

DUTCH CANYON LOTS 3 & 5A

PLAT AMENDMENT

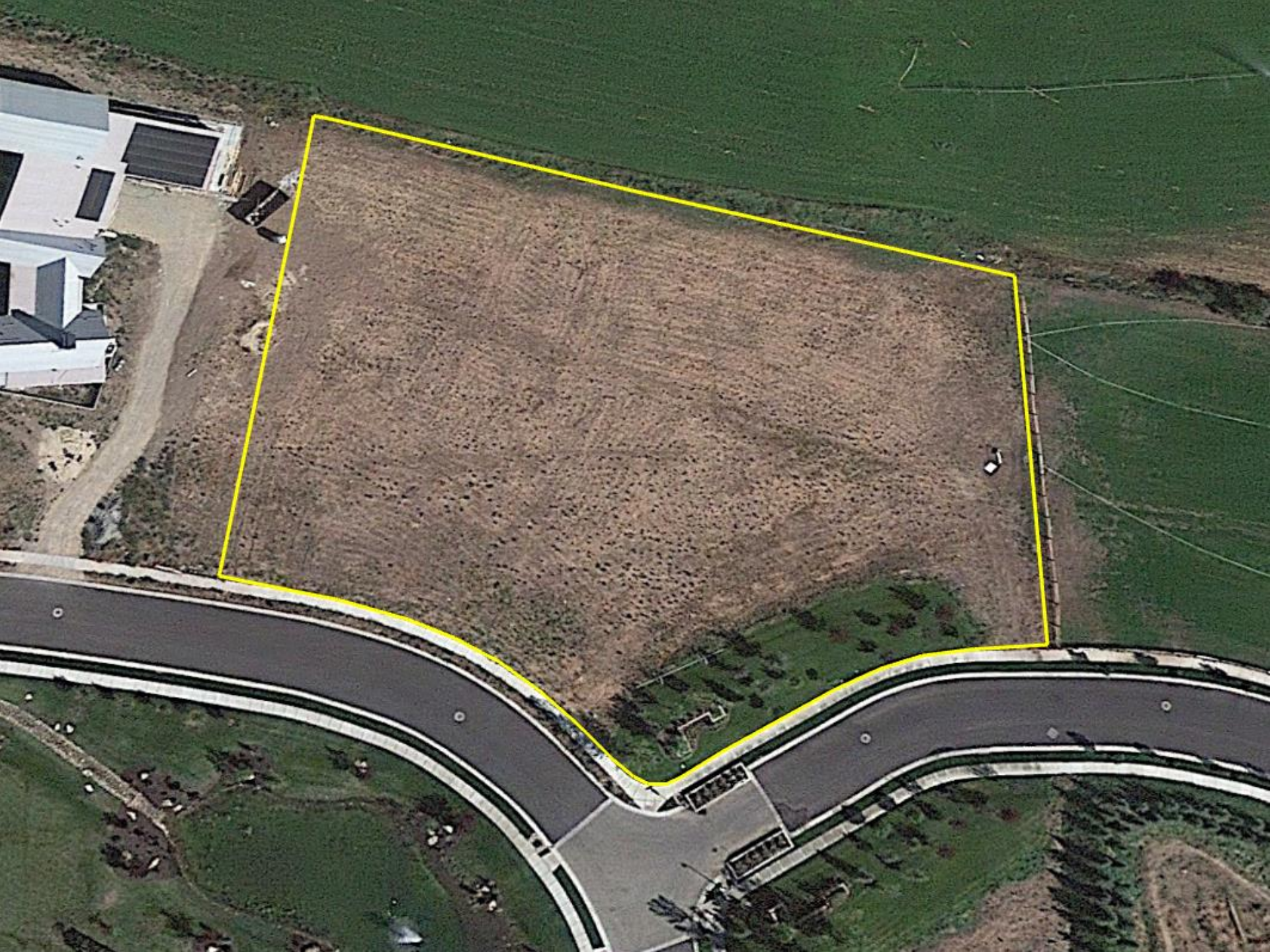


PROPOSED AMENDMENT

- RA-1-43 zoning
- Adjust a common lot line between lots 3 and 5A
- 0.427 acres would be exchanged
- Lot 5A would decrease from 1.277 acres to 0.85 acres
- Lot 3 Would increase from 0.85 acres to 1.277 acres







