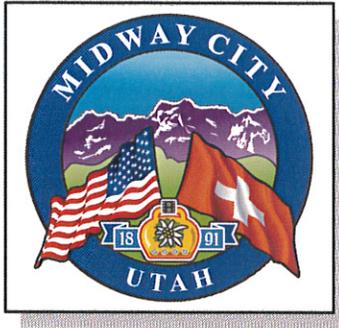


Midway City Council
7 January 2020
Regular Meeting

Dutch Canyon Subdivision, Plat B
/ Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: January 7, 2020

NAME OF PROJECT: Dutch Canyon Subdivision Phase B

NAME OF APPLICANT: Berg Engineering

NAME OF OWNER: Daniel Watkins

AGENDA ITEM: Plat Amendment to combine Lots 11 and 12

LOCATION: 1676 North Dutch Canyon Mountain Circle

ZONING DESIGNATION: RA-1-43 zone

ITEM: 8

Berg Engineering, agent for Daniel Watkins, is requesting a Plat Amendment of Dutch Canyon Subdivision Phase B. The proposal is to combine lots 11 and 12 into one building lot. The property is located at 1676 North Dutch Canyon Mountain Circle and is in the RA-1-43 zone.

BACKGROUND:

Daniel Watkins is proposing a plat amendment to Dutch Canyon Subdivision Phase B. The property is located at 1676 North Dutch Canyon Mountain Circle and is in the RA-1-43 zone. The applicant is proposing to combine lots 11 and 12 into one lot to create more space around a future home. Both lots are 0.85 acres so the proposed lot will be 1.7 acres, if the lot combination is approved. In the past few years the City has approved six similar plat amendments where lots were combined.

The approval of the plat amendment will reduce the traffic in the area by, potentially, ten trips per day. It will also create more open space because only one dwelling will be allowed instead of two that are currently allowed. Overall density in the subdivision will also be reduced if the proposal is approved. The applicant will benefit from reduced property taxes if the lots are combined into one lot.

This type of plat amendment is a legislative item and City Council is not obligated to allow any changes even if they feel that the applicant met the requirements of the Code.

ANALYSIS:

For the Land Use Authority to approve a plat amendment Utah State Code dictates that the Land Use Authority consider the petition in a public meeting. The City Council should consider if the proposal is in the best interest of the community and if the petition matches the vision of Midway as described in the General Plan. The General Plan describes, among many things, the preservation of open space and the rural atmosphere of Midway. This proposal seems to help reach those two goals by reducing the number of dwellings that will be built in the subdivision. Lowering density reduces the impact of development on the community by reducing potential services required by a developed lot, traffic (on average about ten trips per day) and potential impact on the school district.

A plat amendment and plat vacation are legislative items and the City Council is not obligated to allow any changes even if they feel that the applicant complies the requirements of the Code. Subsection 9a-608(2)(a) states “a land use authority may consider at a public meeting an owner’s petition to vacate or amend a subdivision plat if the petition seeks to:”

- (i) join two or more of the petitioner fee owner's contiguous lots;

No public street, right-of-way, easement will be vacated or altered. A public utility easement that runs along the shared lot line of lots 11 and 12 will be removed.

PROPOSED FINDINGS:

- Potential trips per day generated from the two lots will be reduced
- Density in the subdivision will be reduced
- The area will feel more open because of the reduction of one lot
- No public street, right-of-way, or easement will be vacated or altered

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds there is good cause to approve the proposal.
 - a. Accept staff report
 - b. Reasons for approval (findings)
 - c. Place condition(s) if needed

2. Continuance. This action can be taken if the City Council 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. Denial. This action can be taken if the City Council finds that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



