



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: September 1, 2026

NAME OF PROJECT: Haven Farms Rural Preservation Subdivision

NAME OF APPLICANT: Mike Johnston

PROPERTY OWNERS: Wasatch Valley Trust

AGENDA ITEM: Plat Amendment of Lot 12

LOCATION: 138 West 1160 South

ZONING DESIGNATION: RA-1-43 zone

ITEM: 10

Mike Johnston of Atwell LLC, on behalf of Wasatch Valley Trust and Dream Catcher Acres LLC, is requesting Plat Amendments of Wright Subdivision Lot 3 and Haven Farms Rural Preservation Subdivision Lot 12. The properties are located at 143 West 970 South and 138 West 1160 South and are in the R-1-22 and RA-1-43 respectively.

BACKGROUND:

Mike Johnston, Wasatch Valley Trust, is proposing a plat amendment to the Wright Subdivision Lot 3 and Haven Farms Rural Preservation Subdivision Lot 12. The applicant is proposing to vacate five acres from the Wright Subdivision and add the property to Haven Farms. Lot 3 of the Wright Subdivision would be reduced from 6 acres to 0.825 acres. Lot 12 of Haven Farms Rural Preservation subdivision would increase from 10.16 acres to 15.335 acres.

In his application, the applicant states: “The property owner of Lot 3 Wright Subdivision has submitted an application to Midway City to separate (vacate) the pasture portion of the lot and add that pasture land to the adjoining Lot 12 of Haven Farms on the south. No new building rights are created. Lot 3 will get smaller, and Lot 12 will get larger. The land will remain as pasture.”

Lot 12 of Haven Farms is part of a rural preservation subdivision. A requirement of this type of subdivision is that each lot is deed restricted from being subdivided. A deed restriction has been recorded to this effect and will remain in place with the expansion of the lot. It is staffs understanding that the entirety of the expanded lot (15.335 acres) will be encumbered with the restrictions of the deed restriction.

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 considers the petition in a public meeting. State Code allows for the lot adjustments between plats and states that they shall be approved if there is not a land use violation.

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 10-9a-103states:

"Lot line adjustment" means a relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels in accordance with Section 10-9a-608: (i) whether or not the lots are located in the same subdivision; and (ii) with the consent of the owners of record.

Subsection 10-9a-608(5)(b) states:

The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.

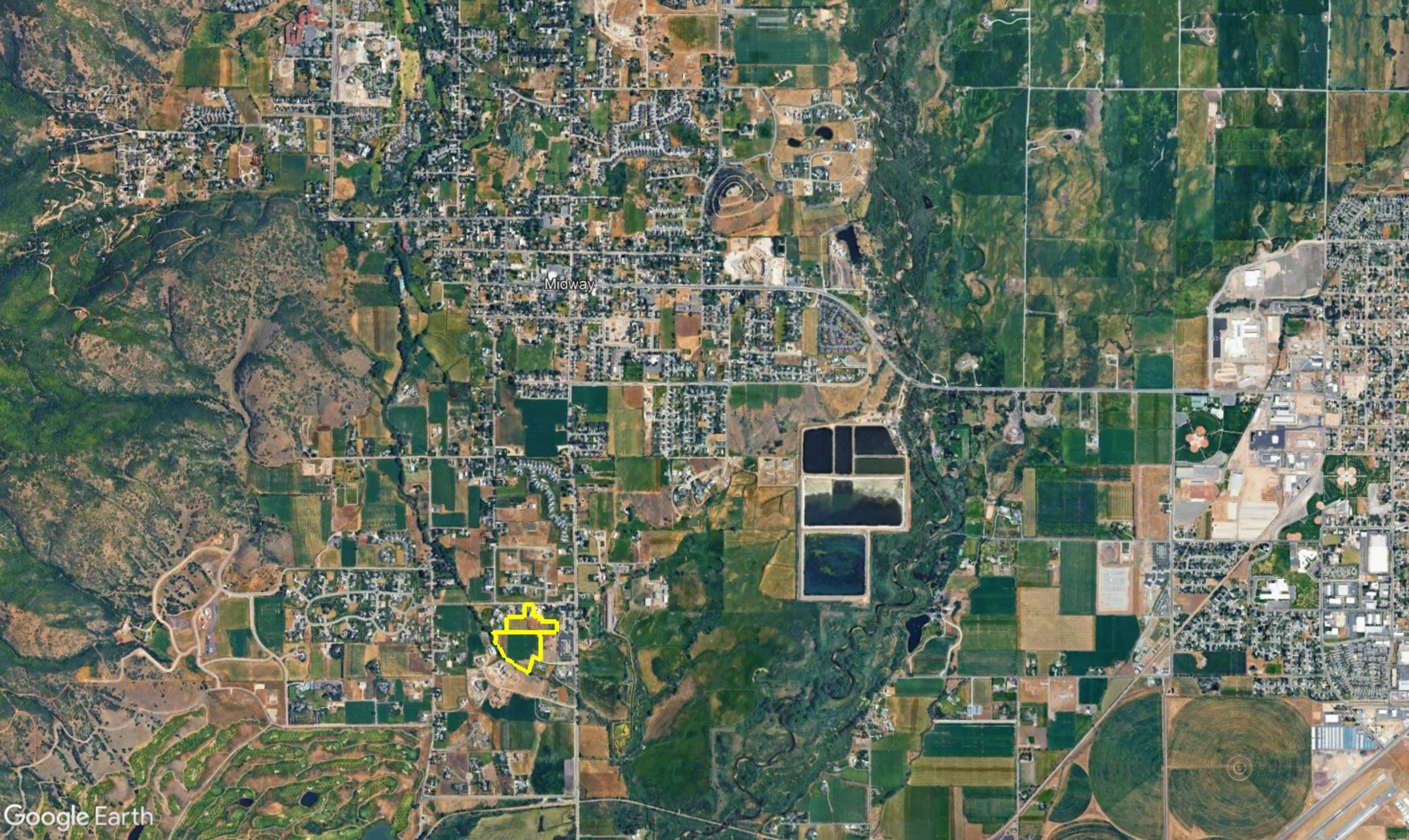
No public street, right-of-way, easement will be vacated or altered. A public utility easement that runs along the shared lot line of Haven Farms lot 12 and Wright subdivision lot 3 will be relocated to the new boundary between the lots.

PROPOSED FINDINGS:

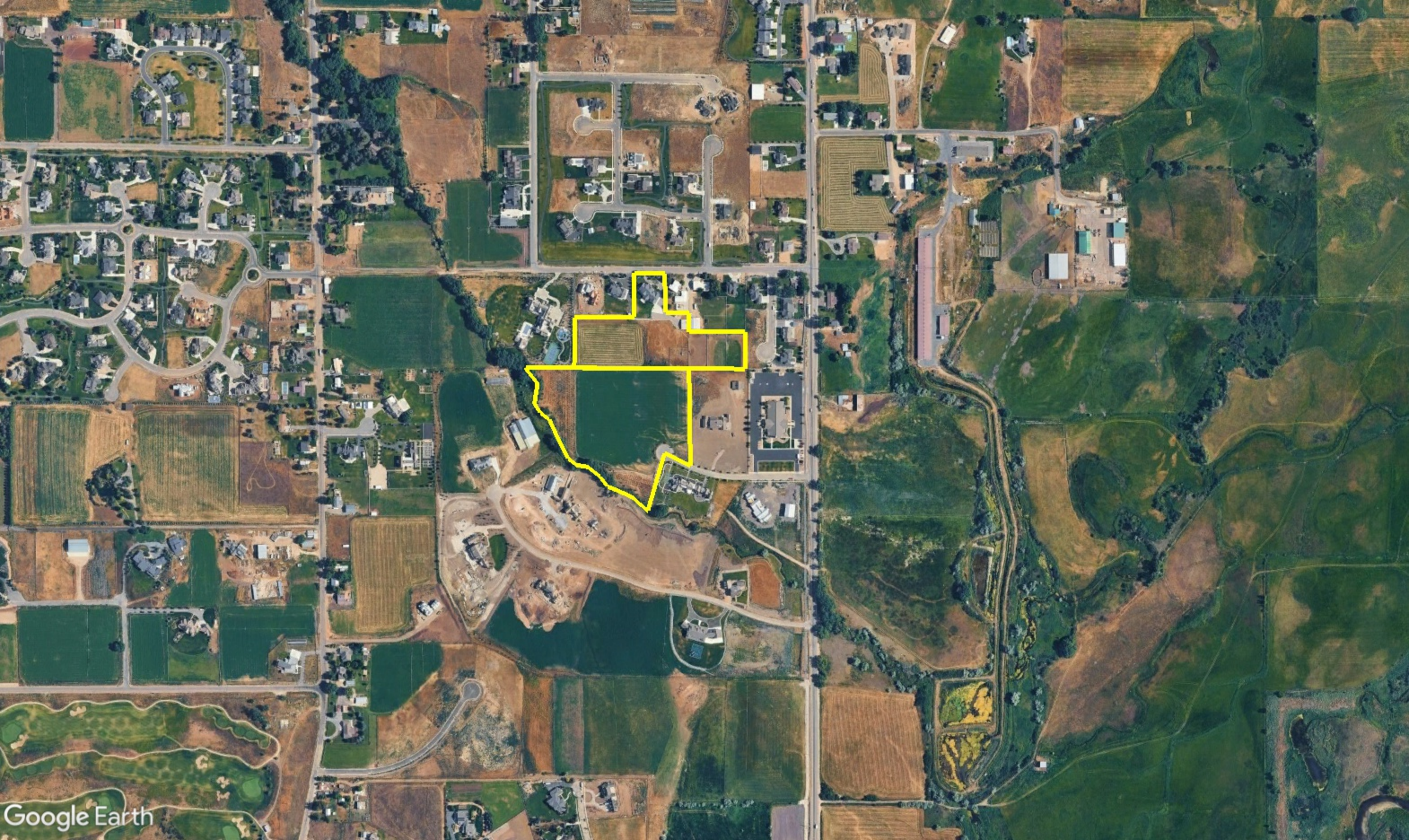
- The proposed plat amendment, which rearranges land between Wright Subdivision Lot 3 and Haven Farms Rural Preservation Subdivision Lot 12, complies with Utah State Code requirements for lot line adjustments between recorded plats.
- The 5.0 acres being transferred will be subject to existing, recorded deed restrictions, ensuring the expanded 15.335-acre lot remains under strict preservation, with no new building rights created.
- No public street, right-of-way, or easement will be vacated or altered

