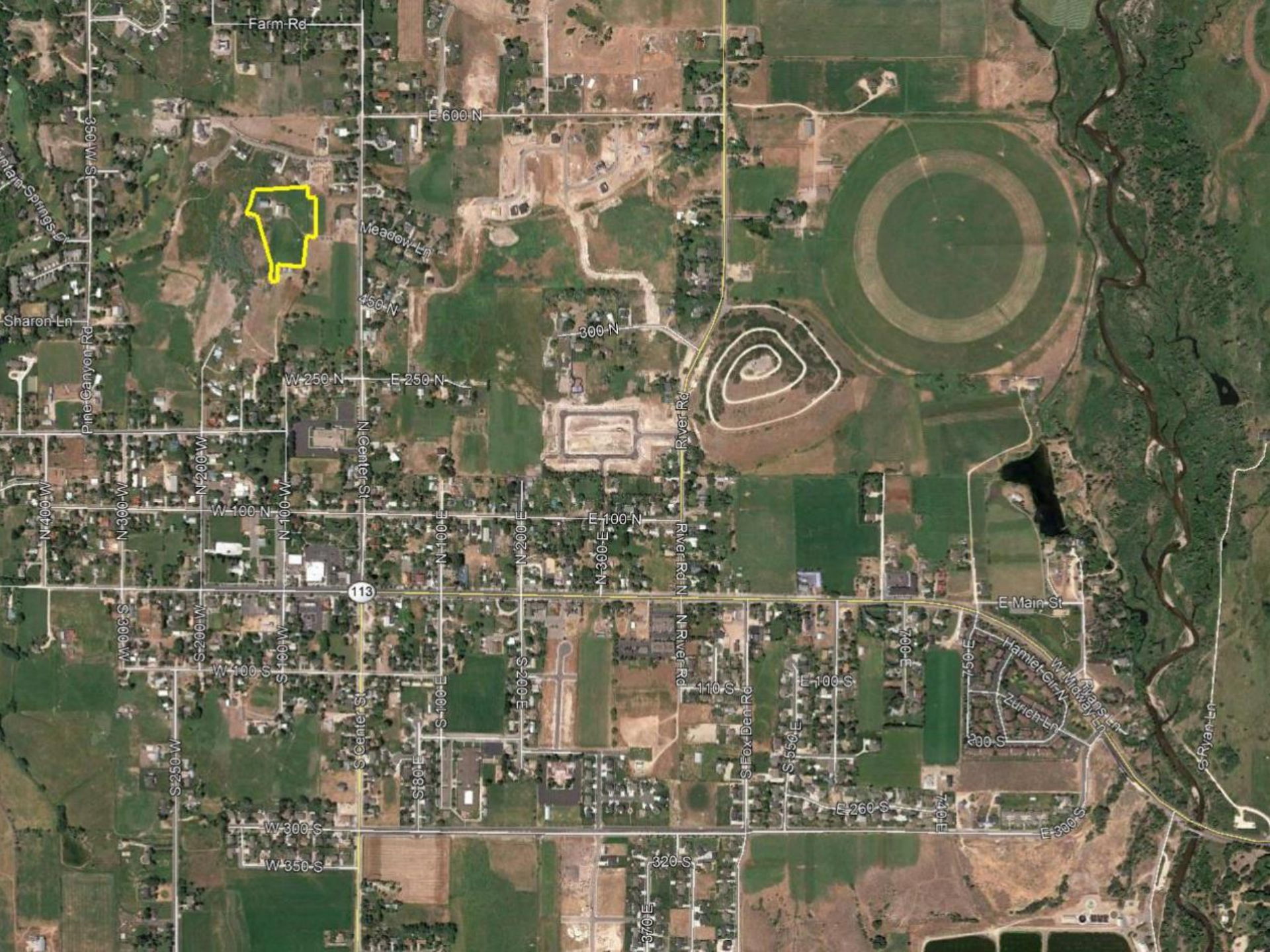
PROBST FARM

PRELIMINARY/FINAL



LAND USE SUMMARY

- 5.02-acre parcel
- R-1-15 zoning
- Proposal contains one lot
- Private driveway
- Sensitive lands
 - Wetlands
 - Major geologic features
 - Minor geologic features
- The lot will connect to Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line



