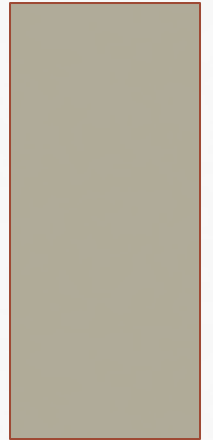


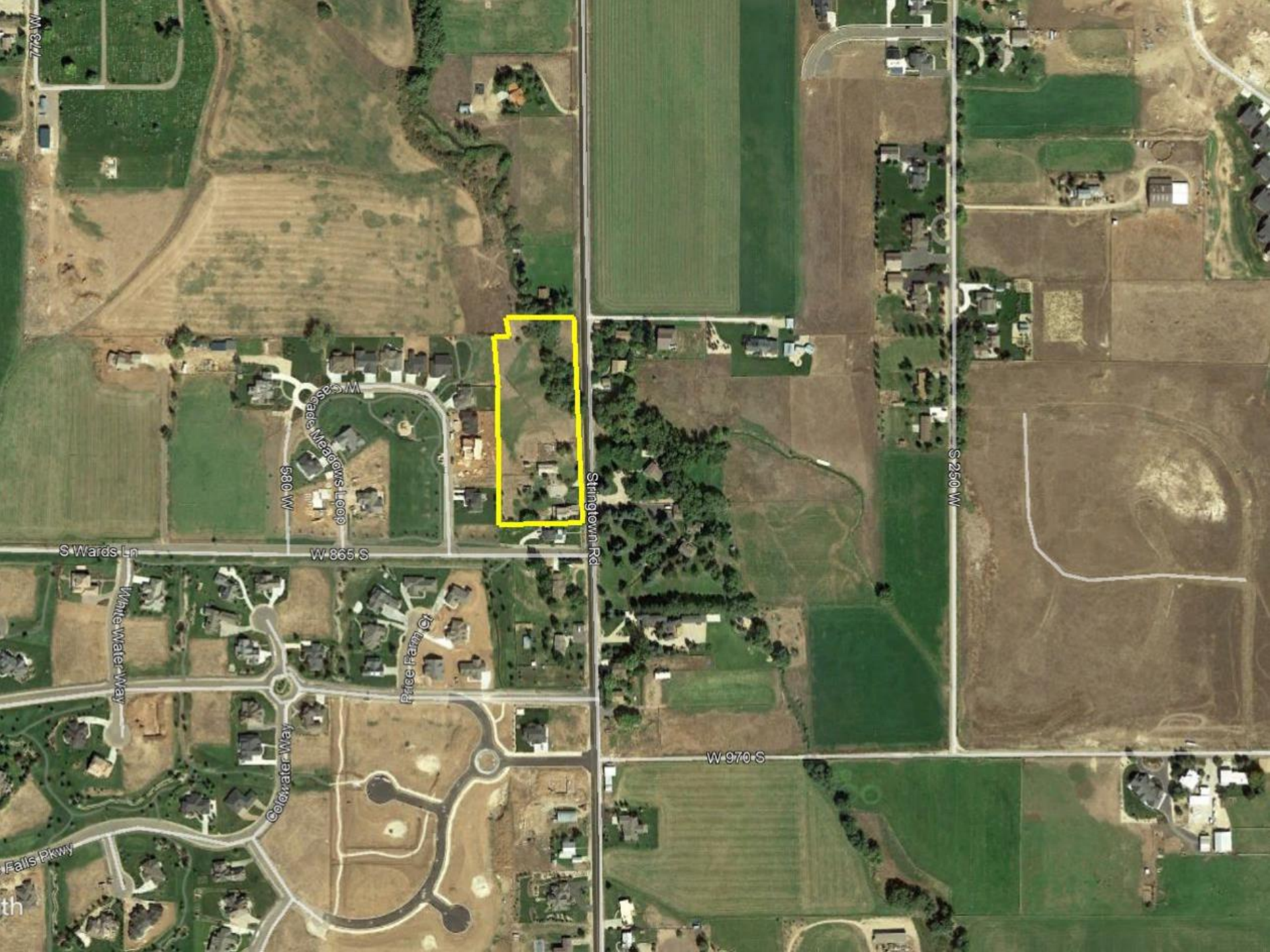
COZENS

PLAT AMENDMENT / FINAL



LAND USE SUMMARY

- 3.72 acres
- RA-1-43 zoning
- Proposal contains 3 lots
- Frontage from Stringtown Road
- Lots will connect to Midway City's culinary water line and Midway Irrigation Company's secondary water line



