



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: July 9, 2024
NAME OF PROJECT: The Homestead Resort
NAME OF APPLICANT: The Homestead Group, LLC
AUTHORIZED REPRESENTATIVE: Berg Engineering
AGENDA ITEM: The Homestead Phases 1 & 2
LOCATION OF ITEM: 700 North Homestead Drive
ZONING DESIGNATION: RZ

ITEM: 2

Berg Engineering, agent for The Homestead Group LLC, is proposing Final Approval of Phases 1 and 2 of The Homestead Resort. The final application includes 68 condo units, seven residential units, and resort amenity buildings. The preliminary plan is on 71.97 acres and is located at 700 North Homestead Drive. The property is zoned Resort Zone (RZ).

BACKGROUND:

Berg Engineering, agent for The Homestead Group LLC, is proposing final approval of Phases 1 & 2 of The Homestead Resort master plan. The master plan was approved on August 27, 2008, and was most recently amended on March 5, 2021. Phases 1 & 2 include 68 condo units, seven residential units, seven resort amenity buildings, open space, and all the existing resort buildings and accompanying facilities.

The Homestead is an important heritage landmark in Midway and many tourists associate the names “Midway” and “Homestead” as one. It is important that the essence of The Homestead is preserved in this proposal as it was in the 2008 Master Plan. The developer has included architecture and activities that have been historically associated with The Homestead in the proposal. The Homestead is also an important economic driver in Midway for both economic activity that has a residual impact on other businesses but also an important tax revenue source for the City which, in turn, helps keep property taxes low which is a benefit to all residents of Midway.

The property is 71.97 acres and was approved for development in two phases. The two plats will include all the public utility easements and required open space. Some of the property will be subdivided into condominium units and building pads for single-family residences. Per the applicant, all the condominiums and single-family residences will be in a rental pool for short-term rental. The Homestead Resort also has a contract with Marriot that would brand the resort as part of the Marriot Autograph Collection. As part of the contract, The Homestead is pursuing condominiums and single-family residences that will be for sale as opposed to the plan that was presented in 2021 that none of the property would be sold. The RZ code does allow the ability to sell property. The master plan language also allows for some modifications regarding building footprint sizes and expanding the number of rental rooms. There is a maximum number of rooms that are allowed at 453, and maximum amount of building footprint is also limited to 367,750 square feet. The proposed plan is well within those limits. Changes in room numbers and building footprints do not require a master plan amendment but are allowed through the preliminary and final approval process of each phase. The master plan states the following:

Addition of New Buildings or Expansion of Existing Facilities not included in subparagraph (d) and (e). Developer has the right to build up to 367,750 square feet of building footprint, which may involve expanding the footprint of existing buildings or proposing additional buildings within the Resort Core. Any square footage proposed above that currently shown in the approved Master Plan will be addressed through preliminary and final approval of each phase of the Development and will not require amendment to the Master Plan. The Parties agree that required parking beyond that currently shown in the Master Plan may be considered and required during preliminary and final approval of the additional square footage in order to meet parking needs created by the expanded use. Request for additional square footage shall require recalculation of water needs, parking, demonstration of conformity with existing zoning code and setbacks, and be subject to architectural review.

All roads in the development will be private roads. There will be 55.79 acres of open space included in the resort with most of it delineated on the plats. There will also be a mix of public and private trails throughout the development.

Sensitive land area located on the property will be left undisturbed as required by the land use ordinance. These sensitive lands include the Crater, which is defined as a major geologic feature, wetlands, and Snake Creek stream corridor and associated floodplains.

LAND USE SUMMARY:

- Resort Zone (RZ)
- Two phases
- 71.97 acres
- 55.79 acres of open space
 - Phase 1 – 35.44 acres
 - Phase 2 – 20.35 acres
- Private roads and storm drain system will be maintained by the property owner
- New improvements will connect to the Midway Sanitation District sewer and to the City’s culinary water line.
- An 8’ paved public trail is planned to run north and south through the length of the property along Homestead Drive.
- Sensitive lands on the property include The Crater and wetlands

ANALYSIS:

Open Space – The code requires 55% open space which is being met with 55.79 acres (77.5%) of open space. The open space areas that will be noted on the plat include the 100’ setback area along Homestead Drive, the Crater, and golf course areas that are required open space as per the master plan agreement. Open space areas in the resort core will not be noted on the plat except for the Crater, the 100’ setback area, and the area east of The Crater that is noted in the master plan. Open space areas shall not be developed and will be noted on the plat.

Density – The proposal includes 68 condominiums and seven single-family dwellings, along with all the existing hotel rooms currently in the resort. The number of rooms that will be added to the resort will be approximately 139, which brings the total number of rooms to approximately 264 once construction is complete (this number is approximate because it is unknown how many rooms will be in the single-family dwellings).

Water Rights – The Water Board reviewed phases 1 and 2 on June 3, 2024, and made the following motion:

Motion: Midway Irrigation Member Mike Lundin made a recommendation to the City Council to accept the water calculations for The Homestead Resort as presented tonight, of 87.19 acre feet for the new proposed uses, however the board does have concern over the leased water that has a term with the State Park, as well has what is being asked is different than City Policy in dedicating water to the City.

Midway Irrigation Member Russ Kohler 2nd the motion.

Motion was carried unanimously.

Of the 87.19 acre feet requirement, 65.94 acre feet need to be dedicated for phase 1 and 21.25 acre feet must be dedicated for phase 2. Required water rights will need to be held in escrow before the recording of the master plan. Water rights will then be dedicated to the City with the recording of the plats.

Building Area –The proposed plan includes a building footprint area of 238,376 square feet. The maximum amount of building footprint is limited to 367,750 square feet. Per the master plan agreement, it is allowed that the developer can increase the building area through the preliminary and final approval process of each phase.

Access – The development has four points of access that will be built to City standards, two from Homestead Drive, one from The Kantons (existing) and one from The Links (existing). The access from The Links will be built as part of phase 1 and has specific restrictions that are described in an access easement. There is another access to Pine Canyon Road that will continue to be a maintenance road.

Traffic Study – The developer has submitted a revised traffic study which Horrocks Engineers has reviewed. Please see the attached letter from Horrocks for their comments.

Public Participation Meeting – The developers held a public participation meeting on March 7, 2024. This requirement is to give the developers an opportunity to present the development to the surrounding residents of the proposed development.

Sensitive Lands – The property does contain some wetlands and geologic sensitive lands that cannot be disturbed through the development process. If any wetlands are proposed to be disturbed, approval must first be received from the Army Corp of Engineers. The Crater is defined as a major geologic feature in the sensitive lands ordinance and cannot be developed or disturbed, although the Crater has been developed in several ways over the past century. The developer is limited in the approved master plan regarding Crater development which basically states that the pot rock cannot be modified in any way. Sand and pavers can be placed on the pot

rock to create a safe walkable surface. There is also FEMA floodplain that crosses the property. Any improvements in the floodplain will need US Army Corps of Engineers approval.

Trails – The Trails Master Plan contains one public trail that will parallel Homestead Drive. Per the current master plan agreement, this trail was to be built before October 31, 2021, but the trail has not yet been built. The City has since built the trails to the north and south of The Homestead property which has left this as the only section of trail along Homestead Drive that has not yet been built. This trail should be built as soon as possible. This trail will help complete the Master Trail Plan that will benefit residents and tourists alike.

Staff have worked with the developers regarding an east-west trail connection. After much discussion and legal analysis, it was discovered that the liability of running a public trail along a golf course, and in this case for long distances, poses liability issues that are very difficult to overcome. These issues could put the City and the resort owners at risk for litigation. An option was offered that the resort owners would contribute \$50,000 to help connect the Homestead trail along Homestead Drive to Main Street. The applicant did follow through on that commitment and did contribute \$50,000 to help Midway build the trail along Homestead Drive.

Architecture Theme – The developer did receive approval that all structures in the proposal follow the traditional architectural design of The Homestead and not the Swiss and Old European theme the City has adopted. All buildings will be reviewed by the Visual and Architectural Committee (VAC) and staff before building permits are issued. Also, the 2008 Master Plan states the following:

Building materials and colors that are compatible with the natural environment and the existing buildings in The Homestead are encouraged.

Setbacks – The proposed development is designed with the setbacks from the 2006 code in which the current master plan is vested. There is a required 100' setback along Homestead Drive. There are 30' setbacks on the north, south and east boundaries.

Height of structures – Structures cannot exceed 35' in height unless the building is a hotel or conference building and that building is located at least 500' east of the right-of-way of Homestead Drive. The height of any structure over 35' cannot exceed an elevation of 5680', two feet lower than the highest elevation of the Crater. All future elevation certificates will be based on natural grade and will need to comply with the provisions of the master plan agreement. The developer received approval for one proposed building to be a maximum of 40' in height, measured from natural grade, to be within 500' of Homestead Drive. The proposed wedding barn is setback about 150' from the right-of-way line from Homestead Drive. The VAC reviewed this issue and direction was given that the 40' height would be acceptable based on the following: the relatively large distance from Homestead Drive to the proposed

structure, elevation drop from Homestead Drive to the location of the wedding barn, and that the location of the wedding barn would not greatly impact views of The Crater from Homestead Drive.

Building Area Dimensional Limitations – The 2006 code requires that building coverage not exceed 12,000 square feet per acre or greater than 27.5% of an acre. The applicant’s plan has an average building coverage of 3,312 square feet per acre which is 9% per acre.

Parking - The applicant is also seeking to expand parking stalls from the required 424 stalls to a proposed requirement of 465 stalls. The developer is proposing that, at a minimum, 510 stalls would be built on-site. They also plan to have the option to build 609 stalls if there is demand for the stalls. The current agreement gives the City the ability to require parking stalls to be constructed if it is agreed by the Planning Director and the City Engineer that there is a lack of parking.

Landscaping border on the north and south of The Homestead – Once phases 1 and 2 are approved, there will be years of construction ahead. The City has received concerns, comments, and complaints about the construction and the storage of construction related debris from neighbors. A solution may be to require a landscaping border next to The Links on the south and The Kantons on the north to help buffer and mitigate the construction on the resort property. Usually, landscaping is installed last in a development but in this case where this landscaping is on the periphery of the development, it would make sense to install it first. This landscaping could be installed in the first planting season of construction and will buffer those two communities during the years of construction ahead.

Southern parking lot – A light mitigation plan must be submitted to the City that will shield the lighting from the southern parking area to the residences in The Links. The plan will mitigate this potential impact through a combination of a berm, landscaping, and a non-sight obtrusive fence that is agreeable to the City. All costs of mitigation shall be borne by the Developer.

Homestead Drive/State Route 222 Improvements – Homestead Drive is a UDOT road and UDOT approval and improvements are required because of the proposed further development of The Homestead property. Proposed improvements to Homestead Drive include acceleration/deceleration lanes and a center turn lane. UDOT approval is required before construction commences for phase 1 or 2.

VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Visual and Architectural Committee (VAC) has reviewed several renderings of remodeled buildings and new construction and has recommended approval of some of the designs. Once building permits are submitted to the City, staff will assure that remodeling and construction of those structures matches approved plans.

WATER BOARD RECOMMENDATION:

The Water Board reviewed phases 1 and 2 on June 3, 2024, and made the following motion:

Motion: Midway Irrigation Member Mike Lundin made a recommendation to the City Council to accept the water calculations for The Homestead Resort as presented tonight, of 87.19 acre feet for the new proposed uses, however the board does have concern over the leased water that has a term with the State Park, as well as what is being asked is different than City Policy in dedicating water to the City.

Midway Irrigation Member Russ Kohler 2nd the motion.

Motion was carried unanimously.

Of the 87.19 acre feet requirement, 65.94 acre feet need to be dedicated for phase 1 and 21.25 acre feet must be dedicated for phase 2. Required water rights will need to be held in escrow before the recording of the master plan. Water rights will then be dedicated to the City with the recording of the plats.

POSSIBLE FINDINGS:

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal will help the City better comply with State requirements regarding the ability to collect resort tax.
- The public trail system in the development will benefit the entire community by completing the public trail along Homestead Drive.
- Amenities will be created that will be accessible year-round, which will invite more tourists to visit the resort in all seasons.
- The proposal will increase traffic to the surrounding community.

ALTERNATIVE ACTIONS:

1. Recommendation for Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with code and master plan requirements.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

2. Continuance. This action can be taken if the Planning Commission finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Recommendation for Denial. This action can be taken if the Planning Commission finds that the request does not comply with code and master plan requirements.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. The public trail that parallels Homestead Drive will be built by August 1, 2024.
2. A light mitigation plan shall be submitted to the City, and agreeable to the City, that will mitigate the potential impact to the surrounding residents.
3. All existing lighting and planned lighting in the resort will comply with current Midway requirements. Existing nonconforming lighting in each phase must be brought into compliance within a year of recording the plat where the lighting is located.
4. Landscaping must be installed along the southern and northern boundaries of The Homestead the first summer season of construction to help mitigate nuisance issues related to construction activities.
5. With respect to the 19.74 acres of previously designated open space per the current master plan agreement that is located outside of the resort core, a conservation easement should be placed on it to permanently restrict it from future development. The conservation easement will be held by an accredited land trust.
6. All required parking for each building and use shall be completed before the certificate of occupancy is issued for each building in both phases.
7. A UDOT approval document is submitted to the City for the new access location on State Route 222 and for all other improvements to the road.

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Orme • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



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P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

May 14, 2024

Michael Henke
Midway City Planner
75 North 100 West
Midway, Utah 84049

Subject: Homestead Resort, Preliminary Approval Review

Dear Michael:

Midway Engineering recently reviewed The Homestead Resort preliminary plans. The following issues should be addressed.

General Comments

- The proposed plan will be built in two phases, with the majority of the improvements being installed in phase I.

Water

- Each of the proposed phases within the Resort will be served from the Cottages on the Green pressure zone. This is the higher pressure zone within the City.
- To ensure adequate fire flow the waterlines diameters, looped connections, and previously replaced water lines will need to be analyzed and established prior to Final approval.
- The location of each culinary water meters should be shown on the plans. Each building should have an individual culinary water meter.

Roads

- The proposed plans show the main entrance to the Homestead Resort being relocated to the south.
- The traffic study completed by Hales Engineering shows four points of access to the resort. The two main access points are off Homestead Drive. The existing North access and the proposed re-located South access. A small percentage of traffic is proposed to access the resort through the Links development using St Andrews Drive and through Mountain Springs using Mountain Springs Drive. The traffic study is showing no access off Pine Canyon Road near 720 North, at the existing maintenance entrance.
- To maintain an acceptable level of service on Homestead Drive, the traffic study is recommending a Southbound left-turn pocket and a North-bound right-turn pocket be installed on Homestead Drive at both the North and South entrance.
- Because Homestead Drive is a UDOT roadway, UDOT will review and approve the traffic study and roadway improvements.

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character and natural environment, as well as remaining fiscally responsible.

- To ensure all deliveries are made using Homestead Drive, a delivery routing should be shown on the traffic plan.
- The resort layout plan should be updated within the Traffic Impact Study.
- All roads within the Resort will be private roads.

Storm Drain

- The storm-drain system within The Homestead will be a private system.
- The storm water will be addressed through the use of catch basins, storm-drain pipes, sumps, and detention basins.

Trails

- An 8' public trail is proposed adjacent to Homestead Drive. A pre-construction meeting has been held with the developer and contractor constructing the trail.

Landscaping

- The landscaping plan and landscaping cost for each phase shall be submitted and included within the improvements bond.

Please feel free to call our office with any questions.

Sincerely,



Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering (sent via email)



Homestead Phases 1 & 2 Preliminary Approval

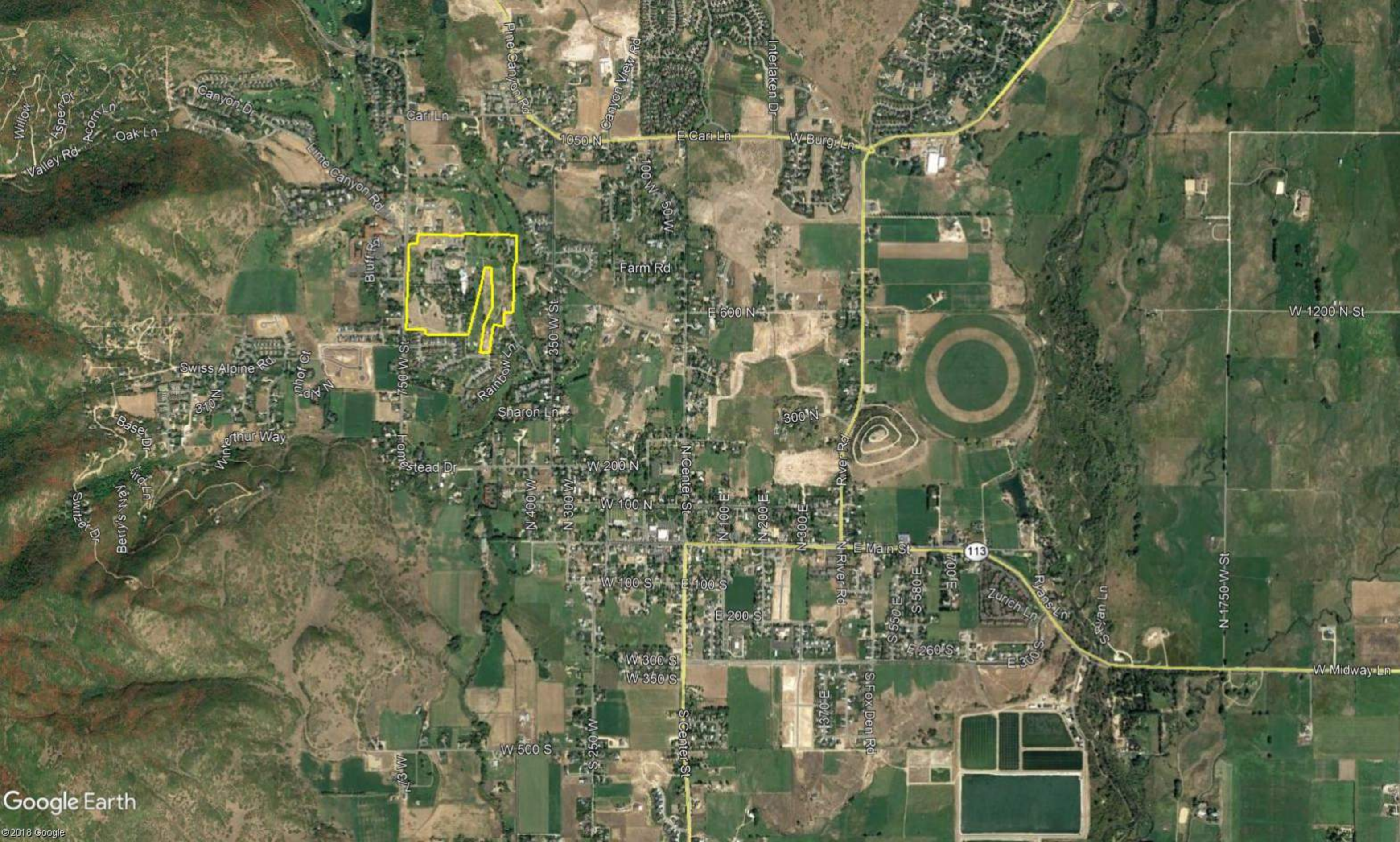
May 6, 2024

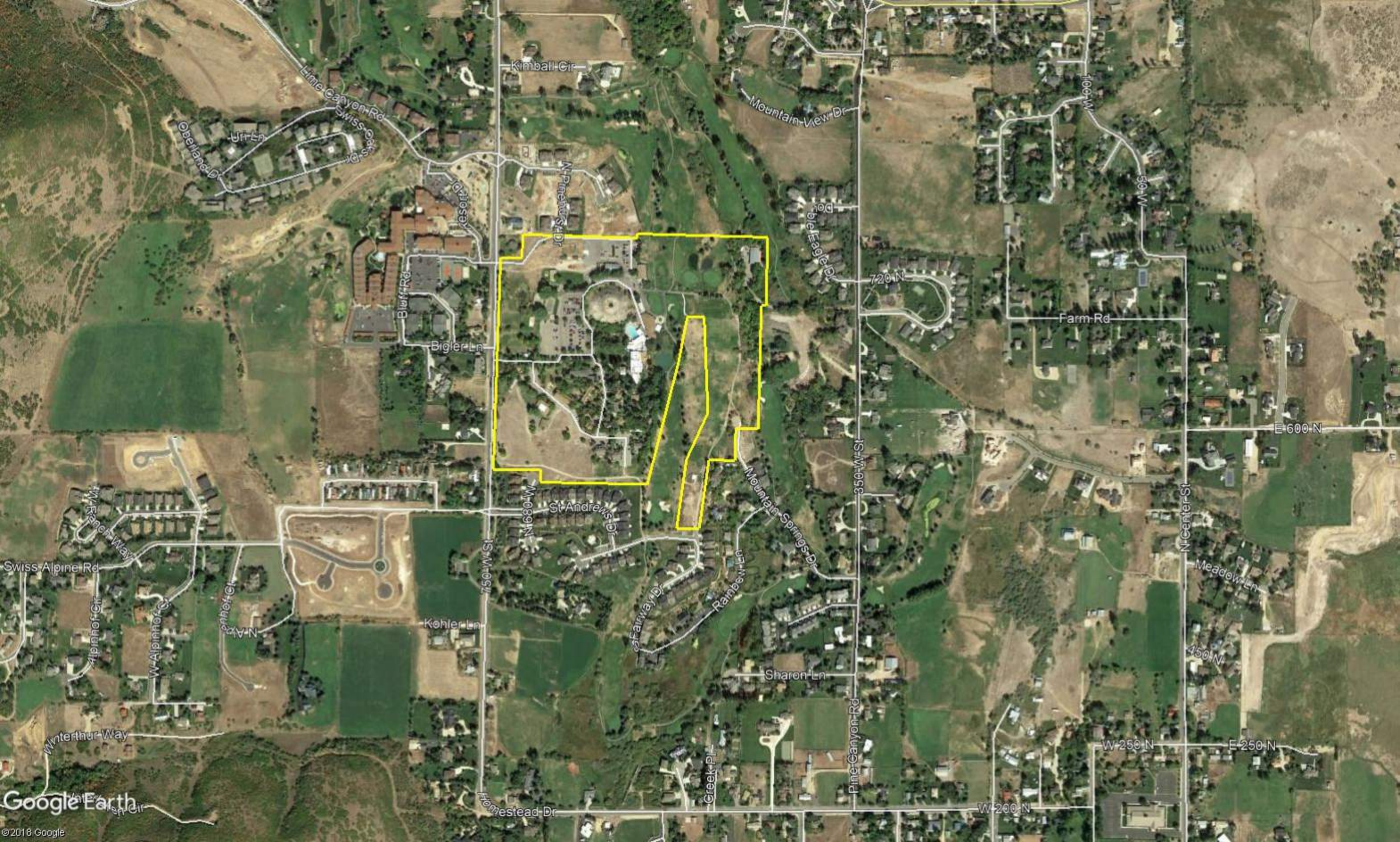
Michael Henke Midway City Planning Director,

