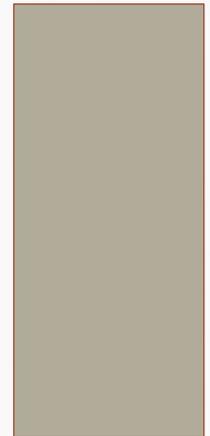


WHITAKER FARM LOTS 9 & 10

PLAT AMENDMENT

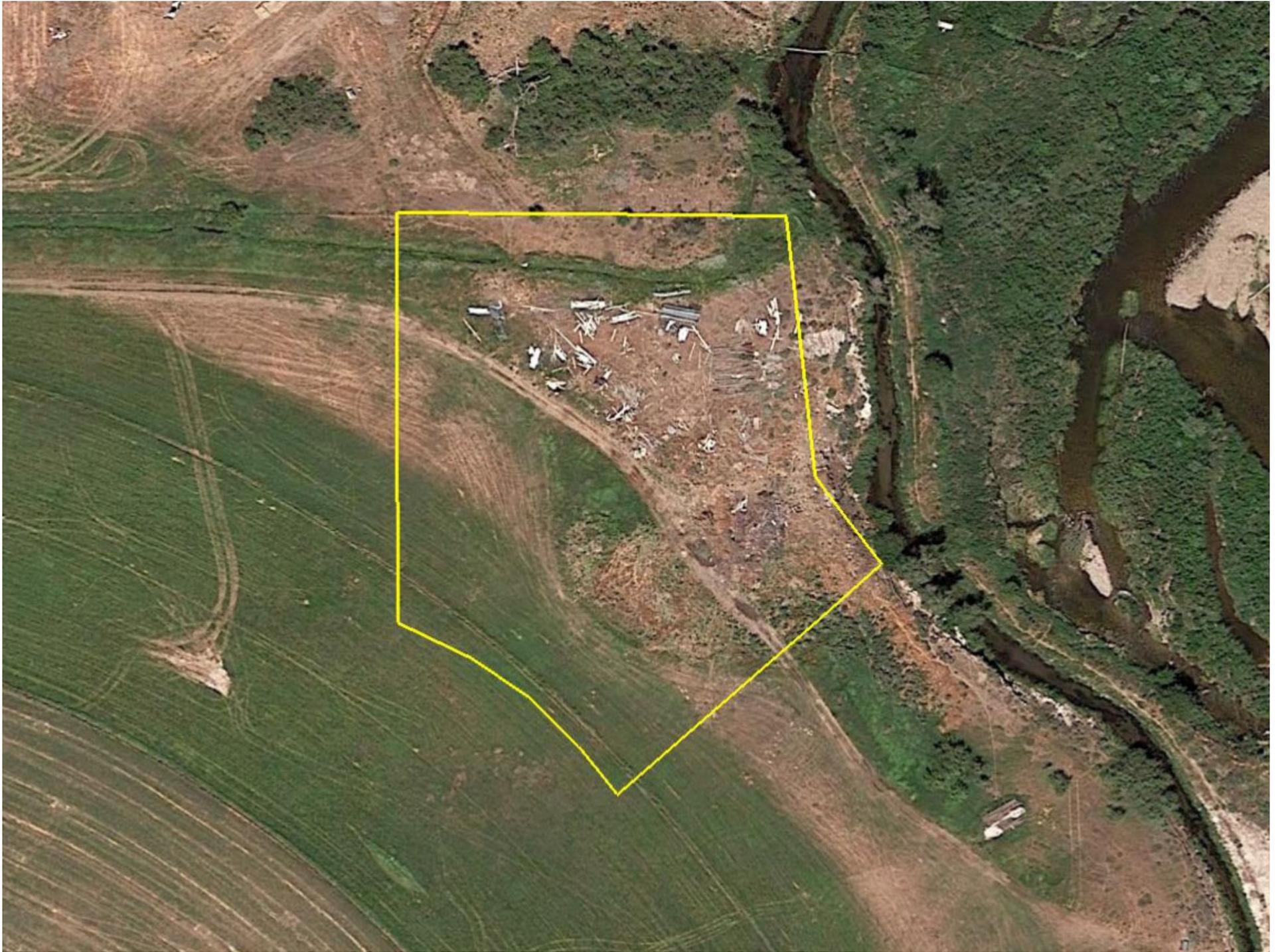


LAND USE SUMMARY

- RA-1-43 zone
- Lot 9
 - 1.65 acres
- Lot 10
 - 1.04 acres
- Combine both lots into a 2.69-acre lot

