



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: April 16, 2024
NAME OF PROJECT: Saddle Creek Subdivision Phase 2
NAME OF APPLICANT: Matt Sherry (owner is Matthew Sherry Trust)
AGENDA ITEM: Plat Amendment of Lots 12 and 13
LOCATION: 193 and 205 West Saddle View Lane
ZONING DESIGNATION: R-1-15 zone

ITEM: 8

Matt Sherry, on behalf of the Matthew Sherry Trust, is requesting a Plat Amendment of the Saddle Creek Subdivision Phase 2. The proposal is to combine lots 12 and 13. The properties are located at 193 (Lot 12) and 205 (Lot 13) West Saddle View Lane in the R-1-15 zone.

BACKGROUND:

Matt Sherry is proposing a plat amendment to the Saddle Creek Subdivision Phase 2. The parcels are located at 193 and 205 West Saddle View Lane in the R-1-15 zone. The applicant is proposing to combine lots 12 and 13 into one larger building lot. Lot 12 is 0.50 of an acre and Lot 13 is 0.58 of an acre. If the lot combination is approved, the size of the lot will be 1.08 acres in size.

In his application, the applicant states: *“We purchased the lot in order to put a small barn, apple orchard, large garden and large open grass area. We want to create more open space. We want to combine the lots for this purpose.”*

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

A plat amendment is a legislative item and the 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 other 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 the 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 12 and 13 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
- The duration of a plat amendment approval shall be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment’s

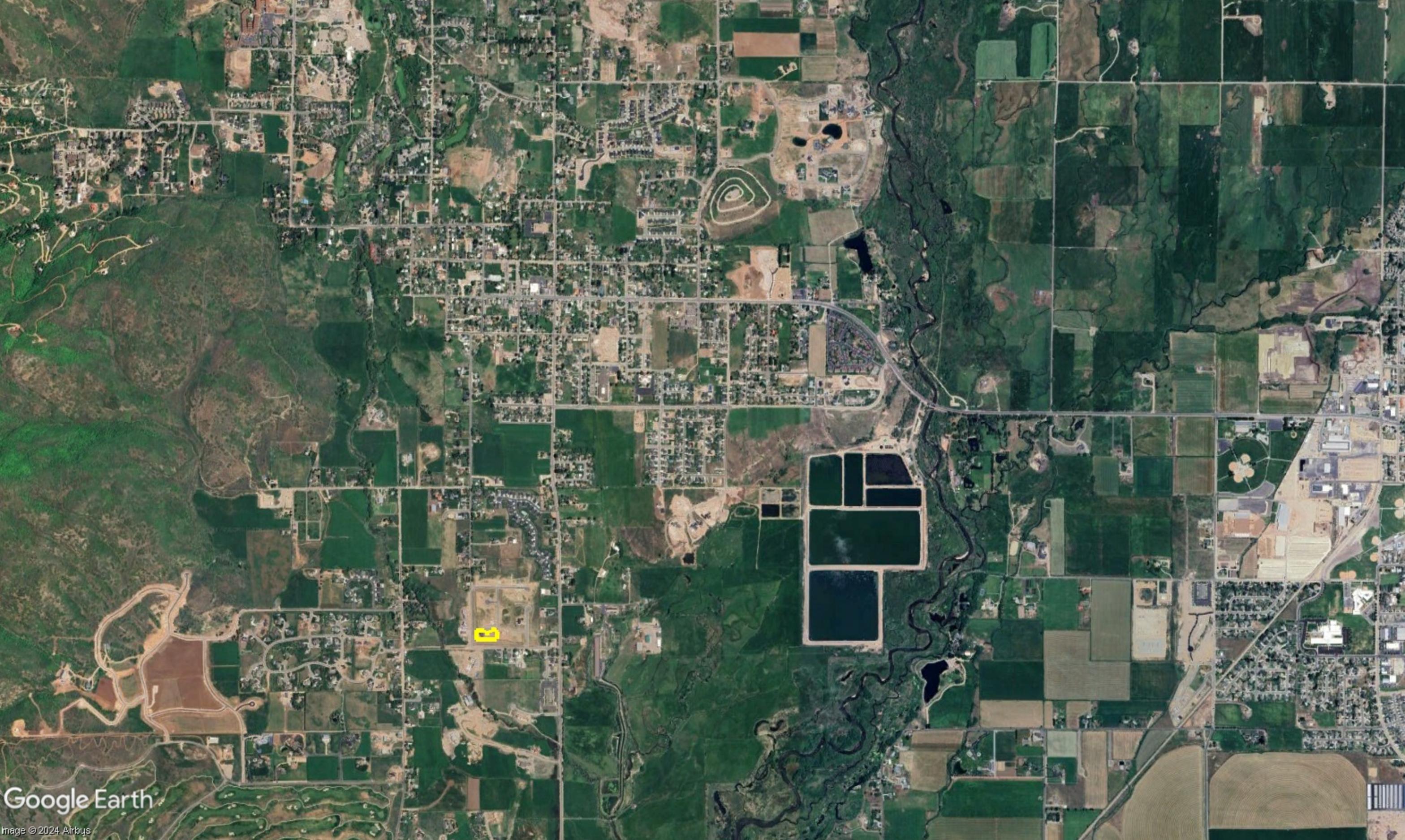
approval shall be voided, and approval must be re-obtained unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that: (a) each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

