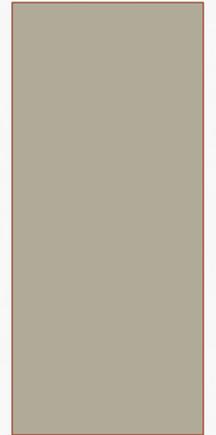


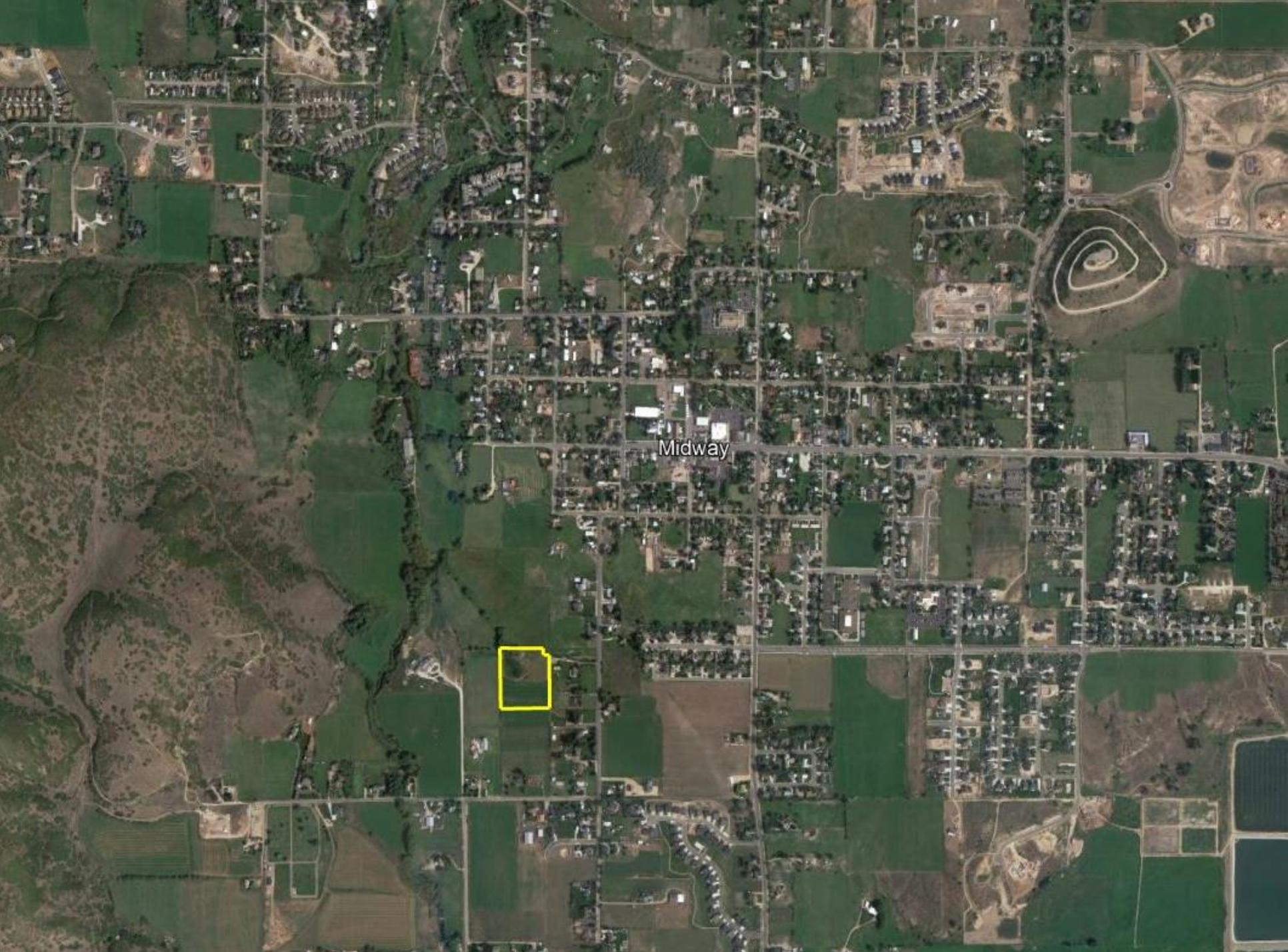
WAYNE'S POND
RURAL PRESERVATION SUBDIVISION

PRELIMINARY/FINAL

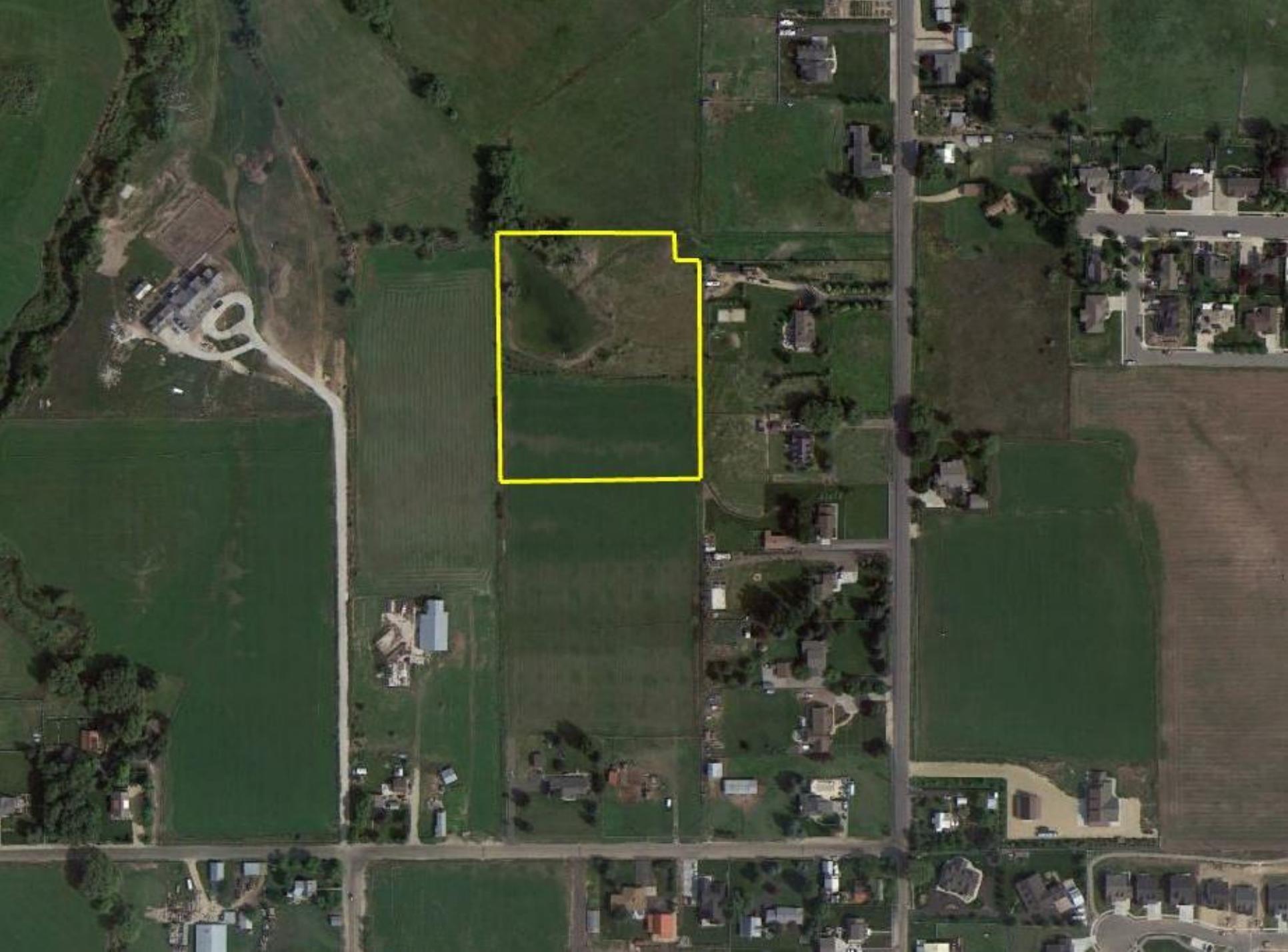


