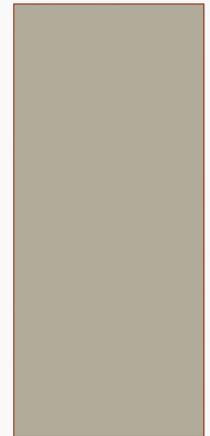


POT ROCK PLACE

PLAT AMENDMENT

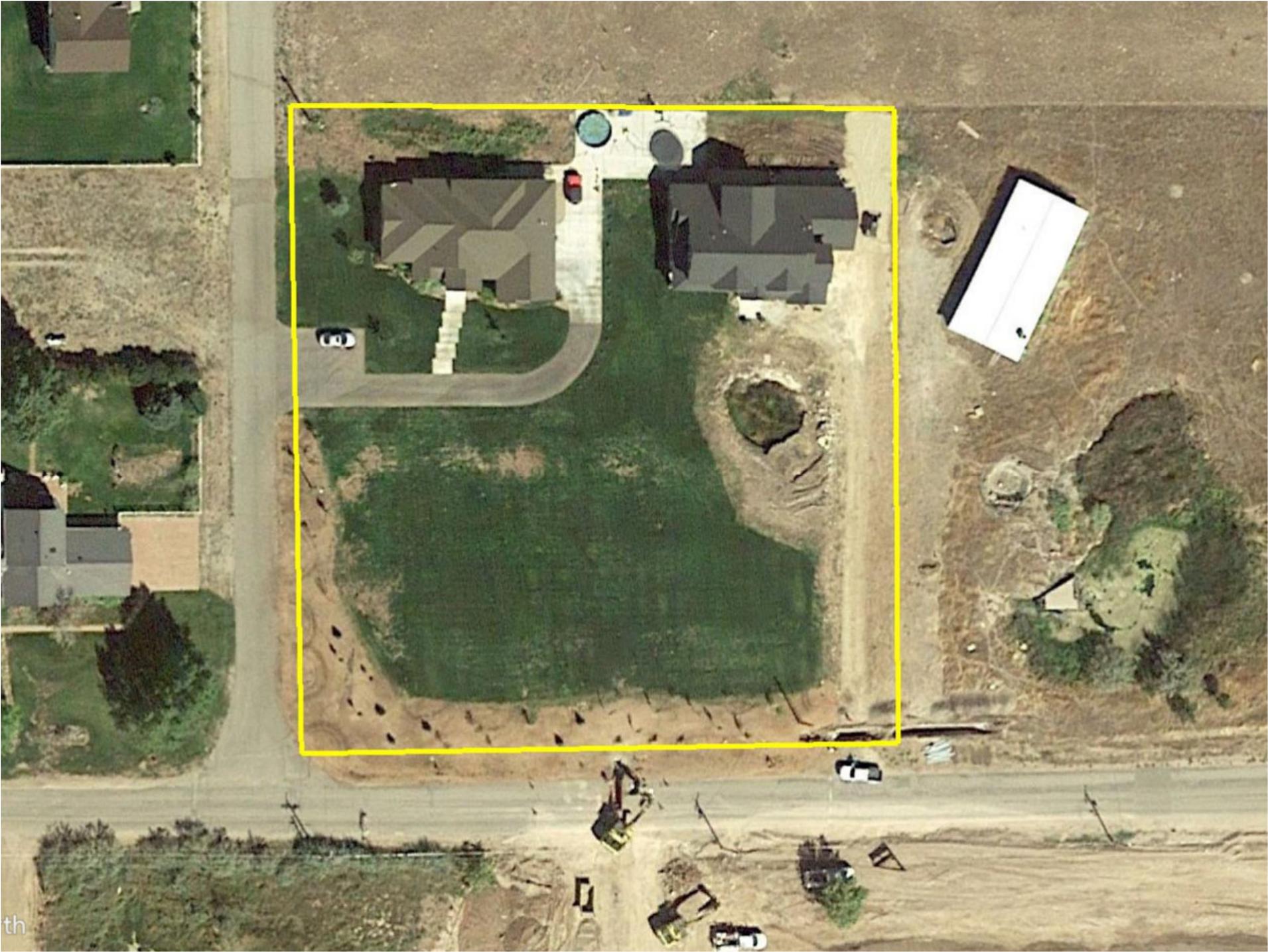


POT ROCK PLACE

- 2 lot subdivision
- Recorded on January 25, 1995
- R-1-22 zone (22,000 sq. ft. minimum)
- Lot 1 – 32,783 sq. ft.
 - If approved – 34,412 sq. ft.
- Lot 2 – 39,227 sq. ft.
 - If approved – 37,461 sq. ft.







