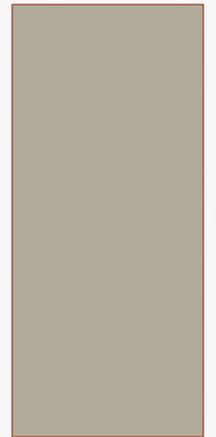


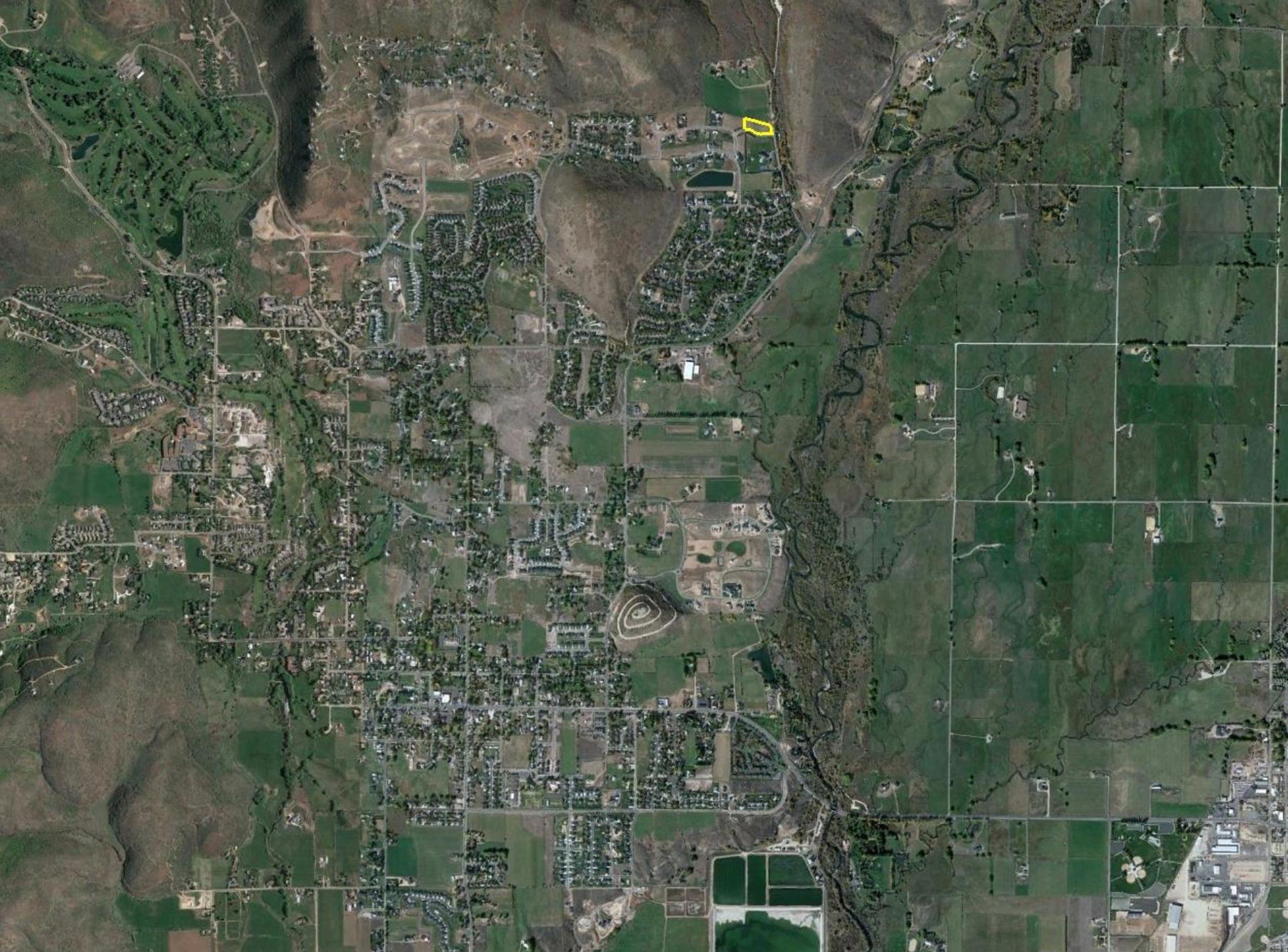
# THE MEADOWS AT DUTCH CANYON

PLAT AMENDMENT



# LAND USE SUMMARY

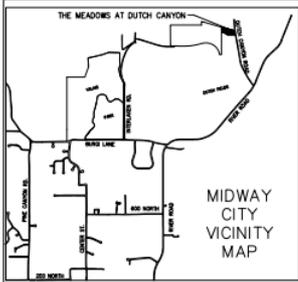
- RA-1-43 zoning
- Lot 1
  - 0.97 acres
- Lot 2
  - 0.90 acres
- Combined total for amended Lot 1a
  - 1.87 acres
- 50' setback from Dutch Canyon Road











