

Midway City Council  
3 August 2021  
Regular Meeting

The Reserve at Midway,  
Phase 1 /  
Plat Map Amendment



**Midway**

**CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** August 3, 2021  
**NAME OF PROJECT:** The Reserve at Midway Phase 1  
**NAME OF APPLICANT:** MVWATTS LLC (Russ Watts)  
**AGENDA ITEM:** Plat Amendment  
**LOCATION:** 8 East Reserve Top Drive  
**ZONING DESIGNATION:** RA-1-43 zone

**ITEM: 8**

Berg Engineering, agent for MVWATTS LLC, is requesting a Plat Amendment of The Reserve at Midway Phase 1. The proposal will rename Reserve Top Drive and Reserve Trail, both of which are private roads within the development. The roads are located within Phase 1 of the development which is generally located at 8 East Reserve Top Drive in the RA-1-43 zone.

**BACKGROUND:**

MVWATTS LLC is proposing a plat amendment to The Reserve at Midway Phase 1 to change the names of the two main roads. Reserve Top Drive will change to Altamont Drive and Reserve Trail will change to Hampton Drive. Both roads and private with public access easements. The proposed adjustment will require all addresses on the plat to be adjusted to reflect the new road names. No other adjustments to the plat are being proposed at this time.

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.

## **ANALYSIS:**

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 change does not significantly impact the plat other than adjusting the names of the roads. With the recording of the plat, the addresses will be updated with the county and more specifically in the database that our county emergency responders use.

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 9a-608(2)(a) states “a land use authority may consider at a public meeting an owner’s petition to vacate or amend a subdivision plat if the petition seeks to:”

- (v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
  - (A) owned by the petitioner; or
  - (B) designated as a common area; and

No boundaries, right-of-way or easements will be vacated or altered.

According to the county parcel map, it appears as if 13 of the 26 lots have been sold. If there are costs associated with the name changes, these should be borne by the applicant.

## **PROPOSED FINDINGS:**

- Some lots have been sold, but the development is still under construction, so adjusting the road names on the plat does not appear to create a significant impact on the City or property owners.
- The duration of a plat amendment approval shall be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment’s approval shall be voided, and approval must be re-obtained, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that: (a) each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

