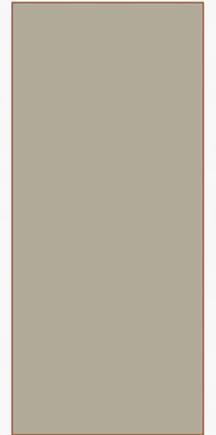


# THE RESERVE AT MIDWAY PHASE 2

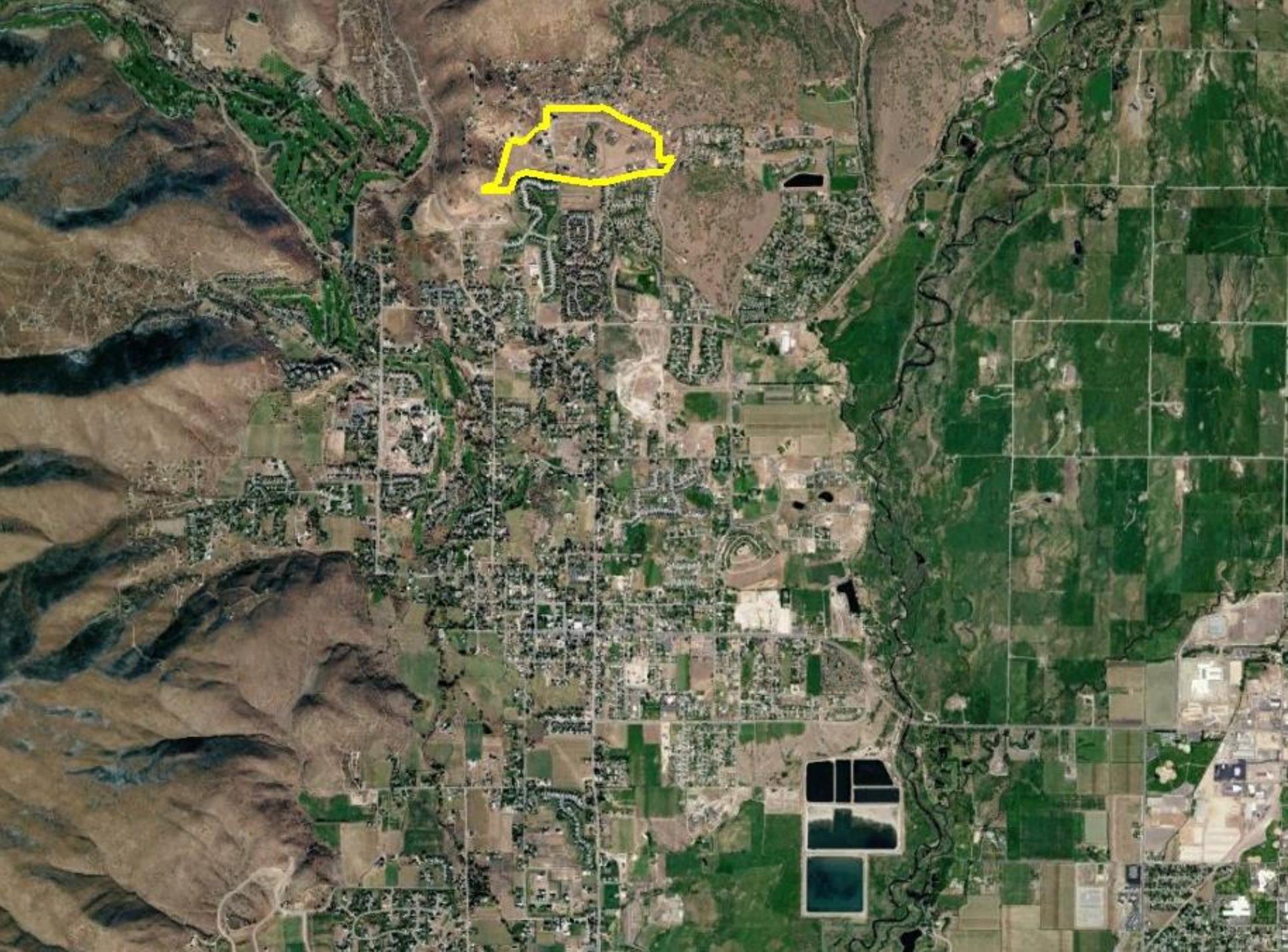
PLAT AMENDMENT



