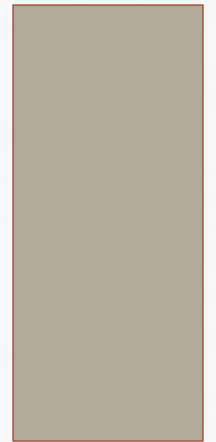


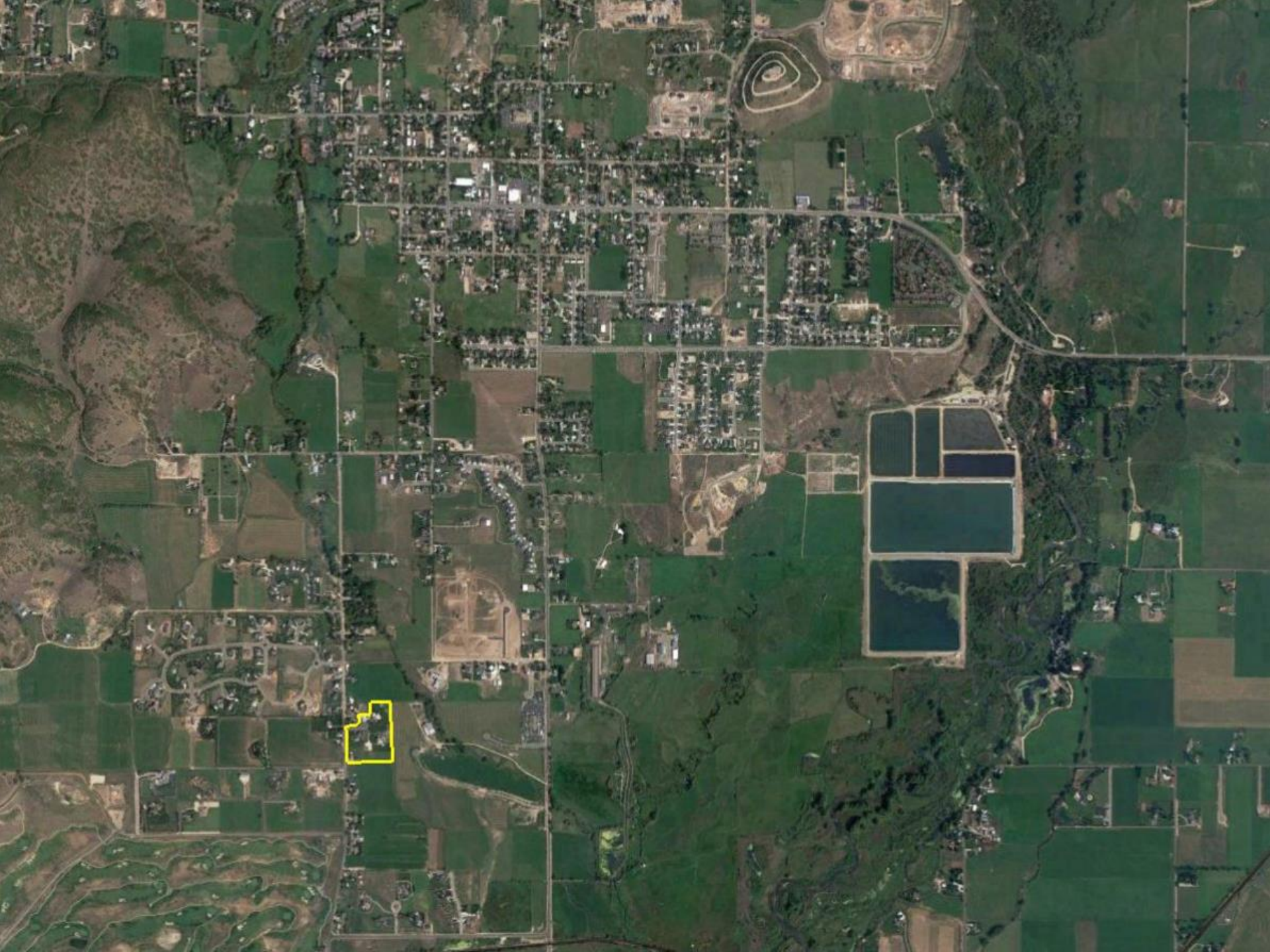
# WHIMSY WILLOWS

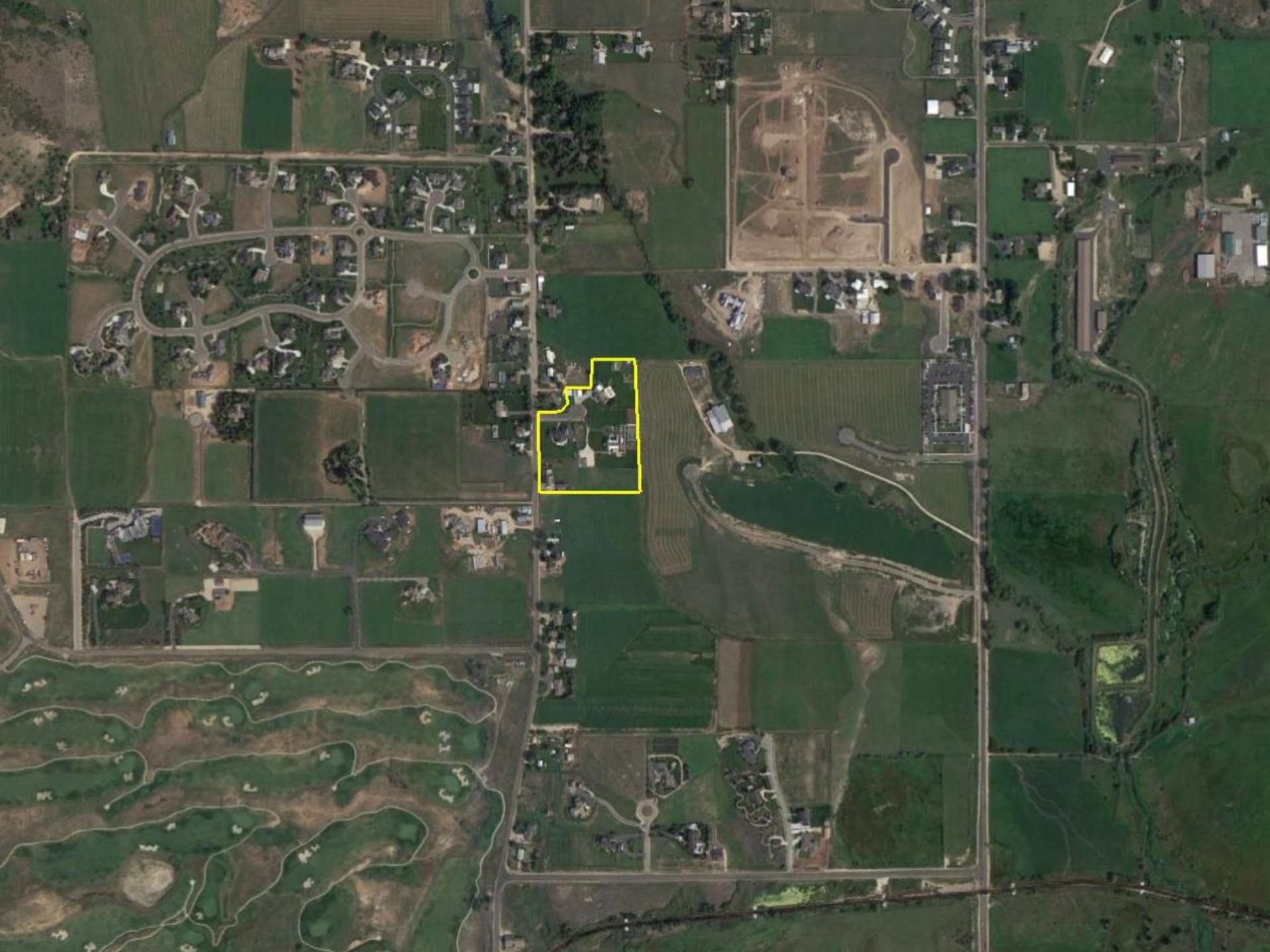
