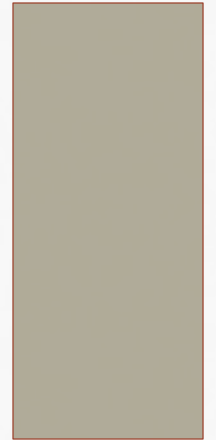


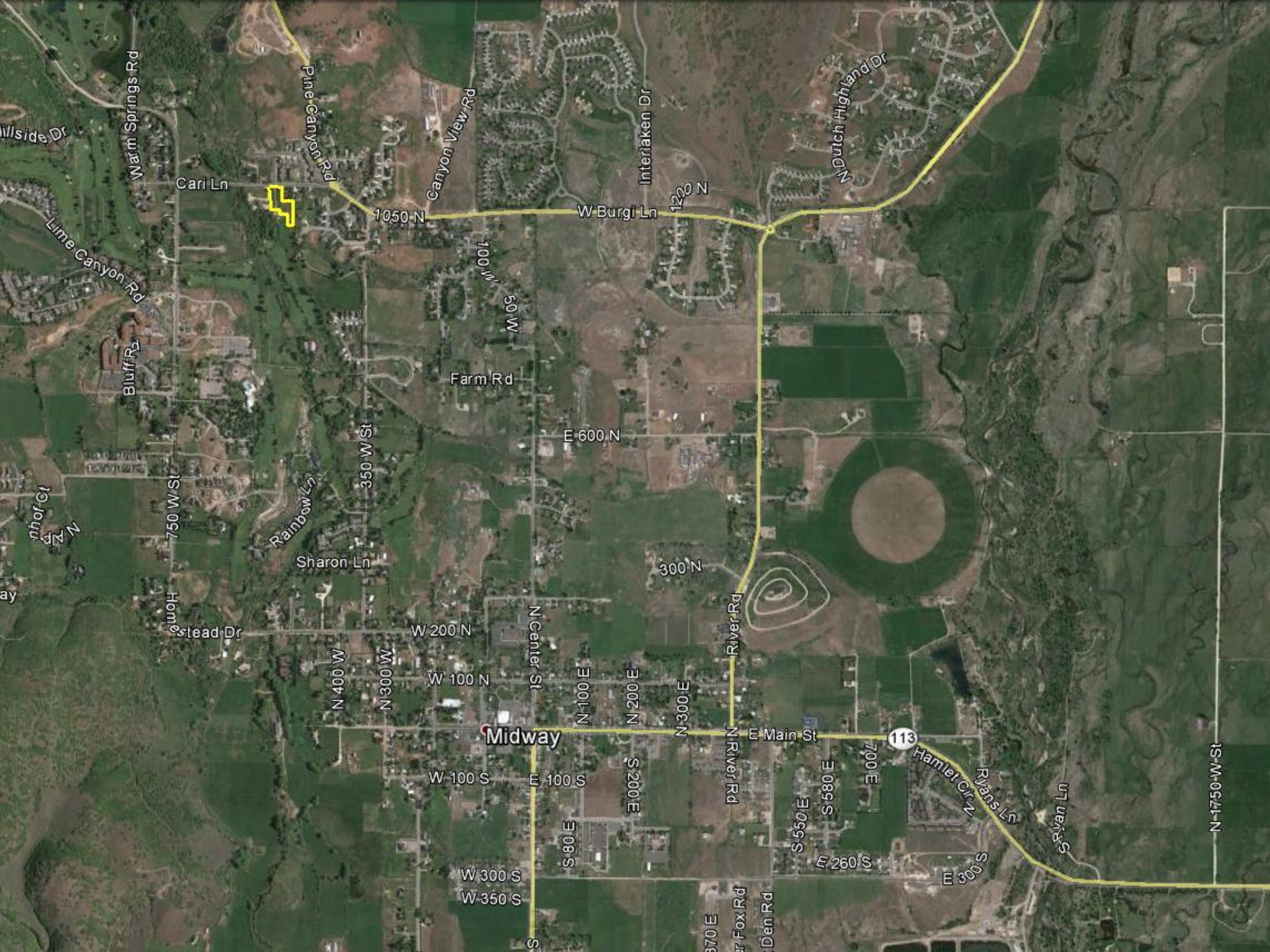
COSPER SUBDIVISION PLAT

ORDINANCE 2025-01



LAND USE SUMMARY

- 1.57 acres
- R-1-15 zoning
- Contains 1 lot
- Frontage along Cari Lane
- Plat was recorded on May 31, 2017
- No dwelling has been constructed



