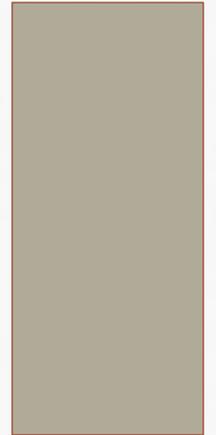


# SADDLE CREEK SUBDIVISION PHASE 2

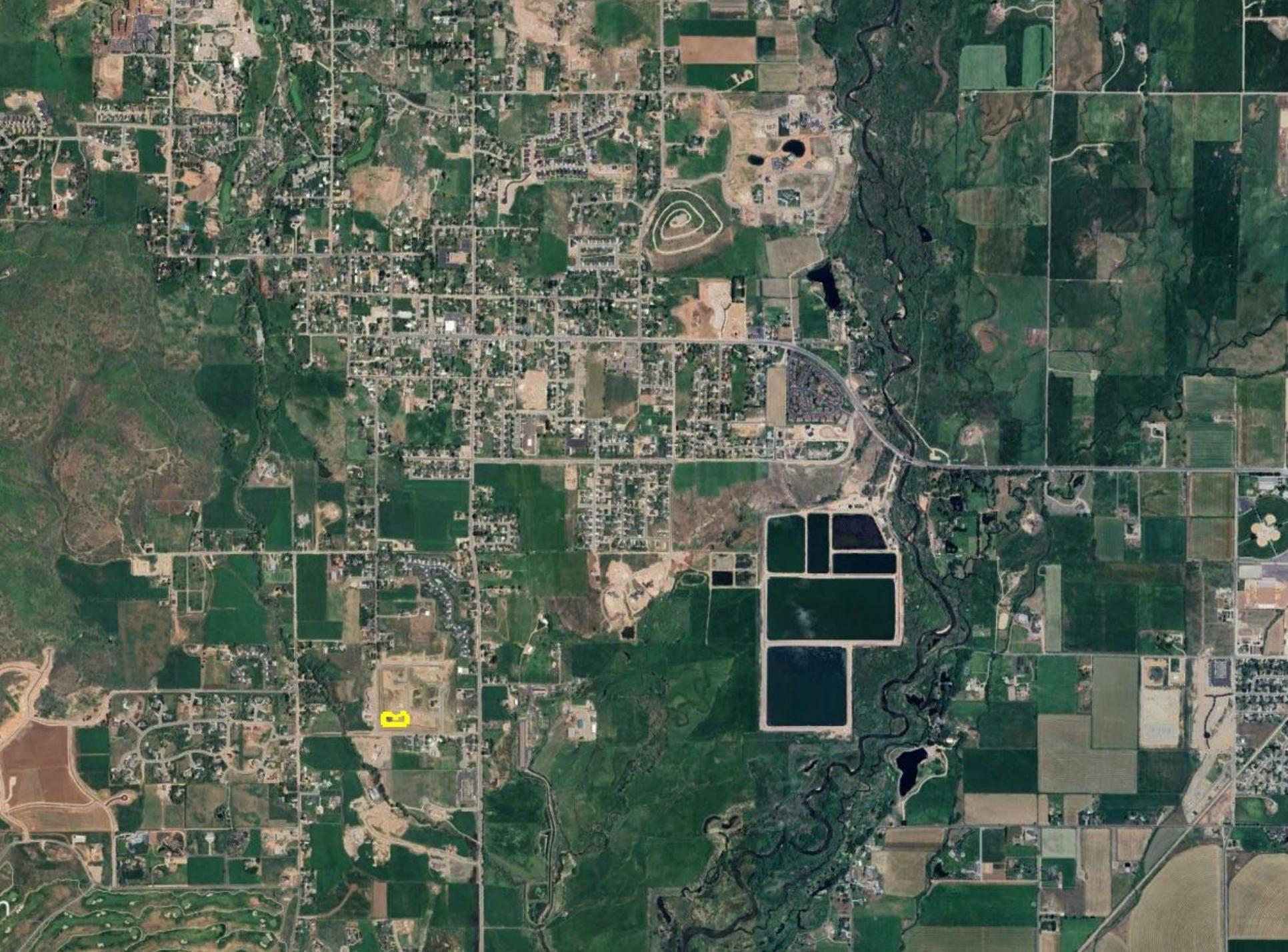
PLAT AMENDMENT



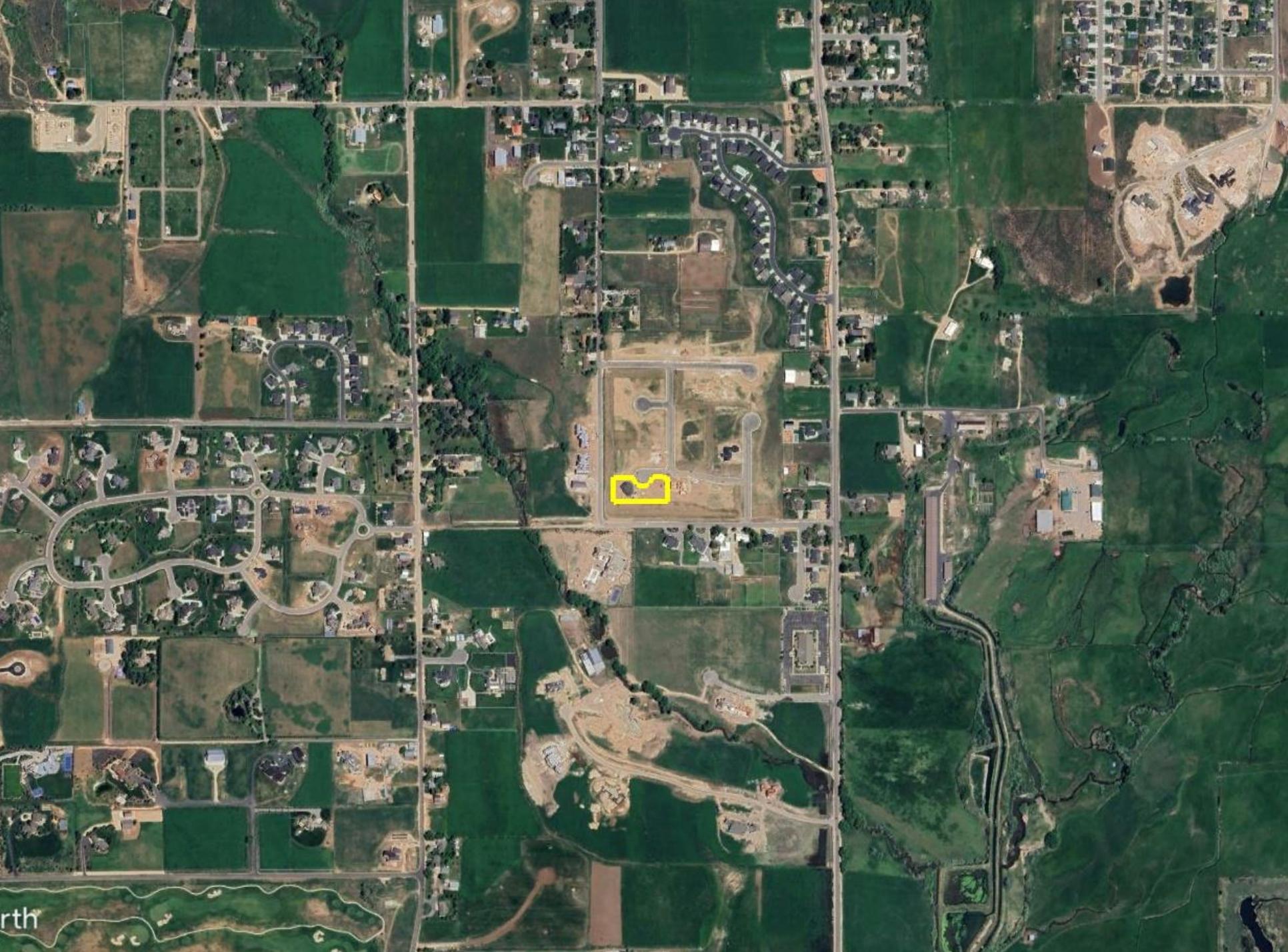
# LAND USE SUMMARY

Matt Sherry is requesting a Plat Amendment to combine Lots 12 and 13 (193 and 205 West Saddle View Lane) of the Saddle Creek Subdivision

- R-1-15 zone
- Lot 12 is .50 acre
- Lot 13 is .58 acre
- Combined Lot 1.08 acres

