

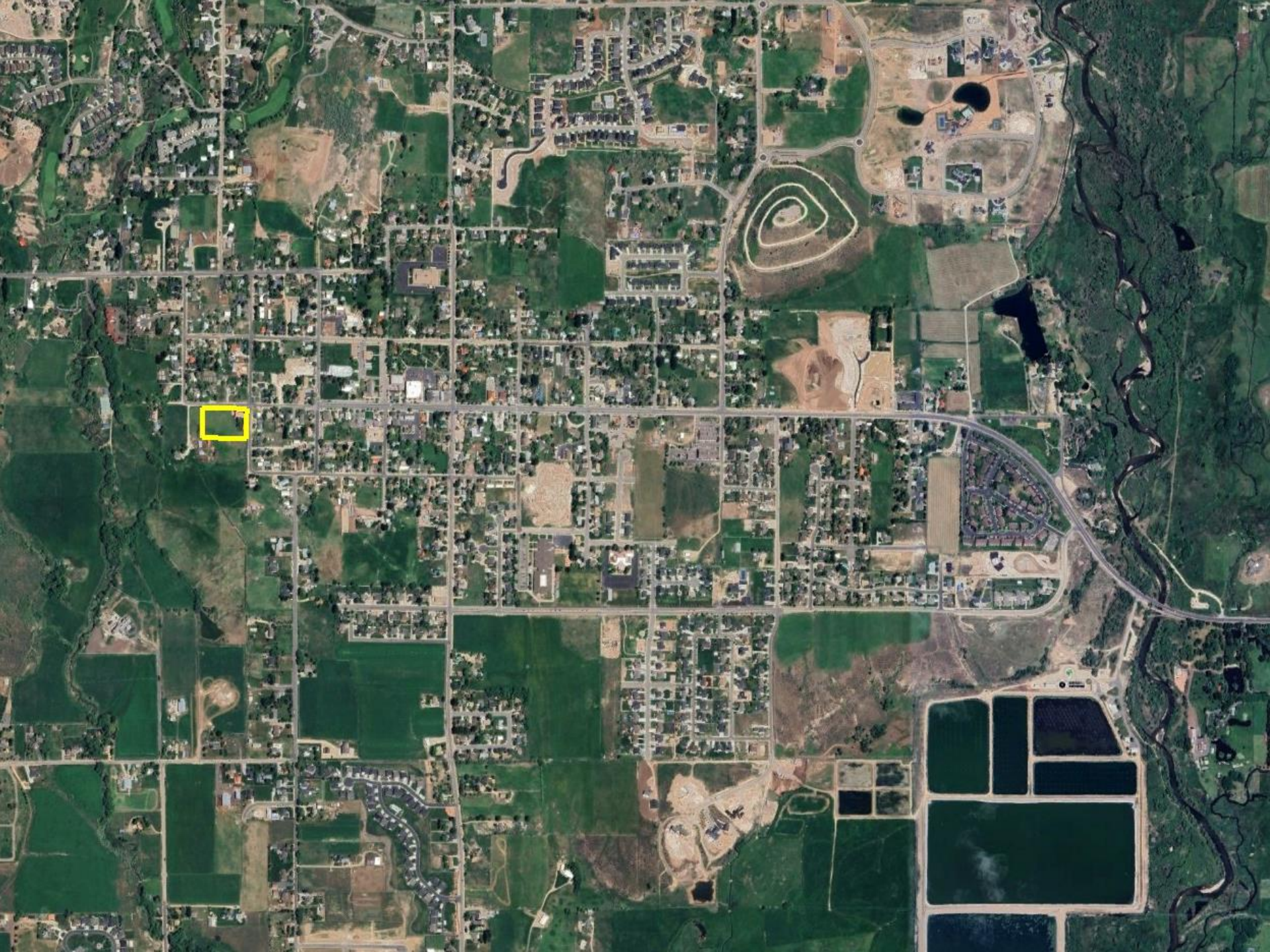
PROBST MEADOWS SUBDIVISION  
SMALL-SCALE SUBDIVISION

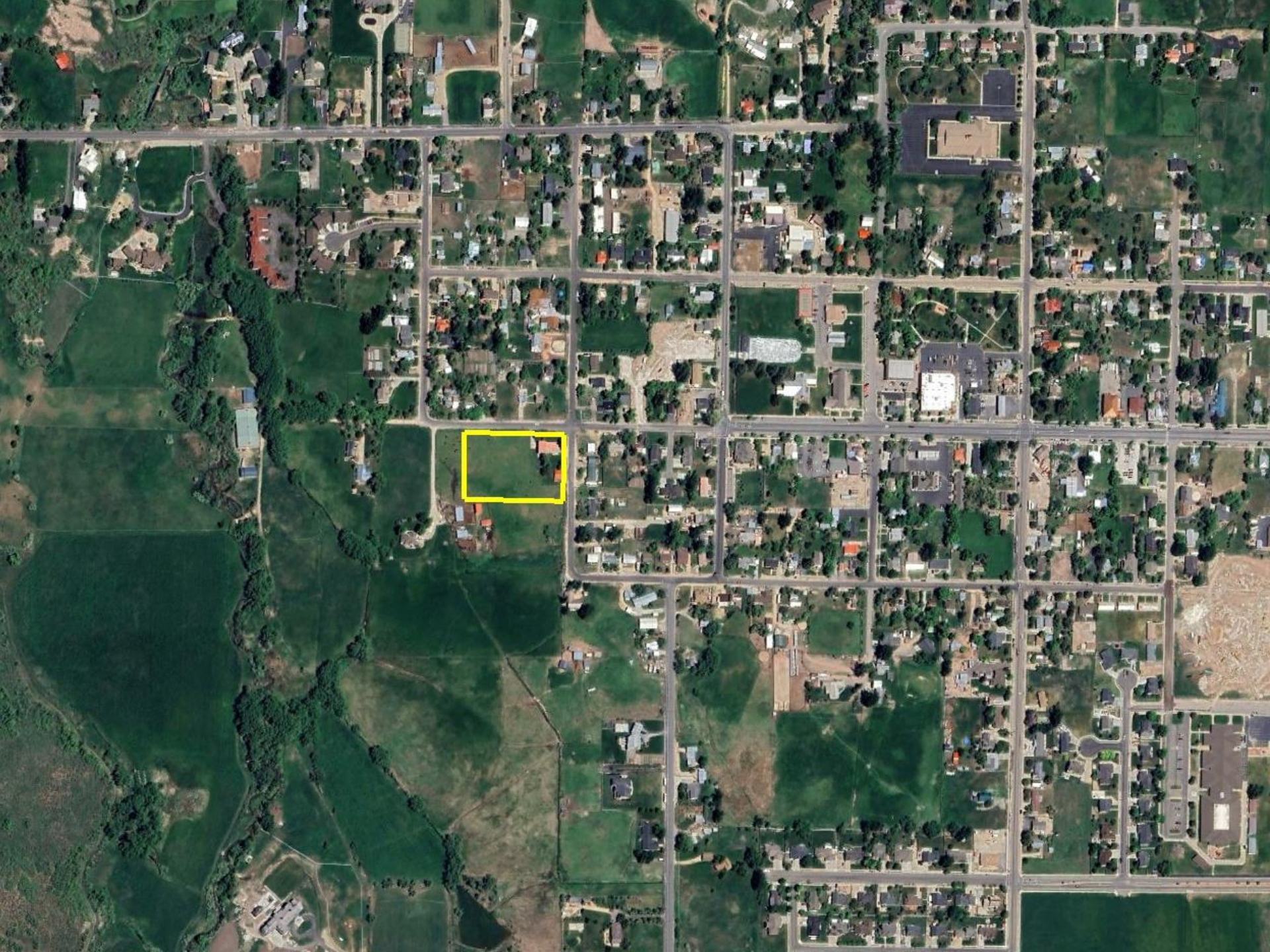
PRELIMINARY/FINAL



# LAND USE SUMMARY

- 2.4 acres
- Zone R-1-9
- 3 proposed lots
- 1 existing dwelling
- Located in the original 21 lots of the historic Midway plat





