

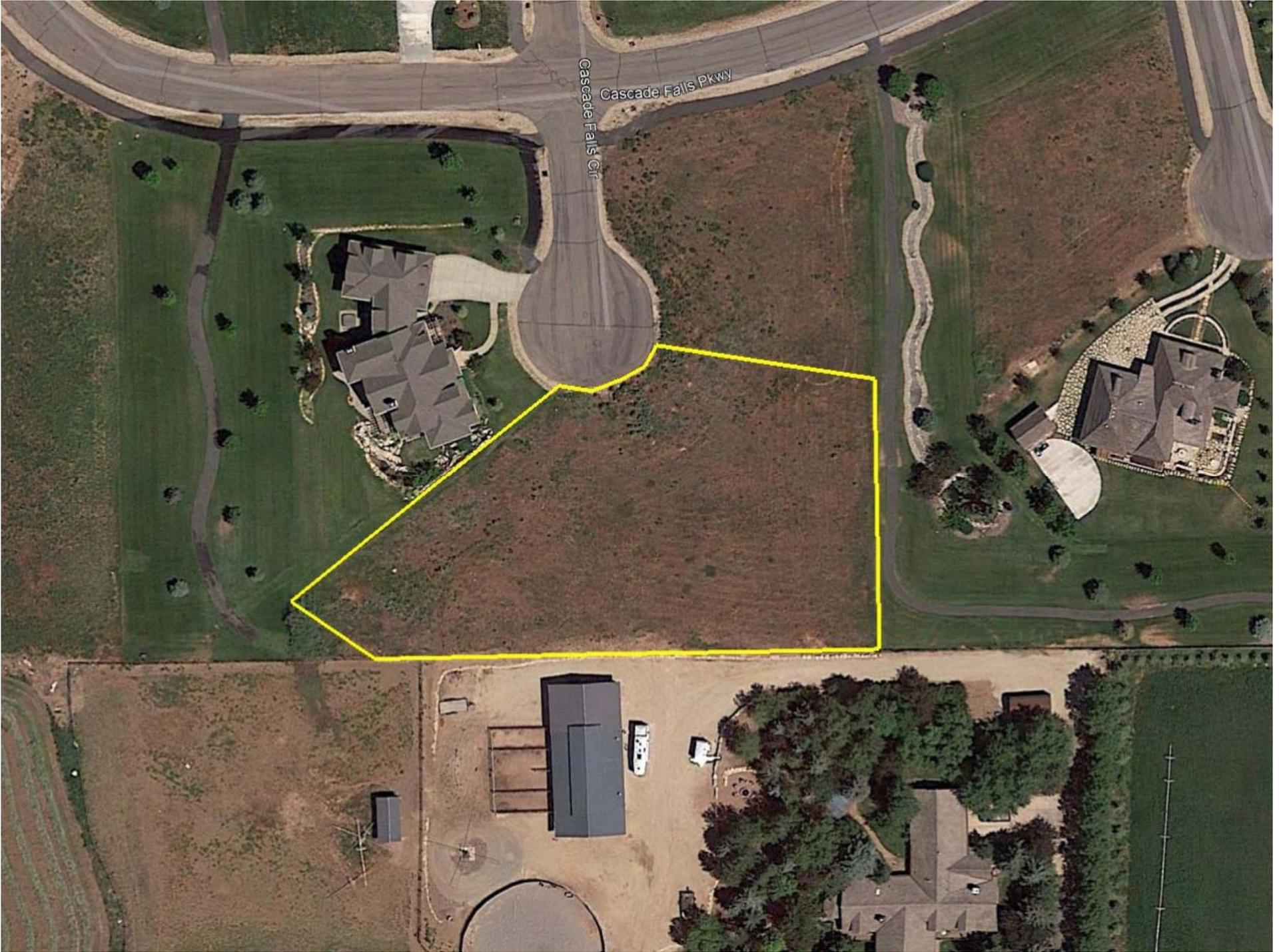
THE CASCADES AT SOLDIER
HOLLOW LOTS 36 & 37