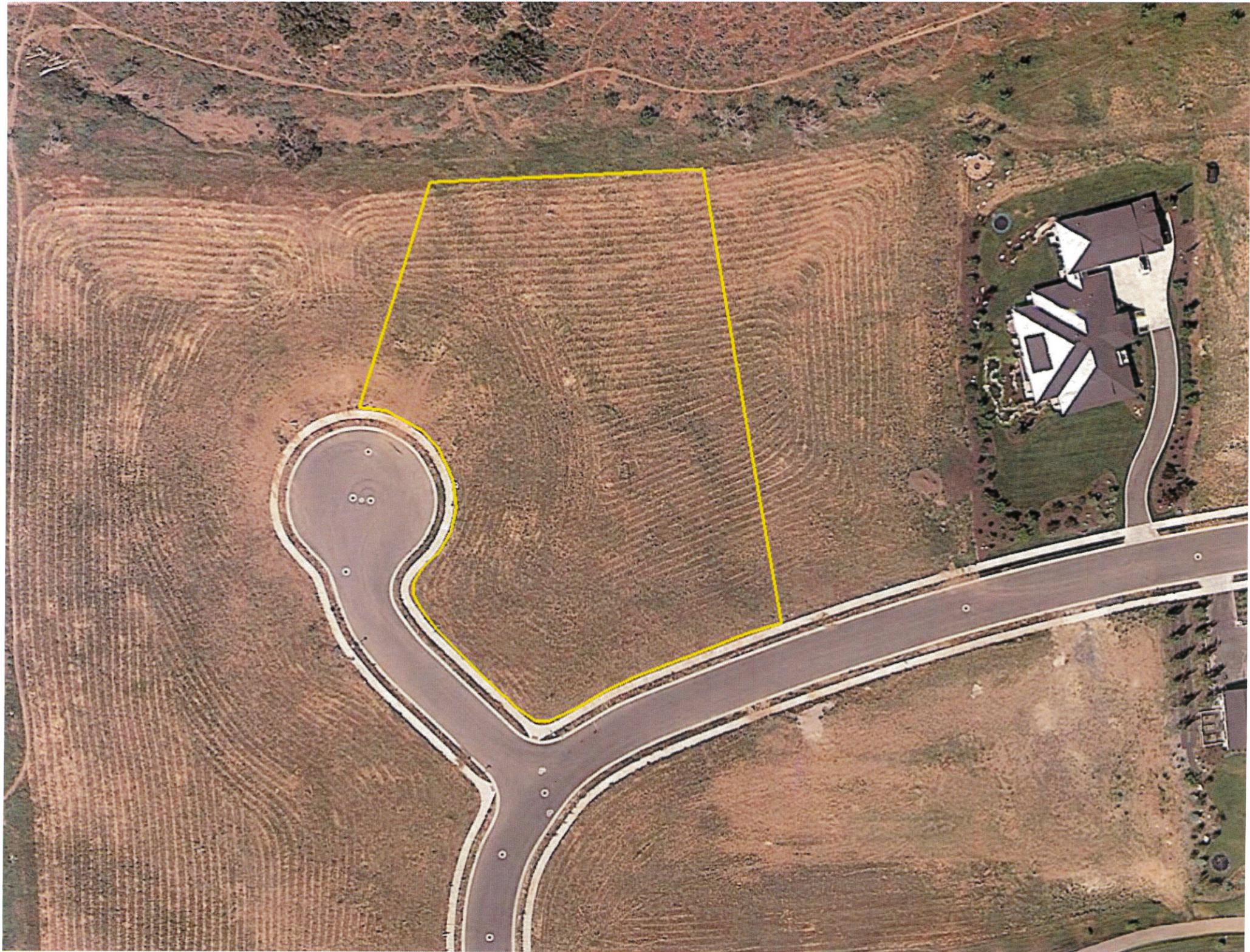
NASOMIE

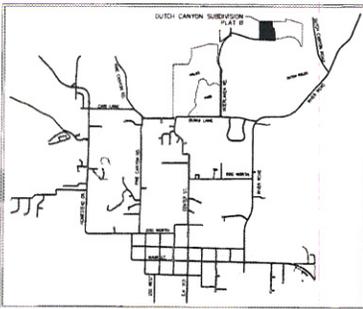
E Dutch Valley Ct

E Dutch Valley Dr

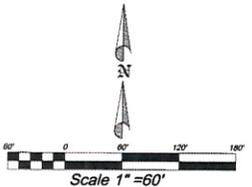
Fields Pkwy

Dutch Canyon Rd





MIDWAY CITY VICINITY MAP



Scale 1" = 60'

