

Memo



Date: April 15, 2025
To: Midway City Council
From: Michael Henke
Re: Michel Subdivision Driveway Access to River Road

The purpose of this item is to discuss, and potentially approve, driveway access to the proposed Michel Subdivision. The proposed Michel Subdivision is in Wasatch County's jurisdiction but will front a portion of River Road that is owned by Midway. River Road is classified as a collector road in Midway's capitol facilities plan and new driveways are not allowed on collector roads unless approved by the City Council. The Michel subdivision will consist of five lots and will be developed in two phases. The first phase includes Lot 1, and an existing dwelling will be located on the new lot. Phase 2 will consist of four lots and the applicant is pursuing access to the proposed lots from Midway's River Road. One of the requirements from a lawsuit within the family is that lot 1 is subdivided from the rest of the property and for that reason the proposal is to create a two phased development.

According to the applicant, phase 2 will not be recorded and the applicant is currently working to place a conservation easement on the entirety of phase 2. Midway and Wasatch County have both agreed to contribute open space bond funds towards the conservation easement with Midway's contribution being \$250,000. According to the applicant, a subdivision approval is being pursued to establish the value of the property which is one of the steps to being able to establish a conservation easement. Though the seeking of subdivision approval is different from the other conservation easements Midway has participated in, it's a way to establish value for the property. It's likely that the conservation easement will be placed on the property and a plat for phase 2 will never be recorded but if it's not, it's important that Midway addresses all the issues with development of the property that would normally be addressed. One of the issues to review is the location of the future driveways to lots 2-4.

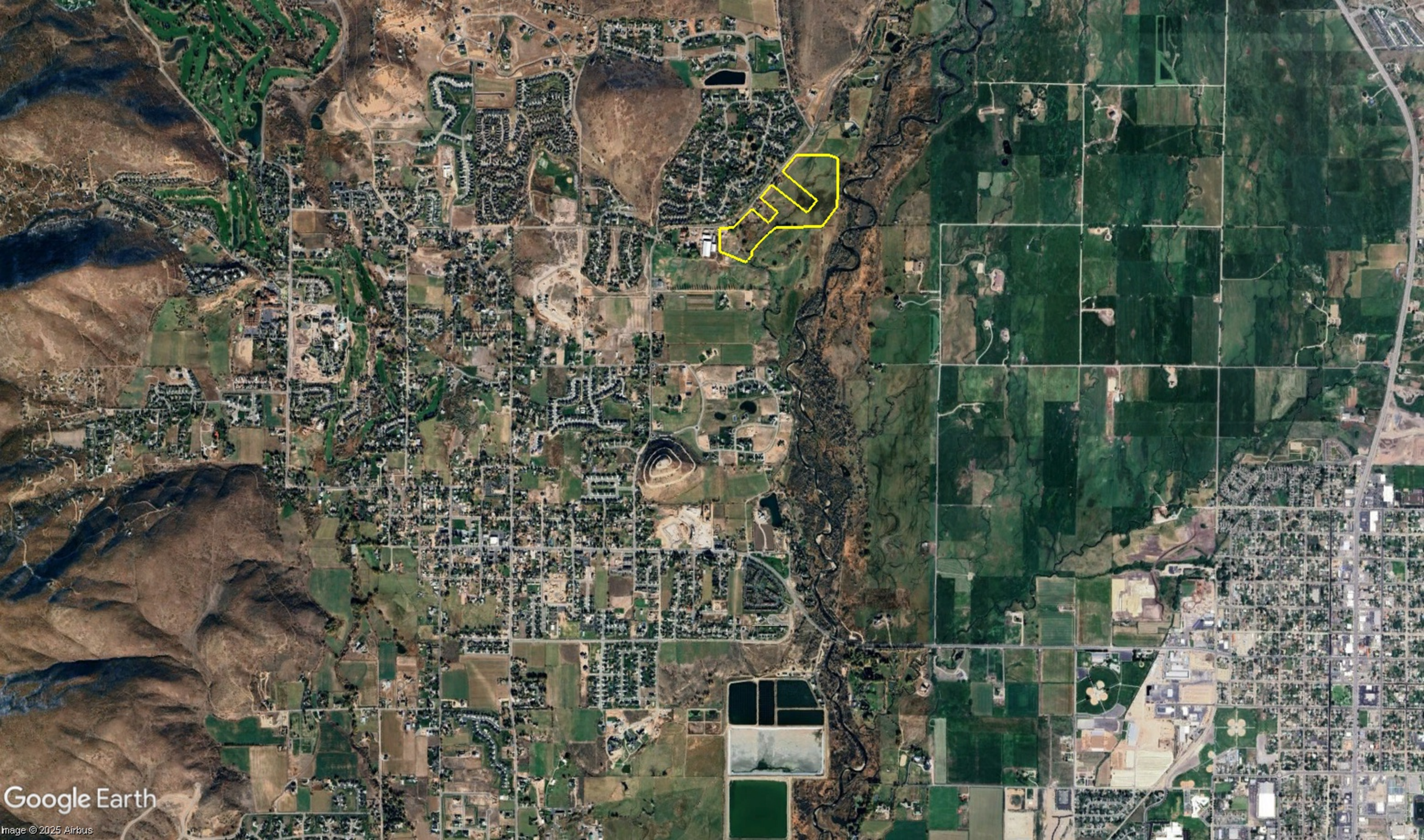
Staff have two recommendations regarding future driveways. The first is that the driveways all require turnarounds so that no vehicles will back onto River Road. The lots are all large with the smallest being 6.8 acres. Turnarounds will easily be accommodated on each of the lots. The