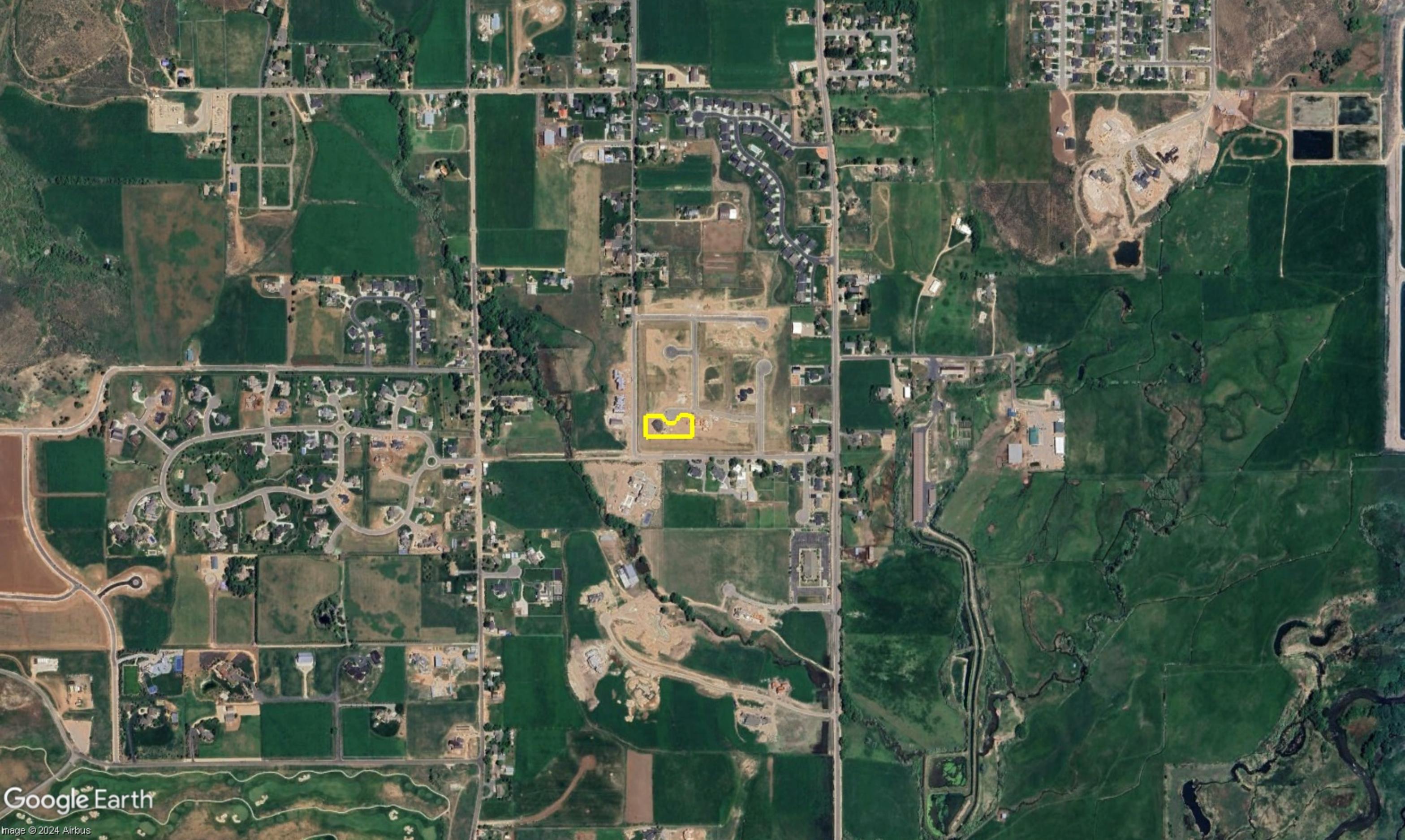
ALTERNATIVE ACTIONS:

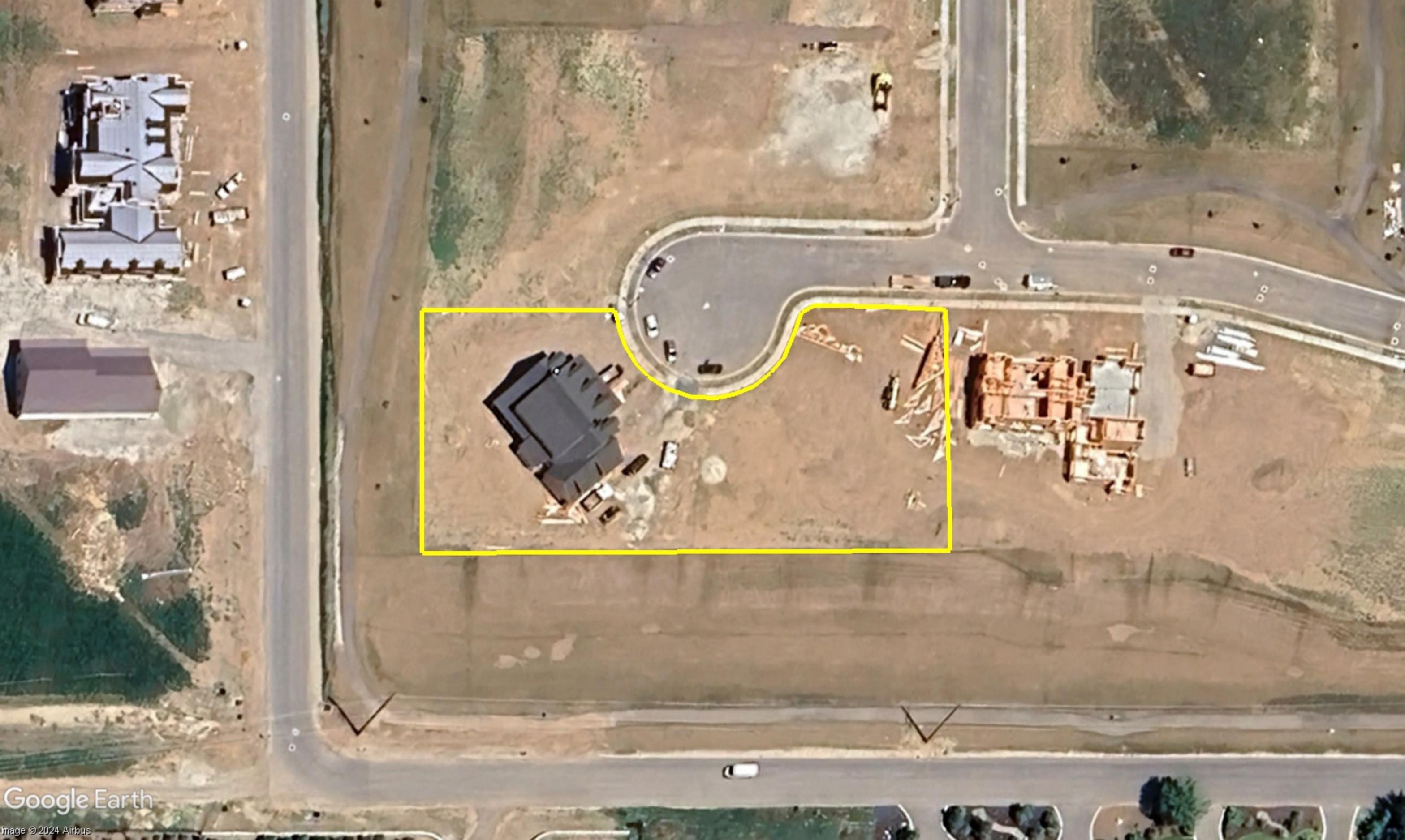
1. Approval (conditional). This action can be taken if the City Council finds there is good cause to approve the proposal.
 - a. Accept staff report
 - b. Reasons for approval (findings)
 - c. Place condition(s) if needed