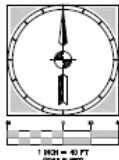












# PROBST MEADOW SUBDIVISION

## LEGEND

- FOUND BRASS MONUMENT
- FOUND REBAR & CAP PER ICG 2403 STAMPED SURVEY ENG. 435-954-7222
- LET REBAR & PLASTIC CAP STAMPED ATMEL 435-954-9229
- ASPHALT ROAD
- PROPERTY BOUNDARY
- - - ADJOINING PROPERTY LINES
- ▭ EXISTING BUILDINGS
- x - x - EXISTING FENCE LINES
- - - - - MIDWAY TOWNSHIP SURVEY

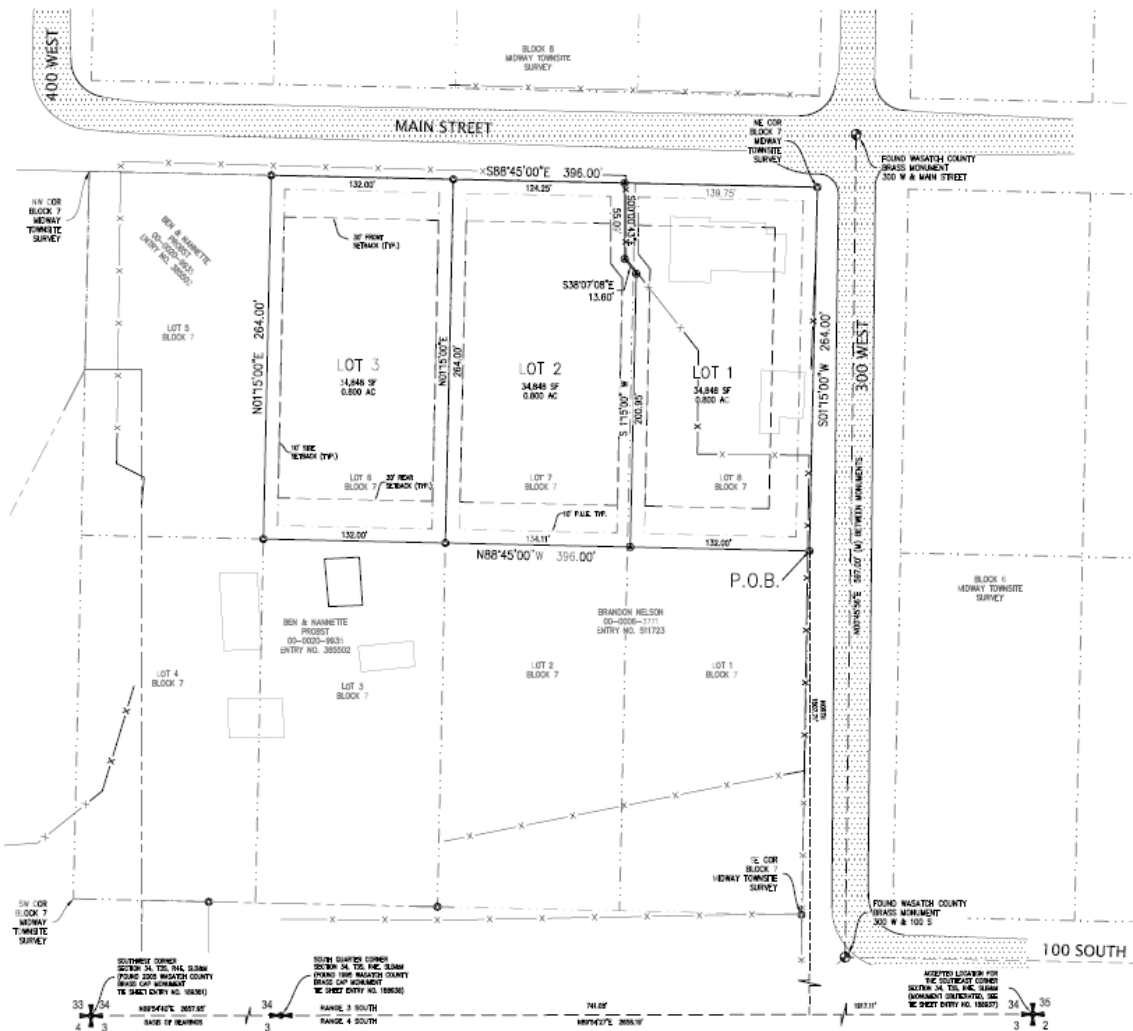
MIDWAY IRRIGATION	DATE _____
MIDWAY CITY ATTORNEY	DATE _____
MIDWAY SANITATION DISTRICT	DATE _____
MIDWAY ENGINEER APPROVAL	DATE _____