**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

**PROPOSED CONDITIONS:**

1. Any costs associated with the name changes should be borne by the applicant.

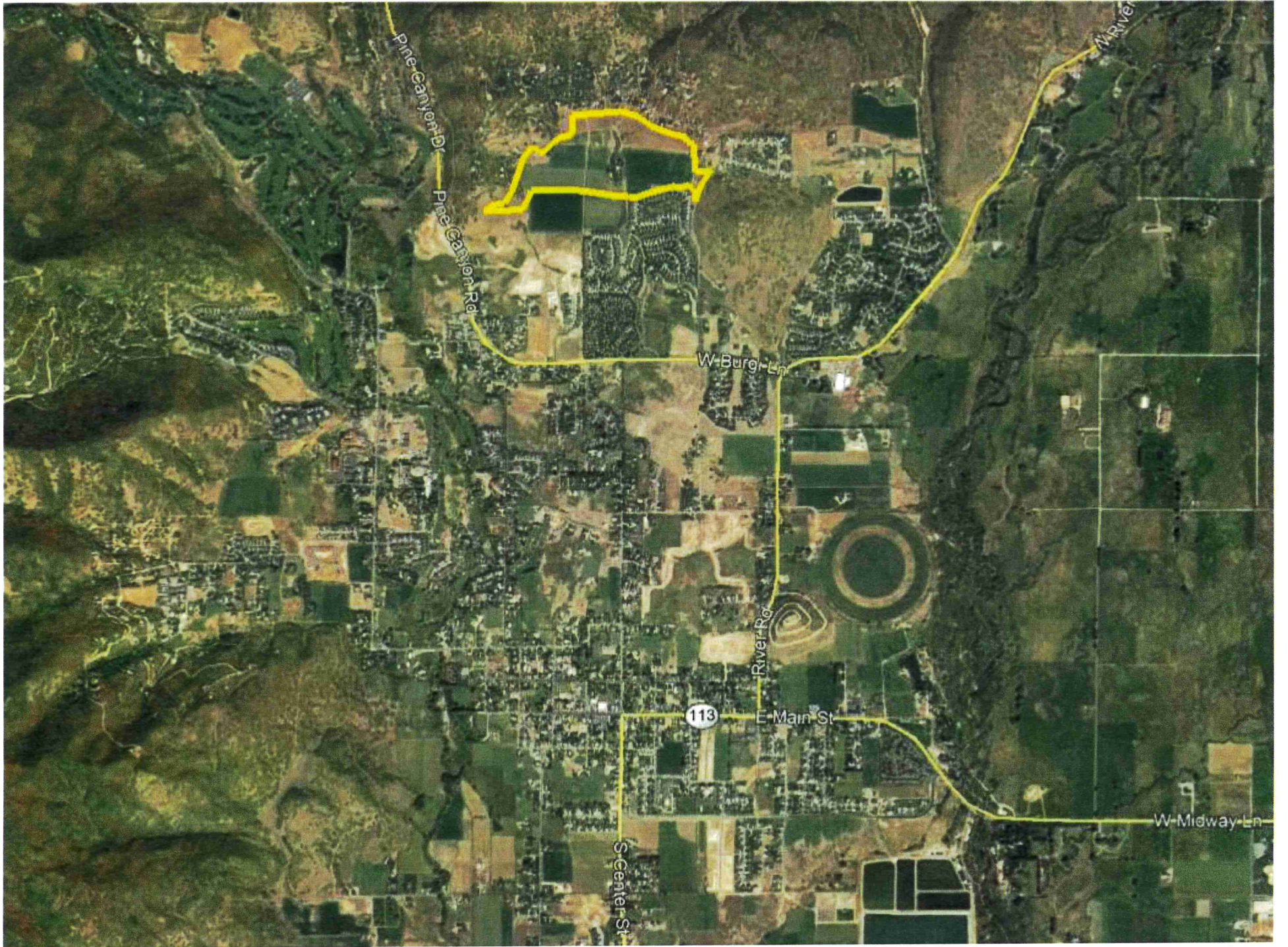
# **Exhibits**

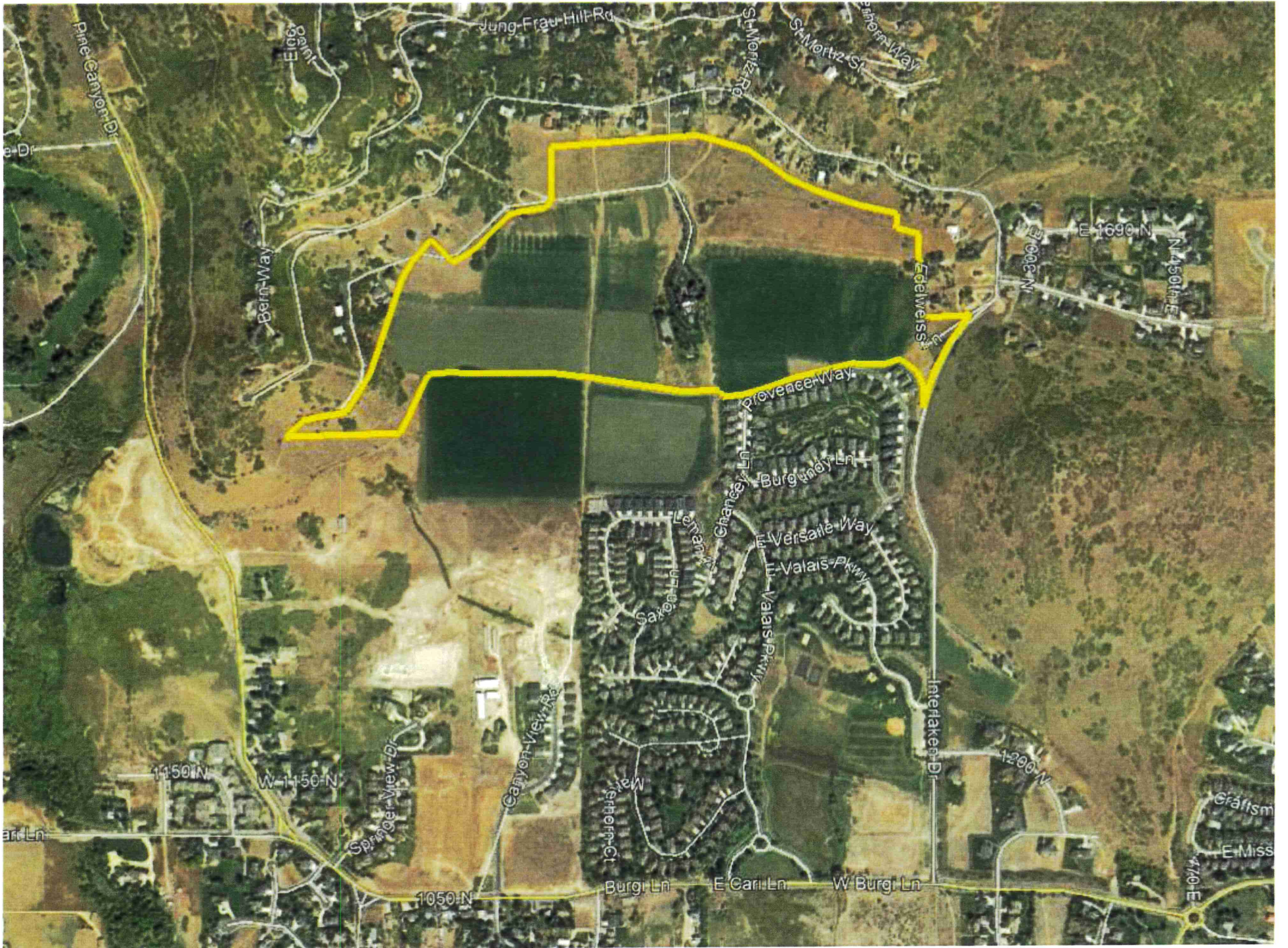
**Exhibit 1 – Location Maps**

**Exhibit 2 – Existing Plat**

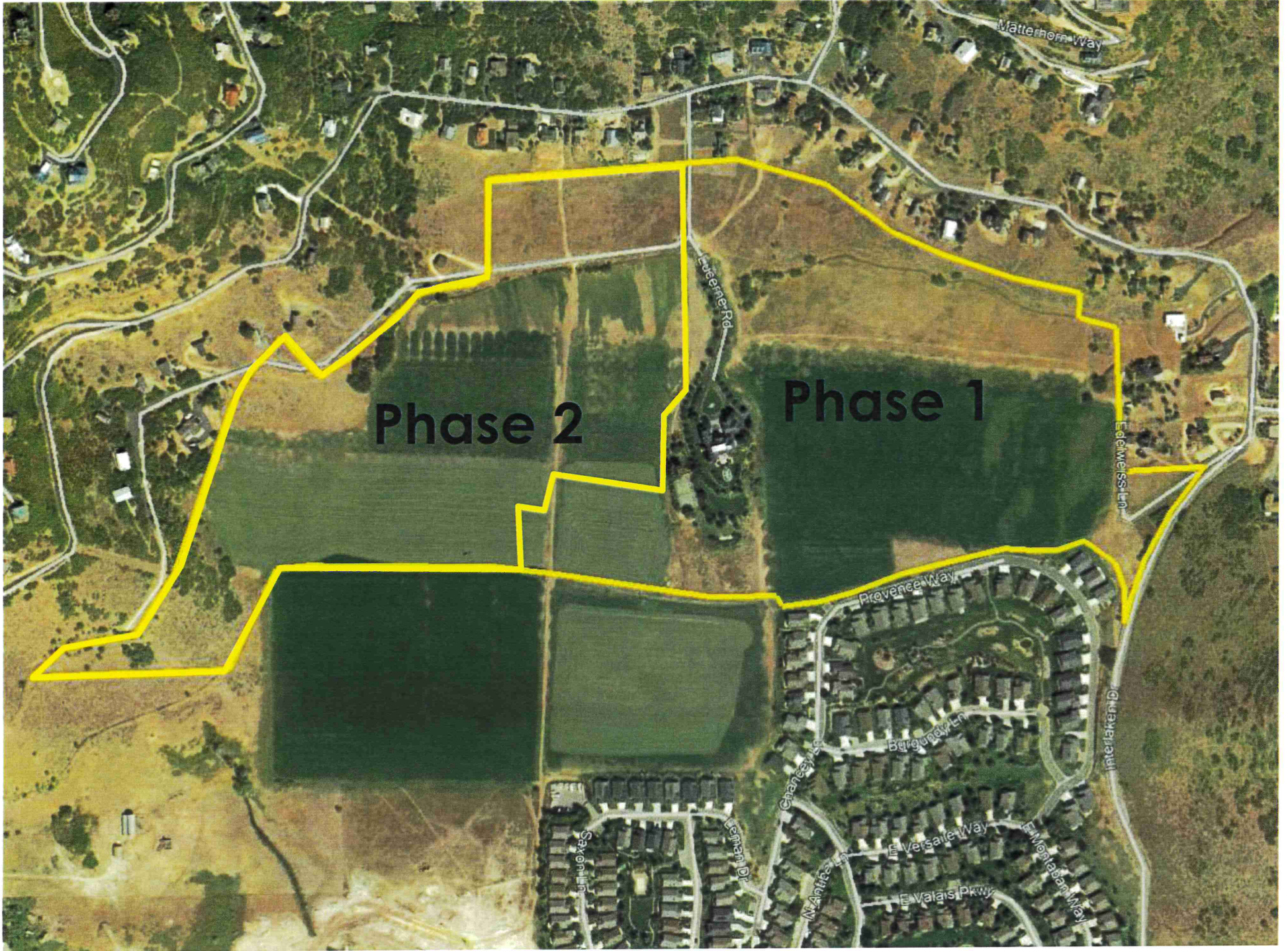