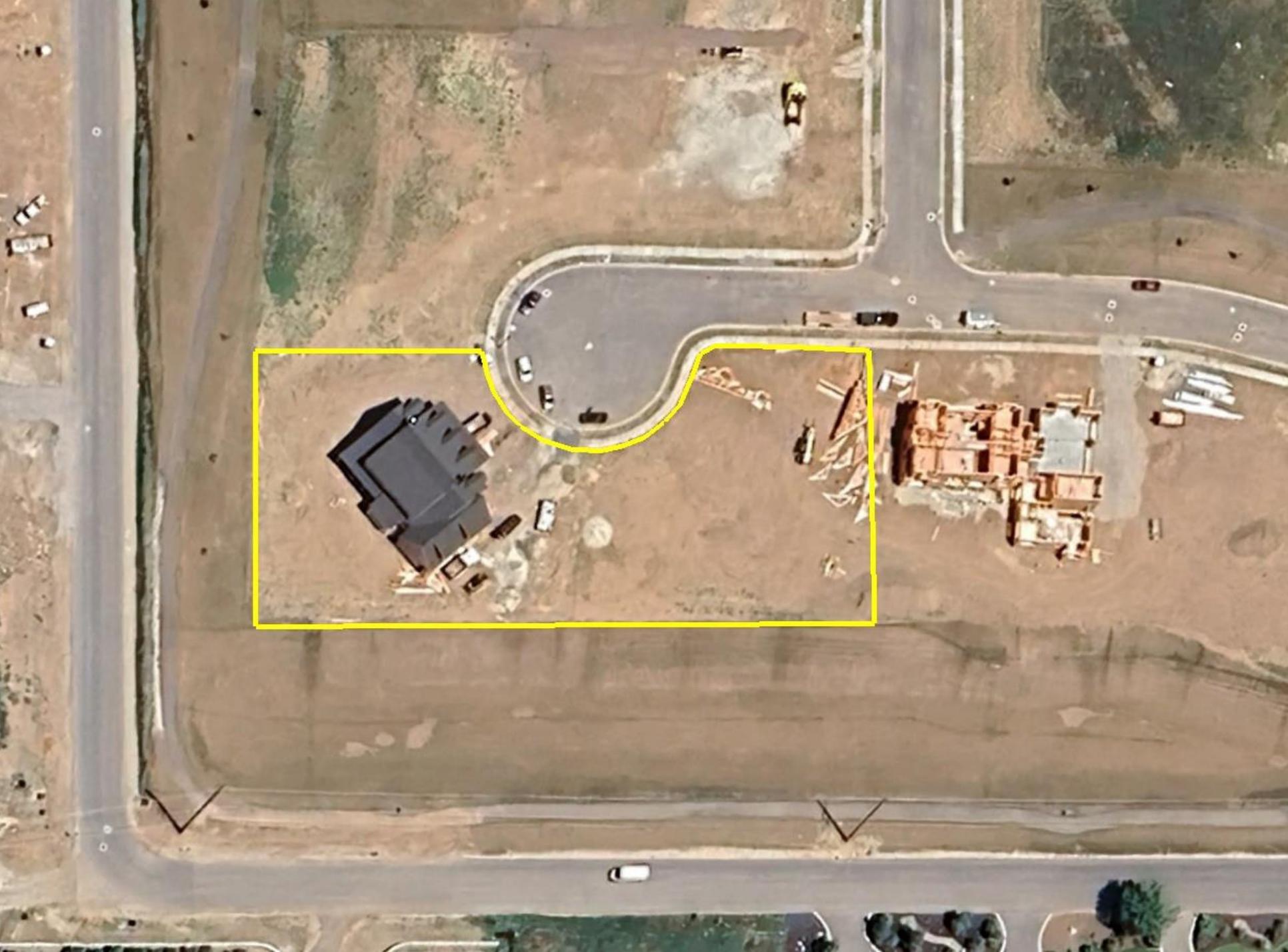


B



S

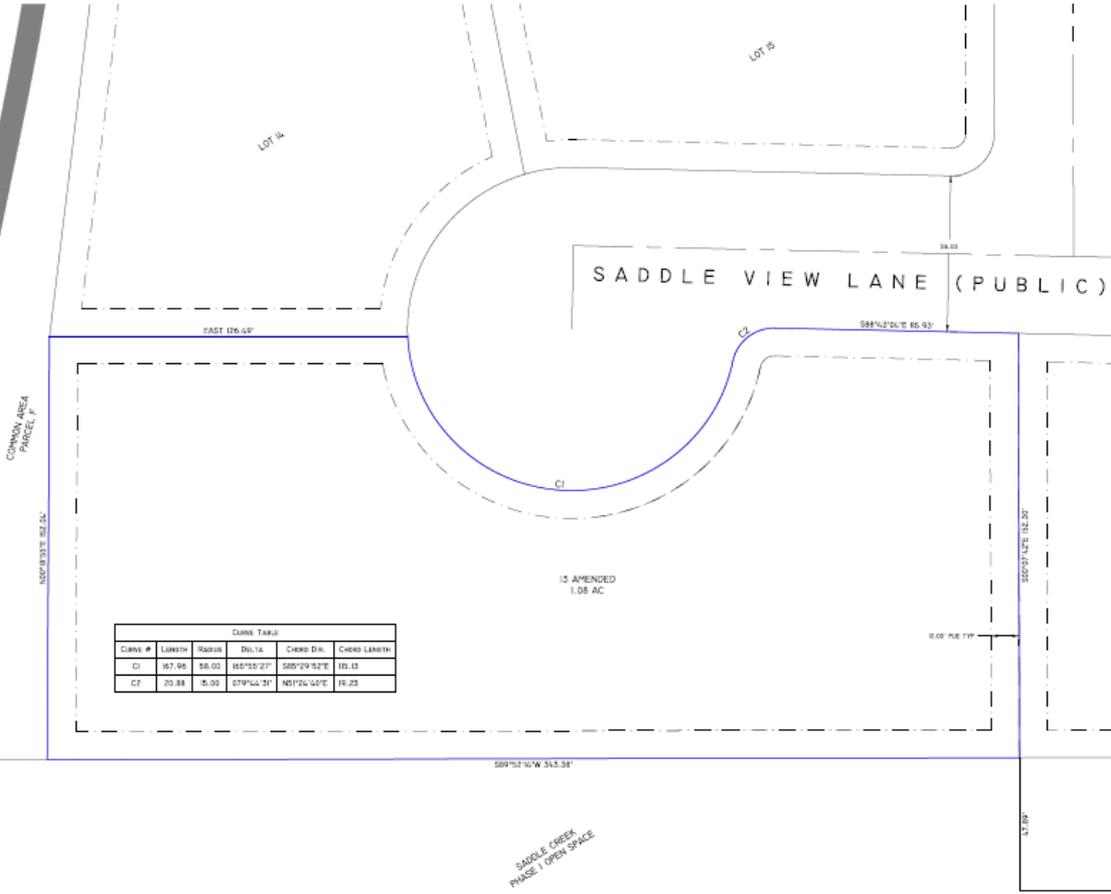
rth





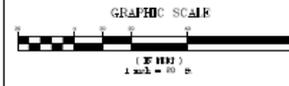
# SADDLE CREEK PHASE 2 LOT 13 AMENDED

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



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

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



MIDWAY IRRIGATION  
 \_\_\_\_\_ DATE \_\_\_\_\_

MIDWAY CITY ATTORNEY  
 \_\_\_\_\_ DATE \_\_\_\_\_

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

MIDWAY ENGINEER APPROVAL  
 \_\_\_\_\_ 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.

## SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 77266336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREIN DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



CHAD A. ANDERSON, P.S. 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 BEARING: N88°10'41\" 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, DEICED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT HAVE CAUSED THIS PLAT AMENDMENT TO BE CREATED AND SENT TO MIDWAY CITY THE PUBLIC UTILITY ENGINEER, CHAD BROWN, HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

MATTHEW SHERRY TR. \_\_\_\_\_ DATE \_\_\_\_\_

ESSIEA SHERRY TR. \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ S.S.  
 COUNTY OF \_\_\_\_\_  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME MATTHEW SHERRY AND ESSIEA SHERRY, TRUSTEES OF THE WATT AND ESSIEA SHERRY FAMILY TRUST AND FULLY ADMONISHED 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



# DISCUSSION

- Per the application:

“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.”

- No public streets, right-of way, or easement will be vacated or altered.

# ANALYSIS

- Scheduled for Public Hearing
- Reduces number of dwellings to be built in subdivision.
- Lowering density reduces potential services required by a developed lot (average 10 trips per day) and potential impact on school district.

# POSSIBLE FINDINGS

- Potential trips per day generated from the two lots will be reduced an expected 10 trips per day.
- 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.

# POSSIBLE FINDING

- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council. If the Final Plat is not recorded with the County Recorder within the one-year period of time, the development's approval shall be voided, and both Preliminary and Final Approvals must be re-obtained to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions. 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.