Farm Rd

E 600 N

Meadow Ln

450 N

300 N

W 250 N

E 250 N

N Center St

River Rd

River Rd N

N River Rd

E 100 N

N 300 E

N 300 E

113

E Main St

Hamlet Cir

W Main St

Zurich Ln

200 S

E 260 S

E 300 S

S Ryan Ln

350 W S C

N 400 W

N 300 W

S 300 W

W 200 N

W 100 S

S 250 W

W 300 S

W 350 S

N 100 W

E 100 N

S 100 E

E 200 N

S 200 E

110 S

S Fox Den Rd

S 550 E

E 100 S

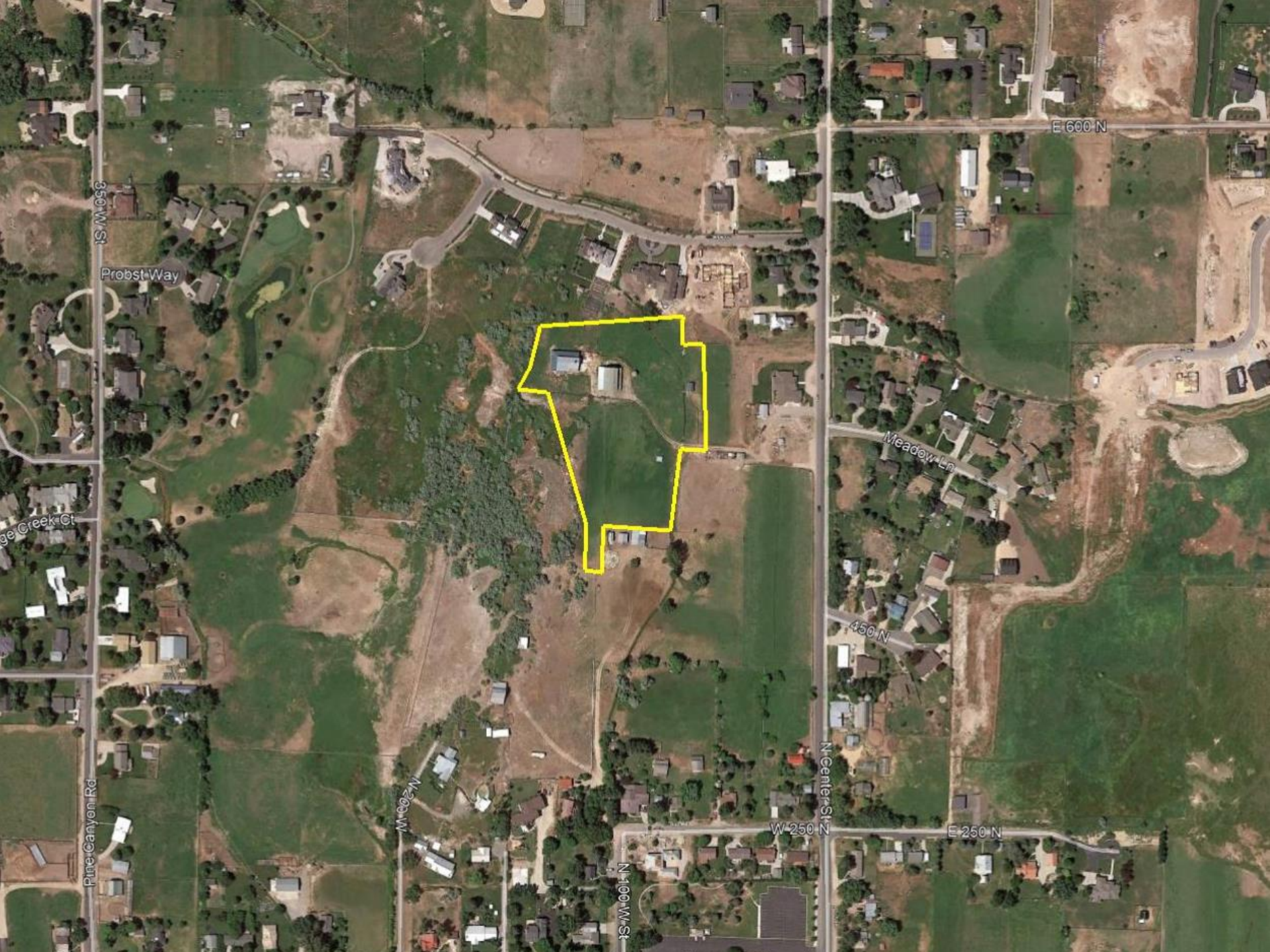
E 200 S

E 300 S

E 400 S

S 370 E

S 320 E



E 600 N

Probst Way

15 W 053

ge Creek Ct

Meadow Ln

450 N

Pine Canyon Rd

W 002 W

W 250

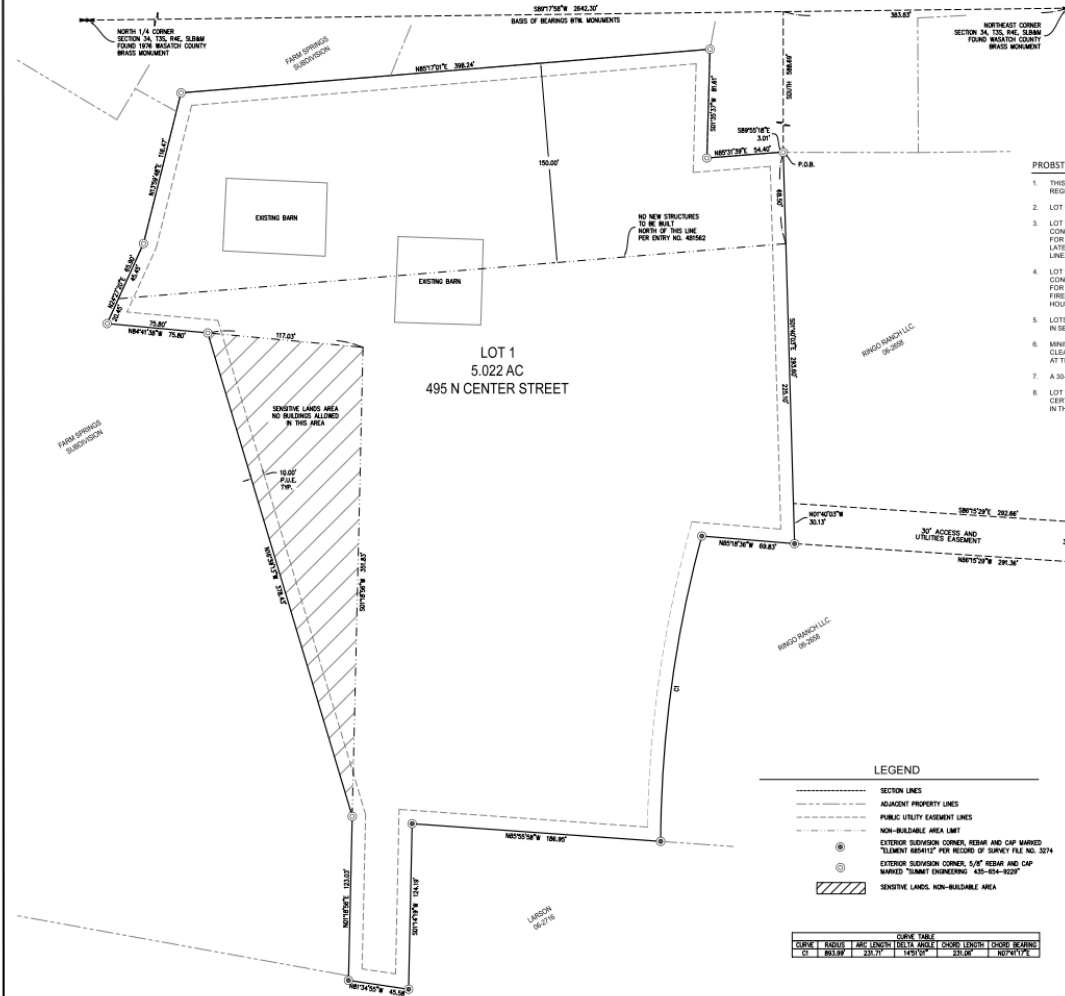
E 250 N

15 W 000 W St

N Center St



PROBST FARM



PROBST FARM PLAT NOTES:

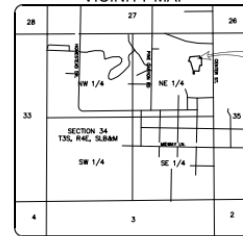
1. THIS SUBDIVISION IS APPROVED BY THE MIDWAY CITY COUNCIL UNDER REGULATIONS OF CITY CODE 16.10 RURAL PRESERVATION SUBDIVISION.
2. LOT 1 SHALL NOT BE FURTHER SUBDIVIDED AND IS DEED RESTRICTED AS SUCH.
3. LOT 1 IS APPROVED TO CONNECT INTO THE CITY SANITARY SEWER SYSTEM CONCURRENT WITH A BUILDING PERMIT APPLICATION, AN ENGINEERED PLAN FOR CONNECTING TO THE CITY SEWER AT CENTER STREET IS REQUIRED. THE LATERAL CONNECTION TO CENTER STREET WILL BE LOWER-PRESSURE SEWER LINE.
4. LOT 1 IS APPROVED TO CONNECT TO THE MIDWAY CULINARY WATER SYSTEM CONCURRENT WITH A BUILDING PERMIT APPLICATION, AN ENGINEERED PLAN FOR CONNECTING TO THE CITY WATER LINE AT CENTER STREET IS REQUIRED. A FIRE HYDRANT WILL BE REQUIRED TO BE INSTALLED WITHIN 500 FEET OF THE HOUSE LOCATION.
5. LOTS IN A RURAL PRESERVATION SUBDIVISION HAVE ANIMAL RIGHTS AS LISTED IN SECTION 16.18.
6. MINIMUM DRIVEWAY STANDARD IS 20-FT WIDTH OF GRAVEL WITH 5-FT WIDE CLEAR ZONES EACH SIDE. A 50-FT DIAMETER TURNAROUND SHALL BE LOCATED AT THE END OF THE DRIVEWAY AND/OR NEAR THE MAIN RESIDENCE.
7. A 30-FT SETBACK FOR BUILDINGS IS REQUIRED FROM ALL LOT LINES.
8. LOT 1 IS SUBJECT TO RESERVATION OF EASEMENT AS SET FORTH BY THAT CERTAIN SPECIAL WARRANTY DEED AND RESERVATION OF EASEMENT AS FILED IN THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY NO. 481562.

LEGEND

- SECTION LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- NON-BUILDABLE AREA LIMIT
- EXTERIOR SUBDIVISION CORNER, REAR AND CAP MARKED "TURNOUT EASEMENT" FOR RECORD OF SURVEY (R/S) NO. 2374
- EXTERIOR SUBDIVISION CORNER, 5/8" REBAR AND CAP MARKED "TURNOUT EASEMENT" 435-054-R2374
- SENSITIVE LANDS, NON-BUILDABLE AREA

CURVE TABLE			
CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CT 1 23.71'	23.71'	149.10'	23.00' N0°00'00"E

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, KEVIN W. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 115077008 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE COUNCIL, THAT 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 EASEMENTS.

KEVIN W. BALLS, P.L.S.

DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°17'00" WEST BETWEEN WASATCH COUNTY SURVEY MONUMENTS FOR THE NORTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON A BOUNDARY LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT FOR ENTRY NO. 473522 IN THE WASATCH COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°17'00" WEST 384.5 FEET ALONG THE SECTION LINE AND SOUTH 89°44'00" WEST 100.0 FEET ALONG THE BOUNDARY LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT FOR ENTRY NO. 473522 IN THE WASATCH COUNTY RECORDER'S OFFICE, THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING TWO COURSES: (1) S01°00'00" E 284.0 FEET, (2) THENCE N0°00'00" W 100.0 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTWARD HAVING A RADIUS OF 100.0 FEET AND TO BEAR POINT A, BEARING N0°00'00" E 23.71 FEET ALONG SAID CURVE THROUGH A CORNER ANGLE OF 149°10'00" (CHORD BEARING AND DISTANCE OF 149°10'00" 23.00 FEET) TO A POINT ON A BOUNDARY LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT FOR ENTRY NO. 473522 IN THE WASATCH COUNTY RECORDER'S OFFICE, THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING TWO COURSES: (1) N0°00'00" W 100.0 FEET, (2) THENCE S01°00'00" E 284.0 FEET, THENCE N0°00'00" W 100.0 FEET ALONG A FENCE LINE, THENCE N0°00'00" E 10.0 FEET TO AND ALONG THE FARM SPRINGS SUBDIVISION COMMON AREA LOT 17, ACCORDING TO THE WASATCH COUNTY RECORDER'S OFFICE TO A POINT ON THE FARM SPRINGS SUBDIVISION COMMON AREA LOT 17, ACCORDING TO THE WASATCH COUNTY RECORDER'S OFFICE, THENCE ALONG SAID FARM SPRINGS SUBDIVISION THE FOLLOWING SEVEN COURSES: (1) S01°00'00" E 284.0 FEET, (2) N0°00'00" W 100.0 FEET, (3) N0°00'00" E 10.0 FEET, (4) N0°00'00" W 100.0 FEET, (5) S01°00'00" E 284.0 FEET, (6) N0°00'00" W 100.0 FEET, (7) S01°00'00" E 284.0 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.022 ACRES

OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY OFFICED ON THIS PLAT AND DESCRIBED IN THE BOUNDARY DESCRIPTION ON THIS PLAT, HAVE CAUSED THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY, AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

KAY PROBST FAMILY LIVING TRUST DATED JUNE 4,

1995, RANDALL K. PROBST, TRUSTEE

RANDALL K. PROBST, TRUSTEE

DATE

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH

ON THIS DAY OF _____, I, _____, PERSONALLY APPEARED BEFORE ME, RANDALL K. PROBST, TRUSTEE, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY, AND FOR THE USES 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 GRANT OF PUBLIC UTILITY EASEMENTS THIS DAY OF _____.

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 _____

R/S # _____

COUNTY SURVEYOR _____

DATE

WASATCH COUNTY RECORDER

ENTRY # _____ BOOK _____ PAGE _____

DATE _____ TIME _____ FEE _____

FOR _____

BY _____, WASATCH COUNTY RECORDER PEGGY FOY SALTER

PROJECT
L20-158

SHEET
1 OF 1

ISSUE DATE
08/10/2020



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OR BY ANY INFORMATION
STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION
IN WRITING FROM SUMMIT
ENGINEERING GROUP INC.

PROBST FARM A RURAL PRESERVATION SUBDIVISION IN MIDWAY CITY, UTAH

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

POSSIBLE RECOMMENDATION

- 5.02 acre parcel
 - Area of parcel
 - 218,671 sq. ft.
 - Historically Irrigated
 - 196,020 sq. ft. (4.5 acres)
 - Impervious area for lots
 - 8,000 sq. ft. (1 x 8,000) (0.18 acres)
 - Irrigated acreage
 - $4.3 \times 3 = 12.9$ acre feet
- 1 culinary connection
 - 0.8 acre feet
- 13.7 acre feet requirement

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 proposal does comply with the requirements for the Rural Preservation Subdivision code
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere
- The lot will be deed restricted so it can never be further subdivided

PROPOSED CONDITIONS

- The deed restriction that will be recorded towards the lot must be submitted to the City for review and recorded immediately after the plat is recorded.
- A note on the plat is included with language that clearly states that subdividing the lot is prohibited.
- The driveway easement document is submitted to the City for review and recorded before the plat is recorded.
- 13.7-acre feet of water is tendered to the City before the plat is recorded.