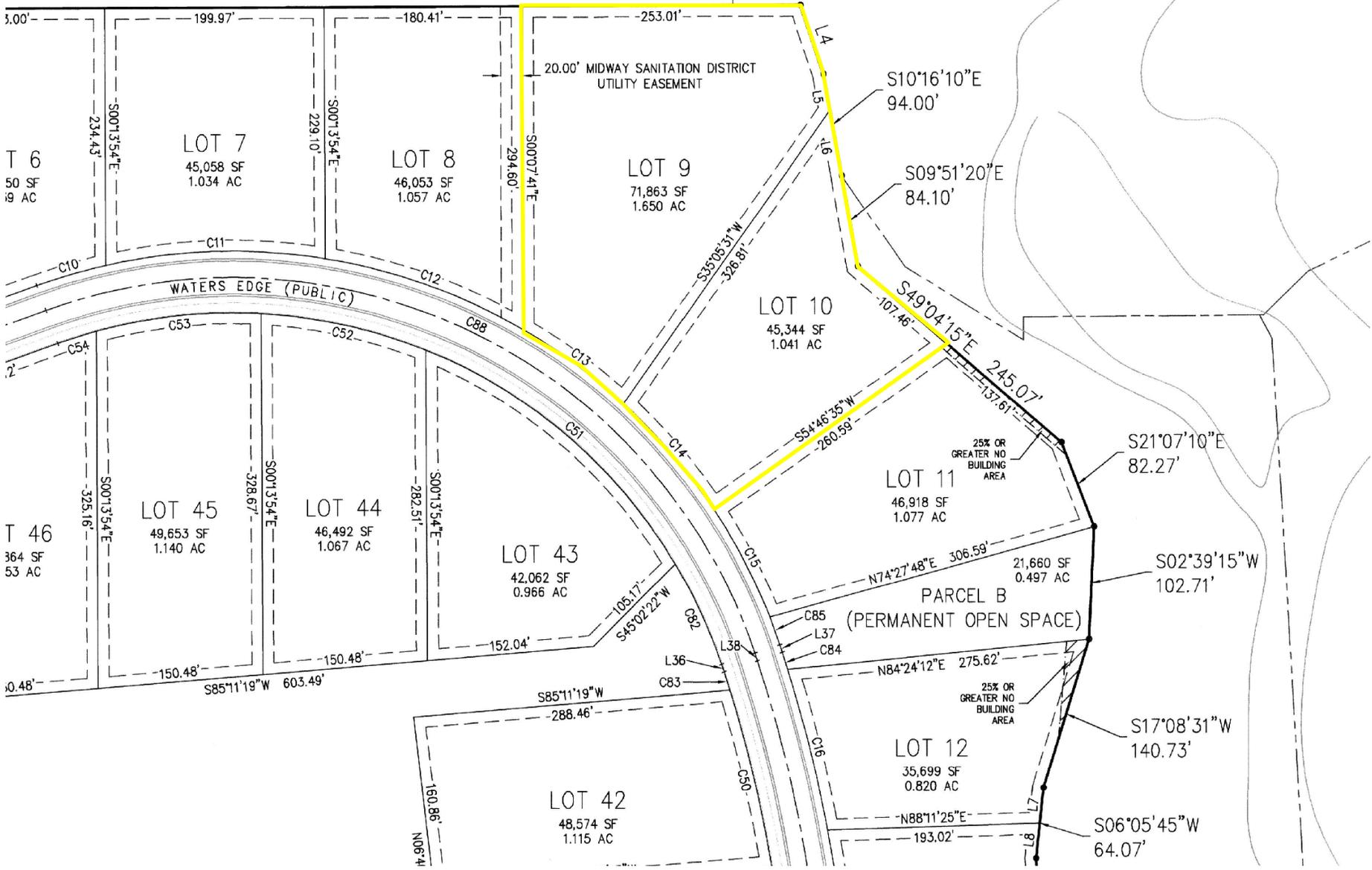






HOBBIT HOUSE

HOBBIT HOUSE

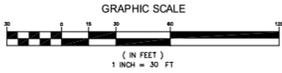


T 6
50 SF
.19 AC

T 46
364 SF
.53 AC

106.41
160.86

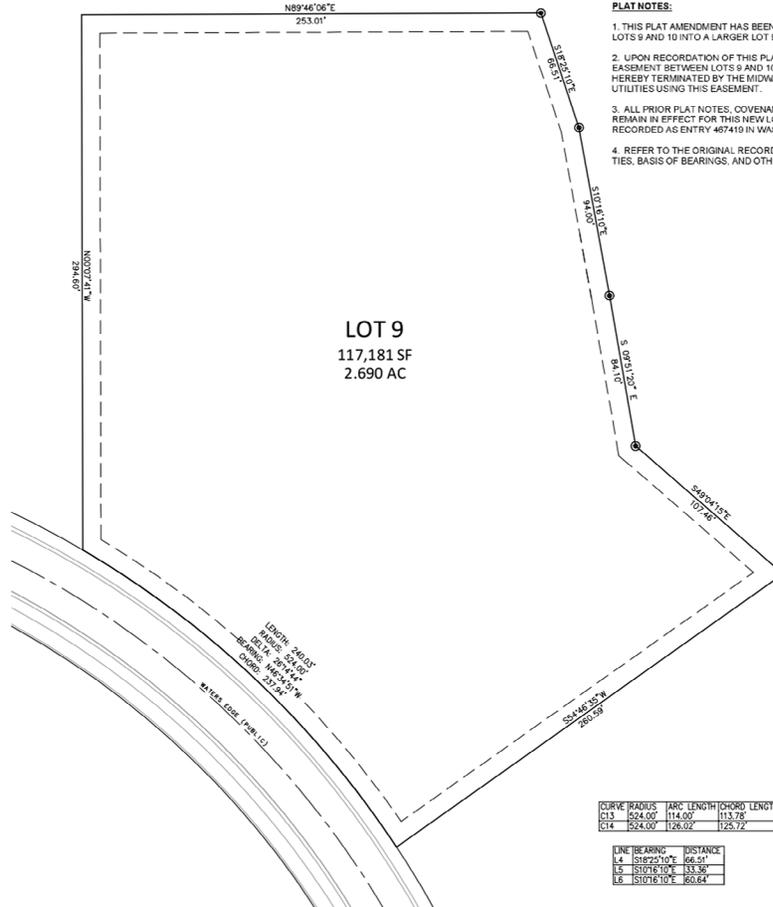
WHITAKER FARM LOT 9 AMENDED



VICINITY MAP



LOT 9
117,181 SF
2.690 AC



PLAT NOTES:

1. THIS PLAT AMENDMENT HAS BEEN APPROVED FOR THE PURPOSE OF COMBINING LOTS 9 AND 10 INTO A LARGER LOT AS SHOWN HEREON.
2. UPON RECORDATION OF THIS PLAT AMENDMENT THE 10-FT PUBLIC UTILITY EASEMENT BETWEEN LOTS 9 AND 10 OF THE ORIGINAL PLAT FOR WHITAKER FARM IS HEREBY TERMINATED BY THE MIDWAY CITY COUNCIL. THERE ARE NO EXISTING UTILITIES USING THIS EASEMENT.
3. ALL PRIOR PLAT NOTES, COVENANTS, AND RESTRICTIONS OF RECORD SHALL REMAIN IN EFFECT FOR THIS NEW LOT. SEE SUBDIVISION PLAT FOR WHITAKER FARM RECORDED AS ENTRY 467419 IN WASATCH COUNTY OFFICIAL RECORDS.
4. REFER TO THE ORIGINAL RECORDED PLAT FOR WHITAKER FARM FOR SECTION TIES, BASIS OF BEARINGS, AND OTHER LOCATION AND SURVEY INFORMATION.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C13	524.00'	114.00'	113.73'	N53°29'15\"/>	