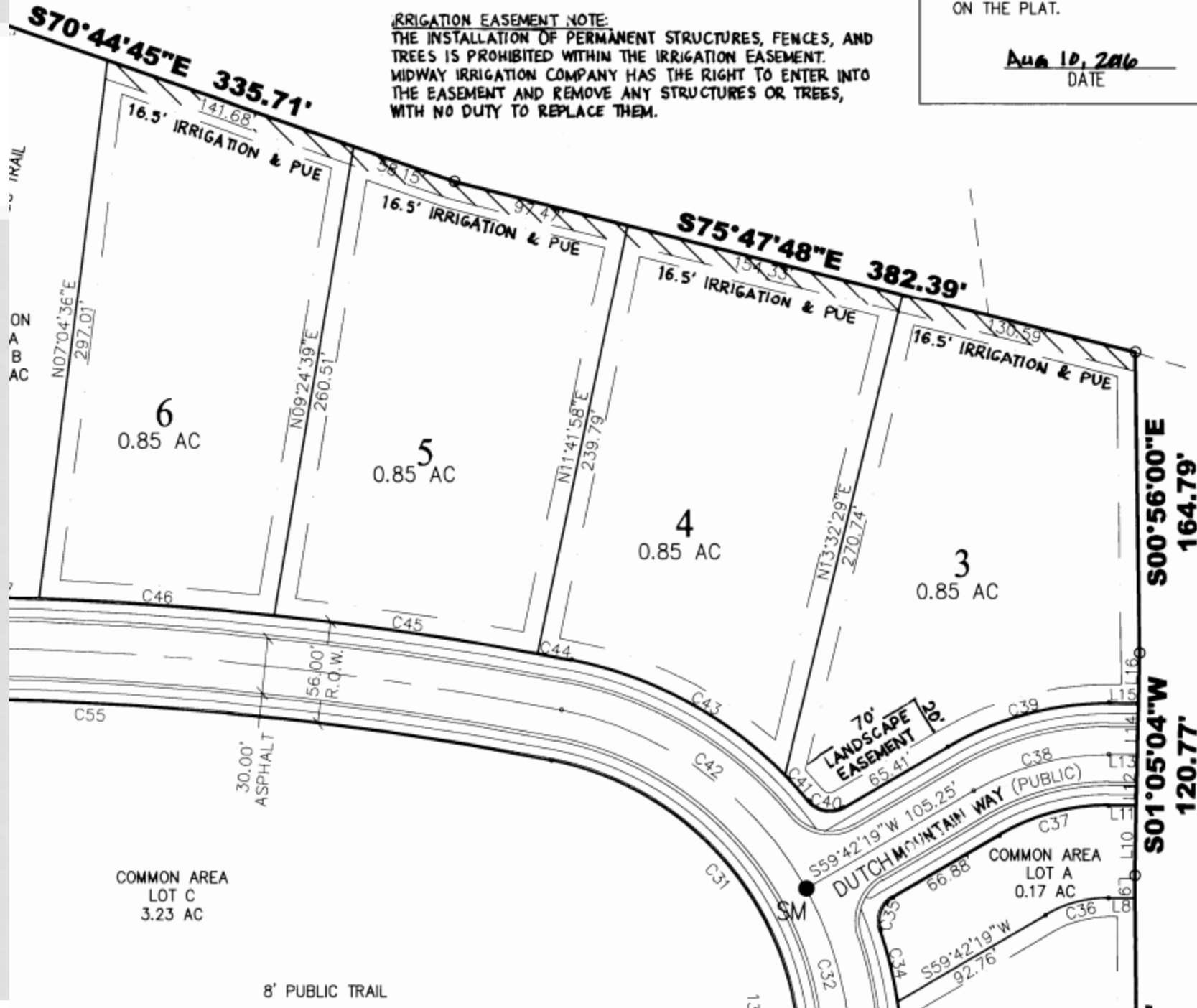
AND HAVE VERIFIED ALL MEASUREMENTS ON THE PLAT.

Aug 10, 2016

DATE

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.