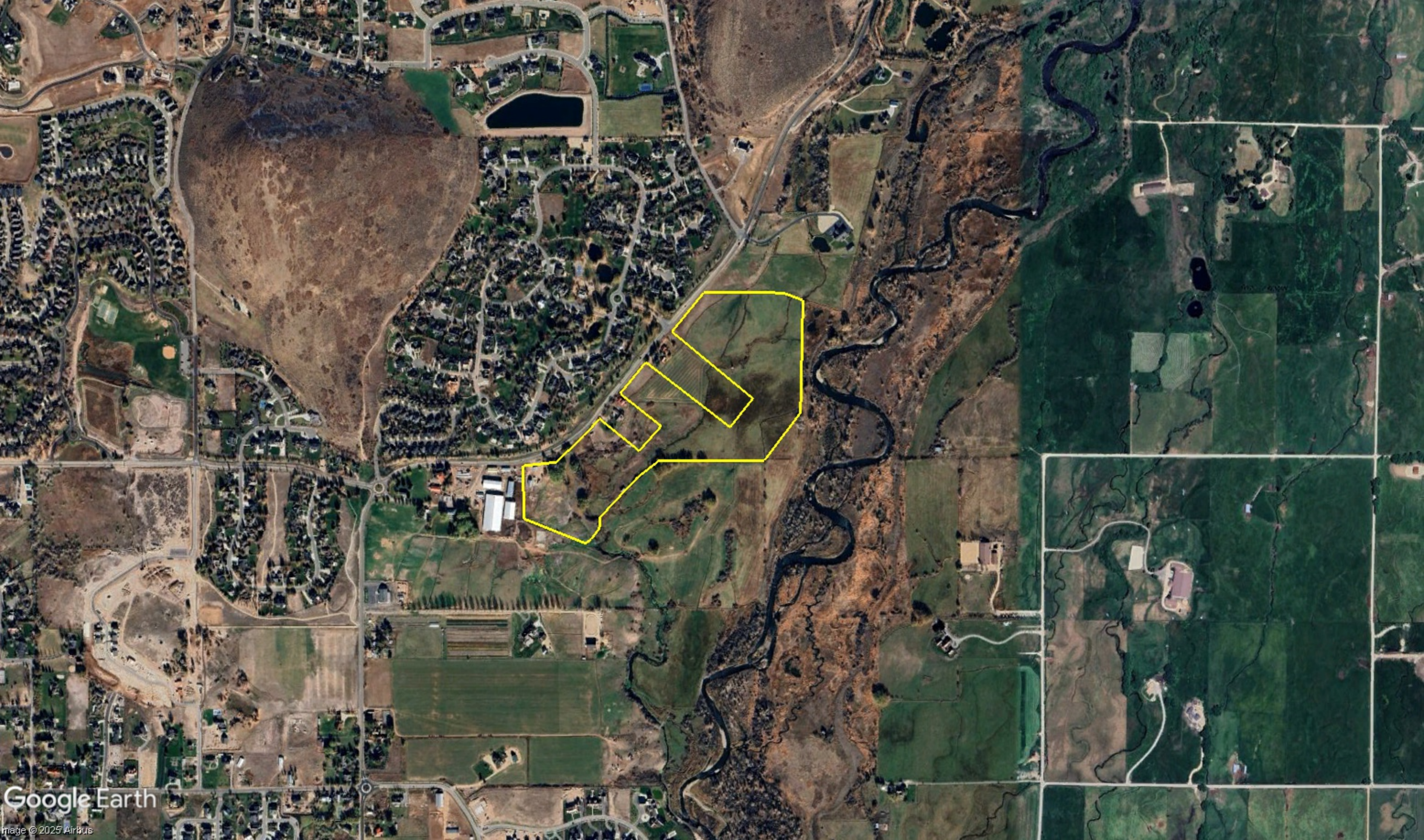
second recommendation is that lots 4 and 5 share a driveway. This will eliminate one of the driveway access points to River Road. Midway has required this in other developments such as the Midway Highlands on Homestead Drive where six lots all share driveways.

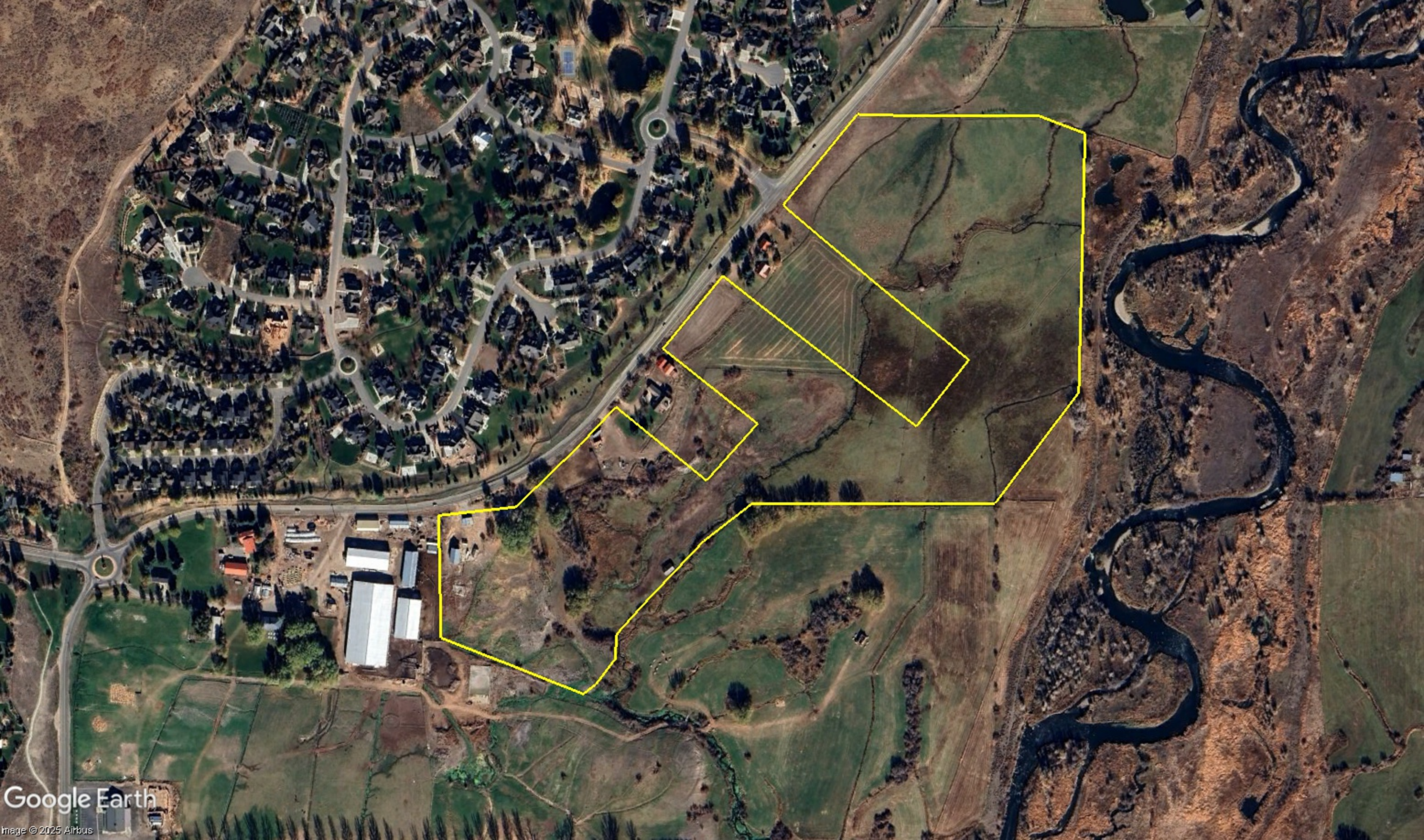
Please contact me with any questions.