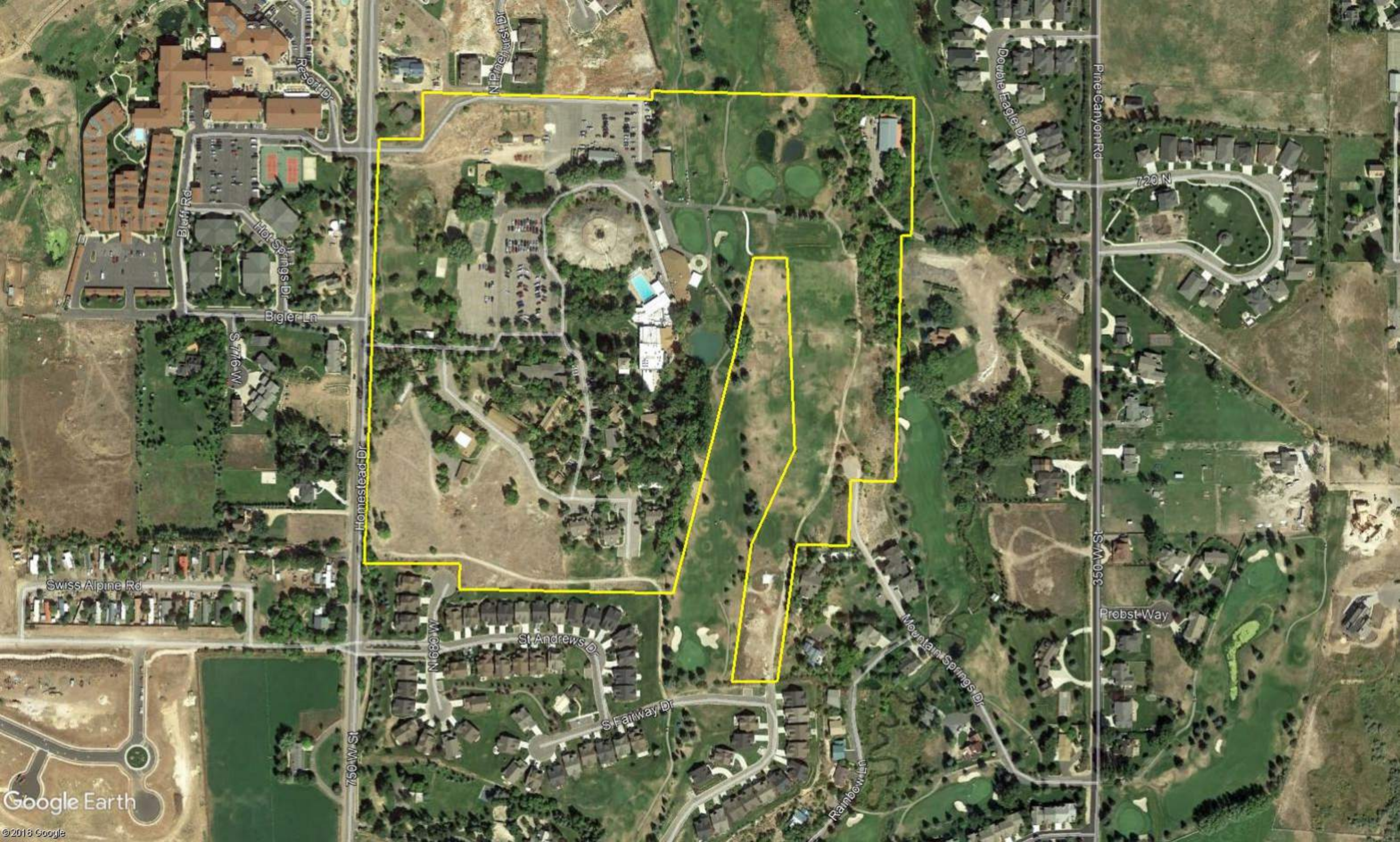
I have reviewed the plans for Homestead Phases 1 & 2 Preliminary Approval for compliance with the 2021 International Fire Code (2021 IFC). I have no fire code concerns with the plans at this time, I will be performing another review prior to final approval, and I will provide another approval letter at that time.

Prior to accepting building permit applications for this project, the developer will need to have a pre-construction meeting with Midway City Engineer Wes Johnson and be granted substantial completion in writing by Midway City Engineer Wes Johnson. As the Fire Marshal I will need to verify fire hydrant locations and fire apparatus access road widths are installed per approved plans prior to permits being issued.

Tex R. Couch CBO/MCP/CFM
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107







750 W St

Homestead Dr

Bluff Rd

Hot Springs Dr

Bigler Ln

S 776 W

Swiss Alpine Rd

N 680 W

St Andrews Dr

S Fairway Dr

Rainbow Ln

Mountain Springs Dr

N Pinehurst Dr

Double Eagle Dr

Pine Canyon Rd

350 W St

Prebst Way

720 N

THE HOMESTEAD

2024 FINAL APPLICATION

SHEET INDEX

CIVIL

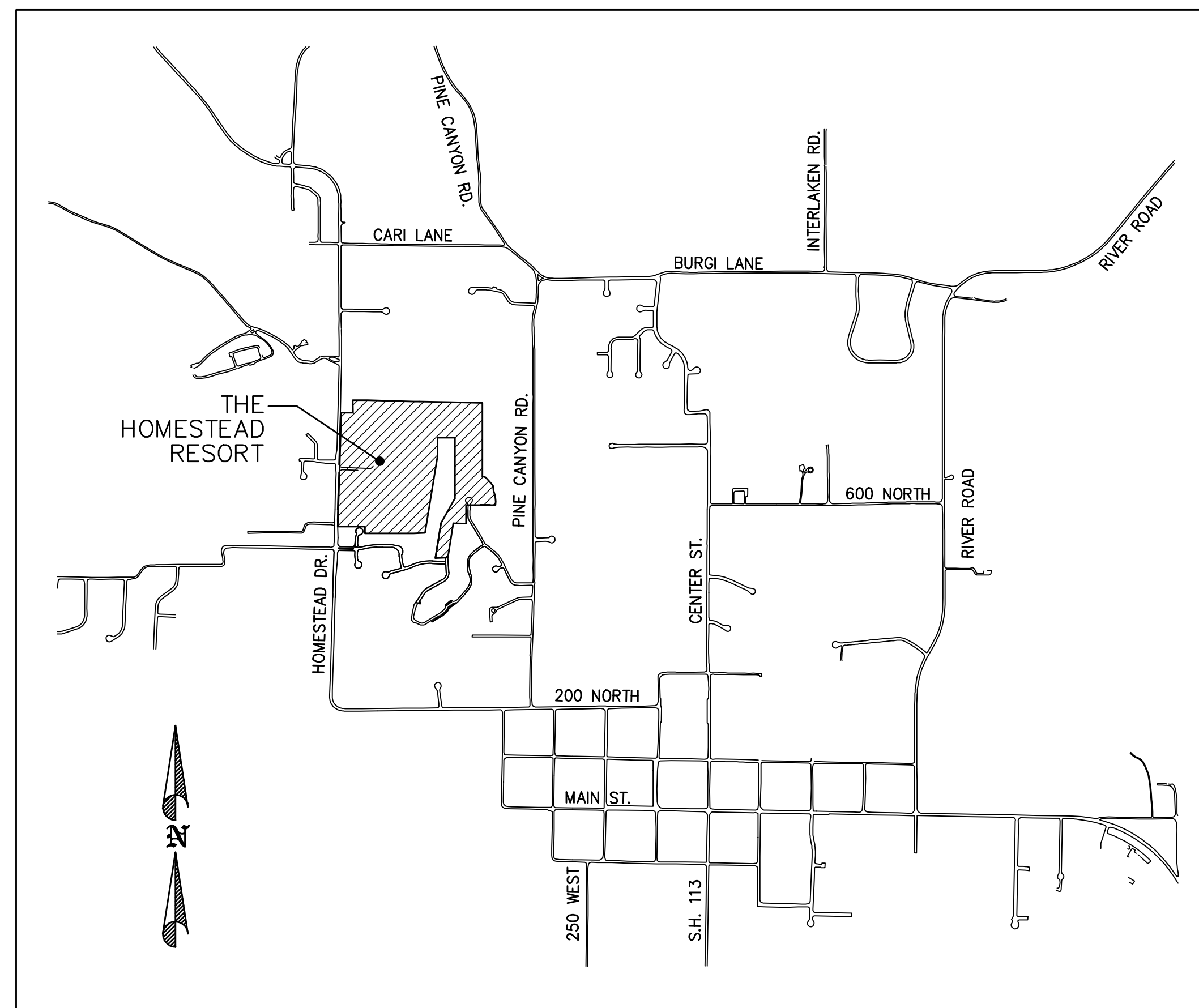
1. 2024 SITE PLAN
2. CONSTRUCTION PHASING PLAN
3. HOMESTEAD DRIVE IMPROVEMENTS
4. NEW ENTRY ROAD PLAN & PROFILE - STA 0+00 - 10+00
5. SOUTH PARKING LOT GRADING PLAN
6. NORTH PARKING LOT GRADING PLAN
7. ROAD CONSTRUCTION DETAILS
8. UTILITY PLAN
9. WATER PLAN
10. WATER CONSTRUCTION DETAILS
11. SOUTH PARKING SEWER PLAN & PROFILE - STA 0+00 - 10+00
12. SOUTH PARKING SEWER PLAN & PROFILE - STA 10+00 - 15+63
13. NORTH PARKING SEWER PLAN & PROFILE - STA 0+00 - 8+70
14. SEWER CONSTRUCTION DETAILS
15. STORM DRAIN PLAN
16. SOUTH STORM PLAN & PROFILE - STA 0+00 - 10+59
17. NORTH STORM PLAN & PROFILE - STA 0+00 - 10+00
18. NORTH STORM PLAN & PROFILE - STA 10+00 - 15+98
19. STORM DRAIN CONSTRUCTION DETAILS
20. SOUTH BOUNDARY PLAN
21. HOMESTEAD VILLAS CUL-DE-SAC PLAN & PROFILE
22. HOMESTEAD VILLAS CUL-DE-SAC SEWER PLAN & PROFILE
23. HOMESTEAD VILLAS CUL-DE-SAC STORM PLAN & PROFILE

PHASE 1 PLATS

1. THE HOMESTEAD RESORT PARCEL #1
2. THE HOMESTEAD RESORT PARCEL #2
3. THE HOMESTEAD RESORT PARCEL #3
4. THE HOMESTEAD RESORT OPEN SPACE PARCEL #1
5. THE HOMESTEAD RESORT OPEN SPACE PARCEL #2
6. THE HOMESTEAD RESORT OPEN SPACE PARCEL #3
7. THE HOMESTEAD RESORT OPEN SPACE PARCEL #4
8. THE HOMESTEAD RESORT OPEN SPACE PARCEL #5
9. THE HOMESTEAD RESORT OPEN SPACE PARCEL #6&7

PHASE 2 PLATS

1. THE HOMESTEAD HOTEL CONDOMINIUMS PARCEL #1
2. THE HOMESTEAD HOTEL CONDOMINIUMS PARCEL #2
3. THE HOMESTEAD HOTEL CONDOMINIUMS 6 UNIT FLOOR PLANS
4. THE HOMESTEAD HOTEL CONDOMINIUMS 6 UNIT BUILDING SECTIONS
5. THE HOMESTEAD HOTEL CONDOMINIUMS 10 UNIT FLOOR PLANS
6. THE HOMESTEAD HOTEL CONDOMINIUMS 10 UNIT BUILDING SECTIONS



MIDWAY CITY
VICINITY MAP

LANDSCAPE AND ARCHITECTURAL PLANS HAVE BEEN
SUBMITTED SEPARATELY FOR THE FINAL APPLICATION

THE HOMESTEAD 2024 FINAL APPLICATION -- 5 JUNE 2024

Info: 10/15/2024 10:24 AM
 Project: 2024 Homestead
 File: 2024 Final Application
 Date: 10/15/2024 10:24 AM
 User: paul.berg

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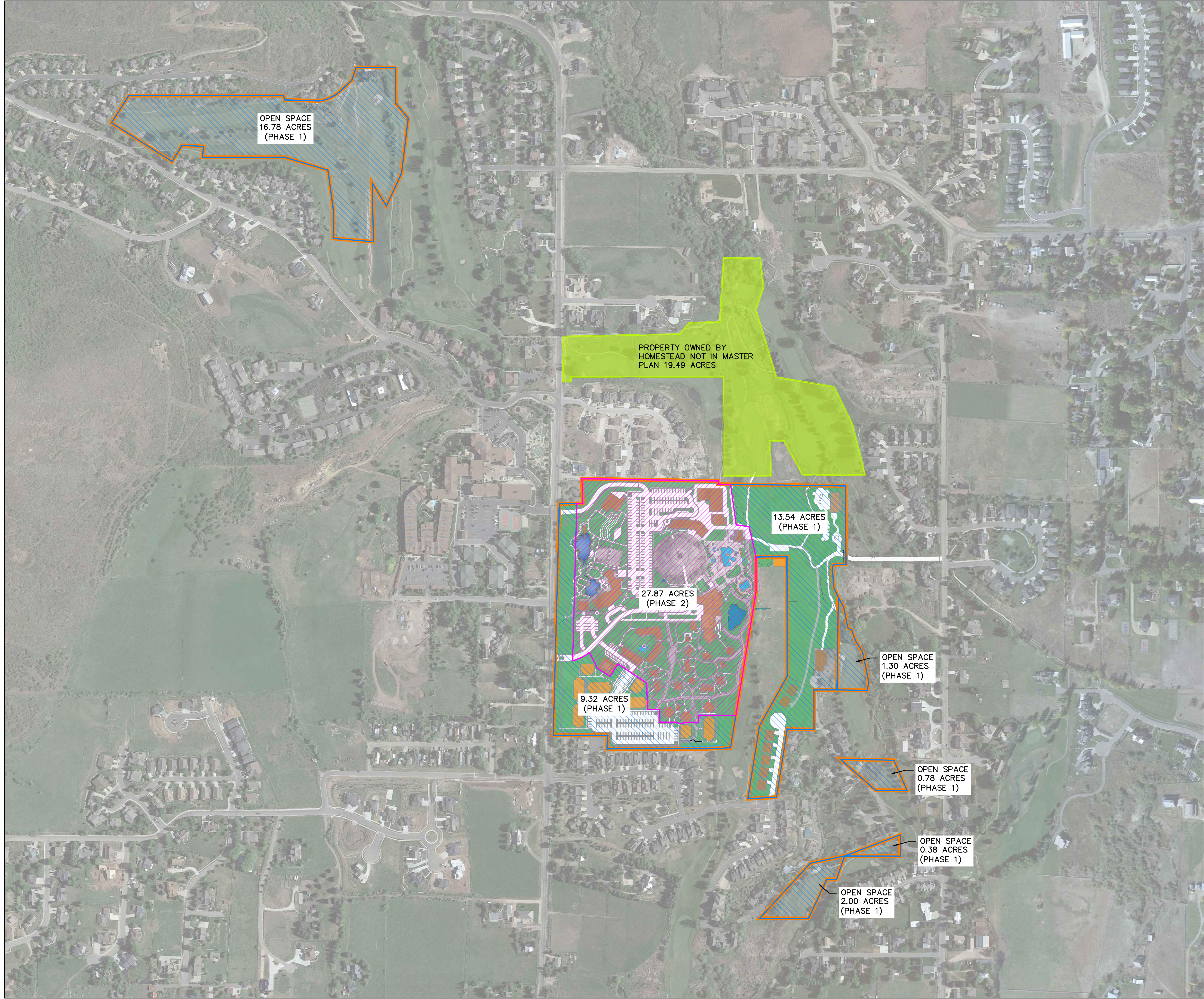
PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 5 JUNE 2024

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

COVER



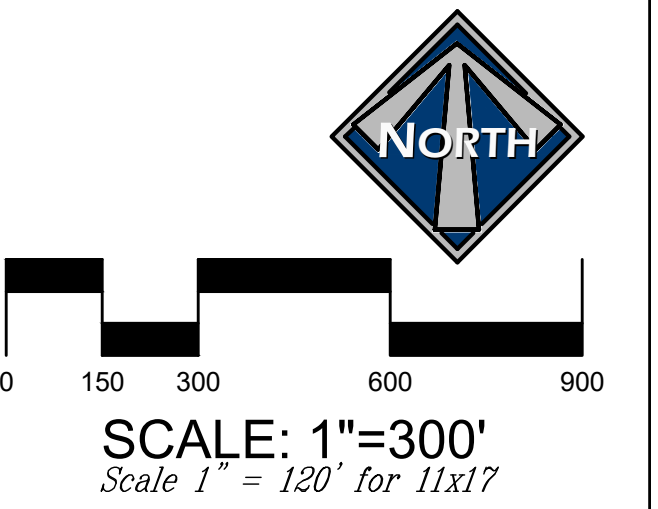
DESIGN BY: PDB	DATE: 5 JUNE 2024	SHEET
DRAWN BY: DEJ	REV:	0



LEGEND

	RESORT MASTER PLAN: 71.97 ACRES
	OPEN SPACE IN RESORT MASTER PLAN: 55.79 ACRES
	HOMESTEAD PROPERTY NOT IN MASTER PLAN
	PHASE 1 PLAT AREA
	TOTAL AREA 44.10 ACRES
	OPEN SPACE 35.44 ACRES (80.36%)
	PHASE 2 PLAT AREA
	TOTAL AREA 27.87 ACRES
	OPEN SPACE 20.35 ACRES (73.02%)

File: \\V:\projects\2024\2024_Prelim_Platting\2024_Prelim_Platting.dwg
 Plot name: 2024_Prelim_Platting.dwg
 Date: 1 MAY 2024
 Plotted by: ddb