LINE	BEARING	DISTANCE
L4	S18°25'10\"/>	

NARRATIVE
THE PURPOSE OF THIS PLAT AMENDMENT IS TO COMBINE LOT 9 & LOT 10 OF THE WHITAKER FARM INTO ONE LOT, HEREAFTER TO BE KNOWN AS LOT 9 AMENDED.

MIDWAY CITY ATTORNEY
CITY ATTORNEY _____ DATE _____

MIDWAY SANITATION DISTRICT
DATE _____

MIDWAY ENGINEER APPROVAL
CITY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATE
I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 54289 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE CHIEF OF TITLE, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

BING CHRISTENSEN _____ DATE _____
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION
LOTS 9 AND 10 OF THE WHITAKER FARM, ACCORDING TO THE ORIGINAL PLAT THEREON ON FILE AND OF RECORD IN THE OFFICE OF RECORDER, WASATCH COUNTY, UTAH.
CONTAINS 2.690 ACRES

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS PER THE ORIGINAL RECORDED SUBDIVISION PLAT FOR WHITAKER FARM (ENTRY NO. 467419).

OWNER'S DEDICATION AND CONSENT TO RECORD
I, THE UNDERSIGNED OWNER OF LOTS 9 AND 10 IN WHITAKER FARM, DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE GRANTED THIS PLAT AMENDMENT TO BE CREATED, AND GRANT TO MIDWAY CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND HEREBY GIVE CONSENT TO RECORD THIS PLAT.

GREGORY J MORRIS, TRUSTEE OF THE BREWSTER ROAD TRUST _____ DATE _____
(10/9/2018)

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF IRVING
ON THE _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME GREGORY J MORRIS, TRUSTEE, WHO SHOWED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY, AND FOR THE PURPOSES THEREIN INTENDED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF MIDWAY, UTAH, APPROVED THIS SUBDIVISION PLAT AMENDMENT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, THIS _____ DAY OF _____, 2018.

MAYOR _____
CLERK - RECORDER _____

PLANNING APPROVAL
APPROVED THIS _____ DAY OF _____, 2018 BY THE CITY COUNCIL OF MIDWAY, UTAH.

PLANNING DIRECTOR _____

WASATCH COUNTY RECORDER

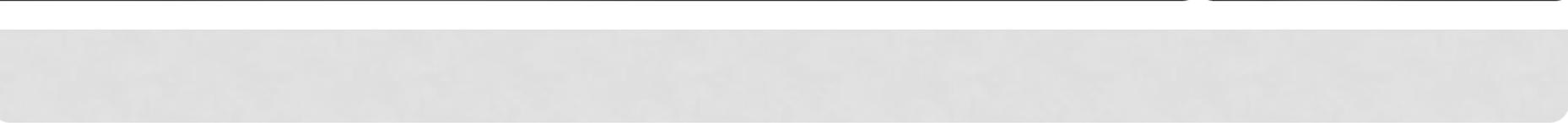
PROJECT: L19-246
PREPARED FOR: THE BREWSTER ROAD TRUST
SHEET: 1 OF 1
PROJECT: WHITAKER FARM 9 & 10 LOTS COMBO



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BING CHRISTENSEN (P.L.L.C.)
SURVEYOR

WHITAKER FARM LOT 9 AMENDED
LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SUBRANGE 1, MIDWAY CITY, WASATCH COUNTY, UTAH

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



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