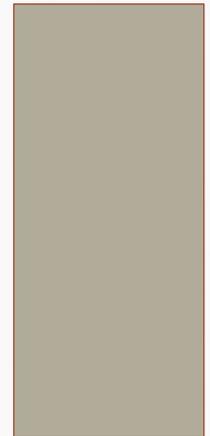


# BURGI HILL RANCHES PUD

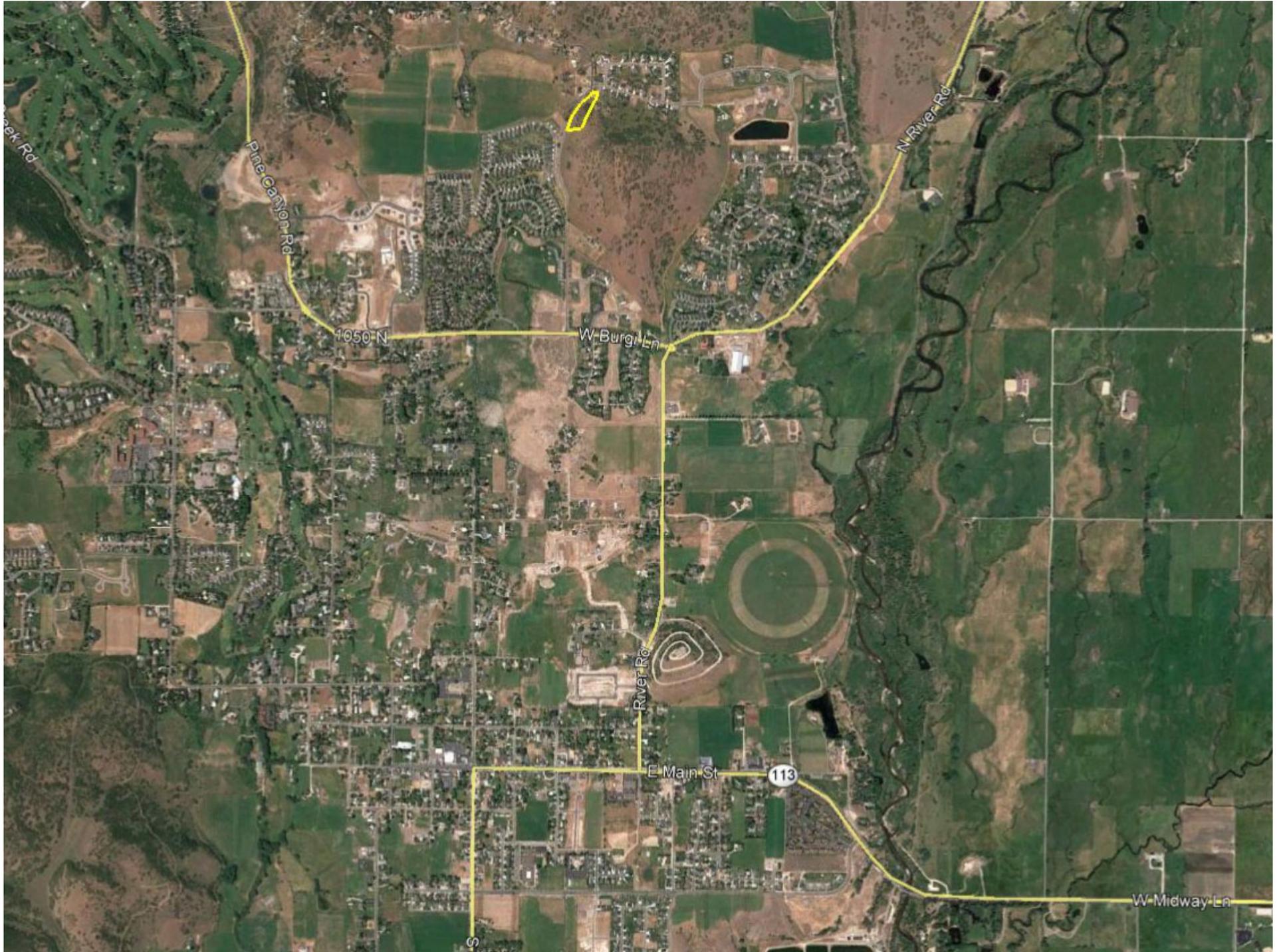
LOT 44 BUILDING PAD

PLAT AMENDMENT



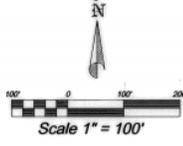
# LAND USE SUMMARY

- RA-1-43 zoning
- Burgi Hill Ranches
  - 44 lots
  - Planned Unit Development
    - Building pads
- Lot 44
  - 2.21 acres
- Subject to sensitive lands ordinance









**PUBLIC UTILITY EASEMENT NOTES:**  
 1. ALL STREETS AND COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.  
 2. 5 FEET INSIDE THE BOUNDARY OF ALL LOTS IS A PUBLIC UTILITY EASEMENT.

**SEWER EASEMENT NOTE:**  
 THE LIMITED COMMON DRIVEWAY FOR LOTS 42-44 IS DEDICATED AS A SEWER EASEMENT TO THE MIDWAY SANITATION DISTRICT FOR MAINTENANCE, OPERATION AND INSPECTION OF A SANITARY SEWER PIPELINE.

**BUILDING AREA NOTE:**  
 AREAS IN WHICH BUILDINGS ARE ACCEPTABLE ARE AS SHOWN ON THIS PLAN. MIDWAY CITY WILL REQUIRE AN APPROVED SITE PLAN SHOWING THE BUILDING CONFIGURATION. EACH LOT FROM THE BURGH HILL RANCHES DESIGN REVIEW COMMITTEE BEFORE ISSUING A BUILDING PERMIT.