### DUTCH CANYON SUBDIVISION PLAT A - LOTS 1&2 AMENDED

**ADDRESS TABLE**

LOT	ADDRESS
1A	287 EAST DUTCH MOUNTAIN WAY

### SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-99-603 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 28, 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 2021.13 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 1 OF THE DUTCH CANYON PLAT A SUBDIVISION, SAID POINT BEING LOCATED NORTH 89°39'47" EAST ALONG THE SECTION LINE 2021.13 FEET AND NORTH 105.65 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 00°52'58" EAST 26.67 FEET; THENCE NORTH 01°08'08" WEST 158.24 FEET; THENCE SOUTH 74°32'43" EAST 36.49 FEET; THENCE SOUTH 80°52'41" EAST 41.83 FEET; THENCE SOUTH 73°39'56" EAST 98.15 FEET; THENCE SOUTH 73°56'53" EAST 78.35 FEET; THENCE SOUTH 54°51'49" EAST 15.18 FEET; THENCE SOUTH 72°51'23" EAST 117.29 FEET; THENCE SOUTH 76°40'42" EAST 66.30 FEET; THENCE SOUTH 04°42'37" EAST 33.97 FEET; THENCE SOUTH 12°51'52" EAST 104.29 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 26.93 FEET (CENTRAL ANGLE OF 102°51'52" AND A CHORD BEARING SOUTH 38°24'54" WEST 23.46 FEET; THENCE WEST 183.95 FEET; THENCE ALONG THE ARC OF A 176.00 FOOT RADIUS CURVE TO THE RIGHT 120.65 FEET (CENTRAL ANGLE OF 38°24'56" AND A CHORD BEARING NORTH 70°21'49" WEST 118.30 FEET; THENCE NORTH 50°43'24" WEST 6.89 FEET; THENCE ALONG THE ARC OF A 174.00 FOOT RADIUS CURVE TO THE LEFT 116.66 FEET (CENTRAL ANGLE OF 38°24'49" AND A CHORD BEARING NORTH 69°52'48" WEST 114.48 FEET; THENCE NORTH 89°08'13" WEST 37.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.87 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, EASEMENTS AND 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\_\_\_\_

SES 260 LLC

### 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 \_\_\_\_\_ MAYOR ATTEST \_\_\_\_\_ CLERK-RECORDER  
 (SEE SEAL BELOW)  
 APPROVED \_\_\_\_\_ CITY ENGINEER APPROVED \_\_\_\_\_ 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 A LOTS 1&2 AMENDED

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

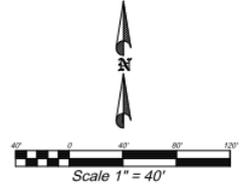
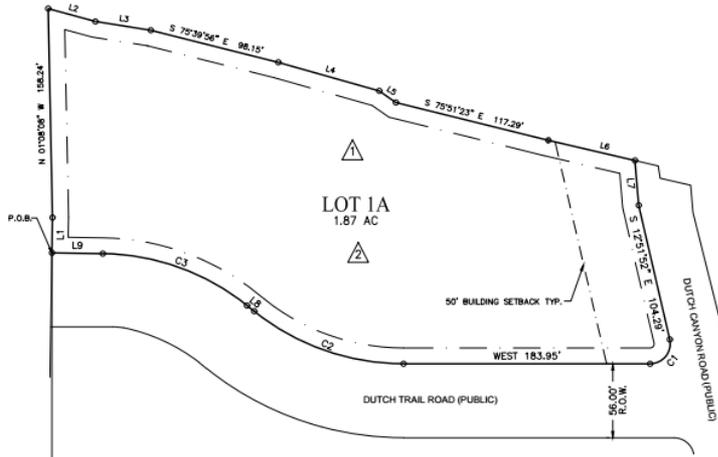
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

### PLAT AMENDMENT NOTES

- 1. LOTS 1 AND 2 HAVE BEEN COMBINED
- 2. PUBLIC UTILITY EASEMENT BETWEEN LOTS 1 AND 2 HAS BEEN REMOVED.

### PLAT NOTES

- 1. LOT 1 HAS A MINIMUM BUILDING SETBACK OF 50' FROM DUTCH CANYON ROAD, AS SHOWN HEREON.
- 2. LOT 1 IS PROHIBITED FROM DIRECTLY ACCESSING DUTCH CANYON ROAD WITH A DRIVEWAY.
- 3. THIS LOT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN WASATCH COUNTY PUBLIC RECORDS.



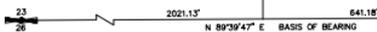
LINE	BEARING	DISTANCE
L1	N 01°08'08" W	158.24
L2	S 74°32'43" E	36.49
L3	S 80°52'41" E	41.83
L4	S 73°39'56" E	98.15
L5	S 73°56'53" E	78.35
L6	S 54°51'49" E	15.18
L7	S 72°51'23" E	117.29
L8	S 76°40'42" E	66.30
L9	S 04°42'37" E	33.97
L10	S 12°51'52" E	104.29
L11	S 26°93'00" W	120.65
L12	N 01°08'13" W	37.96
L13	N 89°08'13" W	37.96

CURVE (ARC)	LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
CR1	26.93	15.00	102°51'52"	38°24'54" W	23.46	38.25
CR2	120.65	176.00	38°24'56"	N 70°21'49" W	118.30	120.65
CR3	116.66	174.00	38°24'49"	N 69°52'48" W	114.48	116.66

DUTCH CANYON SUBDIVISION PLAT A LOTS 1&2 AMENDED - 30 MAR 2023

**SURVEYOR**  
 TROY L. TAYLOR, PLS  
 ELEMENT LAND SURVEYING  
 2296 SOUTH 270 EAST  
 HERRI CITY, UT 84032  
 PHONE (801) 657-8748

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



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

### COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_

ROS# \_\_\_\_\_

COUNTY SURVEYOR \_\_\_\_\_

DATE: \_\_\_\_\_  
 MIDWAY IRRIGATION COMPANY

DATE: \_\_\_\_\_  
 MIDWAY SANITATION DISTRICT

DATE: \_\_\_\_\_  
 COUNTY RECORDER

DATE OF SURVEY: OCT 2015

# POSSIBLE 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

# PROPOSED CONDITION

- The proposed amended plat includes Midway Irrigation Company's 16.5' access and maintenance easement that runs along the north boundary of the property