773 W

580 W

Wards Loop

S Wards Ln

W 865 S

Stringtown Rd

S 250 W

White Water Way

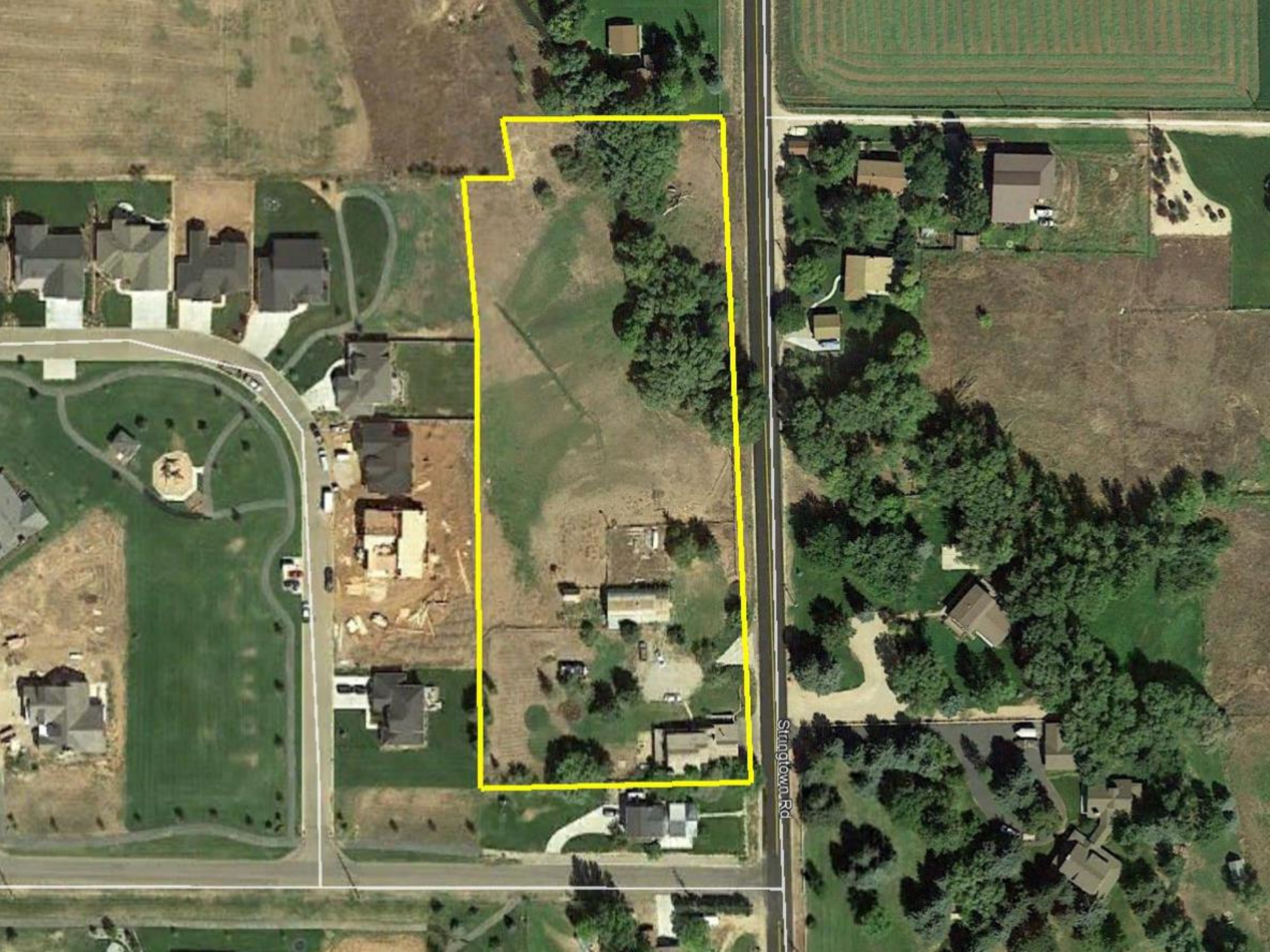
Price Farm Ct

W 970 S

Colorado Way

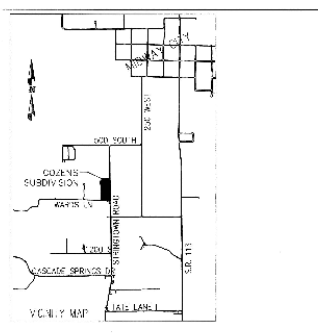
Falls Pkwy

th



Stringtown Rd

COZENS SUBDIVISION

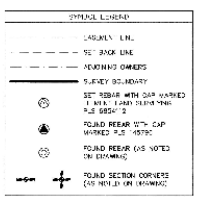


NOTES
ALL NEW STRUCTURES SHALL BE TO BACK
A MINIMUM OF 30 FEET FROM STRINGTOWN ROAD

ADDRESS TABLE

| LOT | ADDRESS |
|-----|------------------------|
| 1 | 500 S. STRINGTOWN ROAD |

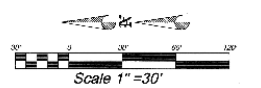
| LINE | LENGTH | DIRECTION |
|------|--------|-----------------|
| 1 | 1.00 | N 65° 01' 00" W |
| 2 | 1.00 | N 47° 04' 00" W |