**COMMON AREA MAINTENANCE NOTE:**  
 1. THE BURGH HILL RANCHES P.U.D. OWNERS ASSOCIATION IS OBLIGATED TO MAINTAIN ALL COMMON AREAS. MAINTENANCE PROVIDED BY THE HOME OWNERS ASSOCIATION MUST MEET OR EXCEED A STANDARD OF REASONABLENESS AS ESTABLISHED BY MIDWAY CITY. MIDWAY CITY MAY CONSTRUCT OR MAINTAIN SUCH IMPROVEMENTS UPON HOME OWNERS ASSOCIATIONS FAILURE TO DO SO.  
 2. THE BURGH HILL RANCHES P.U.D. IS PART OF A CRITICAL BIG GAME WINTER RANGE. THE TRAILS, FENCING RESTRICTIONS AND COMMON AREA LANDSCAPING HAVE BEEN APPROVED AND INSTALLED CONSISTENT WITH THE WILDLIFE VALUES OF THIS PROPERTY. IT IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND THE PROPERTY OWNERS TO MAINTAIN THIS PROJECT CONSISTENT WITH THESE VALUES.

**DRIVEWAY CULVERT NOTE:**  
 ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 15" IN DIAMETER. THE HOME OWNER IS RESPONSIBLE TO MAINTAIN THE ROAD SIDE FLOWLINE TO ALLOW FOR PROPER DRAINAGE OF THE ROADWAY.

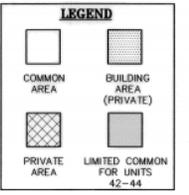
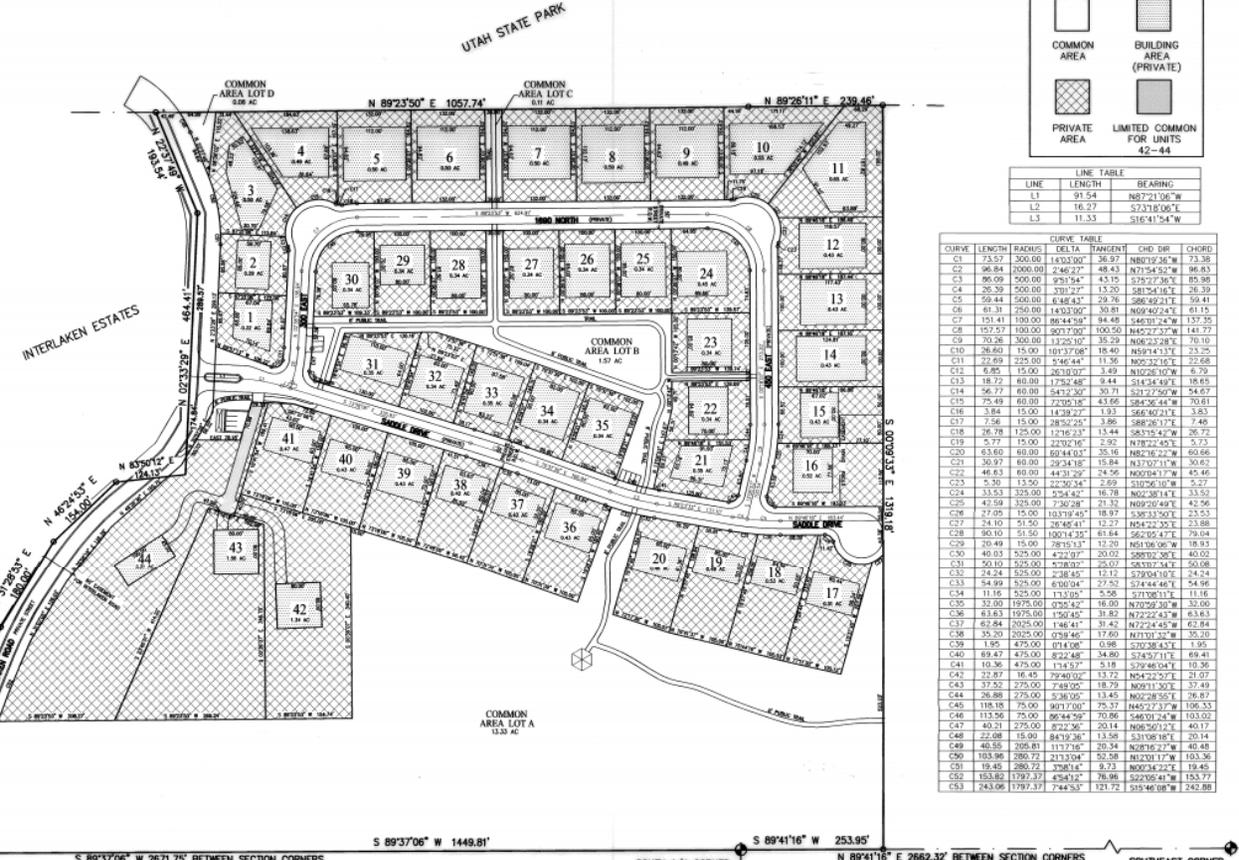
**LOT 1 DRIVEWAY NOTE:**  
 DRIVEWAY ACCESS ONTO SADDLE DRIVE FOR LOT 1 IS PROHIBITED.

**SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.**



LOCATED IN PORTIONS OF THE SOUTHWEST AND SOUTHWEST QUARTER SECTIONS OF 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

**SURVEYOR**  
 BING CHRISTENSEN, R.L.S.  
 P.O. BOX 170  
 MIDWAY CITY, UTAH 84032  
 PHONE: (435) 854-9229  
 DATE OF SURVEY: OCTOBER 2005



**LINE TABLE**

LINE	LENGTH	BEARING
L1	91.54	N87°21'06" W
L2	16.27	S23°03'00" E
L3	11.33	S16°41'54" W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD	CHORD
C1	73.57	300.00	113.030°	28.97	N87°21'06" W	73.58
C2	96.84	2000.00	1.6330°	48.43	N87°21'06" W	96.83
C3	96.09	500.00	37°54'34"	43.19	S17°27'30" E	95.98
C4	26.39	750.00	231°27'27"	13.52	S88°34'16" E	26.39
C5	59.44	500.00	81°48'43"	29.76	S86°32'11" E	59.41
C6	41.31	250.00	114°03'00"	30.81	N69°30'27" E	41.15
C7	151.41	100.00	184°44'06"	64.48	S48°37'24" W	157.95
C8	157.57	100.00	307°17'00"	100.50	N45°27'37" W	141.77
C9	70.26	300.00	117°25'10"	35.29	N68°23'28" E	70.10
C10	28.60	15.00	181°44'06"	16.40	N87°41'17" E	28.25
C11	32.69	325.00	5°46'44"	11.36	N00°32'16" E	32.68
C12	6.95	15.00	28°30'07"	1.49	N02°08'10" W	6.79
C13	18.72	60.00	17°54'48"	1.44	N02°08'10" W	18.65
C14	56.77	60.00	54°32'30"	30.71	S17°27'50" W	54.67
C15	75.49	60.00	17°29'18"	43.66	S88°34'16" E	70.61
C16	3.84	15.00	14°39'27"	1.93	S66°40'21" E	3.83
C17	7.56	15.00	28°32'25"	3.86	S88°34'16" E	7.48
C18	36.78	125.00	17°28'27"	13.44	S88°34'16" E	36.72
C19	5.77	15.00	22°02'16"	2.92	N78°24'45" E	5.73
C20	63.60	60.00	60°44'03"	35.16	N87°21'06" W	60.66
C21	30.97	60.00	29°34'18"	16.84	N17°07'18" E	30.62
C22	46.63	60.00	44°31'29"	24.56	N00°34'17" W	45.46
C23	5.30	15.00	22°30'34"	2.69	N10°28'10" W	5.27
C24	33.53	325.00	4°54'48"	16.78	N00°30'14" E	33.52
C25	42.59	325.00	7°30'28"	21.32	N69°20'42" E	42.56
C26	27.05	15.00	103°14'40"	16.97	S18°37'00" E	23.57
C27	24.10	51.50	201°48'41"	12.27	N04°20'22" E	23.88
C28	90.10	51.50	100°14'35"	61.64	S62°02'17" E	79.04
C29	20.48	15.00	28°12'38"	12.20	N63°08'08" W	19.93
C30	40.03	525.00	4°52'07"	20.02	S88°32'36" E	40.02
C31	50.10	525.00	7°30'02"	25.07	S43°27'42" E	50.08
C32	24.24	525.00	1°38'48"	12.12	S70°04'16" E	24.24
C33	54.99	525.00	6°30'04"	27.53	S74°44'46" E	54.96
C34	11.16	525.00	17°13'05"	5.58	S77°08'11" E	11.16
C35	32.00	1975.00	47°05'42"	16.00	N70°02'32" E	32.00
C36	83.83	1975.00	1°50'45"	31.82	N72°22'43" W	83.83
C37	42.84	1025.00	1°48'14"	13.42	N72°14'42" E	42.84
C38	35.20	1025.00	0°59'46"	17.60	N11°01'32" W	35.20
C39	1.95	475.00	0°14'08"	0.96	S20°28'11" E	1.95
C40	89.47	475.00	2°22'18"	19.40	S24°57'11" E	89.41
C41	10.36	475.00	11°43'57"	5.18	S29°46'04" E	10.36
C42	22.87	16.45	7°24'02"	13.72	N64°22'27" E	21.07
C43	37.52	275.00	7°49'00"	18.79	N00°11'02" E	37.49
C44	26.88	275.00	5°36'05"	13.45	N02°28'52" E	26.87
C45	118.18	75.00	40°13'00"	75.37	N45°7'37" W	108.33
C46	113.56	75.00	80°44'56"	70.96	S48°01'24" W	103.02
C47	40.21	275.00	8°27'36"	20.14	N68°20'17" E	40.17
C48	22.08	15.00	84°19'36"	11.58	S31°08'18" E	22.04
C49	40.55	205.81	11°17'16"	20.34	N08°16'27" W	40.48
C50	103.90	280.72	21°33'04"	52.58	N47°01'17" W	103.36
C51	18.45	280.72	7°08'14"	9.23	N00°34'27" E	18.45
C52	153.82	1797.37	4°54'12"	78.96	S22°05'41" W	153.77
C53	243.00	1797.37	7°44'53"	121.72	S15°46'08" W	242.80

**ADDRESS TABLE**

LOT	ADDRESS	LOT	ADDRESS	LOT	ADDRESS	LOT	ADDRESS
1	1855 NORTH 300 EAST	13	1870 NORTH 450 EAST	23	1805 NORTH 450 EAST	33	365 EAST SADDLE DRIVE
2	1877 NORTH 300 EAST	14	1890 NORTH 450 EAST	24	1875 NORTH 450 EAST	34	397 EAST SADDLE DRIVE
3	1880 NORTH 300 EAST	15	1890 NORTH 450 EAST	25	1845 NORTH 450 EAST	35	365 EAST SADDLE DRIVE
4	317 EAST 1880 NORTH	16	1830 NORTH 450 EAST	26	387 EAST 1880 NORTH	36	407 EAST SADDLE DRIVE
5	317 EAST 1880 NORTH	17	441 EAST SADDLE DRIVE	27	374 EAST 1880 NORTH	37	365 EAST SADDLE DRIVE
6	349 EAST 1880 NORTH	18	480 EAST SADDLE DRIVE	28	347 EAST 1880 NORTH	38	365 EAST SADDLE DRIVE
7	365 EAST 1880 NORTH	19	460 EAST SADDLE DRIVE	29	340 EAST 1880 NORTH	39	365 EAST SADDLE DRIVE
8	377 EAST 1880 NORTH	20	440 EAST SADDLE DRIVE	30	340 EAST 1880 NORTH	40	365 EAST SADDLE DRIVE
9	389 EAST 1880 NORTH	21	424 EAST SADDLE DRIVE	31	334 EAST 1880 NORTH	41	364 EAST SADDLE DRIVE
10	377 EAST 1880 NORTH	22	1855 NORTH 450 EAST	32	NEW NORTH 300 EAST	42	284 EAST SADDLE DRIVE
11	1880 NORTH 450 EAST		433 EAST SADDLE DRIVE	33	351 EAST SADDLE DRIVE	43	292 EAST SADDLE DRIVE
12	1880 NORTH 450 EAST		1833 NORTH 450 EAST	34	345 EAST SADDLE DRIVE	44	290 EAST SADDLE DRIVE

