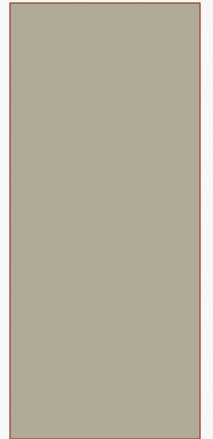


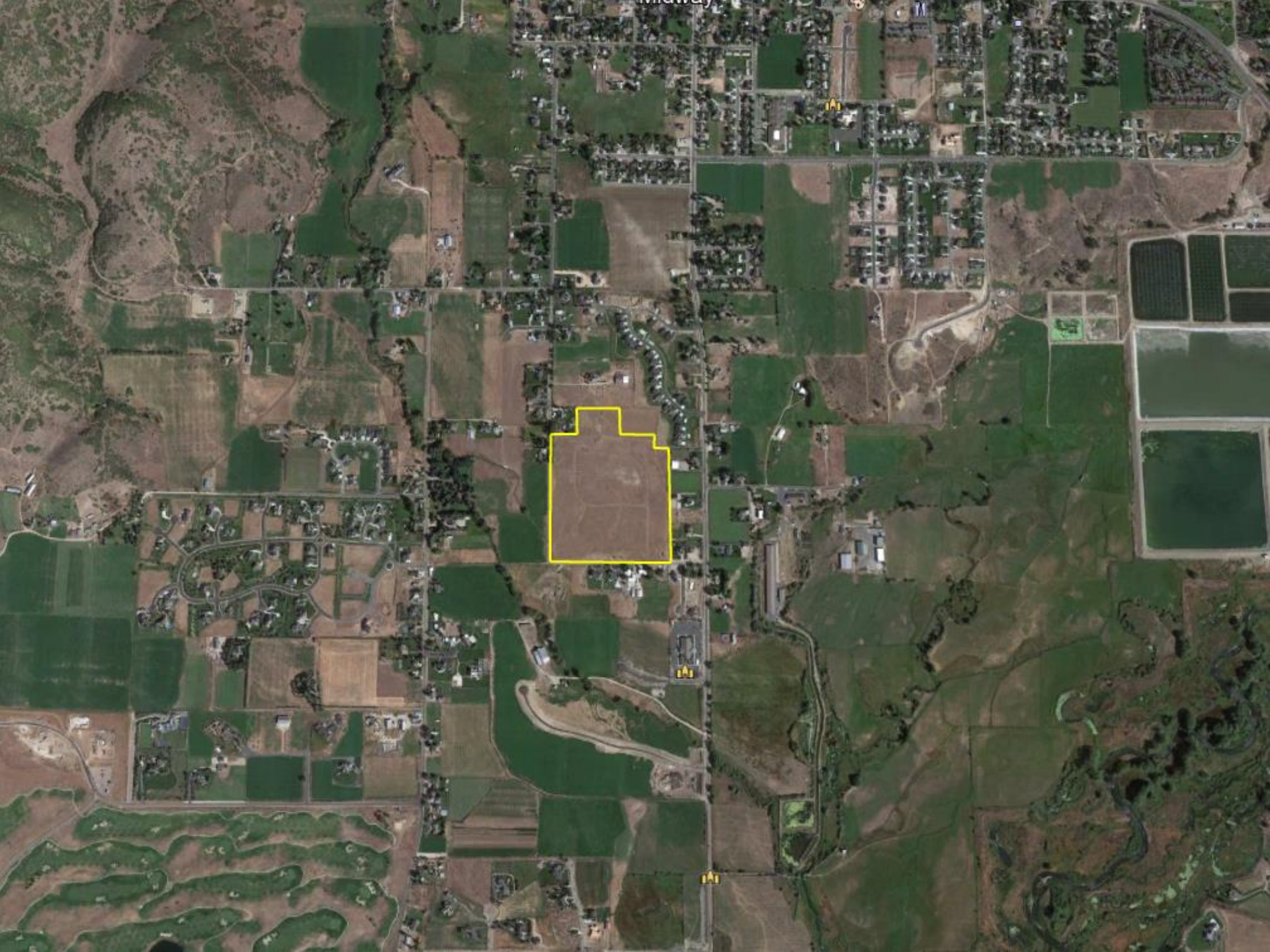
SADDLE CREEK RANCH PUD

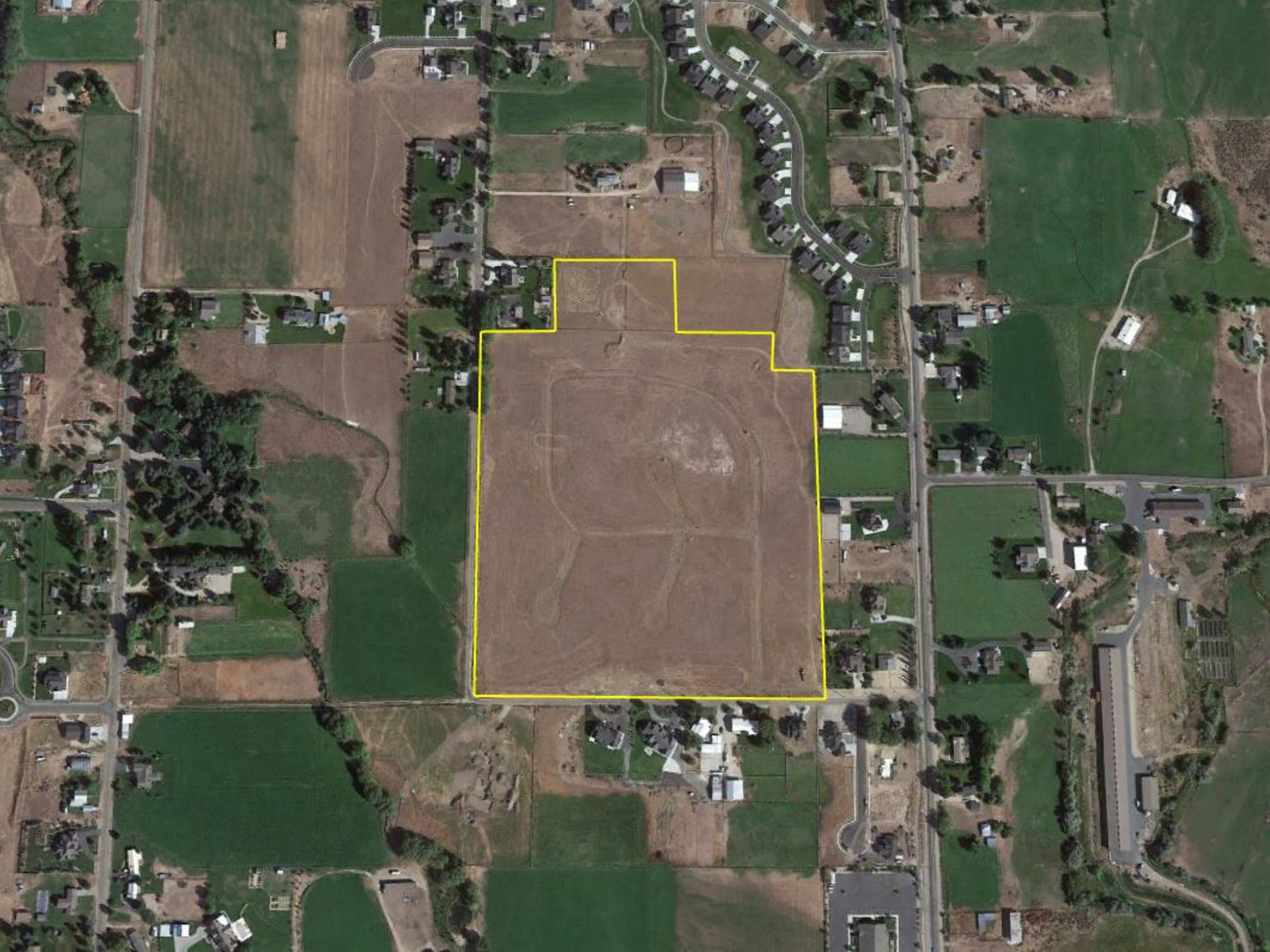
