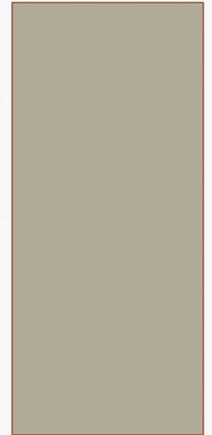


VAN WAGONER SUBDIVISION
SMALL-SCALE SUBDIVISION

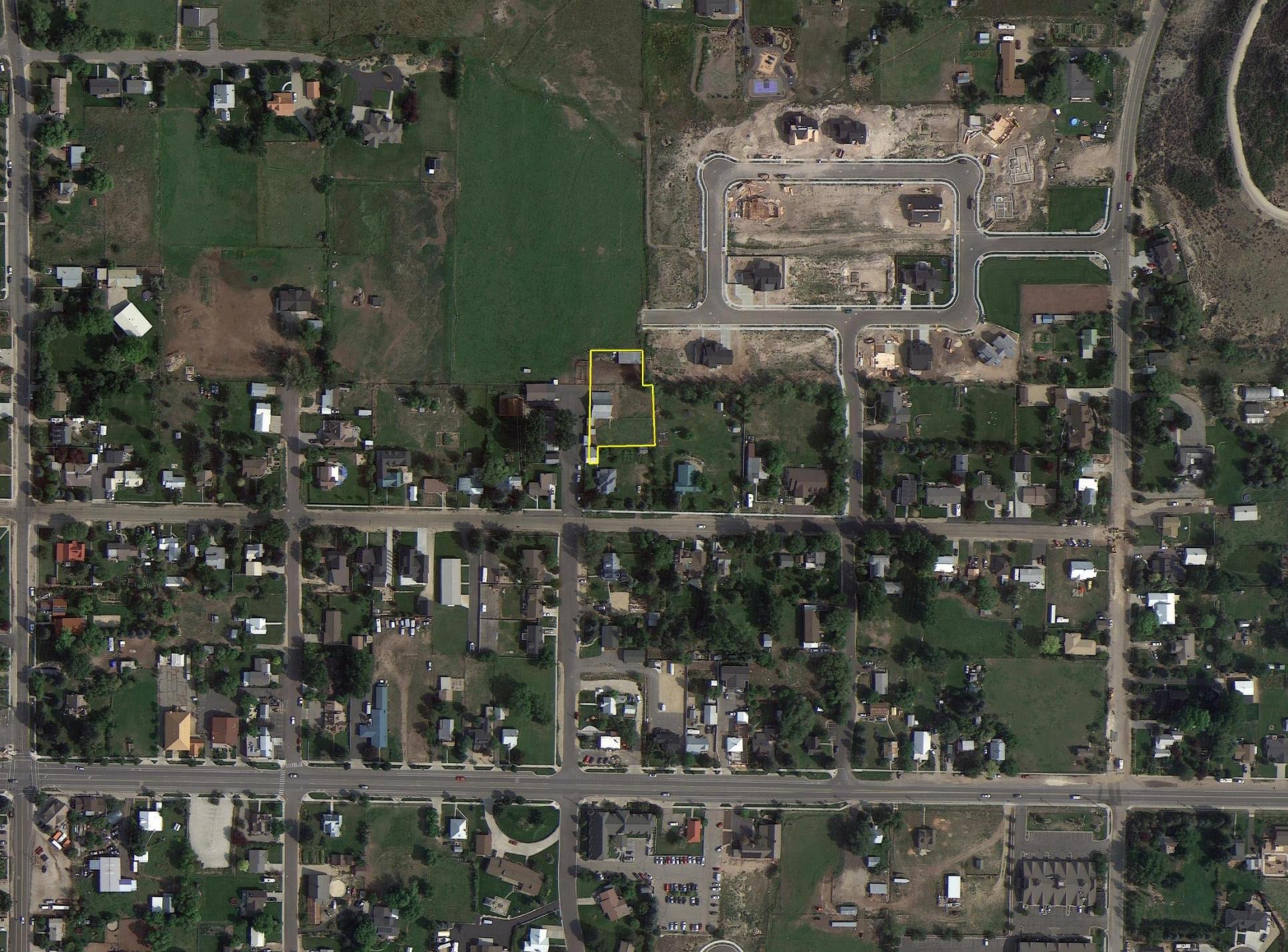
PRELIMINARY/FINAL

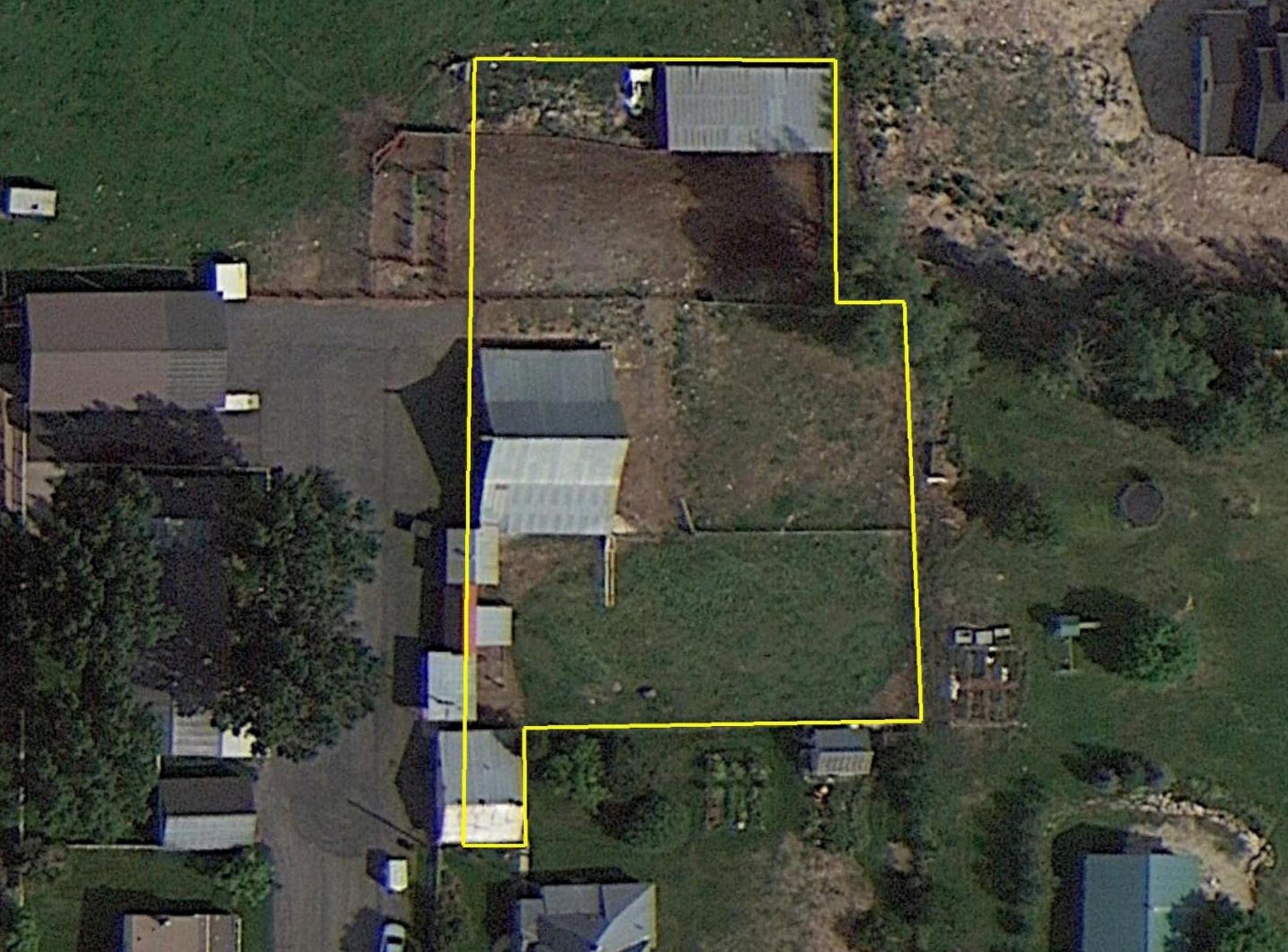


LAND USE SUMMARY

- 0.63-acre parcel
- R-1-9 and R-1-15 zoning
 - Approximately 0.33 acres R-1-9
 - Approximately 0.3 acres R-1-15
- Proposal contains one lot
- Site of a future dwelling
- Frontage on 200 East
- Nonconforming commercial use
- Nonconforming buildings
- The lot will connect to the Midway Sanitation District's sewer line, Midway City's culinary water line, and Midway Irrigation Company's secondary water line