DIVISION 23(453) DATE 6-05-08 BY 11:51 AM  
 RE: 26.00 OR 168. FOR 87. FOR 48.88 IN FULLER  
 BY: [Signature] MARY COUNTY RECORDER ELIZABETH MILLER

**WASATCH COUNTY SURVEYOR**  
 [Signature] DATE: 01-08-08  
**MIDWAY IRRIGATION COMPANY**  
 [Signature] DATE: 1/1/08  
**MIDWAY SANITATION DISTRICT**  
 [Signature] DATE: 12-24-07  
 BURGH HILL RANCHES P.U.D.-AMENDED, 12 DECEMBER 2007

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 18-8a-803 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 88, 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 PLAN IN ACCORDANCE WITH SECTIONS 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN.  
 DATE: 1-05-08  
 SURVEYOR: [Signature] (SEE SIGN BELOW)

**BOUNDARY DESCRIPTION**  
 BEGINNING AT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°37'06" WEST 1448.81 FEET ALONG THE SECTION LINE, THENCE NORTH 12°46'53" EAST 191.24 FEET, THENCE NORTH 21°41'53" EAST 231.00 FEET, THENCE NORTH 37°05'57" EAST 184.00 FEET, THENCE NORTH 40°24'51" EAST 154.00 FEET, THENCE NORTH 83°50'12" EAST 124.13 FEET, THENCE NORTH 02°23'29" EAST 464.41 FEET, THENCE NORTH 22°37'40" WEST 193.54 FEET TO A POINT ON THE UTAH STATE PARKS AND RECREATION BOUNDARY.  
 THENCE NORTH 89°23'50" EAST 1057.74 FEET AND NORTH 89°26'11" EAST 238.46 FEET ALONG SAID UTAH STATE PARKS AND RECREATION BOUNDARY;  
 THENCE SOUTH 07°09'53" EAST 1318.18 FEET ALONG THAT CERTAIN BOUNDARY LINE AGREEMENT REFERENCED AS ENTRY NUMBER 289850 TO THE SECTION LINE, THENCE SOUTH 89°41'16" WEST 253.95 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°41'16" EAST BETWEEN FOUND 1995 WASATCH COUNTY SURVEY MONUMENTS LOCATED AT THE NORTH ONE-QUARTER AND NORTHEAST CORNERS OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN COUNTY NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC. FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 66°04'51" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. TO OBTAIN UTM COORDINATE SYSTEM 1983 CENTRAL ZONE COORDINATES, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°01'29".

**RESERVATION OF COMMON AREA**  
 THE OWNER HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE EXCLUSIVE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND SUCH AREA IS HEREBY RESERVED FOR THEIR PROTECTIVE EASEMENTS, COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BURGH HILL RANCHES P.U.D.

**OWNER'S DEDICATION**  
 THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE STREETS, PUBLIC TRAIL RIGHTS-OF-WAY, EASEMENTS, PRIVATE AREAS, LIMITED COMMON, AND COMMON AREAS AND HEREBY DEDICATE(S) THOSE AREAS LABELED AS PUBLIC RIGHTS-OF-WAY, EASEMENTS, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 11th DAY OF December, A.D. 2007  
 BURGH HILL LLC  
 BY: [Signature] JOSE ROBERTS, MANAGER

**ACKNOWLEDGMENT**  
 STATE OF UTAH  
 COUNTY OF WASATCH ) SS  
 ON THE 11th DAY OF December, A.D. 2007, PERSONALLY APPEARED BEFORE ME, [Signature], WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.  
 MY COMMISSION EXPIRES 1/1/10  
 NOTARY PUBLIC

**ACCEPTANCE BY MIDWAY CITY**  
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.  
 THIS 24th DAY OF December, A.D. 2007  
 APPROVED: [Signature] MAYOR  
 APPROVED: [Signature] CITY CLERK  
 APPROVED: [Signature] CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 24th DAY OF December, A.D. 2007 BY THE CITY PLANNING COMMISSION  
 [Signature] DIRECTOR - SECRETARY  
 [Signature] CHAIRMAN, PLANNING COMMISSION

