

MAISONS DE SAINT-PREX

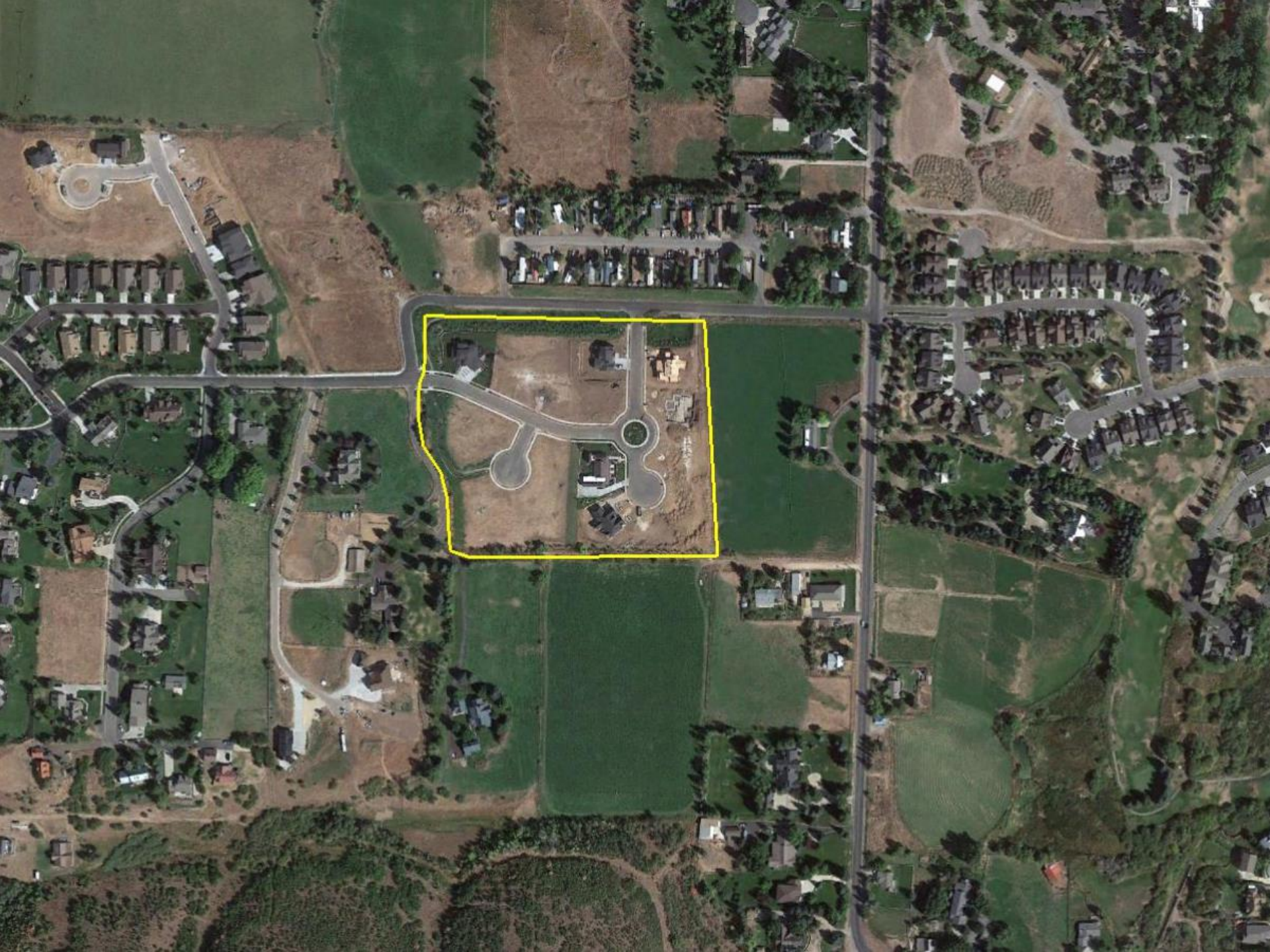
PLAT AMENDMENT



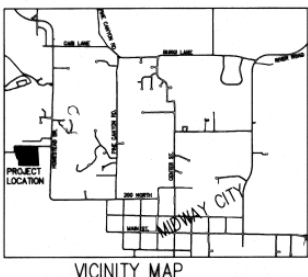
PROPOSED AMENDMENT

- R-1-22 zone
- Combine lots 12 & 13
- Remove common area between lots 12 & 13 and lots 11 & 14