Michael Henke, MPA, AICP

City Planning Administrator





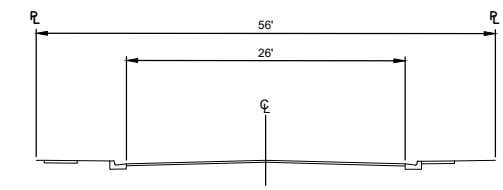




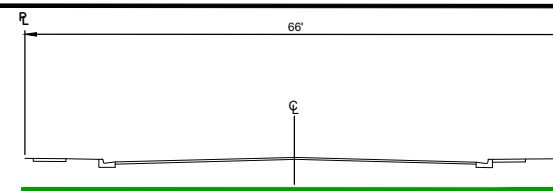
ROAD SYSTEM MASTER PLAN

LEGEND

-
- Legend:
- PRIVATE ROADS
 - MIDWAY CITY BOUNDARY
 - ROADS OUTSIDE OF MIDWAY CITY BOUNDARY
 - EXISTING LOCAL
 - EXISTING COLLECTOR
 - EXISTING ARTERIAL (UDOT)
 - FUTURE LOCAL
 - FUTURE MINOR COLLECTOR

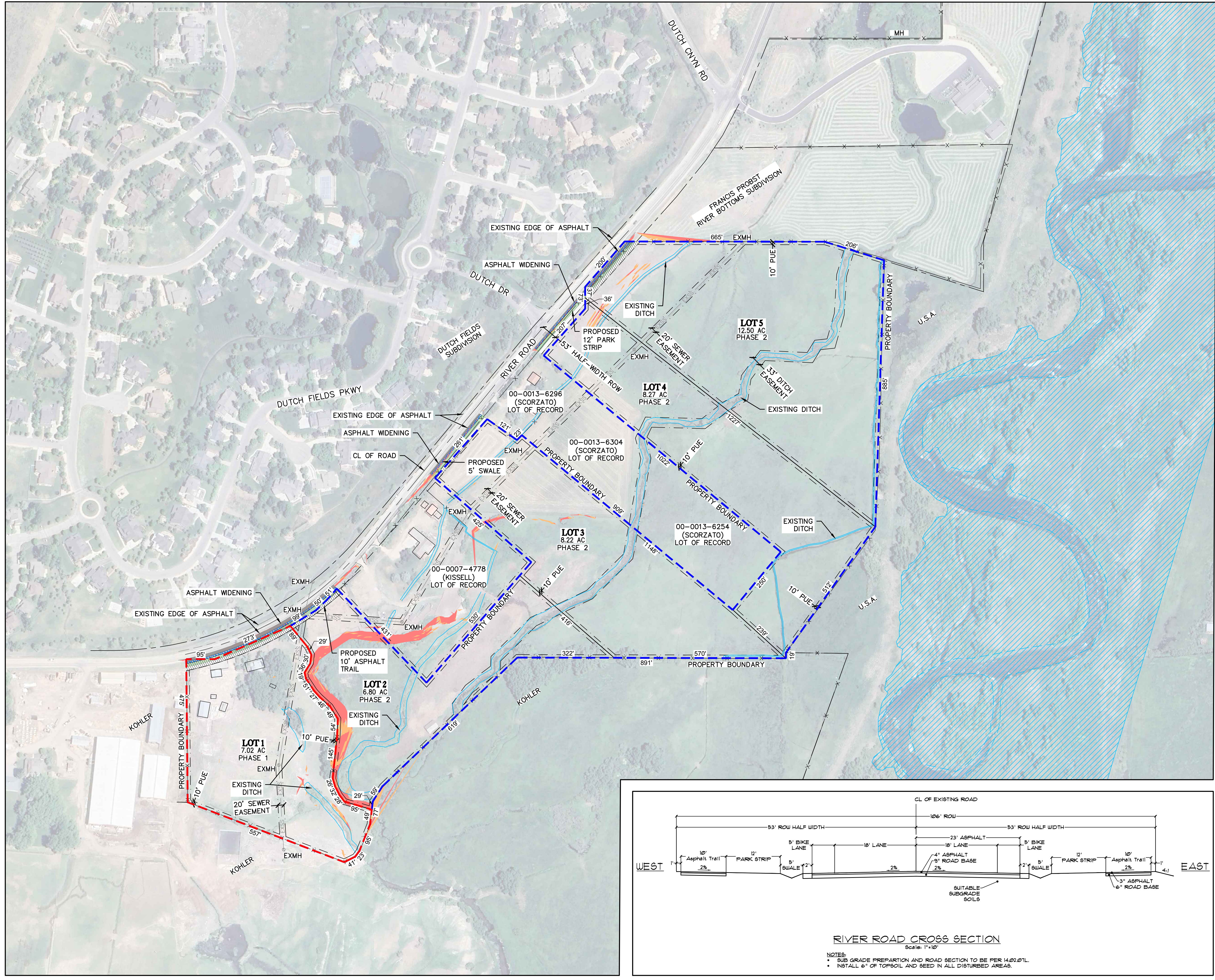


LOCAL STREET
N.T.S.



LOCAL COLLECTOR STREET
N.T.S.