THE HOMESTEAD GROUP LLC
2024 PRELIMINARY PLANS

PROPOSED PLATTING PLAN

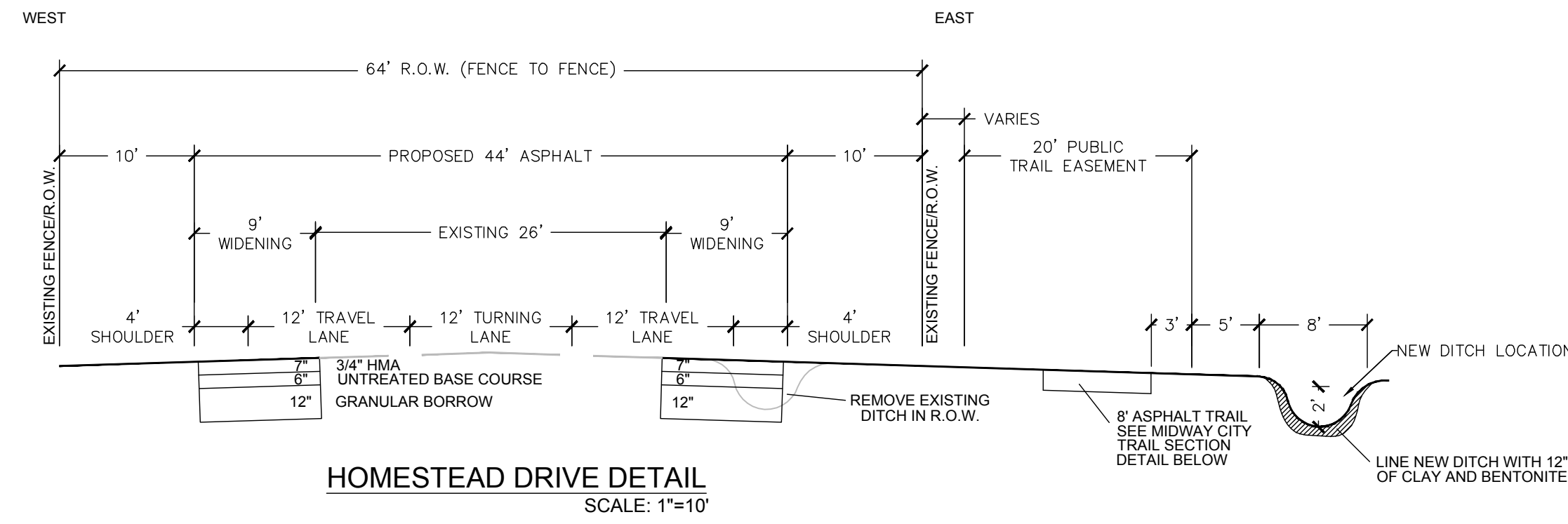


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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 1 MAY 2024

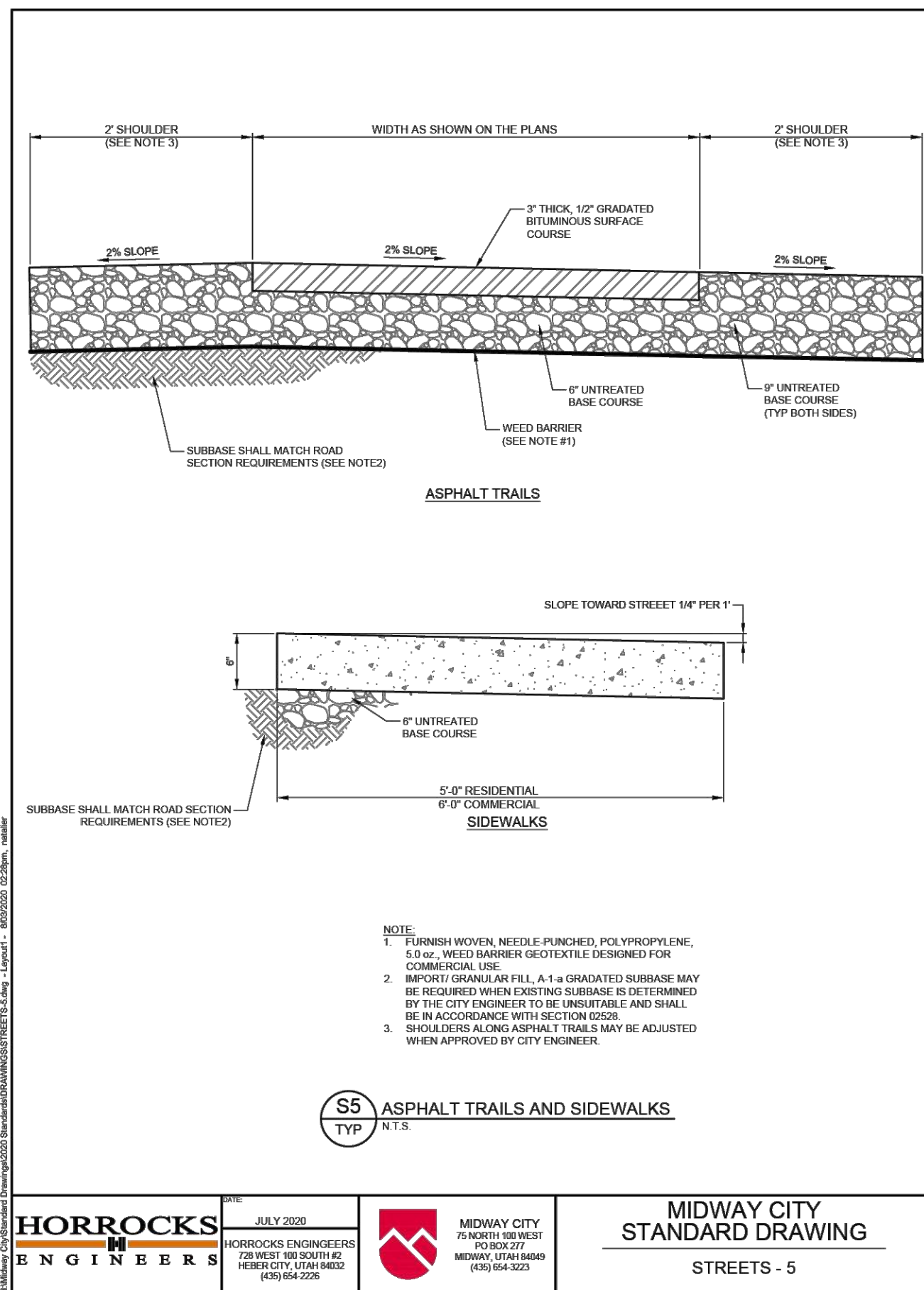
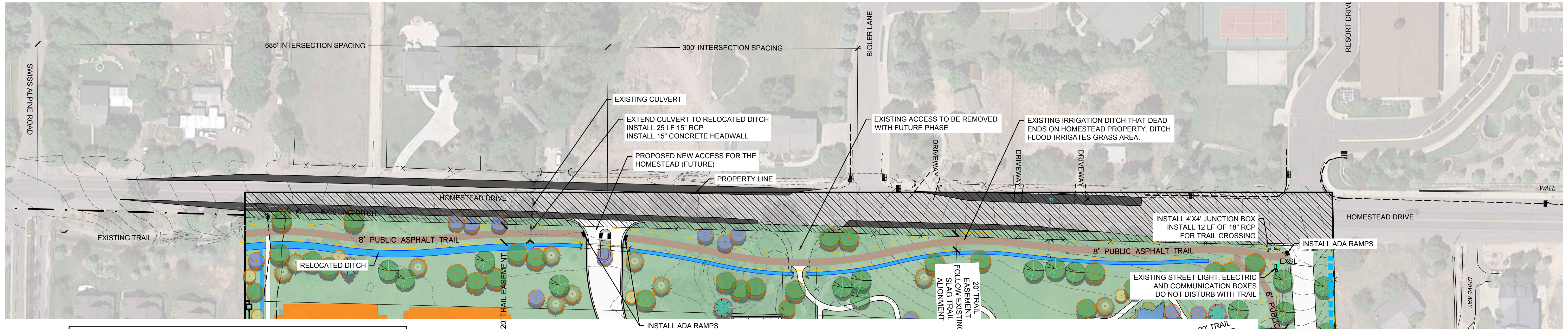
DESIGN BY: PDB DATE: 1 MAY 2024
DRAWN BY: DEJ REV: SHEET EX2

BLUE STAKE NOTE:
 • LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.



LEGEND

— HW —	HOT WATER LINE FROM CRATER (PRIVATE)
— EXPWR —	EXISTING POWER LINE
— EXGAS —	EXISTING GAS LINE
— GAS —	GAS LINE
— FL —	FIRE LINES
— EXSS —	EXISTING SEWER
— SS —	8" SEWER
— EXW —	EXISTING WATER
— 8" WTR —	8" WATER
— PI —	PRESSURIZED IRRIGATION
— EXPI —	EXISTING PRESSURIZED IRRIGATION
— SD —	STORM DRAIN
[Hatched Box]	ROW DEDICATION TO UDOT
[Dark Grey Box]	ROAD WIDENING
[Blue Box]	EXISTING DITCH
[Light Blue Box]	RELOCATED DITCH
[Blue Box with Ramp]	ADA RAMP

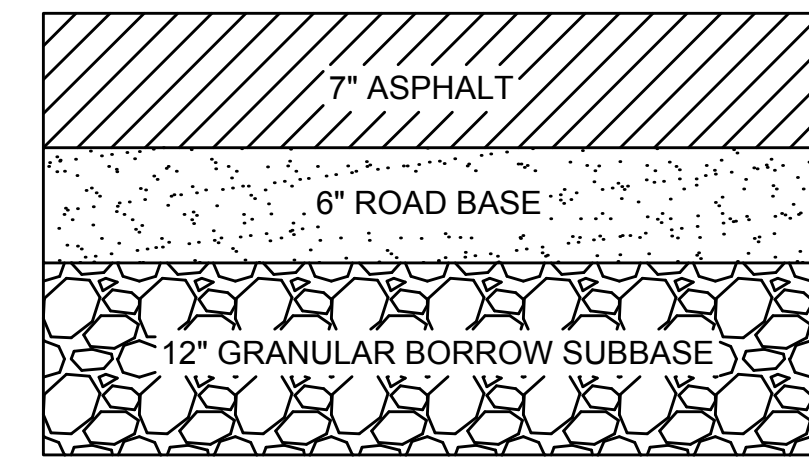


NOTE:
 • ALL ROAD CONSTRUCTION SHALL MEET UDOT STANDARDS.

STANDARD UDOT NOTES:

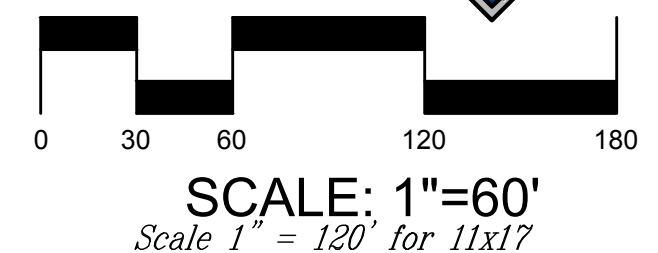
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT OUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 - 9:00 AM AND 3:30-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
- REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
- ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
- NO ROAD CUTS ALLOWED ON THIS JOB.
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
- FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
- TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
- DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
- ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

NOTE:
 • CONTRACTOR IS RESPONSIBLE TO SUBMIT A TRAFFIC CONTROL PLAN TO UDOT. AT LEAST 1 LANE OF HOMESTEAD DRIVE SHALL REMAIN OPEN AT ALL TIMES.
 • CONTRACTOR IS RESPONSIBLE TO APPLY FOR PERMIT TO INSTALL UTILITIES AND ROAD WIDENING FROM UDOT.



PAVEMENT IMPROVEMENTS IN UDOT RIGHT-OF-WAY

REVISION NOTE:
 • ALIGNMENT OF TRAIL REVISED PER LANDSCAPE ARCHITECT. TRAIL IS MORE CURVILINEAR.



THE HOMESTEAD GROUP LLC
 2024 FINAL APPLICATION

HOMESTEAD DRIVE
 IMPROVEMENT PLAN

BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, Ut 84049
 ph 435.657.9749

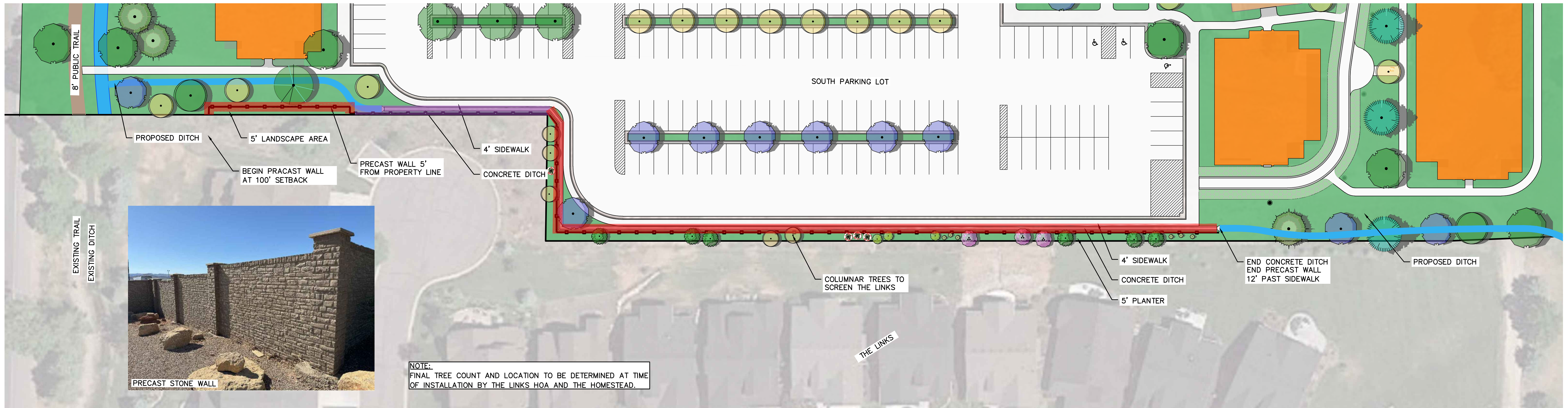
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 DRAWN BY: DEJ
 DATE: 5 JUNE 2024
 REV: 3

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 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 5 JUNE 2024

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 Plot Scale: 1"=60'
 Plotter: HP DesignJet T1300
 Plotted by: cdebe

HORROCKS ENGINEERS
 JULY 2020
 HORROCKS ENGINEERS
 100 WEST 100 SOUTH
 HEALING CITY, UTAH 84038
 (801) 488-8800






MIDWAY CITY STANDARD DRAWING
 STREETS - 5



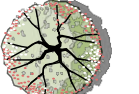

PLANT SCHEDULE SOUTH BOUNDARY

SYMBOL COMMON / BOTANICAL NAME

DECIDUOUS TREES

-  Autumn Brilliance Apple Serviceberry / *Amelanchier x grandiflora* 'Autumn Brilliance'
-  Columnar Purple Beech / *Fagus sylvatica* 'Dawyck Purple'
-  Columnar Green Beech / *Fagus sylvatica* 'Fastigiata'
-  Swedish Aspen / *Populus tremuloides* erecta
-  Pyramidal English Oak / *Quercus robur* 'Fastigiata'

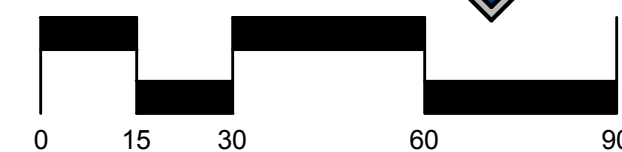
EVERGREEN TREES

-  Wellspire Black Spruce / *Picea mariana* 'Wellspire'
-  Wells Blue Totem Columnar Spruce / *Picea pungens* glauca fastigiata 'Wells Blue Totem'

LEGEND

 PRECAST FENCE

PLAN PER MEETING 10 MAY 2024 BETWEEN THE LINKS HOA, THE HOMESTEAD AND THE MIDWAY CITY PLANNER.



SCALE: 1"=30'
Scale 1"=60' for 11x17

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

SOUTH BOUNDARY PLAN



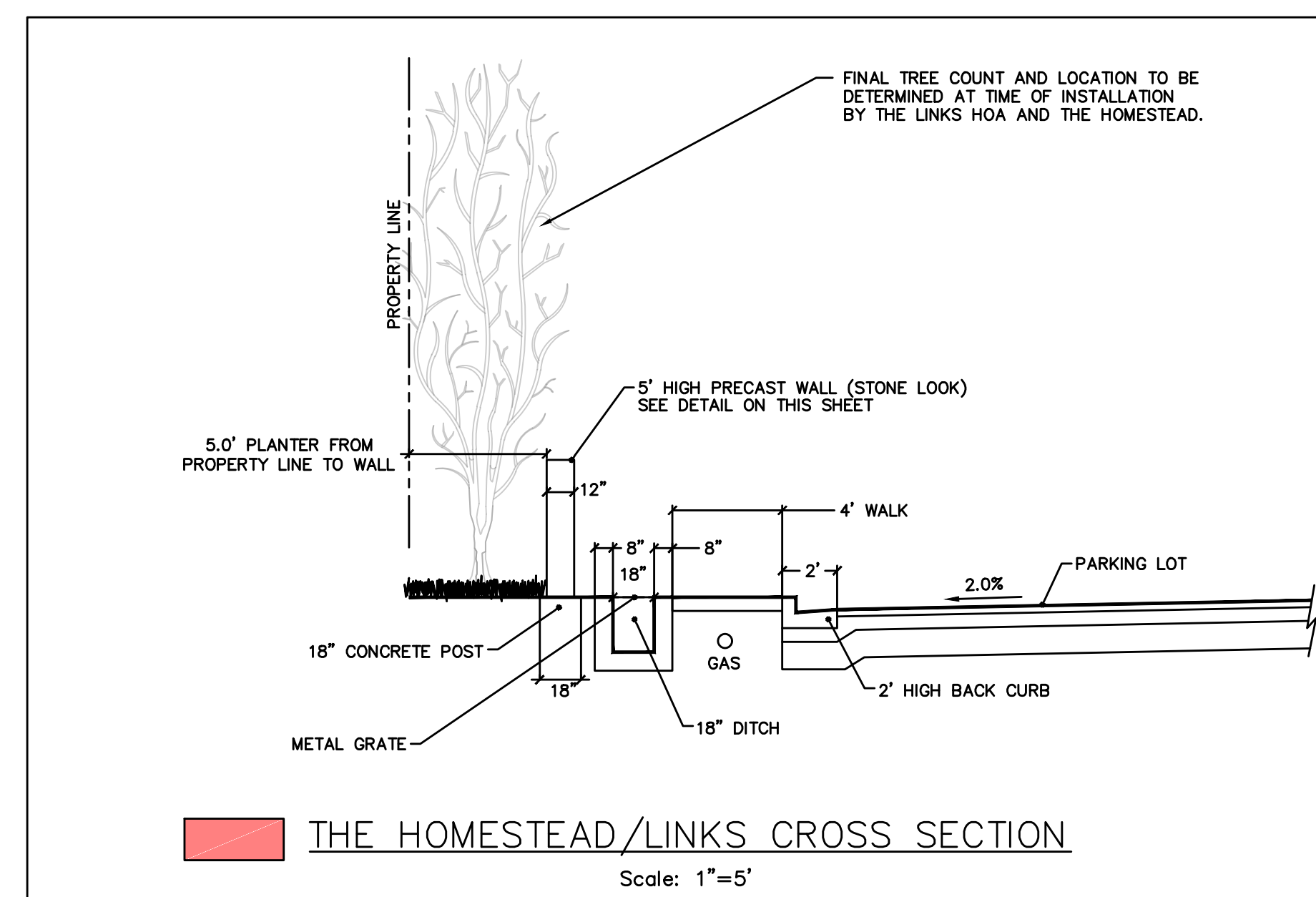
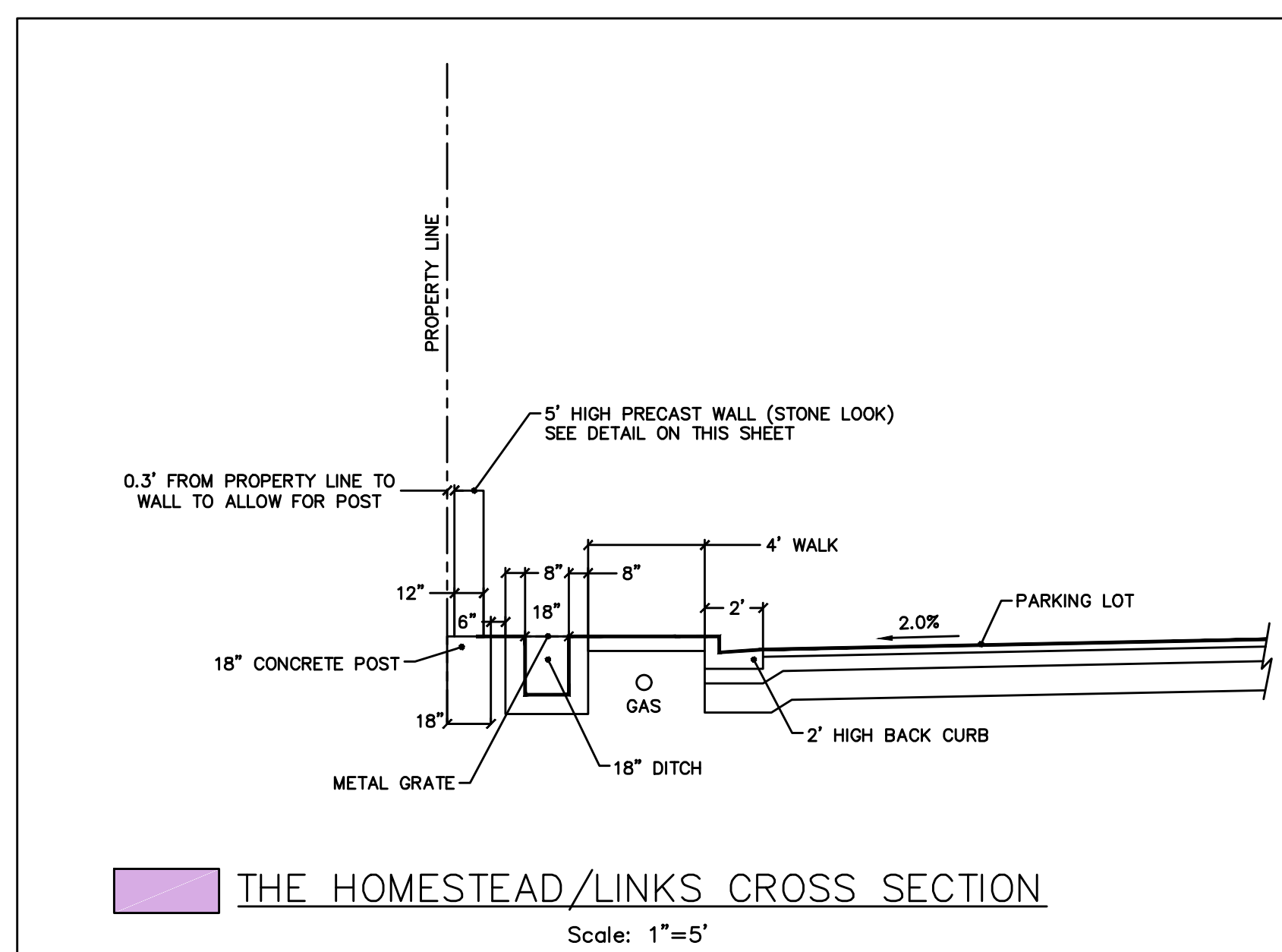
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DRAWN BY: DEJ