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







SADDLE CREEK PHASE 2

SURVEYOR'S CERTIFICATE

I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6854112 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREET AND EASEMENTS.

Aug 21, 2021 DATE
Troy Taylor SURVEYOR (SEE SEAL BELOW)

BASIS OF BEARING

NORTH 00°06'16" WEST FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST QUARTER OF SECTION 3, AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°06'16" WEST ALONG THE SECTION LINE 1439.52 FEET AND WEST 808.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 70°00'34" WEST 141.02 FEET; THENCE SOUTH 89°52'14" WEST 547.63 FEET; THENCE NORTH 00°19'09" EAST 1087.57 FEET; THENCE SOUTH 89°34'27" EAST 153.19 FEET; THENCE NORTH 88°36'34" EAST 67.76 FEET; THENCE SOUTH 88°43'03" EAST 194.36 FEET; THENCE NORTH 00°20'29" WEST 195.03 FEET; THENCE SOUTH 88°43'04" EAST 51.57 FEET; THENCE SOUTH 01°16'56" WEST 56.00 FEET; THENCE SOUTH 88°43'04" EAST 31.50 FEET; THENCE SOUTH 00°07'41" EAST 193.66 FEET; THENCE SOUTH 88°43'04" EAST 198.06 FEET; THENCE SOUTH 00°07'41" EAST 386.96 FEET; THENCE SOUTH 01°48'56" WEST 73.80 FEET; THENCE SOUTH 14°58'06" WEST 56.00 FEET; THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE RIGHT 9.13 FEET (CHORD BEARS SOUTH 75°49'43" EAST 9.13 FEET); THENCE SOUTH 04°37'00" WEST 163.19 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14.95 ACRES

LESS THE FOLLOWING:

BEGINNING AT A POINT WHICH IS NORTH 00°06'16" WEST ALONG THE SECTION LINE 1933.27 FEET AND WEST 1092.62 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°52'08" WEST 323.71 FEET; THENCE NORTH 02°41'48" WEST 148.12 FEET; THENCE NORTH 00°18'55" EAST 186.38 FEET; THENCE NORTH 89°57'25" EAST 86.81 FEET; THENCE SOUTH 89°34'27" EAST 242.11 FEET; THENCE SOUTH 00°07'41" EAST 331.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.51 ACRES

TOTAL FOR PHASE 2: 12.43 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, PUBLIC TRAILS AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 26TH DAY OF AUGUST, A.D. 2021
BY: *[Signature]*, PRESIDENT
DPW HEBER INC.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE 26TH DAY OF August, A.D. 2021, PERSONALLY APPEARED BEFORE ME, *[Signature]*, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 1/9/23 *[Signature]*
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 26TH DAY OF August, A.D. 2021

APPROVED *[Signature]* MAYOR ATTEST *[Signature]* CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED *[Signature]* CITY ENGINEER APPROVED *[Signature]* CITY ATTORNEY
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 16TH DAY OF August, A.D. 2021 BY THE

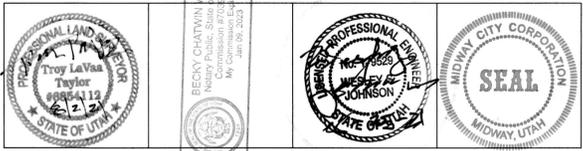
[Signature] MIDWAY CITY PLANNING COMMISSION
[Signature] PLANNING DIRECTOR *[Signature]* CHAIRMAN, PLANNING COMMISSION

