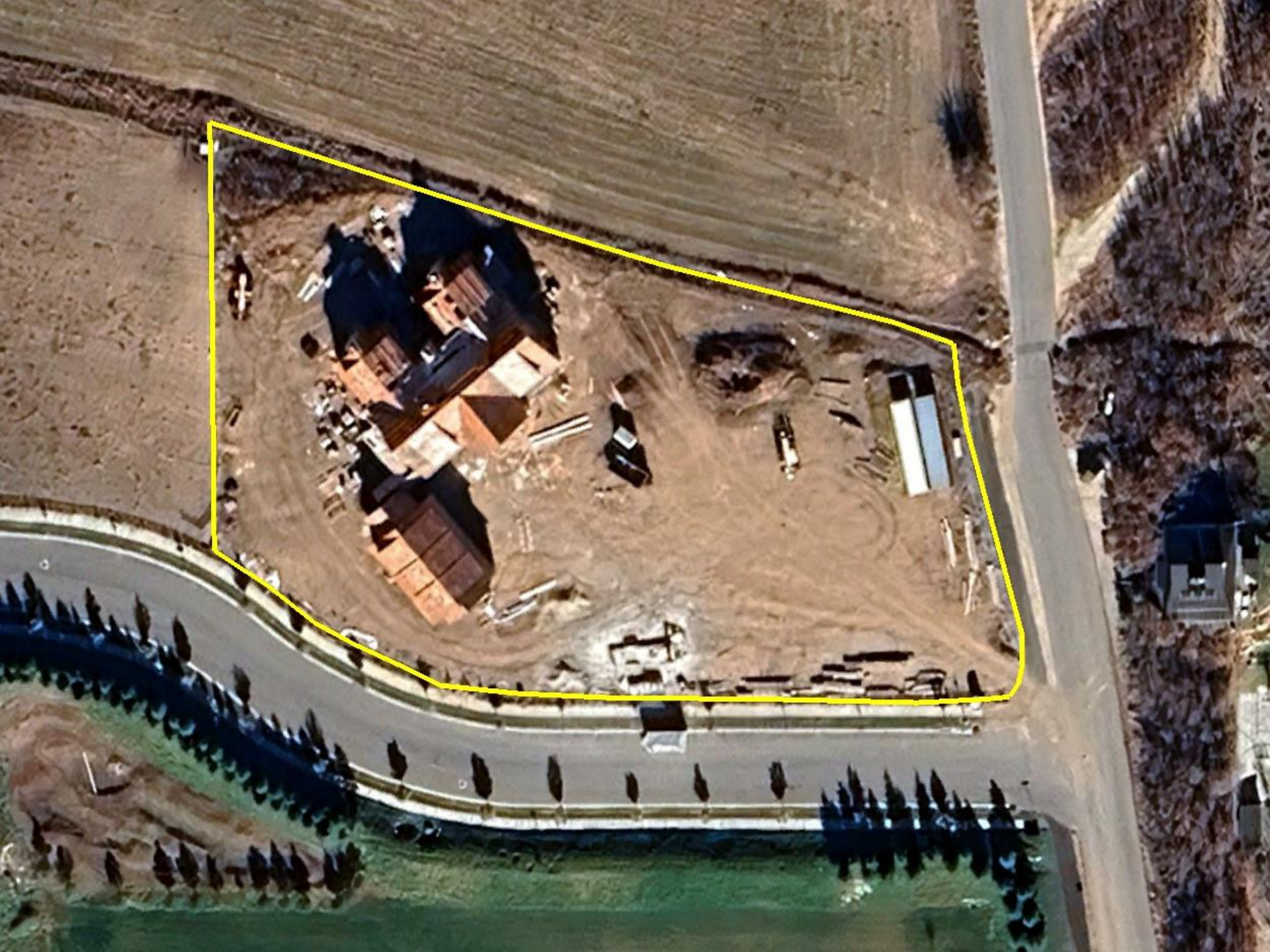


THE MEADOWS AT DUTCH CANYON LOTS 1 & 2

PLAT AMENDMENT













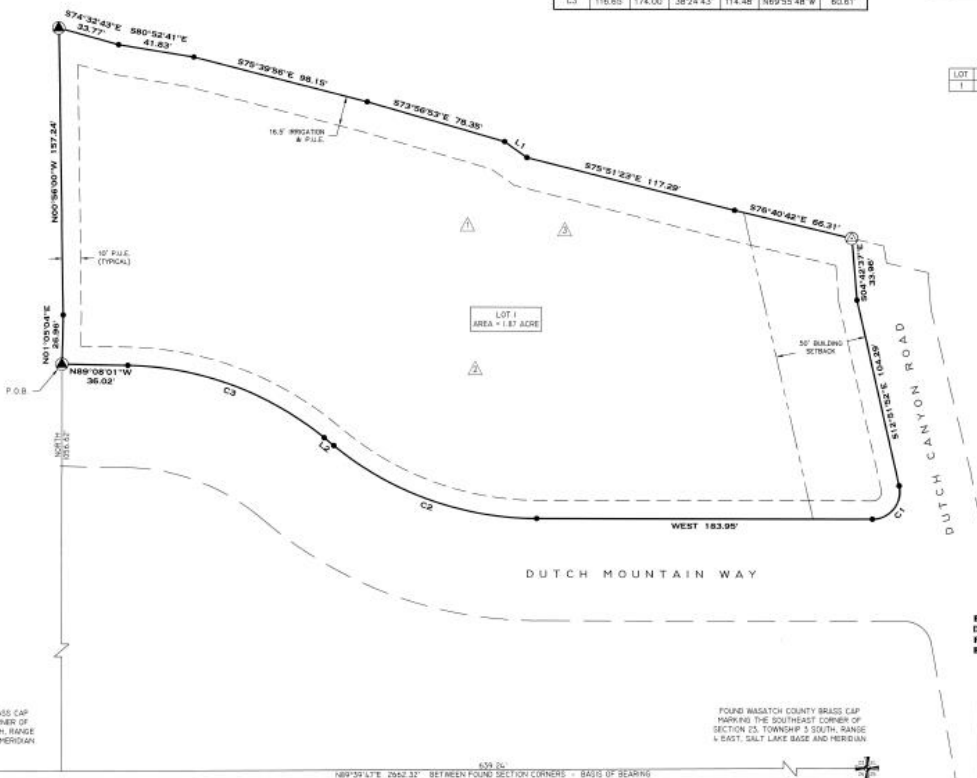
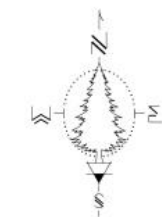
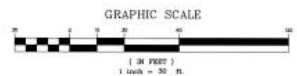
THE MEADOWS AT DUTCH CANYON - LOTS 1 & 2 AMENDED LOCATED IN THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