PLAT AMENDMENT

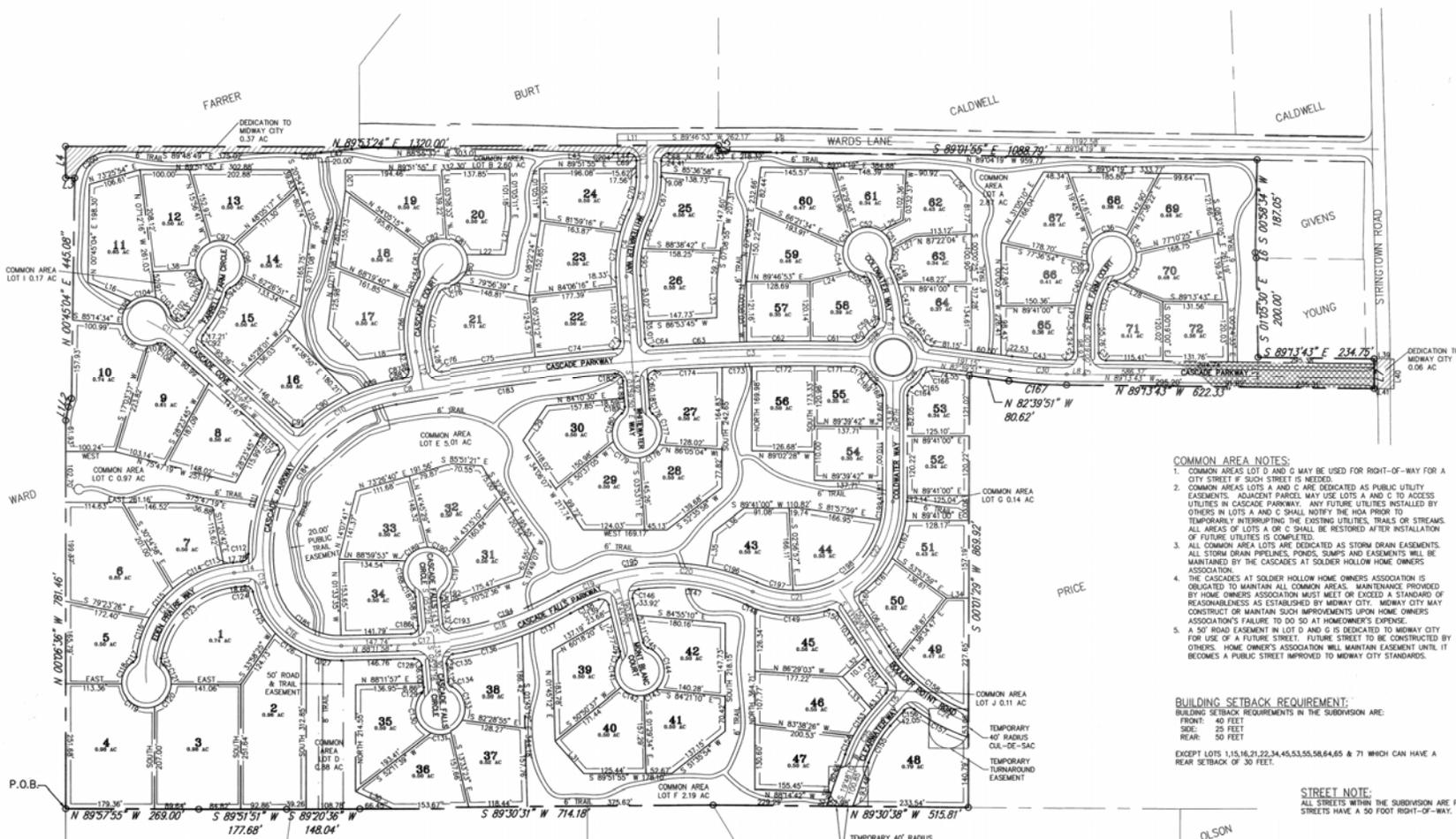
LAND USE SUMMARY

- R-1-15 zone
- Lot 36
 - 0.5 of an acre
- Lot 37
 - 0.52 of an acre
- Combine both lots into a 1-acre lot