PLAT AMENDMENT

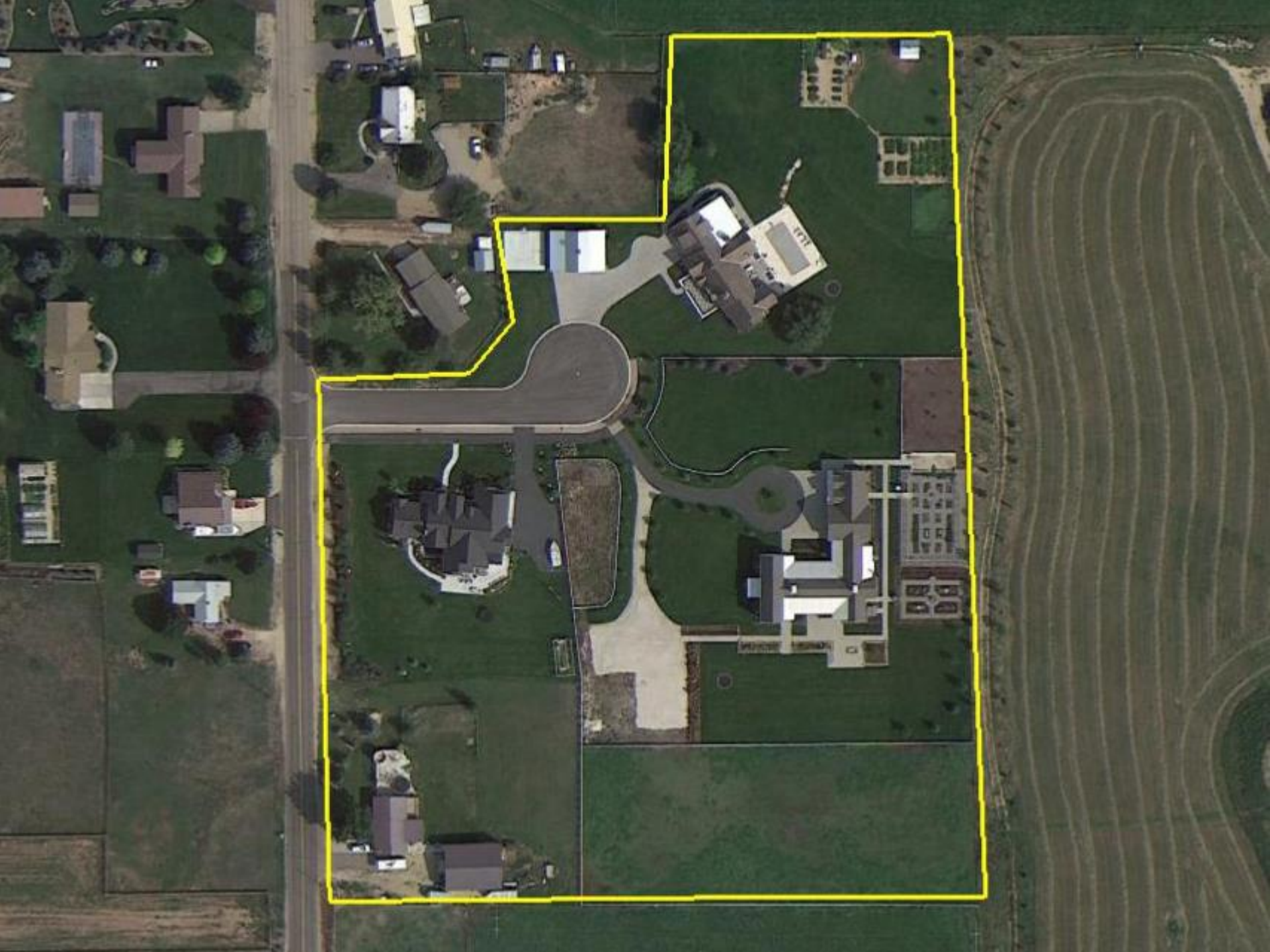


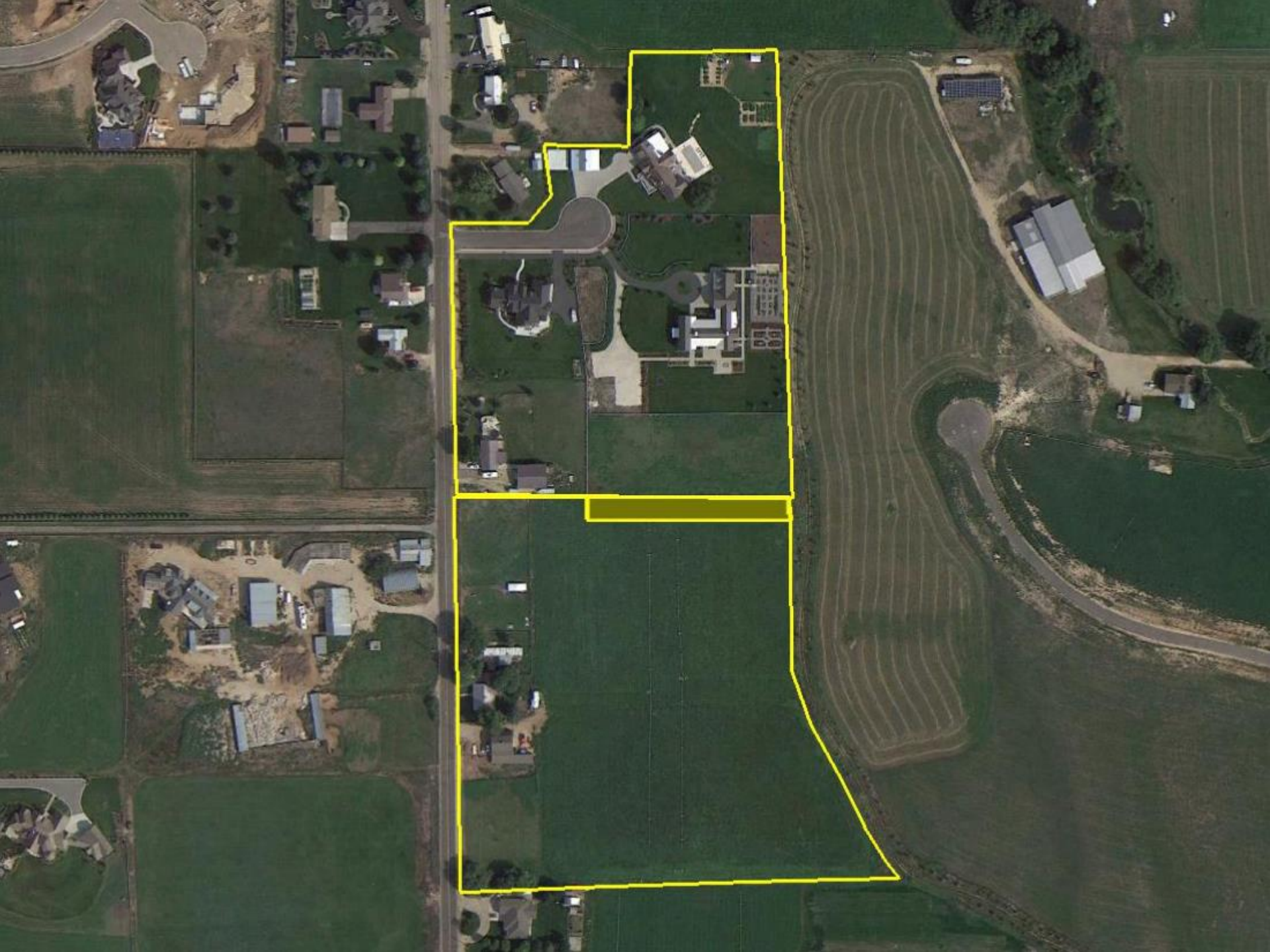