**Exhibit 3 – Proposed Plat**

# **Exhibit 1**



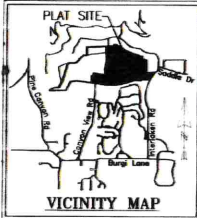






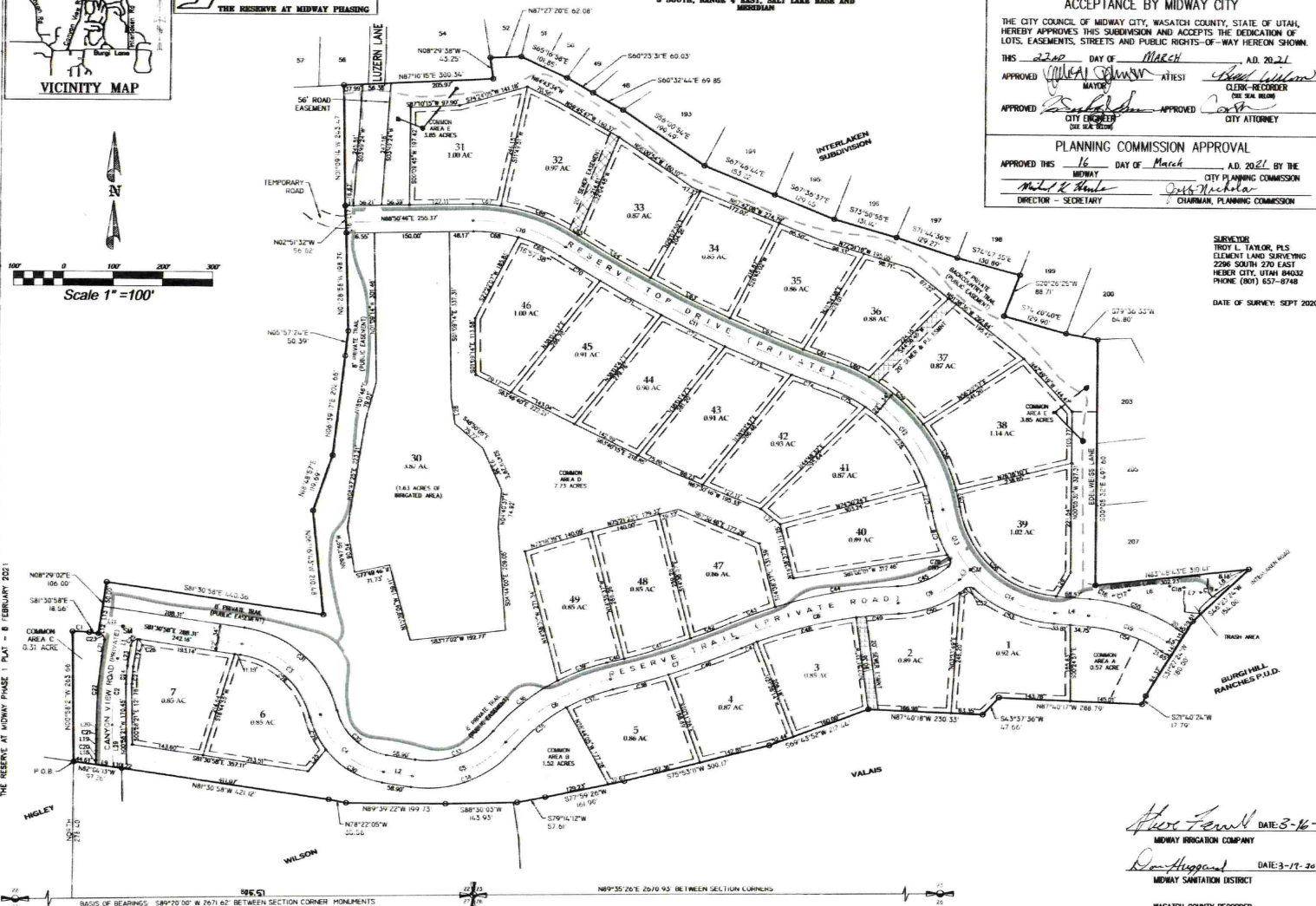
# Exhibit 2





# THE RESERVE AT MIDWAY

PHASE I  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22,  
 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP  
 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND  
 MERIDIAN



FOUND WASATCH COUNTY BRASS CAP  
 IN CORNER MARKING THE SOUTH-W  
 CORNER OF SECTION 22, TOWNSHIP 3  
 SOUTH, RANGE 4 EAST, SALT LAKE  
 BASE AND MERIDIAN

FOUND 1976 ASPEN MONUMENT MARKING THE  
 SOUTHEAST CORNER OF SECTION 22 AND THE  
 SOUTHWEST CORNER OF SECTION 23, TOWNSHIP  
 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND  
 MERIDIAN