ALTERNATIVE ACTIONS:

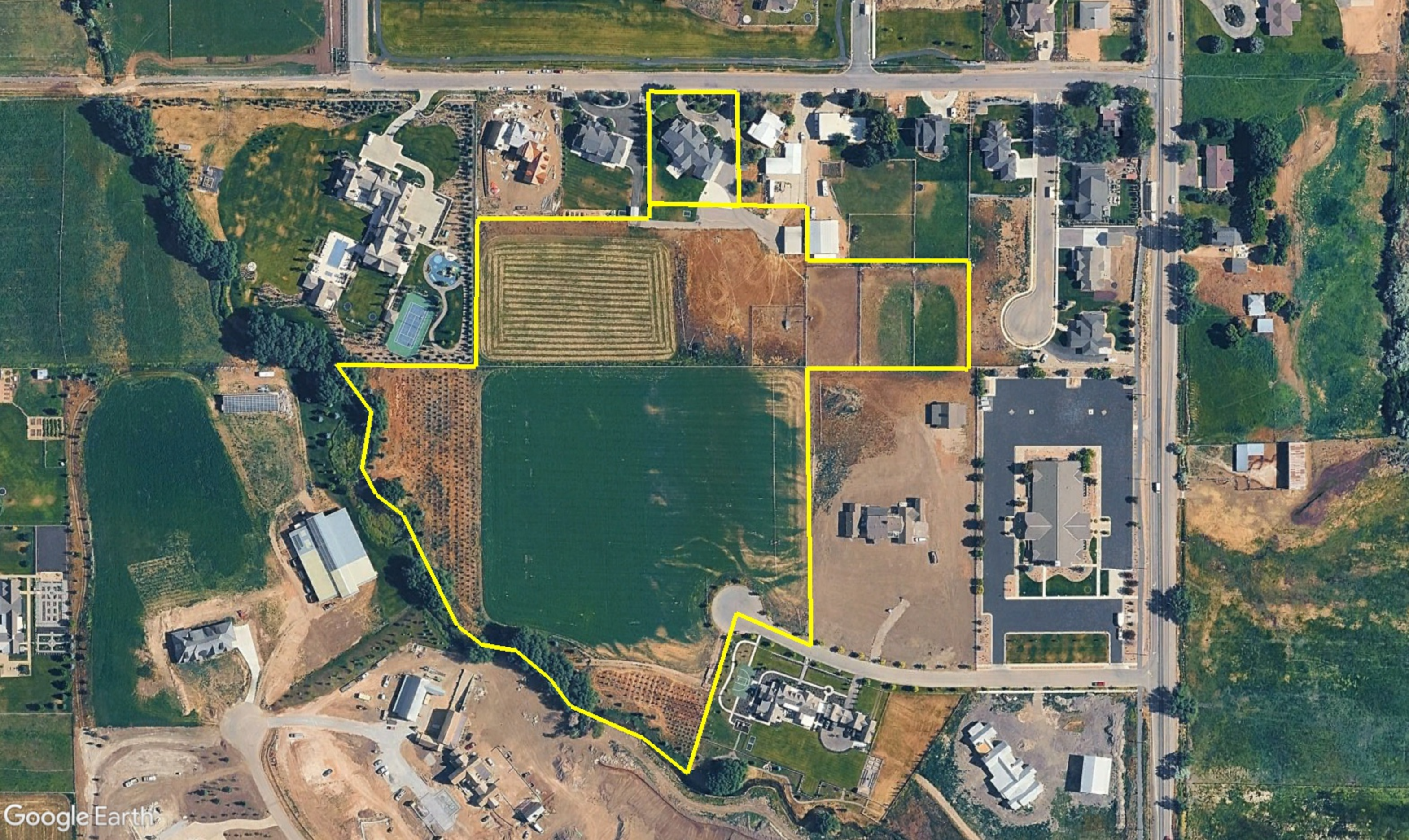
1. Approval (conditional). This action can be taken if the City Council finds there is good cause to approve the proposal.
 - a. Accept staff report
 - b. Reasons for approval (findings)
 - c. Place condition(s) if needed
2. Continuance. This action can be taken if the City Council finds that there are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



