

Midway City Council
15 January 2019
Regular Meeting

Dutch Canyon Subdivision /
Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: January 15, 2019

NAME OF PROJECT: Dutch Canyon Subdivision

NAME OF APPLICANT: Todd & Stephen Broadbent

AGENDA ITEM: Plat Amendment of Lots 4, 5 & 6

LOCATION: 695 East Dutch Mountain Drive

ZONING DESIGNATION: RA-1-43 zone

ITEM: 10

Berg Engineering, agent for Todd Santiago and Stephen Broadbent, is proposing a plat amendment of the Dutch Canyon Subdivision Plat "A". The proposal is to combine three lots into two lots. The property is located at 695 East Dutch Mountain Drive and is in the RA-1-43 zone.

BACKGROUND:

Todd Santiago and Stephen Broadbent are proposing a plat amendment to Dutch Canyon Subdivision - Plat "A". The property is located at 695 East Dutch Mountain Drive and is in the RA-1-43 zone. The property owners are proposing to combine lots 4-6 into two lots to create more space around future dwellings. All three lots are 0.85 acres. Combining the three lots will create two lots that are both 1.277 acres.

The approval of the plat amendment will reduce potential traffic in the area by ten trips per day. It will also create more open space because only two dwellings will be allowed instead of the three that are currently allowed. Overall density in the subdivision will also be reduced if the proposal is approved. The applicants will benefit from reduced property taxes if the lots are combined as proposed.

If approved the applicant may be required to cap one sewer and one water lateral at the main line. The City Engineer will need to review and oversee this process.

A plat amendment is a legislative item and City Council is not obligated to allow any changes even if they feel that the applicant met the requirements of the Code. This decision is entirely at the discretion of the City Council.

ANALYSIS:

In order 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 many 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.

No public street, right-of-way, easement will be vacated or altered. A public utility easement that runs along the shared lots line of lots will be removed and the other will be relocated along the new lot line boundaries.

PROPOSED FINDINGS:

- Potential trips per day generated from the three 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

ALTERNATIVE ACTIONS:

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

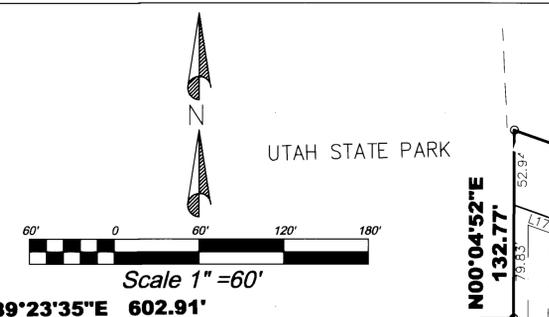
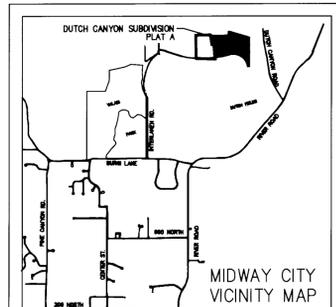
2. Continuance. This action can be taken if the City Council feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