EXISTING PLAT - LOT 5

DUTCH CANYON SUBDIVISION PLAT A- LOTS 5&6 AMENDED

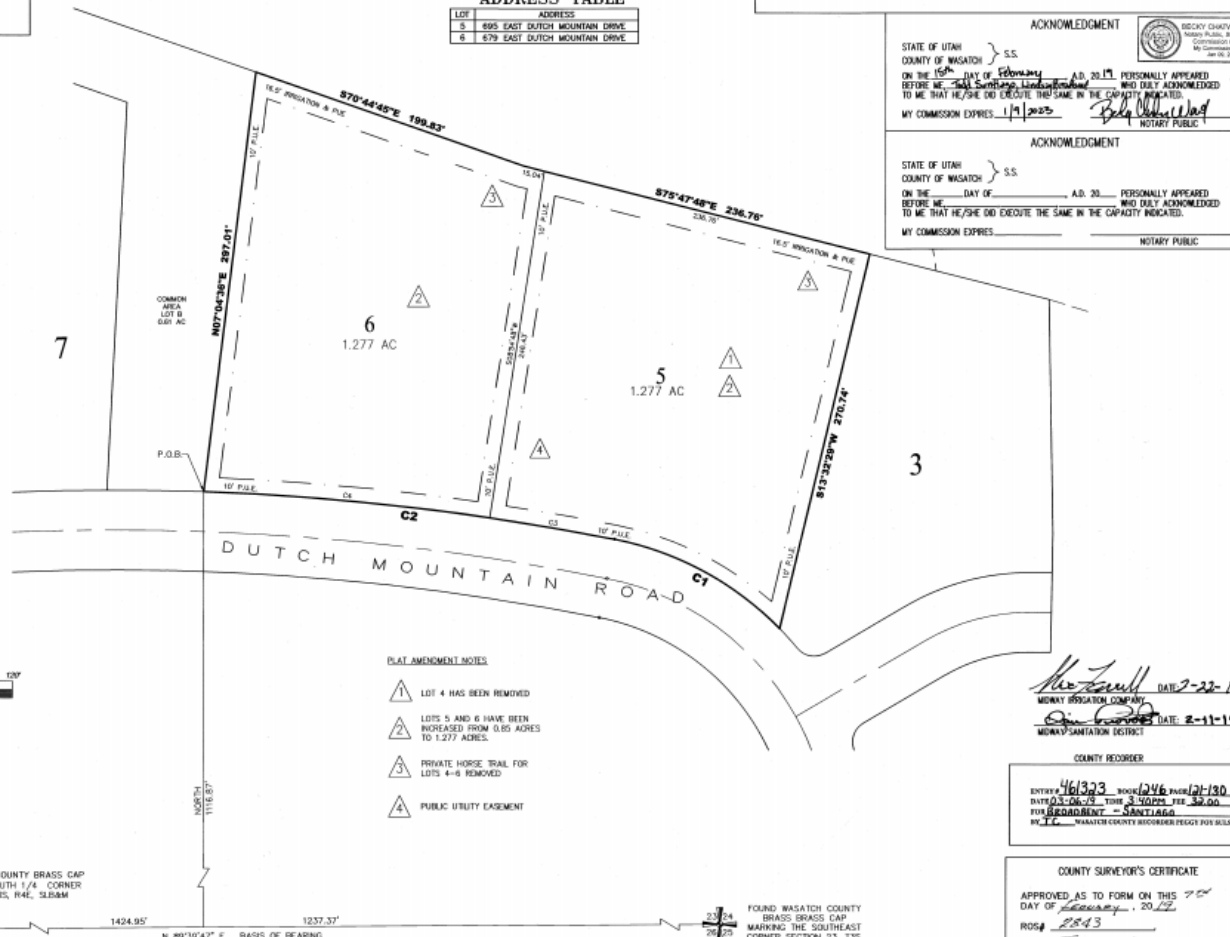
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	134.23	224.00	34°20'02"	132.23	N81°40'41"W	69.20'
C2	291.78	1828.00	0°08'44"	291.47	N83°25'04"W	146.20'
C3	89.21	1828.00	2°47'46"	89.20	N80°14'30"W	44.61'
C4	202.57	1828.00	6°20'57"	202.47	N84°48'57"W	101.39'