PROJECT 24001984	PREPARED FOR <b>WAYNE &amp; AUDREY PROBST TRUST</b>
SHEET 1 OF 1	PROJECT <b>PROBST SUBDIVISION</b>



**PROBST MEADOW SUBDIVISION**  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH,  
 RANGE 4 EAST, SLEMAN,  
 MIDWAY CITY, WASATCH COUNTY, UTAH  
**PRELIMINARY/FINAL PLAT**

COUNTY SURVEYOR APPROVAL
APPROVED AS TO FORM RECORD OF SURVEY # _____ WASATCH COUNTY SURVEYOR _____ DATE _____



## SURVEYOR'S CERTIFICATE

I, BRAND NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 34553-201 AS REQUIRED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE PART OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN.

DRAWN BY: \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S SEAL

## BOUNDARY DESCRIPTION

BEARING OF A POINT SHALL BE THE BEARING OF THE SECTION CORNER AND NORTH 180° 7' 22" FROM THE POINT SHALL BE THE BEARING OF THE SECTION CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLEMAN COUNTY, UTAH. THE POINT OF BEGINNING SHALL BE A FOUND REBAR AND CAP ON THE WEST CORNER OF LOT 1. THE POINT OF BEGINNING SHALL BE A FOUND REBAR AND CAP ON THE WEST CORNER OF LOT 1. THE POINT OF BEGINNING SHALL BE A FOUND REBAR AND CAP ON THE WEST CORNER OF LOT 1. THE POINT OF BEGINNING SHALL BE A FOUND REBAR AND CAP ON THE WEST CORNER OF LOT 1.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS IS ESTABLISHED BY THE POINT OF BEGINNING OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLEMAN COUNTY, UTAH. THE BASIS OF BEARINGS IS ESTABLISHED BY THE POINT OF BEGINNING OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLEMAN COUNTY, UTAH.

## OWNER'S DEDICATION AND CONSENT TO RECORD

WE, THE UNDERSIGNED OWNERS OF THE INTERESTED PROPERTY SHOWN ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CONSENTED TO THIS PLAT TO BE RECORDED, AND TO BE FORWARDED AS PROBABLY ACCURATE, TRUE, AND CORRECT, AND WHO HAVE ACKNOWLEDGED TO ME THAT WE SHOULD BE RECORDED AS SUCH FOR THE PURPOSES THEREOF.

BY: \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, I, \_\_\_\_\_, SURVEYOR OF THE WAYNE & AUDREY PROBST TRUST, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE WAYNE & AUDREY PROBST TRUST, AND WHO HAVE ACKNOWLEDGED TO ME THAT WE SHOULD BE RECORDED AS SUCH FOR THE PURPOSES THEREOF.