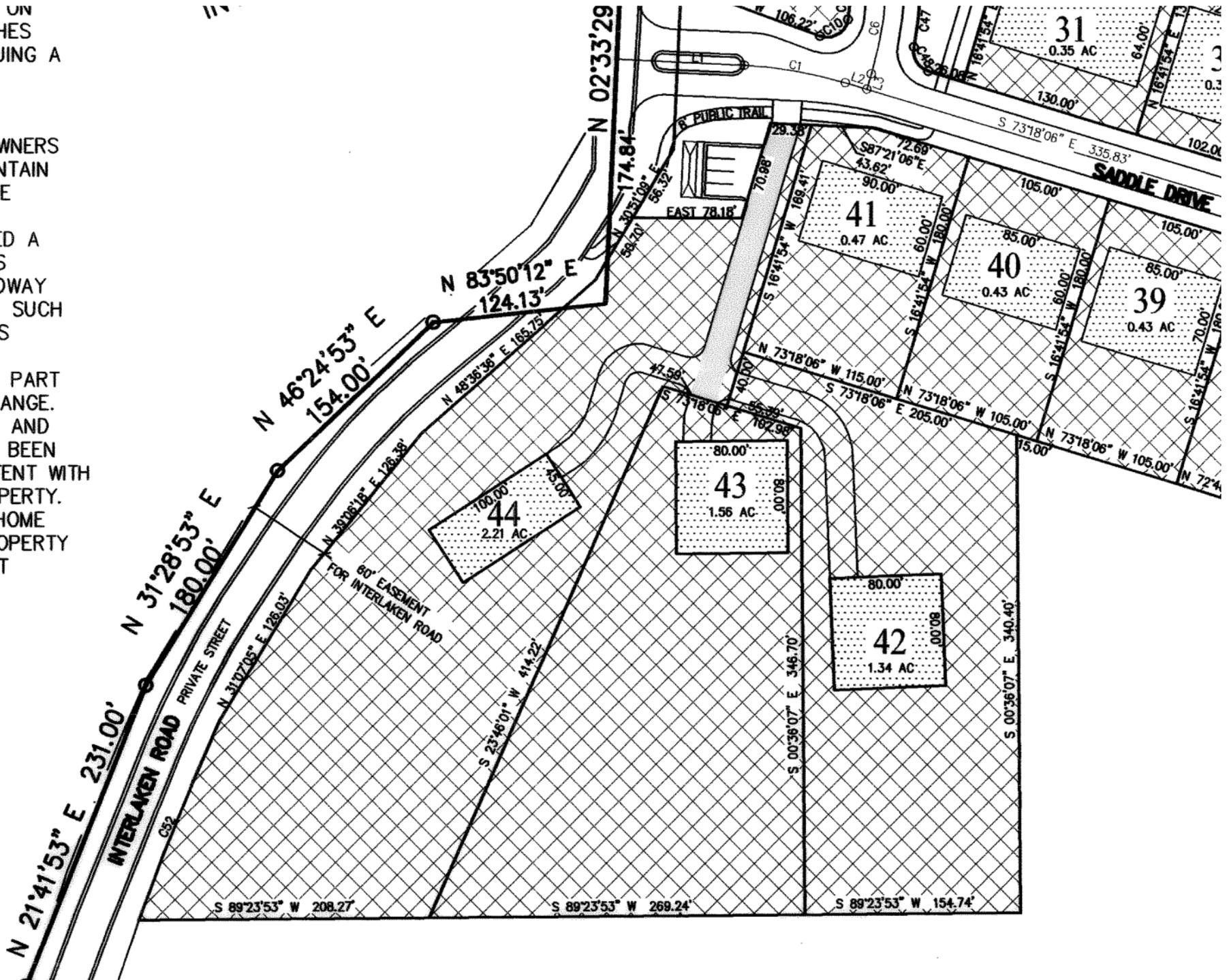
**BURGH HILL RANCHES P.U.D.-AMENDED**  
 A PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE: 1" = 100 FEET  
 [Signatures and Seals]  
 12-27-07

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# POINTS OF DISCUSSION

- Building pad will be relocated to an area of lower slopes
  - Building pad will become more conforming to the code
- Building pad will increase by 400 square feet
- Driveway will cut through 81' of slopes greater than 25%
  - Maximum allowed is 100'
- Impact on view corridors for surrounding properties



ORIGINAL PLAT  
SCALE: 1" = 30'



**Rich Cliften**  
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435-225-6420  
www.clif10.com

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**NEW RESIDENCE:**  
**BLANK**  
**LOT # 44**  
290 EAST SADDLE DRIVE MIDWAY UTAH

191008

**A0.1**



**PROPOSED BUILDING PAD**  
SCALE: 1" = 30'



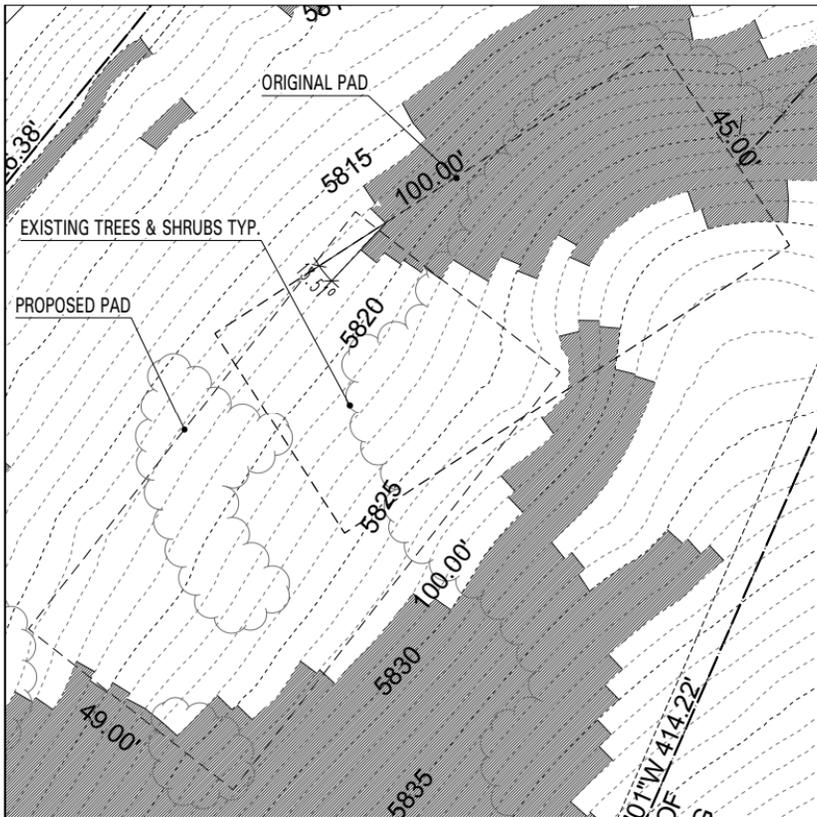
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**NEW RESIDENCE:**  
**BLANK**  
LOT # 44  
290 EAST SADDLE DRIVE MIDWAY UTAH