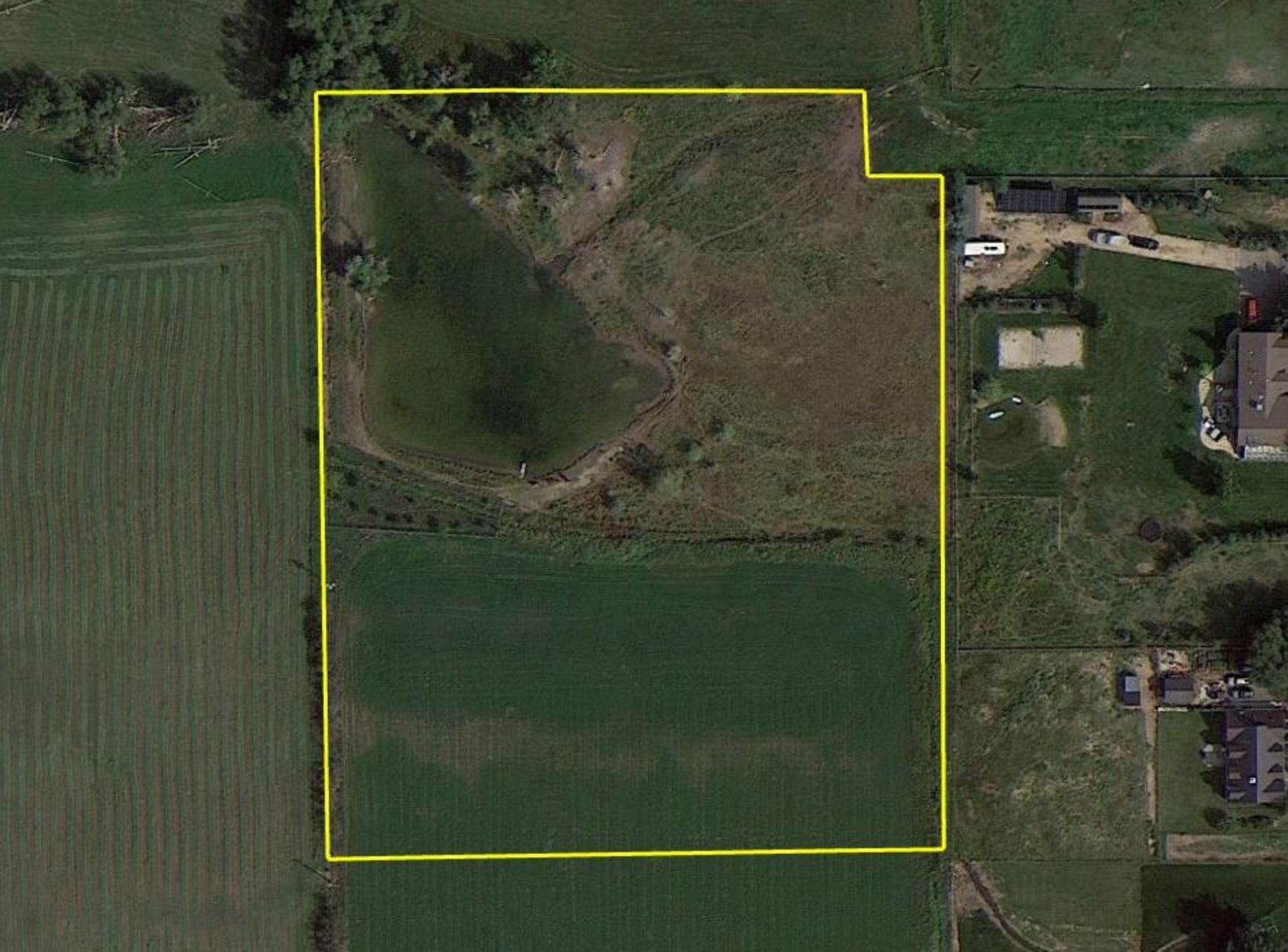
LAND USE SUMMARY

- 5.0-acre parcel
- RA-1-43 zoning
- Proposal contains one lot
- Private driveway
- Sensitive land – 1.46 acres of Palustrine Emergent Wetland
- The lot will connect to Midway City's culinary water line, Midway Irrigation Company's secondary water line and an onsite septic system as approved by the Wasatch County Health Department