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## APPROVED BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY UTAH APPROVES THIS SUBDIVISION PLAT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREIN, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

WATSON \_\_\_\_\_  
 CLERK-RECORDER

## PLANNING APPROVAL

APPROVED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING DIRECTOR OF MIDWAY, UTAH.

PLANNING DIRECTOR: \_\_\_\_\_

## WASATCH COUNTY RECORDER

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BLOCK 8  
MIDWAY TOWNSITE  
SURVEY

# MAIN STREET

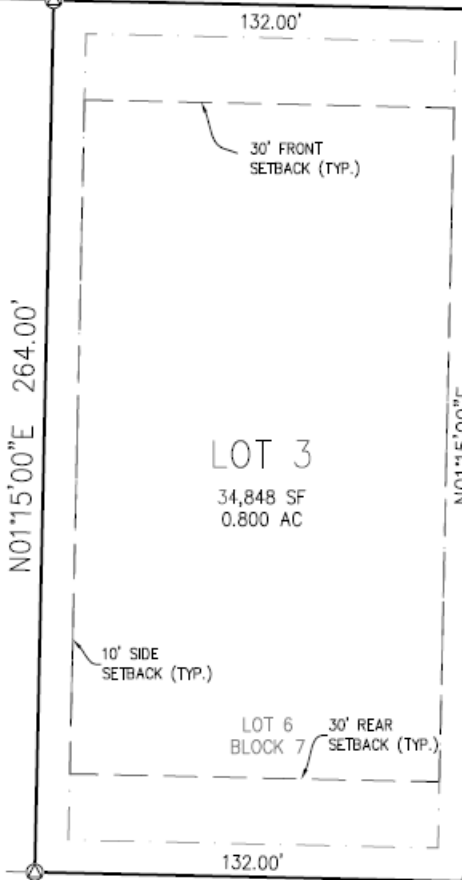
NE COR  
BLOCK 7  
MIDWAY  
TOWNSITE  
SURVEY

FOUND WASATCH COUN  
BRASS MONUMENT  
300 W & MAIN STREET

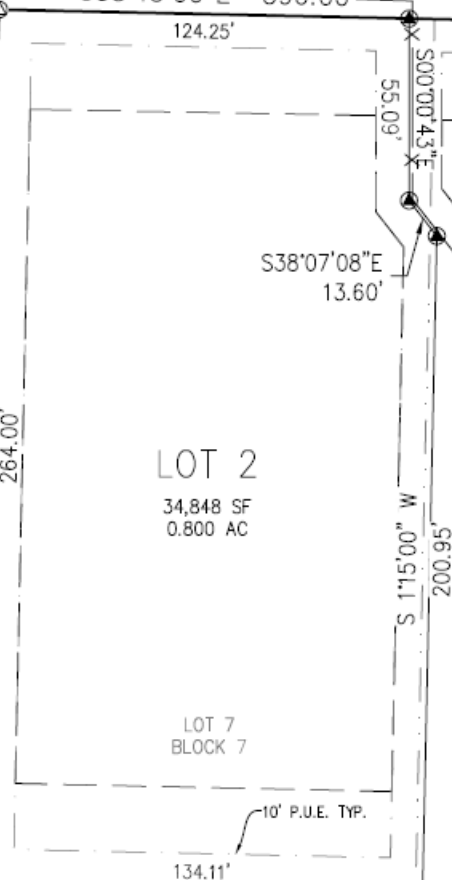
BEN & NANNETTE  
PROBST  
0020-9935  
NO. 385502

LOT 5  
BLOCK 7

N01°15'00"E 264.00'



N01°15'00"E  
264.00'