Midway

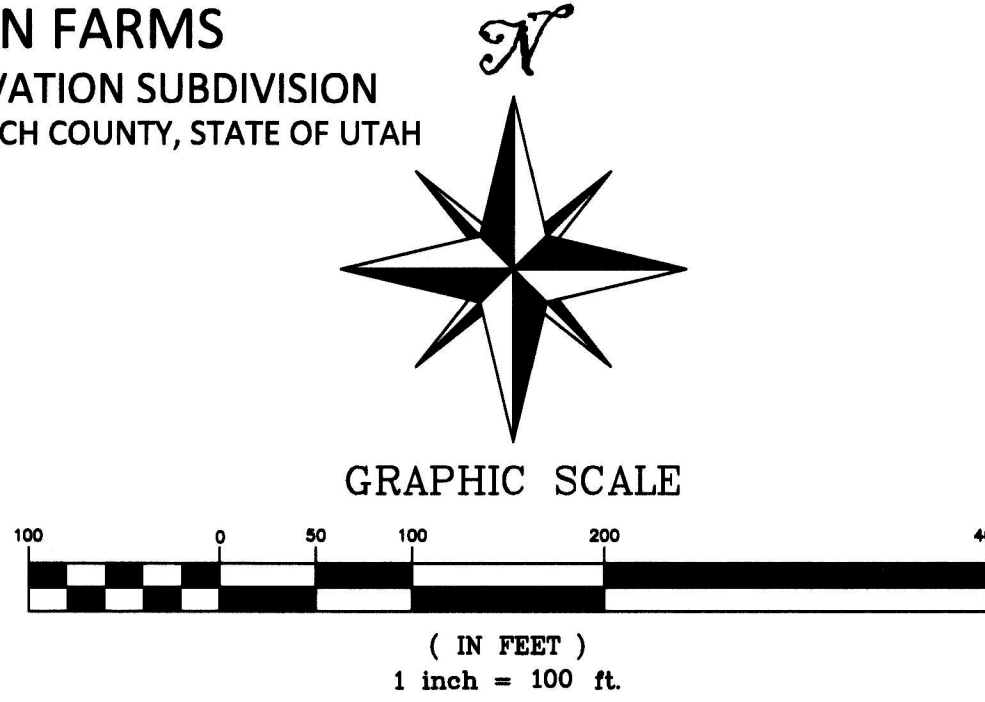






Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	28.60	N15° 59' 31.83"W	L12	14.21	N40° 26' 27.30"W	L23	53.88	N58° 24' 44.37"W	L34	41.91	N6° 34' 22.77"W	L45	61.07	N82° 11' 38.40"W
L2	52.99	N35° 34' 33.09"W	L13	50.04	N85° 54' 46.23"W	L24	53.77	N37° 41' 09.84"W	L35	35.15	N25° 10' 40.63"W	L46	45.29	S58° 26' 39.18"E
L3	58.49	N54° 08' 24.32"W	L14	39.41	N56° 53' 21.04"W	L25	39.72	N63° 01' 09.18"W	L36	23.14	N7° 21' 58.33"W			
L4	74.06	N84° 48' 35.05"W	L15	32.81	S52° 34' 05.23"W	L26	29.06	N14° 39' 33.14"W	L37	12.63	N46° 17' 16.65"W			
L5	23.07	S54° 09' 37.74"W	L16	55.25	N24° 24' 25.25"W	L27	36.35	N47° 24' 23.11"W	L38	45.60	N73° 03' 30.47"W			
L6	27.54	N55° 42' 53.49"W	L17	24.84	N49° 01' 58.49"W	L28	18.72	N83° 47' 47.59"W	L39	25.00	N47° 56' 28.57"W			
L7	45.47	N40° 26' 27.30"W	L18	34.71	S49° 44' 54.76"W	L29	29.91	S63° 26' 44.53"W	L40	41.80	N84° 40' 49.99"W			
L8	82.51	N28° 27' 48.03"W	L19	30.80	N72° 23' 10.47"W	L30	80.83	S77° 21' 34.40"W	L41	3.67	N90° 00' 00.00"W			
L9	89.28	N82° 17' 25.15"W	L20	22.76	N51° 36' 38.64"W	L31	59.51	N67° 37' 12.46"W	L42	8.59	N58° 14' 39.38"W			
L10	117.07	N50° 09' 08.12"W	L21	17.27	S52° 21' 39.88"W	L32	37.06	N46° 38' 49.66"W	L43	26.96	S89° 32' 06.00"W			
L11	36.93	N41° 59' 18.91"W	L22	55.79	N62° 43' 00.74"W	L33	25.89	N19° 47' 11.73"W	L44	59.68	S40° 26' 27.30"E			

HAVEN FARMS
RURAL PRESERVATION SUBDIVISION
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH



SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, JEFFREY C. STROMBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7027191 IN ACCORDANCE WITH TITLE 56, 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.

10/15/2019
DATE

Jeffrey C. Stromberg
SURVEYOR (SEE SEAL BELOW)

RURAL SUBDIVISION NOTES:

- THIS SUBDIVISION IS A RURAL PRESERVATION SUBDIVISION UNDER SECTION 16.18 OF THE MIDWAY CITY CODE.
- ALL LOTS WITHIN THE SUBDIVISION ARE RESTRICTED FROM FURTHER DEVELOPMENT PER SECTION 16.18.6 OF THE MIDWAY CITY CODE.
- NO ACCESS TO SR-113 EXCEPT THE TWO ACCESS EASEMENTS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 113 (CENTER STREET), SAID POINT BEING ON THE EASTERLY EXTENSION OF AN EXISTING WIRE FENCE LINE, SAID POINT IS NORTH 00°14'15" WEST 1840.81 FEET ALONG SECTION LINE AND WEST 55.89 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE TO AND ALONG SAID WIRE FENCE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: (1) NORTH 89°14'35" WEST 1369.78 FEET; (2) NORTH 82°50'06" WEST 38.50 FEET; (3) NORTH 69°31'18" WEST 74.29 FEET; (4) NORTH 61°51'32" WEST 243.37 FEET; (5) NORTH 68°00'02" WEST 96.77 FEET; (6) NORTH 45°06'44" WEST 19.53; (7) NORTH 26°37'23" WEST 342.51 FEET; (8) NORTH 21°06'15" WEST 16.86 FEET; (9) NORTH 14°39'20" WEST 18.89 FEET; (10) NORTH 08°14'13" WEST 18.95 FEET; (11) NORTH 03°18'29" WEST 59.70 FEET; (12) NORTH 01°54'17" WEST 1012.72 FEET; (13) NORTH 89°25'54" EAST 454.06 FEET; THENCE NORTH 89°32'06" EAST 41.71 FEET TO THE WESTERLY END OF AN EXISTING VINYL FENCE; THENCE SOUTH 89°55'39" EAST 1185.69 FEET; THENCE SOUTH 00°01'29" EAST 546.89 FEET TO, AND BEYOND THE WESTERLY LINE OF CENTER STREET CHURCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER; THENCE 14.12 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 63°27'19" WEST 13.60 FEET); THENCE 73.07 FEET ALONG THE ARC OF A 58.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 00°24'39" EAST 68.33 FEET); THENCE 14.11 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 62°38'01" EAST 13.60 FEET); THENCE NORTH 89°35'21" EAST 312.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 113; THENCE SOUTH 00°17'19" EAST 1047.13 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 2,938,460 SQUARE FEET OR 67.458 ACRES.

BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 00°14'15" WEST 2671.45 FEET (MEASURED BETWEEN THE TWO SECTION CORNERS SHOWN ON THE PLAT).

OWNER'S DEDICATION

KNOWN 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, AND EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 10 DAY OF March, A.D. 2019 2020

BY: *Jeannette Higginson, Trustee* BY: *Tracy Burdick*
Jeannette Higginson, Trustee of the Jeannette S. Higginson Trust Manager, T&M Holdings, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF Wasatch }
ON THE 10 DAY OF March, A.D. 2020 PERSONALLY APPEARED BEFORE ME *Jeannette Higginson / T&M Holdings* WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES 12/24/2021 *Quinn Swats*
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, HEREON SHOWN:

THIS 8 DAY OF January, A.D. 2019 2020

APPROVED: *Michael J. Johnson* ATTEST: *Barbara Johnson*
MAYOR CLERK - RECORDER

APPROVED: *Benjamin Johnson* APPROVED: *Corin*
CITY ENGINEER CITY ATTORNEY
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 8th DAY OF January, A.D. 2020 BY THE MIDWAY CITY PLANNING COMMISSION.

Michael R. Khan *James B. Vallen*
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

HAVEN FARMS
RURAL PRESERVATION SUBDIVISION
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN.