ADDRESS TABLE

LOT	ADDRESS
5	695 EAST DUTCH MOUNTAIN DRIVE
6	679 EAST DUTCH MOUNTAIN DRIVE



SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 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 VOTED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

FEB 4, 2019

DATE

Troy Taylor

SURVEYOR

(SEE SEAL BELOW)

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°39'47" EAST 2662.32 FEET (MEASURED) FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 23, AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE 19th DAY OF February, A.D. 2019, PERSONALLY APPEARED BEFORE ME, Stephane Broderick, WHO ONLY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES: 1/9/2025 Stephane Broderick NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE 19th DAY OF February, A.D. 2019, PERSONALLY APPEARED BEFORE ME, Stephane Broderick, WHO ONLY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES: 1/9/2025 Stephane Broderick NOTARY PUBLIC

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE DUTCH CANYON PLAT A SUBDIVISION, SAID POINT BEING LOCATED NORTH 89°39'47" EAST ALONG THE SECTION LINE 1424.95 FEET AND NORTH 1116.87 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 07°04'36" EAST 297.01 FEET; THENCE SOUTH 70°44'45" EAST 199.03 FEET; THENCE SOUTH 75°47'48" EAST 236.76 FEET; THENCE SOUTH 15°32'29" WEST 270.74 FEET; THENCE ALONG THE ARC OF A 224.00 FOOT RADIUS CURVE TO THE RIGHT 134.23 FEET (CENTRAL ANGLE OF 34°20'02") AND A CHORD BEARING NORTH 81°40'41" WEST 132.23 FEET; THENCE ALONG THE ARC OF A 1828.00 FOOT RADIUS CURVE TO THE RIGHT 291.78 FEET (CENTRAL ANGLE OF 0°08'44") AND A CHORD BEARING NORTH 83°25'04" WEST 291.47 FEET; TO THE POINT OF BEGINNING.

CONTAINING: 2.55 ACRES

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE DUTCH CANYON SUBDIVISION AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

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 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 19th DAY OF February, A.D. 2019
Stephane Broderick, Jr.
STEPHANE BRODERICK, JR.
Stephane Broderick, Jr.
LORIS BRODERICK
Stephane Broderick, Jr.
TODD SANTIAGO

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE 19th DAY OF February, A.D. 2019, PERSONALLY APPEARED BEFORE ME, Stephane Broderick, WHO ONLY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES: 12-24-2021 Stephane Broderick 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 HEREIN SHOWN.

THIS 6th DAY OF March, A.D. 2019

APPROVED: Stephane Broderick ATTEST: Stephane Broderick
CITY ENGINEER CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 19th DAY OF February, A.D. 2019, BY THE MIDWAY CITY PLANNING COMMISSION

DIRECTOR - SECRETARY

DUTCH CANYON SUBDIVISION PLAT A LOTS 5&6 AMENDED

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S18AM
SCALE: 1" = 40' FEET

COUNTY RECORDER

46323 BOOK 1246 PAGE 12130
DATE 03-06-19 TIME 3:40PM FEE \$9.00
FILED - SANTIAGO
BY 10 WASATCH COUNTY RECORDER PREES FOR SANTIAGO

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 7th DAY OF February, 2019
ROSE 22843
Stephane Broderick
COUNTY SURVEYOR



DUTCH CANYON SUBDIVISION PLAT A LOTS 5&6 AMENDED - 34 JANUARY 2019

SUBDIVISION
TROY L. TAYLOR, P.L.S.
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY, UT 84032
PHONE (801) 657-8748

DATE OF SURVEY: OCT 2015

PROPOSED PLAT

DUTCH CANYON SUBDIVISION PLAT A- LOTS 3&5A AMENDED

IRRIGATION EASEMENT NOTE:

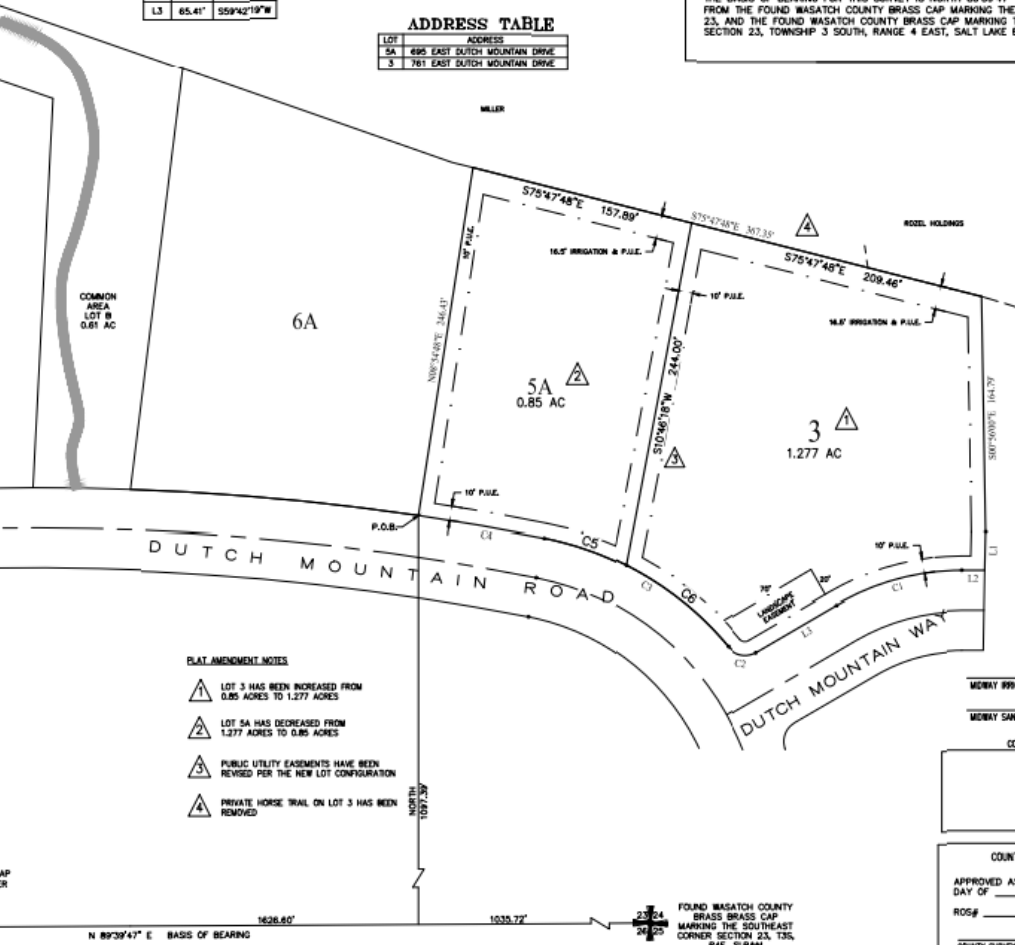
THE INSTALLATION OF PERMANENT STRUCTURES, FENCES, AND TREES IS PROHIBITED WITHIN THE IRRIGATION EASEMENT. MIDWAY IRRIGATION COMPANY HAS THE RIGHT TO ENTER INTO THE EASEMENT AND REMOVE ANY STRUCTURES OR TREES, WITH NO DUTY TO REPLACE THEM.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	27.01'	S01°05'04"W
L2	16.24'	S89°58'30"W
L3	65.41'	S59°42'19"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	91.83'	174.00'	30°16'11"	90.89'	S74°50'25"W
C2	21.10'	15.00'	80°36'31"	19.41'	S79°59'25"E
C3	153.10'	223.97'	39°09'54"	150.13'	N59°15'57"W
C4	88.21'	1828.00'	2°47'47"	88.20'	N80°14'35"W
C5	61.24'	324.00'	15°39'58"	61.05'	N71°00'44"W
C6	92.07'	324.00'	23°32'59"	91.42'	N51°24'17"W