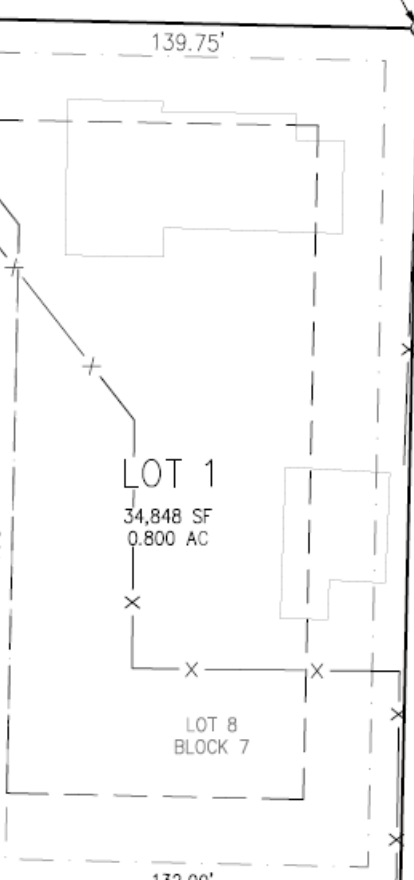


N88°45'00"W 396.00'

S38°07'08"E  
13.60'

S00°00'43"E  
55.09'

S 1°15'00" W  
200.95'



S01°15'00"W 264.00'

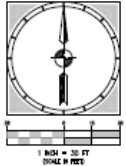
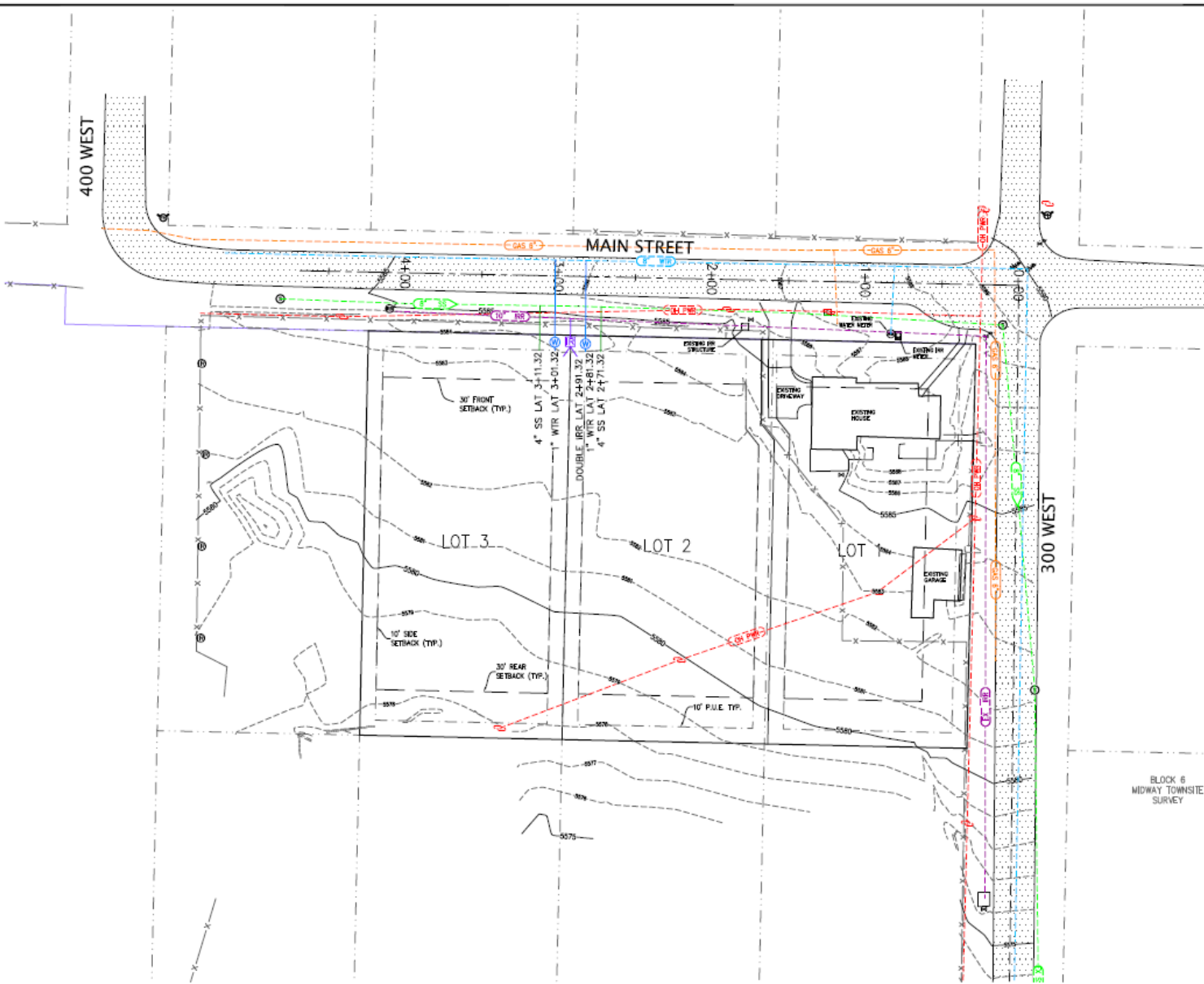
N00°45'56"E 597.00' (M) BETWEEN MONUMENTS