Warm Springs Rd
Cari Ln
Lime Canyon Rd
Bluff Rd

Pine Canyon Rd

Canyon View Rd

Interlaken Dr

N Dutch Highland Dr

1050 N

W Burgi Ln

1200 N

100 W
50 W

Farm Rd

E 600 N

inhof Ct

750 W St

Rainbow Ln

350 W St

Sharon Ln

300 N

stead Dr

W 200 N

N Center St

River Rd

N 400 W
N 300 W

W 100 N

N 100 E
E 002 N

N 300 E

Midway

E Main St

113

N 400 W
N 300 W

W 100 S

E 100 S

S 200 E

S 300 E

N River Rd

S 550 E
E 085 S

700 E

Hamlet Cr

Ryans Ln

S Ryan Ln

W 300 S
W 350 S

S 80 E

570 E

ar Fox Rd

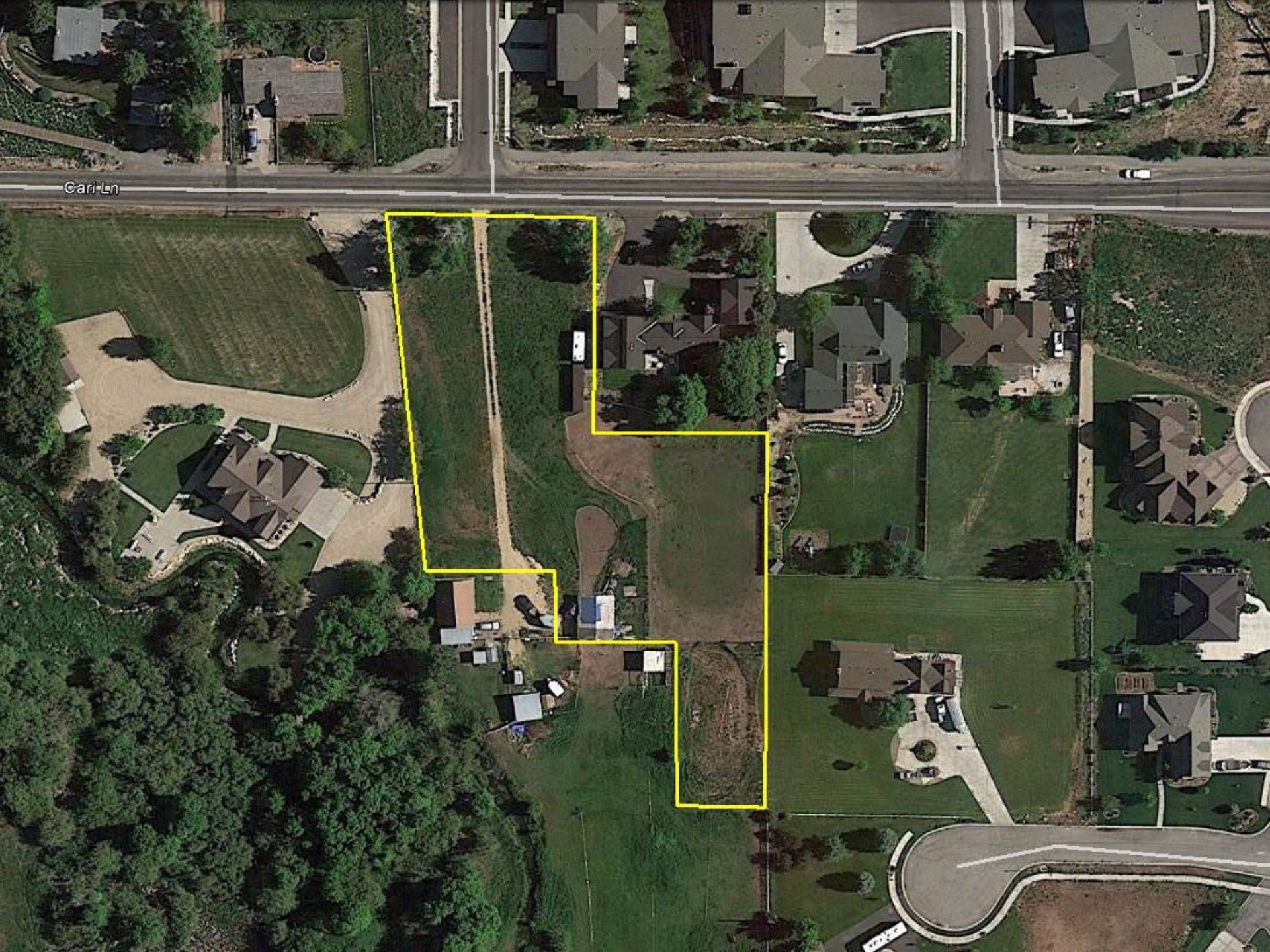
Den Rd

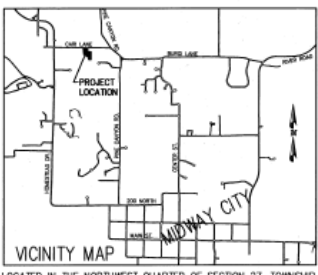
E 260 S

E 300 S

S 1750 W

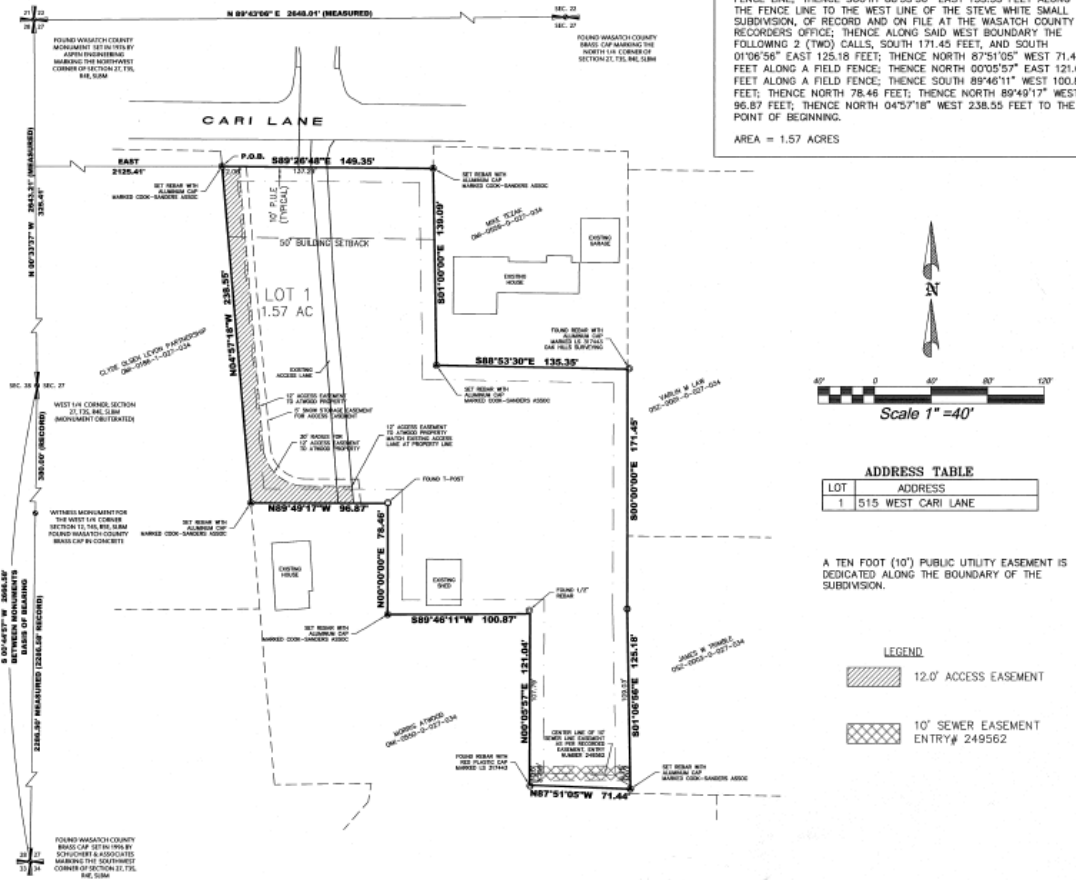
Cari Ln



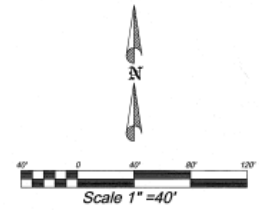


LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN.

DRIVEWAY REQUIREMENTS
 LOT 1 SHALL HAVE ONLY 1 DRIVEWAY. ACCESS EASEMENT AND DRIVEWAY FOR LOT 1 SHALL BE COMBINED BEFORE CONNECTING ON TO CARI LANE. THE DRIVEWAY FOR LOT 1 SHALL HAVE A TURNAROUND ON THE LOT TO AVOID VEHICLES BACKING INTO TRAFFIC ON CARI LANE.