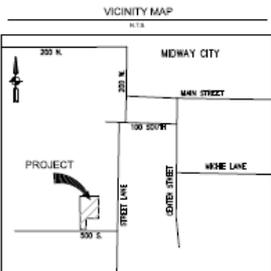
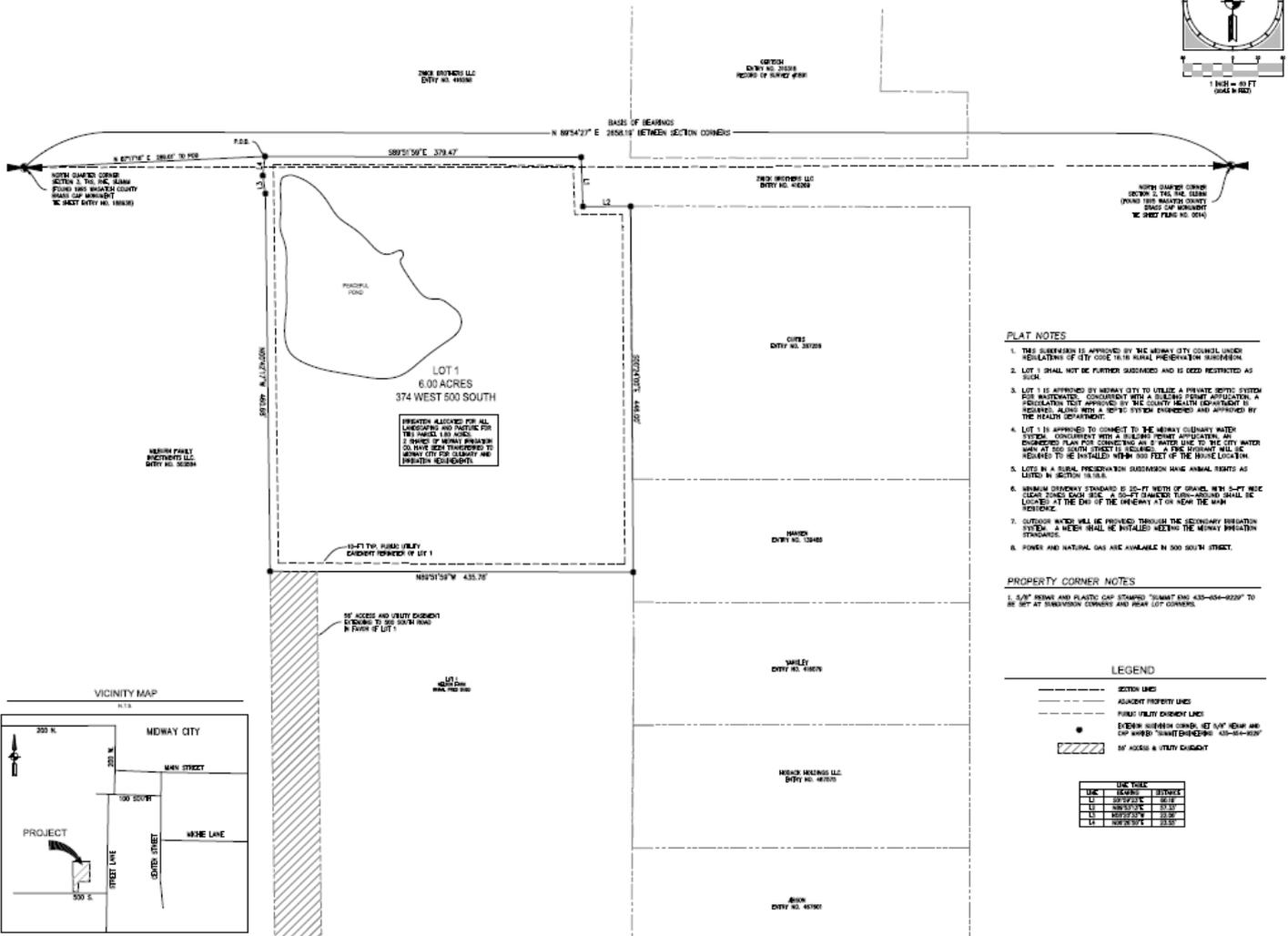


