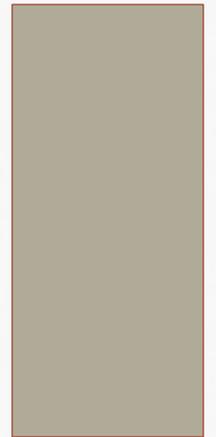


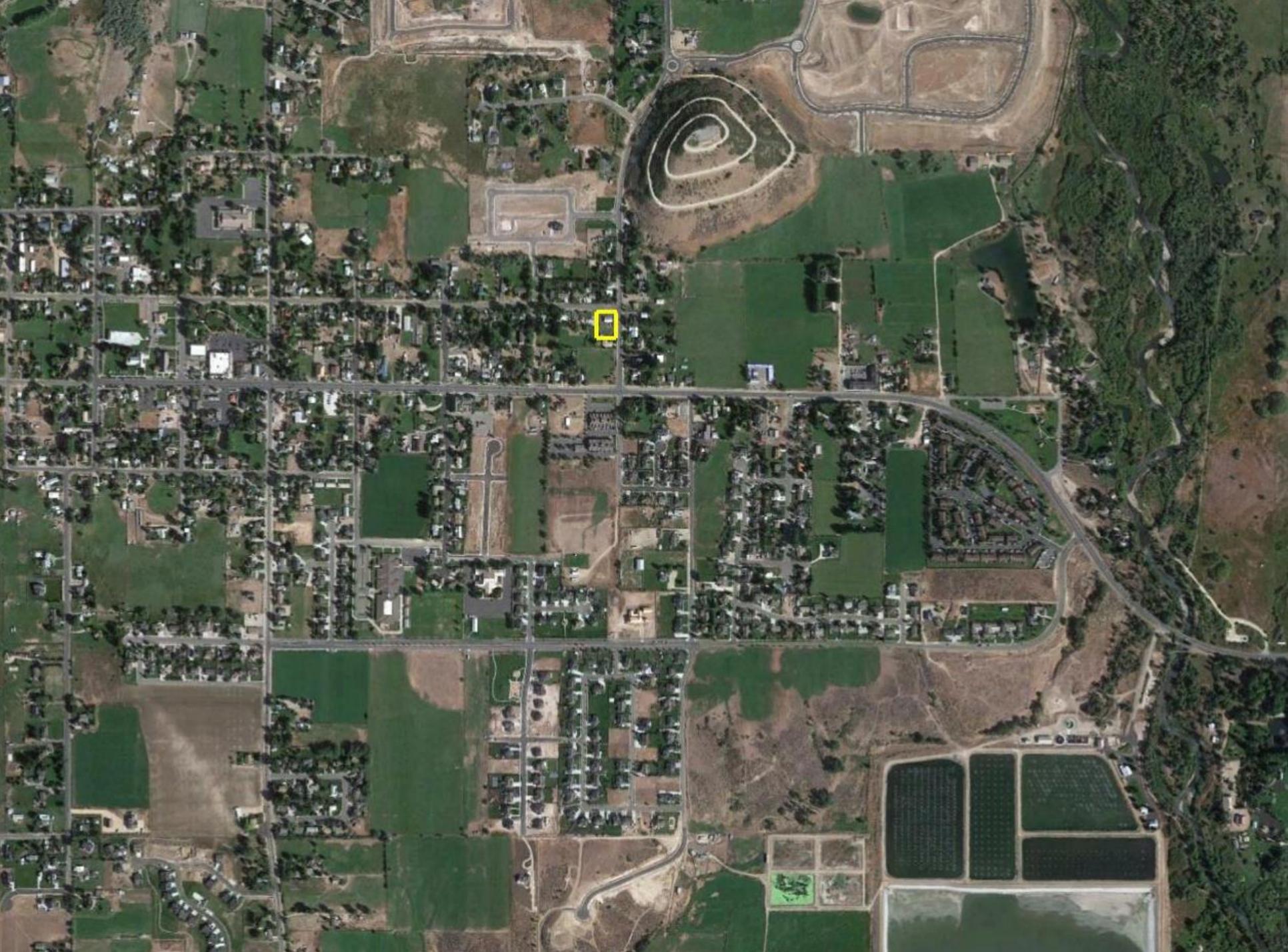
SAGE HILL ESTATES

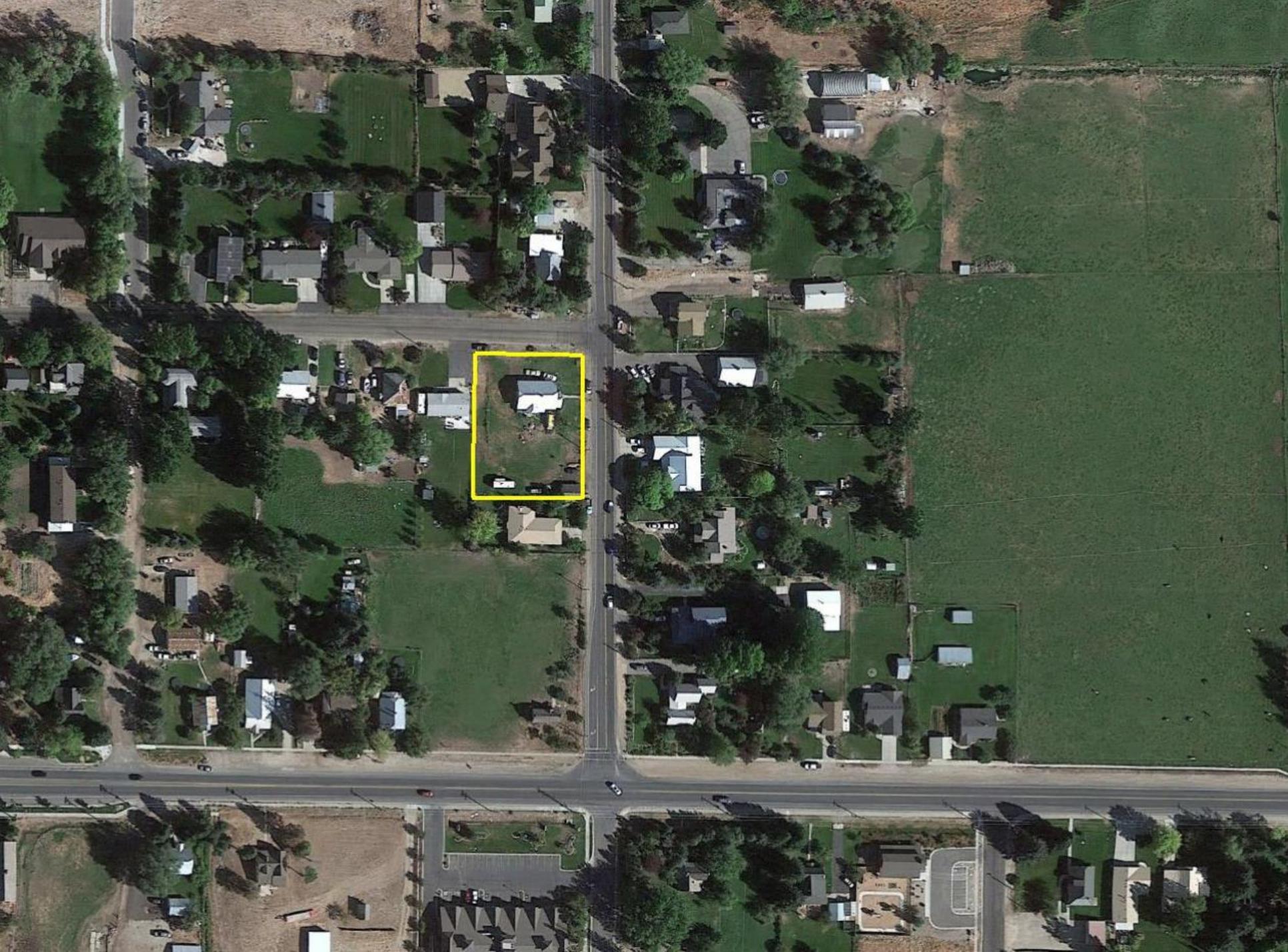
PRELIMINARY/FINAL

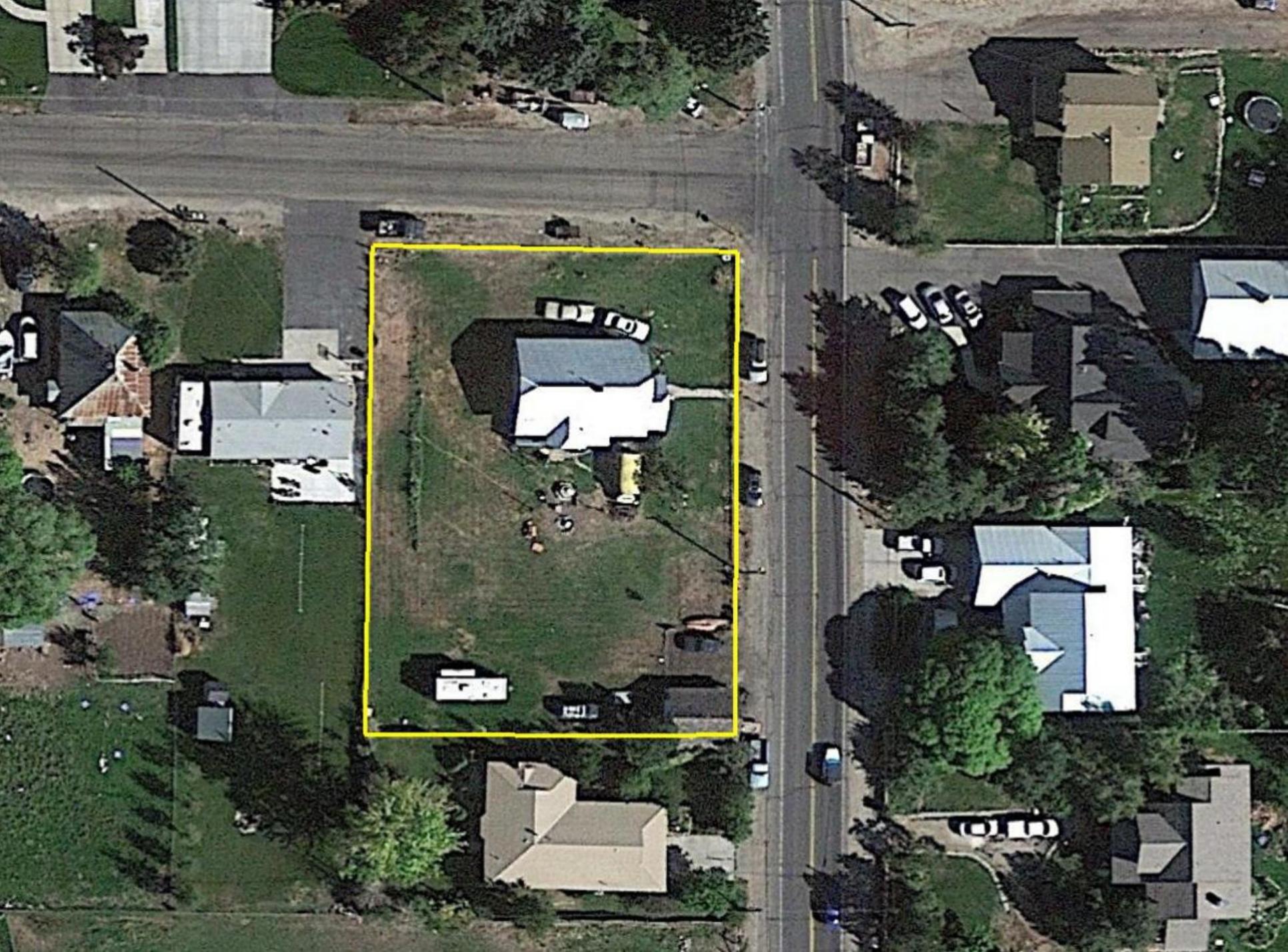


LAND USE SUMMARY

- 0.55 acre
- R-1-7 zoning
- Proposal contains two (2) lots
- One existing single-family dwelling; one existing detached garage. Portions of the garage extend outside the property boundary and the application calls for demolition and removal of the structure.
- Proposed Lot 1 has frontage on River Road and 100 North.
- Proposed Lot 2 has frontage on River Road.
- Sensitive lands – None identified