N 450th E

Dutch Canyon Rd



BASIS OF BEARINGS
 THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°39'47" EAST 2662.32 FEET (MEASURED) FROM A FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 23, T3S R4E, AND A FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 23, T3S, R4E, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-9-603 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, 2016
 SURVEYOR: Troy L. Taylor (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT THE SOUTHWEST CORNER OF THE DUTCH CANYON PLAT A, SAID POINT BEING LOCATED NORTH 89°39'47" EAST ALONG THE SECTION LINE 869.54 FEET AND NORTH 546.58 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 23, T3S, R4E, SLB&M TO THE POINT OF BEGINNING.
 THENCE NORTH 04°47'58" WEST 202.72 FEET; THENCE NORTH 00°44'51" EAST 50.30 FEET; THENCE NORTH 08°10'49" WEST 185.86 FEET; THENCE NORTH 17°32'27" WEST 56.00 FEET; THENCE ALONG THE ARC OF A 1828.00 RADIUS CURVE TO THE LEFT 44.94 FEET (CENTRAL ANGLE OF 01°24'31" AND A CHORD BEARING SOUTH 71°45'17" WEST 44.94 FEET); THENCE NORTH 07°04'43" WEST 300.64 FEET; THENCE NORTH 89°23'35" EAST 602.91 FEET; THENCE NORTH 00°44'52" EAST 132.77 FEET; THENCE SOUTH 70°44'45" EAST 335.71 FEET; THENCE SOUTH 75°47'48" EAST 382.39 FEET; THENCE SOUTH 00°56'00" EAST 164.79 FEET; THENCE SOUTH 01°05'04" WEST 120.77 FEET; THENCE SOUTH 00°46'56" EAST 301.68 FEET; THENCE SOUTH 00°15'59" WEST 120.78 FEET; THENCE SOUTH 02°03'29" WEST 172.43 FEET; THENCE SOUTH 83°26'56" WEST 4.66 FEET; SOUTH 03°34'50" WEST 73.82 FEET; THENCE SOUTH 85°36'15" WEST 50.51 FEET; THENCE NORTH 02°33'19" EAST 59.28 FEET; THENCE NORTH 87°57'55" WEST 59.20 FEET; THENCE ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE TO THE LEFT 416.30 FEET (CENTRAL ANGLE OF 66°15'21" AND A CHORD BEARING NORTH 43°22'03" WEST 393.49 FEET); THENCE ALONG THE ARC OF A 532.00 FOOT RADIUS CURVE TO THE LEFT 325.49 FEET (CENTRAL ANGLE OF 35°03'16" AND A CHORD BEARING SOUTH 88°44'39" WEST 320.43 FEET); THENCE ALONG THE ARC OF A 1765.00 FOOT RADIUS CURVE TO THE RIGHT 171.10 FEET (CENTRAL ANGLE OF 05°33'16" AND A CHORD BEARING SOUTH 73°49'48" WEST 171.03 FEET); THENCE ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT 12.94 FEET (CENTRAL ANGLE OF 52°57'00" AND A CHORD BEARING SOUTH 50°07'56" WEST 12.48 FEET); THENCE ALONG THE ARC OF A 58.00 FOOT RADIUS CURVE TO THE RIGHT 117.75 FEET (CENTRAL ANGLE OF 116°19'30" AND A CHORD BEARING SOUTH 81°49'11" WEST 98.55 FEET); THENCE ALONG THE ARC OF A 1765.00 FOOT RADIUS CURVE TO THE RIGHT 172.41 FEET (CENTRAL ANGLE OF 05°35'49" AND A CHORD BEARING SOUTH 82°57'24" WEST 172.35 FEET);
 CONTAINING: 21.42 ACRES



ADDRESS TABLE

LOT	ADDRESS
1	1558 NORTH DUTCH MEADOWS LANE
2	745 EAST DUTCH MOUNTAIN DRIVE
3	738 EAST DUTCH MOUNTAIN DRIVE
4	761 EAST DUTCH MOUNTAIN WAY
5	715 EAST DUTCH MOUNTAIN DRIVE
6	695 EAST DUTCH MOUNTAIN DRIVE
7	679 EAST DUTCH MOUNTAIN DRIVE
8	653 EAST DUTCH MOUNTAIN DRIVE
9	631 EAST DUTCH MOUNTAIN DRIVE
10	595 EAST DUTCH MOUNTAIN DRIVE
19	604 EAST DUTCH MOUNTAIN DRIVE
20	626 EAST DUTCH MOUNTAIN DRIVE
21	1588 NORTH DUTCH MEADOWS LANE
22	1594 NORTH DUTCH MEADOWS LANE
23	1588 NORTH DUTCH MEADOWS LANE
24	1582 NORTH DUTCH MEADOWS LANE
25	742 EAST DUTCH MOUNTAIN DRIVE

LINE TABLE

LINE	LENGTH	BEARING
L1	50.30'	N00°44'51"E
L2	56.00'	N17°32'27"W
L3	4.66'	S83°26'56"W
L4	73.82'	S03°34'50"W
L5	50.51'	S85°36'15"W
L6	59.28'	N02°33'19"E
L7	59.20'	N87°57'55"W
L8	14.58'	N89°58'30"E
L9	12.26'	S00°46'56"E
L10	37.75'	S01°05'04"W
L11	15.15'	S89°58'30"W
L12	28.01'	S01°05'04"W
L13	15.69'	S89°58'30"W
L14	28.01'	S01°05'04"W
L15	16.24'	S89°58'30"W
L16	27.01'	S01°05'04"W
L17	39.81'	S70°44'45"E