THE CASCADES AT SOLDIER HOLLOW SUBDIVISION - AMENDED - 09 NOVEMBER 2008



- COMMON AREA NOTES:**
1. COMMON AREAS LOT D AND G MAY BE USED FOR RIGHT-OF-WAY FOR A CITY STREET IF SUCH STREET IS NEEDED.
 2. COMMON AREAS LOTS A AND C ARE DEDICATED AS PUBLIC UTILITY EASEMENTS. ADJACENT PARCELS MAY USE LOTS A AND C TO ACCESS UTILITIES IN CASCADE PARKWAY. ANY FUTURE UTILITIES INSTALLED BY OTHERS IN LOTS A AND C SHALL NOTIFY THE HOA PRIOR TO TEMPORARILY INTERRUPTING THE EXISTING UTILITIES, TRAILS OR STREAMS. ALL AREAS OF LOTS A OR C SHALL BE RESTORED AFTER INSTALLATION OF FUTURE UTILITIES IS COMPLETED.
 3. ALL COMMON AREA LOTS ARE DEDICATED AS STORM DRAIN EASEMENTS. ALL STORM DRAIN PIPELINES, PONDS, DUMPS AND EASEMENTS WILL BE MAINTAINED BY THE CASCADES AT SOLDIER HOLLOW HOME OWNERS ASSOCIATION.
 4. 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.
 5. A 50' ROAD EASEMENT IN LOT D AND G IS DEDICATED TO MIDWAY CITY FOR USE OF A FUTURE STREET. FUTURE STREET TO BE CONSTRUCTED BY OTHERS. HOME OWNER'S ASSOCIATION WILL MAINTAIN EASEMENT UNTIL IT BECOMES A PUBLIC STREET IMPROVED TO MIDWAY CITY STANDARDS.

BUILDING SETBACK REQUIREMENT:
 BUILDING SETBACK REQUIREMENTS IN THE SUBDIVISION ARE:
 FRONT: 40 FEET
 SIDE: 25 FEET
 REAR: 50 FEET

EXCEPT LOTS 1,15,16,21,22,34,45,53,55,58,64,65 & 71 WHICH CAN HAVE A REAR SETBACK OF 30 FEET.

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION PLAN WAS ESTABLISHED AS NORTH 89°33'12" EAST BETWEEN WASHCO COUNTY SURVEY MONUMENTS LOCATED AT THE SOUTHWEST AND SOUTH ONE-QUARTER CORNERS OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., FOR MIDWAY CITY IN 1986, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 89°54'57" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MENDHAM HILL AND THE WASHCO COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN. TO OBTAIN UTM COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°07'28".

SOUTH 1/4 CORNER SECTION 3 T4S, R4E, SLB&M

BASIS OF BEARINGS: N89°33'12"E, BETWEEN SECTION CORNERS

SOUTHWEST CORNER SECTION 3 T4S, R4E, SLB&M

LEGEND

- [Hatched Box] RIGHT-OF-WAY DEDICATION TO MIDWAY CITY
- [Dotted Box] THIS SECTION OF CASCADE PARKWAY MAY BE ABANDONED BY MIDWAY CITY IF IT IS POSSIBLE TO LOCATE AN ALTERNATE INTERSECTION SITE WITH 970 SOUTH.