| 3 | 1.00 | N 47° 04' 00" W |
| 4 | 1.00 | N 65° 01' 00" E |



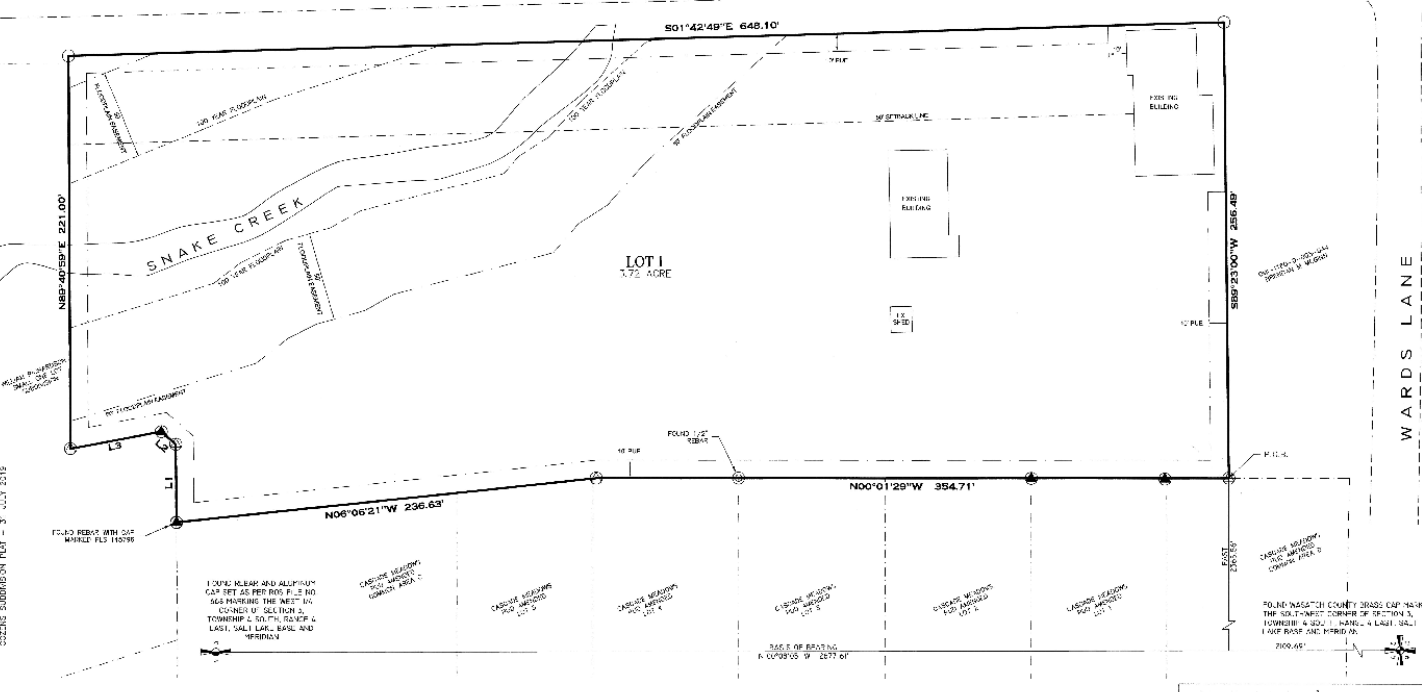
SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-94-803 OF THE NEBRASKA STATUTES, I, TROY J. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND I HAVE EXERCISED DUE DILIGENCE IN ACCORDANCE WITH SECTION 10-94-803 OF THE NEBRASKA STATUTES IN THE SURVEY OF THE COZENS SUBDIVISION, SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, MERIDIAN 10 WEST, COUNTY OF WASHINGTON, NEBRASKA. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAN IN ACCORDANCE WITH SECTION 7-22-17 OF THE UTAH CODE AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN.