SADDLE CREEK SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

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



COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 12TH DAY OF Aug 2021

ROS# 3655

[Signature]
COUNTY SURVEYOR

COUNTY RECORDER

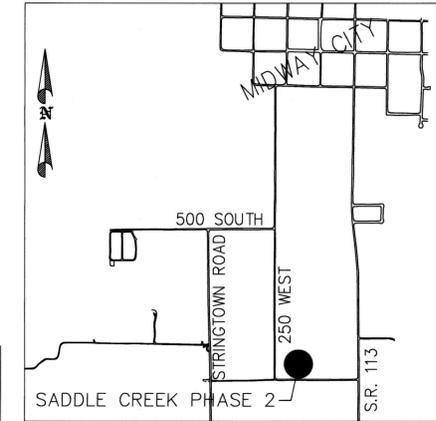
ENTRY # 506247 BOOK 1372 PAGE 26
DATE 21 AUG 2021 TIME 8:16:20 AM FEE \$76.00
FOR DPW HEBER INC.
BY AA WASATCH COUNTY RECORDER MARCY M MURRAY

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	9.13'	328.00'	1°35'39"	9.13'	S75°49'43"E	4.56'
C2	71.66'	300.00'	1°34'11"	71.49'	N81°52'29"W	36.00'
C3	29.89'	2000.00'	0°51'23"	29.89'	N89°08'46"W	14.95'
C4	44.52'	272.00'	9°22'40"	44.47'	N79°43'14"W	22.31'
C5	20.45'	272.00'	41°8'31"	20.45'	N86°33'49"W	10.23'
C6	20.88'	15.00'	79°44'31"	19.23'	S51°24'40"W	12.53'
C7	78.62'	58.00'	77°39'57"	72.74'	N50°22'23"E	46.69'
C8	89.34'	58.00'	88°15'30"	80.77'	S46°39'53"E	56.26'
C9	76.74'	58.00'	75°48'44"	71.27'	S35°22'14"W	45.16'
C10	18.23'	58.00'	18°00'20"	18.15'	S82°16'46"W	9.19'
C12	78.35'	328.00'	1°34'11"	78.16'	N81°52'29"W	39.36'
C13	23.19'	15.00'	88°35'24"	20.95'	S44°25'23"E	14.64'
C14	23.93'	15.00'	91°24'36"	21.47'	S45°34'37"W	15.37'
C15	23.80'	15.00'	90°55'28"	21.38'	S44°57'49"W	15.24'
C16	29.11'	1972.00'	0°50'45"	29.11'	N89°09'04"W	14.56'
C17	23.20'	15.00'	88°36'01"	20.95'	N44°25'41"W	14.64'
C18	30.31'	2028.00'	0°51'23"	30.31'	N89°08'46"W	15.15'
C19	23.38'	15.00'	89°19'15"	21.09'	S44°54'50"E	14.82'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	67.76'	N88°36'34"E
L2	51.57'	S88°43'04"E
L3	56.00'	S01°16'56"W
L4	31.50'	S88°43'04"E
L5	73.80'	N01°48'56"E
L6	56.00'	S14°58'06"W
L7	86.81'	N89°57'25"E
L10	30.00'	N01°16'56"E
L11	41.60'	S88°43'04"E
L12	47.21'	S88°43'04"E

FOUND WASATCH COUNTY BRASS CAP MARKING THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SYMBOL LEGEND	
	ADJOINING OWNERS
	SURVEY BOUNDARY
	EASEMENT LINE
	PRIVATE TRAIL
	SET REBAR WITH CAP
	SURVEY MONUMENT
	FOUND SECTION CORNERS (AS NOTED ON DRAWING)



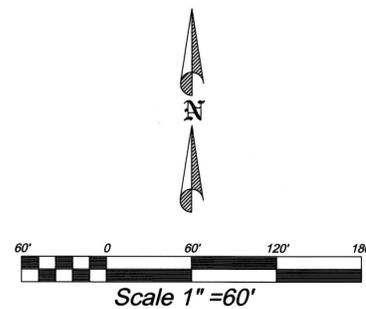
VICINITY MAP

NOTES:
- ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT
- COMMON AREA PARCEL D IN PHASE 1 IS A STORM DRAIN POND WITH AN EASEMENT FOR THE ENTIRE SUBDIVISION.
MIDWAY CITY HAS THE RIGHT TO INSPECT, REVIEW, OPERATE AND MAINTAIN THE STORM DRAIN SYSTEM