LINE	LENGTH	BEARING
L1	56.00'	S17°32'22"E
L2	50.50'	S00°44'51"W
L3	34.72'	S00°45'56"E
L4	14.27'	S10°33'40"W

CURVE	LENGTH	RADIUS	DELTA	CHD DIR	CHORD
C1	44.94'	1928.00'	01°24'31"	N71°48'17"E	44.94'
C2	329.48'	1765.00'	05°41'44"	N88°53'58"W	329.00'
C3	56.55'	476.00'	06°42'01"	N86°53'58"W	55.52'
C4	22.12'	14.00'	90°31'57"	N44°29'03"E	19.89'
C5	57.54'	178.00'	18°31'19"	N08°48'47"E	67.29'
C6	31.21'	178.00'	10°25'50"	N22°45'49"E	31.17'
C7	19.27'	15.00'	73°37'02"	S09°11'17"E	17.92'
C8	35.67'	128.00'	17°45'20"	S16°27'09"E	39.51'
C9	39.44'	178.00'	17°39'58"	N01°15'54"W	39.28'
C10	10.93'	15.00'	41°45'26"	S31°18'03"E	10.69'
C11	73.65'	58.00'	72°46'03"	S15°47'44"E	68.81'
C12	89.62'	58.00'	79°36'28"	N60°24'21"E	74.28'
C13	70.38'	58.00'	69°45'20"	S44°54'40"E	66.50'
C14	62.28'	58.00'	61°39'56"	N20°56'50"E	58.74'
C15	20.81'	15.00'	78°44'10"	N72°34'52"E	19.03'
C16	23.84'	72.00'	19°02'55"	S10°18'30"E	23.82'
C17	97.84'	100.00'	56°03'28"	S17°48'04"E	94.98'
C18	21.07'	15.00'	80°30'15"	S46°07'28"E	19.40'
C19	42.03'	178.00'	13°31'47"	N60°02'51"E	43.94'
C20	125.55'	1828.00'	03°26'17"	N89°04'53"E	125.62'
C21	167.97'	1828.00'	05°20'48"	N69°47'09"E	167.91'
C22	71.91'	150.00'	27°03'42"	N53°27'18"E	70.84'
C23	106.24'	150.00'	40°34'36"	N35°03'28"E	104.03'
C24	165.36'	1772.00'	05°20'48"	N69°47'09"E	165.30'
C25	144.57'	122.00'	67°25'40"	N43°09'54"E	136.26'
C26	32.28'	1785.00'	01°03'52"	S85°08'24"E	32.27'
C27	28.14'	1785.00'	00°54'49"	S85°03'14"E	28.14'
C28	265.57'	1715.00'	08°52'20"	S89°47'34"E	265.30'
C29	269.36'	1785.00'	08°44'03"	S89°52'40"E	268.80'

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER SECTION 23, T3S, R4E, S188M

FOUND WASATCH COUNTY BRASS BRASS CAP MARKING THE SOUTHEAST CORNER SECTION 23, T3S, R4E, S188M

UTAH STATE PARK

BURGH HILL RANCHES P.U.D.