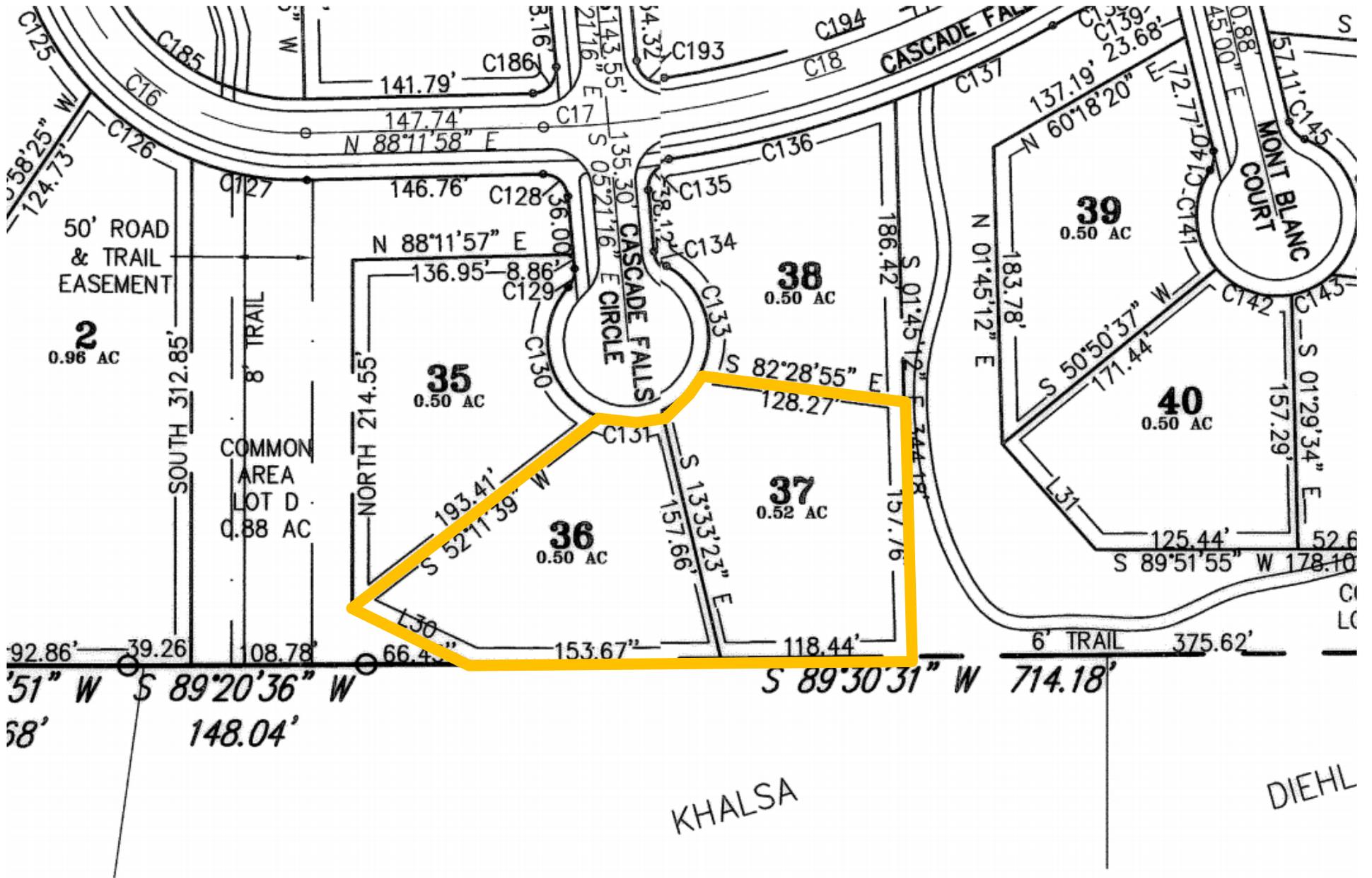


THE CASCADES AT SOLDIER HOLLOW SUBDIVISION AMENDED
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SHEET 2 of 2

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DATE: 2/10/08 BY: J. ...