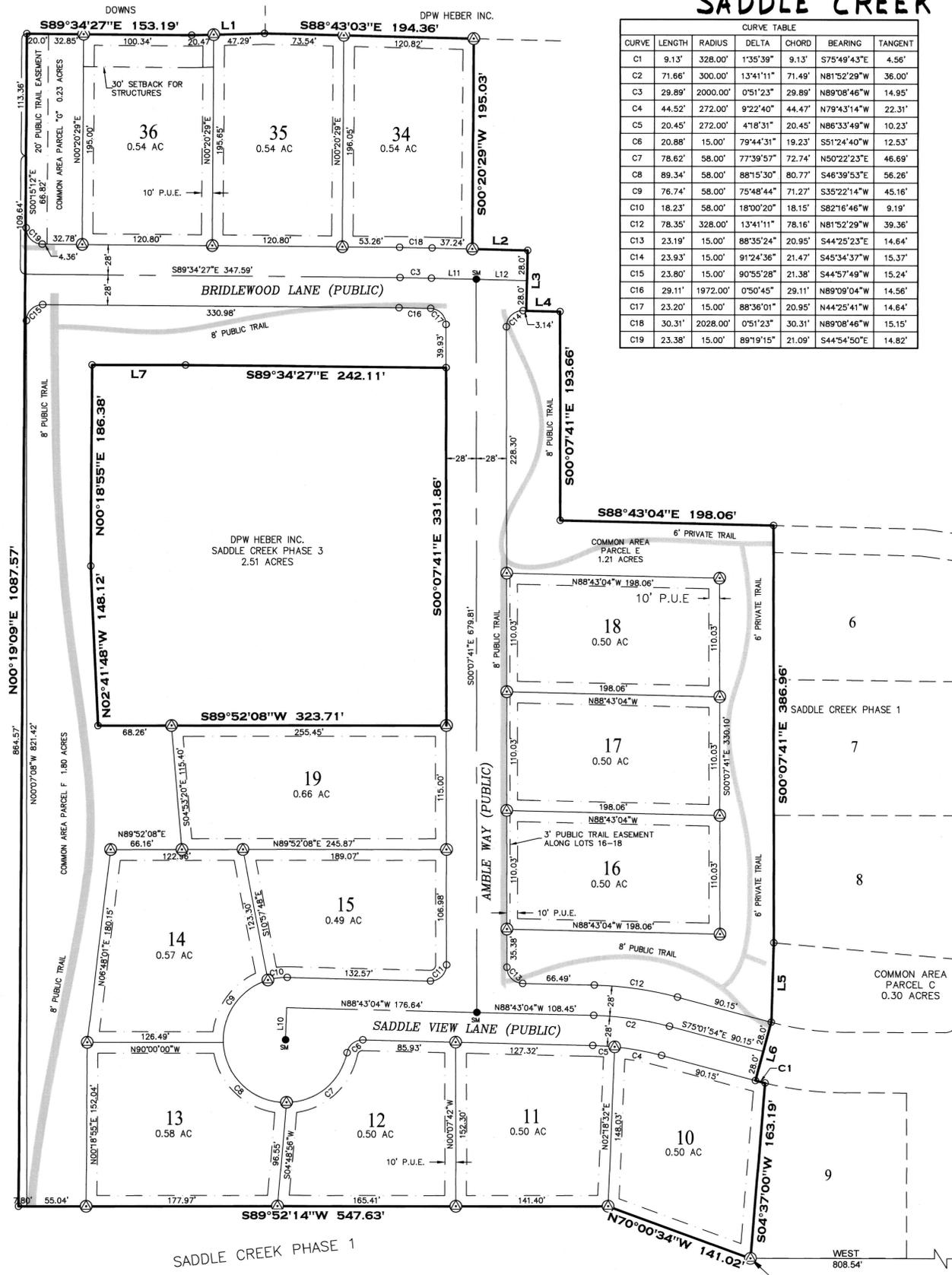
ADDRESS TABLE

LOT	ADDRESS
10	141 WEST SADDLE VIEW LANE
11	169 WEST SADDLE VIEW LANE
12	193 WEST SADDLE VIEW LANE
13	205 WEST SADDLE VIEW LANE
14	208 WEST SADDLE VIEW LANE
15	202 WEST SADDLE VIEW LANE
16	904 SOUTH AMBLE WAY
17	895 SOUTH AMBLE WAY
18	875 SOUTH AMBLE WAY
19	855 SOUTH AMBLE WAY
20	882 SOUTH AMBLE WAY
34	186 WEST BRIDLEWOOD LANE
35	212 WEST BRIDLEWOOD LANE
36	228 WEST BRIDLEWOOD LANE

NORTH 00°06'16" WEST 2664.63' BASIS OF BEARING



FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



SADDLE CREEK PHASE 2 PLAT - 21 JULY 2021

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

DATE OF SURVEY: AUG 2019

SADDLE CREEK PHASE 2

SURVEYOR'S CERTIFICATE

I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6854112 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREET AND EASEMENTS.

Aug 21, 2021 DATE
 Troy Taylor SURVEYOR (SEE SEAL BELOW)

BASIS OF BEARING

NORTH 00°06'16" WEST FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST QUARTER OF SECTION 3, AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°06'16" WEST ALONG THE SECTION LINE 1439.52 FEET AND WEST 808.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 70°00'34" WEST 141.02 FEET; THENCE SOUTH 89°52'14" WEST 547.63 FEET; THENCE NORTH 00°19'09" EAST 1087.57 FEET; THENCE SOUTH 89°34'27" EAST 153.19 FEET; THENCE NORTH 88°36'34" EAST 67.76 FEET; THENCE SOUTH 88°43'03" EAST 194.36 FEET; THENCE NORTH 00°20'29" WEST 195.03 FEET; THENCE SOUTH 88°43'04" EAST 51.57 FEET; THENCE SOUTH 01°16'56" WEST 56.00 FEET; THENCE SOUTH 88°43'04" EAST 31.50 FEET; THENCE SOUTH 00°07'41" EAST 193.66 FEET; THENCE SOUTH 88°43'04" EAST 198.06 FEET; THENCE SOUTH 00°07'41" EAST 386.96 FEET; THENCE SOUTH 01°48'56" WEST 73.80 FEET; THENCE SOUTH 14°58'06" WEST 56.00 FEET; THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE RIGHT 9.13 FEET (CHORD BEARS SOUTH 75°49'43" EAST 9.13 FEET); THENCE SOUTH 04°37'00" WEST 163.19 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14.95 ACRES
 LESS THE FOLLOWING:

BEGINNING AT A POINT WHICH IS NORTH 00°06'16" WEST ALONG THE SECTION LINE 1933.27 FEET AND WEST 1092.62 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°52'08" WEST 323.71 FEET; THENCE NORTH 02°41'48" WEST 148.12 FEET; THENCE NORTH 00°18'55" EAST 186.38 FEET; THENCE NORTH 89°57'25" EAST 86.81 FEET; THENCE SOUTH 89°34'27" EAST 242.11 FEET; THENCE SOUTH 00°07'41" EAST 331.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.51 ACRES
 TOTAL FOR PHASE 2: 12.43 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, PUBLIC TRAILS AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 26TH DAY OF AUGUST, A.D. 2021
 BY: Troy Taylor, PRESIDENT
 DPW HEBER INC.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WASATCH }
 ON THE 26TH DAY OF August, A.D. 2021, PERSONALLY APPEARED BEFORE ME, Troy Taylor, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: 1/9/23
Becky Clark
 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 26TH DAY OF August, A.D. 2021