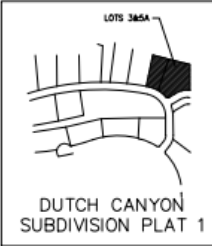
ADDRESS TABLE

LOT	ADDRESS
5A	695 EAST DUTCH MOUNTAIN DRIVE
3	761 EAST DUTCH MOUNTAIN DRIVE

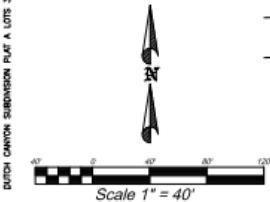


PLAT AMENDMENT NOTES

- 1 LOT 3 HAS BEEN INCREASED FROM 0.85 ACRES TO 1.277 ACRES
- 2 LOT 5A HAS DECREASED FROM 1.277 ACRES TO 0.85 ACRES
- 3 PUBLIC UTILITY EASEMENTS HAVE BEEN REVISED FOR THE NEW LOT CONFIGURATION
- 4 PRIVATE HORSE TRAIL ON LOT 3 HAS BEEN REMOVED



DUTCH CANYON SUBDIVISION PLAT A LOTS 3&5A AMENDED - 24 MARCH 2021



SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2206 SOUTH 270 EAST
HEMER CITY, UT 84032
PHONE (801) 657-8748
DATE OF SURVEY: OCT 2015

FOUND WASATCH COUNTY BRASS CAP
MARKING THE SOUTH 1/4 CORNER
SECTION 23, T3S, R4E, S18M

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8854112 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)

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°39'47" EAST 2862.32 FEET (MEASURED) FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 23, AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE DUTCH CANYON PLAT A SUBDIVISION, SAID POINT BEING LOCATED NORTH 89°39'47" EAST ALONG THE SECTION LINE 1628.60 FEET AND NORTH 109°139 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 08°54'48" EAST 246.43 FEET; THENCE SOUTH 75°47'48" EAST 367.35 FEET; THENCE SOUTH 00°56'00" EAST 164.79 FEET; THENCE SOUTH 01°50'04" WEST 27.01 FEET; THENCE SOUTH 89°58'30" WEST 16.24 FEET; THENCE ALONG THE ARC OF A 174.00 FOOT RADIUS CURVE TO THE LEFT 91.83 FEET (CENTRAL ANGLE OF 30°16'11" AND A CHORD BEARING SOUTH 74°50'25" WEST 90.89 FEET); THENCE SOUTH 59°42'19" WEST 65.41 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 21.10 FEET (CENTRAL ANGLE OF 80°36'31" AND A CHORD BEARING SOUTH 79°59'25" EAST 19.41 FEET); THENCE ALONG THE ARC OF A 223.97 FOOT RADIUS CURVE TO THE LEFT 153.10 FEET (CENTRAL ANGLE OF 39°09'54" AND A CHORD BEARING NORTH 59°15'57" WEST 150.13 FEET); THENCE ALONG THE ARC OF A 1828.00 FOOT RADIUS CURVE TO THE LEFT 88.21 FEET (CENTRAL ANGLE OF 02°47'47" AND A CHORD BEARING NORTH 80°14'35" WEST 88.20 FEET) TO THE POINT OF BEGINNING.

CONTAINING: 3.40 ACRES

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE DUTCH CANYON SUBDIVISION AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

OWNER'S DEDICATION

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

WESLEY W. WHITMAN TRUST

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED
BEFORE ME, _____, A NOTARY PUBLIC,
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 HEREBY SHOWN.

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

APPROVED: _____ ATTEST: _____
MAYOR CLERK-RECORDER
CITY ENGINEER SEE SEAL BELOW CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

DUTCH CANYON SUBDIVISION PLAT A LOTS 3&5A AMENDED

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S18M
SCALE: 1" = 40 FEET

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

COUNTY SURVEYOR'S CERTIFICATE

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



UTAH MUNICIPAL CODE

- Utah law states that “owners of record of adjacent parcels...may exchange title to portions of those parcels if the exchange of title is approved by the land use authority in accordance with Subsection (5)(b). Utah Code 10-9a-608(5)(a).
- Subsection (5)(b) states that “the land use authority shall approve an exchange of title under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.”

POSSIBLE FINDINGS

- Both lot 3 and 5A will continue to conform to the requirements for lots in the RA-1-43 zone if the plat amendment is approved
- State law requires a land use authority to approve a lot line adjustment if the exchange will not result in a violation of any land use ordinance, no violations have been identified
- State law states a plat amendment may be considered by the land use authority at a public meeting
- No public street, right-of-way, or easement will be vacated or altered