

BASIS OF BEARINGS

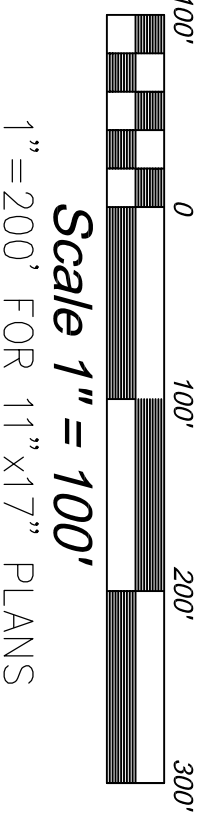
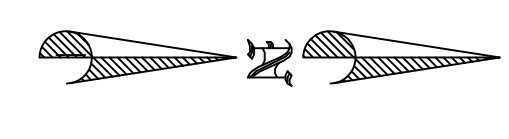
THE BASIS OF BEARINGS FOR THIS SUBDIVISION PLAT WAS ESTABLISHED AS NORTH 89°33'12" EAST BETWEEN WASATCH COUNTY SURVEY MONUMENTS LOCATED AT THE SOUTHWEST AND SOUTH ONE-QUARTER CORNERS OF SECTION 3, T4S, R4E, SLB&M. THE BASIS OF BEARINGS FOR THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC. FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 68°04'33" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENTS LOCATED AT THE SOUTHWEST AND SOUTH ONE-QUARTER CORNERS OF SECTION 3, T4S, R4E, SLB&M. THE BASIS OF BEARINGS FOR THIS MAP IS THE 1983 CENTRAL ZONE BEARINGS, ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 00°07'29".

SOUTHWEST CORNER SECTION 3 T4S, R4E, SLB&M

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

LEGEND

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



- 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 PARCEL MAY USE LOTS A AND C TO ACCESS UTILITIES IN COMMON AREAS. ANY FUTURE UTILITIES INSTALLED BY 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, SWUMPS AND EASEMENTS WILL BE MAINTAINED BY THE CASCADES AT SOLDIER HOLLOW HOME OWNERS ASSOCIATION.
 4. THE CASCADES AT SOLDIER HOLLOW HOME OWNERS ASSOCIATION IS A NON-PROFIT ENTITY. COMMON AREAS SHALL BE MAINTAINED AND REPAIRED 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 HOMEOWNERS' 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 OWNERS 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 11, 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.

THE CASCADES AT SOLDIER HOLLOW SUBDIVISION AMENDED

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SHEET 2 of 2

SHARON'S SEAL MONA'S PUBLIC SEAL CITY ENGINEER SEAL DEAN-ROBERTS SEAL