STORM DRAIN SYSTEM NOTE:
 1. THE STORM DRAINAGE COLLECTION SYSTEM WITHIN DUTCH CANYON SUBDIVISION IS A PRIVATE UTILITY TO BE MAINTAINED, OPERATED, AND REPAIRED BY THE HOME OWNERS ASSOCIATION.
 2. THE FUNCTION, ELEVATION, OR GRADE OF STORM DRAIN POND(S) SHALL NOT BE ALTERED OR INTERFERED WITH.
 3. COMMON AREA LOT C IS A STORM DRAIN EASEMENT.
 4. MIDWAY CITY HAS THE RIGHT TO ENTER STORM DRAIN EASEMENTS TO MAINTAIN, OPERATE, AND REPAIR THE STORM DRAIN SYSTEM UPON THE HOME OWNERS ASSOCIATION'S FAILURE TO DO SO.

UTILITY EASEMENT NOTE:
 ALL STREETS, AND COMMON AREAS ARE DEDICATED AS A PUBLIC UTILITY EASEMENTS.

TRAIL EASEMENT NOTE:
 B TRAIL ON COMMON AREA LOTS B, C & D IS A PUBLIC TRAIL.

LEGEND

- STORM DRAIN EASEMENT
- PRIVATE 10' HORSE TRAIL EASEMENT FOR LOTS 3-6
- MIDWAY IRRIGATION COMPANY PIPELINE EASEMENT
- SURVEY MONUMENT

COUNTY RECORDER
 APPROVED AS TO FORM ON THIS 11th DAY OF August, 2016
 ROS# 2843
 COUNTY SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS 11th DAY OF August, 2016
 ROS# 2843
 COUNTY SURVEYOR

RESERVATION OF COMMON AREA
 THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE DUTCH CANYON SUBDIVISION RECORDED _____ AS ENTRY NO. _____ IN BOOK _____ BEGINNING AT PAGE _____ (THE "DECLARATION")

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, EASEMENTS, AND COMMON AREA, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, EASEMENTS, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 17 DAY OF AUGUST, A.D. 2016
 BY: Russ Watts SURVIVING TRUSTEE OF THE MALSTRON FAMILY TRUST
Shea D. Malstrom (08/11/16)
 RUSS WATTS
 MALSTRON

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF WASATCH }
 ON THE 17 DAY OF August, A.D. 2016 PERSONALLY APPEARED BEFORE ME, Russ Watts WHO DUO ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES 7/1/2020
 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 HEREOF SHOWN.
 THIS 22nd DAY OF August, A.D. 2016
 APPROVED Colleen Ober ATTEST Shea D. Malstrom
 MAYOR CLERK-RECORDER
 APPROVED Kevin Powell APPROVED Kevin Powell
 CITY ENGINEER CITY ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED THIS 16th DAY OF August, A.D. 2016 BY THE
 MIDWAY CITY PLANNING COMMISSION
Michael R. Reiche Jim D. Dams
 DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