- The existing parcel connects to Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line. The addition of a second parcel will necessitate additional connections to these services.









SYMBOL LEGEND	
	DEED LINE
	SURVEY BOUNDARY
	FIELD FENCE
	ROUND NEWMARK WITH CAP (JACK JOHNSON)
	ROUND NEWMARK WITH CAP (BOB KAY)

SURVEYOR'S CERTIFICATE

I, CLAYD A. HERRICK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 173433, AS PROVIDED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREIN DESCRIBED AREA, AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATE & ADDRESS: 04/11/2017

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION TO AID IN THE SALE OF THE PROPERTY. THEREBY AND MEASURED IN FIELD. THE DEEDS IN THE AREA DO NOT FIT METEORICAL LINES OF OCCUPATION. THE PREVIOUS SURVEYS OF THE ALLOT SHOW THE SAME SITUATION AND RECORDED THAT BOUNDARY LINE INFORMATION HAS BEEN PROVIDED AND IS TO BE CLEAR OF THIS PROPERTY. THE DEEDS ARE TO BE A GUIDE TO ACTION THAT DOES NOT AFFECT. SOME BELIEVE IT IS A FENCE LINE BUT NOT TO THAT DO NOT FIT OCCUPATION. IT APPEARS THAT THE SUBJECT PROPERTY INCLUDES THE RIGHT-OF-WAY TO THE CENTER OF THE STREET. WHEN THE DEED IS REFERRED TO ACTION PREVIOUS TO THE SOUTH AND EAST BOUNDARY LINE, THERE IS NO CLEAR CONTROL OF RIGHT-OF-WAY. THE BOUNDARY SHOWS IS FIT SPOKE OF THE STREET OF THE DEED.

DESCRIPTION

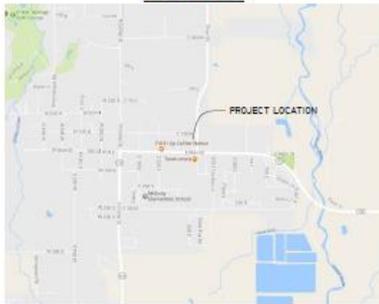
REAR BOUNDARY: BEARING S82°51'00" E DIST 100.00 FT TO THE POINT OF BEGINNING; BEARING S82°51'00" E DIST 100.00 FT TO THE POINT OF BEGINNING; BEARING S82°51'00" E DIST 100.00 FT TO THE POINT OF BEGINNING; BEARING S82°51'00" E DIST 100.00 FT TO THE POINT OF BEGINNING.

RIGHT-OF-WAY: BEARING S82°51'00" E DIST 100.00 FT TO THE POINT OF BEGINNING; BEARING S82°51'00" E DIST 100.00 FT TO THE POINT OF BEGINNING; BEARING S82°51'00" E DIST 100.00 FT TO THE POINT OF BEGINNING; BEARING S82°51'00" E DIST 100.00 FT TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

BASES OF BEARINGS: DISTANCE MEASURED BETWEEN POINTS WASATCH COUNTY (POLARIS) AS SHOWN HEREIN.