DATE: 09/24/2019
BY: TROY J. TAYLOR
TITLE: SURVEYOR



STRINGTOWN ROAD



1.00' SET REBAR WITH CAP MARKED P.L.E. 160996

1.00' SET REBAR WITH CAP MARKED P.L.E. 160996

1.00' SET REBAR WITH CAP MARKED P.L.E. 160996

1.00' SET REBAR WITH CAP MARKED P.L.E. 160996

1.00' SET REBAR WITH CAP MARKED P.L.E. 160996

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1.00' SET REBAR WITH CAP MARKED P.L.E. 160996

1.00' SET REBAR WITH CAP MARKED P.L.E. 160996

BASE OF BEARINGS

THE BASE OF BEARING FOR THIS SURVEY IS NORTH 00°00'00" WEST FROM THE POINT OF BEGINNING OF THE SURVEY. THE POINT OF BEGINNING OF THE SURVEY IS THE SOUTHWEST CORNER OF SECTION 3 TO THE POINT OF BEGINNING OF THE SURVEY. THE POINT OF BEGINNING OF THE SURVEY IS THE SOUTHWEST CORNER OF SECTION 3 TO THE POINT OF BEGINNING OF THE SURVEY. THE POINT OF BEGINNING OF THE SURVEY IS THE SOUTHWEST CORNER OF SECTION 3 TO THE POINT OF BEGINNING OF THE SURVEY.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE CASCADE HEIGHTS PLO AND 400'00" SOUTH AND A FENCE POST, 50'00" POINT BEING LOCATED 200'00" SOUTH AND 400'00" WEST OF THE POINT OF BEGINNING OF THE SURVEY. THENCE SOUTH AND WEST ALONG THE EAST BOUNDARY OF THE CASCADE HEIGHTS PLO AND 400'00" SOUTH AND 400'00" WEST OF THE POINT OF BEGINNING OF THE SURVEY. THENCE SOUTH AND WEST ALONG THE EAST BOUNDARY OF THE CASCADE HEIGHTS PLO AND 400'00" SOUTH AND 400'00" WEST OF THE POINT OF BEGINNING OF THE SURVEY. THENCE SOUTH AND WEST ALONG THE EAST BOUNDARY OF THE CASCADE HEIGHTS PLO AND 400'00" SOUTH AND 400'00" WEST OF THE POINT OF BEGINNING OF THE SURVEY.