Site: 10 Westside Way - Lot of Record and Proposed Subdivision
Ref: 00-0013-6296 (Scorzato) 00-0013-6304 (Scorzato) 00-0013-6254 (Scorzato) 00-0007-4778 (Kissell)
Date: 10 MAR 2025
Drawn by: STANLEY-PC

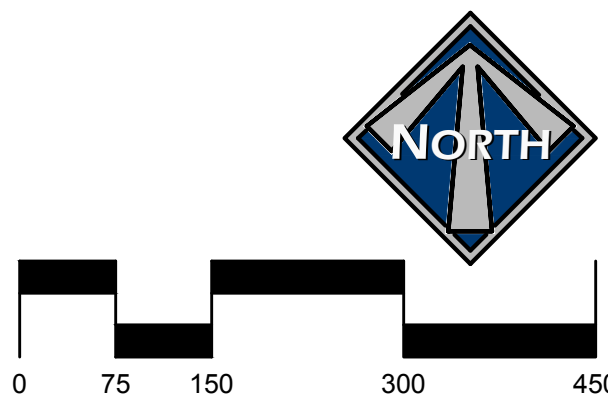


- LEGEND**
- ROAD RIGHT-OF-WAY DEDICATION
 - ASPHALT WIDENING
 - 5' SWALE
 - 12' PARK STRIP
 - 10' ASPHALT TRAIL
 - FEMA FLOODPLAIN
 - 25-30% SLOPES
 - +30% SLOPES
 - PHASE 1
 - PHASE 2
 - EXSS EXISTING SEWER
 - EXISTING FENCE

- NOTES:**
- SMALL SCALE SUBDIVISIONS MUST BE 5 LOTS OR LESS.
 - MINIMUM FRONTAGE/WIDTH FOR SMALL SCALE SUBDIVISION LOTS IN THE RA-1 ZONE IS 200 FEET.

LAND USE CALCULATIONS:

| | |
|----------------|------------------|
| TOTAL AREA | 42.81 ACRES |
| NUMBER OF LOTS | 5 |
| DENSITY | 1 PER 8.47 ACRES |
| ZONE | RA-1 |



SCALE: 1"=150'
Scale 1" = 300' for 11x17

CHRISTIAN MICHEL LLC
MICHEL SUBDIVISION

SITE PLAN



DESIGN BY: PDB
DRAWN BY: SW

DATE: 10 MAR 2025
REV:

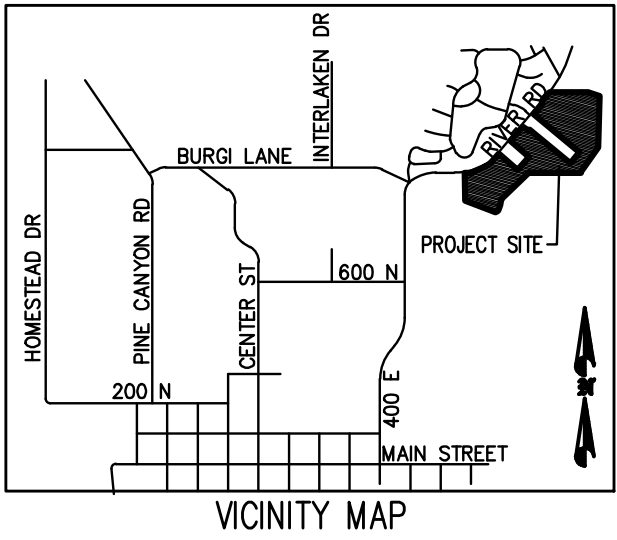
SHEET
3

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. 2955595
DATE: 10 MAR 2025

RIVER ROAD CROSS SECTION
Scale: 1"=10'

- NOTES:**
- SUB GRADE PREPARATION AND ROAD SECTION TO BE PER 14.02.01L.
 - INSTALL 6" OF TOPSOIL AND SEED IN ALL DISTURBED AREAS.



MICHEL SUBDIVISION

PHASE 1 (LOT 1)

LOCATED IN THE WEST QUARTER CORNER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