DUTCH CANYON SUBDIVISION PLAT A
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M
 SCALE: 1" = 60 FEET

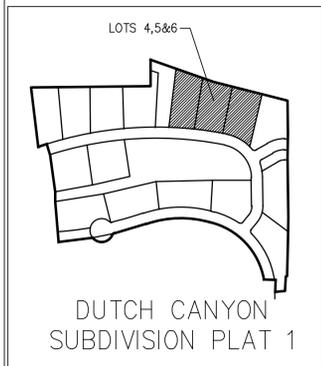
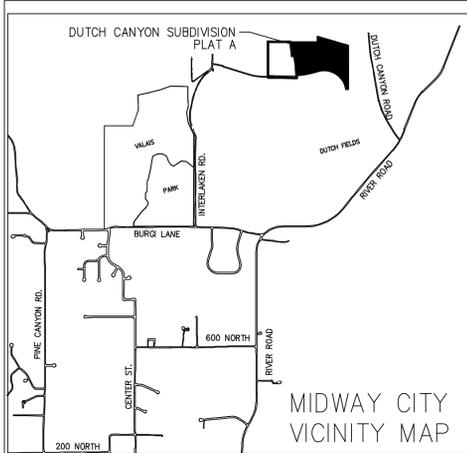
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD DIR	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHD DIR	CHORD
C1	416.30'	360.00'	66°15'21"	N43°22'03"W	393.49'	C20	15.09'	2500.00'	00°20'45"	S74°56'59"E	15.09'
C2	325.49'	532.00'	35°03'16"	S88°44'39"W	320.43'	C21	165.81'	388.00'	24°29'08"	S62°52'48"E	164.55'
C3	171.10'	1765.00'	05°33'16"	S73°49'48"W	171.03'	C22	134.79'	416.00'	18°33'53"	S65°54'06"E	134.20'
C4	12.94'	14.00'	52°57'00"	S00°07'56"W	12.48'	C23	20.53'	14.00'	84°01'04"	N81°22'19"E	18.74'
C5	117.75'	58.00'	116°19'30"	S81°49'11"W	98.55'	C24	280.35'	388.00'	41°23'57"	S29°56'15"E	274.29'
C6	172.41'	1765.00'	05°35'49"	S82°57'24"W	172.35'	C25	263.36'	413.00'	36°32'08"	N26°34'55"W	258.92'
C7	44.94'	1828.00'	01°24'31"	N71°45'17"E	44.94'	C26	20.58'	14.00'	84°12'46"	N02°44'36"W	18.77'
C8	164.03'	1715.00'	05°28'48"	N83°01'52"E	163.97'	C27	58.96'	128.00'	26°23'24"	N26°10'04"E	58.44'
C9	51.87'	58.00'	51°14'42"	S14°23'42"E	50.16'	C28	30.73'	128.00'	13°45'18"	N06°05'43"E	30.66'
C10	122.52'	58.00'	121°02'07"	N71°44'42"E	100.98'	C29	70.07'	100.00'	40°08'42"	S19°17'25"W	68.64'
C11	9.36'	14.00'	38°19'10"	S66°53'50"E	9.19'	C30	50.45'	72.00'	40°08'42"	S19°17'25"W	49.42'
C12	4.25'	14.00'	17°24'11"	N85°14'30"E	4.24'	C31	228.89'	168.00'	78°03'48"	S39°48'49"E	211.60'
C13	163.74'	1709.00'	05°29'23"	N73°47'43"E	163.68'	C32	96.96'	196.00'	28°20'35"	S14°57'13"E	95.97'
C14	224.67'	1737.00'	07°24'39"	N74°47'46"E	224.51'	C33	31.43'	224.00'	08°02'20"	S04°48'06"E	31.40'
C15	84.11'	588.00'	08°11'46"	N75°18'27"E	84.04'	C34	39.61'	224.00'	10°07'56"	S13°53'14"E	39.56'
C16	261.88'	588.00'	25°31'05"	S87°50'07"E	259.72'	C35	20.59'	15.00'	40°08'42"	N19°17'25"E	19.01'
C17	333.60'	560.00'	34°07'57"	N88°09'25"E	328.69'	C36	35.92'	68.00'	30°16'11"	N74°50'25"E	35.51'
C18	3.08'	588.00'	00°17'58"	S74°55'36"E	3.08'	C37	62.34'	118.00'	30°16'11"	N74°50'25"E	61.62'
C19	17.57'	2472.00'	00°24'26"	S74°58'49"E	17.57'	C38	77.13'	146.00'	30°16'11"	N74°50'25"E	76.24'

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER SECTION 23, T3S, R4E, SLB&M

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER SECTION 23, T3S, R4E, SLB&M

On 8/11/16 J.A. Duff, Malstrom appeared before me and acknowledged the foregoing plat. Commission Expires: 7/1/20



DUTCH CANYON SUBDIVISION PLAT A- LOTS 5&6 AMENDED

IRRIGATION EASEMENT NOTE:
 THE INSTALLATION OF PERMANENT STRUCTURES, FENCES, AND TREES IS PROHIBITED WITHIN THE IRRIGATION EASEMENT. MIDWAY IRRIGATION COMPANY HAS THE RIGHT TO ENTER INTO THE EASEMENT AND REMOVE ANY STRUCTURES OR TREES, WITH NO DUTY TO REPLACE THEM.