OF BEARINGS

'LAT WAS ESTABLISHED AS NORTH 89°33'12" EAST BETWEEN AT THE SOUTHWEST AND SOUTH ONE-QUARTER CORNERS OF

**THE CASCADES AT SOLDIER HOLLOW SUBDIVISION
LOTS 36 AND 37 AMENDED**

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION PLAT WAS ESTABLISHED AS NORTH 89°33'12" EAST BETWEEN WASATCH COUNTY SURVEY MONUMENTS LOCATED AT THE SOUTHWEST AND SOUTH ONE-QUARTER CORNERS OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 66°43'53" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST 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 0001'29".

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-86-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 140796 IN ACCORDANCE WITH TITLE 36, 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 10-2-1 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

ALL OF LOTS 36 AND 37 OF THE CASCADES AT SOLDIER HOLLOW SUBDIVISION AMENDED PLAT AS RECORDED AS ENTRY NUMBER 317021 IN THE OFFICIAL RECORDS OF WASATCH COUNTY, UT.

ALSO DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHICH IS NORTH 565.89 FEET AND EAST 565.14 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE NORTH S21°30' EAST 184.41 FEET;
 THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 73.06 FEET (CENTRAL ANGLE OF 83°43'24" AND A CHORD BEARING NORTH 69°30'30" EAST 66.73 FEET);
 THENCE SOUTH 82°28'55" EAST 128.27 FEET;
 THENCE SOUTH 01°40'12" EAST 157.76 FEET;
 THENCE SOUTH 80°07'30" WEST 272.11 FEET;
 THENCE NORTH 65°06'27" EAST 82.93 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.07 ACRE

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE COMBINED INTO ONE LOT, AND HEREBY GRANT THESE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

DATED THIS _____ DAY OF _____, A.D. 20____
 BY: MARK ANGELOS
 BY: BRYANT ANGELOS BY: JORDAN L. ANGELOS

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.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AMENDMENT AND ACCEPTS THE GRANT OF PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

THIS _____ DAY OF _____, A.D. 20____
 APPROVED _____ ATTEST _____
 MAYOR CITY ENGINEER (SEE SEAL BELOW)
 APPROVED _____ APPROVED _____
 CITY ATTORNEY