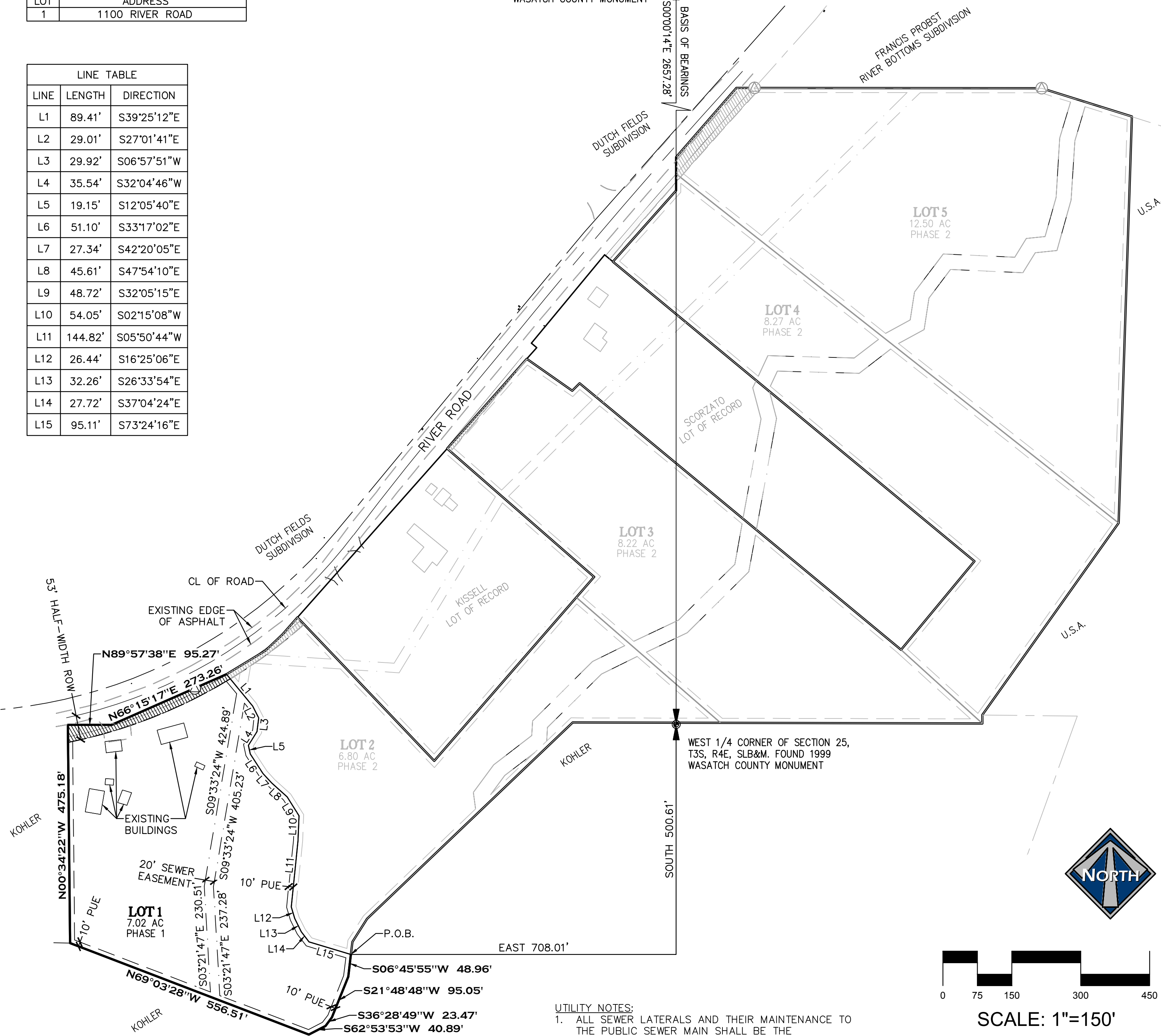
ADDRESS TABLE

| LOT | ADDRESS |
|-----|-----------------|
| 1 | 1100 RIVER ROAD |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| L1 | 89.41' | S39°25'12"E |
| L2 | 29.01' | S27°01'41"E |
| L3 | 29.92' | S06°57'51"W |
| L4 | 35.54' | S32°04'46"W |
| L5 | 19.15' | S12°05'40"E |
| L6 | 51.10' | S33°17'02"E |
| L7 | 27.34' | S42°20'05"E |
| L8 | 45.61' | S47°54'10"E |
| L9 | 48.72' | S32°05'15"E |
| L10 | 54.05' | S02°15'08"W |
| L11 | 144.82' | S05°50'44"W |
| L12 | 26.44' | S16°25'06"E |
| L13 | 32.26' | S26°33'54"E |
| L14 | 27.72' | S37°04'24"E |
| L15 | 95.11' | S73°24'16"E |

NORTHWEST CORNER OF SECTION 25,
T3S, R4E, SLB&M, FOUND 1995
WASATCH COUNTY MONUMENT

BASIS OF BEARINGS
S00°00'14"E 2657.28'



UTILITY NOTES:

- ALL SEWER LATERALS AND THEIR MAINTENANCE TO THE PUBLIC SEWER MAIN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

FEMA FLOODPLAIN NOTES:

- ALL LOTS ARE FEMA ZONE X.

LEGEND

- PUBLIC UTILITY EASEMENT (PUE)
- ⊙ FOUND REBAR WITH CAP
- ▨ RIVER ROAD RIGHT-OF-WAY DEDICATION (0.18 ACRES)

TWIN CREEKS SPECIAL SERVICE DISTRICT

APPROVED THIS ____ DAY OF ____, 20__.

MANAGER

WASATCH COUNTY SOLID WASTE

APPROVED THIS ____ DAY OF ____, 20__.

DIRECTOR

WASATCH COUNTY RECREATION DEPARTMENT

APPROVED THIS ____ DAY OF ____, 20__.

DIRECTOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF ____, 20__.

COUNTY ATTORNEY

BASIS OF BEARINGS

THE BASIS OF BEARING IS SOUTH 00°00'14" EAST BETWEEN THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 25 AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 500.61 FEET AND WEST 708.01 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT AT THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 06°45'55" WEST 48.96 FEET; THENCE SOUTH 21°48'48" WEST 95.05 FEET; THENCE SOUTH 36°28'49" WEST 23.47 FEET; THENCE SOUTH 62°53'53" WEST 40.89 FEET; THENCE NORTH 00°34'22" WEST 475.18 FEET; THENCE NORTH 89°57'38" EAST 95.27 FEET; THENCE NORTH 66°15'17" EAST 273.26 FEET; THENCE SOUTH 39°25'12" EAST 89.41 FEET; THENCE SOUTH 27°01'41" EAST 29.01 FEET; THENCE SOUTH 06°57'51" WEST 29.92 FEET; THENCE SOUTH 32°04'46" WEST 35.54 FEET; THENCE SOUTH 12°05'40" EAST 19.15 FEET; THENCE SOUTH 33°17'02" EAST 51.10 FEET; THENCE SOUTH 42°20'05" EAST 27.34 FEET; THENCE SOUTH 47°54'10" EAST 45.61 FEET; THENCE SOUTH 32°05'15" EAST 48.72 FEET; THENCE SOUTH 02°15'08" WEST 54.05 FEET; THENCE SOUTH 05°50'44" WEST 144.82 FEET; THENCE SOUTH 16°25'06" EAST 26.44 FEET; THENCE SOUTH 26°33'54" EAST 32.26 FEET; THENCE SOUTH 37°04'24" EAST 27.72 FEET; THENCE SOUTH 73°24'16" EAST 95.11 FEET TO THE POINT OF BEGINNING.

AREA = 7.02 ACRES

COUNTY EXECUTIVE

THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC, THIS ____ DAY OF ____, 2025, SUBJECT TO THE FOLLOWING CONDITIONS:

COUNTY EXECUTIVE

ATTEST: COUNTY CLERK

WASATCH COUNTY SHERIFF'S OFFICE

APPROVED THIS ____ DAY OF ____, 20__, SUBJECT TO THE FOLLOWING CONDITIONS:

WASATCH COUNTY SHERIFF

WASATCH COUNTY WATER RESOURCES

APPROVED THIS ____ DAY OF ____, 20__.

DIRECTOR

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS ____ DAY OF ____, 20__.

