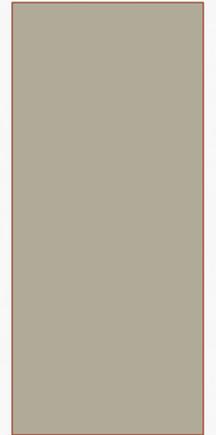


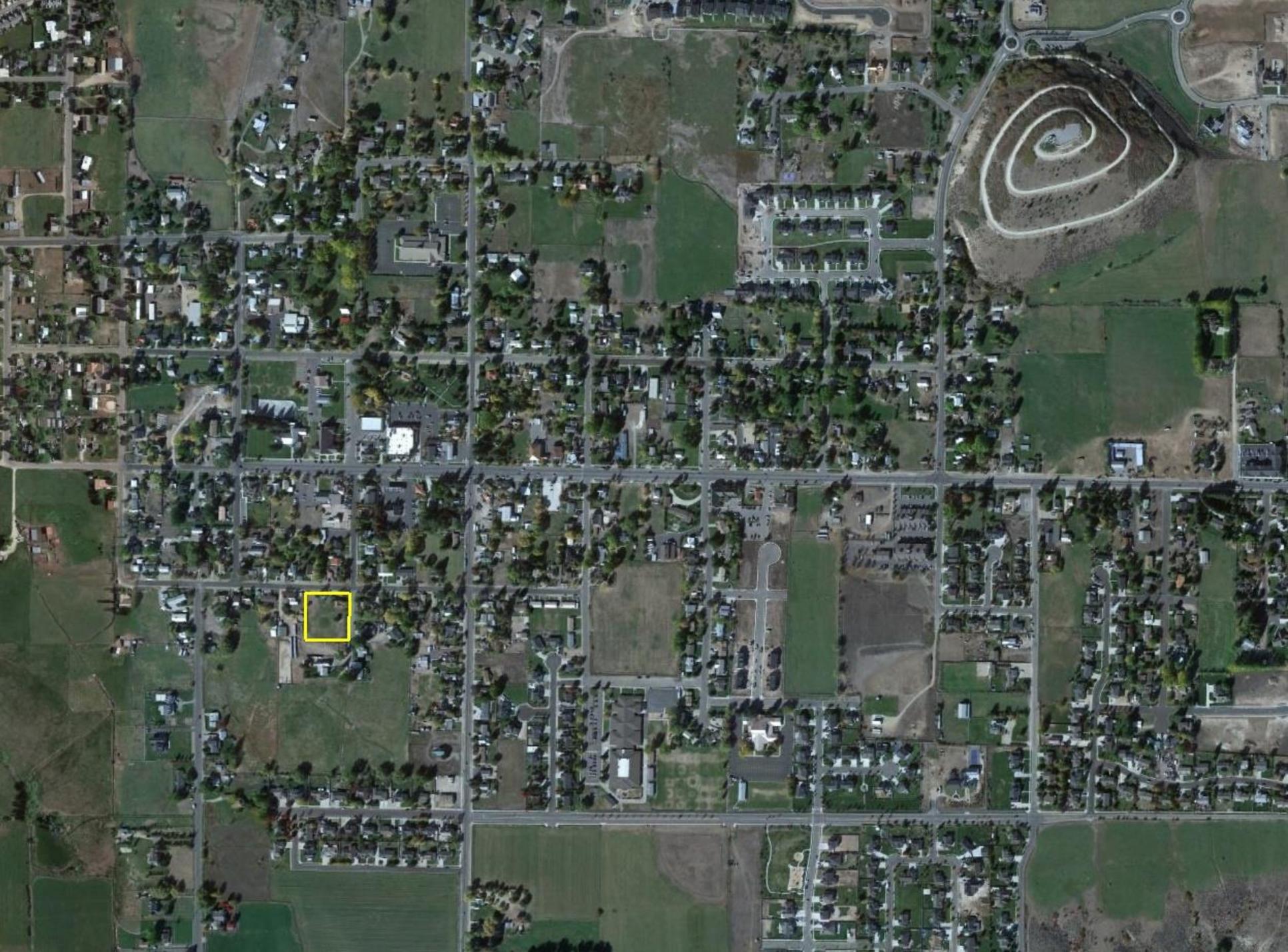
FARMSTEAD OFF MAIN DENSITY REDUCTION SUBDIVISION

PRELIMINARY/FINAL



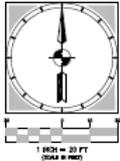
LAND USE SUMMARY

- 1.25 acres
- R-1-9 zoning
- Proposal contains two lots
- Density Reduction Subdivision
- Frontage on 100 South
- The lots will connect to the Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line.