OWNER'S DECLARATION

I, THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS, PUBLIC HIGHWAYS, CARRIAGES, AND HIGHWAYS IN ACCORDANCE WITH THE CONSTITUTION AND STATUTES OF THE STATE OF NEBRASKA IN FULL AND ENTIRETY WITHOUT ACCESS.

DATE: 09/24/2019
BY: TROY J. TAYLOR

ACKNOWLEDGMENT

STATE OF NEBRASKA, COUNTY OF WASHINGTON, I, TROY J. TAYLOR, SURVEYOR, DO HEREBY ACKNOWLEDGE THAT I HAVE PERSONALLY APPEARED BEFORE ME AND HAVE PERSONALLY APPEARED TO ME THAT I HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS, PUBLIC HIGHWAYS, CARRIAGES, AND HIGHWAYS IN ACCORDANCE WITH THE CONSTITUTION AND STATUTES OF THE STATE OF NEBRASKA IN FULL AND ENTIRETY WITHOUT ACCESS.

ACKNOWLEDGMENT

STATE OF NEBRASKA, COUNTY OF WASHINGTON, I, TROY J. TAYLOR, SURVEYOR, DO HEREBY ACKNOWLEDGE THAT I HAVE PERSONALLY APPEARED BEFORE ME AND HAVE PERSONALLY APPEARED TO ME THAT I HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS, PUBLIC HIGHWAYS, CARRIAGES, AND HIGHWAYS IN ACCORDANCE WITH THE CONSTITUTION AND STATUTES OF THE STATE OF NEBRASKA IN FULL AND ENTIRETY WITHOUT ACCESS.

ACCEPTANCE BY WARD 5 CITY

THE CITY COUNCIL OF WARD 5 CITY, WASHINGTON COUNTY, STATE OF NEBRASKA, HAS REVIEWED THIS SURVEY AND APPROVES THE DIVISION OF THE LANDS, CARRIAGES, AND HIGHWAYS INTO LOTS, PUBLIC HIGHWAYS, CARRIAGES, AND HIGHWAYS IN ACCORDANCE WITH THE CONSTITUTION AND STATUTES OF THE STATE OF NEBRASKA IN FULL AND ENTIRETY WITHOUT ACCESS.

DATE: 4th DAY OF November, A.D. 2019

APPROVED: [Signature] CITY CLERK

APPROVED: [Signature] CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 30th DAY OF September, A.D. 2019 BY THE WARD 5 CITY PLANNING COMMISSION.

CHAIRMAN: [Signature]

DIRECTOR: [Signature]