- Add access easement across lots 14 & 15

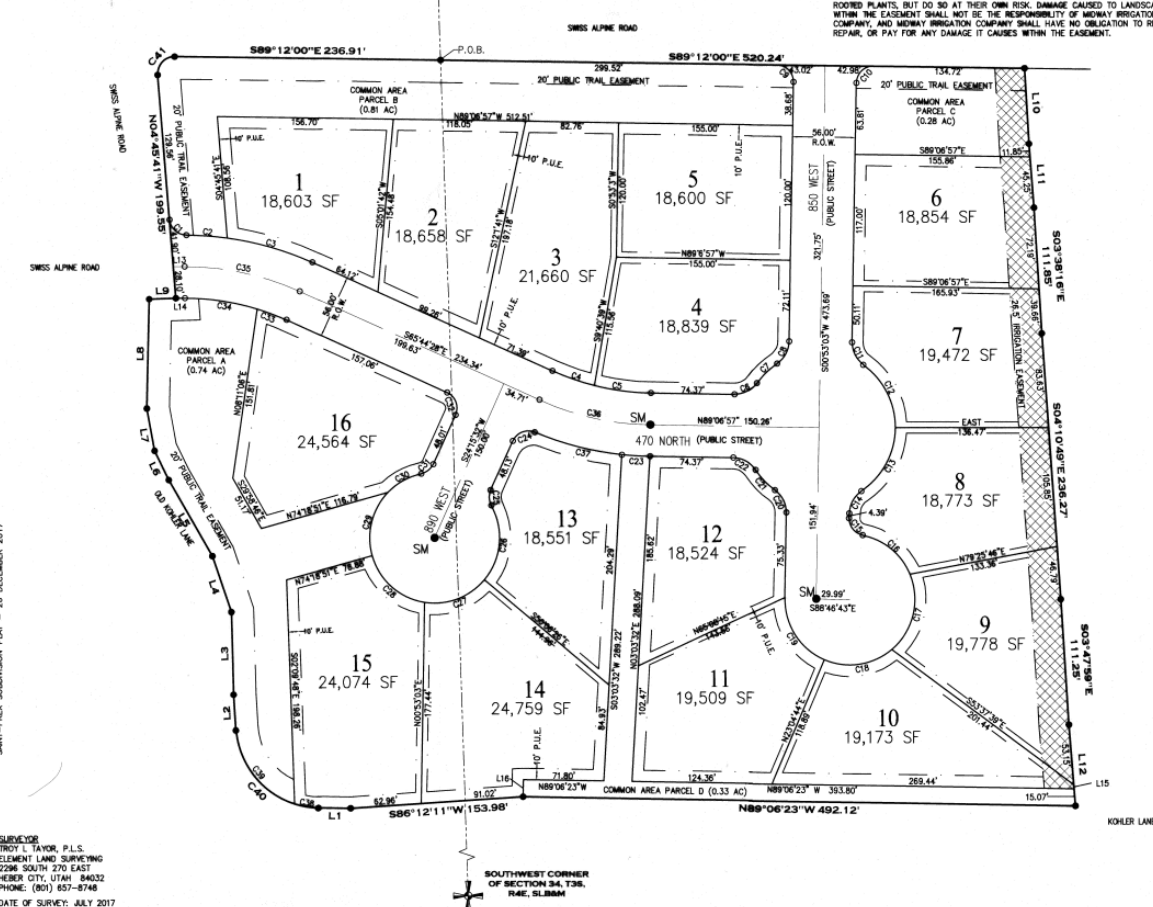








VICINITY MAP



SURVEYOR
TROY L. TAYLOR, P.L.S.
CLIENT: LAND SURVEYING
2204 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE: (801) 857-8748
DATE OF SURVEY: JULY 2017