SCALE: 1"=20'
Half Scale 1 1/2"=17', 1"=40'

LAND USE SUMMARY:
AREA 0.63 ACRES
ZONE R-1-9 AND R-1-15
OF LOTS 1

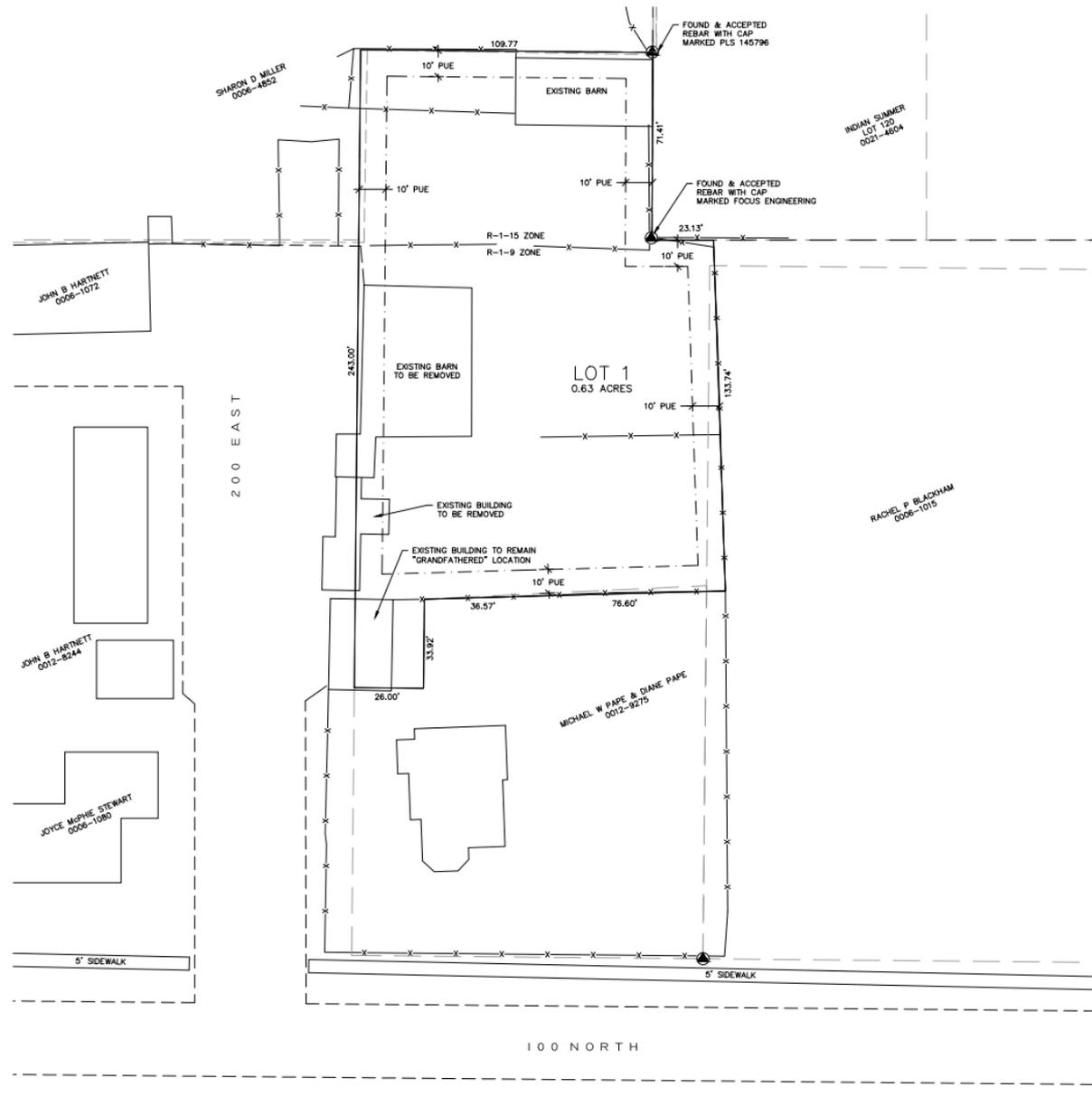
SYMBOL LEGEND	
—	ADJOINING OWNERS
- - -	SURVEY BOUNDARY
x x x	EXISTING FIELD FENCE
o o o	EXISTING WOOD FENCE