191008

**A0.2**



**BUILDING PAD COMPARISON DETAIL**  
SCALE: 1" = 10'



**BUILDING PAD COMPARISON**  
SCALE: 1" = 30'



**Rich Cliften**  
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**NEW RESIDENCE:**  
**BLANK**  
**LOT # 44**  
290 EAST SADDLE DRIVE MIDWAY UTAH

191023

**A0.3**



PROPOSED SITE PLAN  
SCALE: 1" = 30'



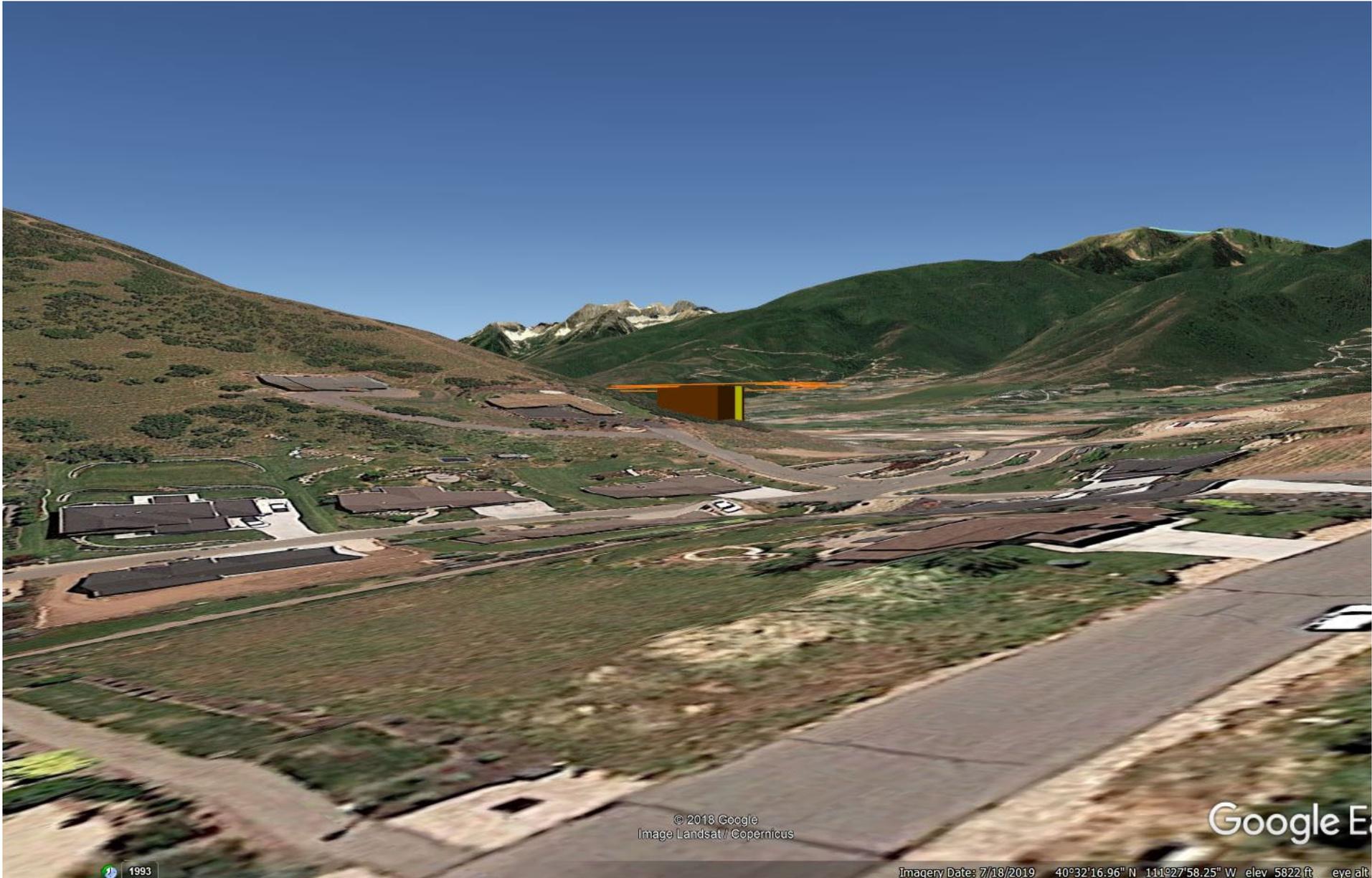
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**NEW RESIDENCE:**  
**BLANK**  
**LOT # 44**  
**290 EAST SADDLE DRIVE MIDWAY UTAH**