300 WEST

P.O.B.

BEN & NANNETTE  
PROBST

BRANDON NELSON  
00-0006-3771  
ENTRY NO. 511723



**LEGEND**

- WATER HEAD
- OBSERVATION POINT
- EXISTING FIRE EXHAUST
- EXISTING POWER POLE



EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF OWNER'S KNOWLEDGE. UTILITIES FOUND BY THE FIELD THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, THAT HAVE NOT BEEN IDENTIFIED SHALL BE MARKED, RELOCATED, REMOVED, ETC. AT OWNER'S EXPENSE.

**PROJECT NOTES**

- A. TYPE OF DEVELOPMENT - 3-LITE SMALL SCALE SUBDIVISION
- B. NAME OF DEVELOPMENT - PRIORITY MEADOW SUBDIVISION
- C. APPLICANT: WAYNE W. PRIORITY FAMILY LIMITED TRUST  
 800 PRIORITY, PRIORITY  
 PO BOX 10027  
 NEWARK, MO 64665  
 867-562-5794  
 wpriority@earthlink.net
- D. ENGINEER: ATWELL GROUP, LLC  
 50 WEST CENTER ST.  
 MIDWAY CITY, MO 64550  
 417-634-9228  
 info@atwellgroup.com
- E. ZONING: R-1-10
- F. LAND USE REGULATIONS: 3 SINGLE FAMILY RESIDENTIAL LOTS  
 LOT 1 AREA: 0.80 AC  
 INCLUDING EXISTENCE: 0.41 AC  
 LOT 2 AREA: 0.80 AC  
 INCLUDING EXISTENCE: 0.53 AC  
 LOT 3 AREA: 0.80 AC  
 INCLUDING EXISTENCE: 0.53 AC
- G. SENSITIVE LANDS - NO SENSITIVE LANDS HAVE BEEN LOCATED ON THE PROJECT SITE.
- H. LANDSCAPING TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL LOT OWNERS AFTER HOME CONSTRUCTION.
- I. SITE GRADING AND DRAINAGE: EXISTING LOT WILL BE GRADDED TO DRAIN RUNOFF INTO PRIORITY ROAD FLOWWAYS AND PERCOLATED INTO HERETICAL WADDS.