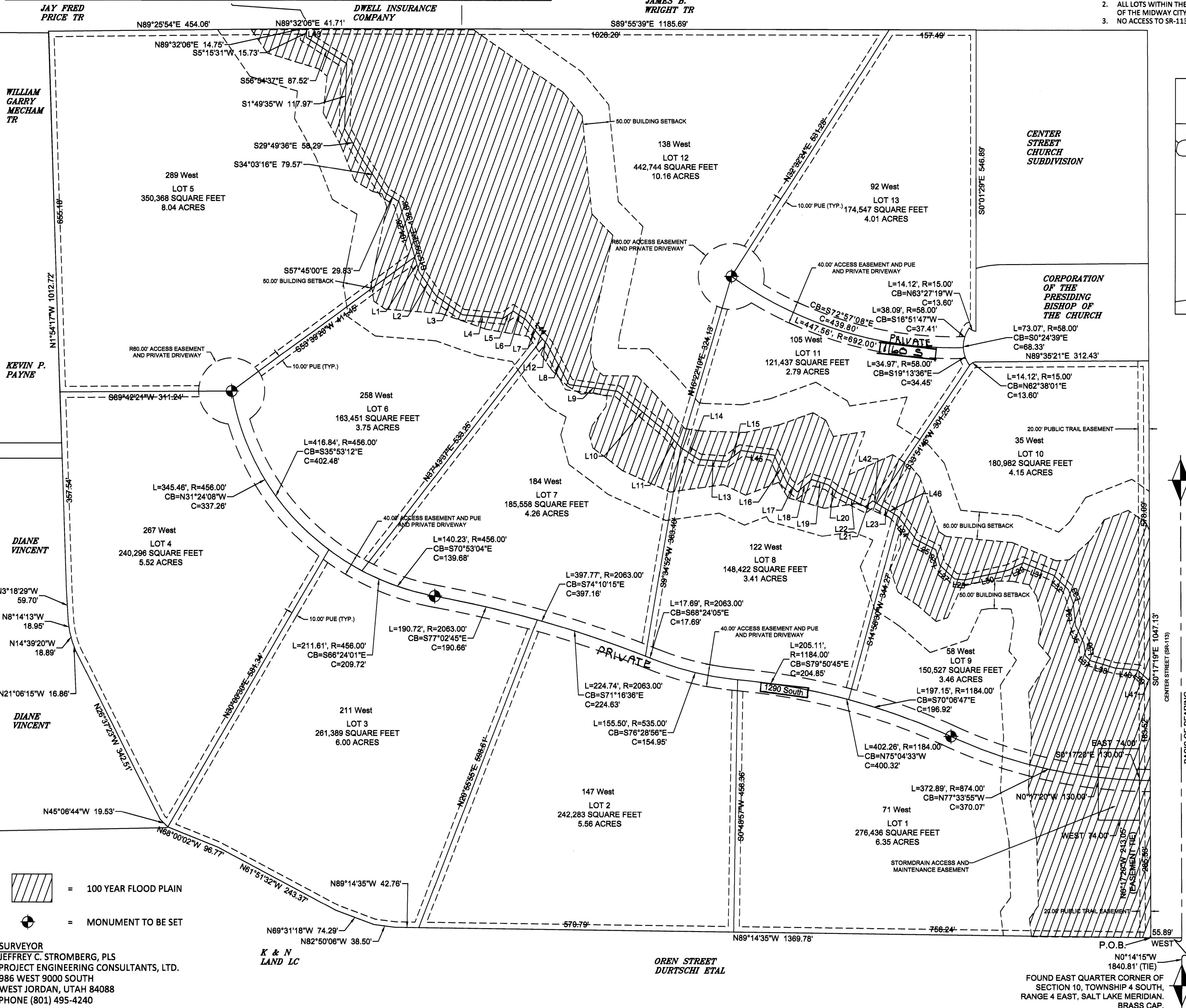
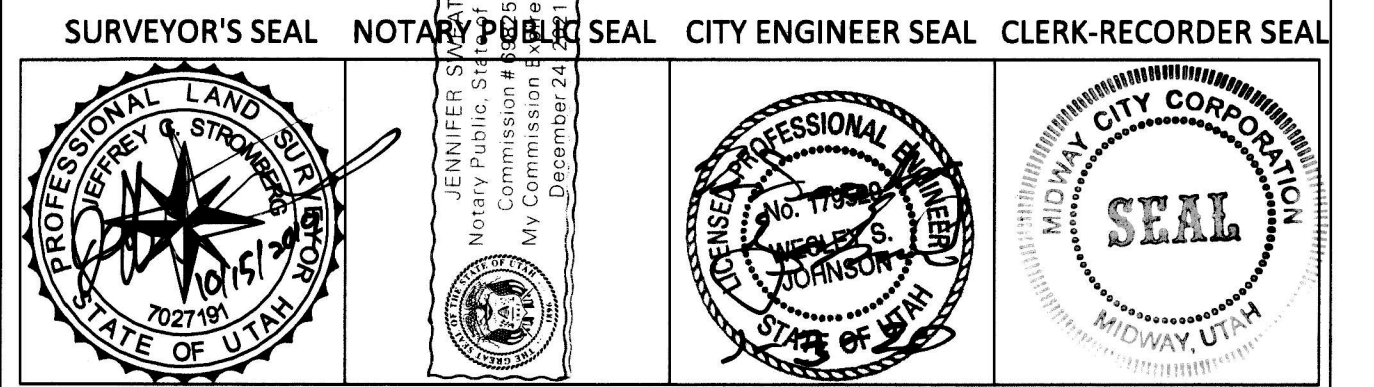
SCALE 1" = 100 FEET

COUNTY SURVEYOR

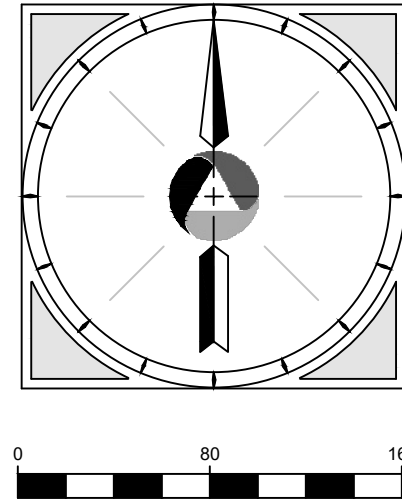
APPROVED AS TO FORM ON THIS 1st DAY OF Nov 2019

ROS # 3360

James C. Stromberg
COUNTY SURVEYOR



HAVEN FARMS LOT 12 AMENDED

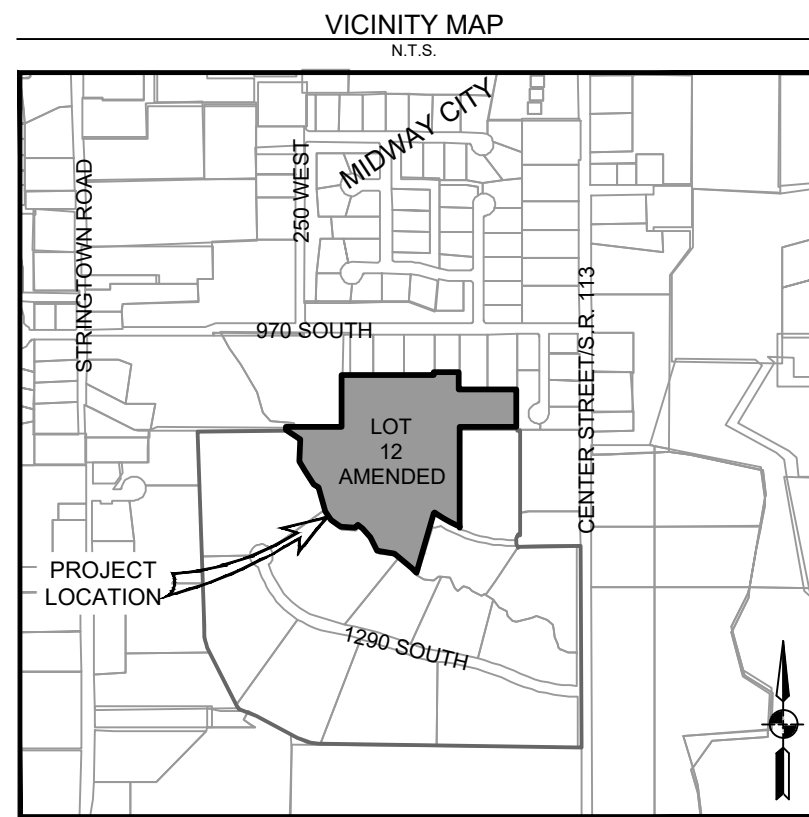


PLAT NOTES:

- ALL PREVIOUS PLAT NOTES FROM ENTRY #477175 APPLY TO THIS AMENDMENT.
- THIS SUBDIVISION AMENDMENT IS APPROVED BY THE MIDWAY CITY COUNCIL FOR THE PURPOSE OF ADDING _____ ACRES THAT WAS VACATED FROM THE ADJOINING WRIGHT SUBDIVISION LOT 3. ALL EXISTING PUBLIC UTILITY EASEMENT AND OTHER EASEMENTS ARE UNCHANGED AND ARE SHOWN HEREON.
- SEE COUNTY RECORDS ENTRY 477175 FOR HAVEN FARMS PLAT, ENTRY 418018 FOR WRIGHT SUBDIVISION PLAT, AND ENTRY 509316 FOR PREVIOUS PROPERTY BOUNDARY CHANGE BETWEEN HAVEN FARMS LOTS 12 AND 13.
- THE BASIS OF BEARINGS FOR HAVEN FARMS SUBDIVISION AND WRIGHT SUBDIVISION ARE DIFFERENT, THUS THE BEARINGS FOR THE ADDED LAND ARE DIFFERENT ON THOSE TWO PLATS. TO MATCH THE BEARINGS SHOWN ON THE WRIGHT SUBDIVISION PLAT, ROTATE THE BEARING ON THIS PLAT _____
- THE ORIGINAL HAVEN FARMS LOT 12 IS DEED RESTRICTED FROM FURTHER SUBDIVISION. THE ADDED LAND FROM THE ORIGINAL WRIGHT SUBDIVISION LOT 3 DOES NOT HAVE THAT RESTRICTION.
- NO BUILDING SHALL BE ERRECTED WITHIN THE 100-YEAR FLOOD PLAIN OR WITHIN A 50-FT SETBACK FROM THE FLOOD PLAIN.
- IRRIGATION WATER WILL BE PROVIDED THROUGH THE SECONDARY IRRIGATION SYSTEM. A METER SHALL BE INSTALLED MEETING THE MIDWAY IRRIGATION CO. STANDARDS.