191008

**A0.4**

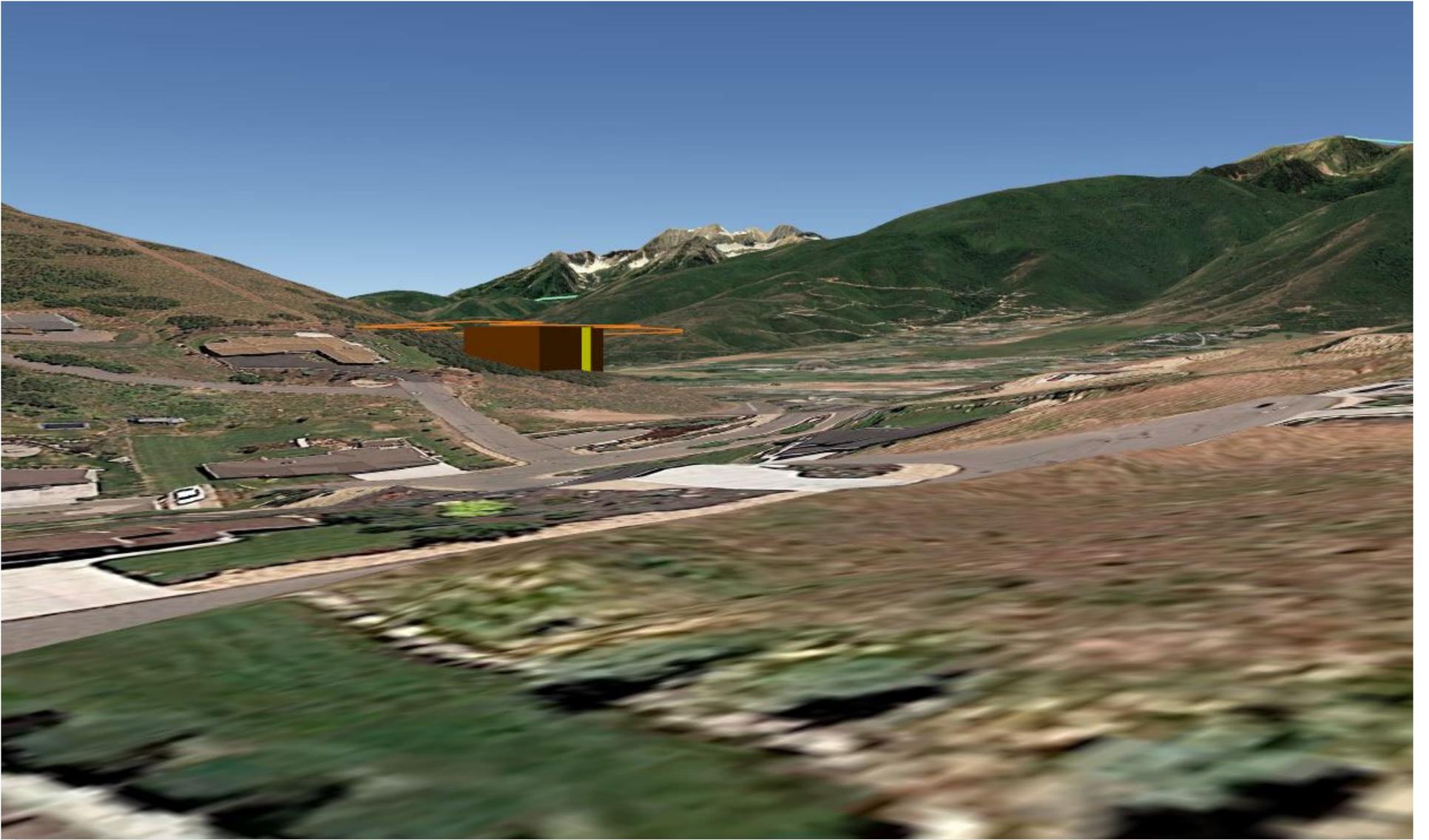


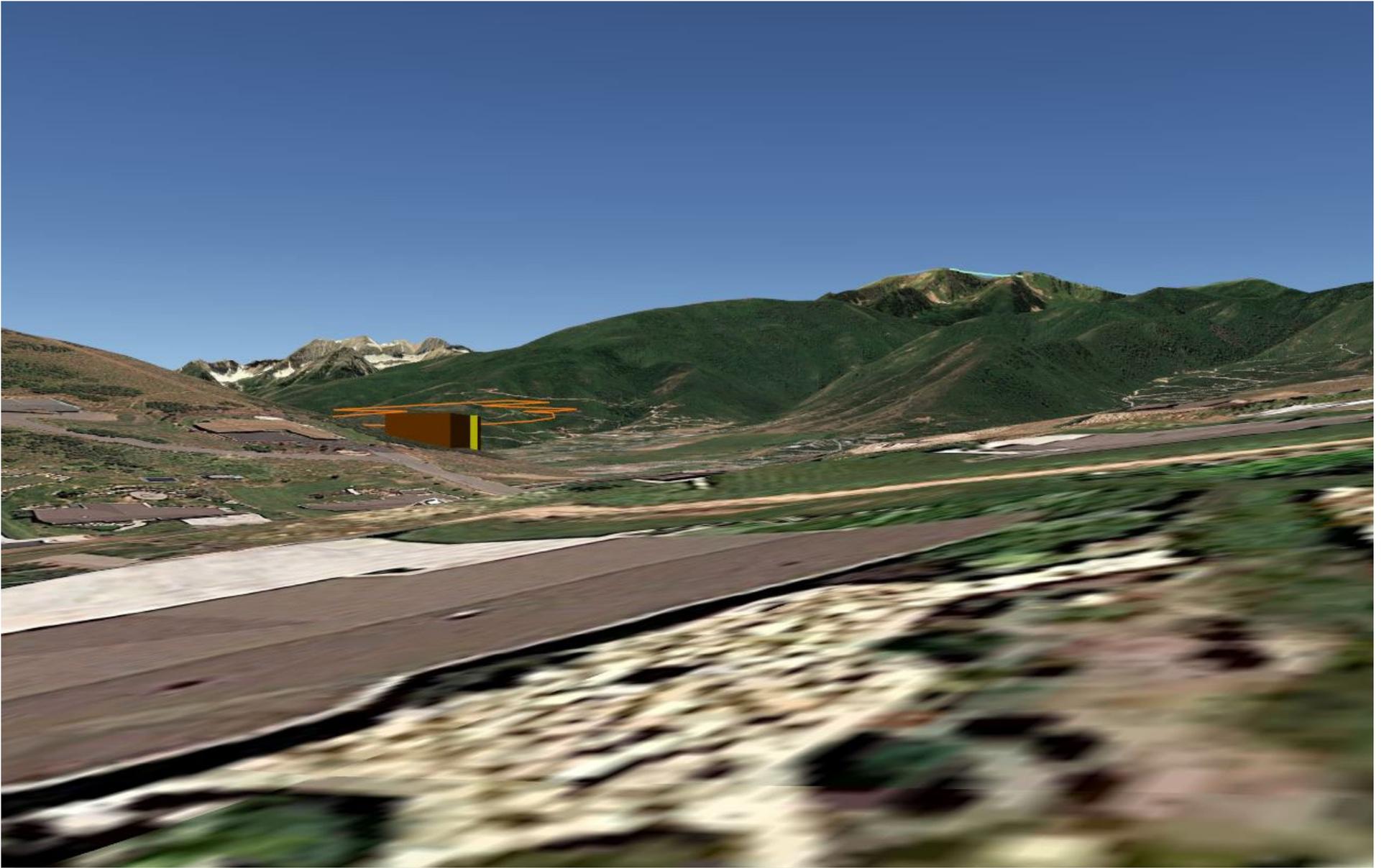
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Image Landsat / Copernicus