LEGEND
26.5' IRRIGATION EASEMENT
SM SURVEY MONUMENT
PUE PUBLIC UTILITY EASEMENT
COMMON AREAS B&C ARE ALSO DEDICATED AS A STORM DRAIN EASEMENT

STORM DRAIN SYSTEM NOTE:
1. THE FUNCTION, ELEVATION, OR GRADE OF STORM DRAIN PONDS SHALL NOT BE ALTERED OR INTERFERED WITH.
2. MIDWAY CITY HAS THE RIGHT TO ENTER STORM DRAIN EASEMENTS TO MAINTAIN, OPERATE, AND REPAIR THE STORM DRAIN SYSTEM.

MIDWAY IRRIGATION EASEMENT:
LOTS 6, 7, 8 & 9 ARE SUBJECT TO THE IRRIGATION EASEMENT AND ARE PUT ON NOTICE THAT MIDWAY IRRIGATION COMPANY RETAINS FULL RIGHT TO ENTER ONTO THE EASEMENT AT ANY TIME TO DO MAINTENANCE, TO FIX LEAKS, TO REPLACE PIPES, AND TO DO ANY OTHER ACTIVITY LAWFULLY ALLOWED WITHIN THE EASEMENT. LOT OWNERS ARE SPECIFICALLY PROHIBITED FROM PLACING FENCES, PERMANENT STRUCTURES, CEMENT PADS, AND DEEP WOODED PLANTS (I.E. TREES, ETC.) WITHIN THE EASEMENT. LOT OWNERS MAY LANDSCAPE WITHIN THE EASEMENT WITH GRASSES AND SHALLOW ROOTED PLANTS, BUT DO SO AT THEIR OWN RISK. DAMAGE CAUSED TO LANDSCAPING WITHIN THE EASEMENT SHALL NOT BE THE RESPONSIBILITY OF MIDWAY IRRIGATION COMPANY, AND MIDWAY IRRIGATION COMPANY SHALL HAVE NO OBLIGATION TO REPLACE, REPAIR, OR PAY FOR ANY DAMAGE IT CAUSES WITHIN THE EASEMENT.