DATE: 5 JUNE 2024
REV:

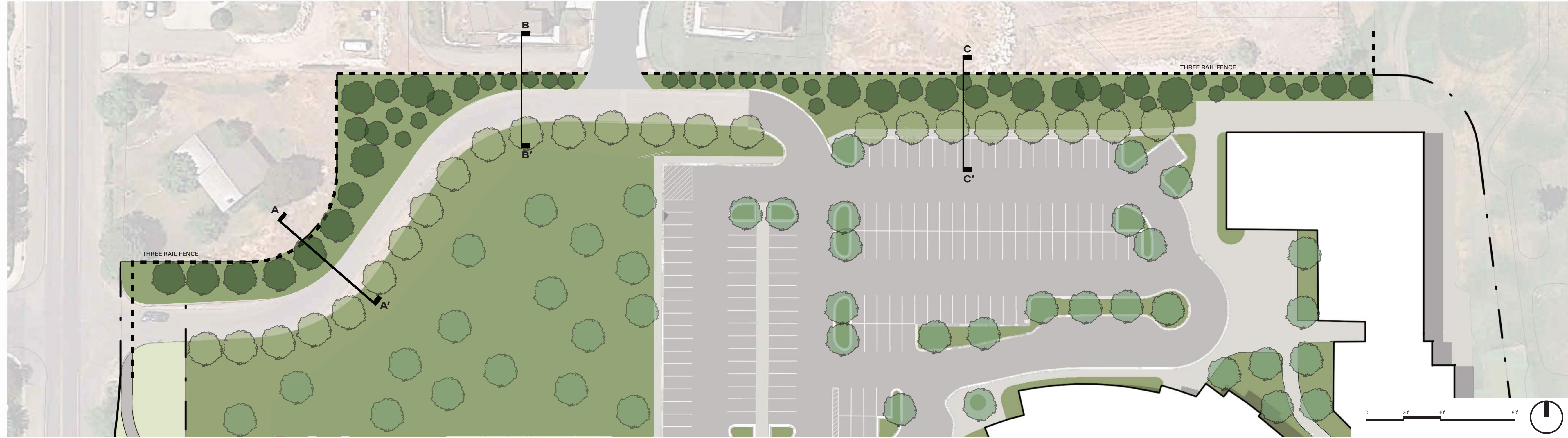
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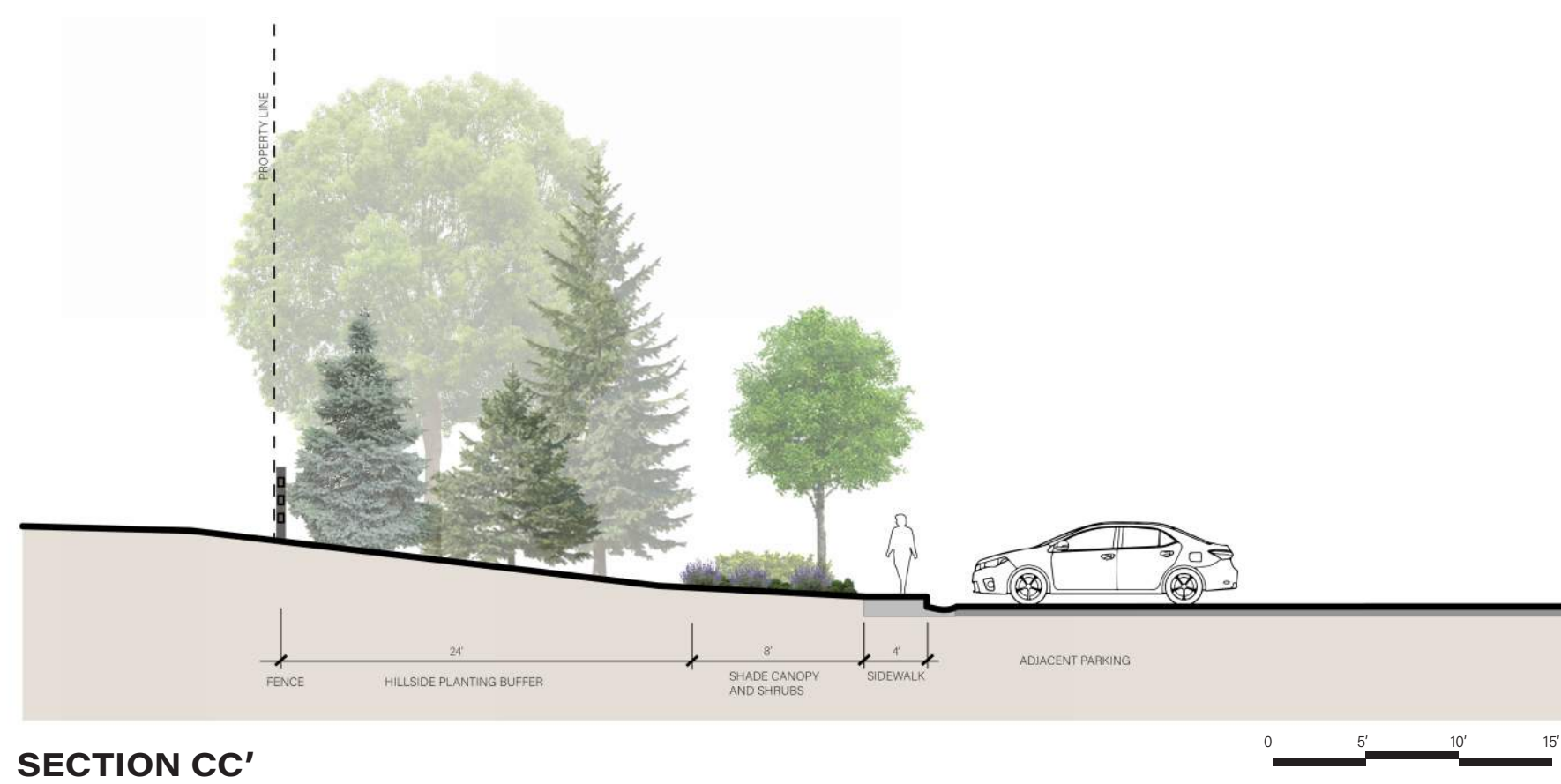
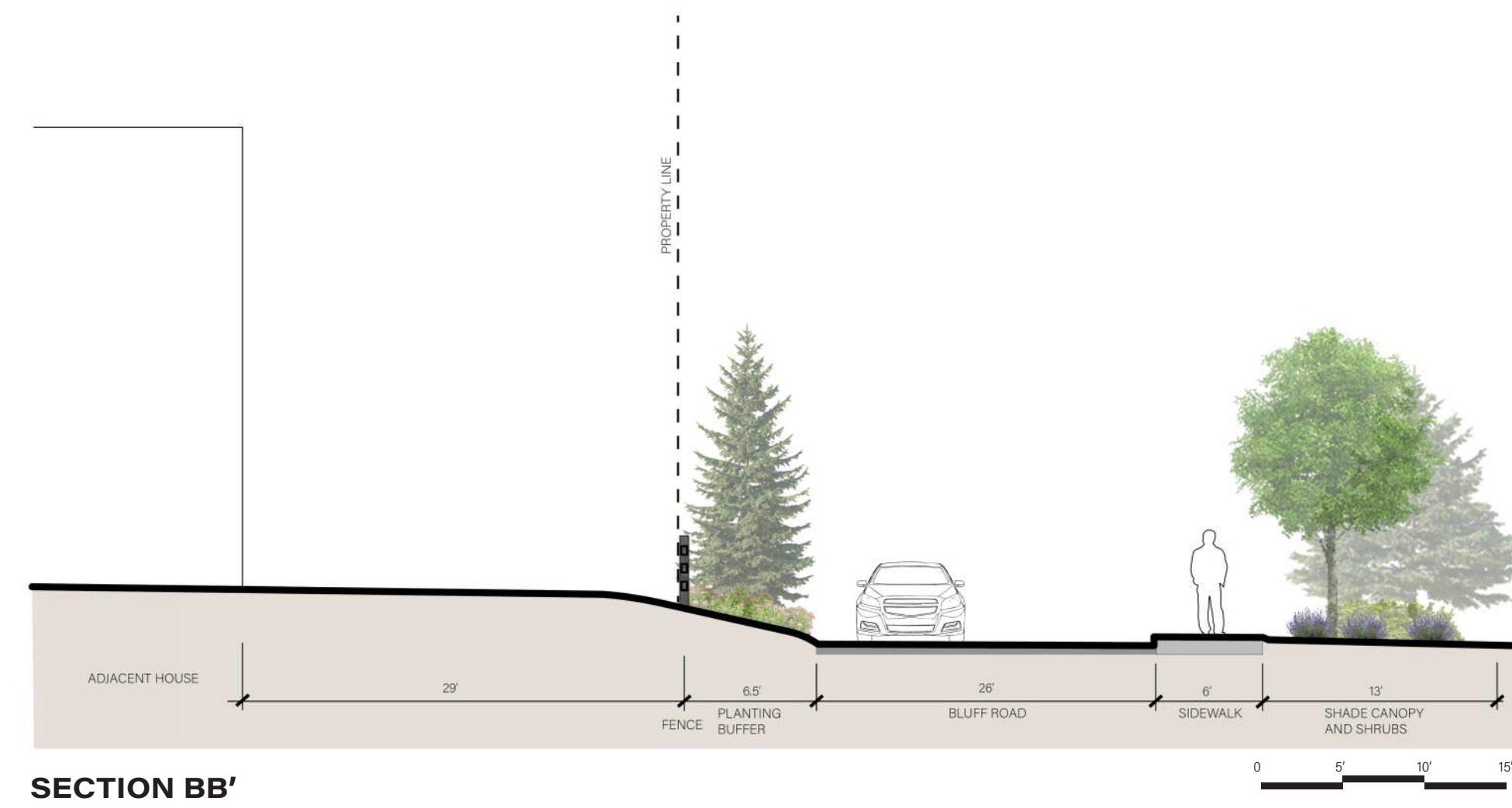
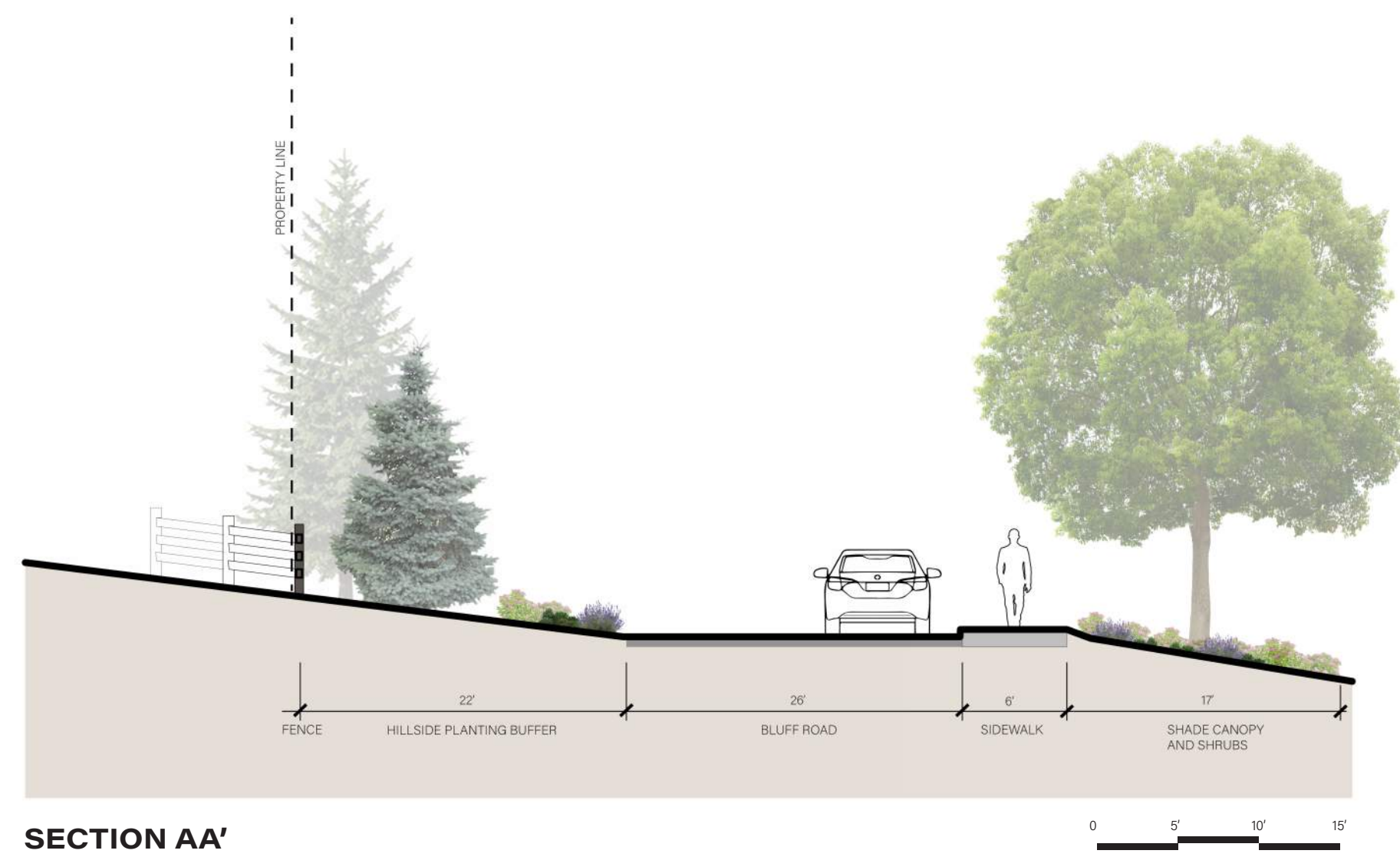
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SERIAL NO. 295595
DATE: 5 JUNE 2024



NORTH AREA PLAN

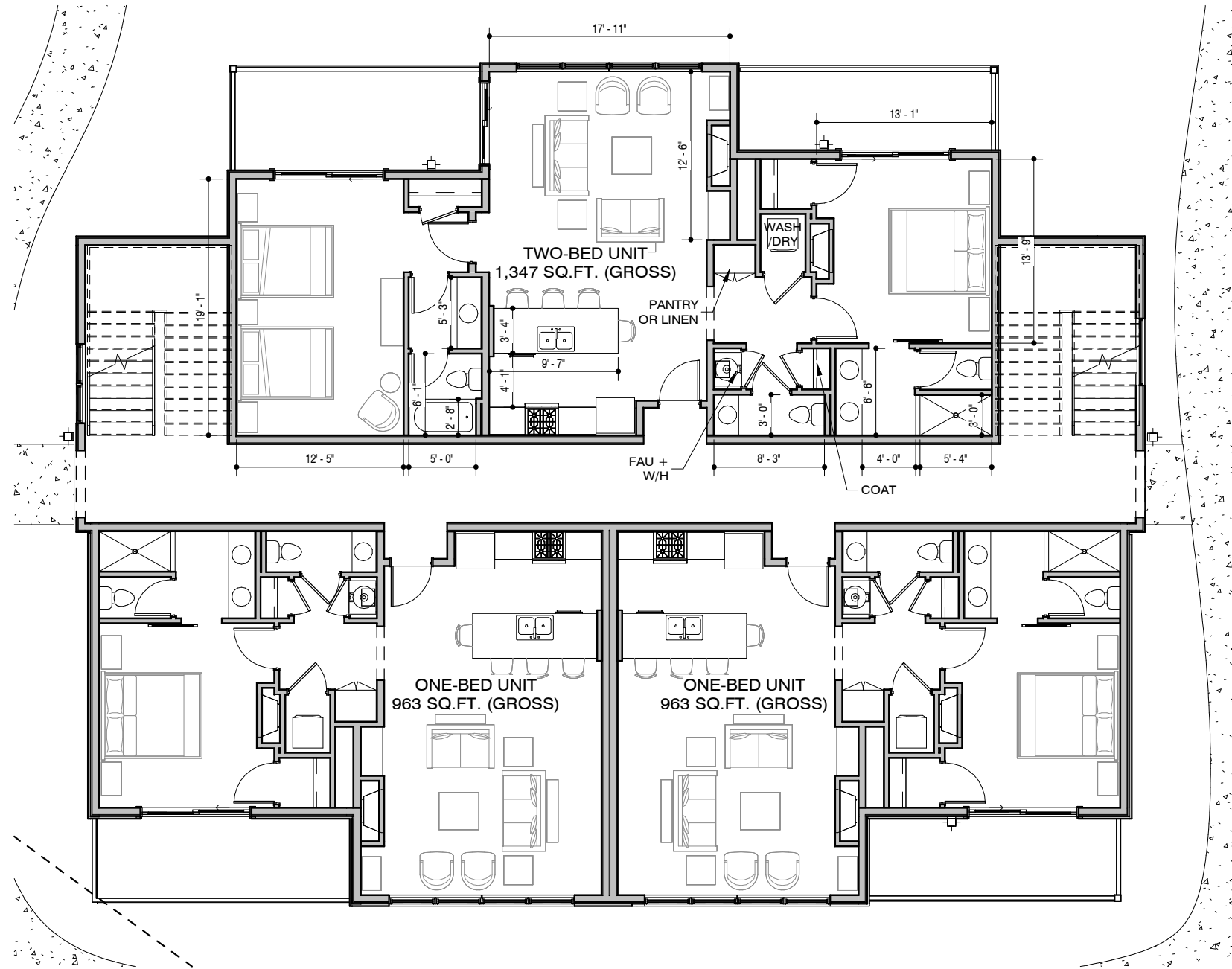


THREE RAIL FENCE CHARACTER IMAGERY



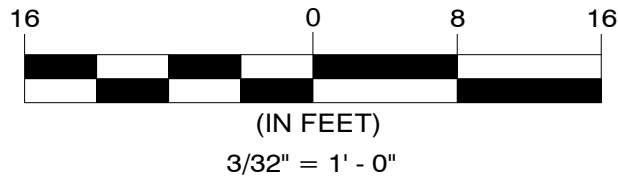


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6-UNIT BLDG - LEVEL 1 FLOOR PLAN
 $3/32" = 1'-0"$