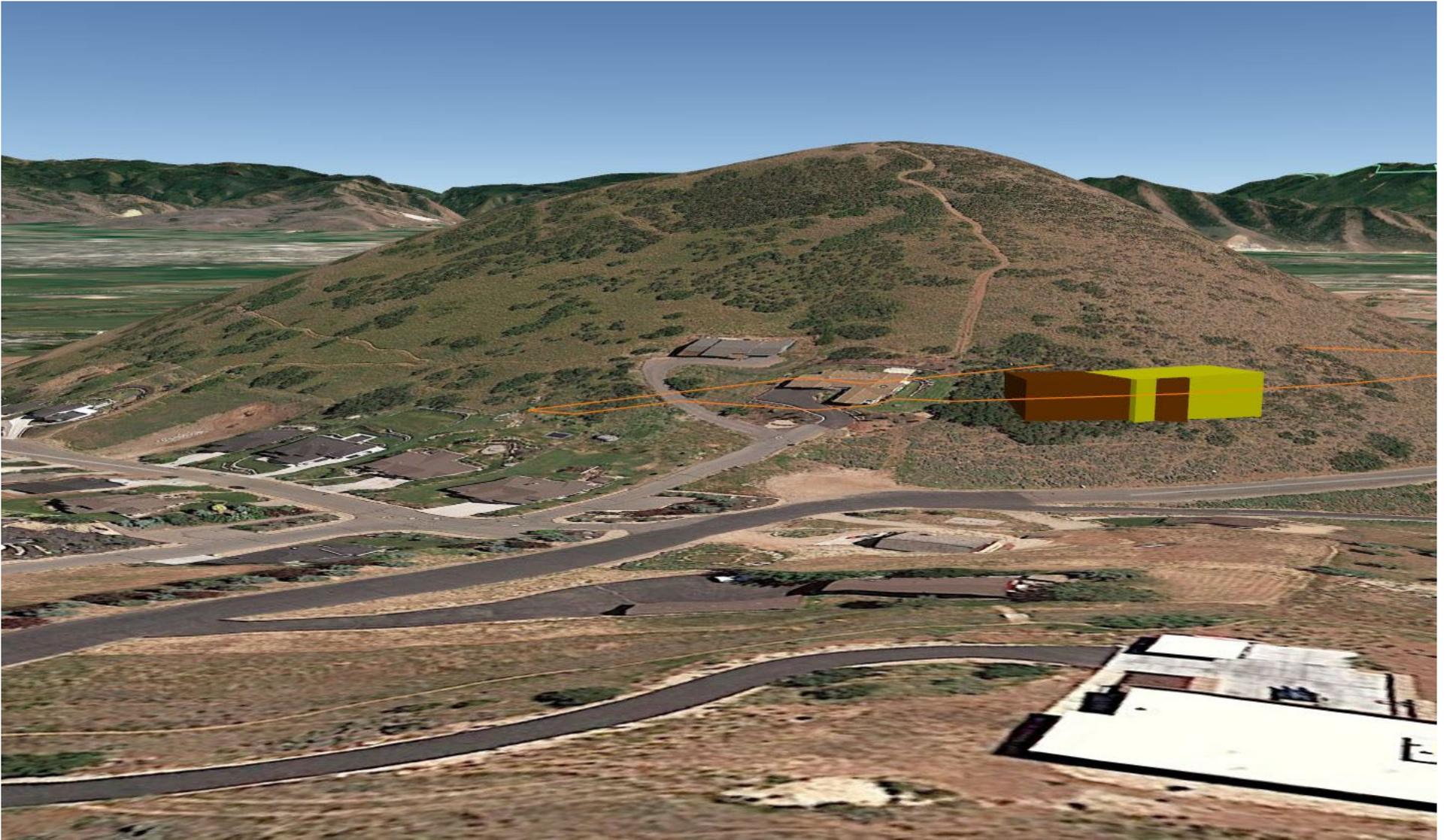
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Imagery Date: 7/18/2019 40°32'16.96" N 111°27'58.25" W elev 5822 ft eye alt







# PROPOSED FINDINGS

- State law allows for the consideration of a plat amendment if the proposed amendment complies with the zoning ordinance
- State law states a plat amendment may be considered by the land use authority at a public meeting
- The proposal appears to conform better with existing code than the current plat
- No public street, right-of-way, or easement will be vacated or altered