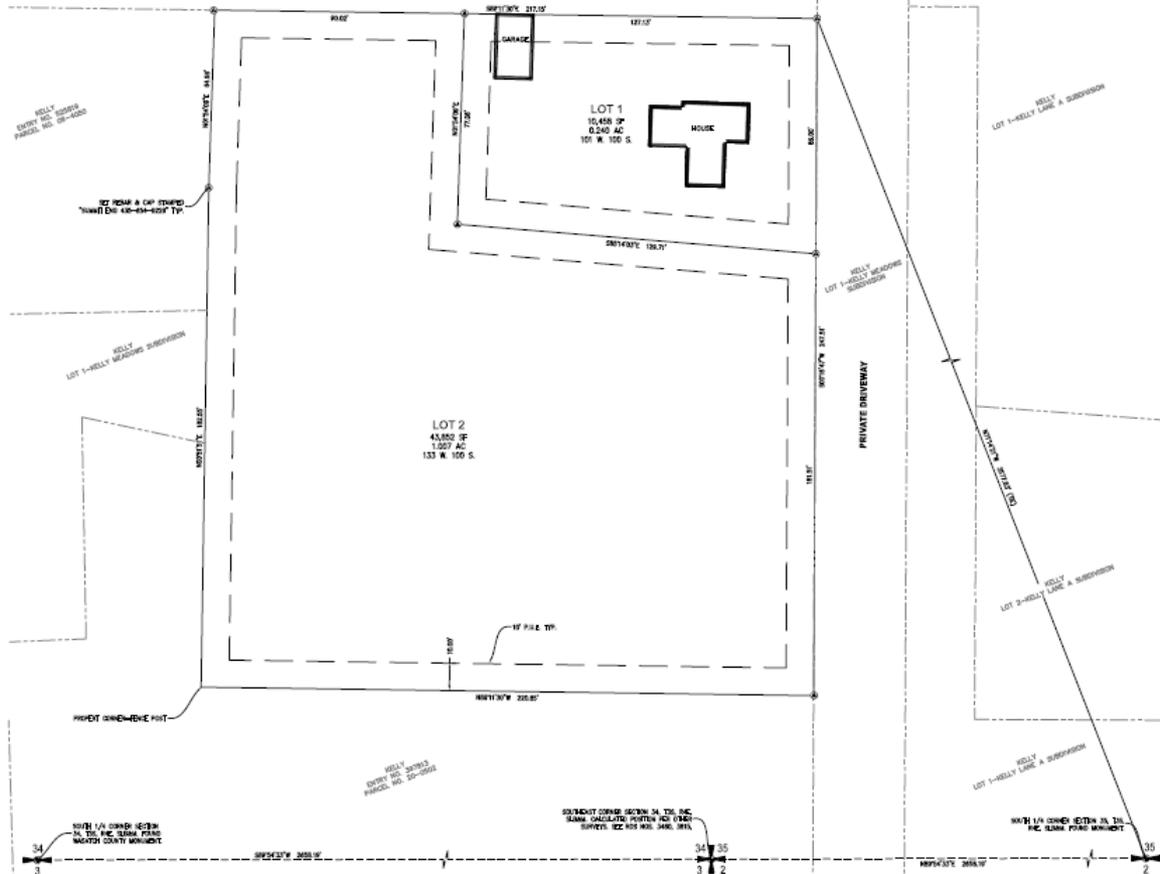






FARMSTEAD OFF MAIN

100 SOUTH



PLAT NOTES

1. DRIVEWAY ACCESS IS ONLY ALLOWED OFF OF 100 S.

MIDWAY IRRIGATION

DATE _____

MIDWAY CITY ATTORNEY

CITY ATTORNEY _____ DATE _____

MIDWAY SANITATION DISTRICT

DATE _____

MIDWAY ENGINEER APPROVAL

CITY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATE

I, DORIS HICKLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 17258-01 AS ISSUED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE STATUTES THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN.

FOR REVIEW

DORIS HICKLER
PROFESSIONAL LAND SURVEYOR

DATE _____ SURVEYOR'S SEAL _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, HOLLY MEADOWS SUBDIVISION, AND POINT BEING 1071.42 W. 307.74 S. FEET FROM A POINT SHOWN AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST;

THENCE ALONG SAID LOT 1 SOUTHWEST BOUNDARY BEING ALSO AN EASING ACTING THEREON THE FOLLOWING TWO COURSES: (1) NORTH 57° 00' 00" WEST 100.00 FEET TO A POINT BEING 100.00 FEET FROM THE POINT OF BEGINNING; (2) NORTH 57° 00' 00" WEST 100.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

ALL BEARINGS FOR THIS SURVEY WERE ESTABLISHED AS NEARLY AS POSSIBLE BETWEEN THE SOUTH 1/4 AND SOUTHWEST CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND WERE AS SHOWN HEREON.

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF THE DESCRIBED PROPERTY SHOWN ON THIS PLAT AND DESCRIBED IN THE BOUNDARY DESCRIPTION ON THIS PLAT, HAVE CAUSED THIS PLAT TO BE DRAWN, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