FOUND WASATCH COUNTY BRASS CAP  
 IN MARKING THE SOUTH-WEST CORNER  
 OF SECTION 23, TOWNSHIP 3 SOUTH,  
 RANGE 4 EAST, SALT LAKE BASE AND  
 MERIDIAN

### BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 89°20'00" WEST ALONG THE SECTION  
 LINE FROM THE FOUND 1976 ASPEN MONUMENT MARKING THE  
 SOUTHEAST CORNER OF SECTION 22 TO THE FOUND WASATCH COUNTY  
 BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 22,  
 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

### 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 22<sup>ND</sup> DAY OF MARCH A.D. 2021  
 APPROVED: *[Signature]* MAYOR  
*[Signature]* ATTEST  
 APPROVED: *[Signature]* CITY CLERK-RECORDER  
 APPROVED: *[Signature]* CITY ATTORNEY

### PLANNING COMMISSION APPROVAL

APPROVED THIS 16<sup>TH</sup> DAY OF March A.D. 2021 BY THE  
 MIDWAY CITY PLANNING COMMISSION  
 APPROVED: *[Signature]* DIRECTOR - SECRETARY  
 APPROVED: *[Signature]* CHAIRMAN, PLANNING COMMISSION

SURVEYOR  
 TROY L. TAYLOR, PLS  
 ELEMENT LAND SURVEYING  
 2206 SOUTH 270 EAST  
 MIDWAY CITY, UTAH 84032  
 PHONE (801) 657-8748

DATE OF SURVEY: SEPT 2020

### SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, TROY L.  
 TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR  
 HOLDING LICENSE NUMBER 686-1112 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.

MICHAEL J. BROWN  
 DATE: 3/22/21 SURVEYOR

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 89°14'13" WEST ALONG THE SECTION LINE 80.54  
 FEET AND NORTH 27°40' FEET FROM THE FOUND 1976 ASPEN MONUMENT MARKING THE  
 SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE  
 AND MERIDIAN;

THENCE NORTH 05°58'21" WEST 263.66 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT  
 RADIUS CURVE TO THE RIGHT 33.45 FEET (CENTRAL ANGLE OF 119°32' AND A CHORD  
 BEARING SOUTH 87°02'41" EAST 33.45 FEET); THENCE SOUTH 81°00'58" EAST 18.66 FEET;  
 THENCE NORTH 08°29'02" EAST 106.00 FEET; THENCE SOUTH 81°30'58" EAST 440.36 FEET;  
 THENCE NORTH 08°16'41" WEST 210.48 FEET; THENCE NORTH 88°56'57" EAST 118.88 FEET;  
 THENCE NORTH 06°30'17" EAST 202.66 FEET; THENCE NORTH 05°57'24" EAST 50.38 FEET;  
 THENCE NORTH 07°26'58" WEST 198.79 FEET; THENCE NORTH 02°51'32" WEST 56.02 FEET;  
 THENCE NORTH 01°07'41" WEST 243.47 FEET; THENCE ALONG SAID INTERLACED SUBDIVISION  
 THE FOLLOWING 17 (SEVENTEEN) CALLS: NORTH 87°10'13" EAST 300.34 FEET, NORTH  
 08°07'58" WEST 43.25 FEET, NORTH 87°27'20" EAST 62.06 FEET, SOUTH 65°18'58" EAST  
 101.85 FEET, SOUTH 60°23'31" EAST 60.03 FEET, SOUTH 60°32'44" EAST 68.85 FEET, SOUTH  
 80°00'41" EAST 198.48 FEET, SOUTH 87°46'44" EAST 153.22 FEET, SOUTH 67°36'37" EAST  
 126.45 FEET, SOUTH 73°20'55" EAST 138.14 FEET, SOUTH 71°46'38" EAST 128.27 FEET,  
 SOUTH 74°47'35" EAST 130.89 FEET, SOUTH 20°29'25" WEST 88.71 FEET, SOUTH 74°20'40"  
 EAST 126.90 FEET, SOUTH 78°58'33" EAST 64.80 FEET, SOUTH 00°05'22" EAST 48.78 FEET,  
 NORTH 83°48'43" EAST 101.41 FEET TO THE BURG HILL RANCHES SUBDIVISION; THENCE  
 ALONG SAID BURG HILL RANCHES THE FOLLOWING 3 (THREE) CALLS: SOUTH 46°22'24" WEST  
 154.00 FEET, SOUTH 31°28'14" WEST 180.00 FEET, SOUTH 17°19' FEET TO  
 THE NORTH LINE OF THE VALAIS PUD PHASE D; THENCE ALONG SAID NORTH LINE OF THE  
 VALAIS PHASE D, THE FOLLOWING 3 (THREE) CALLS: NORTH 87°40'17" WEST 288.79 FEET,  
 SOUTH 43°37'36" WEST 47.86 FEET, NORTH 87°40'18" WEST 230.33 FEET, THE  
 NORTH LINE OF THE VALAIS PUD PHASE 1B; THENCE ALONG SAID NORTH LINE OF THE VALAIS  
 PHASE 1B THE FOLLOWING 4 (FOUR) CALLS: SOUTH 89°43'52" WEST 212.44 FEET, SOUTH  
 05°21'17" WEST 300.17 FEET, SOUTH 77°39'28" WEST 161.80 FEET, SOUTH 78°14'12" WEST  
 57.61 FEET TO THE JARED AND ROBERT WILSON FARM LLC PROPERTY; THENCE ALONG THE  
 NORTH LINE OF SAID WILSON FARM PROPERTY THE FOLLOWING 4 (FOUR) CALLS: SOUTH  
 88°30'03" WEST 143.83 FEET, NORTH 88°30'22" WEST 189.73 FEET, NORTH 78°20'05"  
 WEST 35.56 FEET, NORTH 81°30'58" WEST 421.12 FEET TO THE DENNIS RAY HOLLY PROPERTY;  
 (CROTON FIELD PUD PHASE 4 SUBDIVISION); THENCE ALONG SAID HOLLY PROPERTY THE  
 FOLLOWING 1 (ONE) CALL: NORTH 82°54'13" WEST 87.26 FEET TO THE POINT OF BEGINNING,  
 CONTAINING: 48.835 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 RESERVE  
 AT MIDWAY RECORDED MARCH 22, 2021 AS ENTRY NO. 454,153, IN  
 BOOK 1349 BEGINNING AT PAGE 1047 (THE "RESERVE" 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, PRIVATE STREETS, EASEMENTS, AND COMMON AREA,  
 AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE  
 DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE  
 STREETS, EASEMENTS, AND COMMON AREA, FOR THE CONSTRUCTION AND  
 MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 2<sup>ND</sup> DAY OF MARCH, A.D. 20  
 BY: *[Signature]* MANAGER  
 MIDWAY WEST DEVELOPMENT LLC - MIDWAY, LLC

### ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF WASATCH ) SS  
 ON the 22<sup>ND</sup> DAY OF March, A.D. 2021, PERSONALLY APPEARED  
 BEFORE ME, *[Signature]*, a Notary Public, who duly acknowledged  
 to me that he/she did execute the same in the capacity indicated.  
 MY COMMISSION EXPIRES 08/24/25

### COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 22<sup>ND</sup> DAY OF MARCH, 2021  
 MICHAEL J. BROWN  
 COUNTY SURVEYOR

## THE RESERVE AT MIDWAY PHASE 1

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE: 1" = 100' FEET (SHEET 1 OF 2)

SIGNETS SEAL: MIDWAY PUBLIC SEAL, CITY COUNCIL SEAL, CLERK-RECORDER SEAL

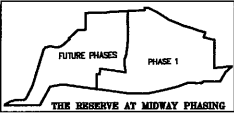
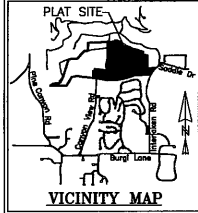
SEAL: TROY L. TAYLOR, SURVEYOR, LICENSE NO. 686-1112

SEAL: MIDWAY CITY CORPORATION

ENTRY # 2021-19 BOOK 1344 PAGE 1123-1124  
 DATE 3-22-21 TIME 9:51 AM FEE 154.00  
 FOR: MIDWAY, LLC  
 BY: CL WASATCH COUNTY RECORDER MARCY M MURRAY

# **Exhibit 3**





# THE RESERVE AT MIDWAY

PHASE 1 - AMENDED

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

**BASIS OF BEARING**  
 THE BASIS OF BEARING IS SOUTH 89°20'00" WEST ALONG THE SECTION LINE FROM THE FOUND 1978 ASPEN MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 22 TO THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

**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 \_\_\_\_\_ MAYOR ATTEST \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BELOW)  
 APPROVED \_\_\_\_\_ CITY ENGINEER APPROVED \_\_\_\_\_ CITY ATTORNEY (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE  
 \_\_\_\_\_ MIDWAY CITY PLANNING COMMISSION  
 DIRECTOR - SECRETARY \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 10-9a-803 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) \_\_\_\_\_

**SURVEYOR**  
 TROY L. TAYLOR, PLS  
 ELEMENT LAND SURVEYING  
 2296 SOUTH 270 EAST  
 HERRIS CITY, UTAH 84032  
 PHONE (801) 657-6748

