



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: July 11, 2023
NAME OF PROJECT: Farmstead Off Main Subdivision
NAME OF APPLICANT: Summit Engineering Group
OWNER OF RECORD: Frank D. and Amy S. Dent
AGENDA ITEM: Preliminary/Final Approval
LOCATION OF ITEM: 101 West 100 South
ZONING DESIGNATION: R-1-9

ITEM: 2

Summit Engineering, agent for Frank and Amy Dent, is proposing preliminary/final approval of a small-scale subdivision to be known as Farmstead Off Main. The proposal contains two lots on 1.25 acres. The property is located at 101 West 100 South and is in the R-1-9 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 1.25 acres that will contain two lots. The lots proposed in the subdivision will obtain frontage along 100 South. The property is in the R-1-9 zoning district and the lots comply with the minimum requirements of frontage and width for the zone for single-family dwellings. There is one dwelling currently on the property which will be located on lot 1 of the

proposed subdivision. There is also a detached garage that will be located on lot 1 that will need to comply with the setbacks for the proposed side lot line between lots 1 and 2. Part of the garage will need to be removed to comply with requirements. The removal of the noncomplying section must take place before the plat is recorded.

LAND USE SUMMARY:

- 1.25 acres
- R-1-9 zoning
- Proposal contains two lots
- Frontage on 100 South
- The lots will connect to the Midway City’s culinary water line, Midway Sanitation District’s sewer line, and Midway Irrigation Company’s secondary water line.

ANALYSIS:

Water Connection – The future dwelling will be connected to the City’s water line located in 100 South.

Sewer Connection – The future dwelling will connect to Midway Sanitation District’s sewer line under either 100 South or the private driveway to the east of the subdivision.

Secondary Water Connection – The lot will connect to Midway Irrigation Company’s secondary water line which services property in the area.

Setbacks – Setbacks for all new structures are subject to the R-1-9 standards.

Sensitive lands – No sensitive lands have been identified on the property.

Driveway access – Driveway access for both lots will be from 100 South. No information has been submitted to the City that shows a right to access the private driveway to the east of the subdivision.

Duplex potential – The R-1-9 zone allows for duplexes if code requirements are met. In this proposal, neither of the lots will comply with the requirements for duplexes. Lot 1 does not meet the acreage requirement and lot 2 does not meet the frontage requirement for duplexes. Also, the culinary water right requirement for each lot will be for one culinary connection, whereas a duplex would require two culinary connections per lot.

WATER BOARD RECOMMENDATION:

The Water Board will review this proposal during their August 7th meeting.

POSSIBLE FINDINGS:

- The proposed lots meet the minimum frontage and width requirements for the R-1-9 zoning district
- The proposal does meet the intent of the General Plan for the R-1-9 zoning district

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)
2. Continuance. This action can be taken if the Planning Commission finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

RECOMMENDED CONDITION:

1. None

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Orme • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

July 11, 2023

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049
(Sent via e-mail)

Subject: Farmstead Off Main Subdivision – Preliminary & Final Review

Dear Michael:

The Midway Engineering department recently reviewed the above development plans for Preliminary/Final Approval. The proposed development is located near 101 West 100 South. The entire development is 1.25 acres and contains 2 lots. The following comments should be addressed with approval.

General

Is the existing home connected to the existing sewer system? As the property is subdivided, each lot will be required to connect to the sewer system.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone.
- Fire protection will be provided from the existing fire hydrants. The proposed structure should not exceed 500' from the hydrant.

Irrigation

- Each lot will be served by the Midway Irrigation pressurized system.

Roads

- Access to each low will be from 100 South. No curb-gutter or sidewalk will be installed within the proposed development.

Trails

- No trails will be installed within this development.

Storm Drain

- The storm water will be contained within the existing shoulders of 100 South.

Sincerely,



Wesley Johnson, P.E.
Midway City Engineer

cc: Mike Johnston, Summit Engineering (sent via email)