APPROVED: [Signature] MAYOR ATTEST: [Signature] CLERK-RECORDER
 APPROVED: [Signature] CITY ENGINEER APPROVED: [Signature] CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 16TH DAY OF August, A.D. 2021 BY THE
[Signature] MIDWAY CITY PLANNING COMMISSION
[Signature] PLANNING DIRECTOR [Signature] CHAIRMAN, PLANNING COMMISSION

SADDLE CREEK SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

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

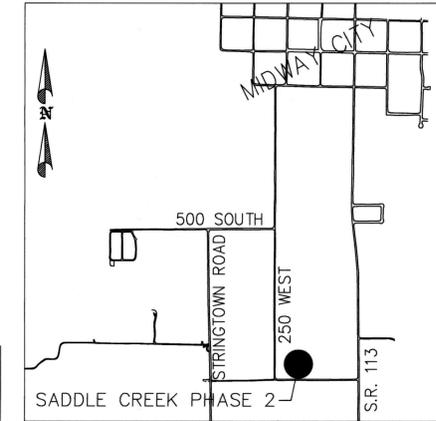


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	9.13'	328.00'	1°35'39"	9.13'	S75°49'43"E	4.56'
C2	71.66'	300.00'	1°34'11"	71.49'	N81°52'29"W	36.00'
C3	29.89'	2000.00'	0°51'23"	29.89'	N89°08'46"W	14.95'
C4	44.52'	272.00'	9°22'40"	44.47'	N79°43'14"W	22.31'
C5	20.45'	272.00'	41°8'31"	20.45'	N86°33'49"W	10.23'
C6	20.88'	15.00'	79°44'31"	19.23'	S51°24'40"W	12.53'
C7	78.62'	58.00'	77°39'57"	72.74'	N50°22'23"E	46.69'
C8	89.34'	58.00'	88°15'30"	80.77'	S46°39'53"E	56.26'
C9	76.74'	58.00'	75°48'44"	71.27'	S35°22'14"W	45.16'
C10	18.23'	58.00'	18°00'20"	18.15'	S82°16'46"W	9.19'
C12	78.35'	328.00'	1°34'11"	78.16'	N81°52'29"W	39.36'
C13	23.19'	15.00'	88°35'24"	20.95'	S44°25'23"E	14.64'
C14	23.93'	15.00'	91°24'36"	21.47'	S45°34'37"W	15.37'
C15	23.80'	15.00'	90°55'28"	21.38'	S44°57'49"W	15.24'
C16	29.11'	1972.00'	0°50'45"	29.11'	N89°09'04"W	14.56'
C17	23.20'	15.00'	88°36'01"	20.95'	N44°25'41"W	14.64'
C18	30.31'	2028.00'	0°51'23"	30.31'	N89°08'46"W	15.15'
C19	23.38'	15.00'	89°19'15"	21.09'	S44°54'50"E	14.82'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	67.76'	N88°36'34"E
L2	51.57'	S88°43'04"E
L3	56.00'	S01°16'56"W
L4	31.50'	S88°43'04"E
L5	73.80'	N01°48'56"E
L6	56.00'	S14°58'06"W
L7	86.81'	N89°57'25"E
L10	30.00'	N01°16'56"E
L11	41.60'	S88°43'04"E
L12	47.21'	S88°43'04"E

FOUND WASATCH COUNTY BRASS CAP MARKING THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SYMBOL LEGEND	
	ADJOINING OWNERS
	SURVEY BOUNDARY
	EASEMENT LINE
	PRIVATE TRAIL
	SET REBAR WITH CAP
	SURVEY MONUMENT
	FOUND SECTION CORNERS (AS NOTED ON DRAWING)



VICINITY MAP

NOTES:
 - ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT
 - COMMON AREA PARCEL D IN PHASE 1 IS A STORM DRAIN POND WITH AN EASEMENT FOR THE ENTIRE SUBDIVISION.
 MIDWAY CITY HAS THE RIGHT TO INSPECT, REVIEW, OPERATE AND MAINTAIN THE STORM DRAIN SYSTEM

ADDRESS TABLE

LOT	ADDRESS
10	141 WEST SADDLE VIEW LANE
11	169 WEST SADDLE VIEW LANE
12	193 WEST SADDLE VIEW LANE
13	205 WEST SADDLE VIEW LANE
14	208 WEST SADDLE VIEW LANE
15	202 WEST SADDLE VIEW LANE
16	904 SOUTH AMBLE WAY
17	895 SOUTH AMBLE WAY
18	875 SOUTH AMBLE WAY
19	855 SOUTH AMBLE WAY
34	186 WEST BRIDLEWOOD LANE
35	212 WEST BRIDLEWOOD LANE
36	228 WEST BRIDLEWOOD LANE

[Signature] 8-25-21
 MIDWAY IRRIGATION COMPANY DATE:

[Signature] 8-16-21
 MIDWAY SANITATION DISTRICT DATE:

COUNTY SURVEYOR'S CERTIFICATE

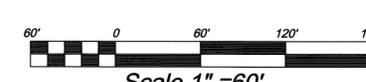
APPROVED AS TO FORM ON THIS 12TH DAY OF August, 2021

