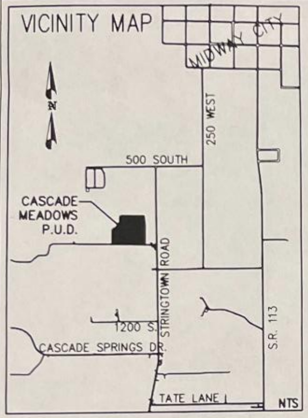
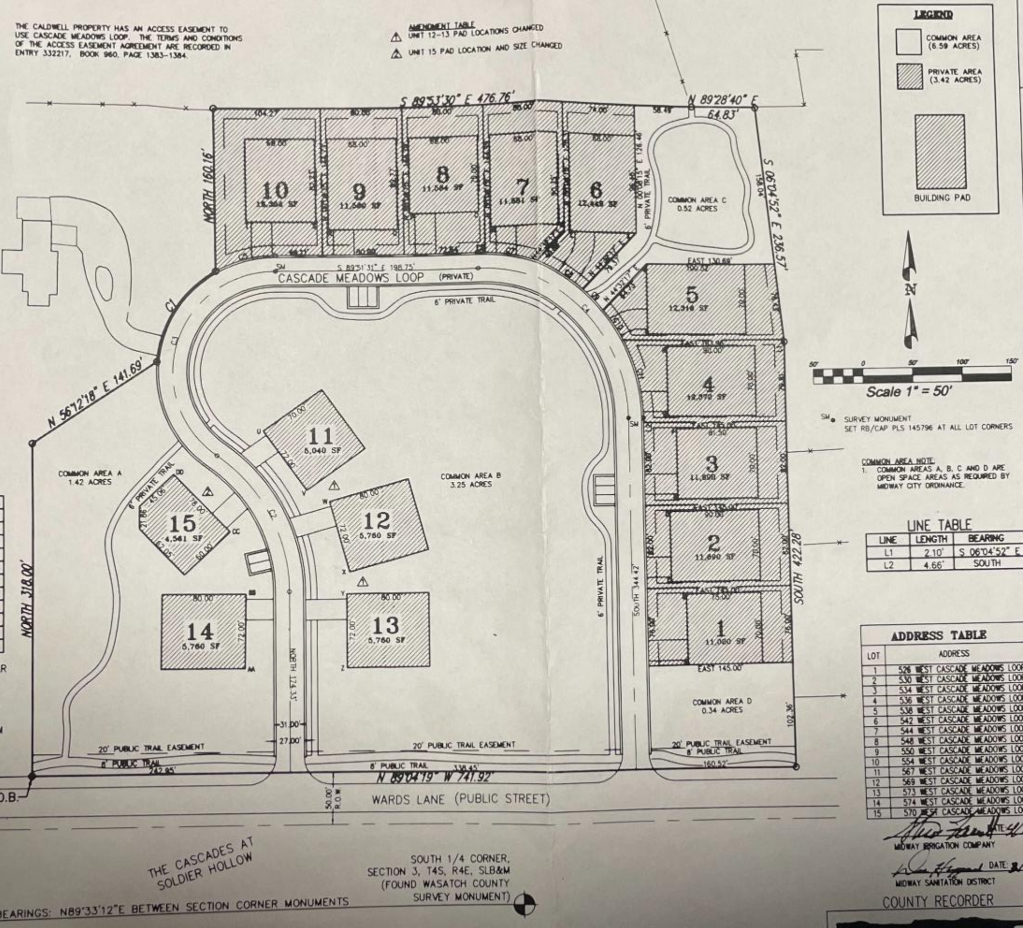
VICINITY MAP



THE CALDWELL PROPERTY HAS AN ACCESS EASEMENT TO USE CASCADE MEADOWS LOOP. THE TERMS AND CONDITIONS OF THE ACCESS EASEMENT AGREEMENT ARE RECORDED IN ENTRY 332217, BOOK 960, PAGE 1383-1384.

AMENDMENT TABLE
⚠1 UNIT 12-13 PAD LOCATIONS CHANGED
⚠2 UNIT 15 PAD LOCATION AND SIZE CHANGED



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	109.87'	115.50'	54°30'15"	105.78'	N 32°52'27" E
C2	156.27'	165.00'	54°15'46"	150.49'	N 27°07'53" W
C3	252.03'	100.00'	144°24'15"	190.43'	N 17°56'21" E
C4	235.25'	150.00'	89°51'31"	211.87'	S 44°55'46" E
C5	66.51'	115.50'	30°00'55"	59.82'	N 75°08'02" E
C6	7.37'	165.50'	02°33'01"	7.37'	S 88°35'01" E
C7	52.70'	165.50'	18°14'41"	52.48'	S 78°11'10" E
C8	54.76'	165.50'	18°57'28"	54.51'	S 59°35'05" E
C9	28.12'	165.50'	09°44'02"	28.08'	S 45°14'20" E
C10	36.14'	165.50'	12°30'42"	36.07'	S 34°06'58" E
C11	80.48'	165.50'	27°51'37"	79.68'	S 13°55'49" E

COMMON AREA NOTE:
1. COMMON AREAS A, B, C AND D ARE OPEN SPACE AREAS AS REQUIRED BY MIDWAY CITY ORDINANCE.