DUTCH CANYON SUBDIVISION PLAT A

WALKER

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-9-603 OF THE UTAH CODE, I TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 685412 IN ACCORDANCE WITH TITLE 58, CHAPTER 23, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS 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: June 29, 2016
 SURVEYOR: Troy L. Taylor (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A FOUND REBAR WITH CAP MARKING THE SOUTHEAST CORNER OF LOT 16 OF THE BURGH HILL RANCHES, SAID POINT BEING LOCATED NORTH 89°39'47" EAST ALONG THE SECTION LINE 252.40 FEET AND NORTH 558.53 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 23, T3S, R4E, S188M TO THE POINT OF BEGINNING.
 THENCE NORTH 02°09'33" WEST 760.55 ALONG THE EAST LINE OF BURGH HILL RANCHES TO A FOUND REBAR WITH CAP, THENCE NORTH 89°23'30" EAST 479.92 FEET; THENCE SOUTH 07°04'43" EAST 300.64 FEET; THENCE ALONG THE ARC OF A 1828.00 FOOT RADIUS CURVE TO THE RIGHT 44.84 FEET (CENTRAL ANGLE OF 01°24'31" AND A CHORD BEARING NORTH 71°45'17" EAST 44.94 FEET); THENCE SOUTH 17°32'27" EAST 56.00 FEET; THENCE SOUTH 08°10'49" EAST 185.86 FEET; THENCE SOUTH 02°44'01" WEST 50.30 FEET; THENCE SOUTH 04°47'58" EAST 202.72 FEET; THENCE ALONG THE ARC OF A 1765.00 FOOT RADIUS CURVE TO THE RIGHT 329.48 FEET (CENTRAL ANGLE OF 10°41'44" AND A CHORD BEARING NORTH 88°53'50" WEST 329.00 FEET); THENCE ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT 55.55 FEET (CENTRAL ANGLE OF 06°42'01" AND A CHORD BEARING NORTH 86°53'58" WEST 55.52 FEET); THENCE SOUTH 89°45'01" WEST 232.77 FEET TO THE POINT OF BEGINNING.

ADDRESS TABLE

LOT	ADDRESS
11	575 EAST DUTCH MOUNTAIN DRIVE
12	1676 NORTH DUTCH MOUNTAIN CIRCLE
13	1686 NORTH DUTCH MOUNTAIN CIRCLE
14	1689 NORTH DUTCH MOUNTAIN CIRCLE
15	1691 NORTH DUTCH MOUNTAIN CIRCLE
16	503 EAST DUTCH MOUNTAIN DRIVE
17	547 EAST DUTCH MOUNTAIN DRIVE
18	511 EAST SADDLE DRIVE
19	572 EAST DUTCH MOUNTAIN DRIVE
21	544 EAST DUTCH MOUNTAIN DRIVE

CONTAINING: 9.865 ACRES
BASIS OF BEARINGS
 THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°39'47" EAST 2662.32 FEET (MEASURED) FROM A FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 23, T3S, R4E, AND A FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 23, T3S, R4E, SALT LAKE BASE AND MERIDIAN.

RESERVATION OF COMMON AREA
 THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE DUTCH CANYON SUBDIVISION RECORDED _____ AS ENTRY NO. _____ IN BOOK _____ BEGINNING AT PAGE _____ (THE "DECLARATION")

OWNER'S DEDICATION
 I, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS, AND COMMON AREA, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, EASEMENTS, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 28 DAY OF JULY, A.D. 2016
 BY: Ryan Zales Ryan Zales Ryan Zales
Tracy Tracy Tracy
 RUSS WATTS

ACKNOWLEDGMENT
 STATE OF UTAH COUNTY OF WASATCH ss
 ON THE 28 DAY OF JULY, 2016, I, THE UNDERSIGNED, A PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, AND ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES 2/19/19
 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 28 DAY OF August, A.D. 2016
 APPROVED: Clellan Chaves ATTEST: Clellan Chaves
 MAYOR CITY RECORDER (SEE SEAL BELOW)
 APPROVED: Kevin Howell APPROVED: Kevin Howell
 CITY ATTORNEY CITY ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED THIS 16 DAY OF August, A.D. 2016 BY THE
 MIDWAY CITY PLANNING COMMISSION
Michael K. Rankin Michael K. Rankin
 DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

DUTCH CANYON SUBDIVISION PLAT B
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S188M
 SCALE: 1" = 60 FEET

SURVEYOR'S SEAL: Troy L. Taylor (SEE SEAL BELOW)
 NOTARY PUBLIC SEAL: Michael K. Rankin
 CITY RECORDER SEAL: Clellan Chaves
 CITY ATTORNEY SEAL: Kevin Howell