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
PAUL D. BERG P.E.
SERIAL NO. 200009
DATE 7 SEP 2002

VAN WAGONER SUBDIVISION
SITE PLAN

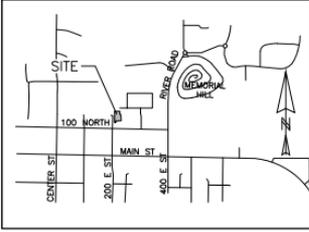
ENGINEERING
200 S. Main St., Suite 204
Moose, UT 84049
PH 435.637.9799

DESIGN BY: PDB DATE: 7 SEP 2002
DRAWN BY: JBJ REV: SHEET 2



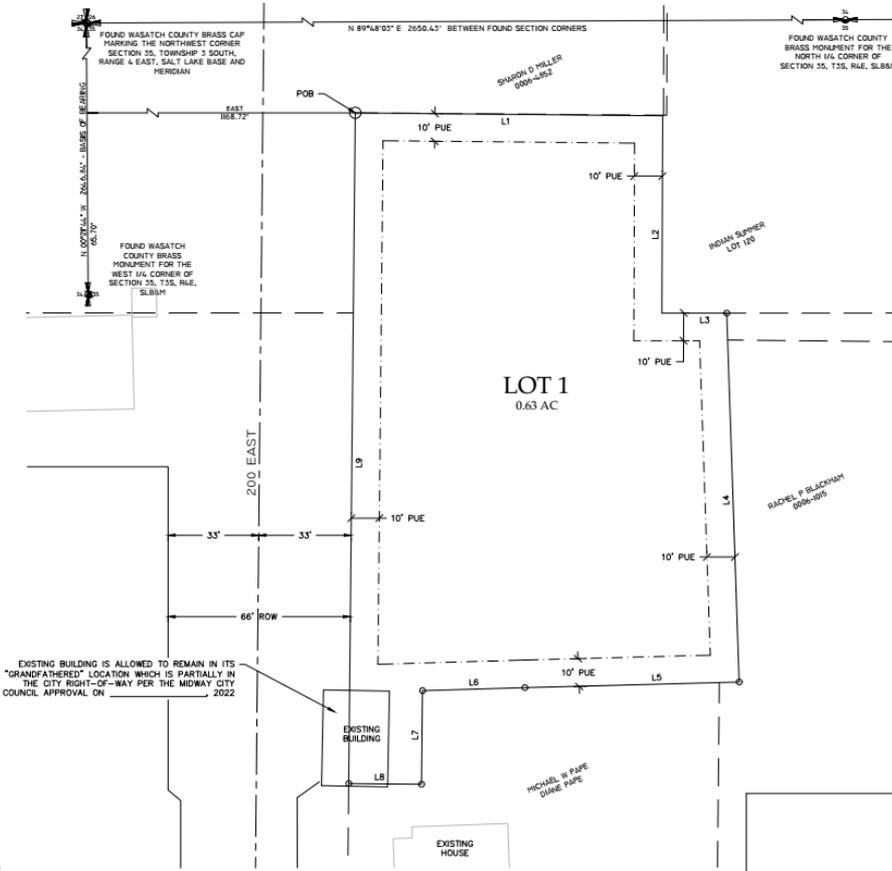
Paul D. Berg Engineering, Inc. 200 S. Main St., Suite 204, Moose, UT 84049. License No. 000009. Date: 7 Sep 2002.

VAN WAGONER SUBDIVISION



VICINITY MAP

ADDRESS TABLE	
LOT	ADDRESS
1	XXX NORTH 200 EAST STREET



EXISTING BUILDING IS ALLOWED TO REMAIN IN ITS "GRANDFATHERED" LOCATION WHICH IS PARTIALLY IN THE CITY RIGHT-OF-WAY PER THE MIDWAY CITY COUNCIL APPROVAL ON _____, 2022



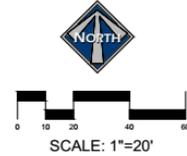
OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.