th



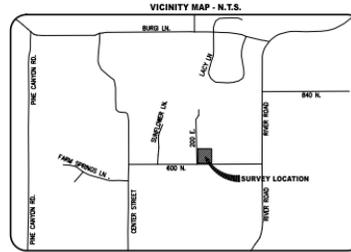
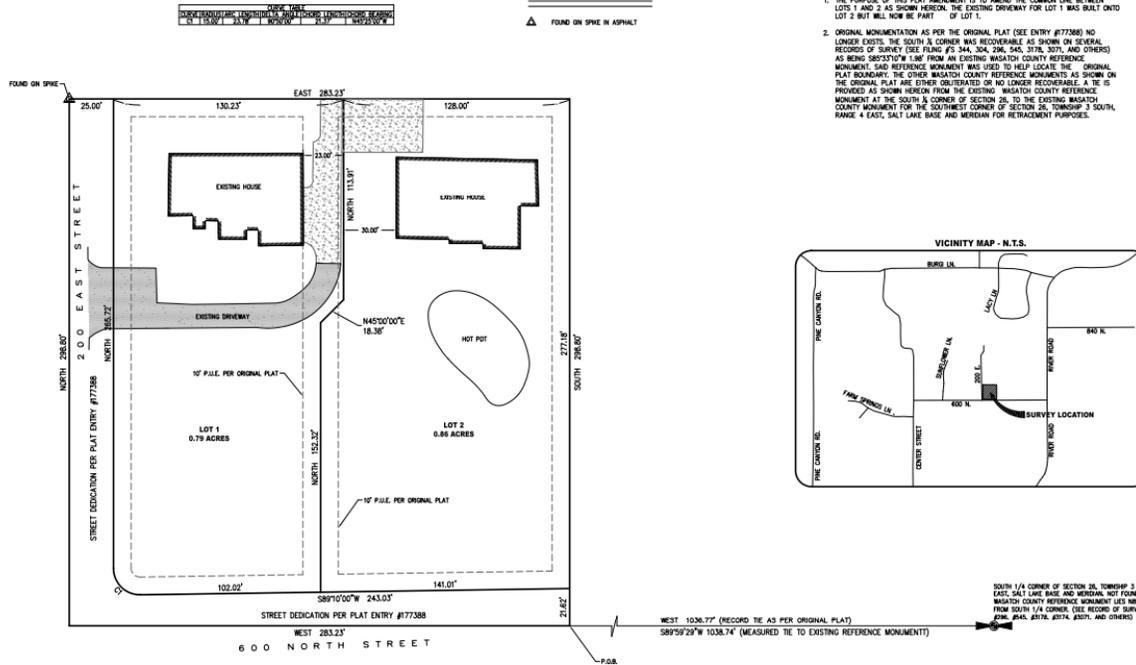
POT ROCK PLACE SUBDIVISION AMENDED

LEGEND

▲ FOUND ON SPIKE IN ASPHALT

PLAT NOTES

- THE PURPOSE OF THIS PLAT AMENDMENT IS TO AMEND THE COMMON LINE BETWEEN LOTS 1 AND 2, AS SHOWN HEREON. THE EXISTING DRIVEWAY FOR LOT 1 WAS BUILT ON LOT 2 BUT WILL NOW BE PART OF LOT 1.
- ORIGINAL MONUMENTATION AS PER THE ORIGINAL PLAT (SEE ENTRY #77388) NO LONGER EXISTS. THE SOUTH 1/4 CORNER WAS RECOVERABLE AS SHOWN ON RECORD RECORDS OF SURVEY (SEE FILING #S 344, 304, 296, 242, 3778, 3070, AND OTHERS) AS BEING 589'57"00" S 14° 00' 00" E FROM AN EXISTING WASHINGTON COUNTY REFERENCE MONUMENT. SAID REFERENCE MONUMENT WAS USED TO HELP LOCATE THE ORIGINAL PLAT BOUNDARY. THE OTHER WASHINGTON COUNTY REFERENCE MONUMENTS AS SHOWN ON THE ORIGINAL PLAT ARE EITHER OBLITERATED OR NO LONGER RECOVERABLE. A BE IS PROVIDED AS SHOWN HEREON FROM THE EXISTING WASHINGTON COUNTY REFERENCE MONUMENT AT THE SOUTH 1/4 CORNER OF SECTION 26, TO THE EXISTING WASHINGTON COUNTY MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN FOR RETRACEMENT PURPOSES.