ROS#

COUNTY SURVEYOR

WASATCH COUNTY FIRE CHIEF

APPROVED THIS ____ DAY OF ____, 20__, WITH THE FOLLOWING CONDITIONS:

FIRE CHIEF

COUNTY PLANNING OFFICE

APPROVED THIS ____ DAY OF ____, 20__, BY THE WASATCH COUNTY PLANNING DIRECTOR

PLANNING DIRECTOR

COUNTY ENGINEER DEPARTMENT

APPROVED THIS ____ DAY OF ____, 20__, SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, ENGINEERING DEPARTMENT

HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF ____, 20__, SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, COUNTY HEALTH DEPARTMENT

PUBLIC WORKS DEPARTMENT

APPROVED THIS ____ DAY OF ____, 20__, SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, PUBLIC WORKS

OWNER'S DEDICATION
AND CONSENT TO RECORD

WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE HEREAFTER KNOWN AS THE MICHEL SUBDIVISION PHASE 1, AND DO HEREBY DEDICATE TO WASATCH COUNTY FOR THE PERPETUAL USE OF THE PUBLIC ALL STREET RIGHTS-OF-WAY SHOWN HEREON, AND DO GRANT TO WASATCH COUNTY THE PUBLIC UTILITY EASEMENTS, AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, 2025.

CHRISTIAN MICHEL LLC, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

ON THE ____ DAY OF ____, 20__, PERSONALLY APPEARED BEFORE ME, _____, THE SIGNER OF THE ABOVE OWNER'S CONSENT, 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: _____

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 11725351 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.

SURVEYOR DATE

WASATCH COUNTY WEED BOARD

APPROVED THIS ____ DAY OF ____, 20__.

DIRECTOR

WASATCH COUNTY RECORDER FEE: _____

ENTRY NO. _____, BOOK _____, PAGE _____

STATE OF UTAH, COUNTY OF WASATCH

DATE _____, TIME _____

RECORDED AND FILED AT THE REQUEST OF: _____

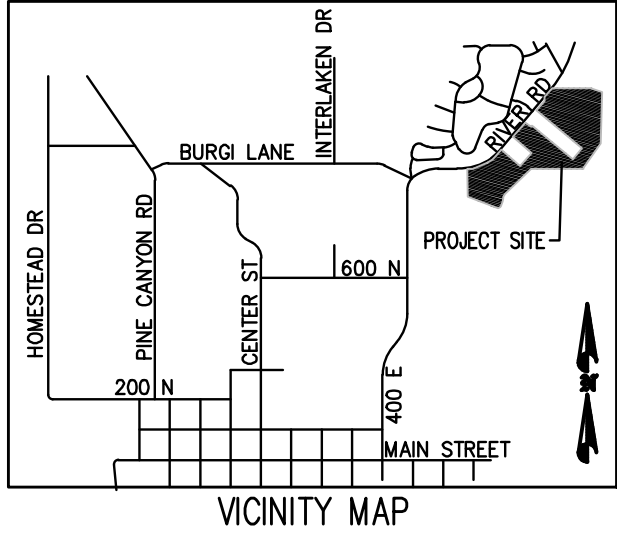
MICHEL SUBDIVISION PHASE 1 PLAT - 10 MARCH 2025

SURVEYOR
DEREK KOHLER, PLS
TITAN LAND SURVEYING
983 EAST 270 NORTH
HEBER CITY, UT 84032
PHONE (435) 671-0392

DATE OF SURVEY: JANUARY 2025

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| L2 | 23.77' | N45°50'33"E |
| L3 | 25.69' | N45°50'33"E |
| L4 | 199.00' | N45°50'33"E |
| L5 | 196.83' | N45°50'33"E |
| L6 | 22.76' | S45°30'24"W |
| L7 | 25.41' | S45°30'24"W |
| L8 | 81.84' | S16°41'14"W |
| L9 | 129.62' | S03°34'41"W |
| L10 | 88.07' | S15°40'01"W |
| L11 | 41.40' | S83°55'41"W |
| L12 | 47.80' | S31°36'46"W |
| L13 | 155.83' | N87°23'12"W |
| L14 | 103.70' | S37°01'36"W |
| L15 | 61.43' | S08°37'49"W |
| L16 | 61.14' | S61°24'06"W |
| L17 | 66.60' | S52°27'26"W |
| L18 | 187.78' | N88°24'33"W |
| L19 | 49.50' | S25°17'44"W |
| L20 | 89.48' | S10°14'09"W |
| L21 | 172.42' | S45°13'45"W |
| L22 | 107.78' | S64°40'20"W |
| L23 | 78.09' | S63°48'38"W |
| L24 | 183.67' | S45°20'17"W |
| L25 | 32.24' | S03°10'52"W |
| L26 | 104.35' | S52°35'53"W |
| L27 | 74.71' | S36°14'48"W |
| L28 | 36.26' | S07°20'49"E |
| L29 | 51.25' | N36°14'48"E |
| L30 | 82.20' | N52°35'53"E |
| L31 | 29.51' | N03°10'52"E |
| L32 | 165.58' | N45°20'17"E |
| L33 | 86.60' | N63°48'38"E |
| L34 | 98.97' | N64°40'20"E |
| L35 | 188.47' | N45°13'45"E |
| L36 | 81.28' | N10°14'09"E |
| L37 | 36.40' | N25°17'44"E |
| L38 | 177.96' | S88°24'33"E |
| L39 | 86.67' | N52°27'26"E |
| L40 | 63.42' | N61°24'06"E |
| L41 | 69.45' | N08°37'49"E |
| L42 | 77.95' | N37°01'36"E |
| L43 | 157.87' | S87°23'12"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| L44 | 51.03' | N31°36'46"E |
| L45 | 47.56' | N83°55'41"E |
| L46 | 113.93' | N15°40'01"E |
| L47 | 129.32' | N03°34'41"E |
| L48 | 77.62' | N16°41'14"E |
| L49 | 95.11' | N73°24'16"W |
| L50 | 27.72' | N37°04'24"W |
| L51 | 32.26' | N26°33'54"W |
| L52 | 26.44' | N16°25'06"W |
| L53 | 144.82' | N05°50'44"E |
| L54 | 54.05' | N02°15'08"E |
| L55 | 48.72' | N32°05'15"W |
| L56 | 45.61' | N47°54'10"W |
| L57 | 27.34' | N42°20'05"W |
| L58 | 51.10' | N33°17'02"W |
| L59 | 19.15' | N12°05'40"W |
| L60 | 35.54' | N32°04'46"E |
| L61 | 29.92' | N06°57'51"E |
| L62 | 29.01' | N27°01'41"W |
| L63 | 89.41' | N39°25'12"W |