COZENS SUBDIVISION

WARD 5 CITY, WASHINGTON COUNTY, STATE OF NEBRASKA

SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, MERIDIAN 10 WEST

SURVEYOR
TROY J. TAYLOR, P.L.S.
C. 2017 LAND SURVEYING
2596 SOUTH 270 EAST
P.O. BOX 1074
MORNINGVIEW, NEBRASKA 68403

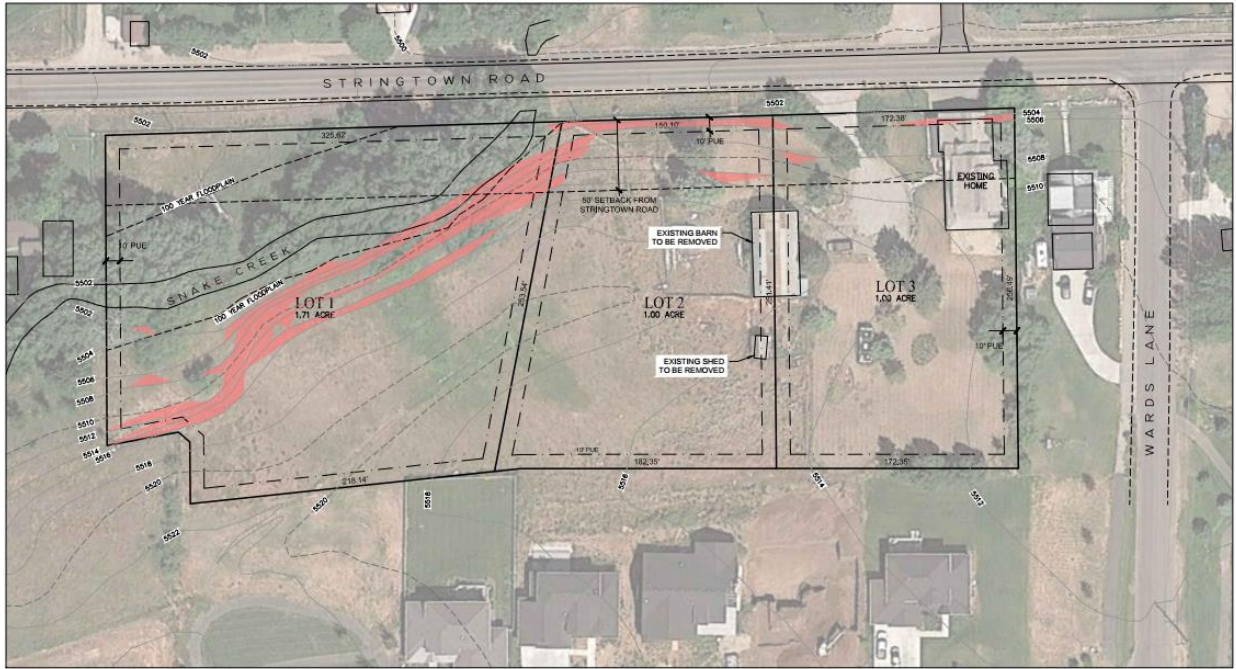
Steve Farnell
MIDWAY REGALIA COMPANY
MIDWAY, NEBRASKA

FILED: 470552
DATE: 9/24/19
TIME: 10:10 AM
BY: [Signature]
COUNTY SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS 24th DAY OF September 2019
BY: [Signature]
COUNTY SURVEYOR

STATE OF NEBRASKA
COUNTY OF WASHINGTON
WARD 5 CITY

SEAL
WARD 5 CITY
PLANNING COMMISSION



NOTES:

- 1 ACRE MINIMUM LOT SIZE FOR THE RA-1-43 ZONE
- 150' OF STREET FRONTAGE IS REQUIRED FOR THE RA-1-43 ZONE
- NO STRUCTURES ALLOWED IN 100 YEAR FLOOD PLAN

LEGEND

25% + SLOPES

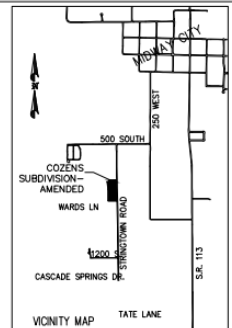
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. REDS, P.E.
 SERIAL NO. 280396
 DATE: 13 MAY 2020



SCALE: 1"= 40'

| | |
|--|-------------------|
| GLEN LENT THREE LOT PLAN | |
| SITE PLAN | |
| BERG ENGINEERING <small>380 E Main St, Suite 204 Midway, UT 84049 ph: 435-637-9749</small> | |
| DESIGN BY: PDB | DATE: 13 MAY 2020 |
| DRAWN BY: DJJ | REV: 1 |

COZENS SUBDIVISION - AMENDED



SYMBOL LEGEND

- ADJOINING OWNERS SURVEY BOUNDARY
- SET REBAR WITH CAP (AS NOTED ON DRAWING)
- FOUND REBAR WITH CAP (AS NOTED ON DRAWING)
- ⊕ FOUND REBAR (AS NOTED ON DRAWING)
- ⊕ FOUND SECTION CORNERS (AS NOTED ON DRAWING)

LINE TABLE

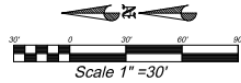
| LINE | LENGTH | DIRECTION |
|------|--------|-------------|
| L1 | 44.04' | N89°27'11"E |
| L2 | 10.75' | N41°08'04"E |
| L3 | 51.75' | N10°47'21"W |

NOTES
ALL NEW STRUCTURES SHALL BE SETBACK A MINIMUM OF 50 FEET FROM STRINGTOWN ROAD

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-99-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8954112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYS 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.