- LEGEND**
- STORM DRAIN EASEMENT
 - MIDWAY IRRIGATION COMPANY PIPELINE EASEMENT
 - SURVEY MONUMENT

CURVE	LENGTH	RADIUS	DELTA	CHD DIR	CHORD
C1	134.23'	224.00'	34°20'03"	S61°40'41"E	132.23'
C2	89.21'	1828.00'	02°47'46"	N80°14'36"W	89.20'
C3	202.57'	1828.00'	06°20'57"	N84°48'58"W	202.47'

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 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 _____ SURVEYOR _____ (SEE SEAL BELOW)

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°39'47" EAST 2662.32 FEET (MEASURED) FROM A FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 23, T3S, R4E, AND A FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 23, T3S, R4E, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE DUTCH CANYON PLAT A, SAID POINT BEING LOCATED NORTH 89°39'47" EAST ALONG THE SECTION LINE 1424.95 FEET AND NORTH 1116.87 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 23, T3S, R4E, SLB&M TO THE POINT OF BEGINNING.

THENCE NORTH 07°04'36" EAST 297.01 FEET; THENCE SOUTH 70°44'45" EAST 199.83 FEET; THENCE SOUTH 75°47'48" EAST 15.04 FEET; THENCE SOUTH 75°47'48" EAST 236.76 FEET; THENCE SOUTH 13°32'29" WEST 270.74 FEET; THENCE ALONG THE ARC OF A 224.00 FOOT RADIUS CURVE TO THE RIGHT 134.23 FEET (CENTRAL ANGLE OF 34°20'03" AND A CHORD BEARING SOUTH 61°40'41" EAST 132.23 FEET); THENCE ALONG THE ARC OF A 1828.00 FOOT RADIUS CURVE TO THE RIGHT 89.21 FEET (CENTRAL ANGLE OF 02°47'46" AND A CHORD BEARING NORTH 80°14'36" EAST 89.20 FEET); THENCE ALONG THE ARC OF A 1828.00 FOOT RADIUS CURVE TO THE RIGHT 202.57 FEET (CENTRAL ANGLE OF 06°20'57" AND A CHORD BEARING NORTH 84°48'58" WEST 202.47 FEET); TO THE POINT OF BEGINNING

CONTAINING: 2.55 ACRES

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE DUTCH CANYON SUBDIVISION RECORDED _____, AS ENTRY NO. _____, IN BOOK _____ BEGINNING AT PAGE _____ (THE "DECLARATION")

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, EASEMENTS, AND COMMON AREA, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, EASEMENTS, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

STEPHEN BROADBENT _____ TODD SANTIAGO _____

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WASATCH } S.S.
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WASATCH } S.S.
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES _____ 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 _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____
 MAYOR CLERK-RECORDER
 (SEE SEAL BELOW)
 APPROVED _____ APPROVED _____
 CITY ENGINEER CITY ATTORNEY
 (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ BY THE _____
 MIDWAY CITY PLANNING COMMISSION
 DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

