

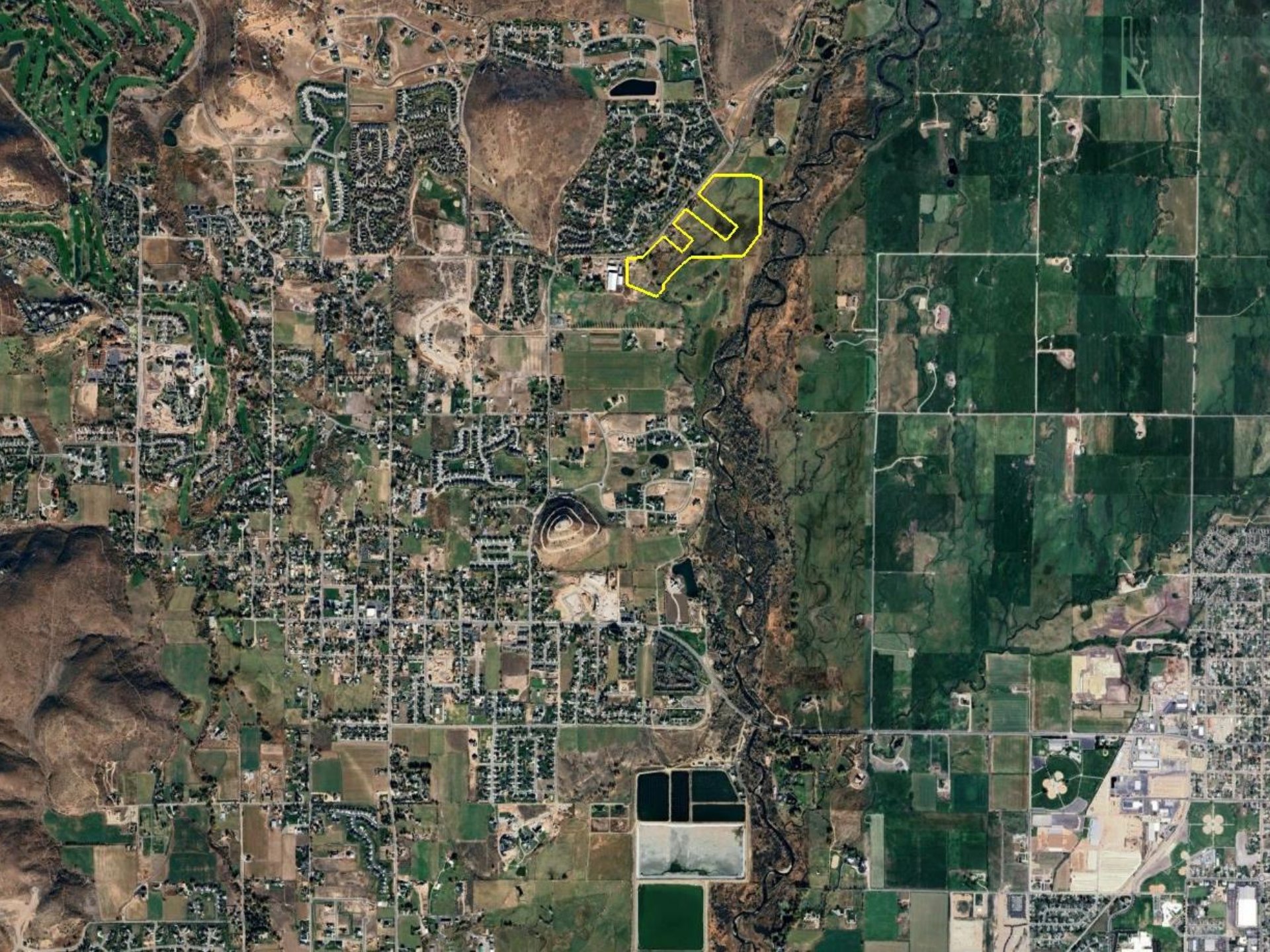
MICHEL SUBDIVISION

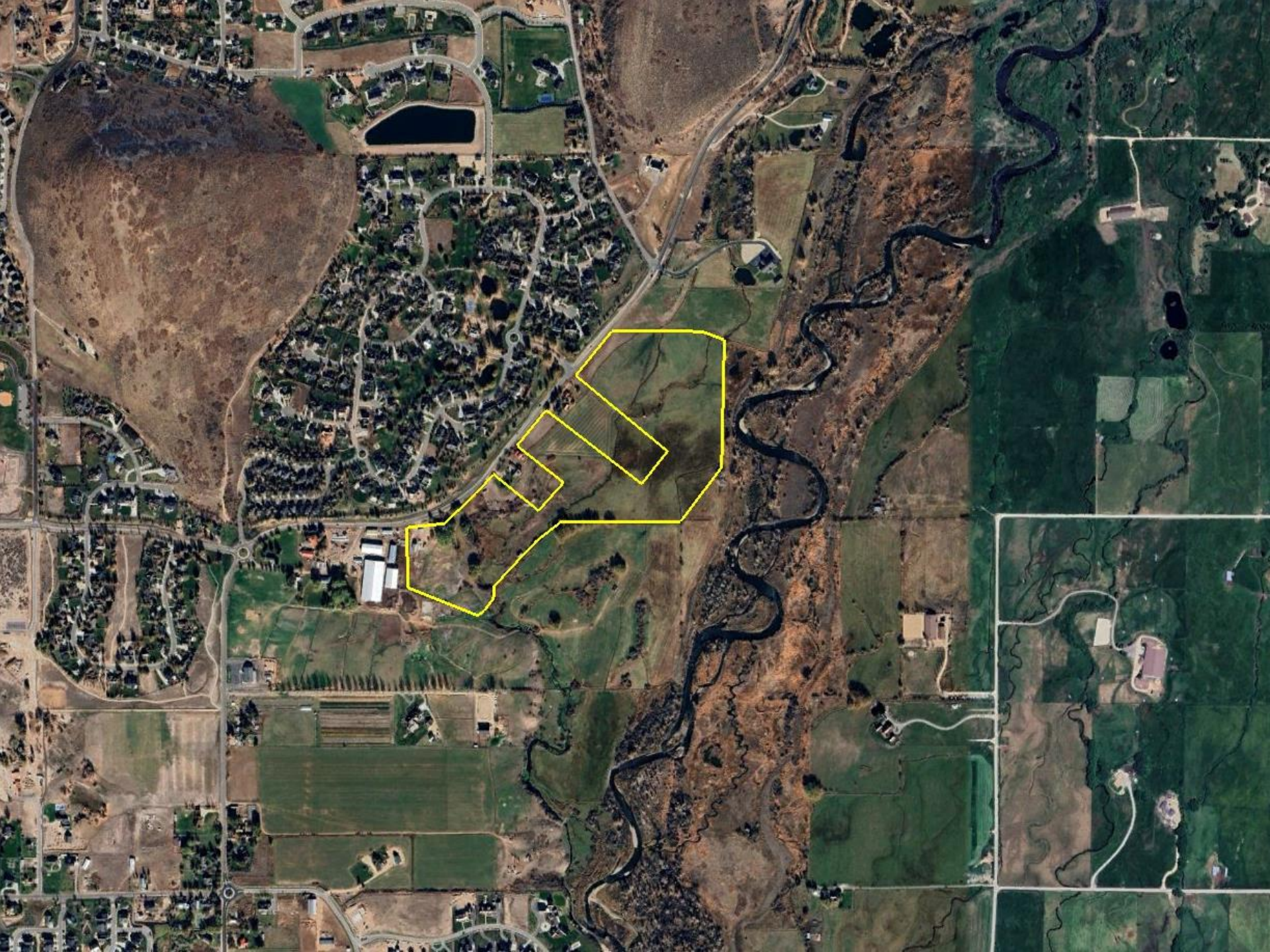
APPROVAL OF DRIVEWAYS

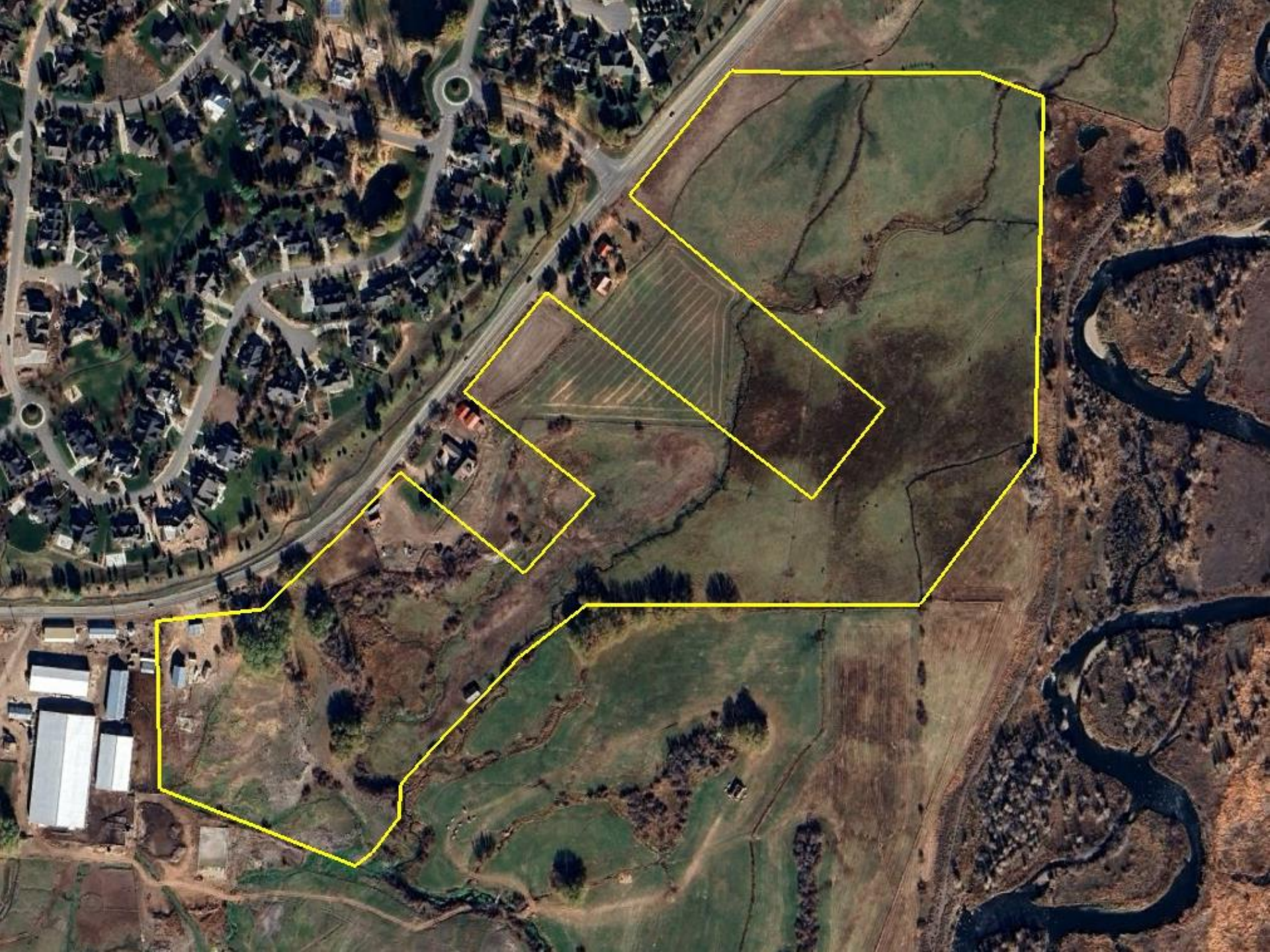


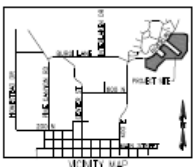
LAND USE SUMMARY

- 7.02 acres
- Wasatch County jurisdiction
 - Zoned RA-1
- Proposed 5 lots
- One existing dwelling to be located on lot 1
- Conservation easement planned on lots 2-5
- Midway has approved contributing \$250,000 towards the conservation easement
- River Road is a Midway owned and maintained road
- New driveways to collector roads must be approved by the City Council