SOUTH 1/4 CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, NOT FOUND. EXISTING WASHINGTON COUNTY REFERENCE MONUMENT LIES 187'57"00" S 14° 00' 00" E FROM SOUTH 1/4 CORNER. (SEE RECORD OF SURVEY #344, #304, #296, #242, #3778, #3070, AND OTHERS)

WEST 1036.77' (RECORD THE AS PER ORIGINAL PLAT)
 589'57"29" S 1038.74' (MEASURED TO THE EXISTING REFERENCE MONUMENT)

BASIS OF BEARINGS



FOUND WASHINGTON COUNTY MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

FOUND REFERENCE MONUMENT REPRESENTING THE SOUTH 1/4 CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE SOUTH 1/4 OF SECTION 26 FOR THE ORIGINAL PLAT WAS NOT FOUND BUT LIES 589'57"00" S 14° 00' 00" E FROM THE REFERENCE MONUMENT.

SURVEYOR'S CERTIFICATE

I, BRIG CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS.

BRIG CHRISTENSEN

DATE

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT HAS ESTABLISHED AS SOUTH BY 44°00' WEST BETWEEN THE REFERENCE MONUMENT FOR THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

COMMENCING WEST 1036.77' FROM THE SOUTH 1/4 COR OF SECTION 26, T.3 S. R.4 E. S.8884 S40 SOUTH 1/4 CORNER BEING 187'57"00" S 14° 00' 00" E FROM A WASHINGTON COUNTY REFERENCE MONUMENT LOCATED IN THE APPROXIMATE CENTER OF RIVER ROAD 95 FEET MORE OR LESS SOUTH OF 800 NORTH STREET IN MIDWAY UTAH. THENCE WEST 582.24 FEET THENCE NORTH 286.81 FEET THENCE EAST 283.53 FEET THENCE SOUTH 356.81 FEET TO THE POINT OF BEGINNING CONTAINING 1.945 ACRES.

OWNER'S DEDICATION AND CONSENT TO RECORD

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE COMMON LINE BETWEEN LOT 1 AND LOT 2 TO BE AMENDED AS SHOWN HEREON.

NATHAN EATON DATE STACEY K. EATON DATE

VALDY EATON DATE

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF WASHINGTON

ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DIDLY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC BY COMMISSION EXPIRES

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

APPROVED: MAYOR DATE ATTEST: CITY RECORDER DATE

APPROVED: CITY ENGINEER DATE APPROVED: CITY ATTORNEY DATE

MIDWAY SANITATION DISTRICT

CHAIRMAN DATE

MIDWAY IRRIGATION COMPANY

CHAIRMAN DATE

PLANNING COMMISSION APPROVAL

CHAIRMAN, PLANNING COMMISSION DATE

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM SURVEYOR DATE ROS #

PLANNING DIRECTOR APPROVAL

DATE

WASATCH COUNTY RECORDER

ENTRY # _____ DATE _____ TIME _____

FEE: _____ BOOK _____ PAGE _____ FOR _____

BY _____ WASATCH COUNTY RECORDER PEGGY FOY SALSER

L19-115

SHEET 1 OF 1

ISSUE DATE 6-24-19



POT ROCK PLACE SUBDIVISION AMENDED

MIDWAY CITY, UTAH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.8884 WASATCH COUNTY, UTAH

UTAH MUNICIPAL CODE

- Utah law states that “owners of record of adjacent parcels...may exchange title to portions of those parcels if the exchange of title is approved by the land use authority in accordance with Subsection (5)(b). Utah Code 10-9a-608(5)(a).
- Subsection (5)(b) states that “the land use authority shall approve an exchange of title under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.”

POSSIBLE FINDINGS

- Both lots will continue to comply with the frontage, width and acreage requirements of the R-1-22 zone
- No public street, right-of-way, or easement will be vacated or altered