PLAT VACATION

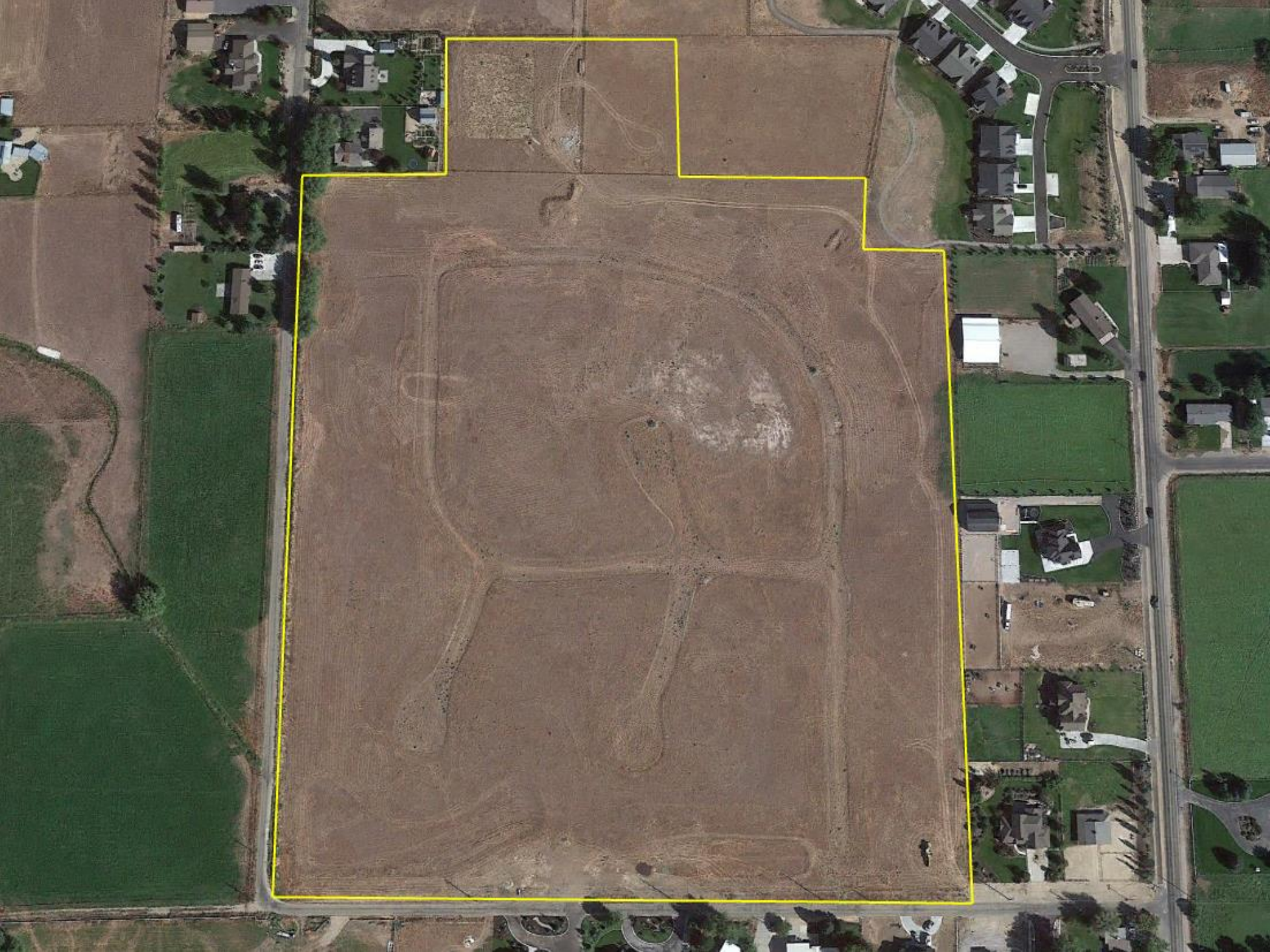


PROPOSED VACATE

- R-1-22 zoning
- Vacate the entire subdivision plat
 - 34.35 acres
 - 57 building pads





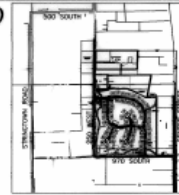
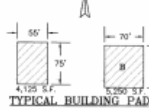
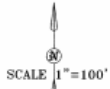