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



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Farmstead Off Main

July 3, 2023

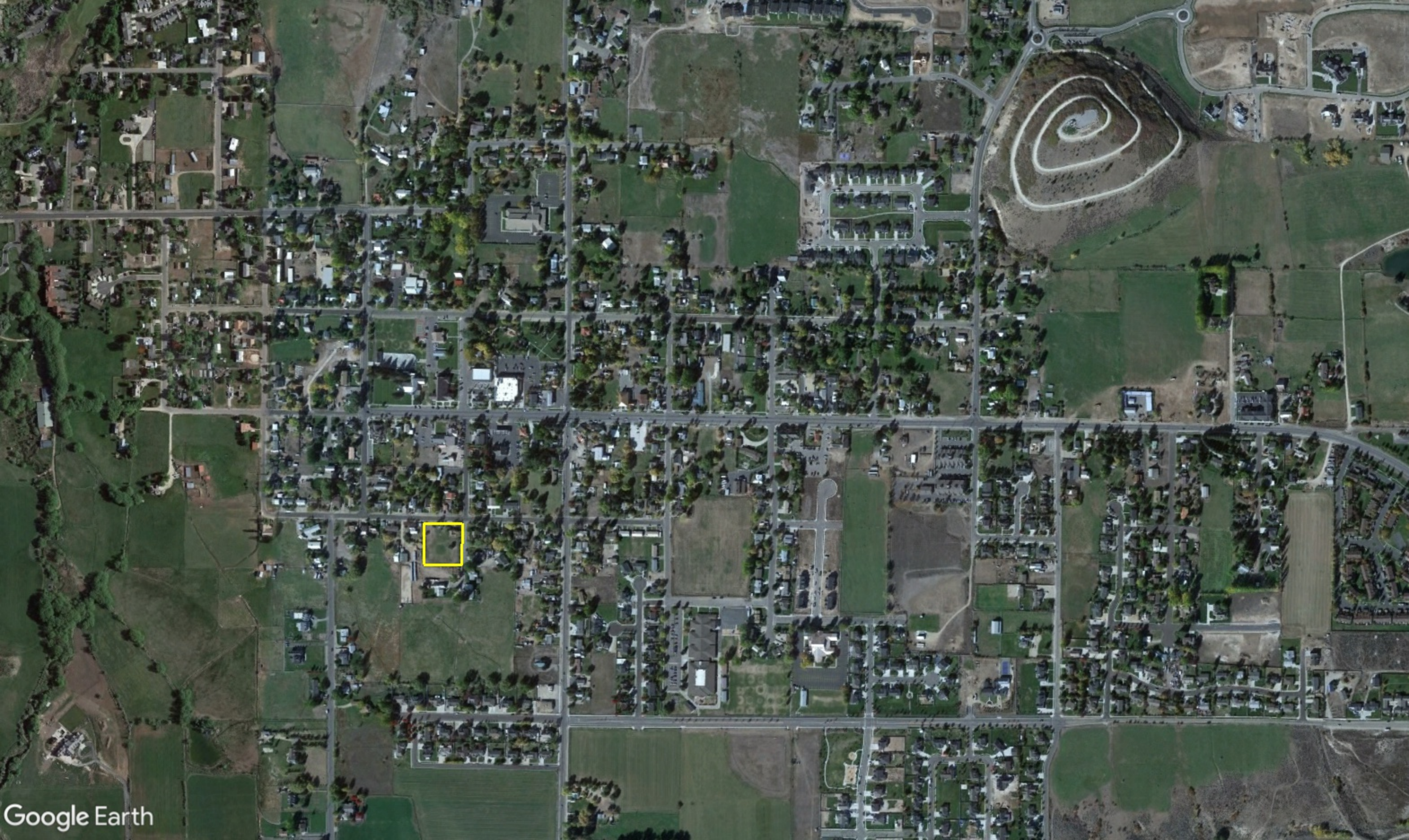
Michael Henke Midway City Planning Director,