6 UNIT BUILDING



PRINTED AT 4/2/2024 10:20:59 PM

4/2/2024
 PRELIMINARY -
 SUBJECT TO
 REVISION

REV. #	DESCRIPTION	REV. DATE	MARK	ISSUE - DESCRIPTION	ISS. DATE
REVISIONS		ISSUES			
BHA PROJ. #BH23051					

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FLOOR PLAN (DESIGN)
 HOMESTEAD CONDOS (SMALL BLDG)
 HOMESTEAD RESORT, MIDWAY UT

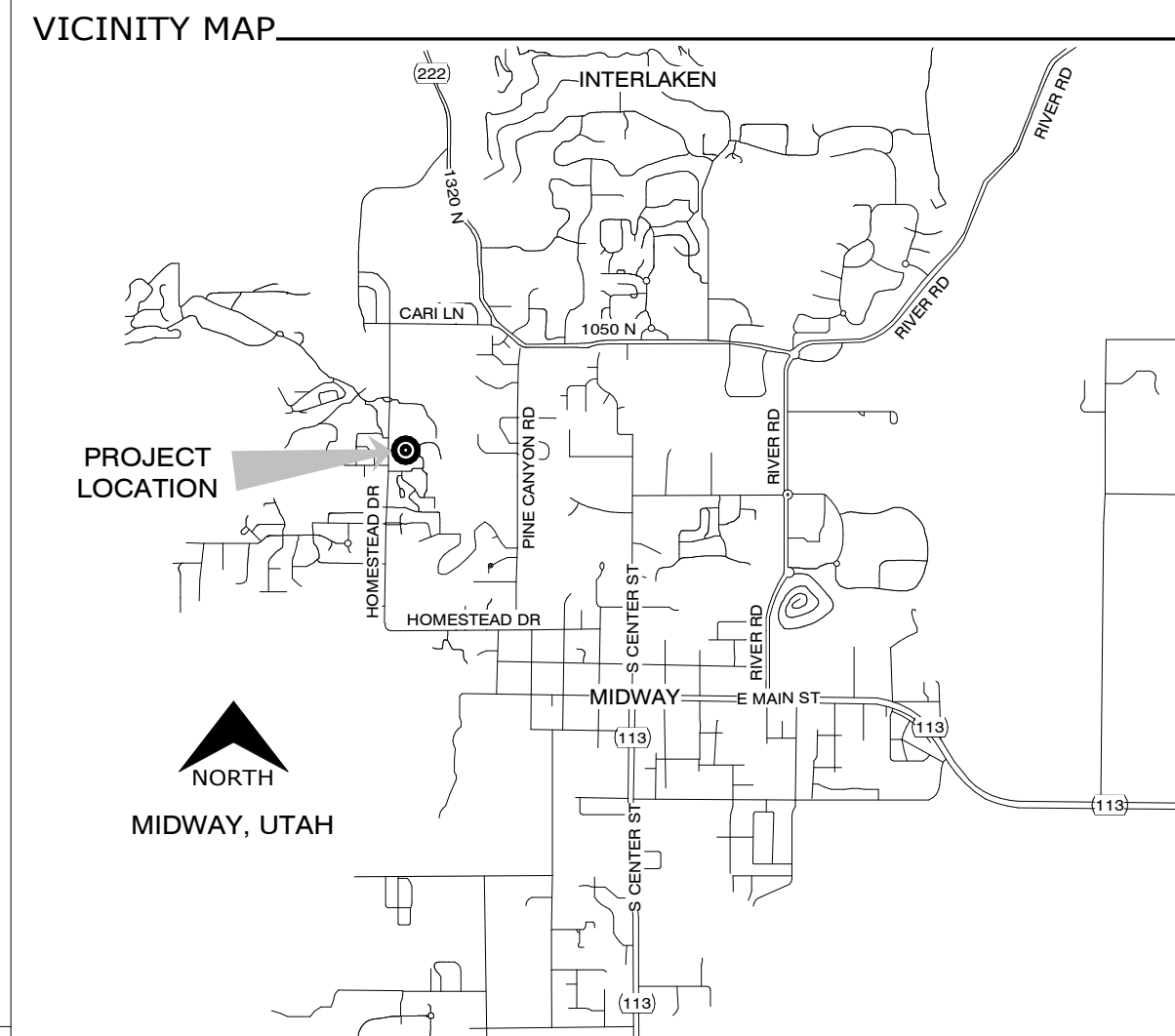
BHArchitecture
 (435) 701-7000 | WWW.BHA.DESIGN

SHEET ISSUE DATE:

AA02

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PROJECT TEAM	
ARCHITECT BH ARCHITECTURE 1452 S 6300 W CEDAR CITY, UT 84720 (435) 701-7000 CONTACT: BRANDON HALL	CIVIL ENGINEER BERG ENGINEERING 380 EAST MAIN SUITE 204 MIDWAY, UTAH 84049 (435) 657-9749 CONTACT: PAUL BERG
INTERIOR DESIGNER AUBREY PUGMIRE INTERIOR DESIGN aubrey@pugmire.com aubrey@aubreyugmire.com (801) 669-2610 CONTACT: AUBREY PUGMIRE	LANDSCAPE ARCHITECT FKFR 700 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 517-4359 CONTACT: ABRAM NIELSEN
ELECTRICAL ENGINEER TAGUS ENGINEERING 4549 W. THORLEY DRIVE HERRIMAN UTAH 84096 (385) 232-9137 CONTACT: PHILIP HAIGHT	STRUCTURAL ENGINEER VECTOR ENGINEERS 651 W GALENA PARK BLVD, SUITE 101 DRAPER, UT 84020 (801) 990-1775 CONTACT: RUSSELL IRION
WATER/POND ENGINEER CLOWARD H2O 2902696 NORTH UNIVERSITY AVE #290 PROVO, UTAH 84604 (801) 375-1223 CONTACT: DAN ALRED	MECHANICAL ENGINEER SHAKESPEARE ENGINEERING 4241 SOUTH RIVER RD, STE. B ST. GEORGE, UT 84770 (801) 493-9744 CONTACT: SEAN JONES, P.E.
FIRE PROTECTION TBD	

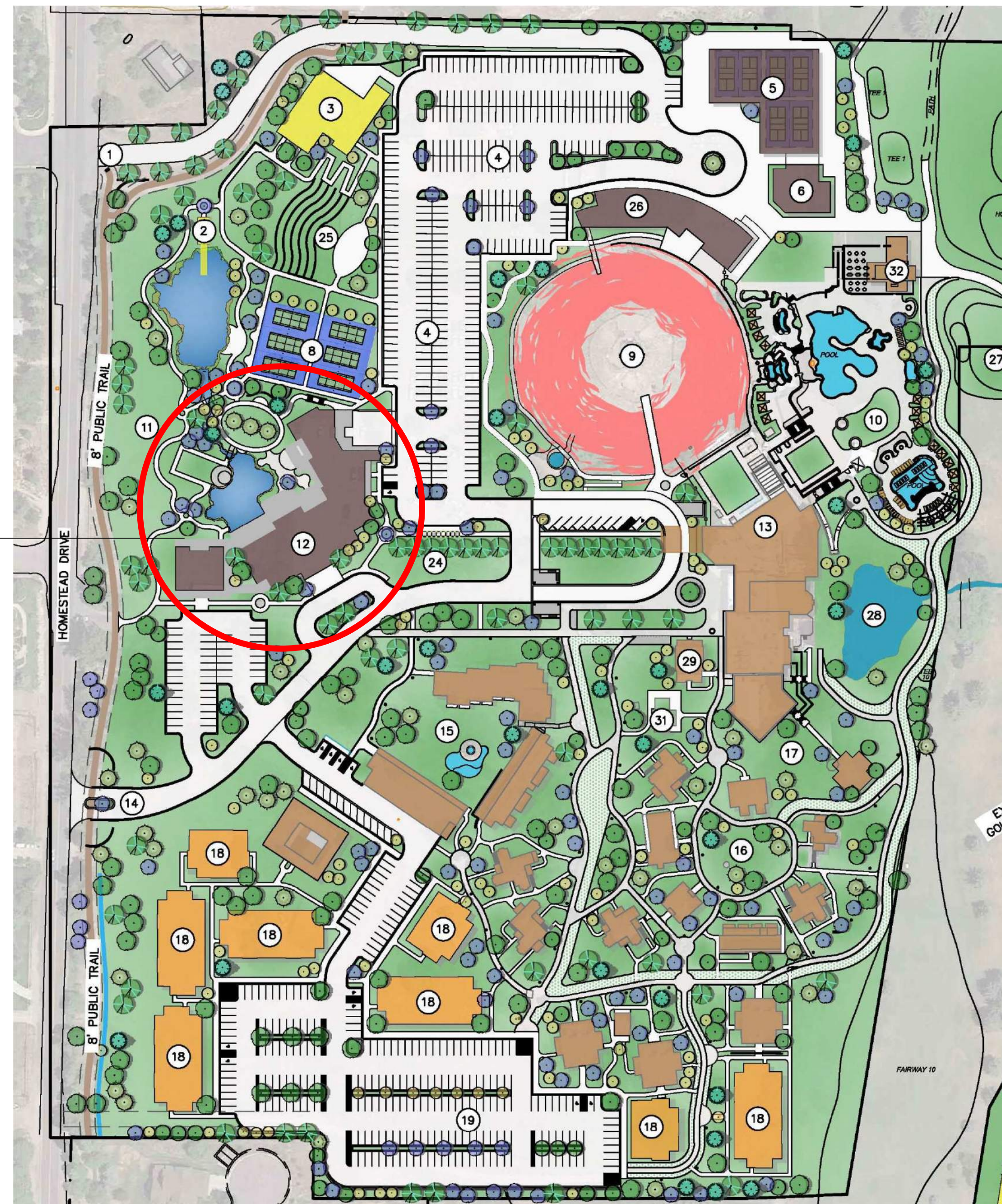


HOMESTEAD EVENT BARN

700 N HOMESTEAD DRIVE,
MIDWAY UT, 84049

SUBMITTAL TO VISION & ARCHITECTURE COMMITTEE

EVENT BARN



PROJECT INFORMATION			
1. PROJECT NAME	HOMESTEAD EVENT BARN	6. AUTHORITY HAVING JURISDICTION	MIDWAY CITY
2. CLIENT/OWNER NAME	THE HOMESTEAD GROUP, LLC	7. ZONING	RZ (RESORT ZONE)
3. PROJECT NUMBER	BH23053	8. OVERLAY/OTHER ZONING	N/A
4. PARCEL NUMBER	ID: 00-0006-2104	9. SETBACKS	100' FROM HOMESTEAD DR.
5. PROJECT ADDRESS	700 N HOMESTEAD DRIVE, MIDWAY UT, 84049	10. MAXIMUM BUILDING HEIGHT	40' FROM NATURAL GRADE
		11. OTHER ZONING NOTES	

CODE ANALYSIS			
SITE ADDRESS:		700 N HOMESTEAD DRIVE, MIDWAY UT, 84049	
PROJECT TYPE/DESCRIPTION:		EVENT "BARN" WITH SUPPORTING ROOMS AND COMMERCIAL KITCHEN	
ZONING:		RZ (RESORT ZONE)	
1. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES (INCLUDING ALL APPLICABLE LOCAL AMENDMENTS, CODES, ORDINANCES, AND REQUIREMENTS SET FORTH BY THE AUTHORITY HAVING JURISDICTION):			
2021 IBC - INTERNATIONAL BUILDING CODE 2021 IPC - INTERNATIONAL PLUMBING CODE 2021 IFGC - INTERNATIONAL FUEL GAS CODE 2021 IMC - INTERNATIONAL MECHANICAL CODE 2021 IRC - INTERNATIONAL RESIDENTIAL CODE 2020 NEC - NATIONAL ELECTRICAL CODE 2021 IECC - INTERNATIONAL ENERGY CONSERVATION CODE (COMMERCIAL PROVISIONS) 2017 ICC A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES			
2. OCCUPANCY CLASSIFICATION: (IBC CH. 3)	A-2	10. TYPE OF CONSTRUCTION: (IBC CHAPTER 6)	V-B
3. HEIGHT IN FEET: (IBC 504.3, TABLE 504.3)	ALLOWABLE: 60 ACTUAL: 34	11. FIRE SPRINKLERS: (IBC 903, 903.3)	YES TYPE: NFPA13 CONCEALED
4. HEIGHT IN STORIES: (IBC 504.4, TABLE 504.4)	ALLOWABLE: 2 ACTUAL: 1	12. FIRE ALARM: (IBC 907)	YES TYPE: PER IBC SECTION 907
5. AREA: (IBC 506) ("BUILDING AREA" PER CODE)	ALLOWABLE: 28,500 ACTUAL: 28,430	13. ROOF ASSEMBLY, MAT. CLASS: (IBC TAB 1505.1)	SEE ROOF PLAN GENERAL NOTES
ALLOWABLE AREA (EQUATION 5-1):	$A_n = A_c + (NS \times I)$ $A_n = 24,000 + (6,000 \times 0.75)$ $A_n = 28,500 SF$	14. SPECIAL INSPECTION(S): (CHAPTER 17)	SEE CITY FORM & STRUCTURAL SHEETS
6. FIRE RESISTANCE RATING OF BUILDING ELEMENTS: (IBC TABLE 601)	NONE	15. CLIMATE ZONE: (IECC C301)	WASATCH COUNTY, UT = 6B
7. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS: (IBC TAB. 601, SEC. 705, TAB. 705.5)	NONE	16. I.E.C.C. COMPLIANCE REPORT(S):	SEE ATTACHED
8. MIXED USE AND OCCUPANCY (ACCESSORY, NON-SEPARATED OR SEPARATED) WITH SEPARATION: (IBC 508.2, 508.3, 508.4)	NOT APPLICABLE	17. FIRE FLOW: (IFC TABLES B105.2 & B105.1(2))	1.125 GPM @ 2-HR DURATION, 20 PSI RES.
9. PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY AND MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (IBC 705.8 & TABLE 705.8)	NOT APPLICABLE	18. PARKING SPACES:	COMPLIES, SEE SITE PLAN
		19. OCCUPANT LOAD: (IBC 1004 & TABLE 1004.1.2)	SEE CODE, EXITING & OCCUPANCY SHEET
		20. PLUMBING FIXTURES: (IBC 2902.1)	SEE CODE, EXITING & OCCUPANCY SHEET

SHEET INDEX	
COVER SHEET	
FLOOR PLAN	
COLOR RENDERINGS	
MATERIALS BOARD	
ELEVATIONS	

MARK	ISSUE	DESCRIPTION	ISS. DATE

BHArchitecture
(435) 701-7000
WWW.BH.A.DESIGN

PROJECT #:
BH23053

COVER SHEET
HOMESTEAD EVENT BARN
700 N HOMESTEAD DRIVE,
MIDWAY UT, 84049

© 2023
SHEET ISSUE DATE:
3/18/2024

G001



BHArchitecture
Schematic Design



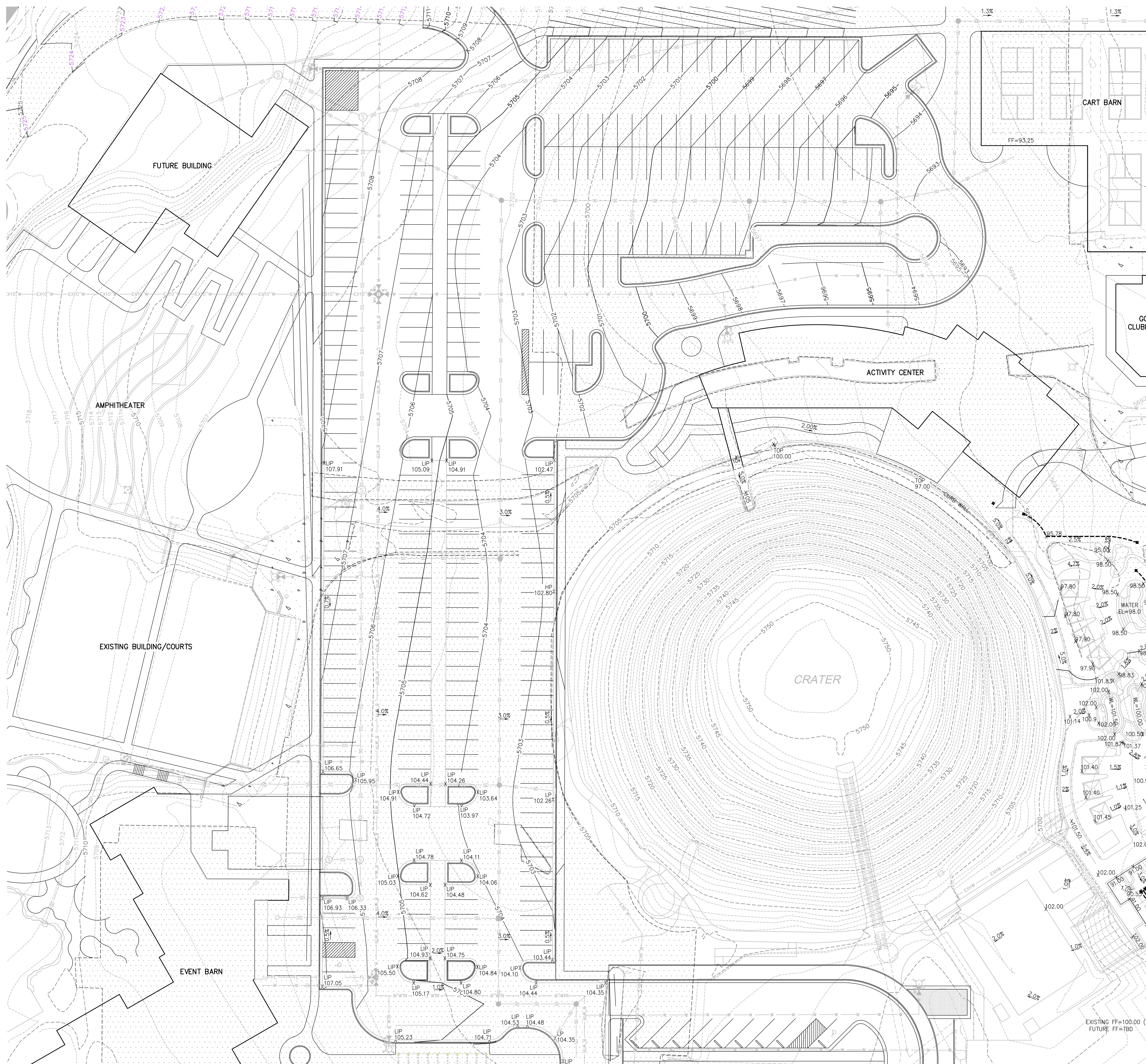
BH Architectural
Schematic Design



BH Architects
Schematic Design



BHArchitectural
Schematic Design



- LEGEND**
- HW — HOT WATER LINE FROM CRATER (PRIVATE)
 - EXPPW — EXISTING POWER LINE
 - EXGAS — EXISTING GAS LINE
 - GAS — GAS LINE
 - FL — FIRE LINES
 - EXSS — EXISTING SEWER
 - SS — 8" SEWER
 - EXW — EXISTING WATER
 - 8"W — 8" WATER
 - PI — PRESSURIZED IRRIGATION
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - SD — STORM DRAIN
 - CON — CONCRETE PAVER SIDEWALK FIRE LANE
 - GRP — GRASS PAVER FIRE LANE
 - 5700 — EXISTING CONTOURS
 - 5700 — PROPOSED CONTOURS
 - 5700 — EXISTING ASPHALT
- PROPOSED ELEVATION 101 = 5701
95 = 5695

BLUE STAKE NOTE:

- ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF EXISTING UTILITIES.

CONSTRUCTION NOTE:

- EXISTING ASPHALT TO BE REMOVED.
- CONTRACTOR TO WORK WITH THE HOMESTEAD TO DETERMINE SEQUENCING, ACCESS SHUT DOWNS AND TEMPORARY PARKING DURING CONSTRUCTION TO KEEP THE RESORT IN OPERATION.
- ALL GRADING AND PAVING SHALL COMPLY WITH MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- GRADING AND PAVING SHALL COMPLY WITH RECOMMENDATIONS IN THE GEOTECH REPORT.