DATE OF SURVEY: SEPT 2020

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT LOCATED SOUTH 89°04'13" WEST ALONG THE SECTION LINE 805.51 FEET AND NORTH 272.40 FEET FROM THE FOUND 1978 ASPEN MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;  
 THENCE NORTH 00°52'21" WEST 283.98 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE RIGHT 33.45 FEET (CENTRAL ANGLE OF 118°32" AND A CHORD BEARING SOUTH 87°05'14" EAST 33.40 FEET); THENCE SOUTH 81°30'00" EAST 18.56 FEET; THENCE NORTH 02°29'02" EAST 108.00 FEET; THENCE SOUTH 81°30'58" EAST 443.36 FEET; THENCE NORTH 08°14'43" WEST 210.48 FEET; THENCE NORTH 18°48'50" EAST 118.68 FEET; THENCE NORTH 08°39'17" EAST 202.98 FEET; THENCE NORTH 00°57'24" EAST 50.38 FEET; THENCE NORTH 07°28'58" WEST 198.79 FEET; THENCE NORTH 02°31'52" WEST 84.02 FEET; THENCE NORTH 01°09'14" WEST 243.47 FEET; THENCE ALONG SAID INTERLAKEN SUBDIVISION THE FOLLOWING 17 (SEVENTEEN) CALLS, NORTH 87°10'15" EAST 300.34 FEET, NORTH 09°28'07" WEST 43.55 FEET, NORTH 87°27'20" EAST 82.08 FEET, SOUTH 80°18'54" EAST 108.85 FEET, SOUTH 80°23'31" EAST 60.03 FEET, SOUTH 80°32'44" EAST 68.85 FEET, SOUTH 09°02'54" EAST 194.49 FEET, SOUTH 87°46'44" EAST 153.22 FEET, SOUTH 87°38'57" EAST 124.45 FEET, SOUTH 73°50'25" EAST 131.14 FEET, SOUTH 71°44'39" EAST 126.27 FEET, SOUTH 74°47'33" EAST 130.88 FEET, SOUTH 20°29'25" WEST 88.71 FEET, SOUTH 74°52'40" EAST 128.60 FEET, SOUTH 79°03'33" EAST 84.26 FEET, SOUTH 00°18'32" EAST 447.80 FEET, NORTH 83°48'43" EAST 310.44 FEET TO THE BURR HILL RANCHES SUBDIVISION; THENCE ALONG SAID BURR HILL RANCHES THE FOLLOWING 3 (THREE) CALLS, SOUTH 48°54'44" WEST 154.00 FEET, SOUTH 31°27'24" WEST 180.00 FEET, SOUTH 21°40'24" WEST 17.79 FEET TO THE WEST LINE OF SAID BURR HILL RANCHES; THENCE ALONG SAID NORTH LINE OF THE VALAIS PHASE II OF THE FOLLOWING 4 (FOUR) CALLS, NORTH 89°43'02" WEST 212.44 FEET, SOUTH 72°07'11" WEST 300.17 FEET, SOUTH 77°26'51" WEST 161.80 FEET, SOUTH 81°15'11" WEST 57.81 FEET TO THE JARED AND KURT WILSON FARM LLC PROPERTY; THENCE ALONG THE NORTH LINE OF SAID WILSON FARM PROPERTY THE FOLLOWING 4 (FOUR) CALLS, SOUTH 88°30'03" WEST 143.83 FEET, NORTH 89°32'22" WEST 198.73 FEET, NORTH 78°22'05" WEST 38.86 FEET, NORTH 81°30'58" WEST 421.12 FEET TO THE DOWNS RAY HALEY PROPERTY (SCOTTCH FIELD PLOD PHASE 4 SUBDIVISION); THENCE ALONG SAID HALEY PROPERTY THE FOLLOWING 1 (ONE) CALL, NORTH 82°04'13" WEST 97.28 FEET TO THE POINT OF BEGINNING.  
 CONTAINING: 46.835 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 RESERVE AT MIDWAY RECORDED \_\_\_\_\_ AS ENTRY NO. \_\_\_\_\_ IN BOOK \_\_\_\_\_ BEGINNING AT PAGE \_\_\_\_\_ (THE "DECLARATION")

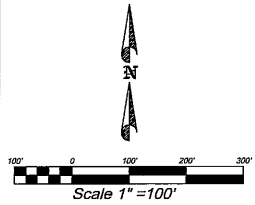
**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, EASEMENTS, AND COMMON AREA, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE, THOSE AREAS LABELED AS PRIVATE STREETS, EASEMENTS, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 BY: \_\_\_\_\_  
 MIDWAY VISTA DEVELOPMENT LLC

**ACKNOWLEDGMENT**  
 STATE OF UTAH )  
 COUNTY OF WASATCH ) S.S.  
 I, \_\_\_\_\_, 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