LEGEND
 SM SURVEY MONUMENT
 PUE PUBLIC UTILITY EASEMENT

STORM DRAIN SYSTEM NOTE
 1. THE STORM DRAIN COLLECTION SYSTEM WITHIN DUTCH CANYON SUBDIVISION IS A PRIVATE UTILITY TO BE MAINTAINED, OPERATED, AND REPAIRED BY THE HOME OWNERS ASSOCIATION.
 2. THE FUNCTION, ELEVATION, OR GRADE OF STORM DRAIN PONDS SHALL NOT BE ALTERED OR INTERFERED WITH.
 3. COMMON AREA LOT F IS A STORM DRAIN EASEMENT.
 4. MIDWAY CITY HAS THE RIGHT TO ENTER STORM DRAIN EASEMENTS TO MAINTAIN, OPERATE, AND REPAIR THE STORM DRAIN SYSTEM UPON THE HOME OWNERS ASSOCIATION'S FAILURE TO DO SO.

UTILITY EASEMENT NOTE
 ALL STREETS, AND COMMON AREAS ARE DEDICATED AS A PUBLIC UTILITY EASEMENTS.

TRAIL EASEMENT NOTE
 B' TRAIL ON COMMON AREA E & F IS A PUBLIC TRAIL.

COUNTY RECORDER
Michael K. Rankin DATE 8-22-16
Kevin Howell DATE 8-16-16
 MIDWAY IRRIGATION COMPANY
 MIDWAY SANITATION DISTRICT

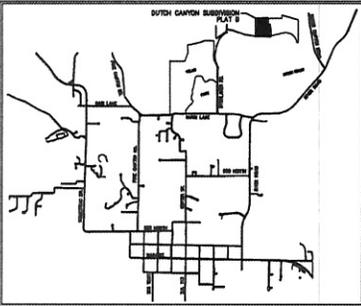
COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS 16 DAY OF August, 2016
 RDS# 2543
Troy L. Taylor
 COUNTY SURVEYOR

DUTCH CANYON SUBDIVISION PLAT B - 28 JULY 2016

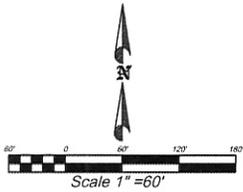


NOTARY PUBLIC SEAL: Michael K. Rankin
 Notary Public, State of Utah, License No. 12345

DUTCH CANYON PLAT B - Lots 11 & 12 Amended



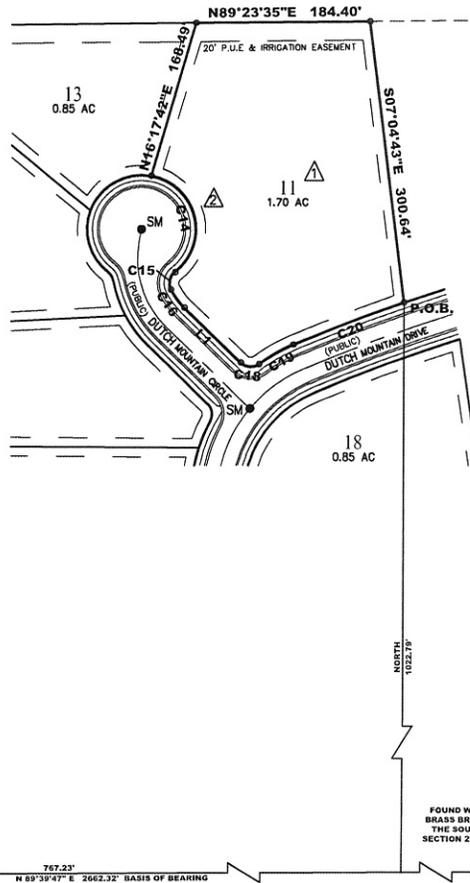
MIDWAY CITY VICINITY MAP



LINE	LENGTH	BEARING
L1	83.87	N45°49'47"W

CURVE	LENGTH	RADIUS	DELTA	CHD DIR	CHORD
C14	133.34	58.00'	131°43'16"	N13°34'41"W	109.88'
C15	20.61	15.00'	78°44'10"	N12°34'52"E	19.03'
C16	23.82	22.00'	103°32'38"	S38°18'20"E	23.82'
C18	21.10	15.00'	80°38'10"	S86°37'25"E	18.40'
C19	42.03	178.00'	133°31'47"	N80°20'31"E	41.94'
C20	128.62	1828.00'	03°58'17"	N89°04'53"E	128.62'

