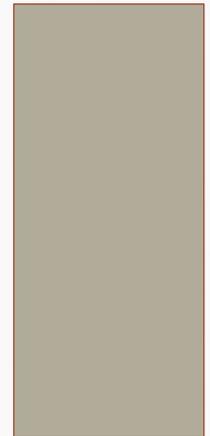


THE CASCADES AT SOLDIER  
HOLLOW LOTS 36 & 37

PLAT AMENDMENT



# LAND USE SUMMARY

- R-1-15 zone
- Lot 82
  - 0.4 of an acre
- Lot 83
  - 0.4 of an acre
- Combine both lots into a 0.8-acre lot



Home

Stead Dr

N 400 W

N 300 W

W 200 N

W 100 N

N Center St

E 250 W

300 N

E 002 N

N 100 E

River Rd

N 300 E

E Main St

S 550 E

S 580 E

700 E

Hamlet Cir N

Rans Ln

S Ryan Ln

N 1750 W St

W 300 S

W 350 S

S 80 E

S 100 E

E 200 E

S 200 E

E 260 S

E 300 S

Silver Fox Rd

S Fox Den Rd

W 500 S

W 73 W

W 500 S

S 250 W

E 850 S

S Wards Ln

W 865 S

Cascade Pkwy

W 970 S

Stringtown Rd

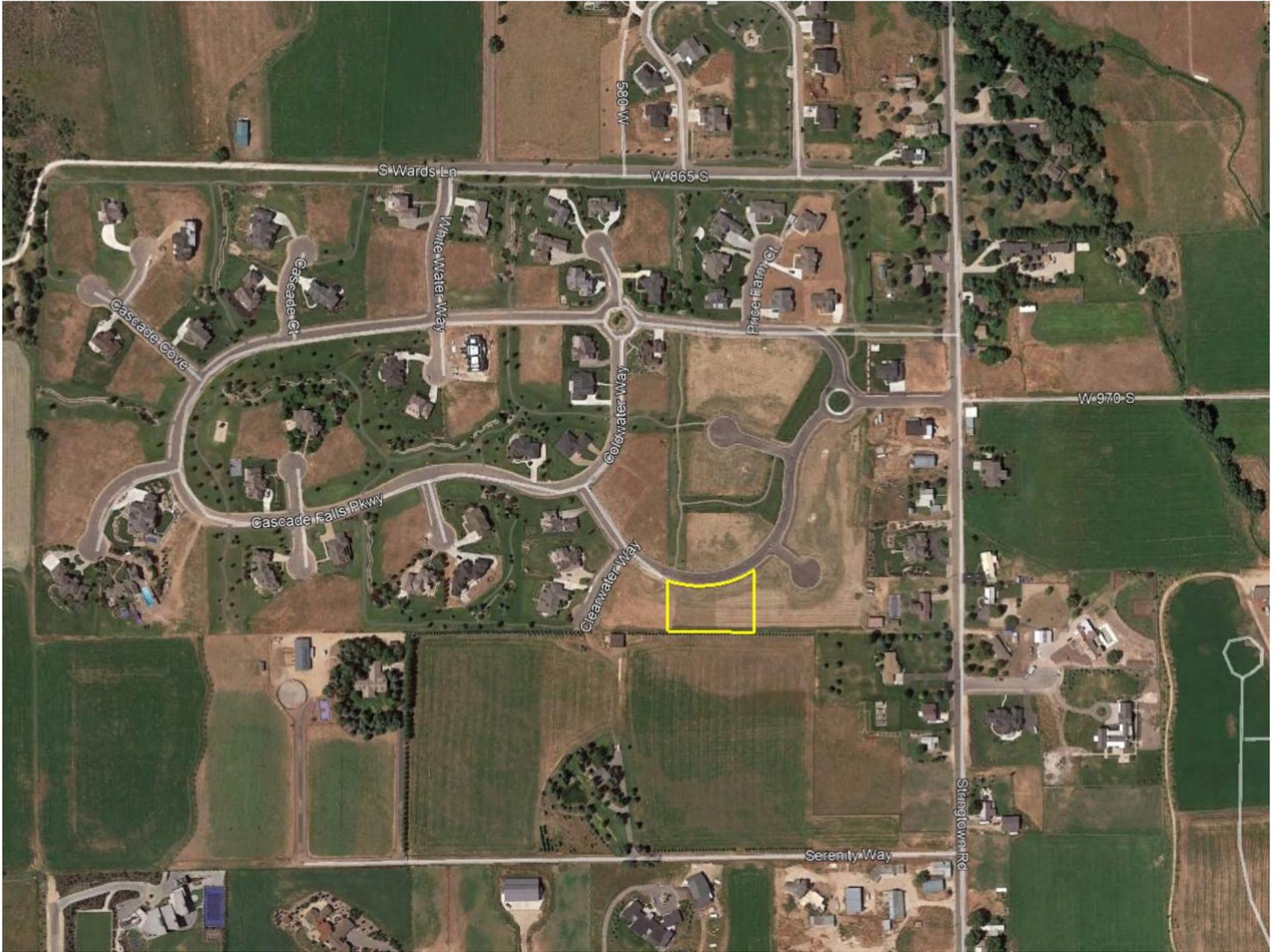
Serenity Way

Cascade Springs Dr

220

113

Casperville Rd



580 W

S Wards Ln

W 865 S

Cascade Cove

Cascade Ct

White Water Way

Price Farm Ct

W 970 S

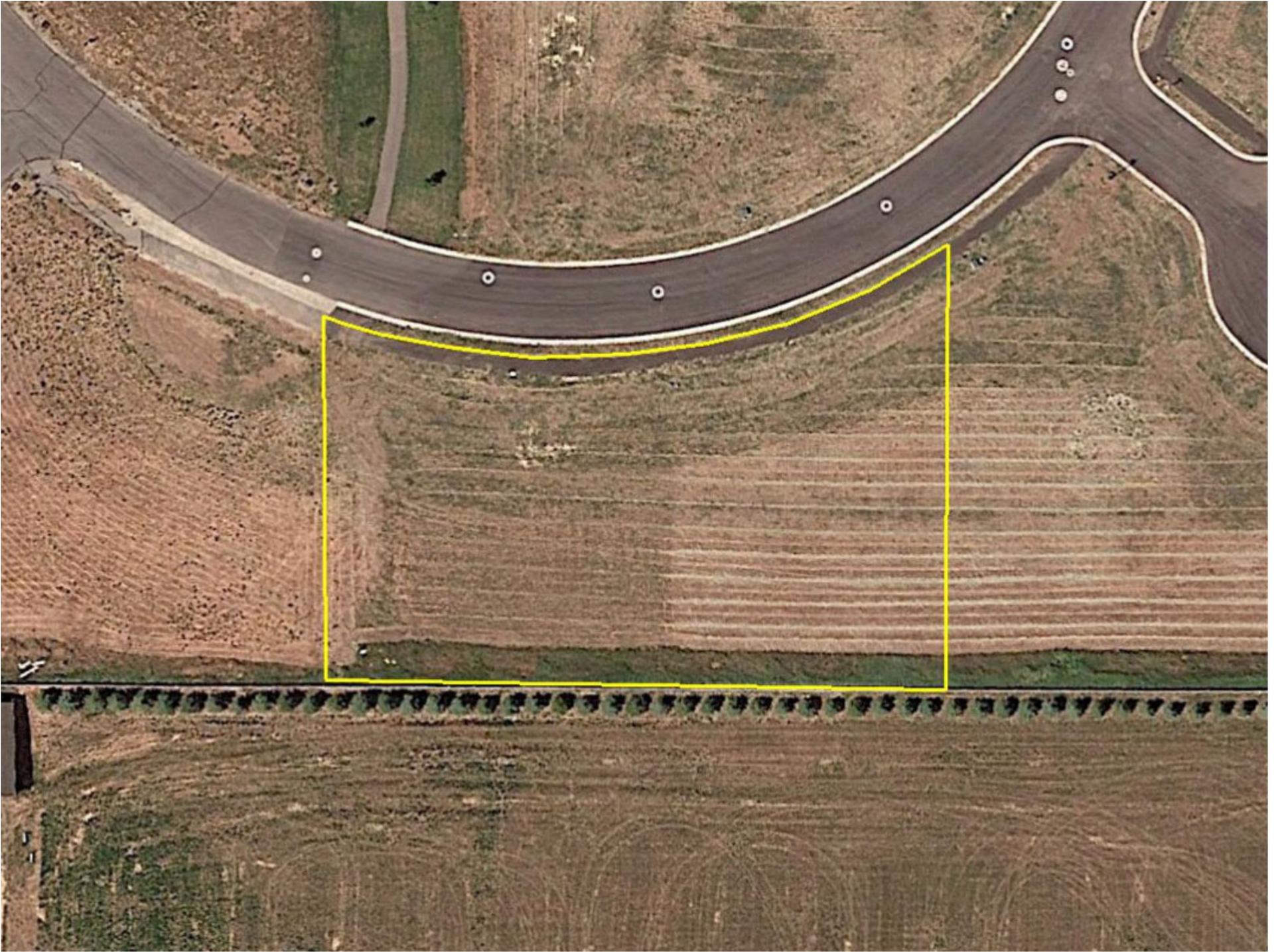
Cascade Falls Pkwy

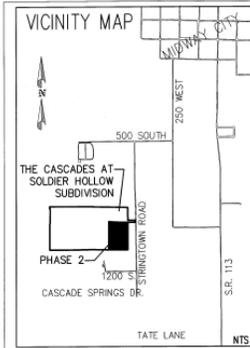
Coldwater Way

Clearwater Way

Serenity Way

Stingtown Rd





FOUND AND ACCEPTED REBAR AND CAP SURVEY MARKER STAMPED PLS 151080 (GLEN HATCH) - SEE SURVEY PLING NO. 668) AT WEST 1/4, SECTION 3, 14S, R4E, SLBAM

THE CASCADES AT SOLDIER HOLLOW PHASE 1 (AMENDED)

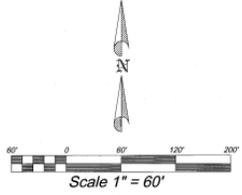
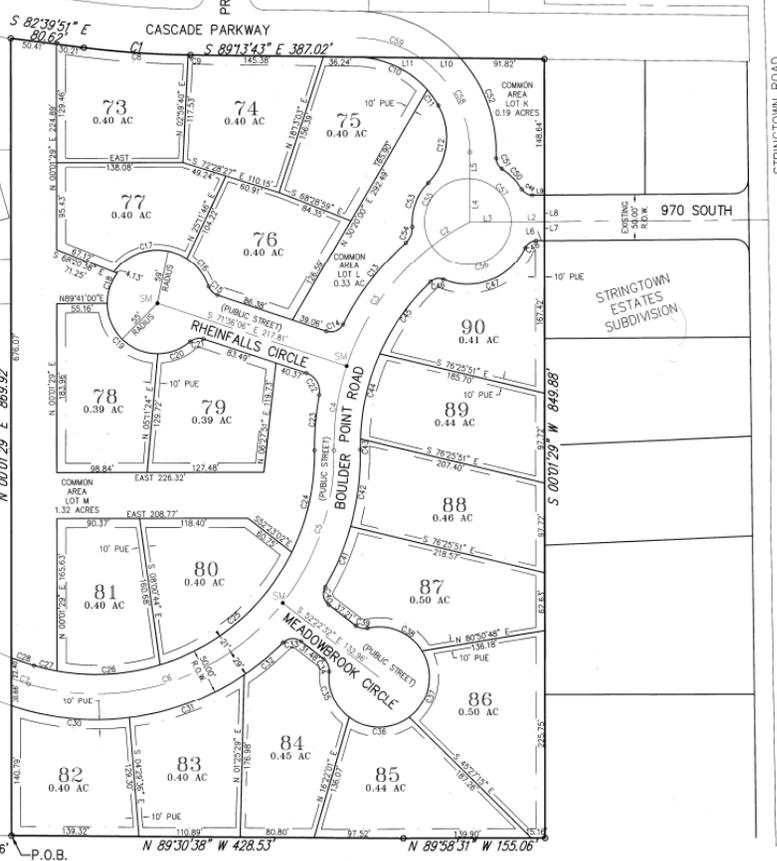
MEASURED MONUMENT 20' x 20' x 20' x 20' BETWEEN SECTION CORNERS

ALONG SECTION LINE N 00°01'29" E 869.92'

N 00°03'36" W 686.67'

SOUTHWEST CORNER, SECTION 3, 14S, R4E, SLBAM (FOUND WASATCH COUNTY SURVEY MONUMENT)

THE CASCADES AT SOLDIER HOLLOW PHASE 1 (AMENDED)



**COMMON AREA NOTES:**

- ALL COMMON AREA LOTS ARE DEDICATED AS STORM DRAIN EASEMENTS. ALL STORM DRAIN PIPELINES, PONDS, SUMPS AND EASEMENTS WILL BE MAINTAINED BY THE CASCADES AT SOLDIER HOLLOW HOME OWNERS ASSOCIATION.
- THE CASCADES AT SOLDIER HOLLOW HOME OWNERS ASSOCIATION IS OBLIGATED TO MAINTAIN ALL COMMON AREAS. MAINTENANCE PROVIDED BY 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 ASSOCIATION'S FAILURE TO DO SO AT HOMEOWNER'S EXPENSE.
- THERE SHALL BE NO STRUCTURES BUILT IN THE COMMON AREA PARCELS THAT ARE USED FOR OPEN SPACE.
- THIS SUBDIVISION IS LOCATED WITHIN AN AGRICULTURAL COUNTY AND IS SUBJECT TO THE NOISE, ODORS, DUST, ETC. FOR SUCH ACTIVITIES.

**LEGEND:**

- SURVEY MONUMENT

**PUE NOTE:** ALL COMMON AREA LOTS ARE DEDICATED AS A PUBLIC UTILITY EASEMENT.

**ADDRESS TABLE**

LOT	ADDRESS
73	563 WEST CASCADE PARKWAY
74	535 WEST CASCADE PARKWAY
75	513 WEST CASCADE PARKWAY
76	544 WEST RHEINFALLS CIRCLE
77	558 WEST RHEINFALLS CIRCLE
78	558 WEST RHEINFALLS CIRCLE
79	545 WEST RHEINFALLS CIRCLE
80	540 WEST BOULDER POINT ROAD
81	564 WEST BOULDER POINT ROAD
82	569 WEST BOULDER POINT ROAD
83	551 WEST BOULDER POINT ROAD
84	537 WEST MEADOWBROOK CIRCLE
85	503 WEST MEADOWBROOK CIRCLE
86	502 WEST MEADOWBROOK CIRCLE
87	510 WEST MEADOWBROOK CIRCLE
88	525 SOUTH BOULDER POINT ROAD
89	521 SOUTH BOULDER POINT ROAD
90	513 SOUTH BOULDER POINT ROAD

TROY L. TAYLOR - PLS ELEMENT LAND SURVEYOR  
2296 SOUTH 270 EAST  
HEBER CITY, UT 84032  
801-857-8748

DATE: 3/6/18  
DATE: 3/16/18  
DATE: 5/16/18

SOUTH 1/4 CORNER, SECTION 3, 14S, R4E, SLBAM (FOUND WASATCH COUNTY SURVEY MONUMENT)

DATE: 5/17/20  
DATE: 5/21/2018 TIME 10:33 PM FILE 28-20  
FOR THE CASCADES AT SOLDIER HOLLOW, LLC BY LA, WASATCH COUNTY RECORDER RECORD FOR PUBLIC

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	116.97	1021.00	06°33'52"	116.91	S 85°56'47" E
C2	49.40	275.00	10°17'33"	49.30	N 57°35'09" E
C3	163.54	275.00	34°24'22"	161.14	N 35°26'05" E
C4	93.03	275.00	19°22'56"	92.58	N 08°42'26" E
C5	178.66	260.00	39°22'20"	175.17	N 18°42'08" E
C6	309.51	295.00	68°12'29"	291.96	N 22°29'29" E
C7	19.26	358.00	03°09'47"	19.26	S 71°49'26" E
C8	114.56	1021.00	06°25'43"	114.50	S 85°52'43" E
C9	2.42	1021.00	00°08'09"	2.42	S 89°09'39" E
C10	87.60	104.00	48°15'48"	85.04	S 65°05'49" E
C11	21.19	104.00	11°40'33"	21.16	N 35°07'38" W
C12	91.62	71.00	73°55'35"	86.39	S 07°40'35" W
C13	113.74	296.00	22°03'58"	113.04	S 37°32'23" W
C14	21.43	15.00	89°52'00"	19.66	N 67°22'54" E
C15	14.01	15.00	306°29'01"	13.91	S 44°01'37" E
C16	39.77	58.00	38°37'33"	39.03	S 39°23'54" E
C17	89.82	58.00	87°13'38"	81.47	S 79°37'31" W
C18	35.47	55.00	36°56'47"	34.85	N 18°37'14" E
C19	86.81	55.00	90°26'00"	78.08	S 45°08'10" E
C20	38.68	55.00	40°17'52"	37.89	N 69°29'51" E
C21	15.46	15.00	09°03'01"	14.78	N 78°22'23" E
C22	30.20	21.00	82°23'11"	27.66	N 30°24'31" W
C23	65.79	296.00	12°44'06"	65.66	N 05°23'01" E
C24	114.54	239.00	27°27'31"	113.45	N 12°44'43" E
C25	194.14	239.00	46°32'30"	188.85	N 49°44'44" E
C26	114.11	239.00	27°21'19"	113.03	N 86°41'38" E
C27	25.96	239.00	06°13'23"	25.95	S 76°31'01" E
C28	26.17	332.00	04°26'57"	26.16	S 71°10'51" E
C29	11.01	382.00	01°37'49"	11.01	S 72°35'26" E
C30	119.88	289.00	23°46'01"	119.02	S 85°17'20" E
C31	135.19	289.00	26°48'09"	133.96	N 69°25'35" E
C32	55.19	289.00	10°56'29"	55.11	N 50°33'16" E
C33	21.61	15.00	82°32'26"	19.79	N 86°21'15" E
C34	15.46	15.00	59°03'01"	14.78	S 27°31'02" E
C35	57.58	55.00	59°58'54"	54.99	S 23°18'58" E
C36	70.30	55.00	73°14'04"	65.61	S 89°55'30" E
C37	81.31	55.00	84°42'08"	74.10	N 11°06'22" E
C38	69.29	55.00	72°11'09"	64.80	S 67°20'17" E
C39	13.37	15.00	51°03'19"	12.93	S 77°54'12" E
C40	21.56	15.00	82°20'16"	19.75	S 11°22'25" E
C41	71.60	289.00	14°11'44"	71.42	N 22°51'51" E
C42	84.49	289.00	16°45'01"	84.19	N 07°23'29" E
C43	11.61	246.00	02°42'13"	11.61	N 00°22'05" E
C44	95.61	246.00	22°16'05"	95.01	N 12°51'14" E
C45	96.93	246.00	22°34'36"	96.31	S 35°16'35" W
C46	15.07	13.00	29°33'40"	14.24	S 79°46'53" W
C47	106.71	69.00	88°36'26"	96.39	S 68°41'40" W
C48	14.81	13.00	29°42'27"	14.03	S 57°02'14" W
C49	13.48	13.00	59°24'47"	12.76	N 60°17'36" W
C50	31.96	69.00	26°32'01"	31.67	N 44°10'17" E
C51	13.62	13.00	60°02'46"	13.00	N 27°25'50" W
C52	119.02	154.00	44°16'53"	116.08	N 19°34'02" E
C53	52.80	61.00	49°35'47"	51.17	S 19°50'39" W
C54	19.61	21.00	306°29'53"	18.90	S 21°47'49" W
C55	105.12	47.50	126°48'04"	84.95	S 29°21'43" E
C56	121.00	47.50	145°56'53"	90.84	S 72°59'15" W
C57	72.33	47.50	87°15'03"	65.54	N 43°36'43" W
C58	121.20	125.00	55°33'15"	116.51	N 27°45'22" W
C59	121.20	125.00	33°41'43"	72.46	N 72°22'52" W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	16.65	N 89°41'00" E
L2	36.50	S 89°41'00" W
L3	45.23	S 89°47'05" W
L4	47.63	N 00°01'15" E
L5	29.12	N 00°01'15" E
L6	9.38	S 89°41'00" W

**LINE TABLE CONT.**

LINE	LENGTH	BEARING
L7	21.00	S 00°01'29" W
L8	29.00	S 00°01'29" W
L9	13.58	S 89°41'00" W
L10	44.23	S 89°13'43" E
L11	69.35	S 89°13'43" E

**STREET NOTE:** ALL STREETS WITHIN THE SUBDIVISION ARE PUBLIC STREETS. ALL PUBLIC STREETS HAVE A 50 FOOT RIGHT-OF-WAY.

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-96-603 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 68, 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: 5/21/2018  
Troy L. Taylor (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING NORTH 07°06'36" WEST 886.67 FEET ALONG THE SECTION LINE AND EAST 1854.66 FEET ALONG THE WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE NORTH 00°01'29" EAST 869.92 FEET, THENCE SOUTH 82°39'51" EAST 80.62 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE NORTHERLY WITH A RADIUS OF 1021.00 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 07°00'00" EAST, THENCE EASTERLY 116.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°33'52" (CHORD BEARS SOUTH 85°56'47" EAST 116.91 FEET), THENCE SOUTH 89°13'43" EAST 387.00 FEET, THENCE SOUTH 00°01'29" WEST 849.88 FEET, THENCE NORTH 89°58'31" WEST 155.06 FEET; THENCE NORTH 89°30'38" WEST 428.53 FEET TO POINT OF BEGINNING.

CONTAINING 11.446 ACRES.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SUBDIVISION PLAT WAS ESTABLISHED AS NORTH 89°33'12" EAST THROUGH THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. IN ACCORDANCE WITH THE BASIS OF BEARINGS OF THAT SECTION, THE NEIGHBORING PLANNED DEVELOPMENT PLANNING GROUP, INC. FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 89°58'47" EAST BENEATH THE FIRST-CORNER BENCH MARK CONTROL POINT LOCATED ON MOUNTAIN HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. TO OBTAIN UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°01'29".

**OWNER'S DEDICATION**

I 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 IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS Labeled AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 24 DAY OF February, A.D. 2018

CASCADES II AT SOLDIER HOLLOW, LLC, A UTAM LIMITED LIABILITY COMPANY  
BY: OVERTHEHILL, LLC, A UTAM LIMITED LIABILITY COMPANY AS: SOLE MANAGER OF CASCADES II AT SOLDIER HOLLOW, LLC BY: JARA HOLDINGS, LLC, A UTAM LIMITED LIABILITY COMPANY

AS: SOLE MANAGER OF OVERTHEHILL, LLC, A UTAM LIMITED LIABILITY COMPANY  
BY: RENT BUREAU MANAGER, Alisha Skelton

**ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF WASATCH

ON the 21st day of February, A.D. 2018, PERSONALLY APPEARED before me, Alisha Skelton, who I duly acknowledged to be Alisha Skelton, that he/she did execute the same in the capacity indicated.

MY COMMISSION EXPIRES 3/28/20

**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 21 DAY OF May, A.D. 2018

APPROVED: Michael R. Hender ATTEST: Alisha Skelton  
CITY CLERK CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 30th DAY OF March, A.D. 2018 BY THE MIDWAY CITY PLANNING COMMISSION

Michael R. Hender DIRECTOR - PLANNING  
James W. Volker CHAIRMAN, PLANNING COMMISSION

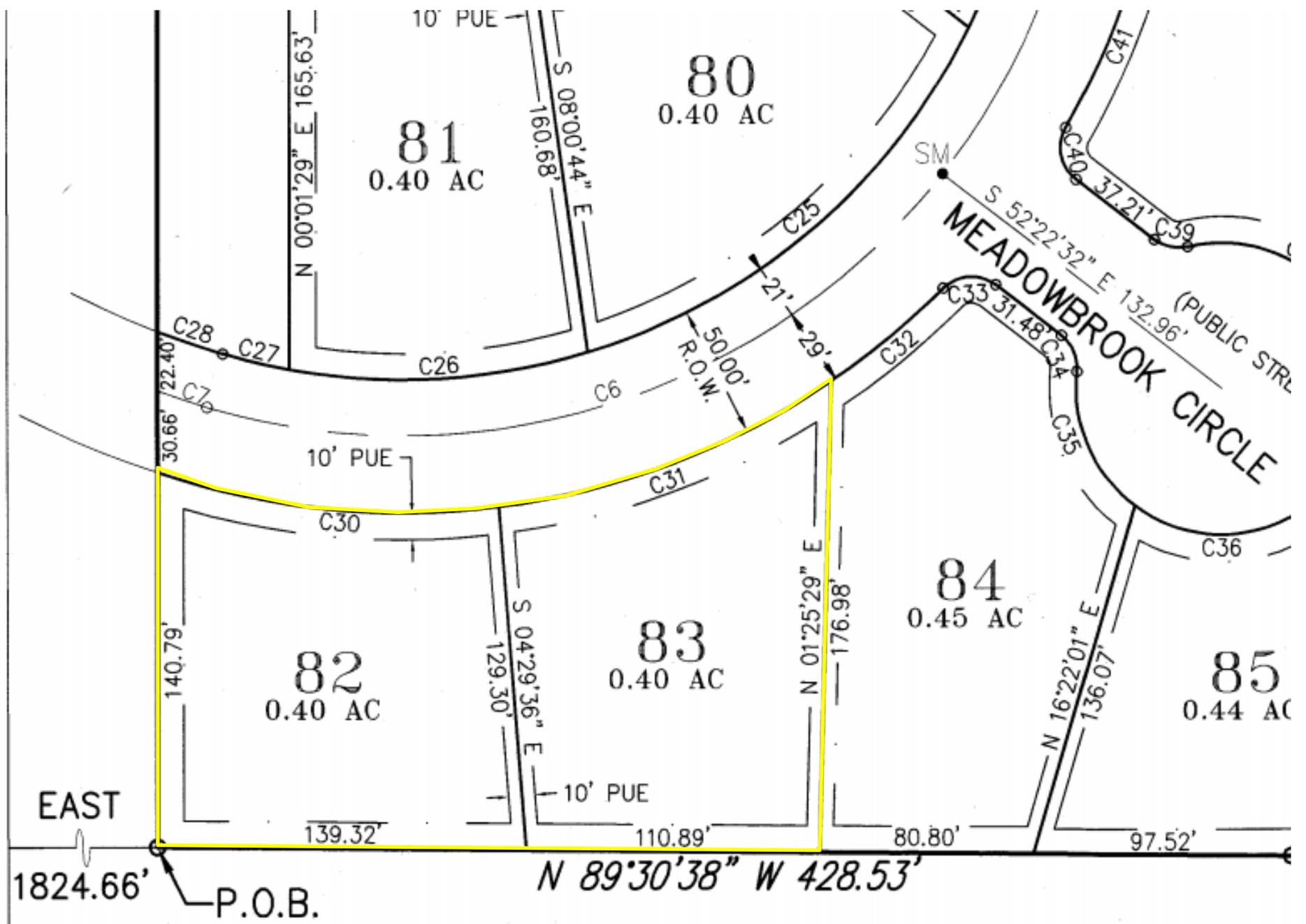
**THE CASCADES AT SOLDIER HOLLOW SUBDIVISION PHASE 2**

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH



5.67'

LINE



1824.66'

P.O.B.

N 89°30'38" W 428.53'

MEADOWBROOK CIRCLE (PUBLIC STREET)

81  
0.40 AC

80  
0.40 AC

82  
0.40 AC

83  
0.40 AC

84  
0.45 AC

85  
0.44 AC



# 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