# PROPOSAL

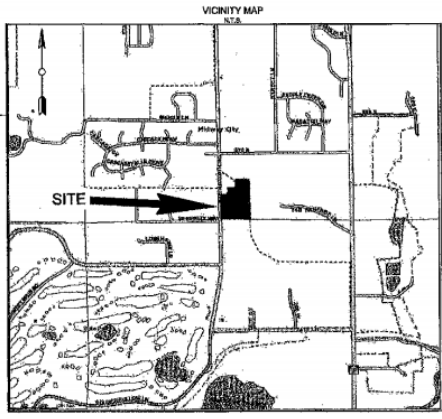
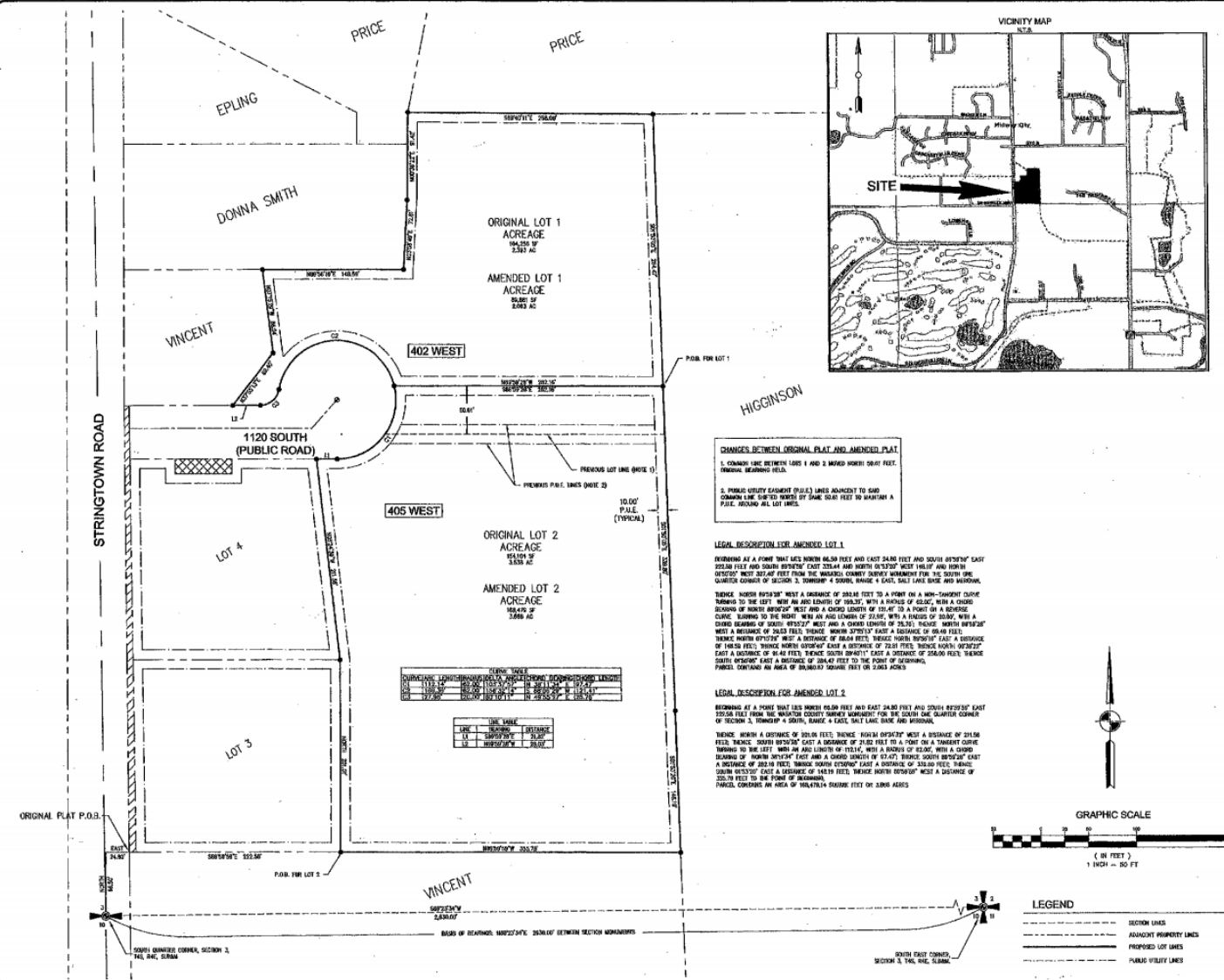
- Amend Whimsey Willow plat
  - Add 0.33 acres to lot 2 (approximately 41' x 354')
- Amendment can only occur after Vincent annexation plat is approved and recorded