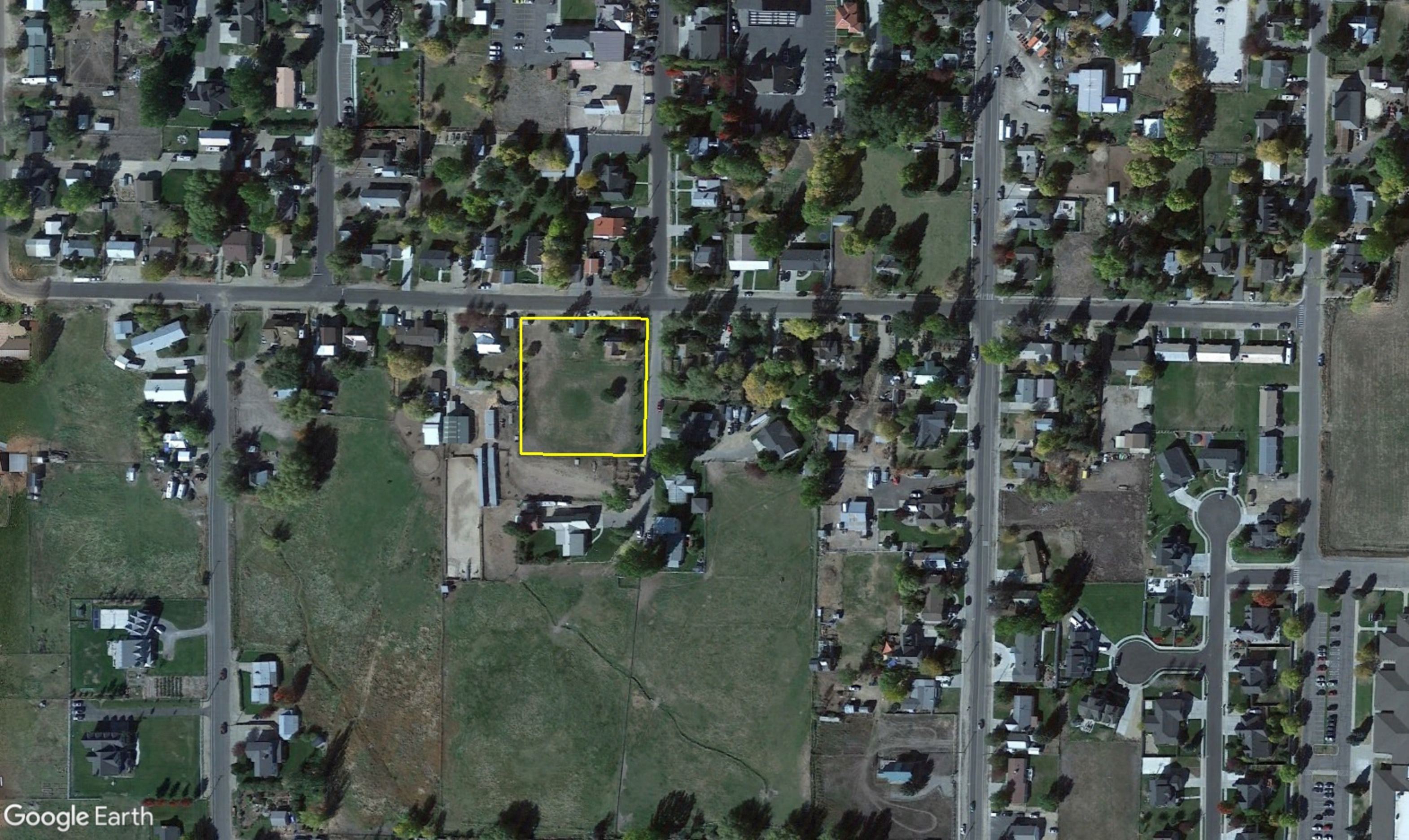
I have reviewed the plans for Farmstead Off Main subdivision for compliance with the 2018 International Fire Code (2018 IFC). I have no fire code concerns with the plans that have been recommended for approval by the Midway City Planning Commission and are now being presented to the Midway City Council for final approval.

Prior to accepting building permit applications for this project, the developer will need to be granted in writing at least substantial completion by Wes Johnson with Horrocks Engineering, and the Fire Marshal will need to verify hydrant locations and road widths are installed per approved plans.



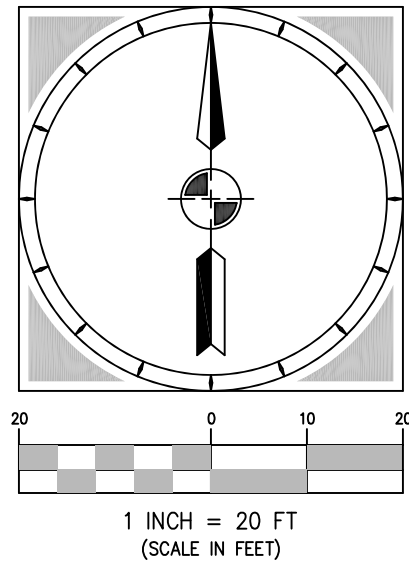
Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107