BASIS OF BEARINGS

BASIS OF BEARING IS SOUTH 01°59'08" EAST 2624.30 FEET BETWEEN THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE SOUTHWEST CORNER OF SAID SECTION.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	22.28	15.00	147°18'00"	24.24	24.24
C2	36.79	278.00	7°37'55"	585.5713"E	36.74
C3	79.01	278.00	16°24'09"	N73°26'43"W	78.74
C4	39.72	222.00	10°15'05"	N70°52'01"W	39.67
C5	50.85	222.00	13°07'33"	S89°33'12"E	50.74
C6	23.28	24.00	55°34'57"	S63°05'34"W	22.38
C7	25.17	58.00	21°09'55"	N45°33'03"E	25.00
C8	23.28	24.00	55°34'57"	N44°02'28"W	22.38
C9	23.58	15.00	90°05'03"	N44°02'28"W	21.23
C10	23.54	15.00	89°54'57"	S45°02'32"E	21.20
C11	64.89	58.00	24°41'54"	S27°02'05"E	62.48
C12	64.89	58.00	24°41'54"	S27°02'05"E	62.48
C13	67.02	58.00	56°28'00"	S28°14'00"W	64.34
C14	23.28	24.00	55°34'57"	S28°46'32"W	22.38
C15	20.88	15.00	78°44'11"	S38°30'32"E	19.23
C16	56.88	58.00	55°58'21"	S50°21'28"E	54.45
C17	74.36	58.00	72°28'08"	S13°24'17"W	68.57
C18	64.29	58.00	24°34'37"	S81°32'32"W	61.02
C19	69.63	58.00	68°47'35"	S32°34'35"W	65.44
C20	23.28	24.00	55°34'57"	N26°24'25"W	22.38
C21	25.17	58.00	21°09'55"	N45°33'03"E	25.00
C22	23.28	24.00	55°34'57"	N61°19'28"E	22.38
C23	25.00	278.00	02°09'16"	S86°32'18"E	25.00
C24	23.14	15.00	86°22'39"	S68°26'31"W	20.91
C25	14.11	15.00	83°54'40"	S02°41'48"E	13.60
C26	70.22	58.00	69°21'51"	S05°01'47"W	66.01
C27	59.75	58.00	59°01'27"	S69°13'26"W	57.14
C28	66.38	58.00	69°34'41"	N49°28'30"W	62.82
C29	60.28	58.00	59°32'59"	N14°05'02"E	57.61
C30	34.73	58.00	34°18'21"	N61°01'00"E	34.21
C31	41.11	15.00	83°54'40"	N61°12'31"E	13.60
C32	23.58	15.00	90°05'03"	N20°44'28"W	21.21
C33	27.74	220.00	07°13'32"	N69°21'14"W	27.73
C34	65.40	220.00	17°02'00"	N81°22'00"W	63.18
C35	105.80	250.00	14°15'32"	N72°32'14"W	105.06
C36	101.99	250.00	23°22'28"	S77°25'45"E	101.29
C37	80.53	278.00	16°30'53"	S73°39'45"E	80.25
C38	21.01	78.00	84°04'58"	N68°07'22"W	21.44
C39	38.85	75.00	84°04'58"	N38°54'53"W	38.50
C40	110.06	75.00	84°04'58"	N47°07'55"W	100.45
C41	20.02	15.00	93°34'35"	N43°01'09"E	22.22

ADDRESS TABLE		
LOT	ADDRESS	
1	926 WEST 470 NORTH	
2	904 WEST 470 NORTH	
3	886 WEST 470 NORTH	
4	868 WEST 470 NORTH	
5	847 NORTH 850 WEST	
6	486 NORTH 850 WEST	
7	468 NORTH 850 WEST	
8	448 NORTH 850 WEST	
9	418 NORTH 850 WEST	
10	411 NORTH 850 WEST	
11	415 NORTH 850 WEST	
12	433 NORTH 850 WEST	
13	436 NORTH 850 WEST	
14	424 NORTH 850 WEST	
15	421 NORTH 850 WEST	
16	913 WEST 470 NORTH	

APPROVED BY: *[Signature]* DATE: 7-12-18
MIDWAY CITY CLERK-RECORDER
APPROVED BY: *[Signature]* DATE: 7-6-18
MIDWAY SANITATION DISTRICT
COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS 20th DAY OF January, 2018.
ROSS: *[Signature]*
COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-86-403 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5854112 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.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 01°59'08" EAST 475.58 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN TO A POINT ON THE PROPERTY LINE.
THENCE SOUTH 89°17'00" EAST 520.24 FEET; THENCE SOUTH 03°22'55" EAST 67.40 FEET; THENCE SOUTH 04°40'08" EAST 57.10 FEET; THENCE SOUTH 03°58'11" EAST 111.85 FEET; THENCE SOUTH 04°04'40" EAST 236.27 FEET; THENCE SOUTH 03°47'50" EAST 111.25 FEET; THENCE SOUTH 04°44'44" EAST 71.54 FEET; THENCE NORTH 89°05'23" WEST 492.12 FEET; THENCE SOUTH 89°12'11" WEST 183.80 FEET; THENCE NORTH 89°07'11" WEST 28.78 FEET; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT 110.06 FEET (CENTRAL ANGLE OF 84°04'58") AND A CHORD BEARING NORTH 47°07'51" WEST 100.45 FEET; THENCE NORTH 03°45'05" WEST 31.13 FEET; THENCE NORTH 01°33'41" WEST 72.88 FEET; THENCE NORTH 18°56'08" WEST 52.50 FEET; THENCE NORTH 28°58'48" WEST 77.80 FEET; THENCE NORTH 28°02'41" WEST 29.00 FEET; THENCE NORTH 10°28'51" WEST 38.13 FEET; THENCE NORTH 01°08'28" EAST 96.89 FEET; THENCE NORTH 89°01'07" EAST 23.84 FEET; THENCE NORTH 04°45'41" WEST 199.55 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT 250.02 FEET (CENTRAL ANGLE OF 93°34'35") AND A CHORD BEARING NORTH 43°01'08" EAST 22.22 FEET; THENCE SOUTH 89°12'00" EAST 236.91 FEET TO THE POINT OF BEGINNING.
CONTAINING: 11.55 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 2nd DAY OF January, A.D. 2018.
BY: *[Signature]* MARY MAE J. JONES, M.A.
SAINT PREX OF MIDWAY LLC