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

KENNETH B VAN WAGONER TRUST

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-8A-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 88841 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) _____



SYMBOL LEGEND

- ADJOINING OWNERS
- - - SURVEY BOUNDARY
- - - - - PUBLIC UTILITY EASEMENT

LINE TABLE

LINE	LENGTH	DIRECTION
L1	109.77'	S89°26'33"E
L2	71.47'	S00°13'18"W
L3	23.13'	N90°00'00"E
L4	133.74'	S01°54'52"E
L5	76.60'	S88°28'17"W
L6	36.57'	S88°18'46"W
L7	33.92'	S00°33'27"W
L8	26.00'	N89°28'33"W
L9	243.00'	N00°33'32"E

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT BEING LOCATED NORTH 00°21'44" WEST ALONG THE SECTION LINE 65.70 FEET AND EAST 1168.72 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°26'33" EAST 109.77 FEET TO A FOUND REBAR WITH CAP MARKED PLS 145796 AND THE WEST LINE OF THE INDIAN SUMMER SUBDIVISION; THENCE ALONG SAID INDIAN SUMMER SUBDIVISION THE FOLLOWING 2 (TWO) CALLS: SOUTH 00°13'18" WEST 71.47 FEET TO A FOUND REBAR WITH CAP MARKED FOCUS ENGINEERING, AND EAST 23.13 FEET; THENCE SOUTH 01°54'52" EAST 133.74 FEET ALONG A FENCE; THENCE SOUTH 88°28'17" WEST 76.60 FEET ALONG A FENCE; THENCE SOUTH 88°18'46" WEST 36.57 FEET ALONG A FENCE; THENCE SOUTH 00°33'27" WEST 33.92 FEET; THENCE NORTH 89°28'33" WEST 26.00 FEET TO THE WEST LINE OF BLOCK 15 OF THE MIDWAY TOWNSHIP SURVEY; THENCE NORTH 00°33'32" EAST 243.00 FEET ALONG SAID WEST LINE OF BLOCK 15 TO THE POINT OF BEGINNING.

CONTAINING 0.63 ACRES

BASIS OF BEARINGS
 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS NORTH 00°21'44" WEST FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

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 _____ MAYOR ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)
 APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) APPROVED _____ CITY ATTORNEY

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

VAN WAGONER SUBDIVISION
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = _____ FEET

DATE: _____
 MIDWAY IRRIGATION COMPANY
 DATE: _____
 MIDWAY SANITATION DISTRICT

COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS DAY OF _____, 20____
 ROS# _____
 COUNTY SURVEYOR _____

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

COUNTY RECORDER

SURVEYOR TROY L. TAYLOR, P.L.S. ELEMENT LAND SURVEYING 2086 SOUTH 270 EAST HEBER CITY, UT 84632 PHONE (801) 657-8748 DATE OF SURVEY: JULY 24, 2022



SCALE: 1"=20'
Half Scale 11"x17": 1"=40'