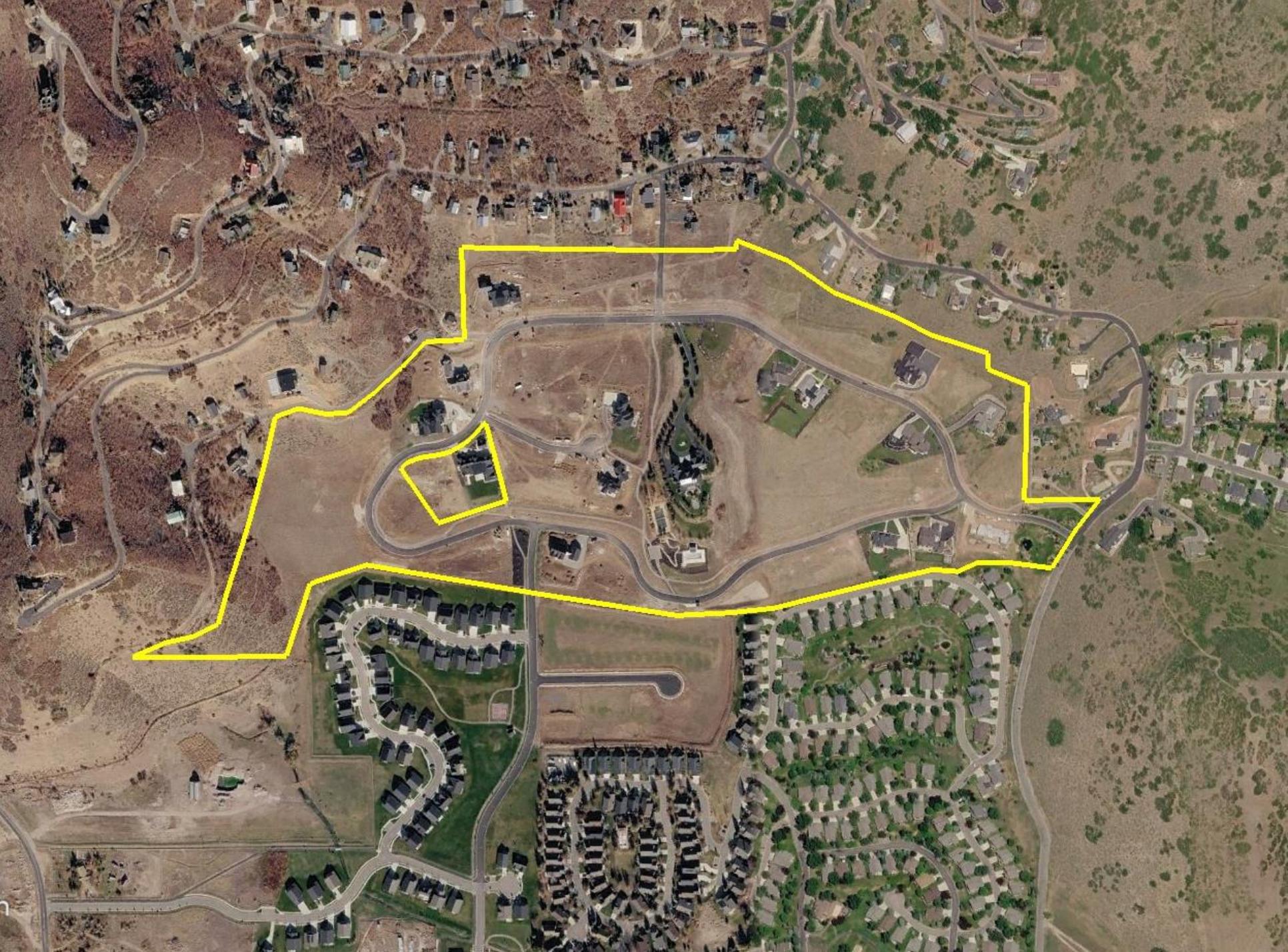
# LAND USE SUMMARY

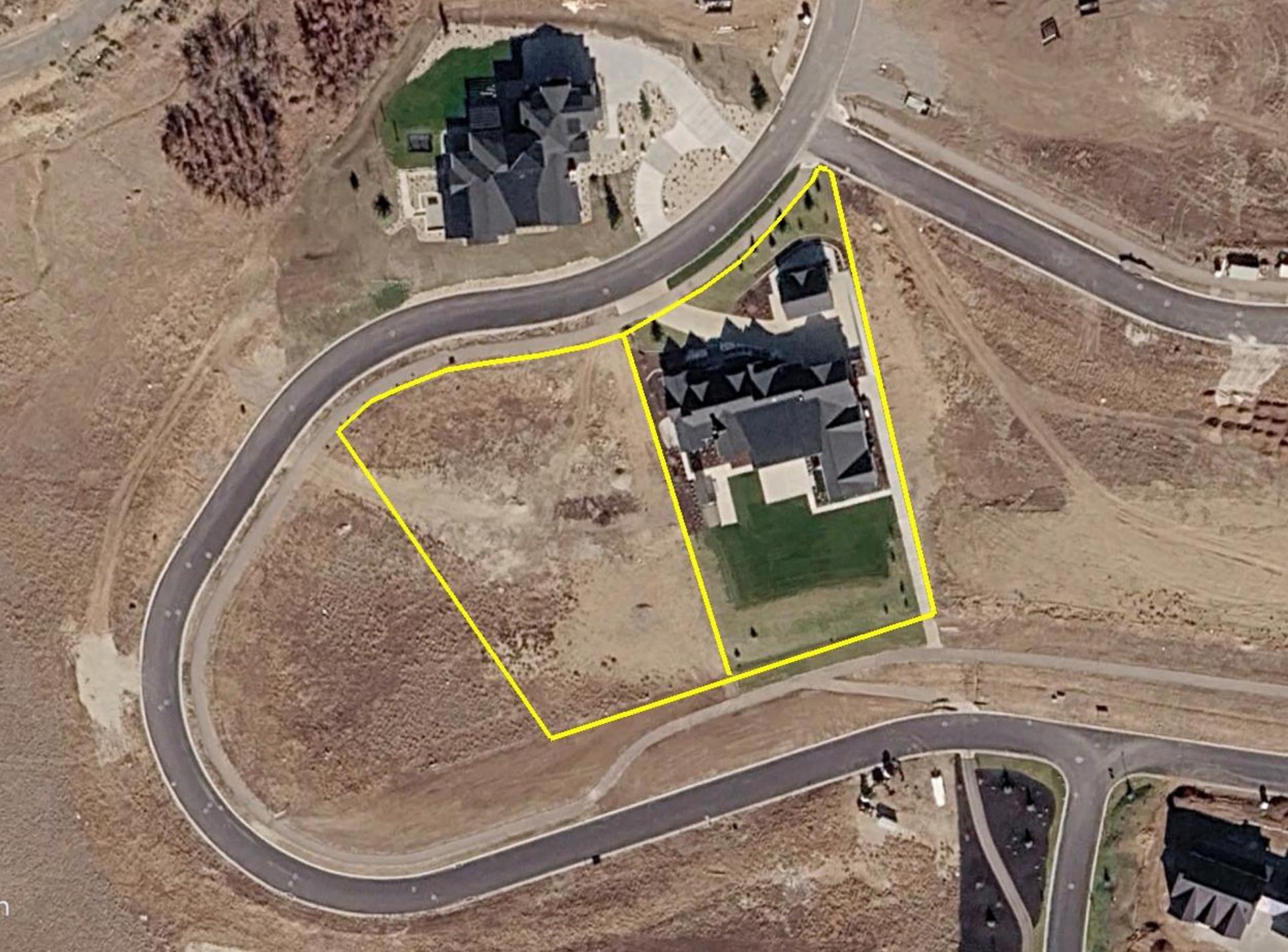
Derek Kohler is requesting a Plat Amendment to combine Lots 14 and 15 (1652 North Cambridge Drive and 1664 North Cambridge) of The Reserve at Midway