**CHANGES BETWEEN ORIGINAL PLAT AND AMENDED PLAT**

1. CORNER LINE BETWEEN LOTS 1 AND 2 MARKED NORTH 89.42 FEET. ORIGINAL BEARING 15.0.
2. PUBLIC UTILITY EASEMENT (P.U.E.) LINES ADJUSTED TO SHD CORNER LINE SITUATED NORTH BY SAME 50.00 FEET TO MAINTAIN A P.U.E. WIDTH OF 40.00 FEET.

**LEGAL DESCRIPTION FOR AMENDED LOT 1**

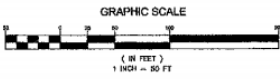
BEING AND A POINT THAT LIES NORTH 68.50 FEET AND EAST 24.00 FEET AND SOUTH 89.42 FEET EAST 25.00 FEET AND SOUTH 89.42 FEET WEST 30.00 FEET AND NORTH 89.42 FEET WEST 30.00 FEET FROM THE WEAATCH COUNTY SURVEY MONUMENT FOR THE SOUTH ONE QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

**LEGAL DESCRIPTION FOR AMENDED LOT 2**

BEING AND A POINT THAT LIES NORTH 68.50 FEET AND EAST 24.00 FEET AND SOUTH 89.42 FEET EAST 25.00 FEET FROM THE WEAATCH COUNTY SURVEY MONUMENT FOR THE SOUTH ONE QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

| SECTION | TOWNSHIP | RANGE | ACRES | DATE    |
|---------|----------|-------|-------|---------|
| 1       | 4        | 4     | 2.563 | 1/15/17 |
| 2       | 4        | 4     | 2.563 | 1/15/17 |
| 3       | 4        | 4     | 2.563 | 1/15/17 |
| 4       | 4        | 4     | 2.563 | 1/15/17 |

| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| 1    | N 89° 42' 00" E | 25.00    |
| 2    | S 89° 42' 00" W | 30.00    |
| 3    | S 89° 42' 00" W | 30.00    |
| 4    | N 89° 42' 00" E | 25.00    |



**LEGEND**

- SOLID LINE: SECTION LINES
- DASHED LINE: ADJACENT PROPERTY LINES
- DOTTED LINE: PROPOSED LOT LINES
- THICK DOTTED LINE: PUBLIC UTILITY LINES

### ORIGINAL PLAT BOUNDARY DESCRIPTION

BEING AND A POINT THAT LIES NORTH 68.50 FEET AND EAST 24.00 FEET FROM THE WEAATCH COUNTY SURVEY MONUMENT FOR THE SOUTH ONE QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 85°22'34" WEST BETWEEN THE WEAATCH COUNTY SURVEY MONUMENTS AT THE CORNER CORNER AND THE SOUTH ONE-CORNER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE GEODETIC SURVEYING ACT.

### SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9-803 OF THE UTAH CODE, I, **DAVID CHRISTENSEN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145799 IN ACCORDANCE WITH UTAH S.C. 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 MADE ALL MEASUREMENTS, AND MARKED PLACES, MONUMENTS AS REPRESENTED ON THE PLAT.

**DAVID CHRISTENSEN**  
PROFESSIONAL LAND SURVEYOR

7-12-17

**OWNER'S DEDICATION**

WHICH ALL MEN BY THESE PRESENTS THAT HAVE THE UNDERSIGNED OWNERS OF THE TRACTS OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED TO BE SUBDIVIDED INTO LOTS, BLOCKS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE WHIMSY WILLOW SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

**TEVIN P. PAYNE** 6/29/17  
**CHRISTOPHER R. PAYNE** 6/29/17  
**WILLIAM GARRY MECHAN** 6-29-17  
**KRYSTINE V. MECHAN** 6-29-17

### ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Wasatch

ON THIS 29th DAY OF July, 2017, I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Wasatch, IN SAID STATE OF Utah, ALL THE OWNERS OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY DO SO WITH THE OWNER'S DEDICATION FREELY AND VOLUNTARILY.