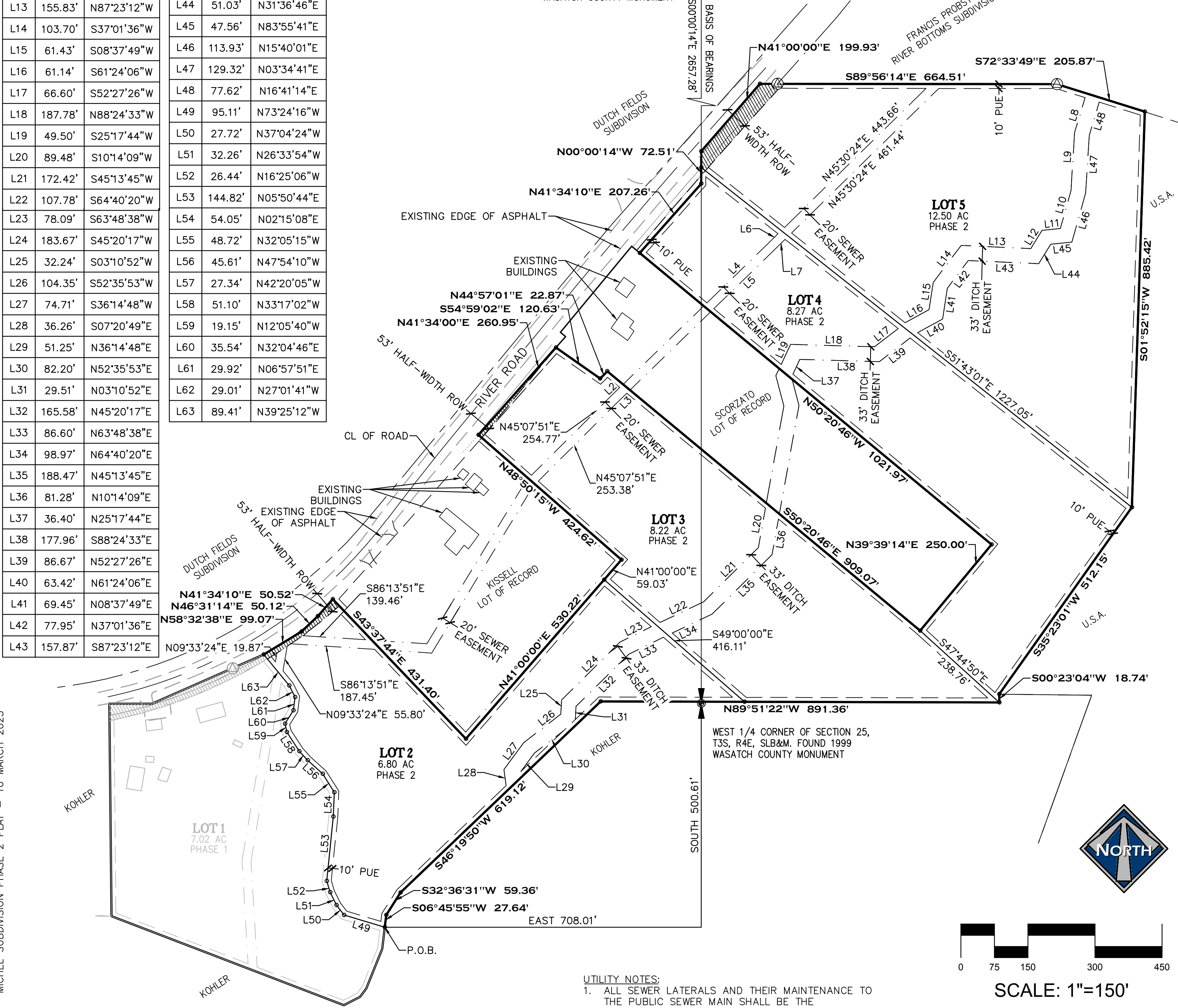
MICHEL SUBDIVISION PHASE 2 (LOTS 2-5)

LOCATED IN THE WEST QUARTER CORNER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

ADDRESS TABLE

| LOT | ADDRESS |
|-----|-----------------|
| 2 | XXXX RIVER ROAD |
| 3 | XXXX RIVER ROAD |
| 4 | XXXX RIVER ROAD |
| 5 | XXXX RIVER ROAD |

NORTHWEST CORNER OF SECTION 25,
T3S, R4E, SLB&M, FOUND 1995
WASATCH COUNTY MONUMENT



UTILITY NOTES:
1. ALL SEWER LATERALS AND THEIR MAINTENANCE TO
THE PUBLIC SEWER MAIN SHALL BE THE
RESPONSIBILITY OF THE PROPERTY OWNER.

FEMA FLOODPLAIN NOTES:
1. ALL LOTS ARE FEMA ZONE X.

- LEGEND
- PUBLIC UTILITY EASEMENT (PUE)
 - FOUND REBAR WITH CAP
 - RIVER ROAD RIGHT-OF-WAY DEDICATION (0.39 ACRES)

TWIN CREEKS SPECIAL SERVICE DISTRICT

APPROVED THIS ____ DAY OF _____,
20____.

MANAGER

WASATCH COUNTY SOLID WASTE

APPROVED THIS ____ DAY OF _____,
20____.

DIRECTOR

WASATCH COUNTY RECREATION DEPARTMENT

APPROVED THIS ____ DAY OF _____,
20____.