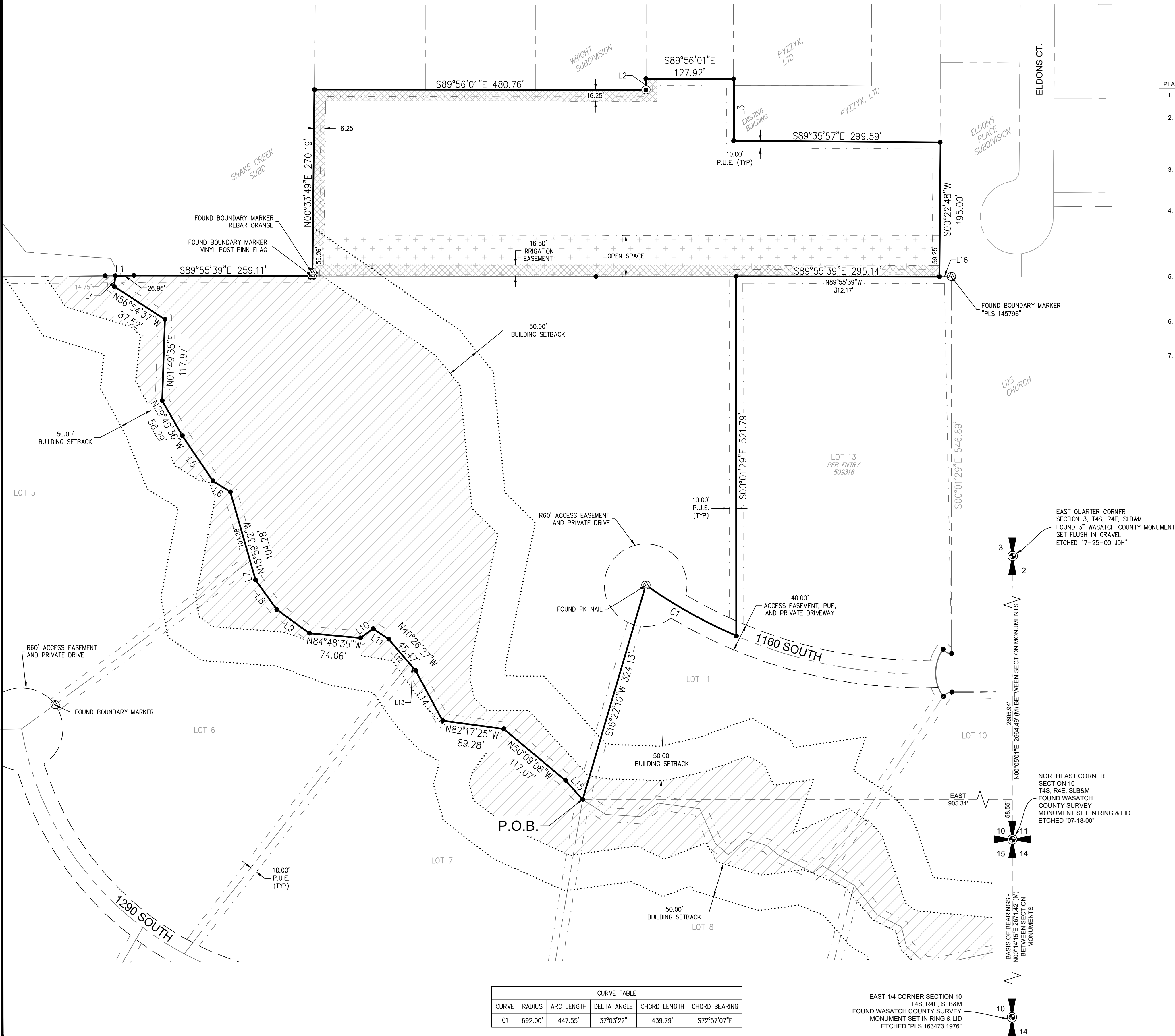
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°32'06"E	26.96'
L2	N0°03'59"E	16.50'
L3	S0°03'54"W	90.03'
L4	N5°15'31"E	15.67'
L5	N34°03'16"W	79.57'
L6	N57°45'00"W	29.83'
L7	N15°59'32"W	28.60'
L8	N35°34'33"W	52.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N54°08'24"W	58.49'
L10	N54°09'38"E	23.07'
L11	N55°42'53"W	27.54'
L12	N40°26'27"W	45.47'
L13	N40°26'27"W	14.21'
L14	N28°27'48"W	82.51'
L15	N41°59'19"W	36.93'
L16	S89°55'39"E	17.03'



LEGEND

- BOUNDARY LINE
- SECTION LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES (P.U.E.)
- BOUNDARY ANGLE POINT
- EXTERIOR SUBDIVISION CORNER AND LOT CORNERS, SET 5/8" REBAR AND CAP MARKED "ATWELL 435-654-9229"
- FOUND REBAR
- 16.5" IRRIGATION EASEMENT
- OPEN SPACE
- 100 YR FLOOD PLAIN
- SECTION CORNER



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	692.00'	447.55'	37°03'22"	439.79'	S72°57'07"E

EAST 1/4 CORNER SECTION 10 T4S, R4E, SLB&M
FOUND WASATCH COUNTY SURVEY MONUMENT SET IN RING & LID ETCHED "PLS 163473 1976"

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 17-79-703 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

BRIAN BALLS
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES N00°05'01"E 58.55 FEET ALONG THE SECTION LINE AND EAST 905.31 FEET FROM THE FOUND WASATCH COUNTY SECTION CORNER MONUMENT REPRESENTING THE SOUTH ONE-QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE N41°59'19"W 36.93 FEET; THENCE N50°09'08"W 117.07 FEET; THENCE N82°17'25"W 89.28 FEET; THENCE N28°27'48"W 82.51 FEET; THENCE N40°26'27"W 58.49 FEET; THENCE N54°08'24"W 27.54 FEET; THENCE S54°09'38"W 23.07 FEET; THENCE N64°48'35"W 74.06 FEET; THENCE N54°08'24"W 58.49 FEET; THENCE N35°34'33"W 52.99 FEET; THENCE N15°59'32"W 132.88 FEET; THENCE N57°45'00"W 29.83 FEET; THENCE N34°03'16"W 79.57 FEET; THENCE N29°49'36"W 58.29 FEET; THENCE N01°49'35"E 117.97 FEET; THENCE N56°54'37"W 87.52 FEET; THENCE N05°15'31"E 15.67 FEET; THENCE N89°32'06"E 26.96 FEET; THENCE N89°55'34"E 259.11 FEET; THENCE N00°33'49"E 270.20 FEET; THENCE S89°56'01"E 480.76 FEET; THENCE N00°03'59"E 16.50 FEET; THENCE S89°56'01"E 127.92 FEET; THENCE S00°03'54"W 90.03 FEET; THENCE S89°35'57"E 299.59 FEET; THENCE S00°22'48"W 195.00 FEET; THENCE N89°55'39"W 295.14 FEET; THENCE S00°01'29"E 521.79 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 692.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N23°04'52"E THENCE 159.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'42" WITH A CHORD BEARING AND DISTANCE OF N60°40'17"W 150.61 FEET; THENCE S16°22'10"W 324.13 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 15.339 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS ESTABLISHED AS N00°14'19"E BETWEEN THE FOUND WASATCH COUNTY SECTION CORNER MONUMENTS REPRESENTING THE EAST QUARTER CORNER AND NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER OF THE DESCRIBED PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THIS PLAT TO BE CREATED, AND TO BE FURTHER KNOWN AS HAVEN FARMS SUBDIVISION, LOT 12 AMENDED, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

WASATCH VALLEY TRUST
BY: KACI GREEN JOHNSON, TRUSTEE

DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____) S.S.

ON THIS DAY OF _____, PERSONALLY APPEARED _____ OWNER, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR

CLERK-RECORDER

PLANNING APPROVAL

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

PLANNING DIRECTOR

MIDWAY IRRIGATION

DATE

MIDWAY SANITATION DISTRICT

DATE

MIDWAY CITY ATTORNEY

CITY ATTORNEY

DATE

MIDWAY ENGINEER APPROVAL

CITY ATTORNEY

DATE

WASATCH COUNTY RECORDER

ENTRY #: _____ DATE: _____ TIME: _____

FEE: _____ BOOK: _____ PAGE: _____ FOR: _____

BY: WASATCH COUNTY RECORDER MARCY M. MURRAY

COUNTY SURVEYOR APPROVAL

APPROVED AS TO FORM.