### ACKNOWLEDGEMENT

STATE OF Utah COUNTY OF Wasatch

ON THIS 29th DAY OF July, 2017, I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Wasatch, IN SAID STATE OF Utah, ALL THE OWNERS OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY DO SO WITH THE OWNER'S DEDICATION FREELY AND VOLUNTARILY.

**ADMINISTRATIVE BODY**  
**ATTEST:** Allen C. Bonner 6-29-17

**ATTORNEY**  
**ATTEST:** Corey 7/16/17

**PLANNING DIRECTOR**  
**ATTEST:** Wally 6-21-2017

**COUNTY SURVEYOR**  
**ATTEST:** John L. Harrison 6-29-17

**ENGINEERING**  
**ATTEST:** John L. Harrison 6-29-17

**MUNICIPAL INCORPORATION COMPANY**  
**ATTEST:** John L. Harrison 6-29-17

**MIDWAY SANITATION DISTRICT**  
**ATTEST:** John L. Harrison 6-29-17

PROJECT: L15-037  
SHEET: 1

**WHIMSY WILLOW SUBDIVISION**  
**AMENDED SUBDIVISION PLAT**  
AMENDING LOTS 1 & 2

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLMBA, MIDWAY, UTAH

DRAWN BY: DMD  
REVIEWED BY: BC  
SCALE: 1" = 50'  
DATE: 03/24/2017

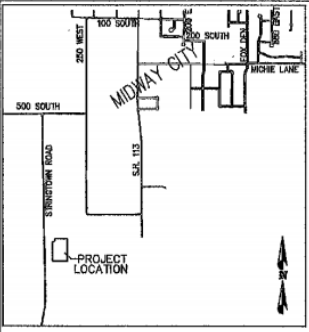
**Summit Engineering Group Inc.**  
Registered - Civil & Surveying  
900 WEST CENTER - P.O. BOX 119  
MIDWAY, UTAH 84049-0119  
PH: 801-392-3937 FAX: 801-392-3938

RECORDED  
BY: LA COUNTY CLERK  
DATE: 07-12-2017 TIME: 4:31 PM FEE: 39.00  
BY: LA WASHINGTON COUNTY RECORDER PRODUCE YOUR RECEIPT

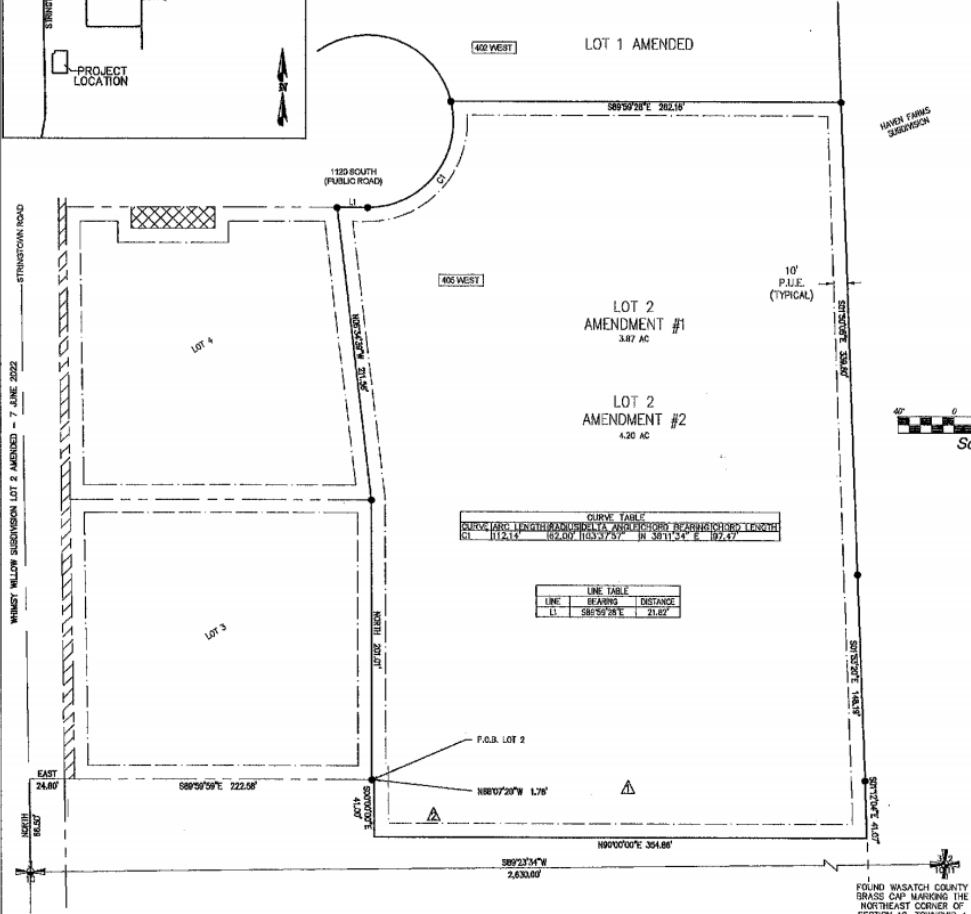
APPROVED AS TO FORM BY: John L. Harrison 6-29-17  
DATE: 6-29-17