SCALE: 1"=30'
Scale 1"=60' for 11x17

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

NORTH PARKING LOT
GRADING PLAN

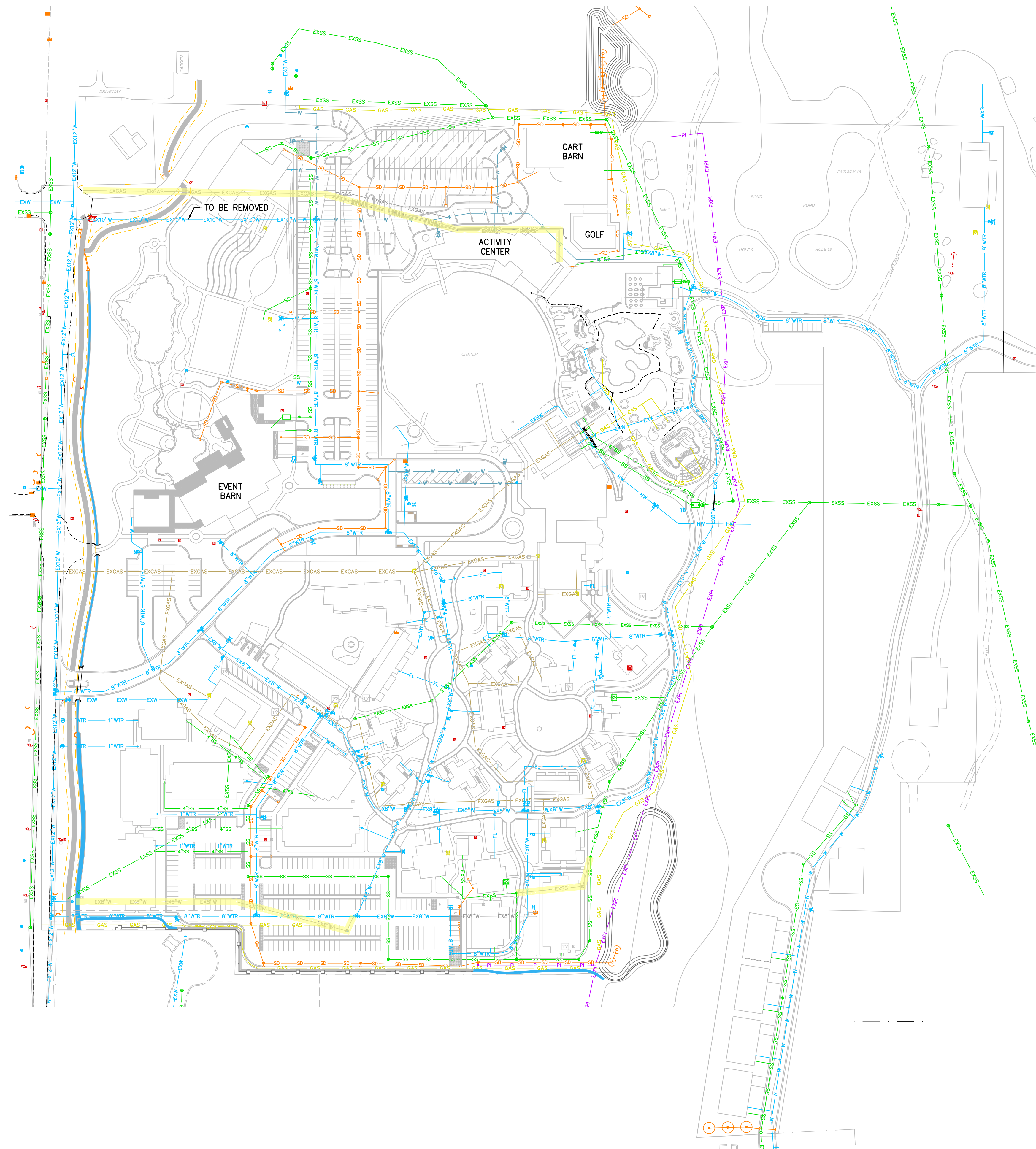


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DRAWN BY: DEJ REV: 6

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 5 JUNE 2024

with: 15 November 2024, Plans, Grading, Utility, and Site Plan for the Homestead (P&I).
 File Name: 05 NORTH PARKING LOT GRADING PLAN.dwg | Plot Date: June 04, 2024 | plotted by: ome



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 - WTR — 8" WATER
 - PI — PRESSURIZED IRRIGATION
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - SD — STORM DRAIN
 - TO BE REMOVED
 - CONCRETE PAVER SIDEWALK FIRE LANE
 - GRASS PAVER FIRE LANE
 - WATER METER

BLUE STAKE NOTE:

- ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF EXISTING UTILITIES.

SEWER NOTES:

- ALL SEWER LATERALS ARE 4"
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

PRESSURIZED IRRIGATION NOTES:

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION STANDARDS AND SPECIFICATIONS.

WATER NOTES:

- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- NEW 8" WATER SHALL BE C900 DR 18 PIPE.

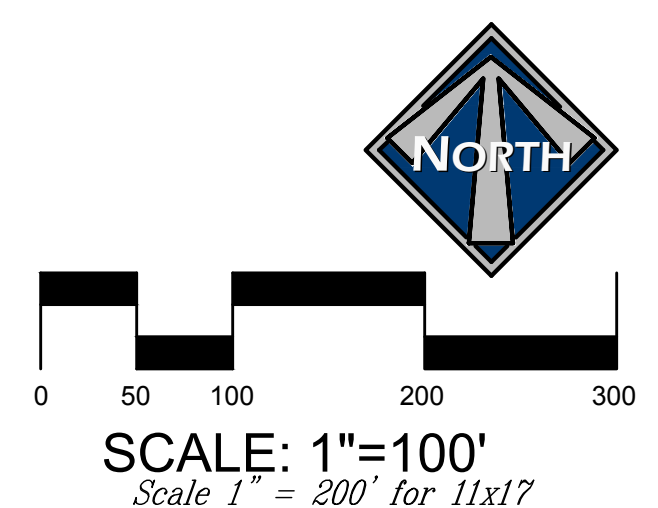
POWER NOTE:

- FINAL POWER DESIGN BY PROJECT ELECTRICAL ENGINEER AND HEBER LIGHT AND POWER.

GAS NOTE:

- GAS ALIGNMENT SHOWN IS GAS LOOP AND EASEMENT DESIGNED WITH DOMINION ENERGY.

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 Plot Date: 5/24/2024 10:00:00 AM
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THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

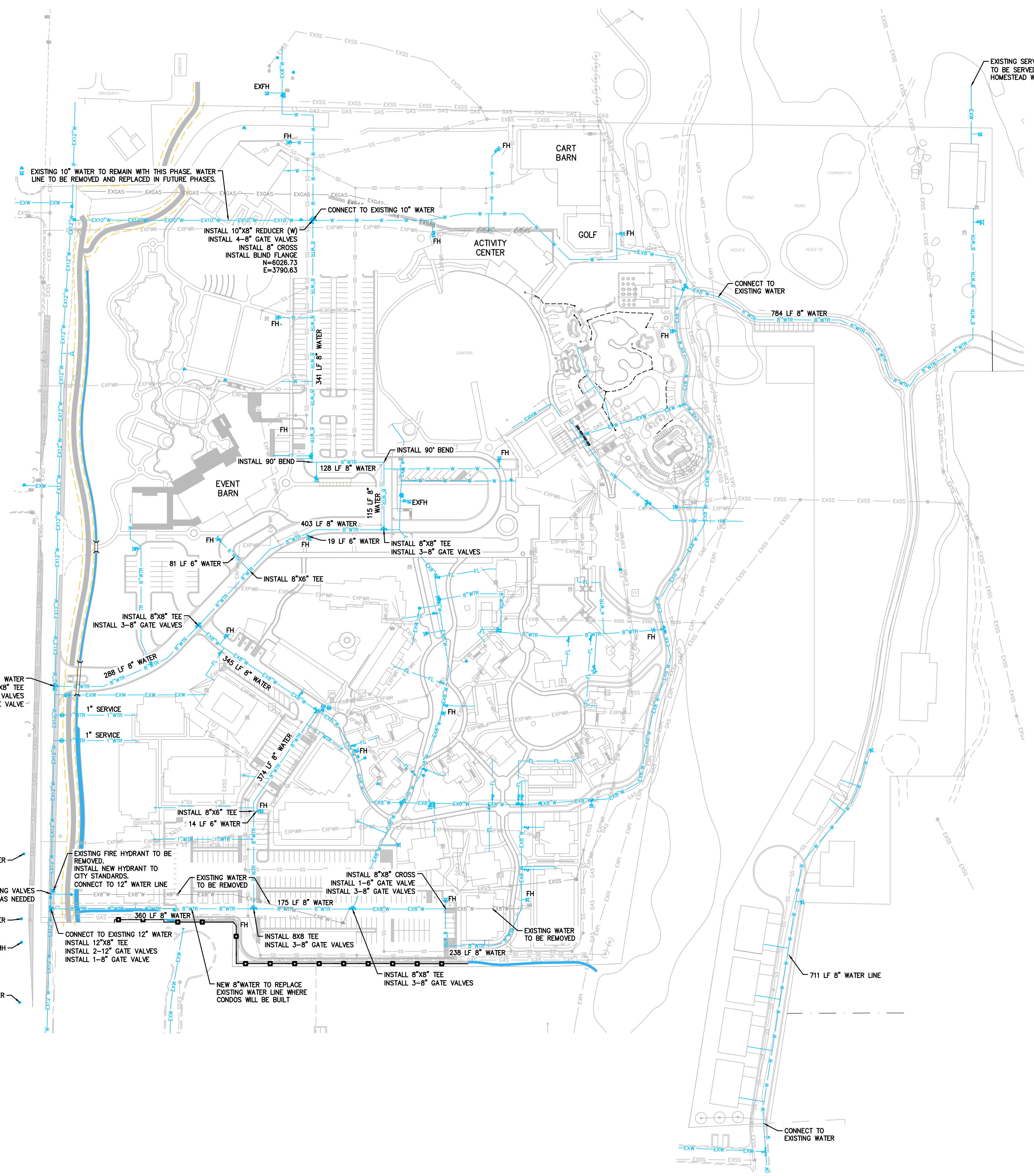
UTILITY PLAN



DESIGN BY: PDB DATE: 5 JUNE 2024 SHEET 8
DRAWN BY: DEJ REV: 8

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SERIAL NO. 295595
DATE: 5 JUNE 2024



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 - WTM — EXISTING WATER METER
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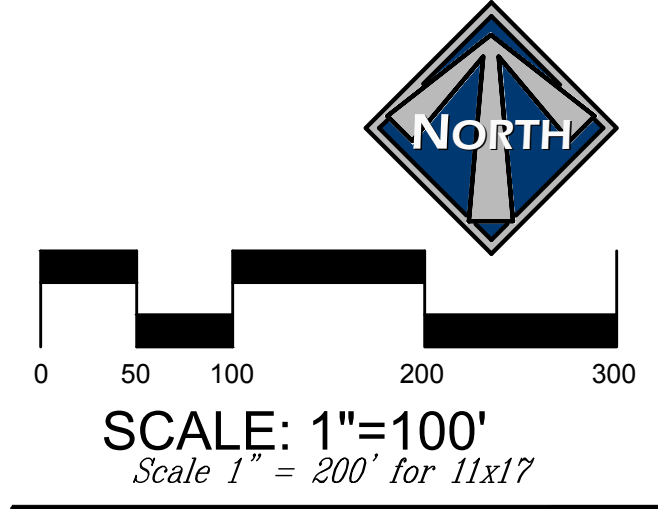
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WATER NOTES:

- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- NEW 8" WATER SHALL BE C900 DR 18 PIPE.

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 Plot Size: 11x17"



THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

WATER PLAN



DESIGN BY: PDB
DRAWN BY: DEJ

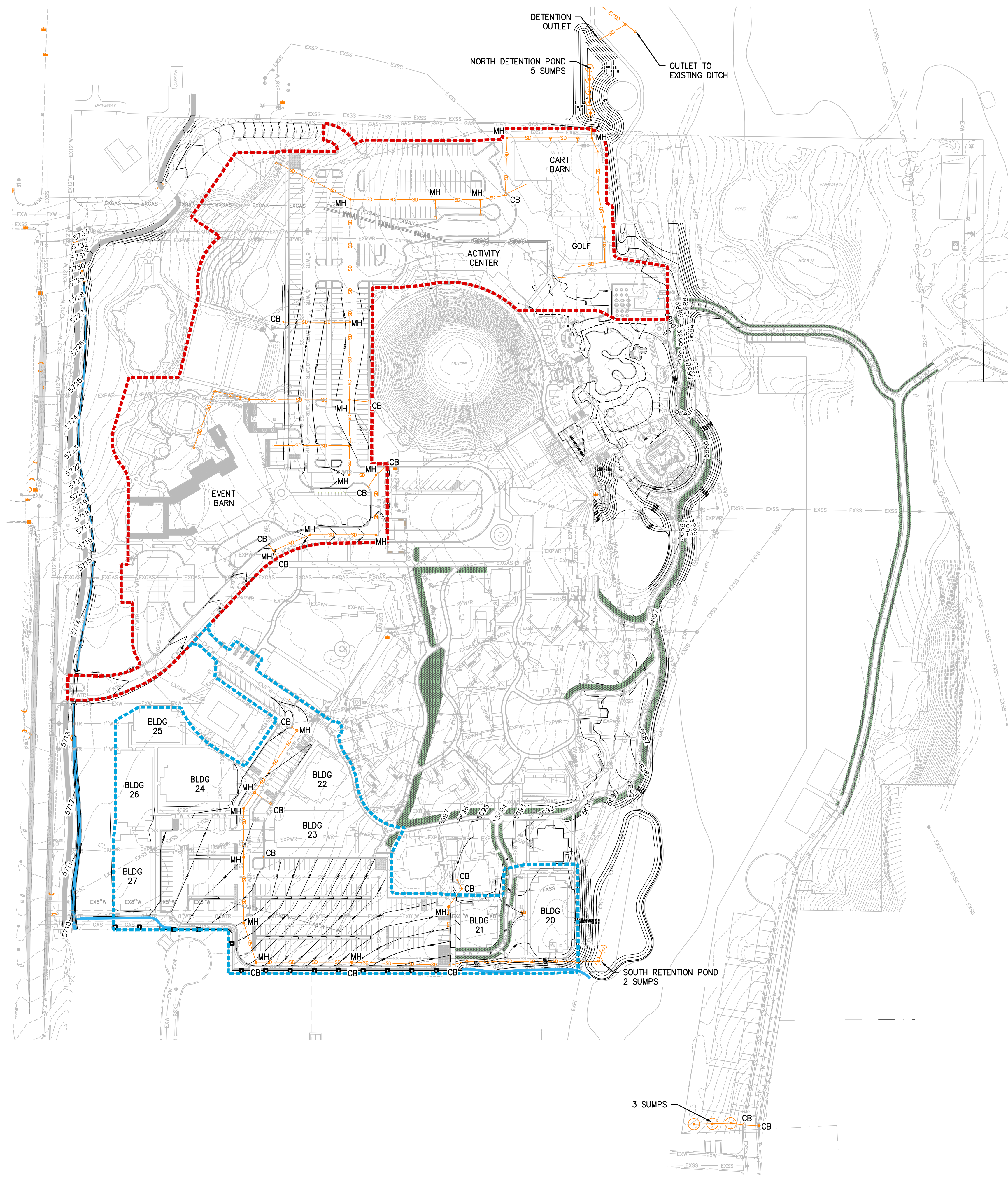
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SERIAL NO. 295595
DATE: 5 JUNE 2024

Date: 5 June 2024
 Drawn by: DEJ
 Checked by: PDB
 Design: PDB
 Title: Storm Drain Plan
 Project: Homestead Villas
 Date: 5 June 2024



Homestead North Detention Pond
Storm Drain Calculations

April 10, 2024

Runoff from the north parking lot, golf proshop, cart barn, activity center, and future buildings and the new entrance road will be collected in the north detention pond.

A percolation rate of 2.0 inches per hour assumed for pot rock.
Groundwater found approximately at elevation 5678.
Bottom of pond is elevation 5684.
5 sumps proposed to avoid groundwater with 1' buffer.

A 5' sump has a total volume of 471 cf.
A 5' sump has a percolation rate of 0.015 cfs with a soils percolation rate of 2.0 inches / hour.

Table 1 - Runoff Coefficient for North Drainage Area

Drainage Area	Total Collected Area (acres)	C = 0.95 Buildings (acres)	C = 0.90 Parking and Roadways (acres)	C = 0.20 Landscaping (acres)	Composite Runoff Coefficient
North Pond	10.10	1.47	4.10	4.53	0.59

Table 2 - 25 Year Storm Peak Runoff and Volume from North Pond

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	2.76	10.10	0.59	16.54	14,885
30	1.86	10.10	0.59	11.15	20,063
60	1.15	10.10	0.59	6.89	24,809
120	0.66	10.10	0.59	3.96	26,476
180	0.46	10.10	0.59	2.76	29,771
360	0.27	10.10	0.59	1.62	34,948
720	0.16	10.10	0.59	0.96	41,420
1440	0.10	10.10	0.59	0.59	51,257

Table 3 - Detention Pond Design for North Drainage Area

Time Period (min)	Total Runoff Volume (cf)	Percolation Rate (inch/hour)	Soil Allowed Release Rate (cfs/acre)	Volume Released from Pond (cf)	5'-6" Sump Volume (cf)	Percolation from Sump (cf)	Storage Needed in Pond (cf)
15	14,885	2.0	0.10	909	2,355	68	11,554
30	20,063	2.0	0.10	1,818	2,355	135	15,755
60	24,809	2.0	0.10	3,636	2,355	270	18,548
120	26,476	2.0	0.10	7,272	2,355	540	18,309
180	29,771	2.0	0.10	10,908	2,355	810	15,698
360	34,948	2.0	0.10	21,816	2,355	1,620	9,157
720	41,420	2.0	0.10	43,632	2,355	3,240	0
1440	51,257	2.0	0.10	87,264	2,355	6,480	0

Table 4 - Retention Pond Storage Volume

Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
5684	0.00	0	0	0.00
5685	1.00	3,404	2,508	0.06
5686	2.00	4,485	6,453	0.15
5687	3.00	6,213	11,802	0.27
5688	4.00	8,051	16,934	0.43
5689	5.00	9,987	27,958	0.64

contains the 100 year storm 1' of freeboard

Homestead South Detention Pond
Storm Drain Calculations

April 10, 2024

Runoff from the south parking lot, access drive and condos buildings will be collected in the south pond. Overflow outlet into new ditch crosses the golf course.

A percolation rate of 2.0 inches per hour assumed for pot rock.

A 12' sump has a total volume of 1,555 cf.
A 12' sump has an infiltration rate of 0.039 cfs with a percolation rate of 2.0 inches/hour.

Table 1 - Runoff Coefficient for South Drainage Area

Drainage Area	Total Collected Area (acres)	C = 0.95 Buildings (acres)	C = 0.90 Parking and Roadways (acres)	C = 0.20 Landscaping (acres)	Composite Runoff Coefficient
South Pond	5.92	1.19	2.00	2.13	0.66

Table 2 - 25 Year Storm Peak Runoff and Volume from South Parking Lot

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	2.76	5.92	0.66	10.75	9,679
30	1.86	5.92	0.66	7.25	13,045
60	1.15	5.92	0.66	4.48	16,132
120	0.66	5.92	0.66	2.57	18,516
180	0.46	5.92	0.66	1.79	19,358
360	0.27	5.92	0.66	1.05	22,724
720	0.16	5.92	0.66	0.62	26,933
1440	0.10	5.92	0.66	0.39	33,329

Table 3 - Retention Pond Design for South Parking Lot

Time Period (min)	Total Runoff Volume (cf)	Percolation Rate (inch/hour)	Soil Allowed Release Rate (cfs/acre)	Volume Released from Pond (cf)	Storage Needed in Pond (cf)
15	9,679	2.0	3.110	70	8,499
30	13,045	2.0	3.110	140	9,795
60	16,132	2.0	3.110	281	12,741
120	18,516	2.0	3.110	562	14,845
180	19,358	2.0	3.110	842	15,405
360	22,724	2.0	3.110	1,685	17,930
720	26,933	2.0	3.110	3,370	20,453
1440	33,329	2.0	3.110	6,739	23,490

Table 4 - Retention Pond Storage Volume

Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
5682	0.00	12	0	0.00
5683	1.00	14,683	7,348	0.17
5684	2.00	18,011	23,695	0.54
5685	3.00	21,496	43,448	1.00

contains the 100 year storm 1' of freeboard

- LEGEND**
- HW — HOT WATER LINE FROM CRATER (PRIVATE)
 - EXSPWR — EXISTING POWER LINE
 - EXGAS — EXISTING GAS LINE
 - GAS — GAS LINE
 - FL — FIRE LINES
 - EXSS — EXISTING SEWER
 - SS — 8" SEWER
 - EXW — EXISTING WATER
 - 8"WTR — 8" WATER
 - PI — PRESSURIZED IRRIGATION
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - SD — STORM DRAIN
 - CON — CONCRETE PAVEMENT FIRE LANE
 - GP — GRASS PAVEMENT FIRE LANE
 - WM — EXISTING WATER METER
 - WM — WATER METER

- BLUE STAKE NOTE:**
- ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF EXISTING UTILITIES.
- STORM DRAIN NOTES:**
- ALL STORM IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- PREVIOUS PLAN APPROVAL NOTE:**
- THE NORTH DETENTION POND AND RUNOFF CALCULATIONS DATED 10 APRIL 2024 WERE PREVIOUSLY APPROVED ON 16 MAY 2023.