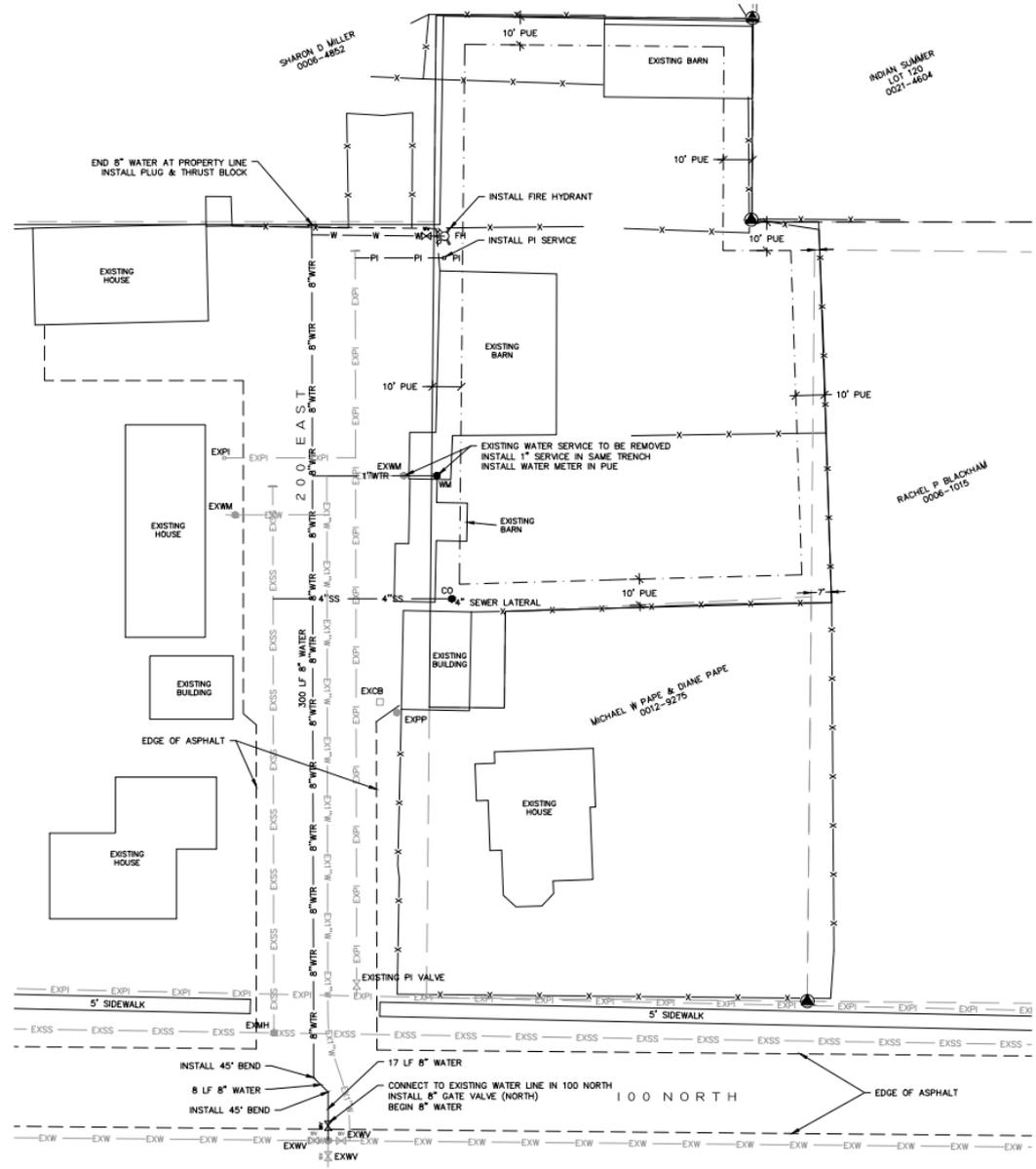
BLUE STAKE NOTE:
• LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

SEWER NOTES:
• ALL SEWER LATERALS ARE 4"
• ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

PRESSURIZED IRRIGATION NOTES:
• ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION STANDARDS AND SPECIFICATIONS.

WATER NOTES:
• ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
• NEW 8" WATER SHALL BE C900 OR 18 PIPE.

SYMBOL LEGEND	
---	ADJOINING OWNERS
---	SURVEY BOUNDARY
X	EXISTING FENCE
EXPI	EXISTING PRESSURIZED IRRIGATION
EX1"W	EXISTING 1" WATER MAIN
EXSS	EXISTING 8" SEWER MAIN
W	PROPOSED WATER
PI	PROPOSED PI
4"SS	PROPOSED 4" SEWER LATERAL
CO	SEWER CLEANOUT
PI	PI SERVICE
WM	WATER METER
●	FOUND REBAR WITH CAP (AS NOTED ON DRAWING)



THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PAUL D. BERG P.E.
SERIAL NO. 286695
DATE: 7 SEP 2002

VAN WAGON
SUBDIVISION
UTILITY PLAN

ENGINEERING
380 E. Main St., Suite 204
Midway, MO 64649
ph 435.657.9749

DESIGN BY: PDB
DRAWN BY: BDB
DATE: 7 SEP 2002
REV:
SHEET 4

DATE: 20 SEP 2002 10:58 AM (PST) 2002/09/20 10:58 AM (PST) 2002/09/20 10:58 AM (PST) 2002/09/20 10:58 AM (PST) 2002/09/20 10:58 AM (PST)