DATE: 6-29-17

**WHIMSY WILLOW SUBDIVISION - LOT 2 SECOND AMENDMENT**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLBAM



WHIMSY WILLOW SUBDIVISION LOT 2 AMENDED - 7 JUNE 2022



**CHUCK TABLE**

| SURV | LRD | LEN    | BEA | UN | DIR | LA | AN | PRO | CR | BY | IN | SR | 11  | 24 | E | 102 | 47 |
|------|-----|--------|-----|----|-----|----|----|-----|----|----|----|----|-----|----|---|-----|----|
| 112  | 14  | 192.09 | 103 | 3  | 7   | 5  | 7  | IN  | 38 | 11 | 24 | E  | 102 | 47 |   |     |    |

**LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| 11   | S89°59'28"E | 282.15'  |

**RELAT AMENDMENT NOTES.**

- ▲ 0.33 ACRES ADDED TO LOT 2 FROM UNCLNT PROPERTY
- ▲ PUBLIC UTILITY EASEMENT RELOCATED TO 10' FROM NEW LOT BOUNDARY

FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**SURVEYOR**  
 TROY L. TAYLOR, PLS  
 ELEMENT LAND SURVEYING  
 2206 SOUTH 220 EAST  
 HEGER CITY, UT 84032  
 PHONE (801) 657-8748

DATE OF SURVEY: APRIL 2022

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-89-803 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)

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°23'34" WEST BETWEEN THE WASATCH COUNTY SURVEY MONUMENTS AT THE SOUTHEAST CORNER AND THE SOUTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE 1983 CENTRAL ZONE BEARINGS.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT THAT LIES NORTH 89°23'34" WEST AND EAST 24.60 FEET AND SOUTH 112°00'00" WEST 282.15 FEET FROM THE NEAREST COUNTY SURVEY MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.  
 THENCE NORTH A DISTANCE OF 282.15 FEET, THENCE NORTH 89°23'34" WEST A DISTANCE OF 214.56 FEET, THENCE SOUTH 89°23'34" EAST A DISTANCE OF 21.82 FEET TO A POINT ON A TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 192.40, WITH A RADIUS OF 42.00', WITH A BEARING BEARING OF NORTH 89°23'34" EAST AND A CHORD LENGTH OF 87.47', THENCE NORTH 89°23'34" EAST A DISTANCE OF 282.15 FEET, THENCE SOUTH 89°23'34" EAST A DISTANCE OF 308.85 FEET, THENCE SOUTH 89°23'34" EAST A DISTANCE OF 148.16 FEET, THENCE SOUTH 89°23'34" EAST A DISTANCE OF 41.07 FEET, THENCE WEST A DISTANCE OF 30.48 FEET, THENCE NORTH A DISTANCE OF 41 FEET, THENCE NORTH 89°23'34" WEST A DISTANCE OF 4.78 FEET TO THE POINT OF BEGINNING.  
 PARCEL CONTAINS AN AREA OF 4.20 ACRES

**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 HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 NEVIN PAYNE

**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.  
 DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 MAYOR CLERK-RECORDER  
 APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
 CITY ENGINEER (SEE SEAL) CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

THIS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE  
 \_\_\_\_\_ CITY PLANNING COMMISSION  
 PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