EXISTING PLAT

SADDLE CREEK RANCH PUD

PART OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN, UTAH

FINAL PLAT



VICINITY MAP

NOTES

1. ALL STREETS, DRIVES, AND COMMON AREAS ARE PUBLIC AND PRIVATE UTILITY EASEMENTS AND ACCESS EASEMENTS FOR MAINTENANCE OF LAND UTILITIES.
2. A 50'x100' AREA HAS BEEN RESERVED FOR THE CLUBHOUSE AND POOL. THE TIMING AND SIZE OF THE CLUBHOUSE AND POOL WILL BE DETERMINED BY THE DEVELOPER.
3. TOTAL AREA: 34.35 ACRES.
4. ROW DEDICATED TO MIDWAY CITY: 1.69 ACRES.
5. SETBACKS: 20' FROM THE CLUBHOUSE AND POOL.
6. THE STORM DRAINAGE COLLECTION SYSTEM WITHIN SADDLE CREEK RANCH PUD IS A PRIVATE UTILITY AND SHALL BE MAINTAINED, OPERATED, AND REPAIRED BY THE HOMEOWNERS ASSOCIATION.
7. MIDWAY SEWER DISTRICT (MSD) SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE SEWER EASEMENTS IDENTIFIED ON THIS PLAT MAP. AS MAY BE NECESSARY OR CONSIDERABLE IN PROVIDING SEWER SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING RIGHTS OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE, AT NO SUCH TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF MSD.

LEGEND

- BOUNDARY LINE
- ROAD & EASEMENT
- SEE NOTES
- PUBLIC TRAIL EASEMENT
- COMMON AREA
- PRIVATE AREA
- ROW DEDICATED TO MIDWAY CITY
- LIMITED COMMON
- CON. MONUMENT AND LOCATION

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275417, as prescribed by the laws of the State of Utah, and do hereby certify that on the authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereinafter known as SADDLE CREEK RANCH PUD.



LEGAL DESCRIPTION

Part of the Southeast Quarter and Northwest Quarter of Section 3, Township 4 South, Range 4 East of the Salt Lake Basin and Meridian described as follows:

Commencing at the Southeast Corner of Section 3, Township 4 South, Range 4 East, Salt Lake Basin and Meridian monumented with a Woodcock Survey Brass Cap (East Quarter Corner monumented in 2000 bears N 02°05'19" W 2684.28 feet-Basis of Bearing) thence N 02°05'19" W 1133.55 feet to the Northwest Quarter of said Section 3 to the Southeast Corner of the Northwest Quarter of said Section 3; thence S 89°30'11" W 250.02 feet along the south line of the North line of the Southeast Quarter of said Section 3 to the point of beginning and running thence S 89°30'11" W 1154.95 feet (West 1154.95 feet, by Record) along said south line of the north half of the Southeast Quarter of said Section 3; thence N 02°05'19" W 1253.76 feet (North 1253.76 feet, by Record); thence along on existing fence line the east four corners: 1) thence S 89°30'11" W 170.19 feet; thence N 89°30'11" W 67.76 feet; 2) thence N 02°05'19" W 118.00 feet; 3) thence S 89°30'11" W 128.54 feet; thence N 89°30'11" W 407.20 feet; 4) thence S 89°30'11" W 208.21 feet; thence S 89°30'11" W 344.86 feet; thence S 12°42'27" W 123.16 feet; thence S 89°30'11" W 176.15 feet (East 180.00 feet, by Record); thence S 02°05'19" W 1099.23 feet to the point of beginning, containing 34.35 acres.

RESERVATION OF COMMON AREA

THE OWNER HAS DESIGNATED CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITES, AND AREA HEREIN RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF SADDLE CREEK RANCH PUD RECORDED AS BOOK _____ BEGINNING AT PAGE _____ AS ENJOYED BY THE OWNERS.

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PRIVATE STREETS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HERETO DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, PRIVATE STREETS, EASEMENTS, PUBLIC TRAIL EASEMENTS, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EASEMENTS AND EASEMENTS TO BE USED BY THE OWNERS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF August, 2007.