Homestead Villas
Final Storm Drainage Calculations

5 June 2024

Table 1 - Runoff Coefficient for Drainage Areas

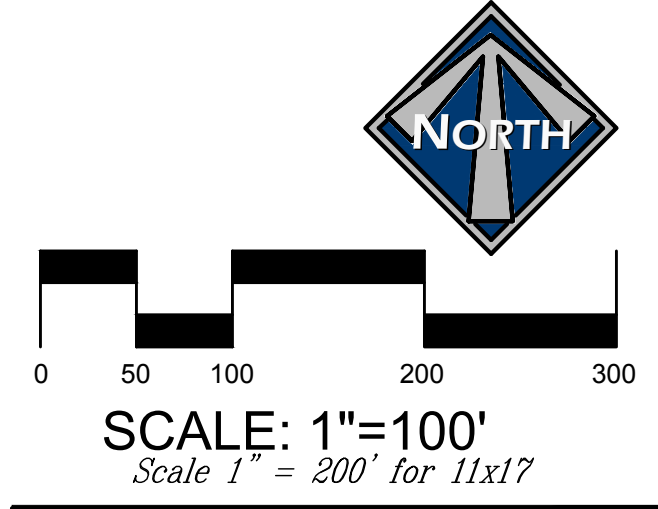
Drainage Area	Total Collected Area (acres)	C = 0.95 Building Pad (acres)	C = 0.90 Road and Driveways (acres)	C = 0.20 Landscaping (acres)	Composite Runoff Coefficient
A	1.75	0.43	0.50	0.82	0.58

Table 2 - Area A, 100 Year Storm Peak Runoff Rates and Volumes

Time Period (min)	Rainfall Intensity (in/hr)	Total Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	1.75	0.58	4.17	3,755
30	2.76	1.75	0.58	2.82	5,080
60	1.71	1.75	0.58	1.75	6,295
120	0.96	1.75	0.58	0.98	7,069
180	0.65	1.75	0.58	0.66	7,178
360	0.35	1.75	0.58	0.36	7,730
720	0.21	1.75	0.58	0.21	9,276
1440	0.13	1.75	0.58	0.13	11,485

Table 3 - Sump Design Calculations for Area A

Time Period (min)	Total Runoff Volume (cf)	Percolation Rate (inch/hour)	3'-14" Sump Volume (cf)	Percolation from Sump (cf)	Total Sump Capacity (cf)
15	3,755	2.0	5,991	130	6,121
30	5,080	2.0	5,991	259	6,250
60	6,295	2.0	5,991	518	6,509
120	7,069	2.0	5,991	1,037	7,028
180	7,178	2.0	5,991	1,555	7,546
360	7,730	2.0	5,991	3,110	9,101
720	9,276	2.0	5,991	6,221	12,212
1440	11,485	2.0	5,991	12,442	18,433



THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

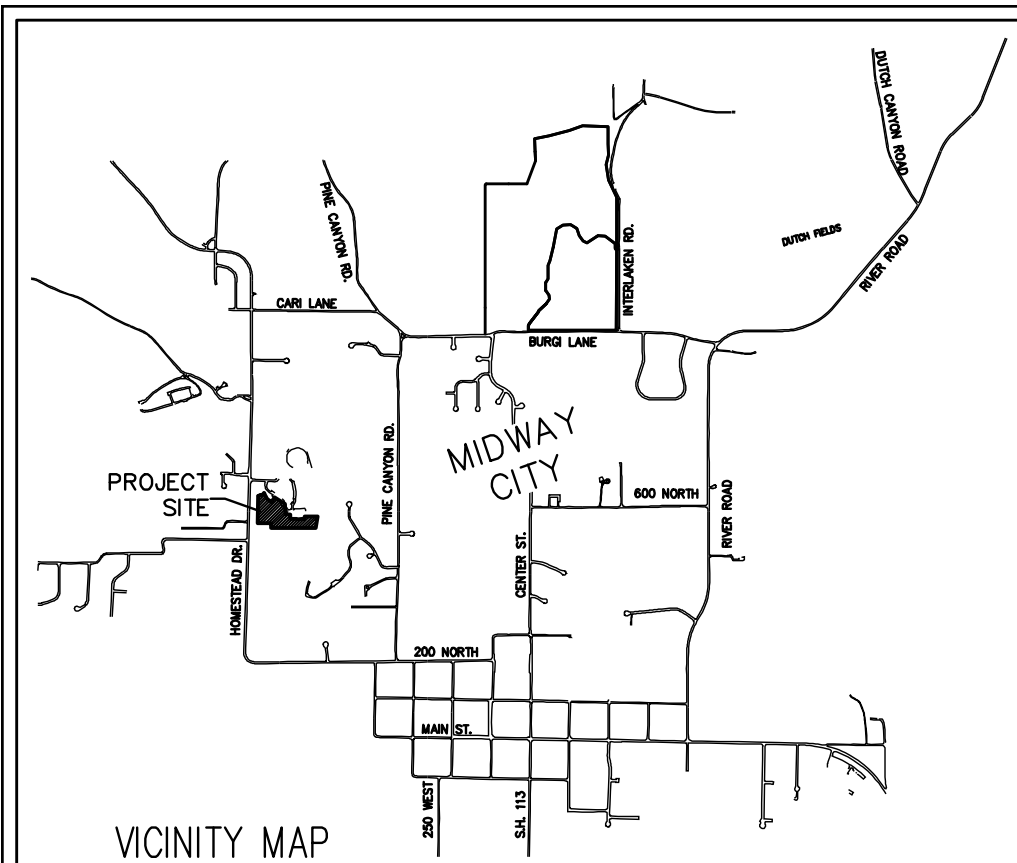
STORM DRAIN PLAN



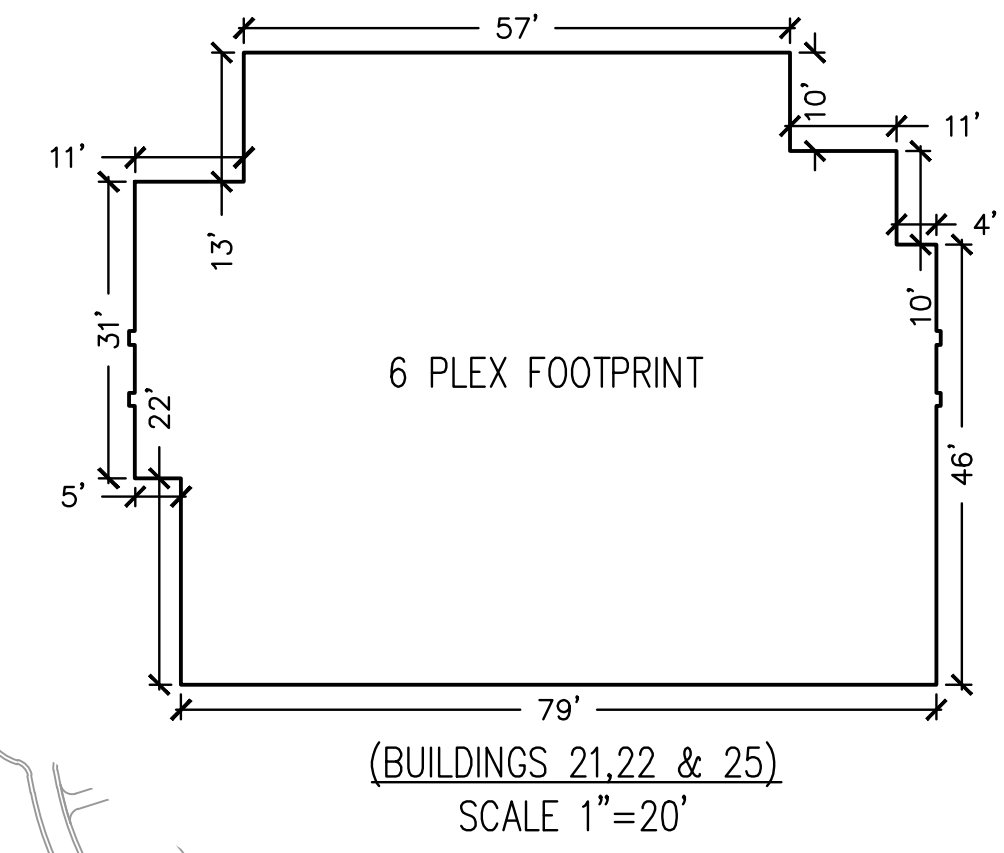
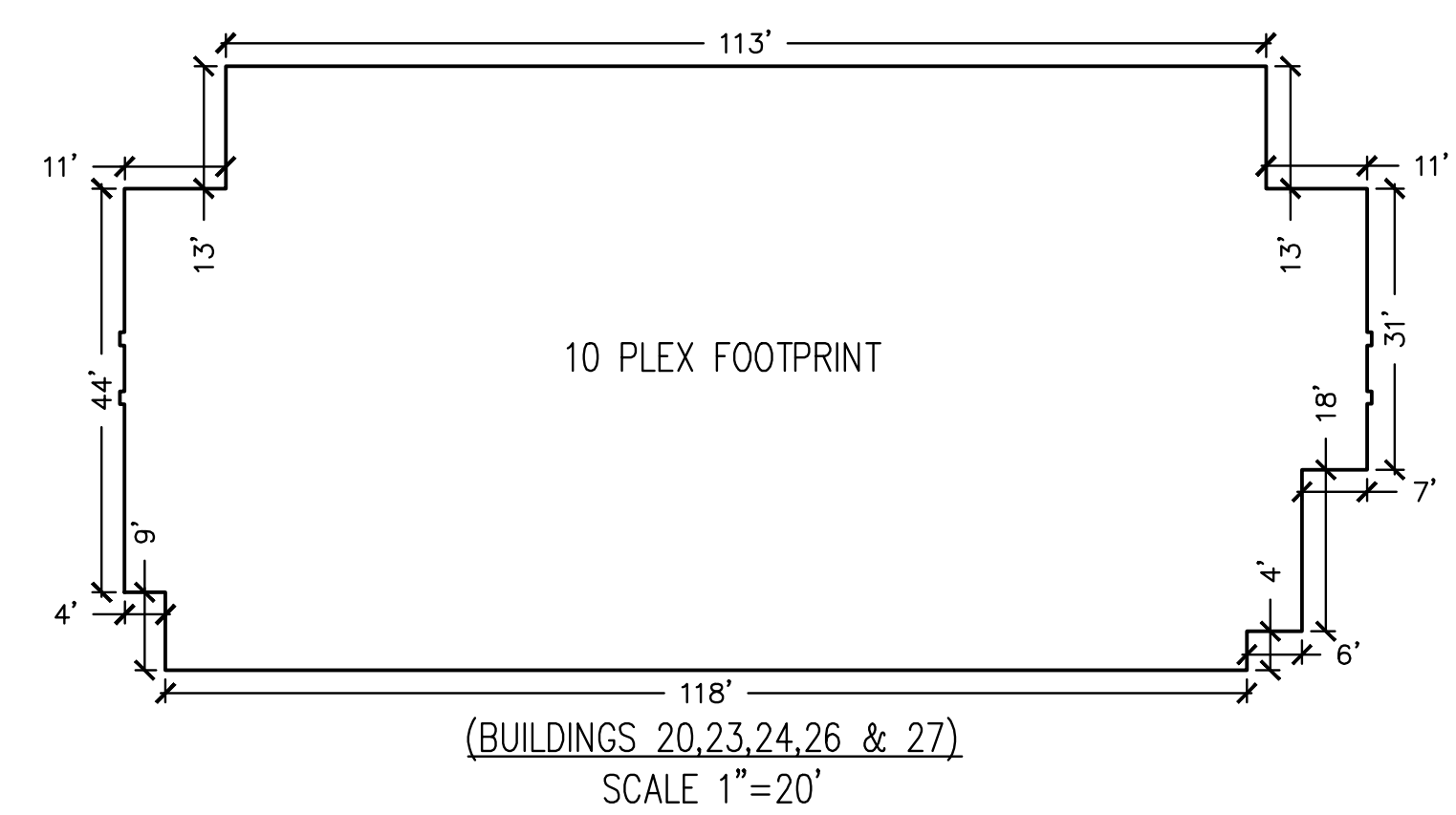
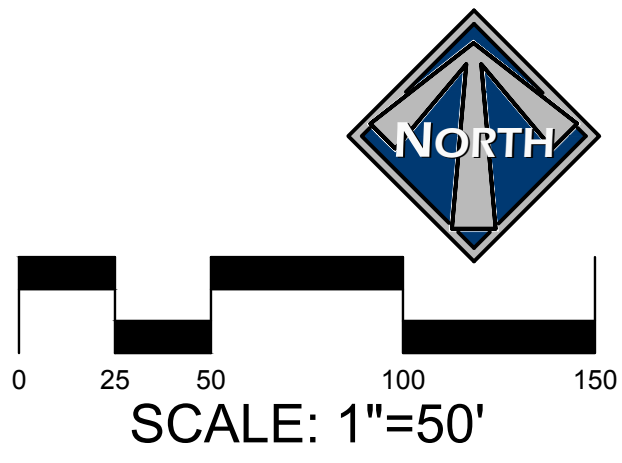
DESIGN BY: PDB DATE: 5 JUNE 2024 SHEET 15
DRAWN BY: DEJ REV: _____

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 5 JUNE 2024



LOCATED IN PORTIONS OF SECTION 27 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



BASIS OF BEARINGS

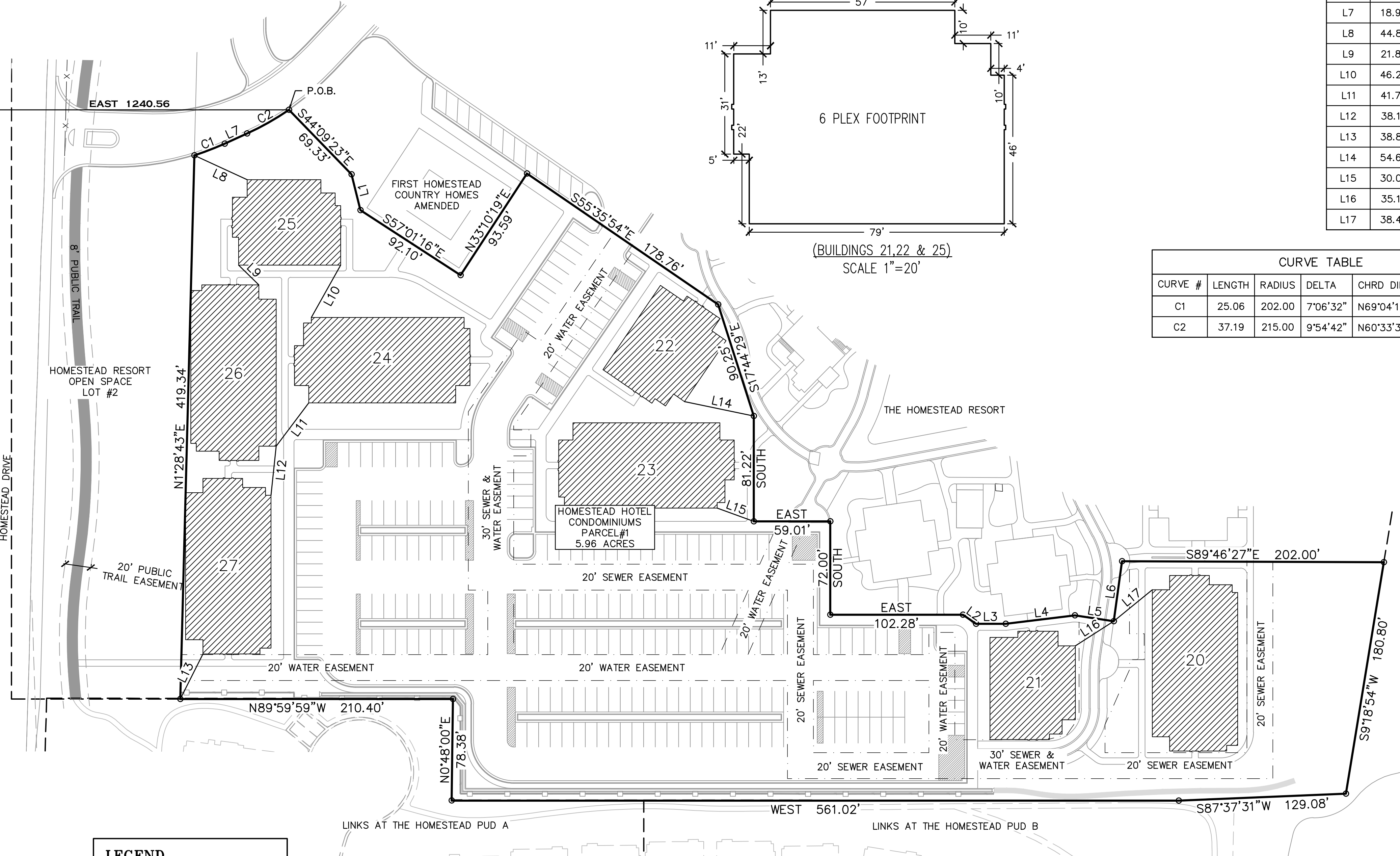
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2623.86') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

UTILITY NOTE:
1. ALL STORM DRAIN UTILITIES AND THEIR MAINTENANCE WITHIN THE PLAT SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER.

ADDRESS TABLE	
BLDG	ADDRESS
20	700 NORTH HOMESTEAD DRIVE BLDG 20
21	700 NORTH HOMESTEAD DRIVE BLDG 21
22	700 NORTH HOMESTEAD DRIVE BLDG 22
23	700 NORTH HOMESTEAD DRIVE BLDG 23
24	700 NORTH HOMESTEAD DRIVE BLDG 24
25	700 NORTH HOMESTEAD DRIVE BLDG 25
26	700 NORTH HOMESTEAD DRIVE BLDG 26
27	700 NORTH HOMESTEAD DRIVE BLDG 27

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.45	S14°02'04"E
L2	12.34	S55°13'25"E
L3	22.88	N90°00'00"E
L4	53.86	N83°02'32"E
L5	30.26	S81°22'32"E
L6	46.72	N7°52'02"E
L7	18.96	N65°30'55"E
L8	44.89	N65°12'53"W
L9	21.80	S45°47'39"E
L10	46.22	S29°12'22"W
L11	41.74	S36°56'54"W
L12	38.19	S6°02'44"W
L13	38.86	N26°40'02"E
L14	54.63	S70°14'28"E
L15	30.05	S70°14'28"E
L16	35.16	N57°14'54"E
L17	38.40	N50°53'53"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHRD DIR	CHRD LGTH
C1	25.06	202.00	7°06'32"	N69°04'11"E	25.05
C2	37.19	215.00	9°54'42"	N60°33'34"E	37.15



LEGEND	
	RESORT UNIT (4.65 AC)
	PRIVATE AREA (1.31 AC)
	UTILITY EASEMENTS
	PLAT BOUNDARY

THE HOMESTEAD RETREAT PLAT - 5 JUNE 2024

SURVEYOR
BRIAN M. BALLS, PLS
ATWELL, LLC
55 W CENTER ST.
HEBER CITY, UTAH 84032
PHONE (435) 654-9229

DATE OF SURVEY: 5 JUNE 2024

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____.