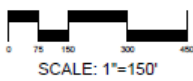
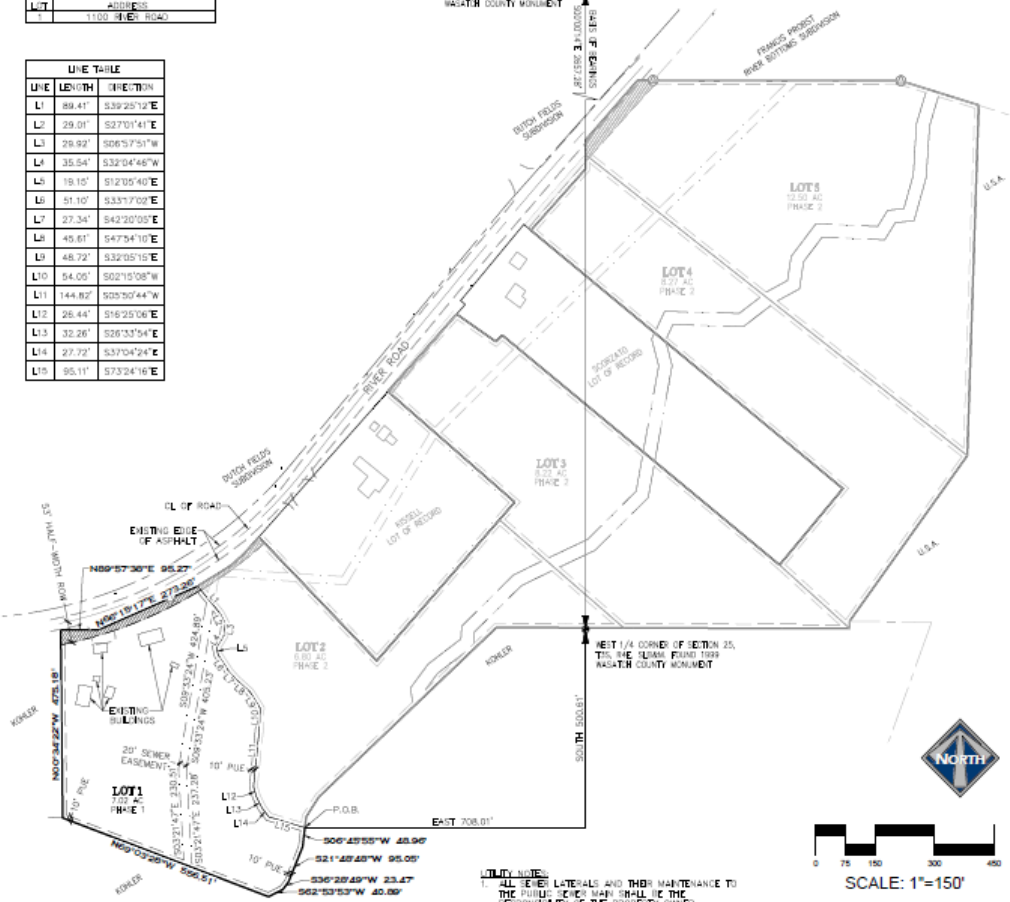
MICHEL SUBDIVISION PHASE 1 (LOT 1)

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 SALT LAKE ROAD

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	89.41	S39°25'12"E
L2	29.01	S27°01'41"E
L3	26.92	S06°57'51"W
L4	35.54	S32°04'46"W
L5	18.10	S12°05'40"E
L6	51.10	S33°17'02"E
L7	27.34	S42°20'05"E
L8	49.61	S47°34'10"E
L9	48.72	S32°05'15"E
L10	54.05	S02°10'08"W
L11	144.82	S05°30'44"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,
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN



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

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

- LEAD PUBLIC UTILITY EASEMENT (PUE)
- FOUND REAR WITH CAP
- RIER ROAD RIGHT-OF-WAY DEDICATION (5.18 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 BEARINGS IS SOUTH 00°00'14" EAST
WASATCH COUNTY SURVEY MONUMENT AT THE
WEST QUARTER CORNER OF SECTION 25,
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BOUNDARY DESCRIPTION

COUNTY EXECUTIVE
THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AND HEREBY AGREES TO THE DEDICATION OF PUBLIC UTILITY EASEMENTS FOR THE POTENTIAL USE OF THE PUBLIC. THE _____ DAY OF _____, 20____.
_____ COUNTY EXECUTIVE
_____ 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____ NOTARY PUBLIC
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
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, 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 HEREIN RECORDED AS THE PUBLIC UTILITY EASEMENTS, AND TO HEREBY RELINQUISH TO WASATCH COUNTY FOR THE POTENTIAL USE OF THE PUBLIC ALL STREET RIGHT-OF-WAY, GROUND, HEREIN, 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 HEREINTO SET OUR HANDS THIS _____ DAY OF _____, 20____.
CHRISTIAN MICHEL, LLC, MANAGER
ACKNOWLEDGMENT
STATE OF UTAH } S.S. COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, I, _____, PERSONALLY APPEARED BEFORE ME, _____, THE CLERK OF THE ABOVE-DENOTED COUNTY, WHO ONLY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN SET FORTH.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-84-803 OF THE UTAH CODE, I, _____, DEED NUMBER _____, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 17723351 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 SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 10-84-803 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS HAVE BEEN CORRECTLY PLACED, MEASURED, AND 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 PLAT - 10 MARCH 2025

SURVEYOR
C.D. THORPE, PLS
1715 LAND SURVEYING
883 EAST 270 NORTH
HELENS, UTAH 84032
PHONE: (435) 875-5392
DATE OF SURVEY: JANUARY 2025

RECOMMENDATIONS

- Turnarounds for each driveway 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.
- 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.