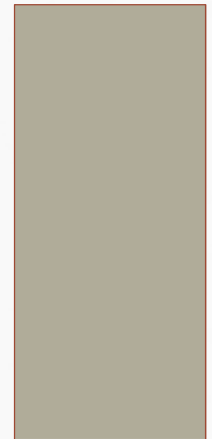


REED BEZANT SUBDIVISION

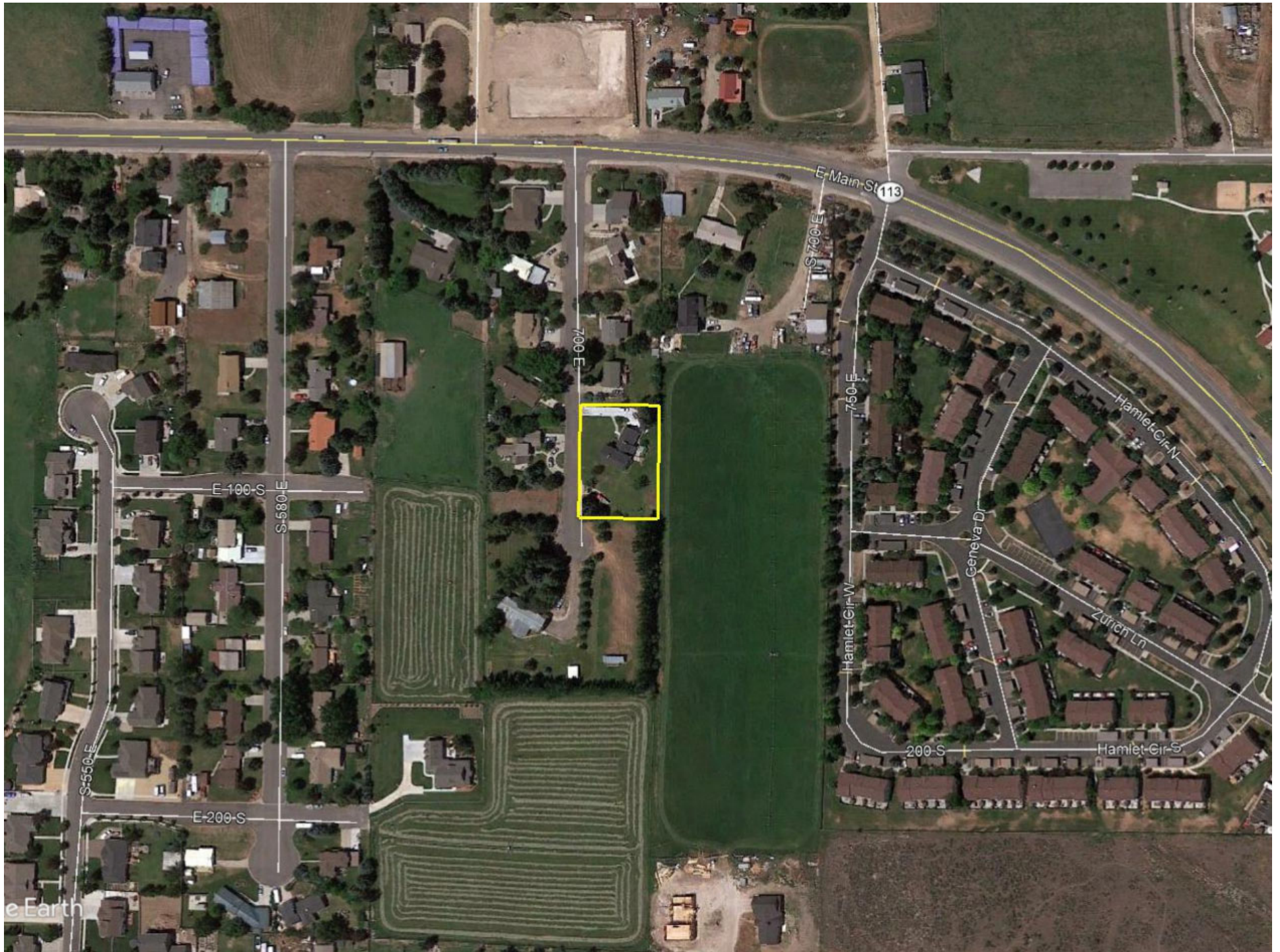
PLAT AMENDMENT & PRELIMINARY/FINAL

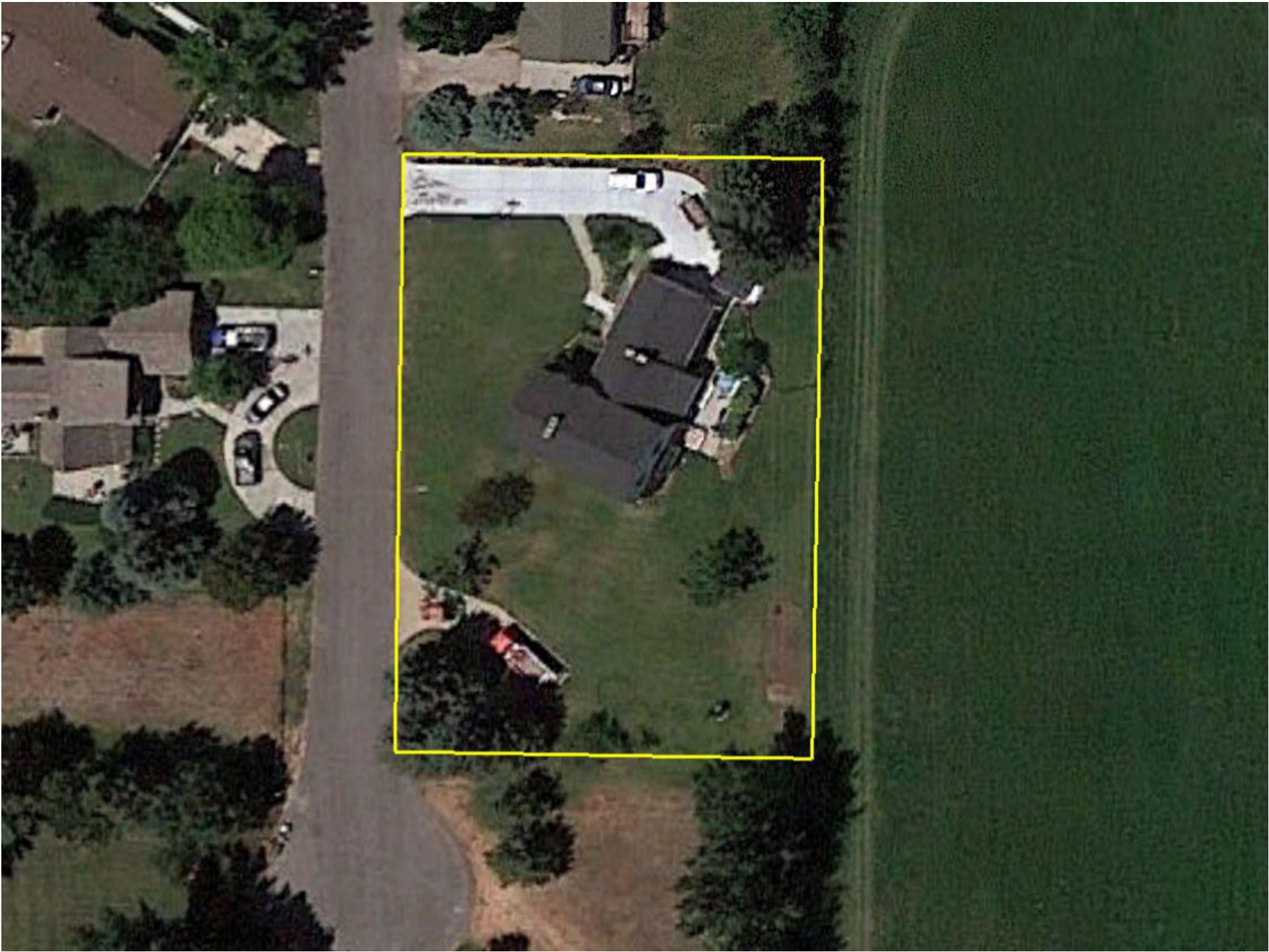


LAND USE SUMMARY

- 0.59-acre parcel
- R-1-11 zoning
- Proposal contains 2 lots
 - One existing dwelling
- Access from 700 East
- The new lot will connect to Midway City's culinary water line, MSD's sewer line, and Midway Irrigation Company's secondary water line