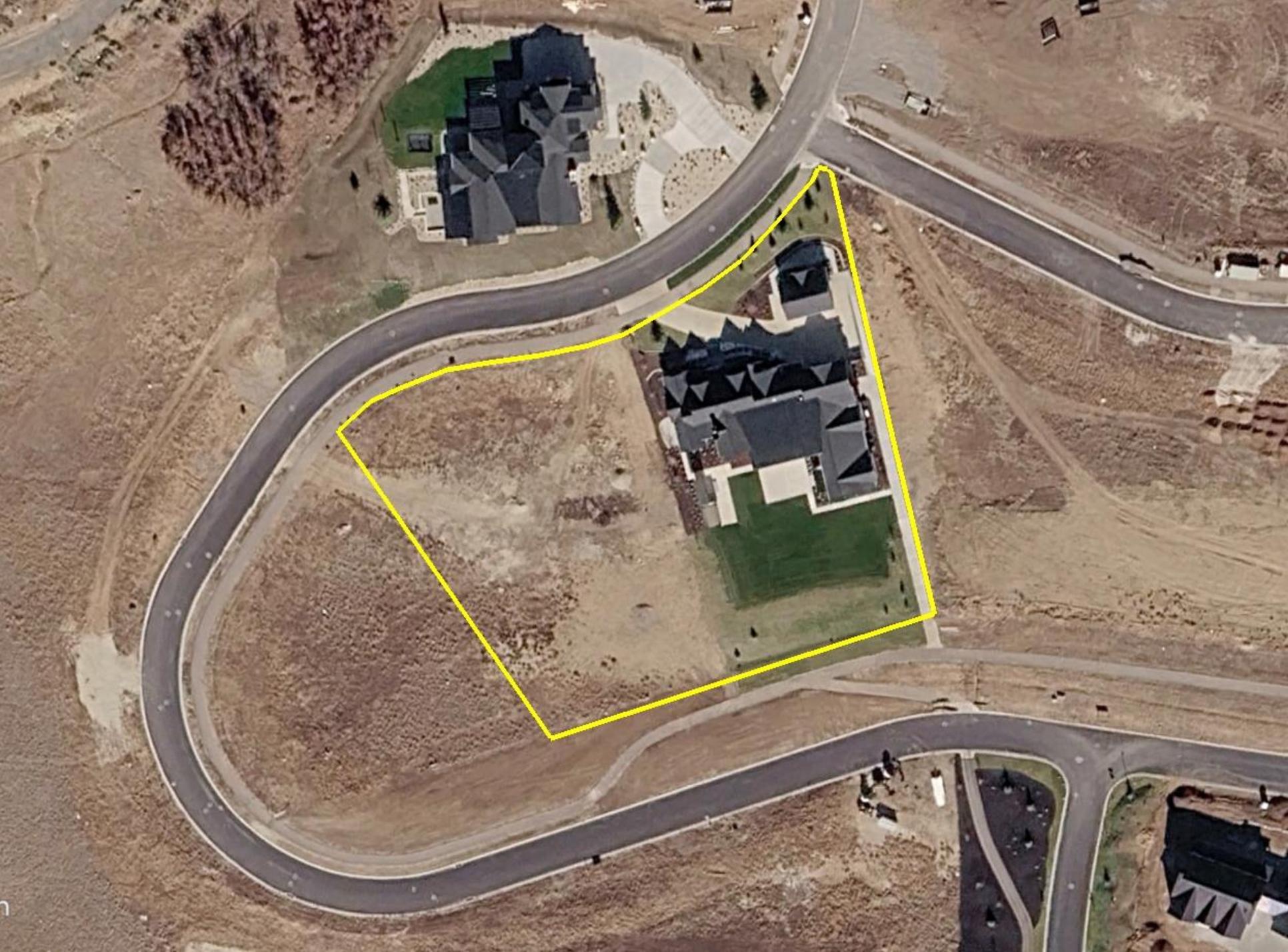
- RA-1-43 zone
- Lot 14 is 1.01 acres
- Lot 15 is 0.99 acres
- Combined Lot 2 acres