Midway



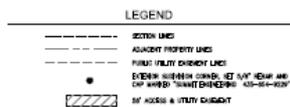


PEACEFUL POND



- PLAT NOTES**
- THIS SUBDIVISION IS APPROVED BY THE MIDWAY CITY COUNCIL UNDER REGULATIONS OF CITY CODE 16.16 RURAL PRESERVATION SUBDIVISION.
 - LOT 1 SHALL NOT BE FURTHER SUBDIVIDED AND IS DEED RESTRICTED AS SUCH.
 - LOT 1 IS APPROVED BY MIDWAY CITY TO UTILIZE A PRIVATE SEWER SYSTEM FOR WASTEWATER, CONCURRENT WITH A BUILDING PERMIT APPLICATION. A REGULATORY TEXT APPROVED BY THE COUNTY HEALTH DEPARTMENT IS REQUIRED, ALONG WITH A SD-10 SYSTEM ENGINEERED AND APPROVED BY THE HEALTH DEPARTMENT.
 - LOT 1 IS APPROVED TO CONNECT TO THE MIDWAY CITY WATER SYSTEM, CONCURRENT WITH A BUILDING PERMIT APPLICATION. AN ENGINEERED PLAN FOR CONNECTING AN 8" WATER LINE TO THE CITY WATER MAIN AT 500 SOUTH STREET IS REQUIRED. IF THE SYSTEM WILL BE INSTALLED WITHIN 500 FEET OF THE HOME LOCATION.
 - LOTS IN A RURAL PRESERVATION SUBDIVISION HAVE ANNUAL RIGHTS AS LISTED IN SECTION 16.16.1.
 - MINIMUM DRIVEWAY STANDARD IS 10'-0" WIDTH OF GRAVEL WITH 3'-0" FEET CLEAR TURNING RADIUS. A 10'-0" TURNING TURN-AROUND SHALL BE LOCATED AT THE END OF THE DRIVEWAY AT OR NEAR THE MAIN SIDEWALK.
 - OUTDOOR WATER WILL BE PROVIDED THROUGH THE SECONDARY REGULATION SYSTEM. A METER SHALL BE INSTALLED NEARING THE MIDWAY REGULATION STATION.
 - POWER AND NATURAL GAS ARE AVAILABLE IN 500 SOUTH STREET.

- PROPERTY CORNER NOTES**
- 5.64' NADW MARK AND PLASTIC CAP STAKED "MARKET END 435-034-0229" TO BE SET AT SUBDIVISION CORNER AND NEAR LOT CORNER.



LINE	BEARING	DISTANCE
1	S 89°15'50" E	379.47
2	N 87°14'30" E	316.67
3	S 89°15'50" E	379.47
4	N 87°14'30" E	316.67

SURVEYOR'S CERTIFICATE

I, NEW DALLS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HAVE REGISTERED AND AM LICENSED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY AS AUTHORITY OF THE RECORD, 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 PARCELS.

NEW DALLS - PLS. DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH BY AND BY THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM APPROXIMATE THE NORTH 1/4 CORNER OF SECTION 3 AND THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM. SAID LINE BEARING AND DISTANCE IS CONFORMANT WITH THE COORDINATE SYSTEM AND CENTRAL LINE BEARING.

BOUNDARY DESCRIPTION

BEARING NORTH 87°14'30" EAST 316.67 FEET FROM THE 100' WASHCATCH COUNTY HIGHWAY FOR THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM. SAID LINE BEARING AND DISTANCE IS CONFORMANT WITH THE COORDINATE SYSTEM AND CENTRAL LINE BEARING. THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM IS LOCATED AT THE INTERSECTION OF THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM AND THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM. THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM IS LOCATED AT THE INTERSECTION OF THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM AND THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM. THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM IS LOCATED AT THE INTERSECTION OF THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM AND THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM.

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED, DO HEREBY DEDICATE AND CONSENT TO THE RECORDING OF THIS PLAT AND THE SUBDIVISION THEREIN, AND I HEREBY AUTHORIZE THE SURVEYOR TO MAKE ANY NECESSARY CORRECTIONS TO THIS PLAT AND THE SUBDIVISION THEREIN, AND I HEREBY AUTHORIZE THE SURVEYOR TO MAKE ANY NECESSARY CORRECTIONS TO THIS PLAT AND THE SUBDIVISION THEREIN.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS DAY OF _____, 2024, I, _____, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, AND I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY, AND I HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAT AND THE SUBDIVISION THEREIN, AND I HEREBY AUTHORIZE THE SURVEYOR TO MAKE ANY NECESSARY CORRECTIONS TO THIS PLAT AND THE SUBDIVISION THEREIN.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY CITY, WASHINGTON COUNTY, UTAH, APPROVES THIS SUBDIVISION, SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DUTY OF PUBLIC UTILITY EXISTING ON THE DAY OF _____.