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF WASATCH }
ON THE 2nd DAY OF January, A.D. 2018, PERSONALLY APPEARED BEFORE ME, the undersigned, *[Signature]*, a Notary Public for the State of Utah, the person whose name and position are subscribed to the foregoing instrument, and he acknowledged to me that he/she/it did execute the same in the capacity indicated.
MY COMMISSION EXPIRES 12/31/20

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 21st DAY OF May, A.D. 2018.
APPROVED: *[Signature]* ATTEST: *[Signature]*
CITY CLERK-RECORDER
APPROVED: *[Signature]* APPROVED: *[Signature]*
CITY ENGINEER CITY ATTORNEY

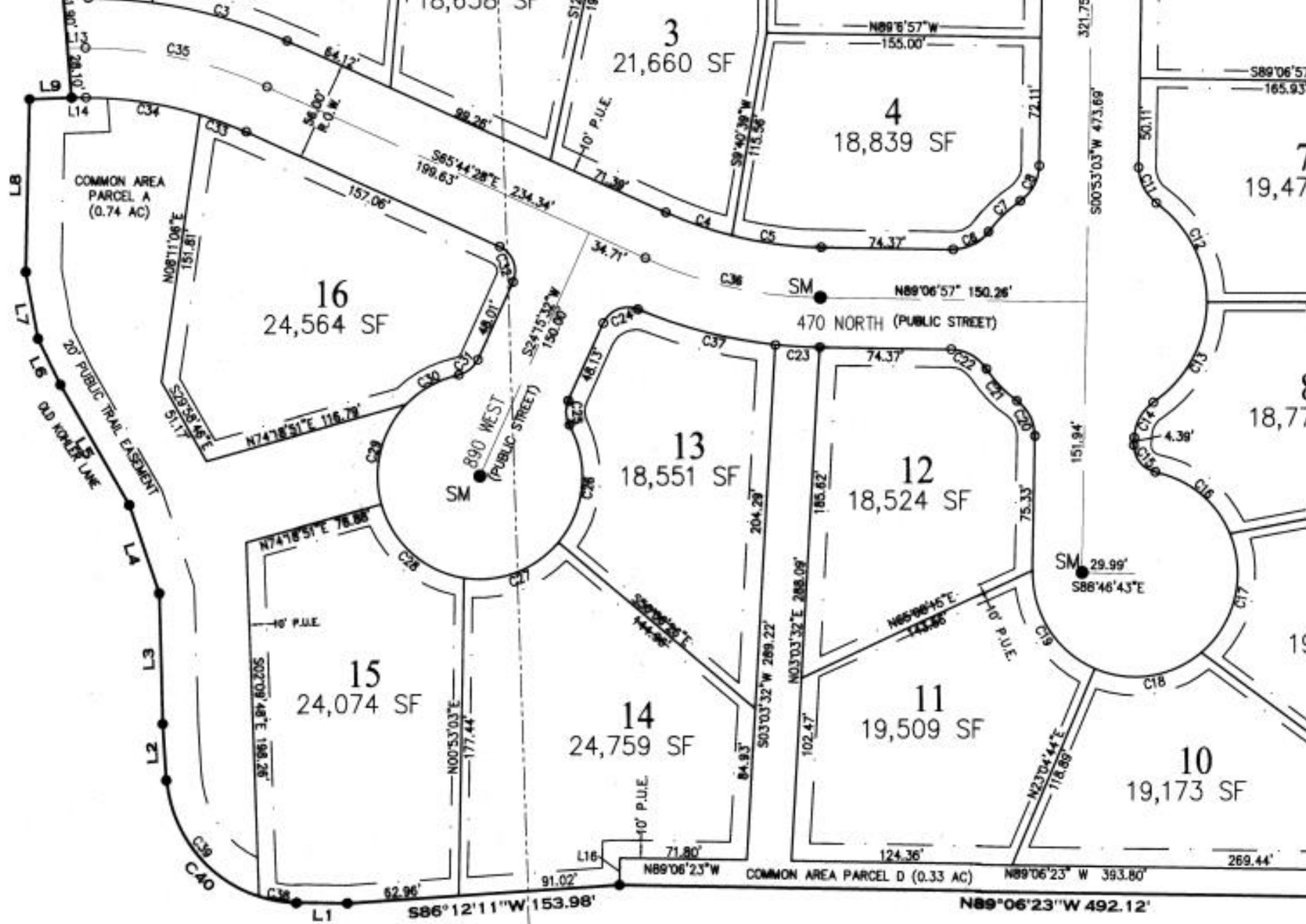
PLANNING COMMISSION APPROVAL

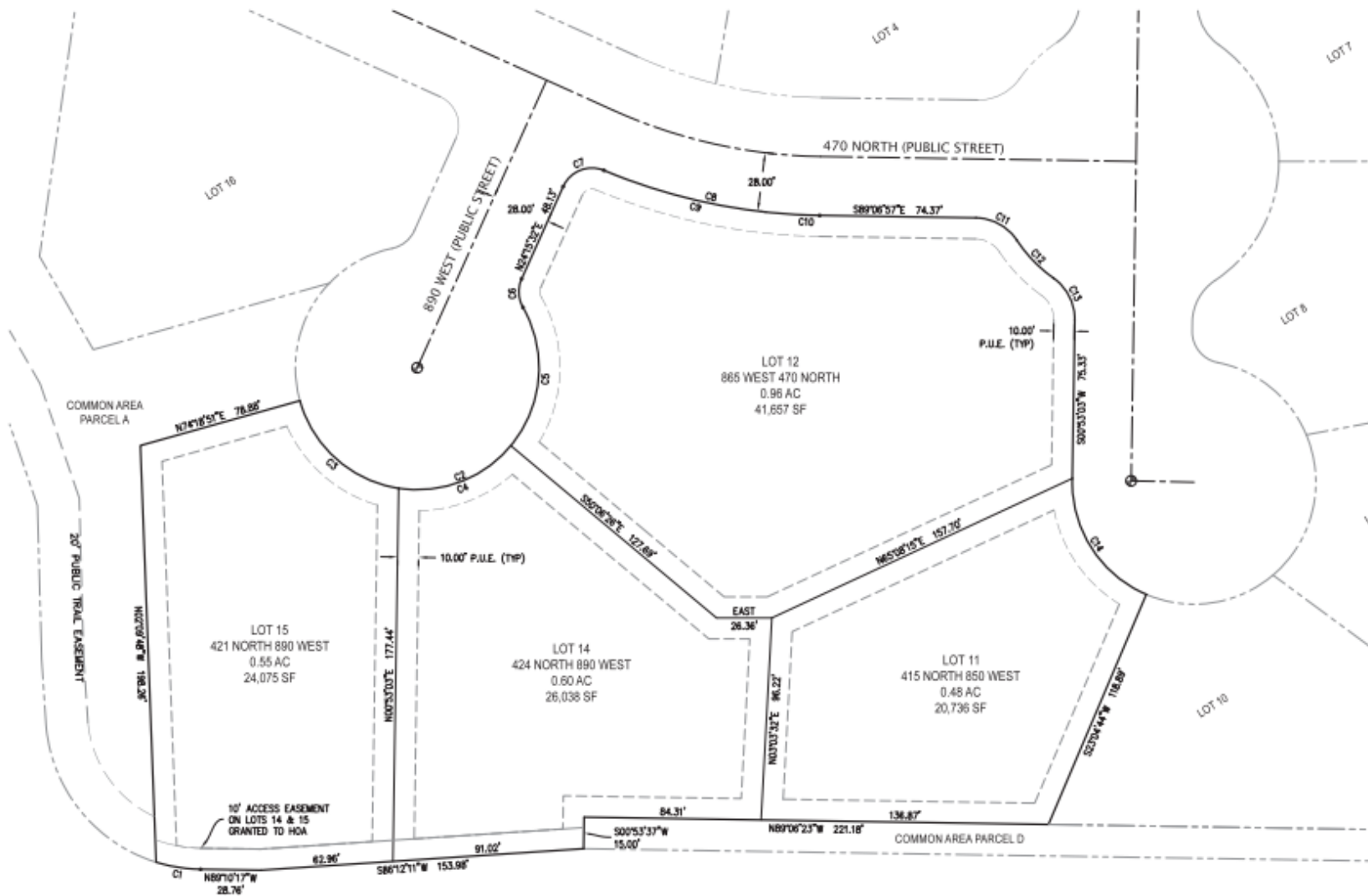
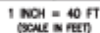
APPROVED THIS 31st DAY OF January, A.D. 2018, BY THE
MIDWAY CITY PLANNING COMMISSION