ROS# 3655

[Signature]
 COUNTY SURVEYOR

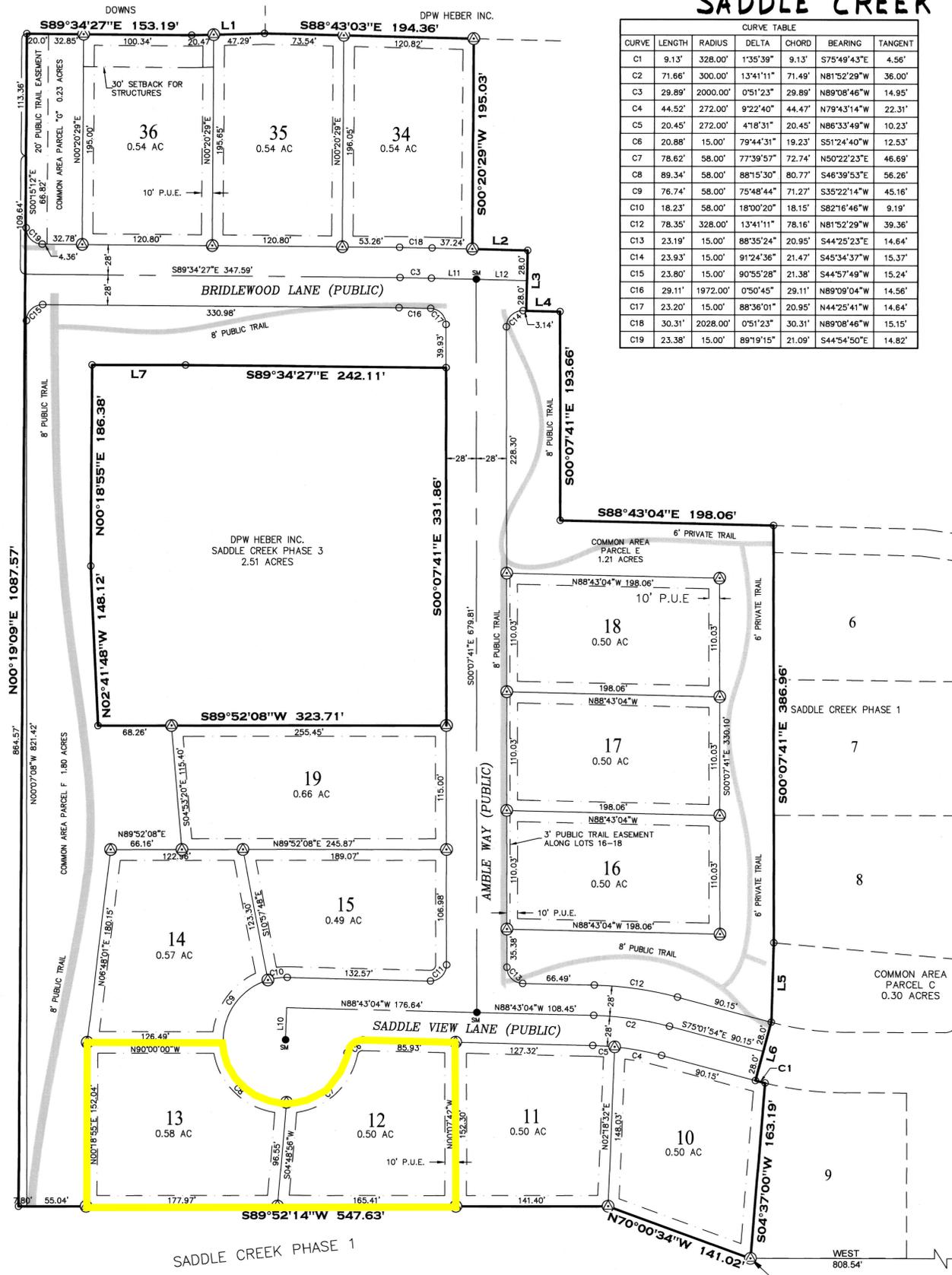
COUNTY RECORDER

ENTRY # 506247 BOOK 1372 PAGE 26
 DATE 21 AUG 2021 TIME 8:16:20 AM FEE \$76.00
 FOR DPW HEBER INC.
 BY AA WASATCH COUNTY RECORDER MARCY M MURRAY



Scale 1"=60'