DATE _____ SURVEYOR (SEE SEAL BELOW)



BOUNDARY DESCRIPTION

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°08'00" WEST FROM THE FOUND WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3 TO THE FOUND REBAR WITH ALUMINUM CAP AS PER ROS FILE NO. 668 MARKING THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE CASCADE MEADOWS PUD AMENDED SUBDIVISION AND A FENCE POST, SAID POINT BEING LOCATED NORTH 00°08'00" WEST ALONG THE SECTION LINE 2109.69 FEET AND EAST 2365.56 FEET FROM THE WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SAID EAST LINE OF THE CASCADE MEADOWS SUBDIVISION THE FOLLOWING 2 (TWO) CALLS: NORTH 00°08'00" WEST 354.71 FEET, AND NORTH 00°08'00" WEST 236.63 FEET TO A FOUND REBAR WITH CAP MARKED PLS 145796; A FENCE LINE, AND THE SOUTH LINE OF THE WILLIAM A. RICHARDSON SMALL ONE LOT SUBDIVISION; THENCE ALONG THE WILLIAM A. RICHARDSON SUBDIVISION AND THE FENCE THE FOLLOWING 4 (FOUR) CALLS: NORTH 89°27'11" EAST 44.04 FEET, NORTH 41°08'04" EAST 10.75 FEET, NORTH 10°47'21" WEST 51.75 FEET, AND NORTH 89°40'59" EAST 221.00 FEET TO A FENCE LINE AND THE WEST RIGHT-OF-WAY OF STRINGTOWN ROAD; THENCE SOUTH 01°42'49" EAST 648.10 FEET ALONG A FENCE AND A FENCE LINE EXTENDED TO A FENCE POST; THENCE SOUTH 89°23'00" WEST 256.49 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

AREA = 3.72 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
GLEN LENT

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ MAYOR ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) APPROVED _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ CITY PLANNING COMMISSION

DIRECTOR - PLANNING _____ CHAIRMAN, PLANNING COMMISSION

COZENS SUBDIVISION - AMENDED

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.L.B.M.

SCALE: 1" = _____ FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

SURVEYOR
TROY L. TAYLOR, P.L.S.
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE: (801) 657-8748
DATE OF SURVEY: APRIL 2019

ADDRESS TABLE

| LOT | ADDRESS |
|-----|-----------------------|
| 1 | XXX S STRINGTOWN ROAD |
| 2 | XXX S STRINGTOWN ROAD |
| 3 | XXX S STRINGTOWN ROAD |