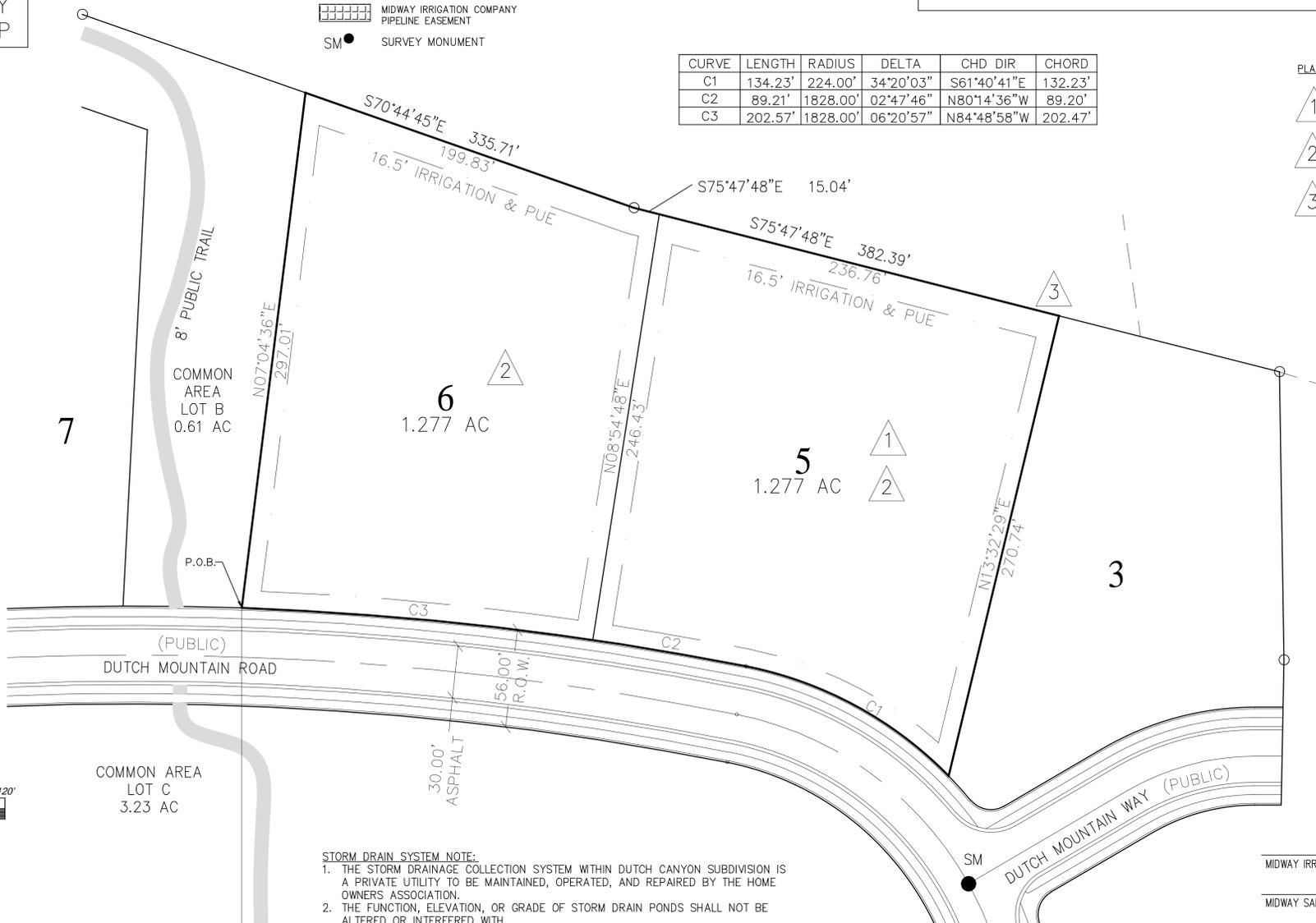
DUTCH CANYON SUBDIVISION PLAT A LOTS 5&6 AMENDED

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M
 SCALE: 1" = 40 FEET

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

DATE: _____
 MIDWAY IRRIGATION COMPANY
 DATE: _____
 MIDWAY SANITATION DISTRICT
 COUNTY RECORDER

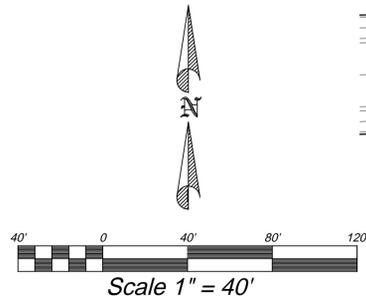
COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____.
 ROS# _____
 COUNTY SURVEYOR



STORM DRAIN SYSTEM NOTE:
 1. THE STORM DRAINAGE COLLECTION SYSTEM WITHIN DUTCH CANYON SUBDIVISION IS A PRIVATE UTILITY TO BE MAINTAINED, OPERATED, AND REPAIRED BY THE HOME OWNERS ASSOCIATION.
 2. THE FUNCTION, ELEVATION, OR GRADE OF STORM DRAIN PONDS SHALL NOT BE ALTERED OR INTERFERED WITH.
 3. COMMON AREA LOTS A & C IS A STORM DRAIN EASEMENT.
 4. MIDWAY CITY HAS THE RIGHT TO ENTER STORM DRAIN EASEMENTS TO MAINTAIN, OPERATE, AND REPAIR THE STORM DRAIN SYSTEM UPON THE HOME OWNERS ASSOCIATIONS FAILURE TO DO SO.

UTILITY EASEMENT NOTE:
 ALL STREETS, AND COMMON AREAS ARE DEDICATED AS A PUBLIC UTILITY EASEMENTS.

TRAIL EASEMENT NOTE:
 8' TRAIL ON COMMON AREA LOTS A, C & D IS A PUBLIC TRAIL.



ADDRESS TABLE

LOT	ADDRESS
4	REMOVED
5	695 EAST DUTCH MOUNTAIN DRIVE
6	679 EAST DUTCH MOUNTAIN DRIVE

DUTCH CANYON SUBDIVISION PLAT A LOTS 5&6 AMENDED - 11 DECEMBER 2018

SURVEYOR
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