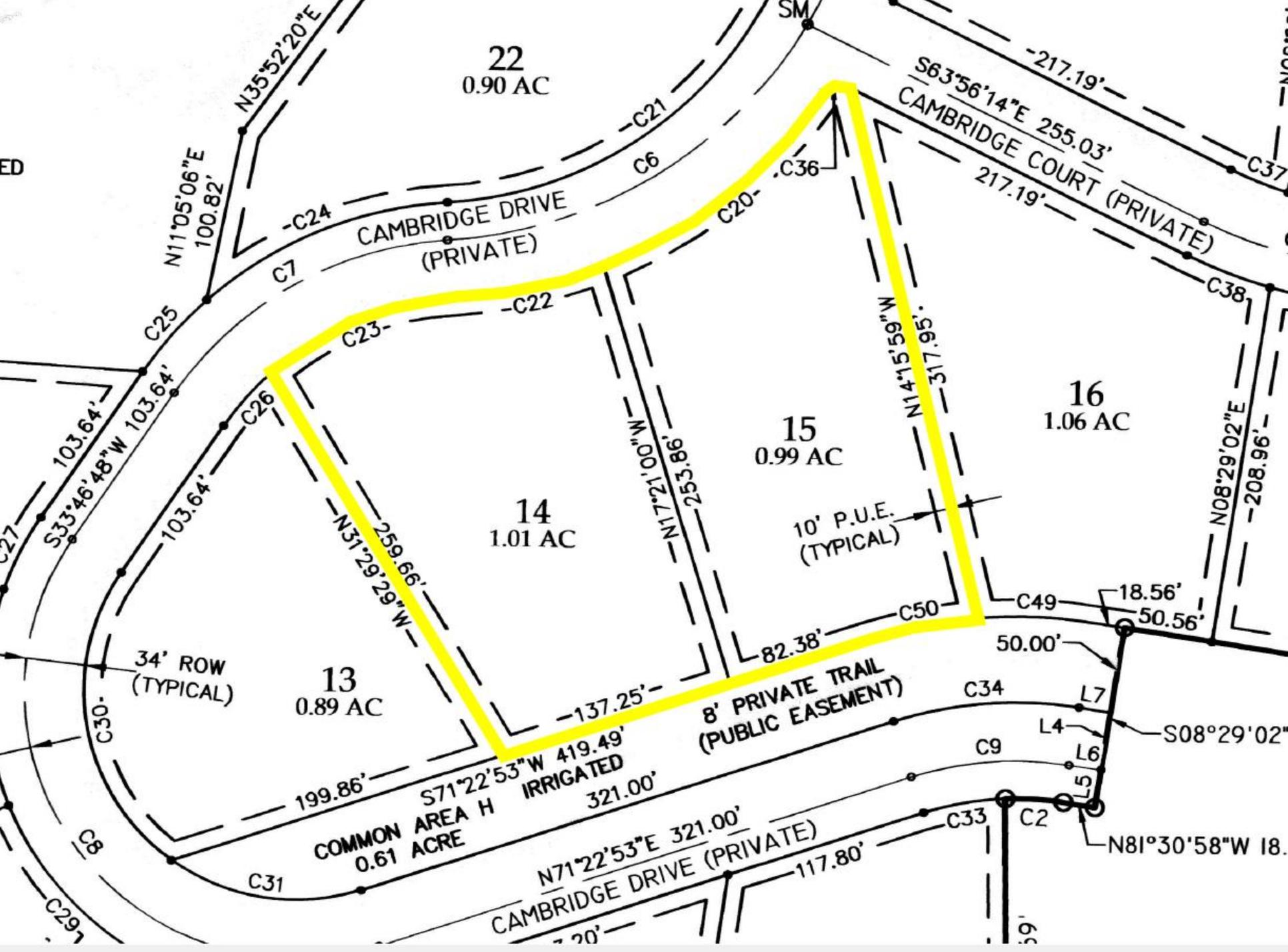








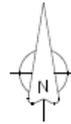




# THE RESERVE AT MIDWAY LOT 15 AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
MIDWAY CITY, WASHINGTON COUNTY, UTAH

SECTION	TOWNSHIP	RANGE	AREA (AC)	PERCENTAGE	ACRES
22	3S	4E	160.00	12.50%	20.00
23	3S	4E	160.00	12.50%	20.00
24	3S	4E	160.00	12.50%	20.00



CAMBRIDGE CT

CAMBRIDGE DR.

**LOT 15**  
**2.008 AC**  
**1664 N CAMBRIDGE DR.**

LOT 14

LOT 13

COMMON AREA 11

LOT 6

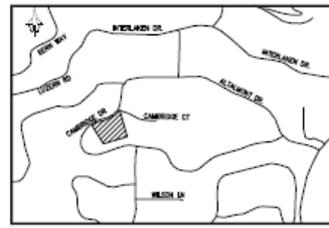
### PLAT NOTES:

- ALL PRIOR PLAT NOTES, CORRECTIONS, AND REVISIONS OF RECORDS SHALL REMAIN IN EFFECT FOR THIS RECORD SET. SEE SUBMISSION PLAT FOR THE RECORD AT MIDWAY PHASE 2 CITY AS NO. 20722 IN WASHINGTON COUNTY RECORDS.
- REFER TO THE ORIGINAL RECORDED PLAT (SEE NOTE #1) FOR SECTION TIES, BARS OF DRAWING, AND OTHER LOCATIONS AND SHOWN INFORMATION.
- THE PURPOSE OF THIS PLAT AMENDMENT IS TO CORRECT LOTS 14 AND 15 AND REMOVE THE COMMON LOT LINE BETWEEN THEM.
- UPON RECORDED OF THIS PLAT AMENDMENT THE 20-FT PUBLIC UTILITY EASEMENT BETWEEN LOTS 14 AND 15 IS HEREBY TERMINATED BY THE MIDWAY CITY COUNCIL. THESE ARE NO TOWN CENTER UTILITIES UNDER THE EASEMENT.