BOUNDARY DESCRIPTION
 BEGINNING AT A POINT BEING LOCATED NORTH 00°44'57" EAST ALONG THE SECTION LINE 350.00 FEET TO THE OBLITERATED CORNER MARKING THE WEST 1/4 CORNER OF SECTION 27, AND NORTH 00°33'37" WEST ALONG THE SECTION LINE 325.41 FEET AND EAST 2125.41 FEET FROM THE FOUND WITNESS CORNER SET FOR THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN; THENCE SOUTH 89°26'48" EAST 149.35 FEET; THENCE SOUTH 01°00'00" EAST 139.09 FEET TO A FENCE LINE; THENCE SOUTH 88°53'30" EAST 135.35 FEET ALONG THE FENCE LINE TO THE WEST LINE OF THE STEVE WHITE SMALL SUBDIVISION, OF RECORD AND ON FILE AT THE WASATCH COUNTY RECORDERS OFFICE; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING 2 (TWO) CALLS; SOUTH 1°11'45 FEET, AND SOUTH 01°06'58" EAST 125.18 FEET; THENCE NORTH 87°51'05" WEST 71.44 FEET ALONG A FIELD FENCE; THENCE NORTH 00°05'57" EAST 121.04 FEET ALONG A FIELD FENCE; THENCE SOUTH 89°46'11" WEST 100.87 FEET; THENCE NORTH 78.48 FEET; THENCE NORTH 89°49'17" WEST 96.87 FEET; THENCE NORTH 04°57'18" WEST 238.55 FEET TO THE POINT OF BEGINNING.
 AREA = 1.57 ACRES



ADDRESS TABLE

LOT	ADDRESS
1	515 WEST CARI LANE

A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS DEDICATED ALONG THE BOUNDARY OF THE SUBDIVISION.

- LEGEND**
- 12.0' ACCESS EASEMENT
 - 10' SEWER EASEMENT ENTRY# 249562

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-9-603 OF THE UTAH CODE, I, KYLE A COOK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 270652 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
 I FURTHER CERTIFY THAT COOK-SANDERS ASSOCIATES HAS 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.
 4/13/17
 DATE SURVEYOR: Kyle A. Cook (SEE SEAL BELOW)

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°44'57" EAST 2666.58 FEET (MEASURED) FROM A FOUND WASATCH COUNTY BRASS CAP MARKING THE WITNESS MONUMENT FOR THE WEST 1/4 CORNER OF SECTION 27, T3S R4E, AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 27, T3S R4E SALT LAKE BASE MERIDIAN.

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, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.
 DATED THIS 31 DAY OF May, A.D. 2017
 BY: Stephanie Cooper, Secretary
 COSPER INVESTMENT COMPANY, INC.

ACKNOWLEDGMENT
 STATE OF UTAH) ss
 COUNTY OF WASATCH)
 ON THE 31st DAY OF May, A.D. 2017, PERSONALLY APPEARED BEFORE ME, Stephanie Cooper, Secretary of Cosper Investment Company, Inc., and I FULLY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES 12/31/18
 Beth J. Clark
 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 18th DAY OF May, A.D. 2017
 APPROVED: Coleen Obermer, Mayor
 APPROVED: [Signature], City Recorder
 APPROVED: [Signature], City Attorney

PLANNING COMMISSION APPROVAL
 APPROVED THIS 11th DAY OF May, A.D. 2017, BY THE
 MIDWAY CITY PLANNING COMMISSION
 APPROVED: [Signature], Planning Director
 APPROVED: [Signature], Chairman, Planning Commission

COSPER SUBDIVISION
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN.
 SCALE: 1" = 40 FEET

Steve Carroll, DATE: 5/22/17
 MIDWAY IRRIGATION COMPANY
 DATE: 5-22-17
 MIDWAY SANITATION DISTRICT
 COUNTY RECORDER

ENTRY: 138167 BOOK: 191 PAGE: 88 of 1855
 DATE: 05-22-2017 TIME: 2:28 PM FEE: \$31.00
 FOR COSPER STEPHANIE
 BY: LA PLANNING COUNTY RECORDER PREPARED FOR HER USE

COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS 20th DAY OF April, 2017
 ROS # 2763
 [Signature]
 COUNTY SURVEYOR

SURVEYOR'S SEAL: Kyle A. Cook, License # 270652, State of Utah
 NOTARY PUBLIC SEAL: Beth J. Clark, License # 12345, State of Utah
 CITY ENGINEER SEAL: [Signature], Midway City
 COUNTY RECORDER SEAL: [Signature], Wasatch County
 MIDWAY CITY CORPORATION SEAL: [Signature], Midway City

COSPER SUBMISSION PLAT - 12 APRIL 2017

SURVEYOR
 TROY L. TAYLOR, PLS
 COOK-SANDERS ASSOCIATES
 330 SOUTH RIO GRANDE AVE
 SALT LAKE CITY, UT 84101
 PHONE (801) 364-4001
 DATE OF SURVEY: APRIL 2015

PROPOSED FINDINGS

- The proposal will vacate the Cosper Subdivision plat.
- Dedicated water rights for the Cosper Subdivision will be credited to the Whispering Creek Subdivision.
- No public streets or municipal easements will be vacated or altered as part of this vacation.

PROPOSED CONDITIONS

- None