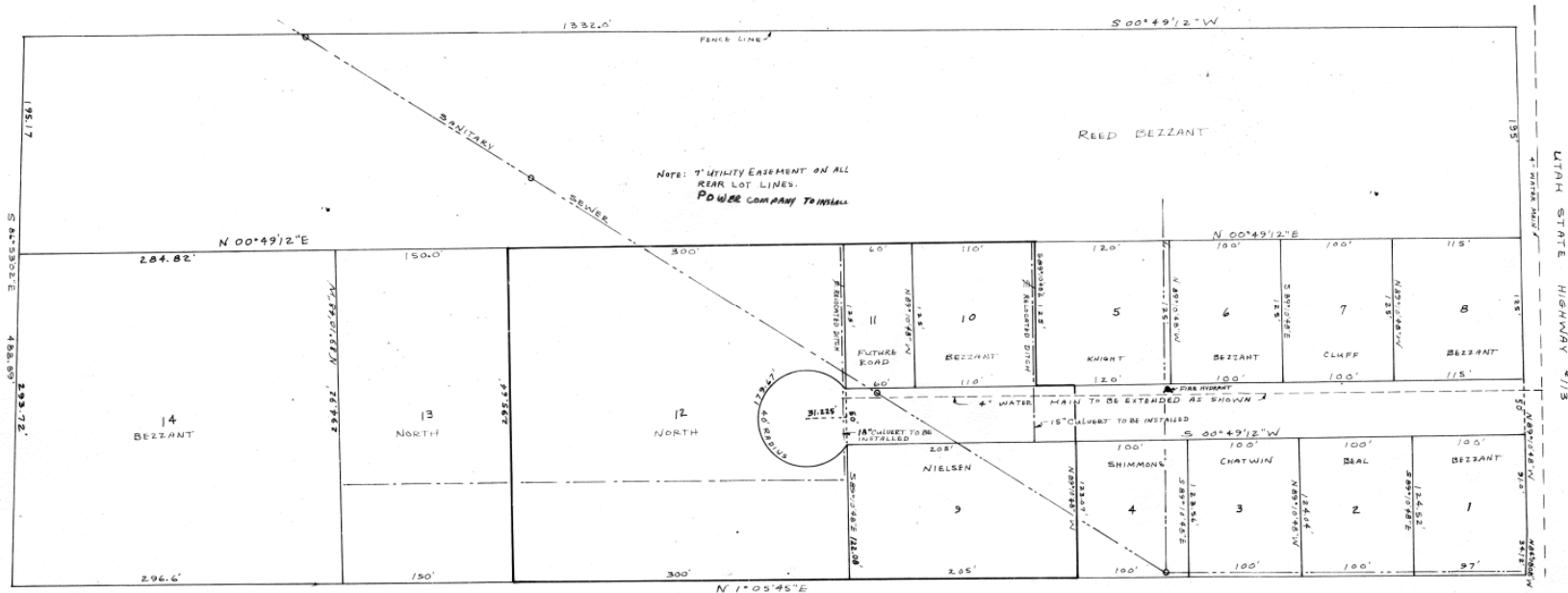






SCALE 1" = 50'

REED BEZZANT PROPERTY MIDWAY, UTAH - MARCH 1975 R.J. ELLIS - SURVEYOR UTAH LICENSE #2597



PARCEL #5 (REVISED)

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND N1°05'45"E 936.6 FEET, AND N89°10'48"W 173.0 FEET, FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B. & M., AND RUNNING THENCE S00°49'12"W 20.0 FEET, THENCE N89°10'48"W 125.0 FEET, THENCE N00°49'12"E 120.0 FEET, THENCE S89°10'48"E 125.0 FEET, THENCE S0°49'12"W 100.0 FEET, TO THE POINT OF BEGINNING.

PARCEL #9

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND N1°05'45"E 744.6 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B. & M., AND RUNNING THENCE N1°05'45"E 205.0 FEET, THENCE N89°10'48"W 123.07 FEET, THENCE S0°49'12"W 205.0 FEET, THENCE S89°10'48"E 122.08 FEET TO THE POINT OF BEGINNING.

PARCEL #10

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 293.72 FEET N86°53'02"W, AND 794.82 FEET N00°49'12"E FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B. & M., AND RUNNING THENCE N00°49'12"E 110 FEET, THENCE S89°10'48"E 125 FEET, THENCE S00°49'12"W 110 FEET, THENCE N89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

PARCEL #11

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 293.72 FEET N86°53'02"W, AND 734.82 FEET N00°49'12"E FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B. & M., AND RUNNING THENCE N00°49'12"E 60.0 FEET, THENCE S89°10'48"E 125 FEET, THENCE S00°49'12"W 60.0 FEET, THENCE N89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

PARCEL #12

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 434.82 FEET N00°49'12"E, AND N86°53'02"W 293.72 FEET FROM THE SOUTH EAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B. & M., AND RUNNING THENCE N00°49'12"E 300 FEET, THENCE S89°10'48"E 125 FEET, THENCE S00°49'12"W 300 FEET, THENCE N89°10'48"W 125 FEET TO THE POINT OF BEGINNING.

PARCEL #13

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, AND 296.6 FEET N1°05'45"E FROM THE SOUTH EAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B. & M., AND RUNNING THENCE N89°10'48"W 294.92 FEET, THENCE N00°49'12"E 150 FEET, THENCE S89°10'48"E 225.64 FEET, THENCE S1°05'45"W 300 FEET, 150 FEET TO THE POINT OF BEGINNING.

PARCEL #14

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W, FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B. & M., AND RUNNING THENCE N1°05'45"E 296.6 FEET, THENCE N89°10'48"W 294.92 FEET, THENCE S00°49'12"W 284.82 FEET, THENCE S86°53'02"E 293.72 FEET, TO THE POINT OF BEGINNING.