### LEGEND

- FOUND NEAR & CAP
- FOUND CURB INSET ON PROPERTY LINE SET.
- LOT LINE
- ADJACENT LOT LINE
- CENTER OF RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT

### VICINITY MAP



SURVEYING FIRM NAME: TTM LAND SURVEYING, LLC  
SURVEYING FIRM ADDRESS: 1813 E 27th N, HELEN CITY UT  
PROJECT NO.: TH-001

### SURVEYOR'S CERTIFICATE

I, JAMES HERRON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE NUMBER 20008 ISSUED BY THE STATE OF UTAH. I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS AMENDED SURVEYOR'S PLAT IN ACCORDANCE WITH SECTION 17-2-101, UTAH STATUTES. ALL REQUIREMENTS HAVE BEEN MET. THIS TRACT OF LAND LIES WITHIN THE CITY OF MIDWAY, WASHINGTON COUNTY, UTAH. THE PLAT IS CORRECT AND ACCURATE AS REPRESENTED ON THE PLAT.

### BOUNDARY DESCRIPTION

ALL OF LOT 14 AND 15, THE RESERVE AT MIDWAY PHASE 2 ACCORDING TO THE ORIGINAL PLAT THEREON ON FILE AND AS SHOWN IN THE WASHINGTON COUNTY RECORDS BOOKS.

Acres: \_\_\_\_\_ # of lots: \_\_\_\_\_ # of parcels: \_\_\_\_\_ SURVEYOR'S SEAL

### OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF LOT 14 AND 15 IN THE RESERVE AT MIDWAY PHASE 2, DEFEATED 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 CONSENT TO RECORD THIS PLAT.

VINCENT LEON DELLEY, TRUSTEE  
THE DELLEY FAMILY TRUST, DATED FEBRUARY 20, 2003 DATE \_\_\_\_\_

MEGAN BINGHAM DELLEY, TRUSTEE  
THE DELLEY FAMILY TRUST, DATED FEBRUARY 20, 2003 DATE \_\_\_\_\_

### OWNER'S ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, AND WE, THE TRUSTEES OF THE DELLEY FAMILY TRUST, DATED FEBRUARY 20, 2003, HAVE AGREED TO EXECUTE THE FOREGOING DEDICATION IN ITS BEHALF AND HE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_

### OWNER'S ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, AND WE, THE TRUSTEES OF THE DELLEY FAMILY TRUST, DATED FEBRUARY 20, 2003, HAVE AGREED TO EXECUTE THE FOREGOING DEDICATION IN ITS BEHALF AND HE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_

### APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF MIDWAY CITY, COUNTY OF WASHINGTON, STATE OF UTAH APPROVES THIS SUBMISSION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON.

MAYOR: \_\_\_\_\_ Date: \_\_\_\_\_  
CLERK/RECORDER: \_\_\_\_\_ Date: \_\_\_\_\_ RECORDER'S SEAL

### COUNTY RECORDER

ENTRY # \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
FEE: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ FOR: \_\_\_\_\_  
BY: \_\_\_\_\_ WASHINGTON COUNTY RECORDER MARGY W. MURPHY

### MIDWAY IRRIGATION APPROVAL

Approved on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_

### PLANNING APPROVAL

Approved on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

PLANNING DIRECTOR

### MIDWAY ENGINEER APPROVAL

Approved on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

CITY ENGINEER

### MIDWAY SANITATION APPROVAL

Approved on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_

### MIDWAY CITY ATTORNEY APPROVAL

Approved on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

CITY ATTORNEY

### COUNTY SURVEYOR APPROVAL

Approved on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

COUNTY SURVEYOR

# DISCUSSION

- Per the application:

“The reason for the plat amendment is to simply remove the common lot line between lots 14 and 15 in the Reserve at Midway phase 2.”

- 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
- 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...