**REVISIONS**

NO.	DATE	DESCRIPTION

**CONTRACT DATA**

NO.	DATE	DESCRIPTION

**PROJECT INFORMATION**

PROJECT:	PRIORITY MEADOW SUBDIVISION
PROJECT NUMBER:	24001984
DATE:	6/1/2024
SCALE:	AS SHOWN
DRAWN BY:	JAS
CHECKED BY:	JAS

**PROJECT SHEET**

PROJECT:	PRIORITY MEADOW SUBDIVISION
PROJECT NUMBER:	24001984
SHEET:	C-1
TITLE:	PREDIMINARY/FINAL SITE PLAN

Jacobus Butler  
Commissioner  
S. Claims  
E. of S. E. Corner

West

Blocks 13 & 14  
8 x 16

LOT CERTIFICATE  
AND PLAT BOOK  
WASHINGTON COUNTY, UTAH  
RECORDS.

# Midway

N. half of the S. E. q. of Sec. 36. T. 3. S. 4 East.

N. W. S. E. q. of Sec. 35. T. 3. S. 4 East,

North

East

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South

4 3 2 1

5	6	7	8
H. A. A.	A. M.		
8			
H. A. A.			
4	3	2	1

2 1 0 1

7	E. B.	J. A.	8
6	G. D.		5
5	L. J.		4
P. S. R.		A. H. E.	

4 3 2 1

5	6	7	8
Pulhi			
10			
Squa			
4	3	2	1

2 1 0

7	J. A.		
6	G. D.		
5	L. J.		
2	L. J.		

5	6	7	8
H. A. A.			
7			
A. H. E.			
4	3	2	1

7	E.		8
6	H.		5
3	A.		4
2	E.		1

5	6	7	8
A. H. E.			
A. H. E.			
A. H. E.			
4	3	2	1

7	A.		
6	G. D.		
5	L. J.		
2	L. J.		

# DISCUSSION ITEMS

- Only single-family dwellings are allowed unless required water rights are dedicated to the City for duplexes and if the code allows for duplexes when an application is submitted
- Nonconforming structures
- Existing nonconforming fencing must be removed before plat is recorded

## 10.07.010 WATER NEEDS

- Because Midway City does not have sufficient water rights to supply the needs of projected new connections for full municipal build-out, those who apply for new connections to the City water system will be required to convey to the City water rights sufficient to accommodate the needs of the proposed new structure or development. As an exception to this requirement, any parcel of land measuring 0.8 acres in size or greater that is located within the original 21 blocks of the City of Midway plat, and that does not already have an existing culinary water connection to the Midway City water system, shall be entitled to receive a credit of culinary water rights sufficient to serve one equivalent residential unit for each full 0.8 acres of land contained within the parcel. This exception applies to water rights for indoor culinary use only and does not grant rights needed for outside irrigation.

# RECOMMENDED WATER REQUIREMENT

- 2.4-acre parcel (104,544 sq. ft.)
  - Impervious area for dwellings, accessory structures, hard surfaces
    - 0.55 acres (24,000 sq. ft.)
  - Irrigated acreage
    - 1.85 acres (80,544 sq. ft.) x 3 = 5.55 acre feet
- 3 culinary connections for dwellings
  - 2.4 acre feet
- Credit of 1.5 for existing dwelling and historic irrigation
- Credit of 1.6 for two historic lots of 0.8 acres
- Total = 7.95 – 3.1 = 4.85 acre feet



# POSSIBLE FINDINGS

- The proposed lots meet the minimum 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.
- The subdivision as proposed contributes to the goals set forth in the Midway City General Plan by reducing density and keeping the area more open and rural feeling.
- 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.

# RECOMMENDED CONDITIONS

1. The existing fence along the north and east of the proposed subdivision shall be relocated where necessary to ensure that all portions of the fence are within the boundary of the proposed subdivision before the recording of the plat.
2. A note shall be included on the plat advising that only single-family dwellings are allowed on the lots unless all requirements are met that would allow a duplex or detached dwelling and the code still allows the option at the time the approval is sought.