Richard R. Arnold
Saddle Creek Ranch, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF JARVIS
On this 20th day of August, 2007, I, *Richard R. Arnold*, do hereby certify that I am the owner of the above-described tract of land, and that I have caused the same to be subdivided into lots, public streets, private streets, easements, limited common, and common area, and in accordance with the terms and conditions of the declaration hereto dedicate those areas labeled as public streets, private streets, easements, public trail easements, and common area, for the construction and maintenance of public utilities and easements and easements to be used by the owners. I hereby acknowledge that I am not a limited liability company and that I am not a partnership.

PLANNING COMMISSION APPROVAL

APPROVED THIS 30th DAY OF JULY, 2007 BY
THE MIDWAY CITY PLANNING COMMISSION
Robert A. Mott Chairman, Planning Commission
DIRECTOR-SECRETARY

WASATCH COUNTY RECORDER

ENTRY NO. 32,552 DATE: 9-05-07 FILE NO. 1112.AA
FEE PAID BY: SADDLE CREEK RANCH LLC
RECORDED FOR: SADDLE CREEK RANCH LLC
BOOK NO. 1112 PAGE NO. 18-180
M. GILES
DEPUTY COUNTY RECORDER

UTILITY APPROVAL

APPROVED BY THE FOLLOWING UTILITIES

Alan Farrell 8/6/2007
MIDWAY SANITATION COMPANY
Alan Farrell 8/7/2007
MIDWAY SANITATION DISTRICT

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, JARVIS COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HERETO SHOWN.

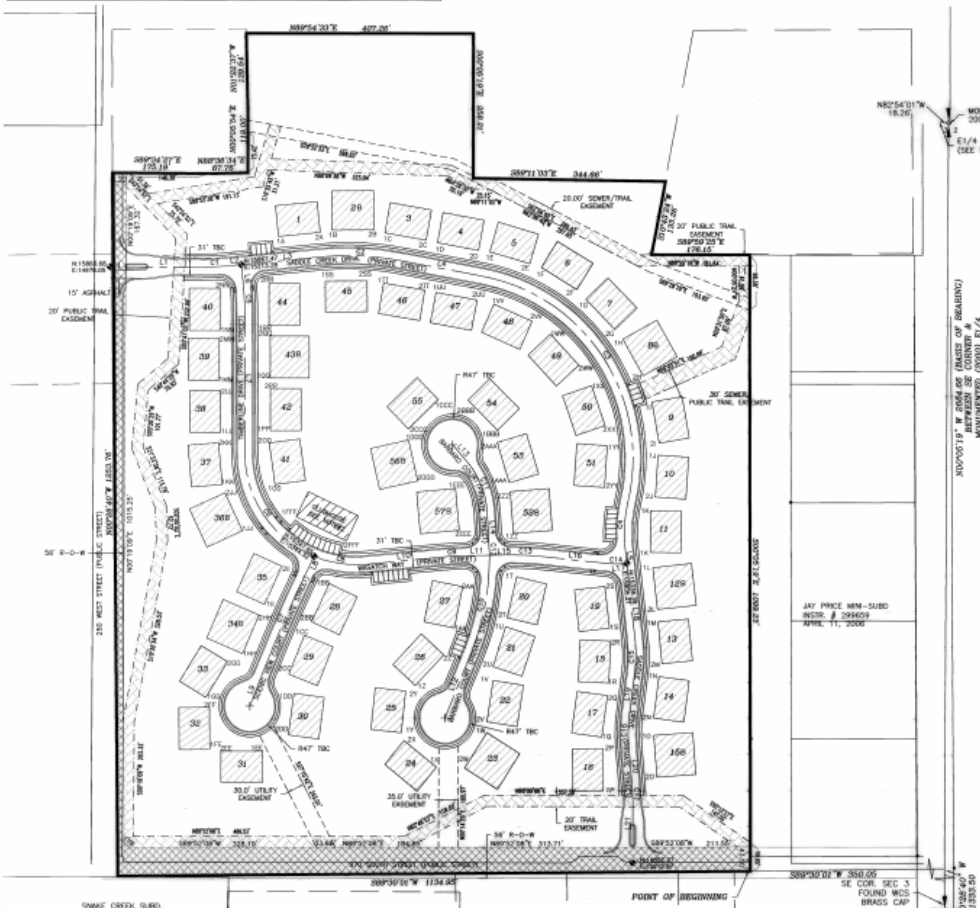
THIS 30th DAY OF JULY, 2007
APPROVED: *Chris Taylor* MAYOR ATTEST: *Chris Taylor* CLERK-RECORDER