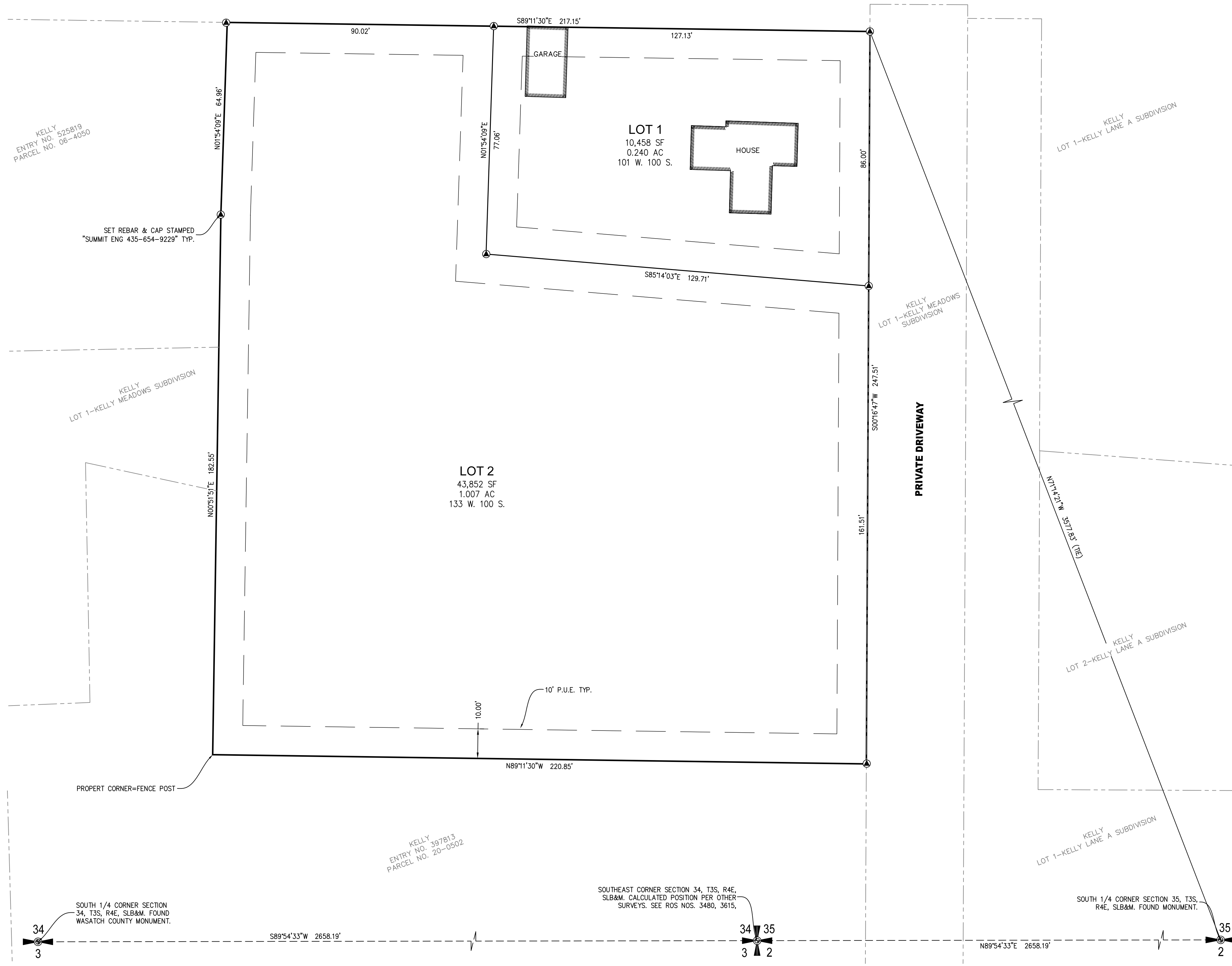




FARMSTEAD OFF MAIN



100 SOUTH



PLAT NOTES

1. DRIVEWAY ACCESS IS ONLY ALLOWED OFF OF 100 S.

MIDWAY IRRIGATION

DATE _____

MIDWAY CITY ATTORNEY

CITY ATTORNEY _____ DATE _____

MIDWAY SANITATION DISTRICT

DATE _____

MIDWAY ENGINEER APPROVAL

CITY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATE

I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 11725351 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

FOR REVIEW

DEREK KOHLER
PROFESSIONAL LAND SURVEYOR

DATE _____

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, KELLY MEADOWS SUBDIVISION, SAID POINT BEING N71°14'21"W 3577.83 FEET FROM A FOUND MONUMENT AT THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST; THENCE ALONG SAID LOT 1 S00°16'17"W 247.51 FEET; THENCE ALONG AN EXISTING METAL FENCE LINE THE FOLLOWING TWO COURSES: (1) N89°11'30"W 220.85 FEET; (2) N00°51'51"E 182.55 FEET; THENCE LEAVING SAID FENCE LINE N01°54'09"E 64.96 FEET; THENCE S89°11'30"E 217.15 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.247 ACRES.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS N89°54'33"E 2658.19 BETWEEN THE SOUTH 1/4 AND SOUTHEAST CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER OF THE DESCRIBED PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT TO BE CREATED, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