LEGEND

--- PUBLIC UTILITY EASEMENT
--- 100 YEAR FLOODPLAIN

COUNTY RECORDER

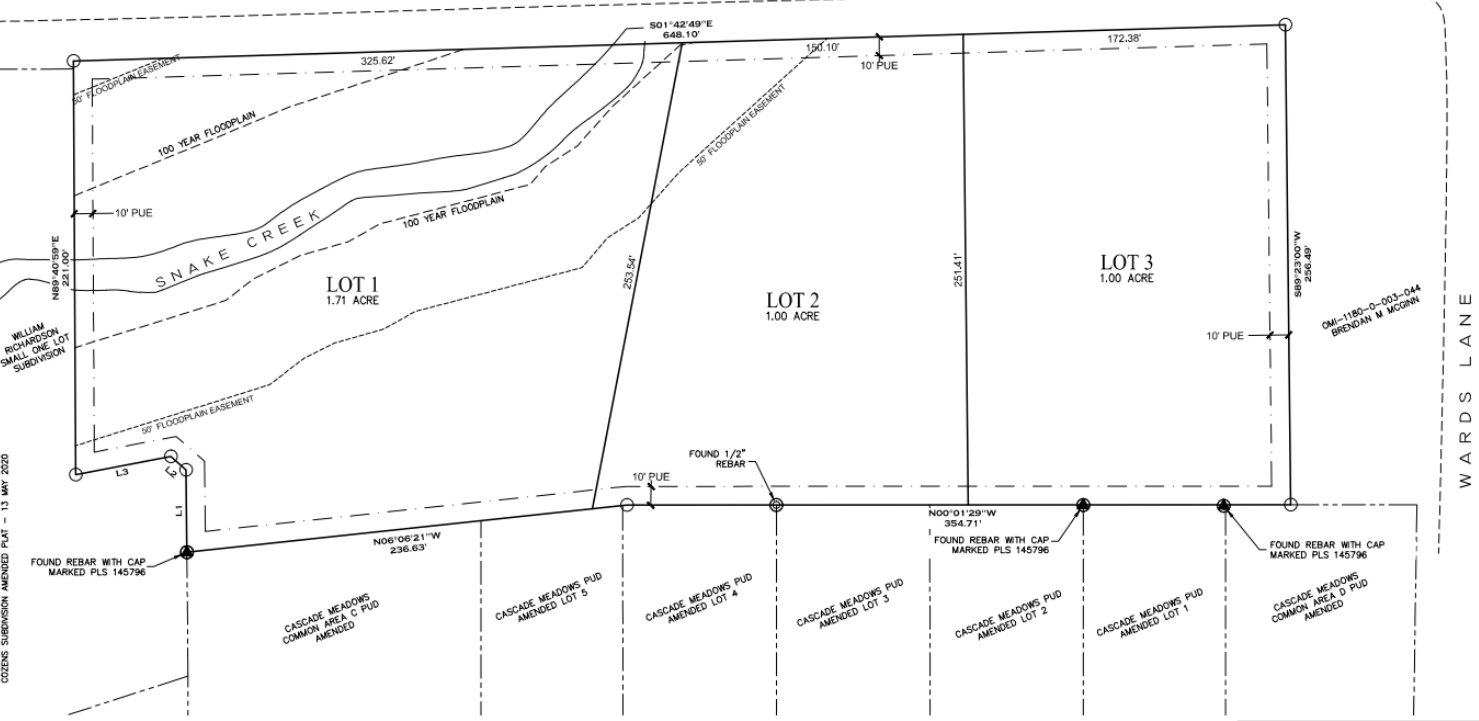
DATE: _____
MIDWAY IRRIGATION COMPANY
DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS DAY OF _____, 20____
ROS# _____
COUNTY SURVEYOR

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.L.B.M.

STRINGTOWN ROAD



WARD'S LANE

COZENS SUBDIVISION AMENDED PLAT - 13 MAY 2020

DISCUSSION ITEMS

- Stringtown future bike lanes
- Lot 1 access
 - Easement across lot 2
 - Stream alteration permit

WATER BOARD RECOMMENDATION

- 3.72 acre parcel
 - Area of parcel
 - 162,034 sq. ft.
 - Impervious area for parcel
 - 24,000 sq. ft.
 - Irrigated lot area
 - 3.1 acres (162,034 – 24,000)
 - Total irrigated acreage
 - $3.1 \times 3 = 9.3$ acre feet

1 existing culinary connection

2 new connections

- $2 \times 0.8 = 1.6$ acre feet

• 10.9 acre feet requirement

- 10.5 acre feet has already been dedicated to the City

POSSIBLE FINDINGS

- The proposed lots do meet the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The subdivision will contribute to the master trails plan by adding funds the general trails fund that will be used to help complete the master trails plan

PROPOSED CONDITIONS

1. The funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Stringtown Road.
2. An access easement must be on the plat or a separate document is recorded concurrently with the plat to assure access for lot 1.
3. The accessory structure that is located on a proposed lot line shall be removed before the plat is recorded.