MIDWAY CITY APPROVALS

ATTORNEY: _____ DATE: _____ MIDWAY REVISION: _____ DATE: _____
CITY ENGINEER: _____ DATE: _____

PLANNING COMMISSION APPROVAL: _____ PLANNING DIRECTOR APPROVAL: _____

CITY PLANNING COMMISSION: _____ DATE: _____ PLANNING DIRECTOR: _____ DATE: _____

COUNTY SURVEYOR: _____ COUNTY HEALTH DEPT: _____

APPROVED AS TO FORM THE DAY OF _____ APPROVED: _____
NOT BY: _____

WASATCH COUNTY SURVEYOR: _____ WASHINGTON CO. ENVIRONMENTAL HEALTH: _____ DATE: _____

WASATCH COUNTY RECORDER

ENTRY # _____ BOOK _____ PAGE _____
DATE _____ TIME _____ PER _____
FOR _____
BY _____ WASHINGTON COUNTY RECORDER WANCY M. MURRAY

PROJECT: 122-066
SHEET: 1 OF 1
DATE: FEB 24, 2022

Summit Engineering Group Inc.
1000 N. 1000 W. SUITE 100
MIDWAY, UT 84049
PHONE: 435-562-1111 FAX: 435-562-1112

PEACEFUL POND
A RURAL PRESERVATION SUBDIVISION
IN MIDWAY CITY, UTAH

LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLSBM
WASATCH COUNTY, UTAH

111°28'43"W 40°30'27"N



111°28'51"W 40°30'21"N



1 inch equals 100 feet
 0 25 50 100 Feet

- Survey Area (5.17 acres)
- Delineation Sample Points
- ▲ OHWM Cross-section
- 1 Foot Contour Intervals
- ⊙ Culvert

Legend

- Aquatic Resources**
- ▭ Excavated Ditch (0.12 ac; 800 ft)
 - ▭ Palustrine Emergent Wetland (1.46 ac)
 - ▭ Man-Made Pond (0.78 ac)

Probst Property
Midway, Wasatch County, Utah
Wetland Delineation Map



Google Imagery 09/10/2018
 AGRC WTMS Image Service
 GCS: GCS WGS 1984

The wetland delineation results are preliminary and have not been verified by the US Army Corps of Engineers. Wetlands Delineated by B. Thomas, July, 2022. Wetland Delineation Maps Prepared by P. McGuire.

DISCUSSION ITEMS

- Access from 500 South
 - Possible future access from 250 West
- Fire flow – fire hydrant must be located within 500' of any structures
- Sensitive Lands – wetland study must be approved by the US Army Corp of Engineers before the plat is recorded

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

- 5-acre parcel (217,800 sq. ft.)
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - Wetlands 1.46 acres (63,598 sq. ft.)
 - 3.36 acres (146,362) x 3 = 10.08 acre feet
- 1 culinary connections for dwelling
 - 0.62 acre feet
- 10.7 acre feet requirement

POSSIBLE FINDINGS

- The proposed lot meets the minimum requirements for the RA-1-43 zoning district
- The proposal meets the intent of the General Plan for the RA-1-43 zoning district
- The proposal complies 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 will never be further subdivided
- The development will be subject to a shared driveway maintenance plan
- 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

1. 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.
2. A note on the plat is included with language that clearly states that subdividing the lot is prohibited.
3. A fire hydrant will need to be located within 500' of the future dwelling, measured by the route of a fire hose from the fire hydrant to the future home site.
4. The Bio-West wetland study must be approved by the US Army Corps of Engineers before the plat is recorded.
5. A shared driveway maintenance agreement must be submitted to the City that includes the Nelson and Bonner properties.
6. Approved well permit from the State Engineer's Office must be submitted to the City before the plat is recorded.