WASATCH COUNTY RECORDER

APPROVED *Chris Taylor* ATTEST *Chris Taylor* 9-05-07
CITY ATTORNEY
WASATCH COUNTY RECORDER

BUILDING PAD COORDINATES	
PT. NORTHERN	EASTING
1A	15817.84
1B	15821.1
1C	15824.3
1D	15827.5
1E	15830.7
1F	15833.9
1G	15837.1
1H	15840.3
1I	15843.5
1J	15846.7
1K	15850.0
1L	15853.2
1M	15856.4
1N	15859.6
1O	15862.8
1P	15866.0
1Q	15869.2
1R	15872.4
1S	15875.6
1T	15878.8
1U	15882.0
1V	15885.2
1W	15888.4
1X	15891.6
1Y	15894.8
1Z	15898.0
2A	15901.2
2B	15904.4
2C	15907.6
2D	15910.8
2E	15914.0
2F	15917.2
2G	15920.4
2H	15923.6
2I	15926.8
2J	15930.0
2K	15933.2
2L	15936.4
2M	15939.6
2N	15942.8
2O	15946.0
2P	15949.2
2Q	15952.4
2R	15955.6
2S	15958.8
2T	15962.0
2U	15965.2
2V	15968.4
2W	15971.6
2X	15974.8
2Y	15978.0
2Z	15981.2
3A	15984.4
3B	15987.6
3C	15990.8
3D	15994.0
3E	15997.2
3F	16000.4
3G	16003.6
3H	16006.8
3I	16010.0
3J	16013.2
3K	16016.4
3L	16019.6
3M	16022.8
3N	16026.0
3O	16029.2
3P	16032.4
3Q	16035.6
3R	16038.8
3S	16042.0
3T	16045.2
3U	16048.4
3V	16051.6
3W	16054.8
3X	16058.0
3Y	16061.2
3Z	16064.4

LINE	LENGTH	BEARING
L1	234.90	S89°43'29"E
L2	25.93	N84°25'09"E
L3	144.49	N84°25'09"E
L4	26.89	S79°15'39"E
L5	25.87	S89°15'39"E
L6	26.36	S89°15'39"E
L7	26.36	S89°15'39"E
L8	15.79	S25°12'12"W
L9	57.17	S25°12'12"W
L10	123.85	N84°25'13"E
L11	47.89	N84°25'13"E
L12	32.53	S22°14'14"W
L13	48.29	S40°36'24"E
L14	57.45	S22°19'13"E
L15	33.87	N89°34'34"E
L16	11.74	S84°03'27"E
L17	3.40	N89°34'34"E
L18	126.48	S89°15'39"E
L19	73.40	S87°35'37"W
L20	76.24	S84°03'27"E
L21	83.64	S89°39'09"E
L22	24.86	S89°34'27"E



SADDLE CREEK RANCH
PART OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE SALT LAKE BASIN AND MERIDIAN, UTAH
FINAL PLAT

ALLIANCE CONSULTING
ENGINEERS
790 WEST 200 NORTH, SUITE B
SALT LAKE CITY, UTAH 84111
(435) 755-5121

1
OF
1 SHEETS

APPROVED MASTER PLAN



ITEM OF DISCUSSION

- 2.36-acre parcel
 - Must be combined with a legal parcel
 - Water has already been dedicated to the City for the parcel (7.08 acre feet)



POSSIBLE FINDINGS

- A master plan amendment for Saddle Creek was approved on May 7, 2019 and for any of the new plats to be recorded for that approved plan the existing plat must be vacated.
- Density and traffic will decrease if the existing plat is vacated, and the proposed plat is recorded
- Public streets, right-of-way, and easements will be vacated or altered as part of this amendment and would need to be rededicated as part of the future plat recording

PROPOSED CONDITION

- The 2.36-acre remanent piece needs to be combined with an adjacent parcel before the phase 2 plat of the revised master plan is recorded or within 90 days of the plat being vacated, whichever occurs first.