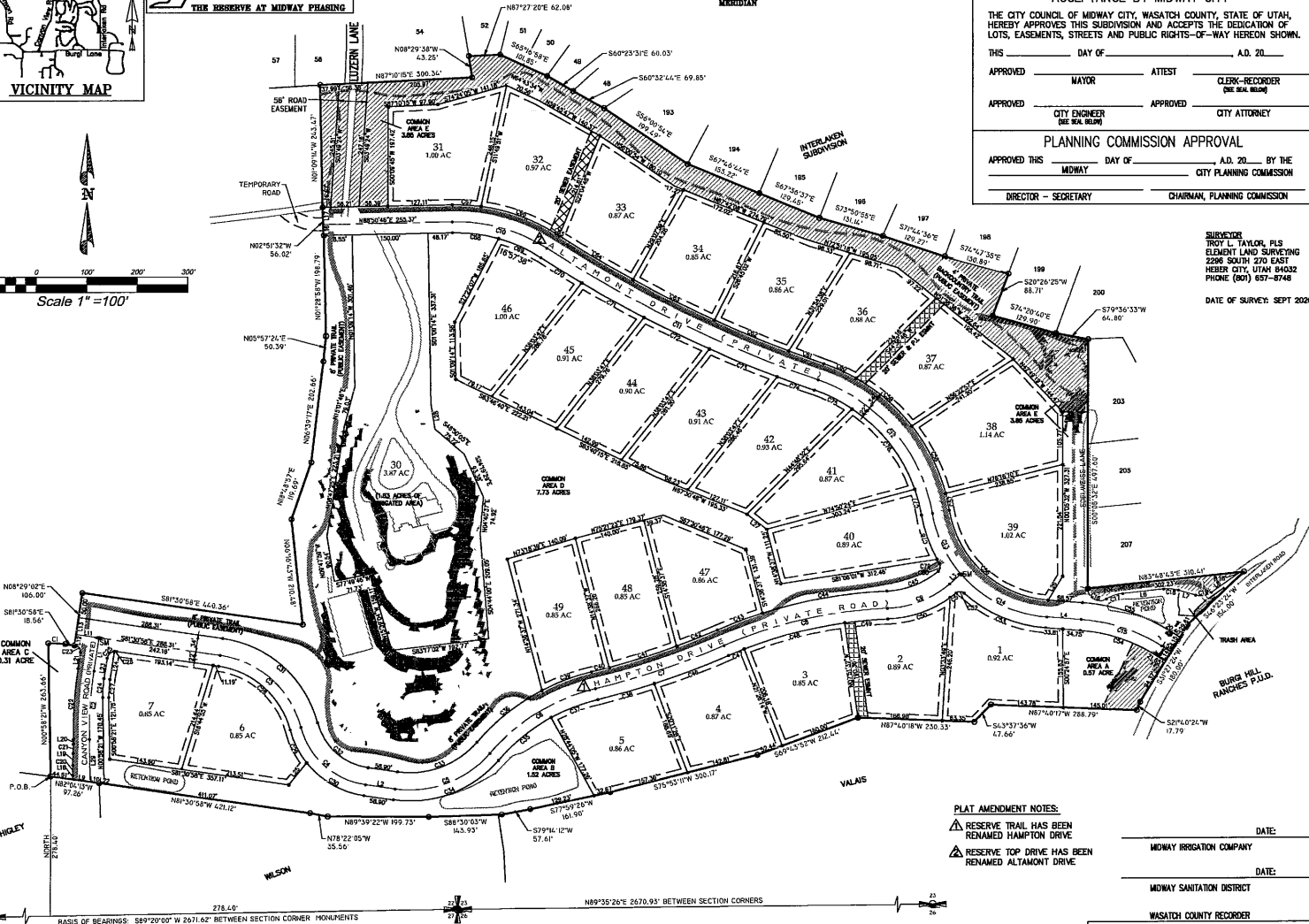
**COUNTY SURVEYOR'S CERTIFICATE**  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ ROS# \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ COUNTY SURVEYOR

**THE RESERVE AT MIDWAY**  
**PHASE 1 - AMENDED**  
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE: 1" = 100 FEET (SHEET 1 OF 2)

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



THE RESERVE AT MIDWAY PHASE 1 - AMENDED PLAT - 8 JULY 2021



**PLAT AMENDMENT NOTES:**  
 ▲ RESERVE TRAIL HAS BEEN RENAMED HAMPTON DRIVE  
 ▲ RESERVE TOP DRIVE HAS BEEN RENAMED ALTAMONT DRIVE

FOUND WASATCH COUNTY BRASS CAP IN CONCRETE MARKING THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND 1976 ASPEN MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 22 AND THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP IN MARKING THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN