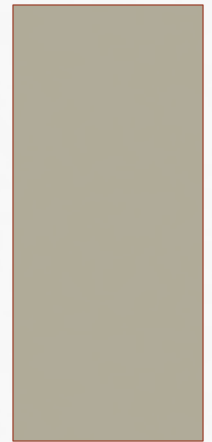


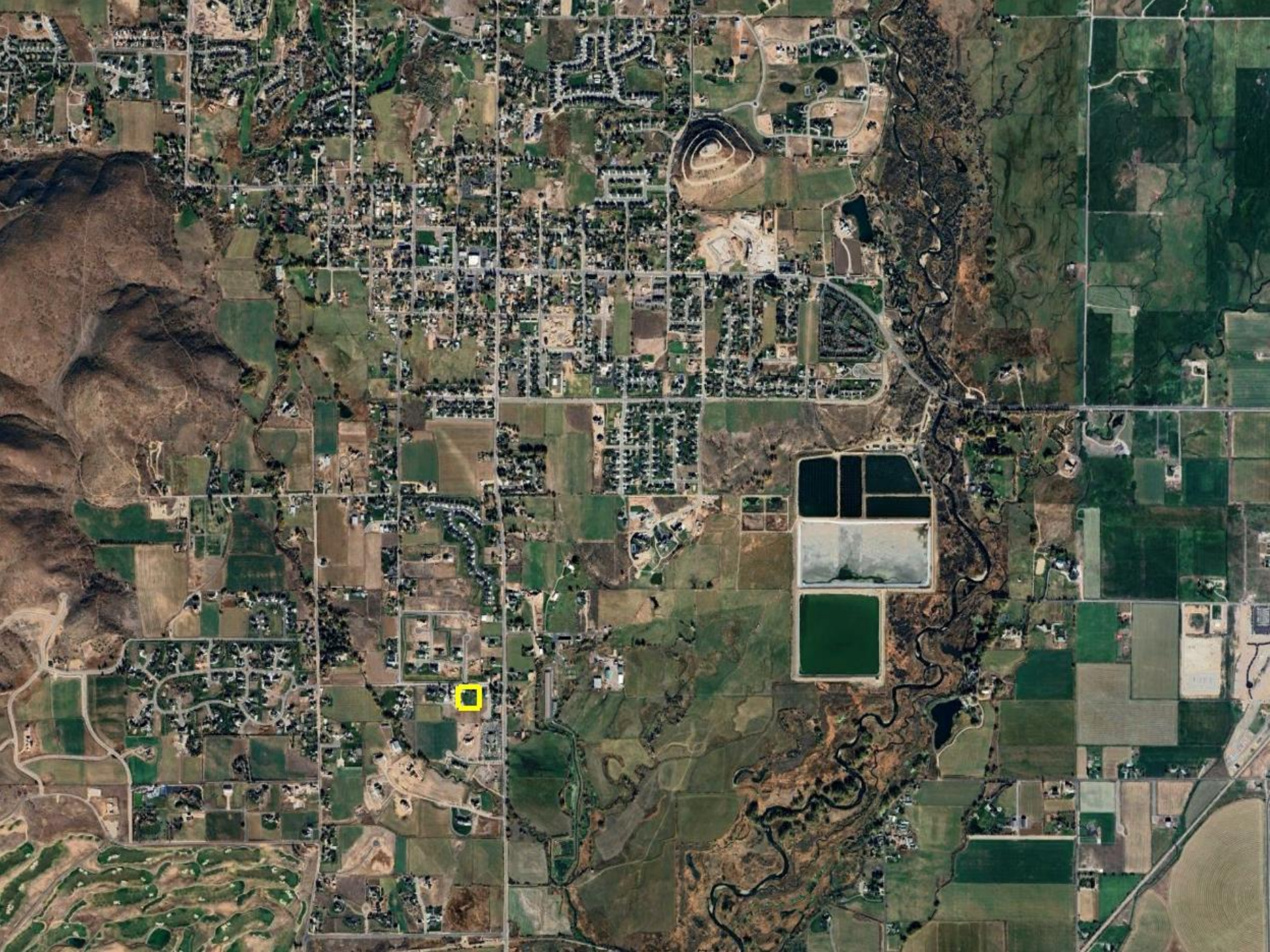
# KRAIG FORD SUBDIVISION

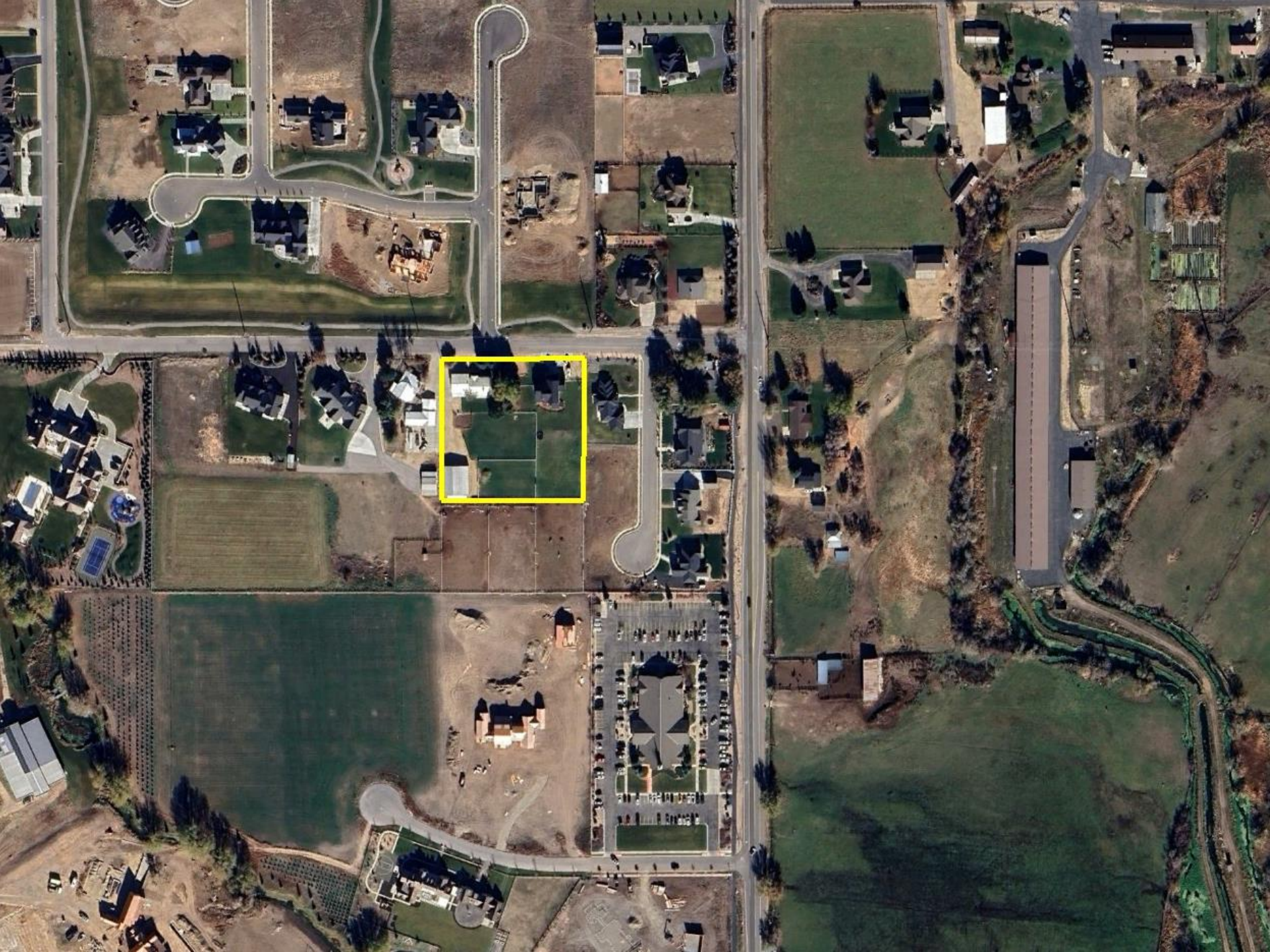
PLAT AMENDMENT

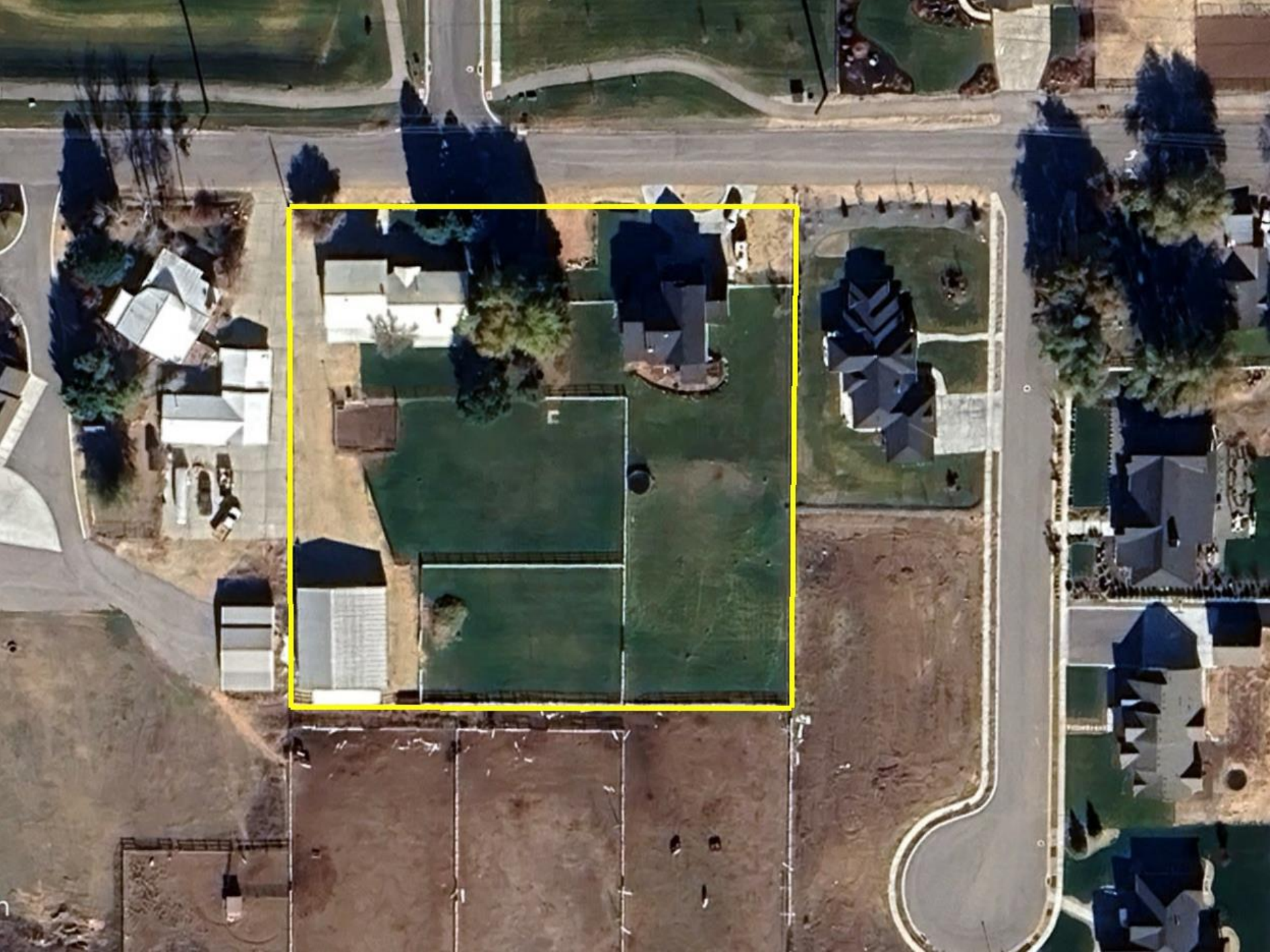


# LAND USE SUMMARY

- Kraig Ford 2-lot subdivision
  - Recoded 2-14-2019
- Zoned R-1-22
- Lot 1
  - Current - 1 acre
  - Proposed – 1.23 acres
- Lot 2
  - Current – 1.09 acres
  - Proposed – 0.86 acres
- Both lots will continue to comply with the R-1-22 zone





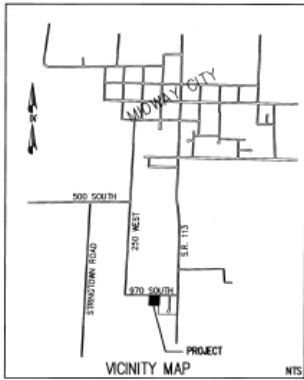


**Current Lot Boundary**



**Proposed Lot Boundary**



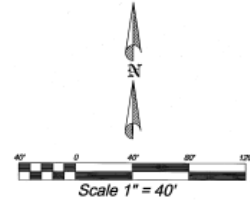


LOCATED IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

### KRAIG FORD SUBDIVISION

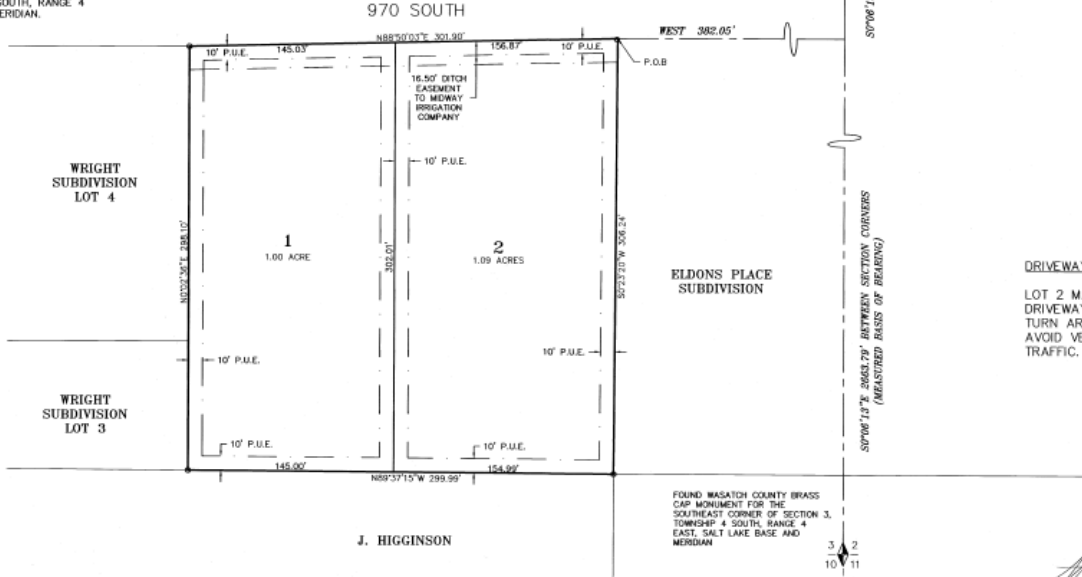
LOCATED IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

FOUND WASATCH COUNTY BRASS CAP MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



#### ADDRESS TABLE

LOT	ADDRESS
1	115 WEST 970 SOUTH
2	81 WEST 970 SOUTH



#### DRIVEWAY NOTE:

LOT 2 MAY ONLY HAVE ONE DRIVEWAY AND SHALL HAVE A TURN AROUND ON THE LOT TO AVOID VEHICLES BACKING INTO TRAFFIC.

SURVEYOR  
 JASON C. JENKINS, P.L.S.  
 JASON C. JENKINS  
 PO BOX 411  
 MIDWAY, UT 84049  
 PHONE: 435-871-2595  
 DATE OF SURVEY: 27 JULY 2017

COUNTY RECORDER

ENTRY: 460645 BOOK: 1244 PAGE: 194-803  
 DATE: 05-17-18 TIME: 3:10 PM FEE: 39.00  
 FOR: Ford, KRAIG, K  
 PL: 16 - PLASTER COUNTY'S ENCUMBRANCE PROJECT FOR FOLDER

*Steve Brown* DATE: 4-26-18  
 MIDWAY IRRIGATION COMPANY  
*Steve Brown* DATE: 4-19-18  
 MIDWAY SANITATION DISTRICT

#### COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 18 DAY OF Nov, 2018

ROS # 3194

*Jason C. Jenkins*  
 COUNTY SURVEYOR

#### SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, JASON C. JENKINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6119653 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.

11-6-2018  
 DATE *Jason C. Jenkins*  
 SURVEYOR (SEE SEAL BELOW)

#### BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00°06'13" EAST 1345.95 FEET AND WEST 382.05 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°23'20" WEST 306.24 FEET; THENCE NORTH 89°37'15" WEST 299.99 FEET; THENCE NORTH 00° 02' 36" EAST 298.10 FEET; THENCE NORTH 89°50'03" EAST 301.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.09 ACRES MORE OR LESS.

#### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS RECORD OF SURVEY IS SOUTH 00°06'13" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

#### 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, AND 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 11-7-2018 DAY OF November, A.D. 2018.

BY: *Jason C. Jenkins*  
 FOR: K. FORD TRUST

#### ACKNOWLEDGMENT

STATE OF UTAH ) S.S.  
 COUNTY OF WASATCH )  
 ON THE 17th DAY of November, A.D. 2018, PERSONALLY APPEARED BEFORE ME, *Jason C. Jenkins*, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO EXECUTE THE SAME IN THE CAPACITY INDICATED.  
 MY COMMISSION EXPIRES 2/19/19 *Jason C. Jenkins*  
 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.  
 THIS 14 DAY OF February, A.D. 2019.

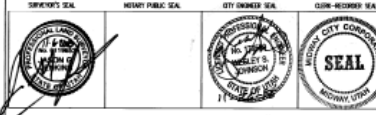
APPROVED *Michael Johnson* ATTEST *Steve Johnson*  
 MAYOR CLERK-RECORDER  
 APPROVED *Steve Johnson* APPROVED *Corbett*  
 CITY CLERK CITY ATTORNEY

#### PLANNING COMMISSION APPROVAL

APPROVED THIS 13 DAY OF November, A.D. 2018 BY THE  
 MIDWAY CITY PLANNING COMMISSION  
*Paul R. Smith* CHAIRMAN, PLANNING COMMISSION

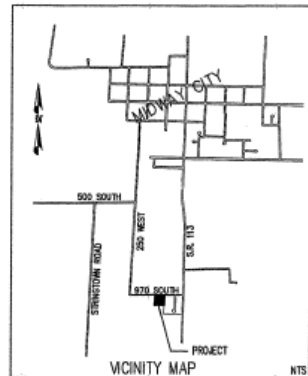
#### KRAIG FORD SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 LOCATED IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.  
 SCALE: 1" = 40 FEET





KRAIG FORD SUBDIVISION - AMENDED 30 DECEMBER 2024

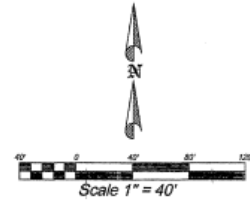


LOCATED IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

### KRAIG FORD SUBDIVISION - AMENDED

LOCATED IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

FOUR IRISHCATCH COUNTY BRASS CAP SURVEY THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



#### ADDRESS TABLE

LOT	ADDRESS
1	115 WEST 970 SOUTH
2	81 WEST 970 SOUTH

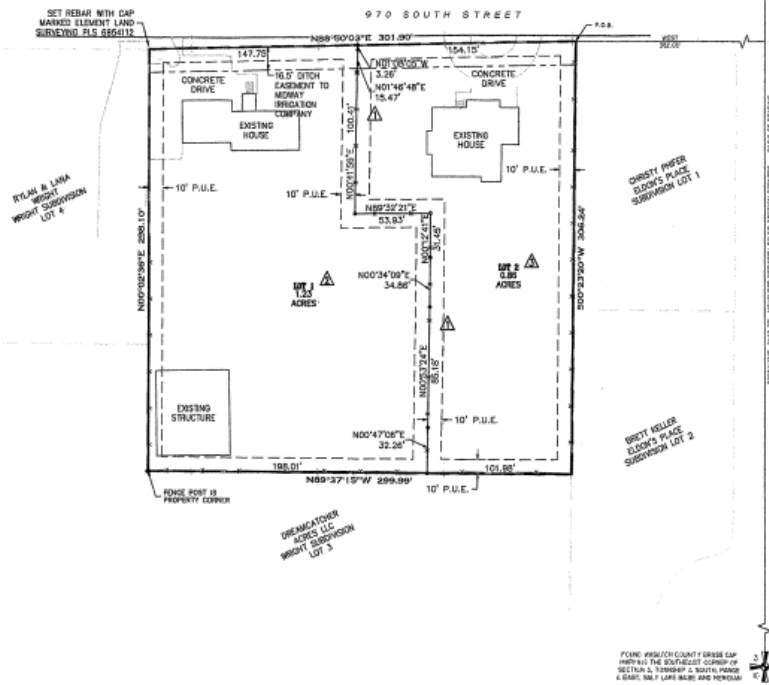
#### LEGEND

EXISTING FENCE

- ▲ LOT LINE BETWEEN LOTS 1 AND 2 HAS BEEN CHANGED TO MATCH AN EXISTING FENCE. LOCATION OF PUBLIC UTILITY EASEMENT HAS CHANGED
- ▲ LOT 1 HAS BEEN ENLARGED TO 1.33 ACRES. ORIGINAL LOT WAS 1.00 ACRES.
- ▲ LOT 2 HAS BEEN REDUCED TO 0.86 ACRES. ORIGINAL LOT WAS 1.00 ACRES.

REMARKS: LOT 2 MAY ONLY HAVE ONE DRIVEWAY AND SHALL HAVE A TURN AROUND ON THE LOT TO AVOID VEHICLES BACKING INTO TRAFFIC.

FOUR IRISHCATCH COUNTY BRASS CAP SURVEY THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



SURVEYOR  
TROY L. TAYLOR, PLS  
ELEMENT LAND SURVEYING  
2298 SOUTH 230 EAST  
MIDWAY CITY, UT 84052  
PHONE (801) 657-8748  
DATE OF SURVEY: DECEMBER 2024

COUNTY RECORDER  
  
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
ROS # \_\_\_\_\_  
COUNTY SURVEYOR

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

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 (SEE SEAL BELOW) APPROVED \_\_\_\_\_ CITY ATTORNEY

**SURVEYOR'S CERTIFICATE**  
IN ACCORDANCE WITH SECTION 10-9-603 OF THE UTAH CODE, I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8664112 IN ACCORDANCE WITH TITLE 98, CHAPTER 23 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.

SURVEYOR: SEE SEAL BELOW DATE: \_\_\_\_\_

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT WHICH IS SOUTH 0°06'13" EAST 1345.85 FEET AND WEST 382.05 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 09°23'20" WEST 398.24 FEET; THENCE NORTH 89°37'15" WEST 239.99 FEET; THENCE NORTH 00° 02' 36" EAST 298.10 FEET; THENCE NORTH 88°05'03" EAST 301.90 FEET TO THE POINT OF BEGINNING.  
CONTAINS 2.00 ACRES MORE OR LESS.

**BASIS OF BEARINGS**  
THE BASIS OF BEARING FOR THIS RECORD OF SURVEY IS SOUTH 00°16'13" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

**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, AND 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\_\_\_\_

BY: KRAIG R. FORD TRUST  
BY: BRENDA L. FORD TRUST  
BY: MATTHEW BERK  
BY: CHELSEA BERK

**ACKNOWLEDGMENT**  
STATE OF UTAH ) S.S.  
COUNTY OF WASATCH )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO FULLY ACKNOWLEDGED TO ME THAT HE/SHE/DOES/ SHE/IT IS THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**  
STATE OF UTAH ) S.S.  
COUNTY OF WASATCH )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO FULLY ACKNOWLEDGED TO ME THAT HE/SHE/DOES/ SHE/IT IS THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**  
STATE OF UTAH ) S.S.  
COUNTY OF WASATCH )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO FULLY ACKNOWLEDGED TO ME THAT HE/SHE/DOES/ SHE/IT IS THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**  
STATE OF UTAH ) S.S.  
COUNTY OF WASATCH )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO FULLY ACKNOWLEDGED TO ME THAT HE/SHE/DOES/ SHE/IT IS THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

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

**KRAIG FORD SUBDIVISION - AMENDED**  
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
LOCATED IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.  
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL: SEE SEAL BELOW MIDWAY PUBLIC SEAL: \_\_\_\_\_ CITY ENGINEER SEAL: \_\_\_\_\_ CLERK-RECORDER SEAL: \_\_\_\_\_

SET REBAR WITH CAP  
MARKED ELEMENT LAND  
SURVEYING PLS 8864112

970 SOUTH STREET

P.O.B.

WEST  
382.00'

N88°30'03"E 301.80'

147.75'

154.15'

CONCRETE DRIVE

16.5' DITCH  
EASEMENT TO  
MERRY IRRIGATION  
COMPANY

EXISTING  
HOUSE

NUT CRACK W

3.28'

N01°46'48"E

15.47'

CONCRETE DRIVE

EXISTING  
HOUSE

10' P.U.E.

CHRISTY PAPER  
ELSON'S PLACE  
SUBDIVISION LOT 1

RYLAN & LARA  
WRIGHT  
WRIGHT SUBDIVISION  
LOT 4

N00°02'36"E 288.10'

10' P.U.E.

10' P.U.E.

N00°01'58"E 100.41'

N89°32'21"E

53.83'

N00°27'41"E

31.45'

LOT 1  
1.25  
ACRES

N00°34'09"E

34.88'

LOT 2  
0.85  
ACRES

N00°23'47"E

86.18'

EXISTING  
STRUCTURE

N00°47'08"E

32.38'

10' P.U.E.

N48°30' E W-05-LE-005

195.01'

N89°37'15"W 299.99'

101.88'

10' P.U.E.

FOUR POST IS  
PROPERTY CORNER

THE MATCHBOX  
ACRES, LLC  
WRIGHT SUBDIVISION  
LOT 3

BRETT KELLER  
ELSON'S PLACE  
SUBDIVISION LOT 2

# STATE CODE

- Subsection 9a-608(5)(b) states
  - “The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.”

# PROPOSED FINDINGS

- The lot line between lots 1 and 2 will be adjusted.
- Both lots will continue to comply with the requirements of the R-1-22 zone.
- State code requires that the petition be approved if no land use ordinance is violated.
- No public street, right-of-way, or easement will be vacated or altered.
- 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.