VICINITY MAP



GRAPHIC SCALE

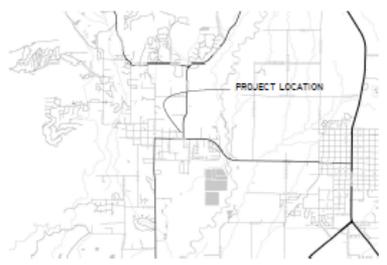


ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2596 SOUTH 278 EAST, HERRICK CITY, UT 84002
(801) 952-5975

BOUNDARY SURVEY
WASATCH COUNTY
IN THE SW 1/4 OF SEC. 35, T3S, R1E, S18W

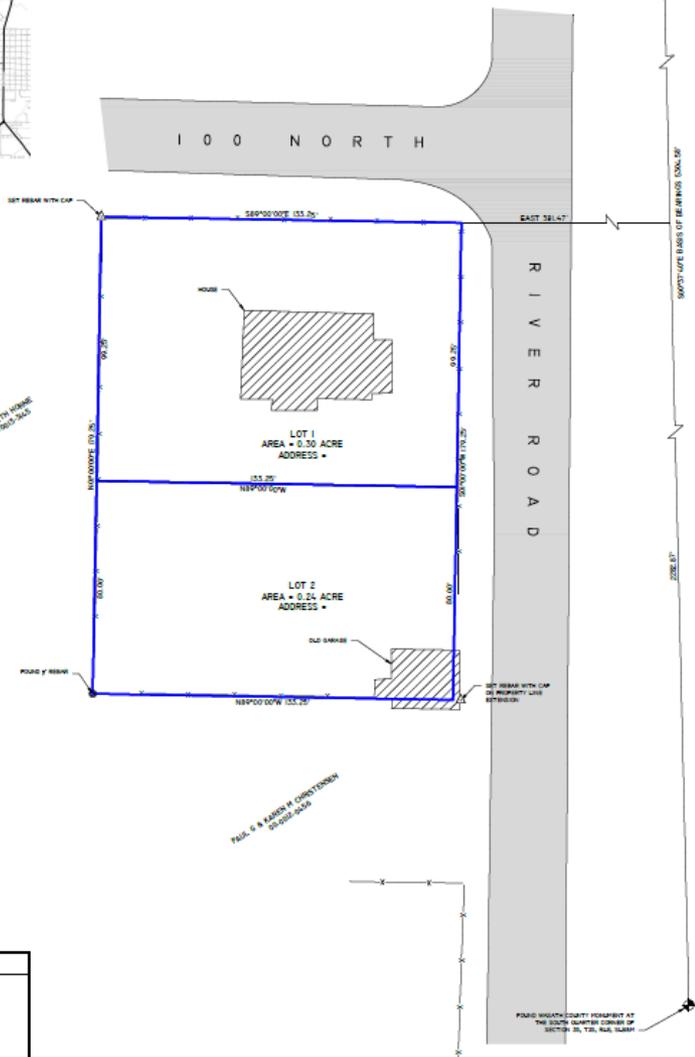
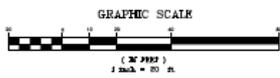
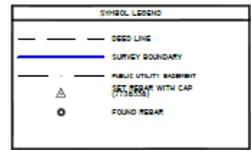
PROJECT NO: 17-04-057
SHEET: 1 OF 1
PROJECT: CLYDE McDONALD RIVER ROAD BOUNDARY SURVEY

VICINITY MAP



SAGE HILL ESTATES

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 3S, RANGE 4E, SLB&M



MIDWAY IRRIGATION COMPANY

APPROVED _____ DATE _____

MIDWAY SANITATION DISTRICT

APPROVED _____ DATE _____

BOUNDARY DESCRIPTION

BEGINS AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGH ROAD, SAID POINT BEING 200 FT WEST 100 FT WEST ALONG THE QUARTER SECTION LINE AND 20 FT WEST FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND FEDERAL AND BEARING THENCE S67°20'00\"/>

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-14-603 OF THE UTAH CODE, I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7756338 IN ACCORDANCE WITH TITLE 18, CHAPTER 25, OF THE PROFESSIONAL BUSINESS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPUTED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAN IN ACCORDANCE WITH SECTION 10-15-101 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS INDICATED ON THE PLAN.