FRANK D. DENT, TRUSTEE
THE FRANK D. DENT FAMILY S. TRUST 2013 REVOCABLE TRUST DATED
THE 15TH DAY OF JUNE, 2013

AMY S. DENT, TRUSTEE
THE FRANK D. DENT FAMILY S. TRUST 2013 REVOCABLE TRUST DATED
THE 15TH DAY OF JUNE, 2013

ACKNOWLEDGMENT	ACKNOWLEDGMENT
STATE OF _____ COUNTY OF _____	STATE OF _____ COUNTY OF _____
ON THIS DAY OF _____, 2013, I, FRANK D. DENT, TRUSTEE, AND AMY S. DENT, TRUSTEE, HAVE SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.	ON THIS DAY OF _____, 2013, I, FRANK D. DENT, TRUSTEE, AND AMY S. DENT, TRUSTEE, HAVE SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____	NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY, UTAH, APPROVES THIS SUBMISSION PLAT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, THIS DAY OF _____, 2013.

DATE _____

CITY ENGINEER _____

PLANNING APPROVAL

APPROVED THIS DAY OF _____, 2013, BY THE PLANNING DIRECTOR OF MIDWAY, UTAH.

PLANNING DIRECTOR _____

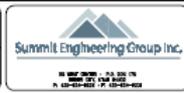
WASATCH COUNTY RECORDER

ENTRY # _____ DATE _____ TIME _____

PG. _____ OF _____ PAGES _____

BY _____ WASATCH COUNTY RECORDER _____

PROJECT: L23-055
PREPARED FOR: DOUG & AMY DENT
PROJECT: FARMSTEAD OFF MAIN
SHEET: 1 OF 1



CONVEYANCE

THIS INSTRUMENT IS A CONVEYANCE OF REAL PROPERTY AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT TO WHICH IT IS REFERENCED.