DIRECTOR

APPROVAL AS TO FORM

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

COUNTY ATTORNEY

BASIS OF BEARINGS

THE BASIS OF BEARING IS SOUTH 00°00'14" EAST
BETWEEN THE FOUND WASATCH COUNTY BRASS CAP
MARKING THE NORTHWEST CORNER OF SECTION 25
AND THE FOUND WASATCH COUNTY BRASS CAP
MARKING THE WEST QUARTER CORNER OF SECTION
25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE
BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 500.61
FEET AND WEST 708.01 FEET FROM THE
WASATCH COUNTY SURVEY MONUMENT AT THE
WEST QUARTER CORNER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT
LAKE BASE AND MERIDIAN; THENCE NORTH
73°24'16" WEST 95.11 FEET; THENCE NORTH
37°04'24" WEST 27.72 FEET; THENCE NORTH
26°33'54" WEST 32.26 FEET; THENCE NORTH
16°25'06" WEST 26.44 FEET; THENCE NORTH
05°50'44" EAST 144.82 FEET; THENCE NORTH
02°15'08" EAST 54.05 FEET; THENCE NORTH
32°05'15" WEST 48.72 FEET; THENCE NORTH
47°54'10" WEST 45.61 FEET; THENCE NORTH
42°20'05" WEST 27.34 FEET; THENCE NORTH
33°17'02" WEST 51.10 FEET; THENCE NORTH
12°05'40" WEST 19.15 FEET; THENCE NORTH
32°04'46" EAST 35.54 FEET; THENCE NORTH
06°57'51" EAST 29.92 FEET; THENCE NORTH
27°01'41" WEST 29.01 FEET; THENCE NORTH
39°25'12" WEST 89.41 FEET; THENCE NORTH
58°32'38" EAST 99.07 FEET; THENCE NORTH
46°31'14" EAST 50.12 FEET; THENCE NORTH
41°34'10" EAST 50.52 FEET; THENCE SOUTH
43°37'44" EAST 431.40 FEET; THENCE NORTH
41°00'00" EAST 530.22 FEET; THENCE NORTH
45°50'15" WEST 424.62 FEET; THENCE NORTH
41°34'00" EAST 260.95 FEET; THENCE SOUTH
54°59'02" EAST 120.63 FEET; THENCE NORTH
44°57'01" EAST 22.87 FEET; THENCE SOUTH
50°20'46" EAST 909.07 FEET; THENCE NORTH
39°30'14" EAST 250.00 FEET; THENCE NORTH
50°20'46" WEST 1021.97 FEET; THENCE NORTH
41°34'10" EAST 207.26 FEET; THENCE NORTH
00°00'14" WEST 72.51 FEET; THENCE NORTH
41°00'00" EAST 199.93 FEET; THENCE SOUTH
89°56'14" EAST 664.51 FEET; THENCE SOUTH
72°33'49" EAST 205.87 FEET; THENCE SOUTH
01°52'15" WEST 885.42 FEET; THENCE SOUTH
35°23'01" WEST 512.15 FEET; THENCE SOUTH
00°23'04" WEST 18.74 FEET; THENCE SOUTH
89°51'22" WEST 891.36 FEET; THENCE SOUTH
46°19'50" WEST 619.12 FEET; THENCE SOUTH
32°36'31" WEST 59.36 FEET; THENCE SOUTH
06°45'55" WEST 27.64 FEET TO THE POINT OF
BEGINNING.

AREA = 35.79 ACRES

COUNTY EXECUTIVE

THE COUNTY OF WASATCH APPROVES THIS
SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION
OF PUBLIC UTILITY EASEMENTS FOR THE
PERPETUAL USE OF THE PUBLIC, THIS ____ DAY
OF _____, 20____, SUBJECT TO THE
FOLLOWING CONDITIONS:

COUNTY EXECUTIVE

ATTEST: _____
COUNTY CLERK

WASATCH COUNTY SHERIFF'S OFFICE

APPROVED THIS ____ DAY OF _____, 20____,
SUBJECT TO THE FOLLOWING CONDITIONS:

WASATCH COUNTY SHERIFF

WASATCH COUNTY WATER RESOURCES

APPROVED THIS ____ DAY
OF _____, 20____.

DIRECTOR

COUNTY SURVEYOR

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

ROS# _____

COUNTY SURVEYOR

WASATCH COUNTY FIRE CHIEF

APPROVED THIS ____ DAY OF _____, 20____,
WITH THE FOLLOWING CONDITIONS:

FIRE CHIEF

COUNTY PLANNING OFFICE

APPROVED THIS ____ DAY OF _____, 20____,
BY THE WASATCH COUNTY PLANNING
DIRECTOR

PLANNING DIRECTOR

COUNTY ENGINEER DEPARTMENT

APPROVED THIS ____ DAY OF _____, 20____,
SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, ENGINEERING DEPARTMENT

HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF _____, 20____,
SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, COUNTY HEALTH DEPARTMENT

PUBLIC WORKS DEPARTMENT

APPROVED THIS ____ DAY OF _____, 20____,
SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, PUBLIC WORKS

OWNER'S DEDICATION AND CONSENT TO RECORD

WE THE UNDERSIGNED OWNERS OF THE TRACT
OF LAND SHOWN AND DESCRIBED ON THIS
SUBDIVISION PLAT, HAVE CAUSED THE SAME TO
BE HEREAFTER KNOWN AS THE MICHEL
SUBDIVISION PHASE 2, AND DO HEREBY
DEDICATE TO WASATCH COUNTY FOR THE
PERPETUAL USE OF THE PUBLIC ALL STREET
RIGHTS-OF-WAY SHOWN HEREON, AND DO
GRANT TO WASATCH COUNTY THE PUBLIC
UTILITY EASEMENTS, AS SHOWN ON THIS PLAT
AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET
OUR HANDS THIS ____ DAY OF _____,
2025.

CHRISTIAN MICHEL LLC, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

ON THE ____ DAY OF _____, 20____,
PERSONALLY APPEARED BEFORE ME _____,
THE SIGNER OF THE ABOVE OWNER'S CONSENT,
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: _____

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE
UTAH CODE, I, DEREK KOHLER, DO HEREBY CERTIFY
THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING
LICENSE NUMBER 11725351 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.

SURVEYOR _____ DATE _____

WASATCH COUNTY WEED BOARD

APPROVED THIS ____ DAY OF _____,
20____.

DIRECTOR

WASATCH COUNTY RECORDER FEE: _____

ENTRY NO. _____, BOOK _____, PAGE _____

STATE OF UTAH, COUNTY OF WASATCH

DATE _____, TIME _____

RECORDED AND FILED AT THE REQUEST OF: _____

MICHEL SUBDIVISION PHASE 2 PLAT - 10 MARCH 2025

SURVEYOR
DEREK KOHLER, PLS
TITAN LAND SURVEYING
983 EAST 270 NORTH
HEBER CITY, UT 84032
PHONE (435) 671-0392

DATE OF SURVEY: JANUARY 2025