CHAD ANDERSON
PROFESSIONAL LAND SURVEYOR

DATE _____

7756338
(CHAD A. ANDERSON)
2020-01-01
STATE OF UTAH
SURVEYOR'S SEAL

OWNER'S DEDICATION

FROM ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAN, HAVE GRANTED THE SAID TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREINAFTER SHOWN AS SAID LAND BEING SET ASIDE FOR THE BENEFIT OF THE PUBLIC AND HEREBY DEDICATE THE SAID LAND ON THIS PLAN AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND THIS _____ DAY OF _____, 20____.

DAVID C. FULTON
DAVID C. FULTON
DAVID C. FULTON

ACKNOWLEDGEMENT

STATE OF _____, U.S.

COUNTY OF _____, U.S.

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE SIGNER OF THE ABOVE DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE SAID DEDICATION FREELY AND VOLUNTARILY FOR AND IN BENEFIT OF SAID CORPORATION AND THE PURPOSES INTENDED AND THAT SAID CORPORATION RECEIVED THE SAID.

NOTARY PUBLIC _____

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASHCO COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS OF SAID BEARING SHOWN.

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

APPROVED: _____ MAYOR (SEE REAL ESTATE)

APPROVED: _____ CITY ENGINEER (SEE REAL ESTATE) APPROVED: _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

BY THE MIDWAY CITY PLANNING COMMISSION:

APPROVED: _____ PLANNING DIRECTOR APPROVED: _____ CHAIRMAN PLANNING COMMISSION

COUNTY SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.

BY THE MIDWAY CITY PLANNING COMMISSION:

SEE # _____ COUNTY SURVEYOR

SURVEYOR'S SEAL: _____

MAYOR'S SEAL: _____

CITY ENGINEER'S SEAL: _____

PLANNING DIRECTOR'S SEAL: _____

COUNTY RECORDER

ELEMENT LAND SURVEYING

WWW.ELEMENTSURVEYING.COM 270 S. EAST, HEBER CITY, UT 84002
801-687-5181 & 801-687-5188

MIDWAY CITY
WATCH COUNTY
SAGE HILL ESTATES
2 LOT SUBDIVISION IN MIDWAY UTAH

PROJECT: 21-04-130
SHEET: 1 OF 1

RECOMMENDED WATER REQUIREMENT

- 0.81-acre parcel (35,284 sq. ft.)
- 0.54-acre parcel (23,522 sq. ft.) after road dedication
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.23 acres (10,000 sq. ft.)
 - Irrigated acreage
 - 0.3 acres (13,068) x 3 = 0.9 acre feet
- 2 culinary connections for dwellings
 - 1.6 acre feet
- Total = 0.9 + 1.6 = 2.5 acre feet
- 1.5 acre feet credit for dwelling and historically irrigated yard
- 1.0 acre foot requirement

POSSIBLE FINDINGS

- The proposed lots meet the minimum requirements for the R-1-7 zoning district
- The proposal does meet the intent of the General Plan for the R-1-7 zoning district
- The subdivision will contribute to the master trails plan by adding funds to the general trails fund that will be used to help accomplish the master trails plan
- 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. During the River Road reconstruction, the contractor installed water, sewer, and pressurized irrigation laterals to the proposed Lot 2 (City paid to avoid future road cuts). Prior to recording the plat, the owners shall reimburse the City for the cost of the laterals.
2. The owners shall dedicate the required areas for River Road and 100 North before recording the plat. River Road is local collector with a 66' ROW so the owners shall dedicate 33'. 100 North is a local road with a 56' ROW, so the owners shall dedicate 28'.
3. The existing, nonconforming garage on the premises shall be removed prior to the recording of any plat.
4. A note shall be included on the plat advising that only single-family dwellings are allowed on the two lots.
5. Access to Lot 1 shall be restricted to 100 North rather than River Rd.
6. Access to Lot 2, which fronts River Road, shall have a turn around so that cars are not backing onto River Road.