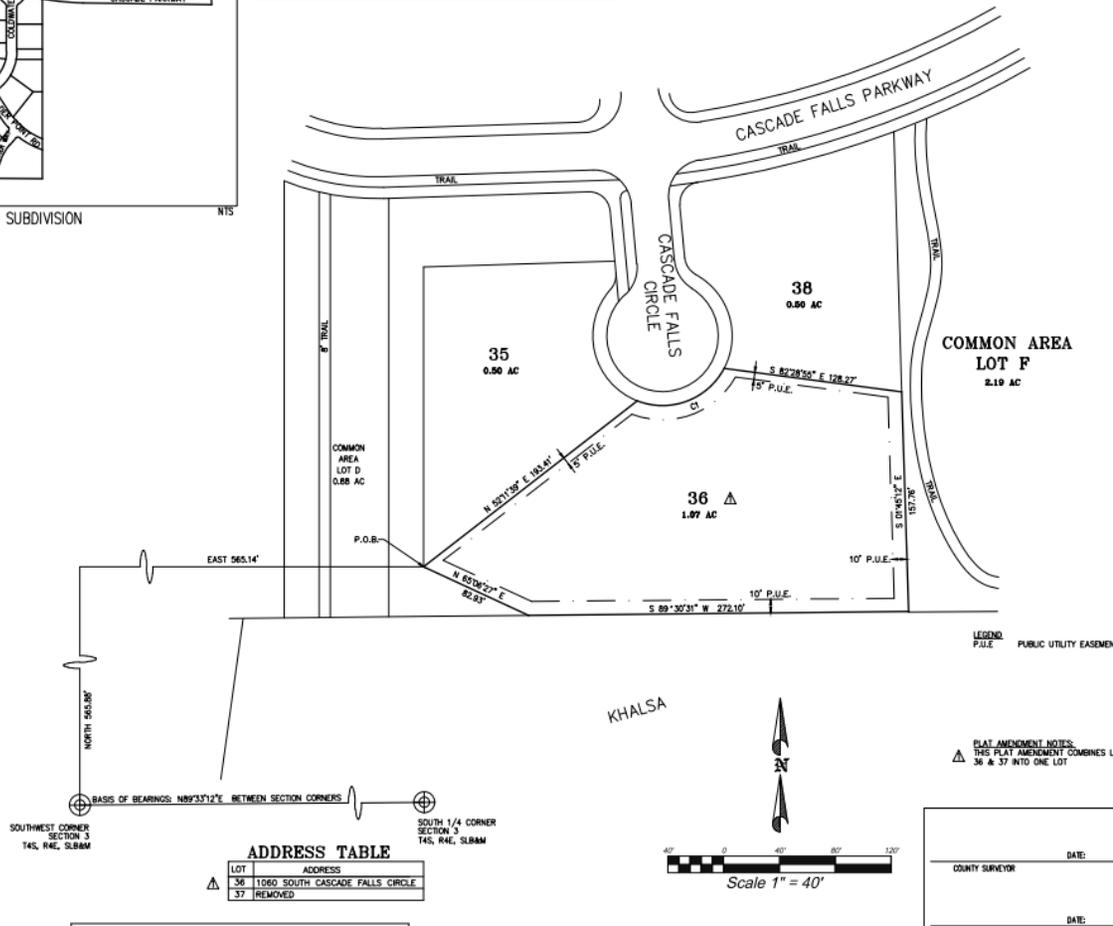
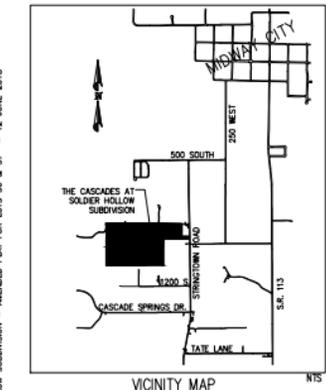
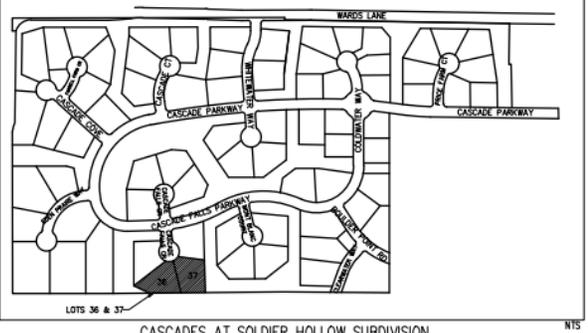
PLANNING COMMISSION APPROVAL

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

**THE CASCADES AT SOLDIER HOLLOW SUBDIVISION
LOTS 36 AND 37 AMENDED**

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 IN THE SOUTHWEST CORNER OF SECTION 3,
 TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

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



ADDRESS TABLE

LOT	ADDRESS
36	1060 SOUTH CASCADE FALLS CIRCLE
37	REMOVED

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	73.06'	50.00'	83°43'26"	66.73'	N 69°31'30" E

THE CASCADES AT SOLDIER HOLLOW SUBDIVISION - AMENDED PLAT FOR LOTS 36 & 37 - 12 JUNE 2016

SURVEYOR:
 SUMMIT ENGINEERING GROUP, INC.
 BING CHRISTENSEN, PLS
 P.O. BOX 176
 HEBER CITY, UTAH 84032
 PHONE: (435) 854-9229
 DATE OF SURVEY: APRIL 2016

PLAT AMENDMENT NOTES:
 THIS PLAT AMENDMENT COMBINES LOTS 36 & 37 INTO ONE LOT

COUNTY SURVEYOR DATE:
 MIDWAY SANITATION DISTRICT DATE:
 MIDWAY BRIGADION COMPANY DATE:

COUNTY RECORDER

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