FARMSTEAD OFF MAIN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLEIGH, MIDWAY CITY, WASATCH COUNTY, UTAH

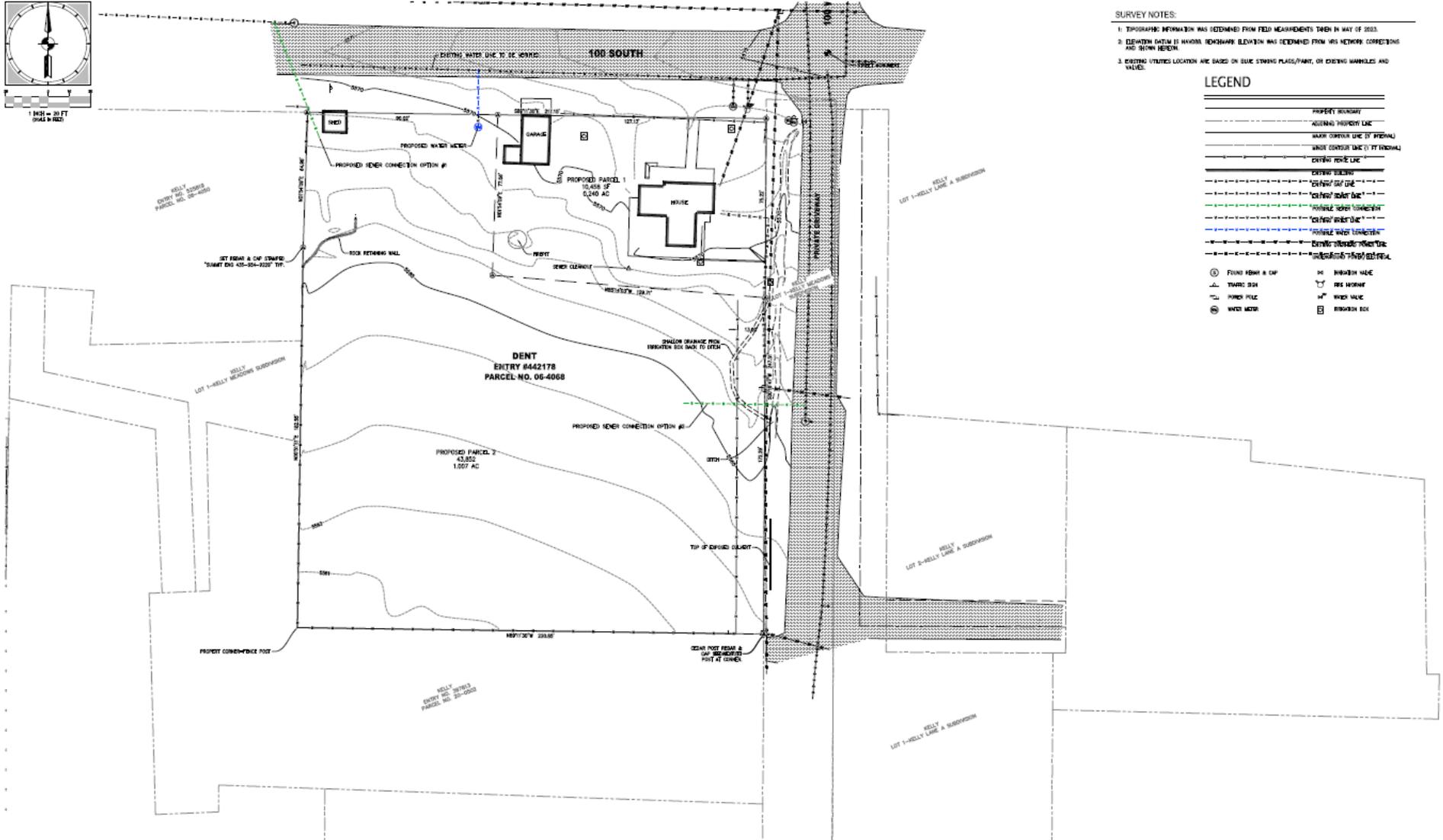
COUNTY SURVEYOR APPROVAL

APPROVED AS TO FORM, RECORD OF SURVEY # _____

WASATCH COUNTY SURVEYOR _____ DATE _____



1" = 20 FT
GRAPHIC SCALE



- SURVEY NOTES:**
1. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM FIELD MEASUREMENTS TAKEN IN MAY OF 2023.
 2. ELEVATION DATUM IS HAYWARD BENCHMARK ELEVATION WAS OBTAINED FROM VRS NETWORK CORRECTIONS AND BOUND HEIGHTS.
 3. EXISTING UTILITY LOCATIONS ARE BASED ON BLUE STAMPING PLANS/PARTS, OR EXISTING MANHOLE AND VALVES.

LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	MARKER CONTROL LINE (BY INTERNAL)
	MARKER CONTROL LINE (BY INTERNAL)
	EXISTING WATER LINE
	EXISTING SEWER
	EXISTING GAS LINE
	PROPOSED WATER CONNECTION
	PROPOSED SEWER CONNECTION
	PROPOSED GAS CONNECTION
	EXISTING UTILITY POWER LINE
	FOUND MANHOLE & CAP
	THRU-ROD BOX
	POWER POLE
	WATER METER
	IRREGULAR VALVE
	REGULAR MANHOLE
	IRREGULAR BOX

PROJECT L23-055	PREPARED FOR DOUG AND AMY DENT
SHEET 1 OF 1	PROJECT MIDWAY PARCEL 06-4068

EXISTING CONDITIONS AND UTILITY MAP

WASATCH COUNTY, UTAH

DRAWN BY: DMK
 REVIEWED BY: MJP
 SCALE: 1" = 20'
 DATE: 05/25/2023



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DISCUSSION ITEMS

- Driveway access for both lots will be from 100 South. No information has been submitted to the City that shows a right to access the private driveway to the east of the subdivision.
- Duplex potential – The R-1-9 zone allows for duplexes if code requirements are met. In this proposal, neither of the lots will comply with the requirements for duplexes. Lot 1 does not meet the acreage requirement and lot 2 does not meet the frontage requirement for duplexes. Also, the culinary water right requirement for each lot will be for one culinary connection, whereas a duplex would require two culinary connections per lot.