RECORD OF SURVEY # _____

WASATCH COUNTY SURVEYOR

DATE

8/5/2026 17:00:00 26007344 JOHNSON HAVEN FARMS LOT 12 PLAT AMENDED SURVEYOR 26007344 HAVEN FARMS LOT 12 AMENDED.DWG

PROJECT
26007344
SHEET
1 OF 1
ISSUE DATE
8/5/2026
DRAWN BY
SFS

PREPARED FOR
WASATCH VALLEY TRUST
PROJECT
HAVEN FARMS LOT 12 AMENDED

ATWELL
866.850.4200 www.atwell.com
55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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ATWELL, LLC.

DRAWING ALTERATION

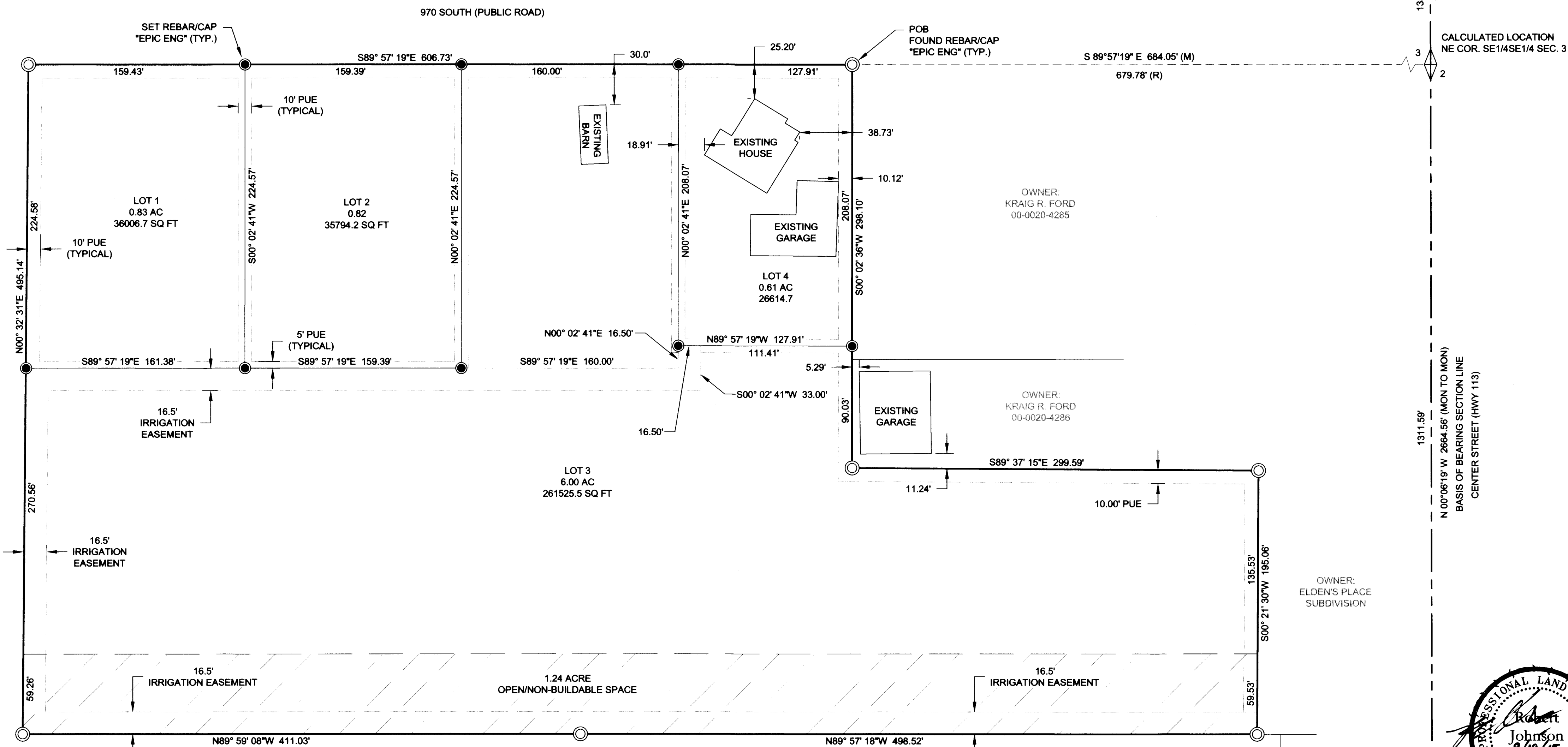
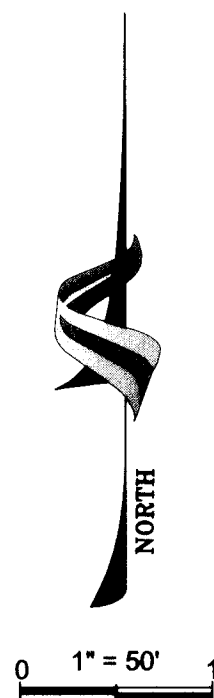
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO MAKE THEIR SIGNATURE AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

HAVEN FARMS LOT 12 AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLB&M, MIDWAY CITY, WASATCH COUNTY, UTAH

WRIGHT SUBDIVISION PLAT

LOCATED IN:
SE1/4SE1/4 SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH



FOUND BRASS CAP MONUMENT
E 1/4 COR. SEC. 3

CALCULATED LOCATION
NE COR. SE1/4SE1/4 SEC. 3

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREFTER KNOWN AS WRIGHT SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

I, Brenda J. Wright, HAVE CAUSED TO SET MY HAND THIS 20 DAY OF August, 2015
DATE

BREND J. WRIGHT TRUSTEE

ACKNOWLEDGMENT

ON THIS 20 DAY OF August, 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Wasatch IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN Wasatch, UTAH

STATE OF UTAH
COUNTY OF Wasatch SS

MY COMMISSION EXPIRES: 12/31/2018

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SE1/4SE1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 BEING A BRASS CAP MONUMENT, THENCE RUNNING NORTH 00°06'19" WEST 1311.59 FEET ALONG THE EAST LINE OF SAID SECTION 3; THENCE NORTH 89°57'19" WEST 684.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'36" WEST 298.10 FEET; THENCE SOUTH 89°37'15" EAST 299.59 FEET; THENCE SOUTH 00°21'30" WEST 195.06 FEET; THENCE NORTH 89°57'18" WEST 498.52 FEET; THENCE NORTH 89°59'08" WEST 411.03 FEET; THENCE NORTH 00°32'31" EAST 495.14 FEET; THENCE SOUTH 89°57'19" EAST 606.73 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8.3 +/- ACRES

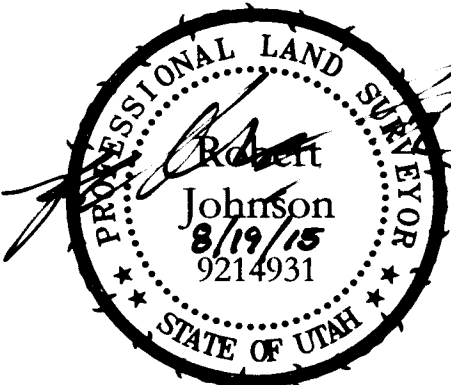
SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 17-27a-603 OF THE UTAH CODE, I, ROBERT JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 9214931 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.

ROBERT JOHNSON

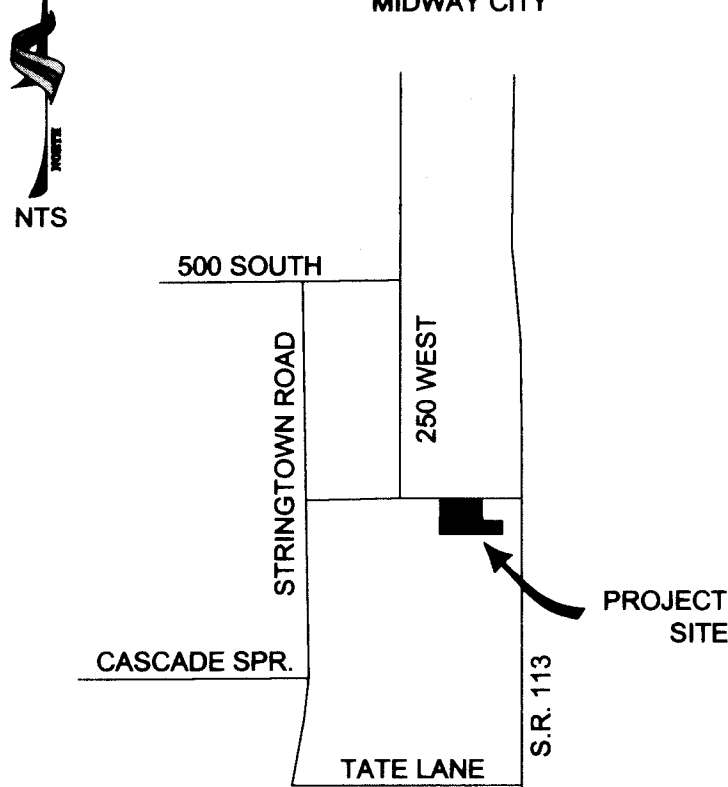
DATE



SURVEYOR'S SIGNATURE
VALIDATES THIS
DOCUMENT

VICINITY MAP

MIDWAY CITY



NOTES:

LOTS 1, 2 & 3 MAY ONLY HAVE 1 DRIVEWAY AND SHALL HAVE A TURNAROUND ON THE LOT TO AVOID VEHICLES BACKING INTO TRAFFIC.