LINE TABLE

LINE	LENGTH	BEARING
L1	2.10'	S 06°04'52" E
L2	4.66'	SOUTH

ADDRESS TABLE

LOT	ADDRESS
1	526 WEST CASCADE MEADOWS LOOP
2	530 WEST CASCADE MEADOWS LOOP
3	534 WEST CASCADE MEADOWS LOOP
4	536 WEST CASCADE MEADOWS LOOP
5	538 WEST CASCADE MEADOWS LOOP
6	542 WEST CASCADE MEADOWS LOOP
7	544 WEST CASCADE MEADOWS LOOP
8	548 WEST CASCADE MEADOWS LOOP
9	550 WEST CASCADE MEADOWS LOOP
10	554 WEST CASCADE MEADOWS LOOP
11	567 WEST CASCADE MEADOWS LOOP
12	569 WEST CASCADE MEADOWS LOOP
13	573 WEST CASCADE MEADOWS LOOP
14	574 WEST CASCADE MEADOWS LOOP
15	570 WEST CASCADE MEADOWS LOOP

MIDWAY IRRIGATION COMPANY DATE 4/13/16

MIDWAY SANITATION DISTRICT DATE 3/8/16

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 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.

2-02-16 DATE — SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING NORTH 00°06'36" WEST 2053.12 FEET ALONG THE SECTION LINE AND EAST 1623.64 FEET FROM 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 318.00 FEET; THENCE NORTH 56°12'18" EAST 141.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT AND CONCAVE SOUTHEASTERLY WITH A RADIUS OF 115.50 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 84°22'41" EAST; THENCE NORTHEASTERLY 109.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°30'15" (CHORD BEARS NORTH 32°52'27" EAST 105.78 FEET); THENCE NORTH 160.16 FEET; THENCE SOUTH 89°53'30" EAST 476.76 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 89°28'40" EAST 64.83 FEET ALONG THE SOUTHERLY BOUNDARY OF THE WILLIAM A. RICHARDSON SMALL SUBDIVISION; THENCE SOUTH 06°04'52" EAST 236.57 FEET; THENCE SOUTH 422.28 FEET; THENCE NORTH 89°04'19" WEST 741.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES.

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF CASCADE MEADOWS P.U.D. RECORDED 11 March 2008, AS ENTRY NO. 333276 IN BOOK 962 BEGINNING AT PAGE 314 (THE "DECLARATION")

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, PRIVATE STREETS, PUBLIC TRAILS, EASEMENTS, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS, PUBLIC TRAILS, EASEMENTS, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 16 DAY OF May A.D. 2016

BY: CASCADE MEADOWS HOME OWNERS ASSOCIATION

MICHAEL DAVIS - LOT 1 OWNER

BLUE PINE HOMES LLC - MANAGER (LOTS 2-15)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE

ON THE 16 DAY OF May, A.D. 2016 PERSONALLY APPEARED BEFORE ME, Michael Fenton, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 10-11-16 — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE

ON THE 17 DAY OF May, A.D. 2016 PERSONALLY APPEARED BEFORE ME, Michael Davis, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 10-11-16 — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE

ON THE 16 DAY OF May, A.D. 2016 PERSONALLY APPEARED BEFORE ME, Michael Fenton, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES 10-11-16 — NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS 8th DAY OF March A.D. 2016

APPROVED Colleen C Bonner, MAYOR — ATTEST CLERK-RECORDER (SEE SEAL BELOW)

APPROVED CITY ATTORNEY — ATTEST CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 18th DAY OF March A.D. 2016 BY THE MIDWAY CITY PLANNING COMMISSION

Michael K Henke — PLANNING DIRECTOR

CHAIRMAN, PLANNING COMMISSION

CASCADE MEADOWS P.U.D. AMENDED

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 50 FEET

COUNTY RECORDER

[redacted]

ENTRY# 425817 BK 1162 PG 360-369

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 16th DAY OF March, 2016.

ROS# 1763

COUNTY SURVEYOR

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

3-23-16

CASCADE MEADOWS PUD AMENDED - 29 JANUARY 2016

SOUTHWEST CORNER, SECTION 3, T4S, R4E, SLB&M (FOUND WASATCH COUNTY SURVEY MONUMENT)
N=41231.75
E=41954.42

STORM DRAIN SYSTEM NOTE:
1. THE STORM DRAINAGE COLLECTION SYSTEM WITHIN CASCADE MEADOWS P.U.D. IS A PRIVATE UTILITY TO BE MAINTAINED, OPERATED, AND REPAIRED BY THE HOME OWNERS ASSOCIATION.

UTILITY EASEMENT NOTE:
1. ALL STREETS AND COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.
2. ALL PRIVATE LOTS HAVE 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT AND REAR PROPERTY LINES. ALL LOTS HAVE A 5 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE LOT LINES UNLESS LOT LINE IS ADJACENT TO COMMON AREA.

SURVEYOR
BING CHRISTENSEN, R.L.S.
P.O. BOX 176
HEBER CITY, UTAH 84032
PHONE (435) 654-9229

DATE OF SURVEY: JANUARY 2007

BUILDING PAD COORDINATES

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	43375.21	44210.95	P	43825.31	43939.31
B	43445.21	44210.95	Q	43810.56	43927.28
C	43457.21	44195.95	R	43810.73	43859.28
D	43527.21	44195.95	S	43818.26	43847.30
E	43539.21	44204.45	T	43818.43	43779.30
F	43609.21	44204.45	U	43612.86	43793.19
G	43621.21	44195.95	V	43554.07	43834.76
H	43691.21	44195.95	W	43542.77	43856.68
I	43703.21	44176.93	X	43473.29	43875.59
J	43773.21	44176.93	Y	43452.05	43872.54
K	43803.42	44167.26	Z	43380.05	43872.47
L	43803.59	44099.26	AA	43381.64	43774.27
M	43809.69	44087.28	BB	43453.63	43775.44
N	43809.86	44019.28	CC	43514.54	43760.33
O	43825.15	44007.31	DD	43571.47	43707.01

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 86°04'53" 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 00°01'29".