DISCUSSION ITEMS

- Deed restriction from further subdividing
 - The deed restriction prohibiting further subdivision of the lots within the development is created for the benefit of all of the lots within the development, all of the neighboring lots to the development, and Midway City. This deed restriction cannot be altered in any way without written consent from all of the above. This deed restriction is a covenant that runs in perpetuity with the land, and it shall inure to the benefit of the owners of each lot within the development, the owners of neighboring lots of the development, and Midway City, including all parties' heirs, successors or assigns.

RECOMMENDED WATER REQUIREMENT

- 1.25-acre parcel (54,310 sq. ft.)
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.3 acres (13,000 sq. ft.)
 - Irrigated acreage
 - 0.95 acres (41,310) x 3 = 2.85 acre feet
- 2 culinary connections for dwellings
 - 1.6 acre feet
- 4.45 acre feet
 - 1.5 acre feet previously credited for lot of record and dwelling
- 2.95 acre feet requirement

POSSIBLE FINDINGS

- The proposed lots meet the minimum frontage and width requirements for the R-1-9 zoning district
- The proposal does meet the intent of the General Plan for the R-1-9 zoning district
- The proposal does comply with the requirements for the Density Reduction Subdivision code.
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a country/rural atmosphere.
- The lots will be deed restricted so it can never be further subdivided.
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council.

PROPOSED CONDITIONS

- The deed restrictions that will be recorded on the lots 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 lots is prohibited.
- The removal of the nonconforming section of the detached garage must take place before the plat is recorded.