THE BOUNDARY AND BASIS OF BEARING FOR THIS PLAT WERE TAKEN FROM THE RECORD OF SURVEY COMPLETED ON 05/11/13, ENTRY NUMBER 0002450, RECORDED IN THE WASATCH COUNTY RECORDERS OFFICE.

THE EAST QUARTER CORNER OF SECTION 3 WAS LOCATED AFTER THE ABOVE LISTED RECORD OF SURVEY WAS RECORDED AND WAS FOUND TO BE WITHIN AN ACCEPTABLE DISTANCE FROM THE CALCULATED POSITION.

MIDWAY IRRIGATION DISTRICT APPROVAL:

APPROVED THIS 6 DAY OF November, 2015
BY THE CITY IRRIGATION DISTRICT.

[Signature]
MIDWAY IRRIGATION DISTRICT

MIDWAY SANITATION DISTRICT APPROVAL:

APPROVED THIS 7 DAY OF OCTOBER, 2015
BY THE CITY SANITATION DISTRICT.

[Signature]
MIDWAY SANITATION DISTRICT

COUNTY SURVEYOR:

APPROVED AS TO FORM ON THIS 17 DAY OF August, 2015
ROS# 2450

[Signature]
COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL:

APPROVED THIS 26 DAY OF August, 2015
BY THE CITY PLANNING COMMISSION.

[Signature] [Signature]
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

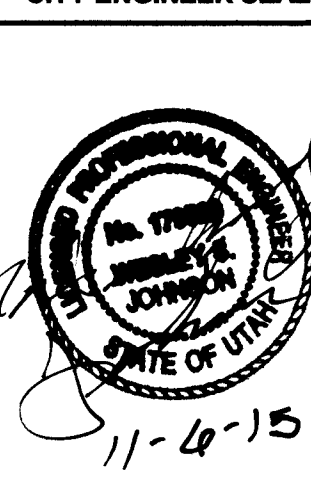
ACCEPTANCE BY MIDWAY CITY

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 6 DAY OF November, A.D. 20 15

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

CITY ENGINEER SEAL



CLERK/RECORDER SEAL

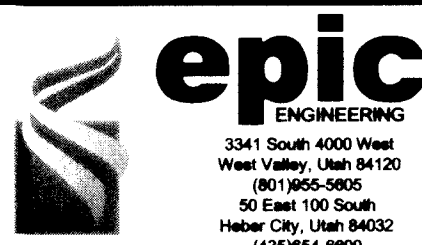


COUNTY RECORDER:

ENTRY # 418018 DATE 11-09-15 TIME 1:16 P.M.
FEE \$4.00 BY 1143 PG 12 OF 16 FOR WRIGHT
BY JP WASATCH COUNTY RECORDER ELIZABETH PALMIER

WRIGHT SUBDIVISION PLAT

SE1/4 SECTION 3 T4S R4E
MIDWAY CITY, WASATCH COUNTY, UTAH



0 1" = 50' 1/2"

DRAWN:

BJ

CHECKED:

JD

PROJECT #:

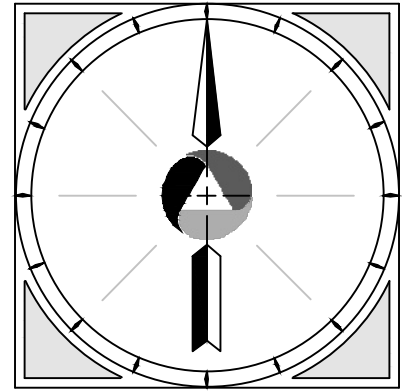
13SM1610

DATE:

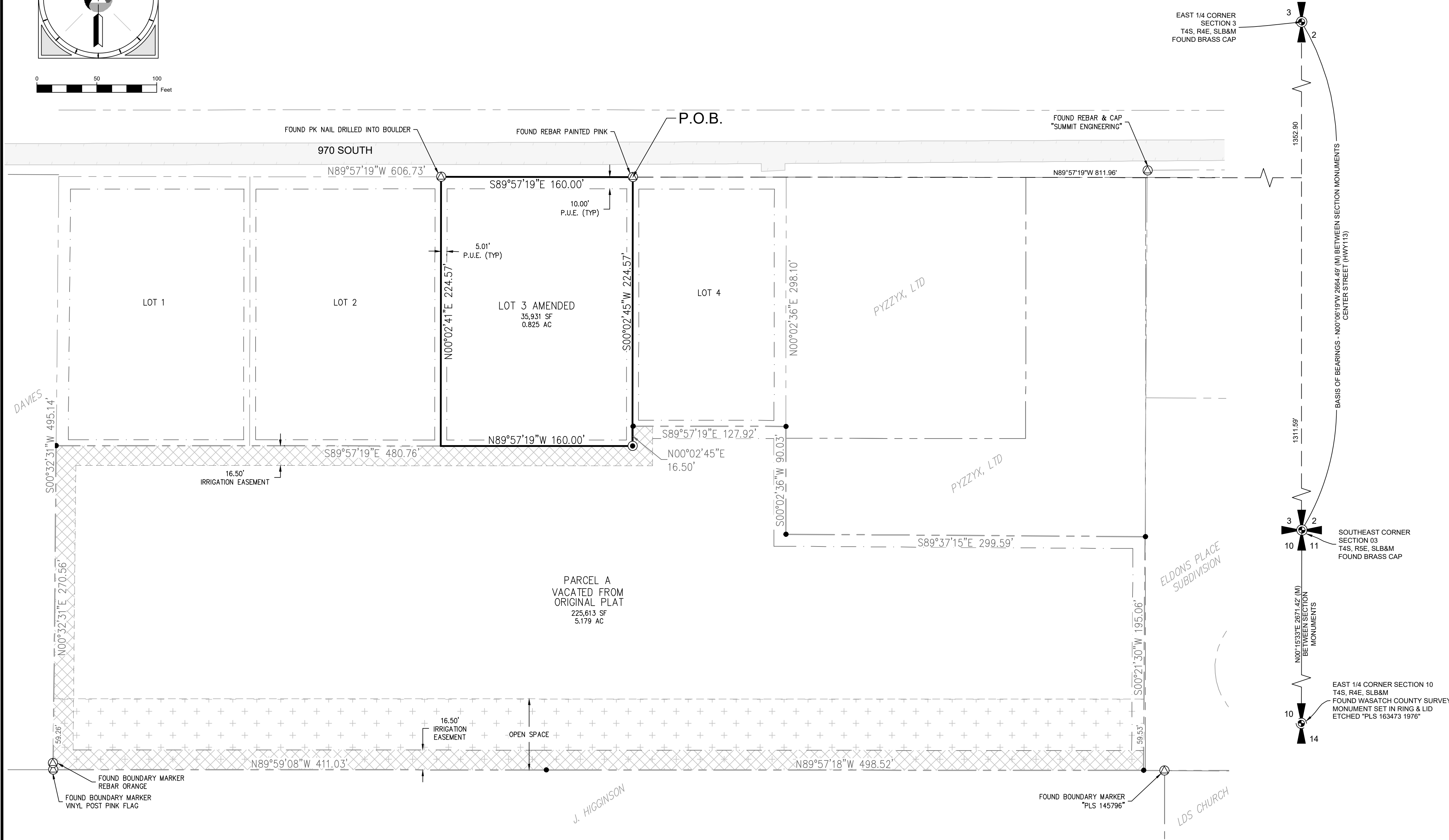
08/19/2015

SHEET NO:

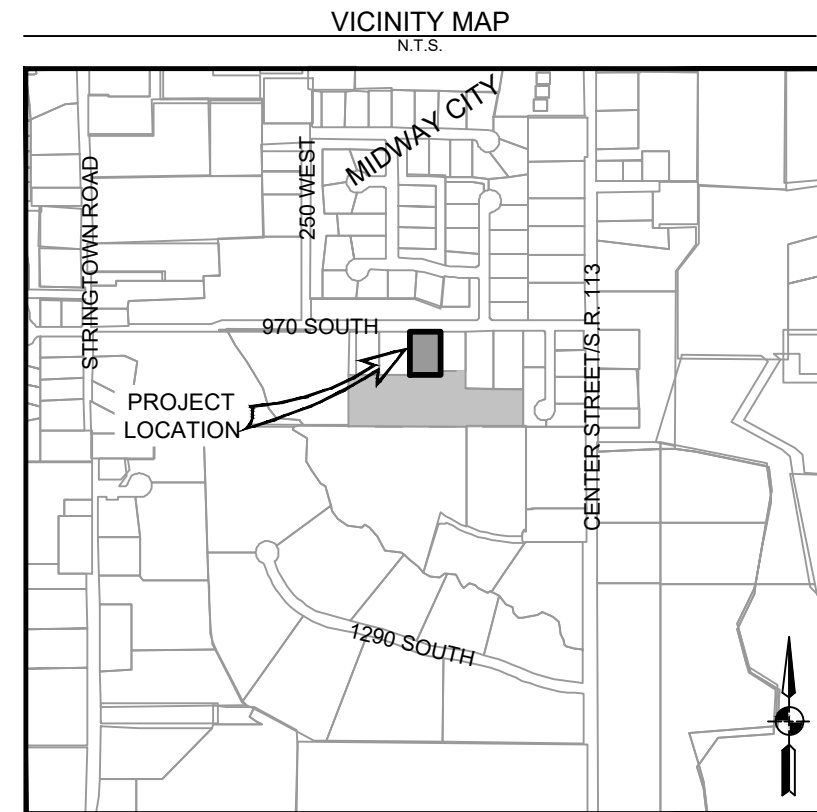
1 OF 1



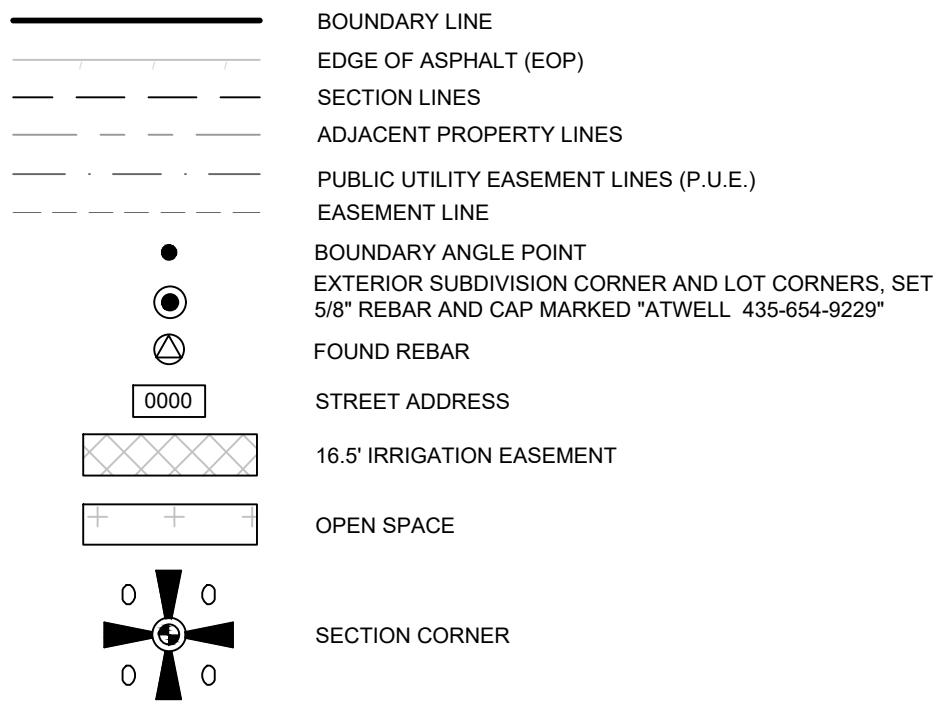
WRIGHT SUBDIVISION LOT 3 AMENDED



- PLAT NOTES:
- THIS SUBDIVISION AMENDMENT IS APPROVED BY THE MIDWAY CITY COUNCIL FOR THE PURPOSE OF REDUCING THE SIZE OF LOT 3 AND VACATING THE SOUTH PASTURE OF LOT 3 FROM THE PLAT. THE VACATED LAND WILL BE CONCURRENTLY ADDED TO THE ADJOINING LOT 12 OF HAVEN FARMS ON THE SOUTH.
 - ALL EXISTING PUBLIC UTILITY EASEMENT AND OTHER EASEMENTS ARE UNCHANGED AND ARE SHOWN HEREON.
 - ALL PREVIOUS PLAT NOTES FROM ENTRY #418018 APPLY TO THIS AMENDMENT.
 - LOT 3 MAY ONLY HAVE 1 DRIVEWAY AND SHALL HAVE A TURNAROUND ON THE LOT TO AVOID VEHICLES BACKING INTO TRAFFIC.
 - SEE COUNTY RECORDS ENTRY 418018 FOR WRIGHT SUBDIVISION PLAT.



LEGEND



PROJECT 26007344	PREPARED FOR DREAMCATCHER ACRES LLC
SHEET 1 OF 1	PROJECT WRIGHT SUBDIVISION LOT 3 AMENDED
ISSUE DATE 8/5/2026	DRAWN BY SFS



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ATWELL, LLC.

DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

WRIGHT SUBDIVISION LOT 3 AMENDED

LOCATED IN THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLB&M, MIDWAY CITY, WASATCH COUNTY, UTAH

COUNTY SURVEYOR APPROVAL

APPROVED AS TO FORM.
RECORD OF SURVEY # _____
WASATCH COUNTY SURVEYOR _____ DATE _____

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 17-79-703 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

BRIAN BALLS
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION

ALL OF LOT 3 AMENDED OF THE WRIGHT SUBDIVISION, PER ENTRY 418018 OF THE OFFICIAL RECORDS OF WASATCH COUNTY, UTAH, LESS AND EXCEPTING THAT PARCEL OF LOT 3 THAT IS VACATED, BEING PARCEL A AS SHOWN HEREON. PARCEL CONTAINS 0.825 ACRES

PARCEL A
BEGINNING N00°06'19"W 1311.57 FEET, N89°57'19"W 811.96 FEET, AND S00°02'41"W 208.07 FEET FROM THE SOUTHEAST CORNER SECTION 03, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.
THENCE S89°57'19"E 127.91 FEET; THENCE S00°02'36"W 90.03 FEET; THENCE S89°37'15"E 299.59 FEET; THENCE S00°21'30"W 195.06 FEET; THENCE N89°57'18"W 498.52 FEET; THENCE N89°59'08"W 411.03 FEET; THENCE N00°32'31"E 270.56 FEET; THENCE S89°57'19"E 320.77 FEET; THENCE S89°57'19"E 160.00 FEET; THENCE N00°02'41"E 16.50 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 5.179 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS ESTABLISHED AS N00°06'19"E BETWEEN THE FOUND WASATCH COUNTY SECTION CORNER MONUMENTS REPRESENTING THE SOUTHEAST CORNER AND SOUTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

OWNER'S DEDICATION AND CONSENT TO RECORD

WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THIS PLAT TO BE CREATED, AND TO BE FURTHER KNOWN AS WRIGHT SUBDIVISION LOT 3 AMENDED, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

DREAMCATCHER ACRES LLC _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS DAY OF _____, PERSONALLY APPEARED _____, OWNER, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR _____

CLERK-RECORDER _____

PLANNING APPROVAL

APPROVED THIS DAY OF _____, BY THE PLANNING DIRECTOR OF MIDWAY, UTAH: _____

PLANNING DIRECTOR _____

MIDWAY IRRIGATION

DATE _____

MIDWAY SANITATION DISTRICT

DATE _____

MIDWAY CITY ATTORNEY

CITY ATTORNEY _____

DATE _____

MIDWAY ENGINEER APPROVAL

CITY ATTORNEY _____

DATE _____

WASATCH COUNTY RECORDER

ENTRY #: _____ DATE: _____ TIME: _____

FEE: _____ BOOK: _____ PAGE: _____ FOR: _____

BY WASATCH COUNTY RECORDER MARCY M. MURRAY