PLAT AMENDMENT NOTES

1. LOTS 1 AND 2 HAVE BEEN COMBINED
2. PUBLIC UTILITY EASEMENT BETWEEN LOTS 1 AND 2 HAS BEEN REMOVED
3. 16.5' IRRIGATION EASEMENT WAS ADDED ALONG NORTH PROPERTY LINE.

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.



SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-803 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 VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE Aug 16, 2023 SURVEYOR Troy Taylor (SEE SEAL BELOW)

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°39'47" WEST FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 23 TO THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	26.94'	15.00'	102°33'17"	23.46'	S38°34'04"W	18.82'
C2	120.65'	176.00'	39°16'41"	118.30'	N70°21'44"W	62.81'
C3	116.65'	174.00'	38°24'43"	114.48'	N69°55'48"W	60.61'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.18'	S54°51'49"E
L2	6.89'	N50°43'24"W

ADDRESS TABLE

LOT	ADDRESS
1	787 EAST DUTCH MOUNTAIN WAY

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF THE DUTCH CANYON PLAT A SUBDIVISION, SAID POINT BEING LOCATED SOUTH 89°39'47" WEST ALONG THE SECTION LINE 639.24 FEET AND NORTH 106.65 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 01°02'04" EAST 26.96 FEET; THENCE NORTH 00°56'00" WEST 157.24 FEET; THENCE SOUTH 74°32'43" EAST 33.77 FEET; THENCE SOUTH 89°39'47" EAST 41.83 FEET; THENCE SOUTH 75°32'56" EAST 98.15 FEET; THENCE SOUTH 73°56'53" EAST 78.35 FEET; THENCE SOUTH 94°51'49" EAST 15.18 FEET; THENCE SOUTH 75°21'23" EAST 117.29 FEET; THENCE SOUTH 78°40'42" EAST 66.31 FEET; THENCE SOUTH 94°42'37" EAST 33.96 FEET; THENCE SOUTH 12°31'52" EAST 104.29 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 26.93 FEET (CHORD BEARS SOUTH 38°34'04" 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 (CHORD BEARS NORTH 70°21'42" WEST 118.30 FEET); THENCE NORTH 70°21'44" WEST 6.89 FEET; THENCE ALONG THE ARC OF A 174.00 FOOT RADIUS CURVE TO THE LEFT 116.65 FEET (CHORD BEARS NORTH 69°55'47" WEST 114.48 FEET); THENCE NORTH 89°39'47" WEST 36.02 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.87 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS 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 7th DAY OF September, A.D. 2023

Nathaniel Manager
SES 260 LLC

ACKNOWLEDGMENT

STATE OF UTAH } SS.
COUNTY OF WASATCH }
ON THIS 19th DAY OF September, A.D. 2023, PERSONALLY APPEARED BEFORE ME, Nathaniel Manager, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES 1/1/27 Bobby Oliver Ward
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 8TH DAY OF September, A.D. 2023

APPROVED Nathaniel Manager ATTEST Nathaniel Manager
OWNER CITY RECORDER

APPROVED Nathaniel Manager APPROVED Nathaniel Manager
CITY ATTORNEY

PLANNING APPROVAL

APPROVED THIS 30th DAY OF August, A.D. 2023 BY THE

Nathaniel Manager PLANNING
DIRECTOR

THE MEADOWS AT DUTCH CANYON LOTS 1 & 2 AMENDED

WASATCH COUNTY, STATE OF UTAH
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLEBAN
SCALE: 1" = 30 FEET



COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS

DATE August 16, 2023

ROSA 40477

Troy L. Taylor
COUNTY SURVEYOR

COUNTY RECORDER
ENTRY 2 BOOK 2 PAGE 10
DATE Aug 3, 2023 TIME 2:16 PM PER SES
FOR SES 260 LLC
BY SES WASATCH COUNTY RECORDER MARCY M MURRELL
DATE 8/3/23 DE 1553 CL 323

SURVEYOR:
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
WINTER CITY, UT 84052
PHONE (801) 653-8748

FOUND WASATCH COUNTY BRASS CAP
MARKING THE SOUTHWEST CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH, RANGE
4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP
MARKING THE SOUTHWEST CORNER OF
SECTION 23, TOWNSHIP 3 SOUTH, RANGE
4 EAST, SALT LAKE BASE AND MERIDIAN

DATE OF SURVEY: AUGUST 2023

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.

PROPOSED FINDINGS:

- The proposed amendment would remove the restriction for driveway access to Dutch Canyon Road
- Current code would not limit access to Dutch Canyon Road
- It is unclear why the original note was placed on the plat
- The proposal is a legislative action with discretion by the City Council