DIRECTOR - PLANNING

MAISONS DE SAINT-PREX

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S188M
SCALE: 1" = 30 FEET







SAINT PREX OPEN SPACE

LAND USE CALCS

ZONE	R-1-22
TOTAL AREA	11.55 AC
LOTS	16 LOTS
OPEN SPACE	1.83 (15.91%) (15% REQUIRED)

1,278 LF OF NEW ROADS WITH THIS PLAN

*LOT SIZES AND FRONTAGE MAY BE REDUCED BY THE
PERCENTAGE OF OPEN SPACE PROVIDED

(21,780 SF X 0.85 = 18,513 SF)

(115 X 0.85 = 97.75 FEET)

January 19, 2021

To Michael Henke
Midway City Planning Director

RE: Calculations for changes to Common Space at Maisons de Saint Prex subdivision.

Michael,

We have submitted a plat amendment that proposed removing 0.166 acres of Common Area Parcel D and dividing it between the four adjoining lots (11, 12, 13, and 14.) Below are the calculations regarding this removal of the common space:

1. Total subdivision plat area = 11.55 acres
2. Total Common Area as platted = 2.16 acres = 18.7% of total plat
3. Area to be removed from Common Area D = 0.166 acres
4. Remaining Total Common Area (after plat amendment) = 1.994 acres = 17.3% of total plat

I believe the required Open Space for the subdivision when it was approved was 15%, so the removal of the 0.166-ac strip of ground between lots 11 – 14 will not violate the min. 15% open space requirement.

Please let me know if you have any questions!

Sincerely,



Mike Johnston
Summit Engineering Group, Inc.

PROPOSED FINDINGS

- 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.
- The lot owners of the five lots and HOA will be required to sign the plat for it to be recorded.
- The amount of open space in the subdivision will not be reduced and the subdivision will still comply with the code requirement of 15% open space.