FRANK D. DENT, TRUSTEE
THE FRANK D. DENT AND AMY S. DENT 2013 REVOCABLE TRUST DATED THE 20TH DAY OF JUNE, 2013

DATE _____

AMY S. DENT, TRUSTEE
THE FRANK D. DENT AND AMY S. DENT 2013 REVOCABLE TRUST DATED THE 20TH DAY OF JUNE, 2013

DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS DAY OF _____ PERSONALLY APPEARED BEFORE ME FRANK D. DENT, TRUSTEE, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS DAY OF _____ PERSONALLY APPEARED BEFORE ME AMY S. DENT, TRUSTEE, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY, UTAH, APPROVES THIS SUBDIVISION PLAT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, THIS DAY OF _____, 2023.

MAYOR _____

CLERK-RECORDER _____

PLANNING APPROVAL

APPROVED THIS DAY OF _____, BY THE PLANNING DIRECTOR OF MIDWAY, UTAH.

PLANNING DIRECTOR _____

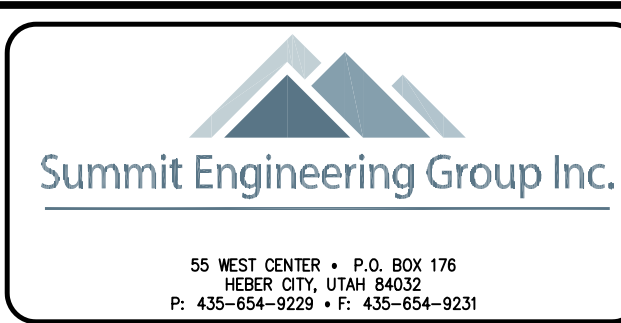
WASATCH COUNTY RECORDER

ENTRY #: _____ DATE: _____ TIME: _____

FEE: _____ BOOK: _____ PAGE: _____ FOR: _____

BY _____ WASATCH COUNTY RECORDER MARCY M. MURRAY

PROJECT: L23-055
PREPARED FOR: DOUG & AMY DENT
SHEET: 1 OF 1
PROJECT: FARMSTEAD OFF MAIN



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SUMMIT ENGINEERING GROUP, INC.

SEALING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY MANNER. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

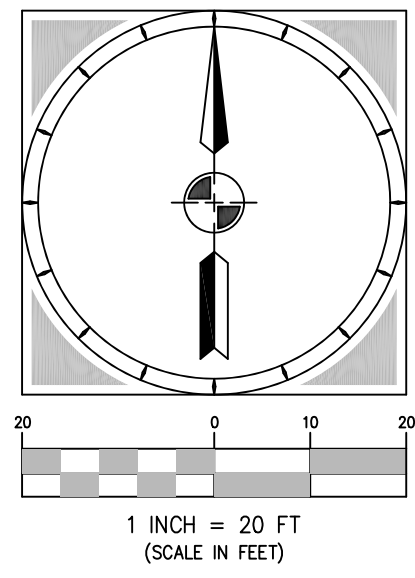
FARMSTEAD OFF MAIN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M, MIDWAY CITY, WASATCH COUNTY, UTAH

COUNTY SURVEYOR APPROVAL

APPROVED AS TO FORM. RECORD OF SURVEY # _____

WASATCH COUNTY SURVEYOR _____ DATE _____



SURVEYOR'S CERTIFICATE

I, DEREK KOHLER, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 11725351) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF DOUG AND AMY DENT.
2. THE LAND SURVEYED LIES WITHIN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, AND THE SURVEY WAS COMPLETED DURING APRIL 2023.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 17, OF THE UTAH CODE.
4. THE MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

BOUNDARY DESCRIPTION

QUIT CLAIM DEED ENTRY #442178:
 BEGINNING AT A POINT 17.46 CHAINS NORTH AND 10.76 CHAINS NORTH 88°45' WEST FROM THE SOUTHEAST CORNER OF SECTION 34, IN TOWNSHIP 3 SOUTH OF RANGE 4 EAST OF THE SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 1°15' WEST 3.75 CHAINS; THENCE NORTH 88°45' WEST 3.215 CHAINS; THENCE NORTH 1°15' EAST 3.75 CHAINS; THENCE SOUTH 88°45' EAST 3.215 CHAINS TO THE PLACE OF BEGINNING.