**WHIMSY WILLOW  
 LOT 2 SECOND AMENDMENT**

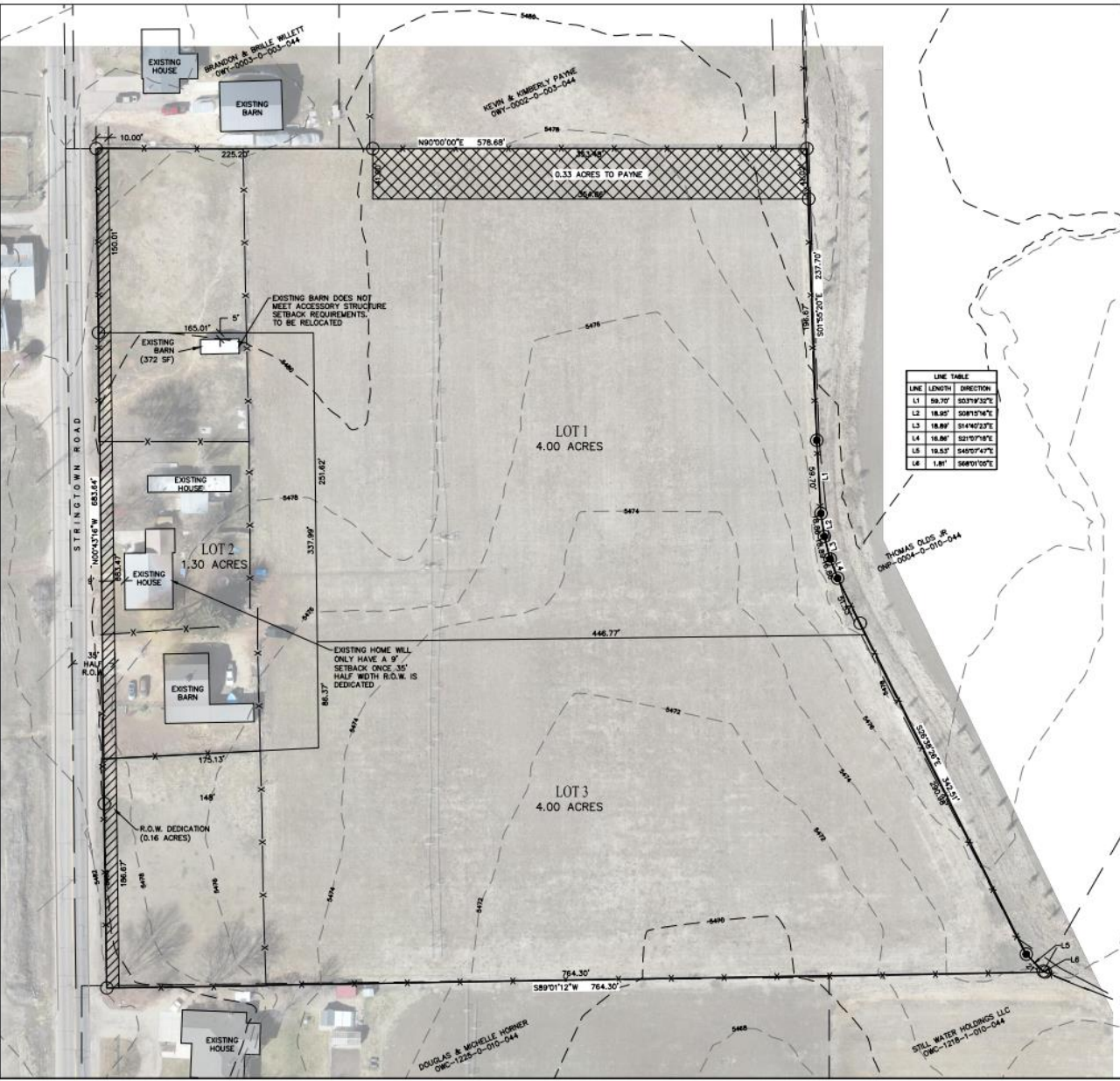
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLBAM  
 SCALE 1" = 40 FEET

DATE \_\_\_\_\_  
 MIDWAY REGULATION COMPANY  
 DATE \_\_\_\_\_  
 MIDWAY SANITATION DISTRICT  
 COUNTY RECORDER

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

| REGISTRAR SEAL | MAYOR PUBLIC SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|----------------|-------------------|--------------------|---------------------|
|                |                   |                    |                     |

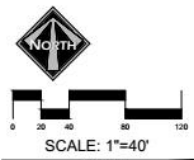




LAND USE SUMMARY  
 TOTAL PROPERTY 9.79 ACRES  
 NUMBER OF LOTS 3

- LEGEND**
- EXISTING FENCE
  - ▨ R.O.W. DEDICATION (0.16 ACRES)
  - ▩ AREA TO PAYNE PROPERTY
  - ▩ PLAT AMENDMENT TO WHIMSY WILLOW SUBDIVISION REQUIRED

\*THIS IS A CONCEPT PLAN ONLY. NO APPROVALS FROM MIDWAY CITY HAVE BEEN OBTAINED. PLAN IS SUBJECT TO CHANGE DURING THE APPROVAL PROCESS.



PAYNE  
 VINCENT PROPERTY  
 CONCEPT PLAN #1

**ENGINEERING**  
 380 E Main St. Suite 204  
 Midway, MO 64649  
 ph 435.657.9749

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS REVISIONS AND RECALCULATED.

PAUL D. BERG, P.E.  
 SERIAL NO. 295396  
 DATED 12 MAY 2022

DESIGN BY: FBR DATE: 12 MAY 2022 SHEET: 1  
 DRAWN BY: DAW REV:

# UTAH CODE 10-9A-608(5)

- A lot line adjustment is an administrative action, according to state law, as long as the properties comply with the land use ordinance. 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). 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

- Lot 2 will continue to conform to the requirements of the RA-1-43 zone.
- State law requires a land use authority to approve a lot line adjustment if the exchange will not result in a violation of any land use ordinance, no violations have been identified.
- State law states a plat amendment may be considered by the land use authority at a public meeting.
- No public street, right-of-way, or easement will be vacated or altered.
- The Vincent Parcel is not currently in the City limits so the plat amendment may not be recorded until the annexation is recorded.