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



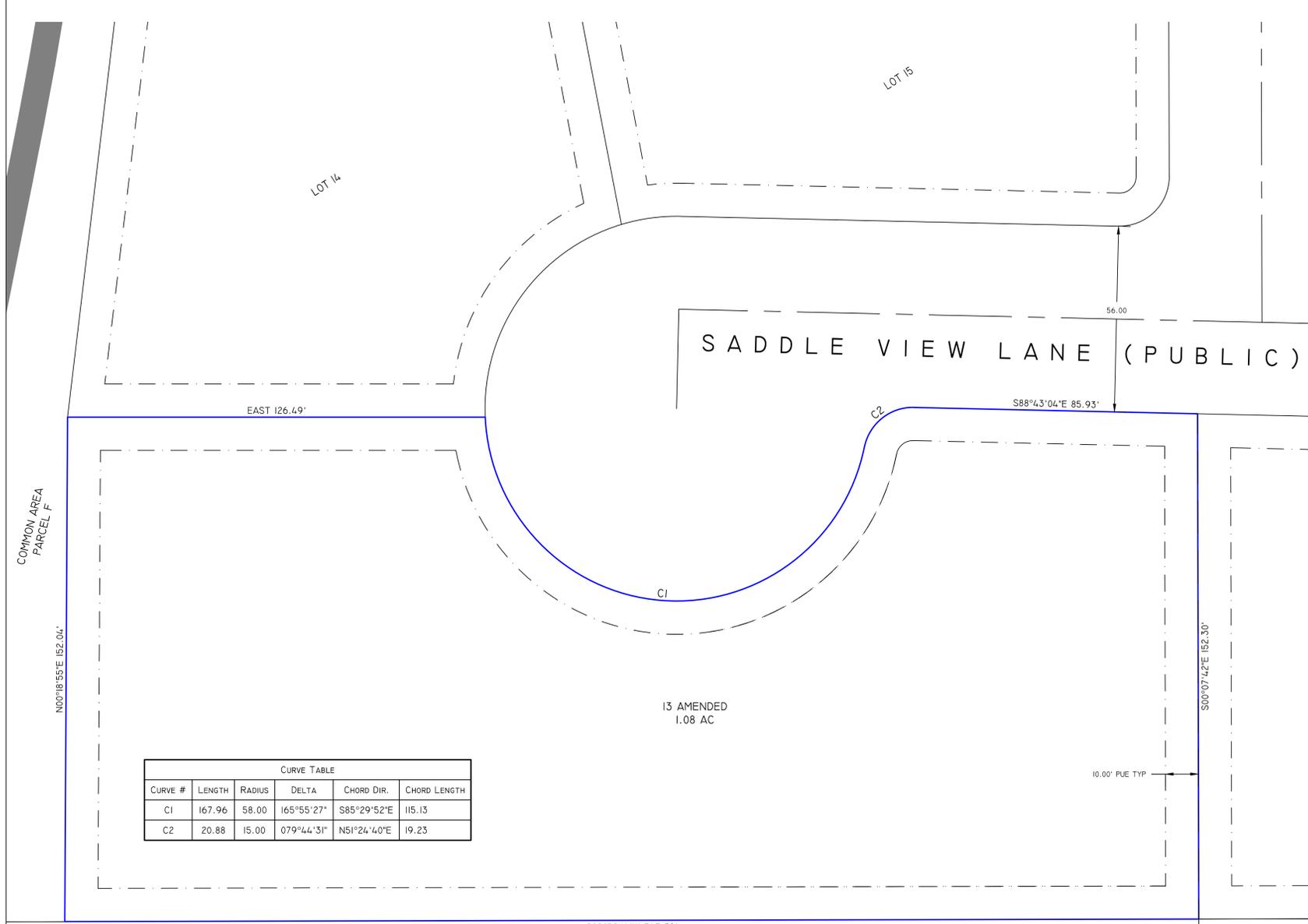
SADDLE CREEK PHASE 2 PLAT - 21 JULY 2021

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

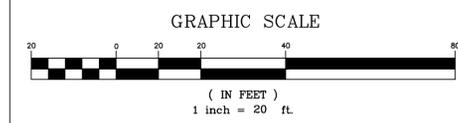
DATE OF SURVEY: AUG 2019

SADDLE CREEK PHASE 2 LOT 13 AMENDED

BEING A COMBINATION OF LOTS 12 & 13
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4
 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 WASATCH COUNTY, UTAH



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LENGTH
C1	167.96	58.00	165°55'27"	S85°29'52"E	115.13
C2	20.88	15.00	079°44'31"	N51°24'40"E	19.25



MIDWAY IRRIGATION

 DATE _____

MIDWAY CITY ATTORNEY

 CITY ATTORNEY _____ DATE _____

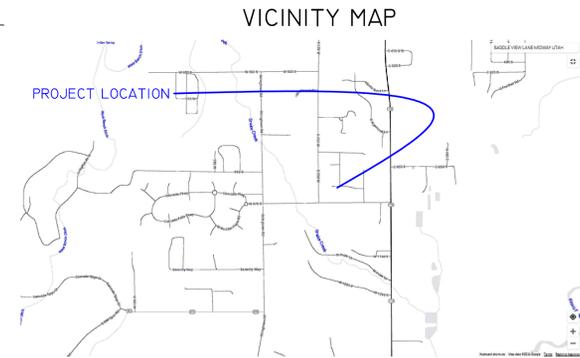
MIDWAY SANITATION DISTRICT

 DATE _____

MIDWAY ENGINEER APPROVAL

 CITY ENGINEER _____ DATE _____

NARRATIVE
 THE PURPOSE OF THIS PLAT AMENDMENT IS TO COMBINE LOT 12 & LOT 13 OF THE SADDLE CREEK SUBDIVISION PHASE 2 INTO ONE LOT.



FOUND WASATCH COUNTY BRASS CAP MARKING THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



1439.62' NORTH 00°06'16" WEST 2664.63' BASIS OF BEARING

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



CHAD A. ANDERSON - PLS. _____ DATE _____

BOUNDARY DESCRIPTION

LOTS 12 & 13:
 ALL OF LOT 12 & 13 OF THE SADDLE CREEK SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY.
 AREA = 1.08 ACRES

BASIS OF BEARING

BASIS OF BEARINGS: N88°43'04"W MEASURED BETWEEN FOUND MONUMENTS AS SHOWN HEREON

OWNER'S DEDICATION AND CONSENT TO RECORD

WE THE UNDERSIGNED OWNERS OF LOTS 12 & 13 IN THE SADDLE CREEK SUBDIVISION PHASE 2, DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT AMENDMENT TO BE CREATED, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

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

 MATTHEW SHERRY TR DATE _____

 JESSICA SHERRY TR DATE _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, MATTHEW SHERRY AND JESSICA SHERRY, TRUSTEES OF THE MATT AND JESSICA SHERRY FAMILY TRUST, WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY, UTAH, APPROVES THIS SUBDIVISION PLAT AMENDMENT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, ON ____ DAY OF _____, 20____.

 MAYOR

 CLERK - RECORDER

PLANNING APPROVAL

APPROVED THIS ____ DAY OF _____, 2024 BY THE PLANNING DIRECTOR OF MIDWAY, UTAH.

 PLANNING DIRECTOR

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 _____ FILED FOR RECORD AND
 RECORDED _____ AT _____
 _____ IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____ RECORDED
 FOR _____

 COUNTY RECORDER
 BY: _____
 DEPUTY