AS SURVEYED DESCRIPTION:
 BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, KELLY MEADOWS SUBDIVISION, SAID POINT BEING N71°14'21"W 3577.83 FEET FROM A FOUND MONUMENT AT THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST; THENCE ALONG SAID LOT 1 S00°16'47"W 247.51 FEET; THENCE ALONG AN EXISTING METAL FENCE LINE THE FOLLOWING TWO COURSES: (1) N89°11'30"W 220.85 FEET; (2) N00°51'51"E 182.55 FEET; THENCE LEAVING SAID FENCE LINE N01°54'09"E 64.96 FEET; THENCE S89°11'30"E 217.15 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.247 ACRES.

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SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PHYSICAL LOCATION OF PARCEL NUMBER 06-4068 IN PREPARATION FOR FURTHER DEVELOPMENT OF THE PROPERTY. A SURVEY DESCRIPTION WAS ADDED TO THIS SURVEY. SEE NOTE 2 UNDER GENERAL NOTES CONCERNING SAID SURVEYED DESCRIPTION.

BOUNDARY NOTES:
 EASE: FOLLOWS ALONG THE KELLY MEADOWS PLAT A SUBDIVISION. (SEE ENTRY NO. 242953). SECTION CORNERS MONUMENTS AS SHOWN ON SAID PLAT WERE USED TO LOCATE SAID PLAT.
 SOUTH AND WEST: FOLLOWS ALONG AN EXISTING FENCE LINE. IN CONVERSATIONS WITH THE PROPERTY OWNER, SAID FENCE ALONG THE SOUTH AND THE MAJORITY OF THE WEST BOUNDARY HAS BEEN INSTALLED BY AGREEMENT OF BOTH PROPERTY OWNERS. A BOUNDARY LINE AGREEMENT ALONG SAID FENCE LINES ARE RECOMMENDED TO CLEAN UP THE OFFICIAL RECORDS.
 NORTH: THE DENT PROPERTY CALLS FOR 3.75 CHAINS (247.50'). THE SOUTH LINE HAS BEEN OFFSET 247.50' THE NORTH THE ESTABLISH THE NORTH BOUNDARY LINE.

FOR REVIEW

DEREK KOHLER
 PROFESSIONAL LAND SURVEYOR

DATE _____
 SURVEYOR'S SEAL

GENERAL NOTES

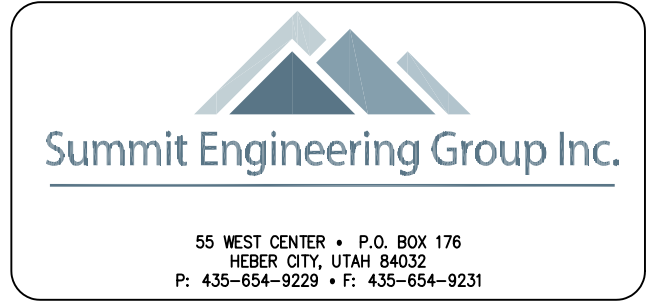
1. THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT A PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.
2. IN THE EVENT THAT THIS SURVEY DETERMINES THAT THE CREATION OF A NEW/IMPROVED LEGAL DESCRIPTION IS ADVISABLE AND NECESSARY TO AID THE RESOLUTION OF KNOWN BOUNDARY CONFLICTS, IT SHOULD BE UNDERSTOOD THAT SUCH A LEGAL DESCRIPTION, AS MIGHT BE SHOWN AND PROVIDED HEREON, DOES NOT AUTOMATICALLY REPLACE OR EXTINGUISH RECORD TITLE LINES AND SHOULD NOT BE USED IN INSTRUMENTS OF CONVEYANCE BY WARRANTY OR FOR THE BOUNDARY LINES OF FUTURE DEVELOPMENTS UNLESS THE BOUNDARY LINES OF SUCH A LEGAL DESCRIPTION, AS MIGHT BE PROVIDED HEREON, HAVE BEEN ESTABLISHED AND AGREED UPON BY APPROPRIATE AND LEGAL MEANS BETWEEN RELEVANT PARTIES. TO HELP PREPARE SUCH AGREEMENTS, SOLICITATION OF COMPETENT LEGAL COUNSEL IS STRONGLY RECOMMENDED.
3. IN THE EVENT THAT THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF PARCELING PROPERTY ACCORDING TO DIRECTIONS FROM THE CLIENT, UNDER NO CIRCUMSTANCE SHOULD THE PARCELING OF PROPERTY AS MIGHT BE SHOWN HEREON AND DESCRIBED BY LEGAL DESCRIPTION ABOVE BE INTERPRETED AS REPRESENTING A LEGAL SUBDIVISION OF LOTS OF RECORD SANCTIONED OR APPROVED BY CITY OR COUNTY GOVERNMENT OFFICES. INDEED, THIS SURVEY AND ANY INFORMATION PROVIDED HEREON ARE INTENDED NEITHER TO CREATE NOR DESTROY LOT OF RECORD STATUS AND ASSOCIATIVE ENTITLEMENTS AND MAKES NO CLAIM AS TO LOT CONFORMANCE BY STATUTE. PROPERTY OWNERS AND PROSPECTIVE BUYERS ARE ADVISED TO CONTACT CITY AND COUNTY PLANNING OFFICES FOR INFORMATION AND DIRECTION PERTAINING TO ISSUES OF LOT CONFORMANCE AND REQUIREMENTS FOR DEVELOPMENT.
4. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE; FURTHERMORE, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
6. THIS SURVEY DOES NOT PURPORT TO DETAIL THE LOCATIONS OF ANY OR ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD AND USE.
7. THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-662-4111).