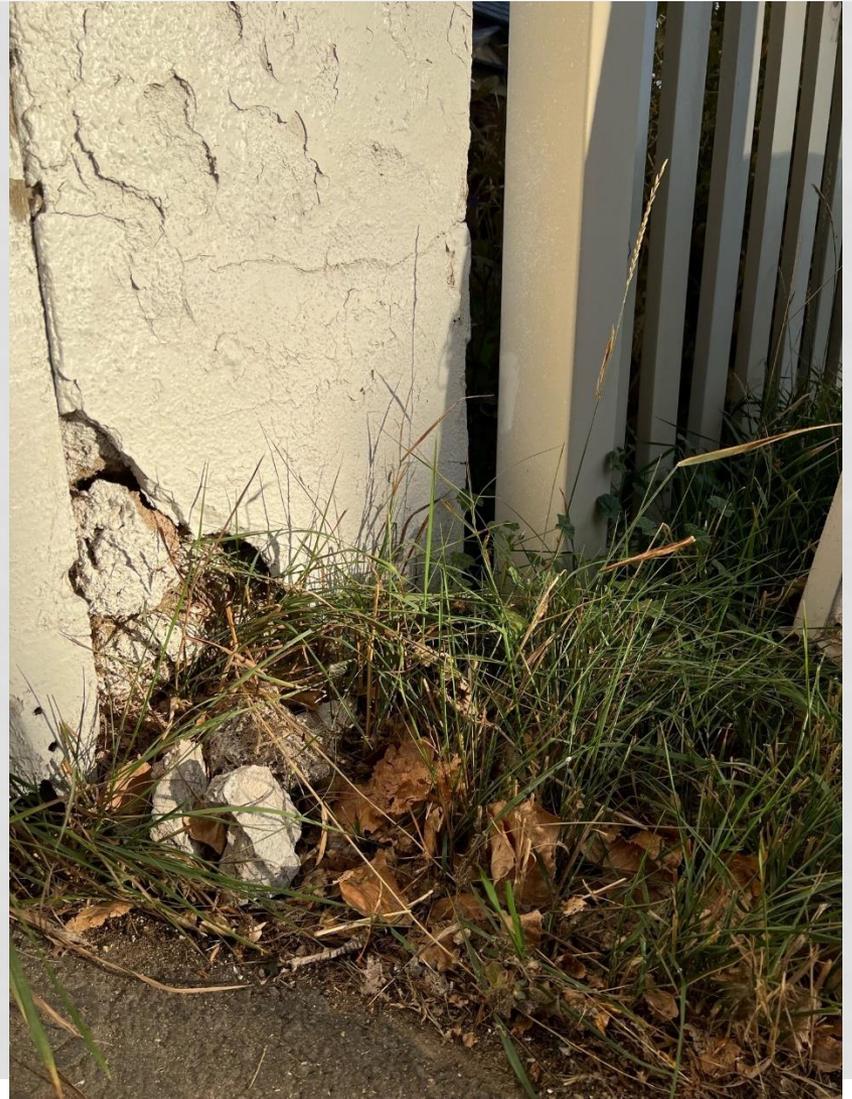
VAN WAGONER HISTORIC MEAT SHOP



VAN WAGONER HISTORIC MEAT SHOP



VAN WAGONER HISTORIC MEAT SHOP



VAN WAGONER SUBDIVISION



VAN WAGONER SUBDIVISION



VAN WAGONER SUBDIVISION



VAN WAGONER SUBDIVISION



WATER BOARD RECOMMENDATION

The Water Board recommended approval during their 10-3-2022 meeting with the following water dedication requirement:

- 0.63-acre parcel (27,442.8 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - 0.45 acres x 3 = 1.35 acre feet
- 1 Existing culinary connection for the meat shop
- 1 New culinary connection for new dwelling
 - 0.8 acre feet
- 2.15 acre feet requirement

POSSIBLE FINDINGS

- The proposed lot does meet the minimum requirements for the R-1-9/R-1-15 zoning districts
- The proposal does meet the intent of the General Plan for the R-1-11/R-1-15 zoning districts
- 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

- None