ROAD DEDICATION

BEGINNING AT A POINT DESCRIBED AS 4.63 CHAINS NORTH AND 18.67 CHAINS N88°10'W AND N1°05'45"E 951.6 FEET AND N89°10'48"W 123.07 FEET AND S00°49'12"W 15.0 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B. & M., AND RUNNING THENCE N89°10'48"W 50 FEET, THENCE S00°49'12"W 190 FEET, THENCE ALONG THE ARC OF A 40 FOOT RADIUS CURVE (RADIUS LIES S50°27'52"E 40 FEET) 179.67 FEET, THENCE N00°49'12"E 190 FEET TO THE POINT OF BEGINNING. CONTAINS 0.327 ACRES.

CERTIFICATE:

I, ROBERT J. ELLIS, DO HEREBY CERTIFY THAT I HAVE MY OWN LAND SURVEY LICENSE #2597, AND THAT I HAVE MADE A SURVEY OF THE PROPERTY BOUNDING THE PROPERTY PLATTED ABOVE, AND THAT THE DIMENSIONS SHOWN ARE TRUE AND CORRECT.
Robert J. Ellis 293-7887
2916 WEST 4TH SOUTH, S.L.B. & M.



104352 June 9 1975 4:15 P
R.J. Ellis
Midway, Utah
Machine Driveway

APPROVED THIS 5th DAY OF May AD 19 75
Chairman of Midway
SHOOTING DISTRICT

APPROVED THIS 16th DAY OF May AD 19 75
Mayor Midway City

PLANNING COMMISSION
APPROVED THIS 9th DAY OF May AD 19 75
Chairman Midway City Planning Comm.

REED BEZZANT PROPERTY

POSSIBLE RECOMMENDATION

- 0.57 acre parcel
 - Area of lots
 - 0.57
 - Impervious area of 1 lot (0.25 acres)
 - 5,000 sq. ft.
 - Irrigated lot area
 - 0.13 acres (10,890 sq. ft. - 5,000 sq. ft. = 5,890 sq. ft.)
 - Irrigated right-of-way
 - 0.03 acre (100' * 12' = 1,200 sq. ft.)
 - Total irrigated acreage
 - 0.16 (0.16 x 3) = 0.48 acre feet
 - Credit historic outside irrigation for proposed lot 9A
- 1 culinary connection
 - $1 \times 0.8 = 0.8$ acre feet
 - Credit historic culinary connection for proposed lot 9B
- 1.28 acre feet requirement

ITEMS TO CONSIDER

- Plat amendments are discretionary
- Owner purchased the property with one development right and there is no obligation to receive another
- Neighbors expectations when purchasing a lot in a subdivision
- Community impacts (traffic, services, and school district)
- Compliance with the General Plan
- Compliance with the code
- History of subdividing platted lots

Midway City Council has requested that I talk with each of our neighbors in the Reed Bezzant subdivision, stating their position on the Francis subdivision/plat amendment proposal. Please sign and mark whether you can support Kala and Steve Francis, Yes or No, and the proposal and any comments you would like the city council to hear at the City Council Meeting.

| Name | Support/Yes or No | Comments | Signature and Date |
|---------------------------|-------------------|---------------------|--------------------------|
| Daniel Stead | yes | proceed | Don Stead 11/30/18 |
| Roger Urry | yes - Fine - | | Reginald Urry 11/30/18 |
| Bryan Kim Webb | yes | proceed | Bryan Kim Webb |
| Donald A Knight | yes | OK | Donald Knight |
| Brody Landon | yes | okay - Brody Landon | 12/1/18 |
| Steven Rhoades | yes | ABSOLUTELY | Steve Rhoades 12/3/18 |
| Douglas C Hunt | yes | OKAY | DCH |
| Steven R Lake | yes | - OKAY - | 12-1-18 |
| Jason C Powers | yes | | Jason C Powers 12/1/2018 |
| Richie and Tricia Carlson | yes | OK | Tricia Carlson 12/1/18 |

POSSIBLE FINDINGS (PLAT AMENDMENT)

- Density and traffic in the area will most likely increase if the plat is amended
- More services from the city will be required if approved that will most likely not be offset by the increased property taxes collected from the proposed lot
- No public street, right-of-way, or easement will be vacated or altered
- The proposed lot meets the minimum requirements for the R-1-11 zoning district
- In the past 10 years no other lots in recorded subdivisions have been subdivided
- More than 10 years ago other lots in recorded subdivisions have been subdivided in Midway

POSSIBLE FINDINGS (SUBDIVISION)

- The proposed lot meets the minimum requirements for the R-1-11 zoning district
- The proposal does meet the intent of the General Plan for the R-1-11 zoning district