PROJECT L23-055	PREPARED FOR DOUG AND AMY DENT
SHEET 1 OF 1	PROJECT MIDWAY PARCEL 06-4068

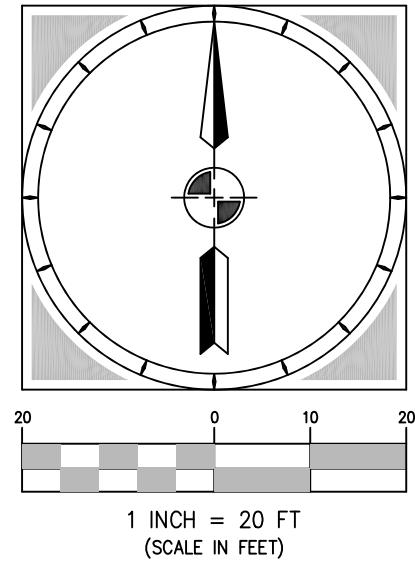
RECORD OF SURVEY

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M
 WASATCH COUNTY, UTAH

DRAWN BY: DMK
 REVIEWED BY: MPJ
 SCALE: 1" = 20'
 ISSUE DATE: 05/30/2023



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 SUMMIT ENGINEERING GROUP INC.
 DEEMING ALTERATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY ALTERATIONS MUST BE MADE TO THE DOCUMENT AS RECORDED BY LAW TO BE VALID. THIS DOCUMENT IS RECORDED BY LAW TO BE VALID. THIS DOCUMENT IS RECORDED BY LAW TO BE VALID. THIS DOCUMENT IS RECORDED BY LAW TO BE VALID.

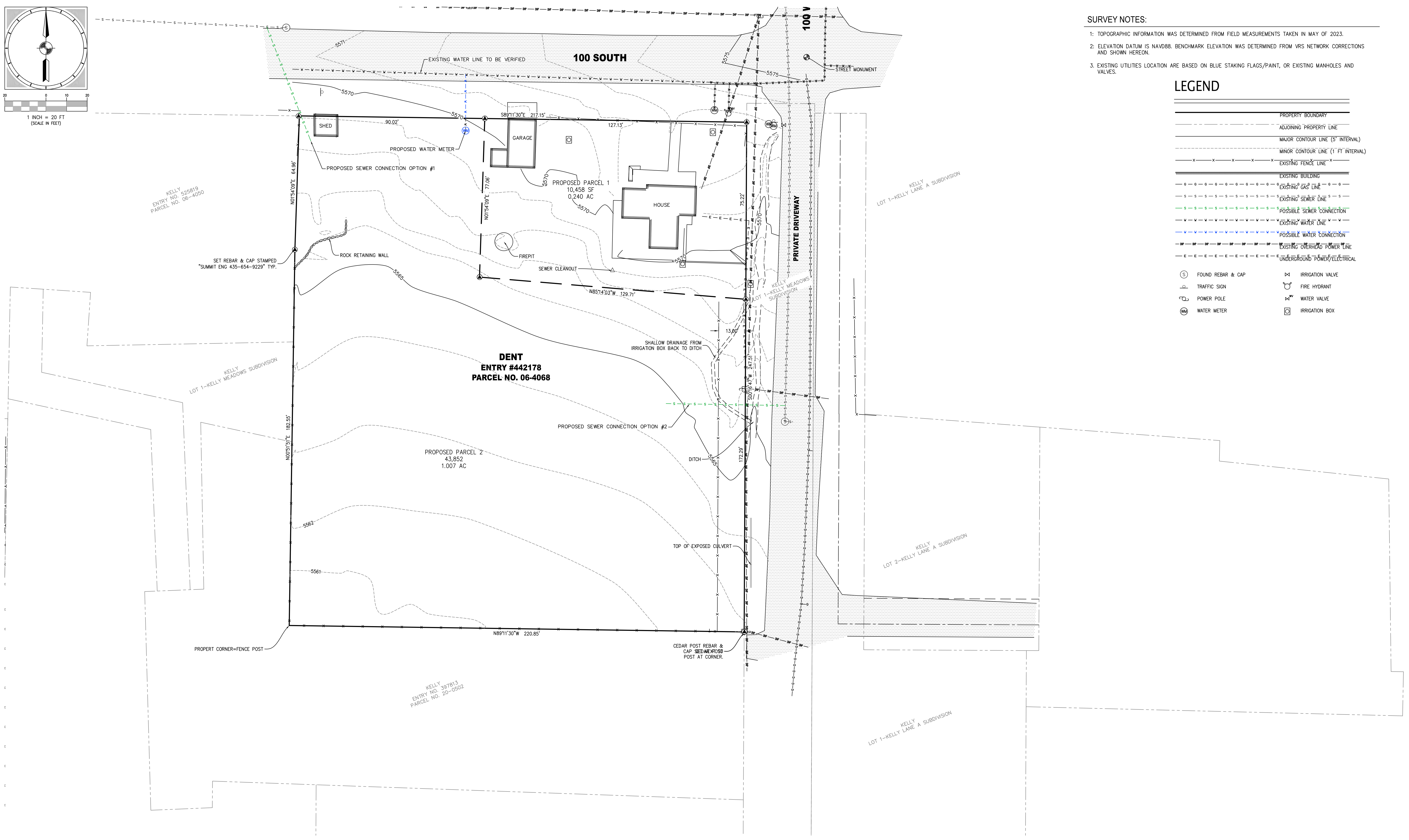


SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION WAS DETERMINED FROM FIELD MEASUREMENTS TAKEN IN MAY OF 2023.
2. ELEVATION DATUM IS NAVD83. BENCHMARK ELEVATION WAS DETERMINED FROM VRS NETWORK CORRECTIONS AND SHOWN HEREON.
3. EXISTING UTILITIES LOCATION ARE BASED ON BLUE STAKING FLAGS/PAINT, OR EXISTING MANHOLES AND VALVES.

LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	MAJOR CONTOUR LINE (5' INTERVAL)
	MINOR CONTOUR LINE (1 FT INTERVAL)
	EXISTING FENCE LINE
	EXISTING BUILDING
	EXISTING GAS LINE
	EXISTING SEWER LINE
	POSSIBLE SEWER CONNECTION
	EXISTING WATER LINE
	POSSIBLE WATER CONNECTION
	EXISTING OVERHEAD POWER LINE
	UNDERGROUND POWER/ELECTRICAL
	FOUND REBAR & CAP
	TRAFFIC SIGN
	POWER POLE
	WATER METER
	IRRIGATION VALVE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION BOX



<p>PROJECT L23-055</p> <p>SHEET 1 OF 1</p>	<p>PREPARED FOR DOUG AND AMY DENT</p> <p>PROJECT MIDWAY PARCEL 06-4068</p>	<h2>EXISTING CONDITIONS AND UTILITY MAP</h2>	<p>WASATCH COUNTY, UTAH</p>	<p>DRAWN BY: DMK</p> <p>REVIEWED BY: MPJ</p> <p>SCALE: 1" = 20'</p> <p>ISSUE DATE: 05/30/2023</p>	<p>Summit Engineering Group Inc.</p> <p>55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032 P: 435-654-9229 • F: 435-654-9231</p>	<p>COPYRIGHT © 2023 SUMMIT ENGINEERING GROUP, INC.</p> <p>DRAWING ALTERATION:</p> <p>IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE OF THE PROFESSIONAL LAND SURVEYOR IS REQUIRED TO SIGN AND SEAL THIS DOCUMENT TO BE VALID. IT IS REQUIRED BY FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.</p>
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