UTAH STATE PARK



IRRIGATION EASEMENT NOTE:
THE INSTALLATION OF PERMANENT STRUCTURES, FENCES, AND TREES IS PROHIBITED WITHIN THE IRRIGATION EASEMENT. MIDWAY IRRIGATION COMPANY HAS THE RIGHT TO ENTER INTO THE EASEMENT AND REMOVE ANY STRUCTURES OR TREES, WITH NO DUTY TO REPLACE THEM.

UTILITY EASEMENT NOTE:
ALL STREETS, AND COMMON AREAS ARE DEDICATED AS A PUBLIC UTILITY EASEMENTS.

DUTCH CANYON SUBDIVISION PLAT A

- LEGEND**
- SM SURVEY MONUMENT
 - PUE PUBLIC UTILITY EASEMENT
 - △ LOTS 11 & 12 HAVE BEEN COMBINED TO CREATE A 1.70 ACRE LOT
 - △ PUBLIC UTILITY EASEMENT BETWEEN LOTS 11 & 12 HAS BEEN REMOVED

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____

ROSE _____

COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-39-403 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6654112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS 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

ADDRESS TABLE

LOT	ADDRESS
11	675 EAST DUTCH MOUNTAIN DRIVE 1678 NORTH DUTCH MOUNTAIN CIRCLE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 89°39'47" EAST ALONG THE SECTION LINE 787.23 FEET AND NORTH 1022.79 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 23, T3S, R4E, SLB&M TO THE POINT OF BEGINNING.

THENCE ALONG THE ARC OF A 1828.00 RADIUS CURVE TO THE LEFT 125.85 FEET (CENTRAL ANGLE OF 03°58'17" AND A CHORD BEARING SOUTH 89°04'53" WEST 125.62 FEET); THENCE ALONG THE ARC OF A 178.00 RADIUS CURVE TO THE LEFT 42.03 FEET (CENTRAL ANGLE OF 13°31'47" AND A CHORD BEARING SOUTH 80°30'31" WEST 41.94 FEET); THENCE ALONG THE ARC OF A 13.00 RADIUS CURVE TO THE RIGHT 21.10 FEET (CENTRAL ANGLE OF 80°38'10" AND A CHORD BEARING NORTH 80°38'10" WEST 18.40 FEET); THENCE NORTH 45°49'47" WEST 83.87 FEET; THENCE ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE RIGHT 23.83 FEET (CENTRAL ANGLE OF 19°02'35" AND A CHORD BEARING NORTH 38°18'30" WEST 23.82 FEET); THENCE ALONG THE ARC OF A 13.00 FOOT RADIUS CURVE TO THE RIGHT 20.81 FEET (CENTRAL ANGLE OF 78°44'10" AND A CHORD BEARING NORTH 12°34'52" EAST 19.03 FEET); THENCE NORTH 18°17'42" EAST 168.49 FEET; THENCE NORTH 89°23'35" EAST 184.40 FEET; THENCE SOUTH 07°04'43" EAST 300.64 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.70 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°39'47" EAST 2662.32 FEET (MEASURED) FROM A FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 23, T3S, R4E, AND A FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 23, T3S, R4E, SALT LAKE BASE AND 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, EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

BY: _____

KIM WATKINS

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

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

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION

DUTCH CANYON SUBDIVISION PLAT B Lots 11 & 12 Amended

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M
SCALE: 1" = _____ FEET

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

DUTCH CANYON SUBDIVISION PLAT B - 5 DECEMBER 2019

SURVEYOR
TROY L. TAYLOR, PLS
DOCK SANDERS ASSOCIATES
331 SOUTH MID ORANGE AVE
SALT LAKE CITY, UT 84101
PHONE: (801) 364-4051

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER SECTION 23, T3S, R4E, SLB&M

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER SECTION 23, T3S, R4E, SLB&M

SEC. 23
SEC. 28