ROS# _____

COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 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.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 240.16 FEET AND EAST 1240.56 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 44°09'23" EAST 69.33 FEET; THENCE SOUTH 14°02'04" EAST 28.45 FEET; THENCE SOUTH 57°01'16" EAST 92.10 FEET; THENCE NORTH 33°10'19" EAST 93.59 FEET; THENCE SOUTH 55°35'54" EAST 178.76 FEET; THENCE SOUTH 17°44'29" EAST 90.25 FEET; THENCE SOUTH 81.22 FEET; THENCE EAST 59.01 FEET; THENCE SOUTH 72.00 FEET; THENCE EAST 102.28 FEET; THENCE SOUTH 55°13'25" EAST 12.34 FEET; THENCE EAST 22.88 FEET; THENCE NORTH 83°02'32" EAST 53.86 FEET; THENCE SOUTH 81°22'32" EAST 30.26 FEET; THENCE NORTH 07°52'02" EAST 46.72 FEET; THENCE SOUTH 89°46'27" EAST 202.00 FEET; THENCE SOUTH 09°18'54" WEST 180.80 FEET; THENCE SOUTH 87°37'31" WEST 129.08 FEET; THENCE WEST 561.02 FEET; THENCE NORTH 00°48'00" EAST 78.38 FEET; THENCE NORTH 89°59'59" WEST 210.40 FEET; THENCE NORTH 01°28'43" EAST 419.34 FEET; THENCE ALONG THE ARC OF A 202.00 FOOT RADIUS TO THE LEFT 25.06 FEET (CENTRAL ANGLE OF 07°06'32" AND A CHORD BEARING NORTH 69°04'11" EAST 25.05 FEET); THENCE NORTH 65°30'55" EAST 18.96 FEET; THENCE ALONG THE ARC OF A 215.00 FOOT RADIUS TO THE LEFT 37.19 FEET (CENTRAL ANGLE OF 09°54'42" AND A CHORD BEARING NORTH 60°33'34" EAST 37.15 FEET); TO THE POINT OF BEGINNING.

CONTAINING: 5.96 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RETREAT, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP CONSISTING OF SIX (6) SHEETS TO BE PREPARED, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
THIS _____ DAY OF _____, 20____.

BY _____, THE HOMESTEAD GROUP LLC - _____
MANAGER

STATE OF UTAH)
COUNTY OF WASATCH) S.S.

ON THE _____ DAY OF _____, A.D. 2024, _____ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER (SEE SEAL BELOW)

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

PLANNING COMMISSION APPROVAL

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

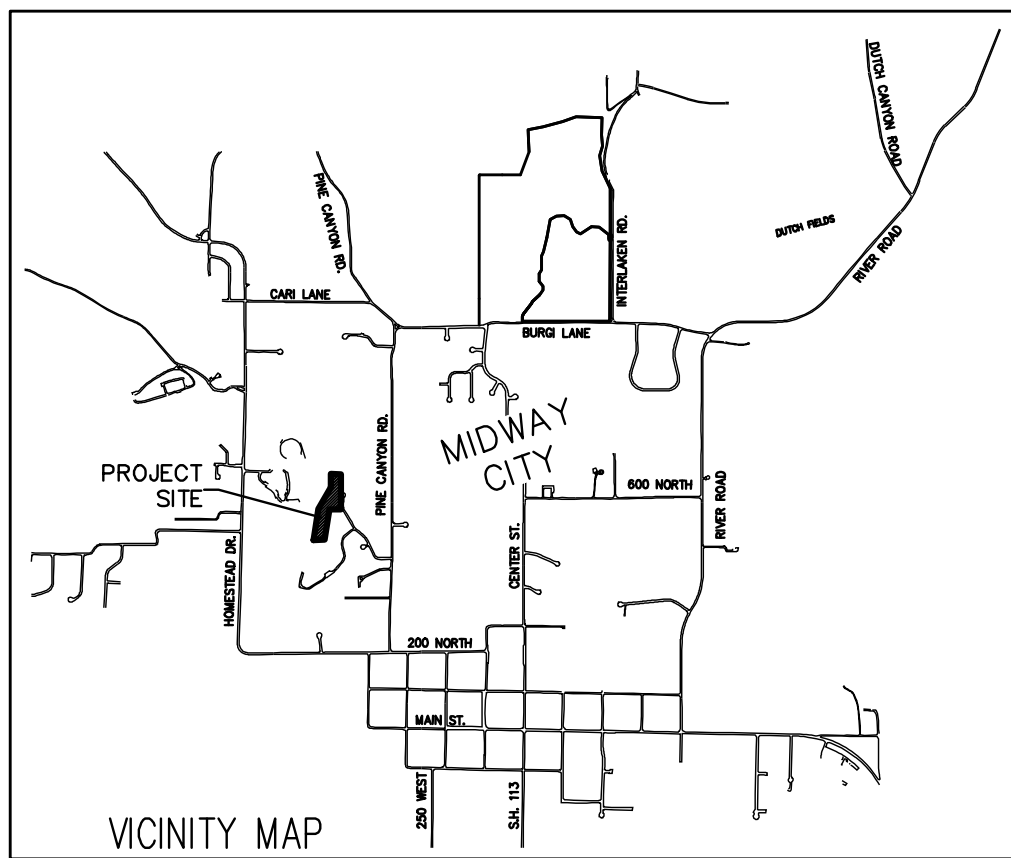
PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

THE HOMESTEAD HOTEL CONDOMINIUMS PARCEL#1

LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLB&M
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET SHEET 1 of 6

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



VICINITY MAP
LOCATED IN PORTIONS OF SECTION 27 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2623.86') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 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.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 109.30 FEET AND EAST 2398.95 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 00°01'36" WEST 171.01 FEET; THENCE SOUTH 88°00'06" EAST 134.73 FEET; THENCE SOUTH 457.50 FEET; THENCE NORTH 88°47'07" WEST 151.54 FEET; THENCE SOUTH 09°00'00" WEST 396.69 FEET; THENCE SOUTH 86°57'00" WEST 143.98 FEET; THENCE NORTH 09°00'00" EAST 408.50 FEET; THENCE NORTH 29°13'27" EAST 325.39 FEET TO THE POINT OF BEGINNING.
CONTAINING: 3.24 ACRES

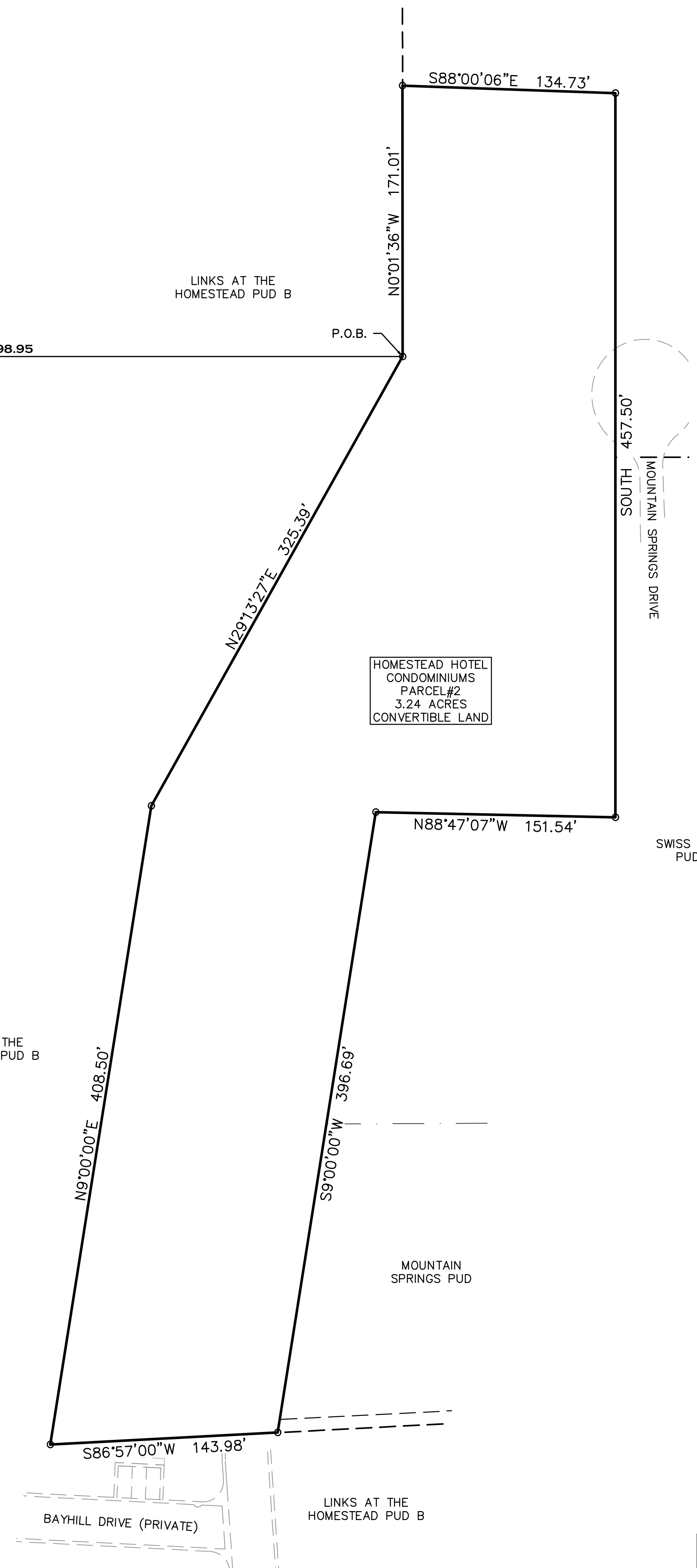
OWNER'S CONSENT TO RECORD AND DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD VILLAS, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP TO BE PREPARED, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
THIS ____ DAY OF _____, 20__
BY _____, THE HOMESTEAD LLC - _____, MANAGER
STATE OF UTAH) S.S.
COUNTY OF WASATCH)
ON THE ____ DAY OF _____, A.D. 2024, _____ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER THE HOMESTEAD, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
____ DAY OF _____, A.D. 20__
APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER (SEE SEAL BELOW)
THIS APPROVED _____ ATTEST _____
CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

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

THE HOMESTEAD HOTEL CONDOMINIUMS PARCEL#2
LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLB&M
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 50 FEET SHEET 2 of 6

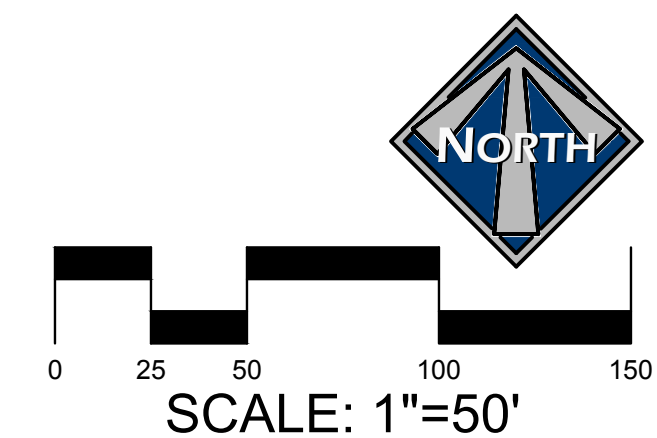
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



THE HOMESTEAD VILLAS PLAT - 5 JUNE 2024

SURVEYOR
BRIAN M. BALLS, PLS
ATWELL, LLC
55 W CENTER ST.
HEBER CITY, UTAH 84032
PHONE (435) 654-9229

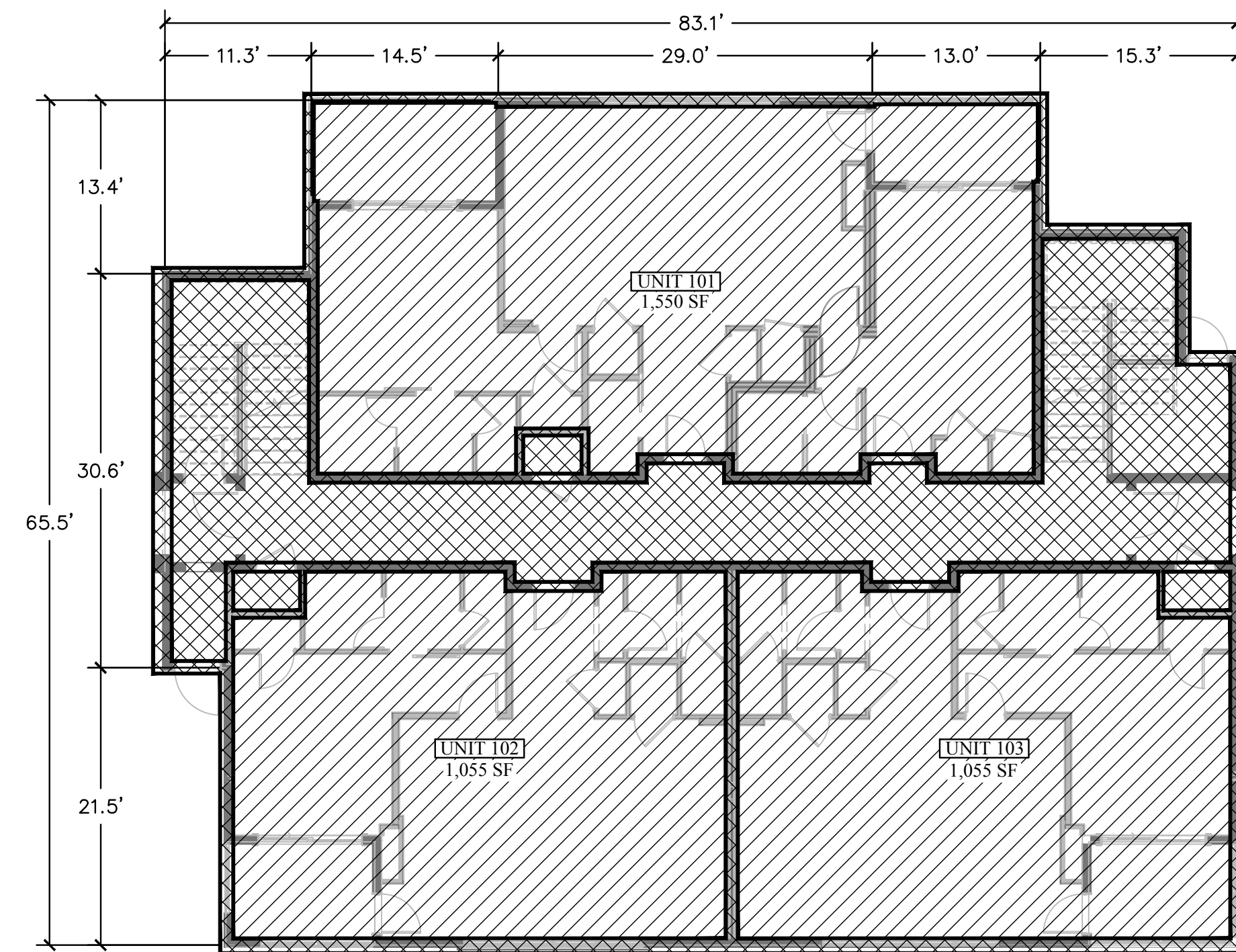
DATE OF SURVEY: 5 JUNE 2024



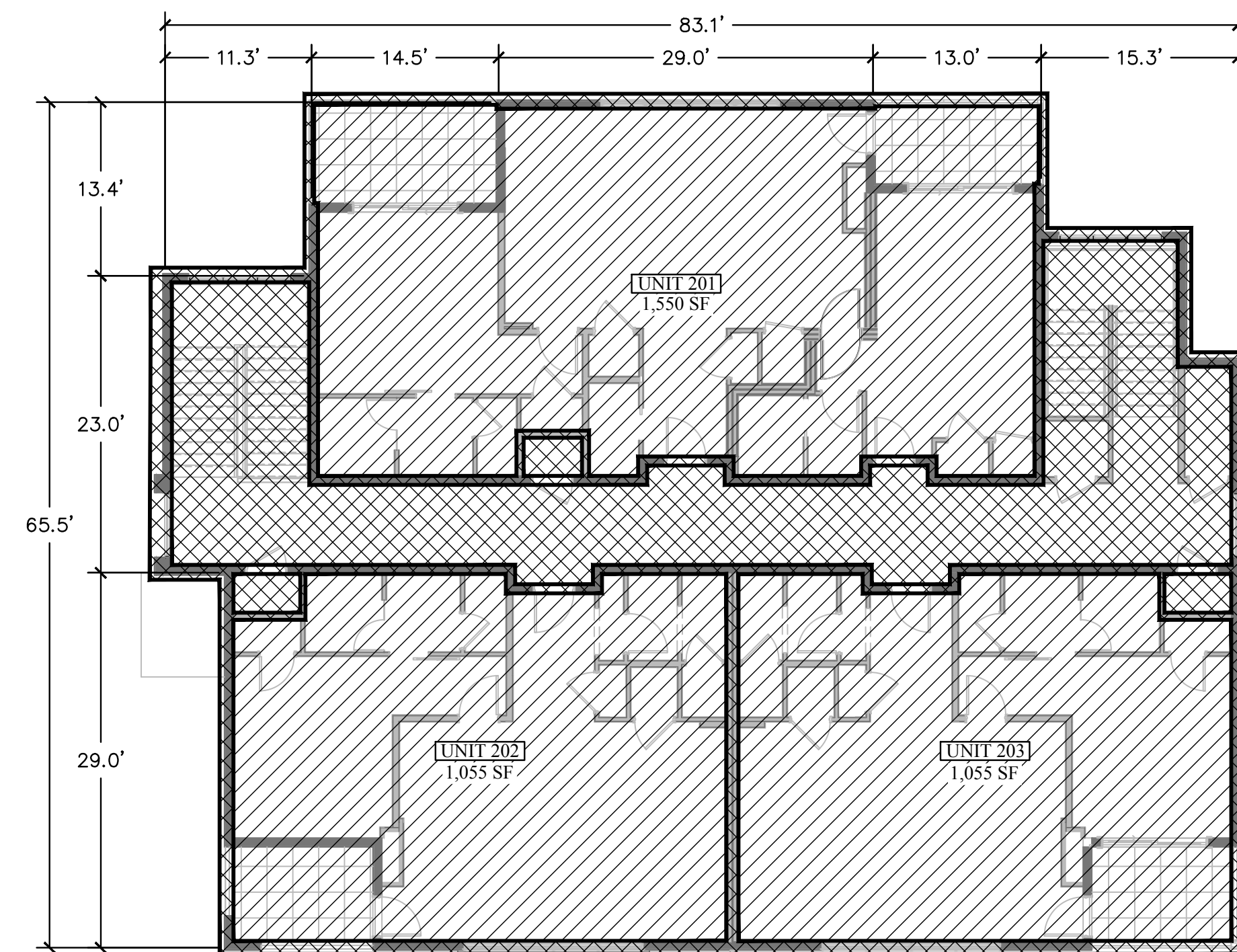
COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS ____ DAY OF _____, 20__
ROS# _____

COUNTY SURVEYOR

COUNTY RECORDER



FIRST FLOOR PLAN
DIMENSIONS SHOWN ARE TYPICAL FOR ALL FIRST FLOOR UNITS



SECOND FLOOR PLAN
DIMENSIONS SHOWN ARE TYPICAL FOR ALL SECOND FLOOR UNITS

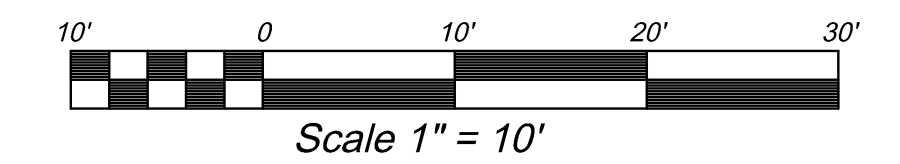
LEGEND	
	LIMITED COMMON AREA
	PRIVATE AREA

1ST FLOOR	LIMITED COMMON AREA	1,385 SF
	PRIVATE AREA	3,660 SF
2ND FLOOR	LIMITED COMMON AREA	1,350 SF
	PRIVATE AREA	3,660 SF

ADDRESS BLOCK	
UNIT	ADDRESS
FIRST FLOOR	
101	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 101
102	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 102
103	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 103
SECOND FLOOR	
201	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 201
202	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 202
203	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 203

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY BH ARCHITECTURE 1452 SOUTH 6300 WEST, CEDAR CITY UTAH, 84720 (435) 701-7000
2. ALL UNIT EXTERIOR DIMENSIONS ARE TO THE OUTSIDE WALL.
3. ALL UNIT INTERIOR DIMENSIONS ARE TO THE INSIDE WALL.
4. FOR COMPLETE DESCRIPTION OF OWNERSHIP COVENANTS, RESTRICTIONS AND CONDITIONS REFER TO BOOK _____, PAGES _____
5. ALL PRIVATE AREAS ARE TO THE INSIDE OF WALL.



THE HOMESTEAD HOTEL CONDOMINIUMS

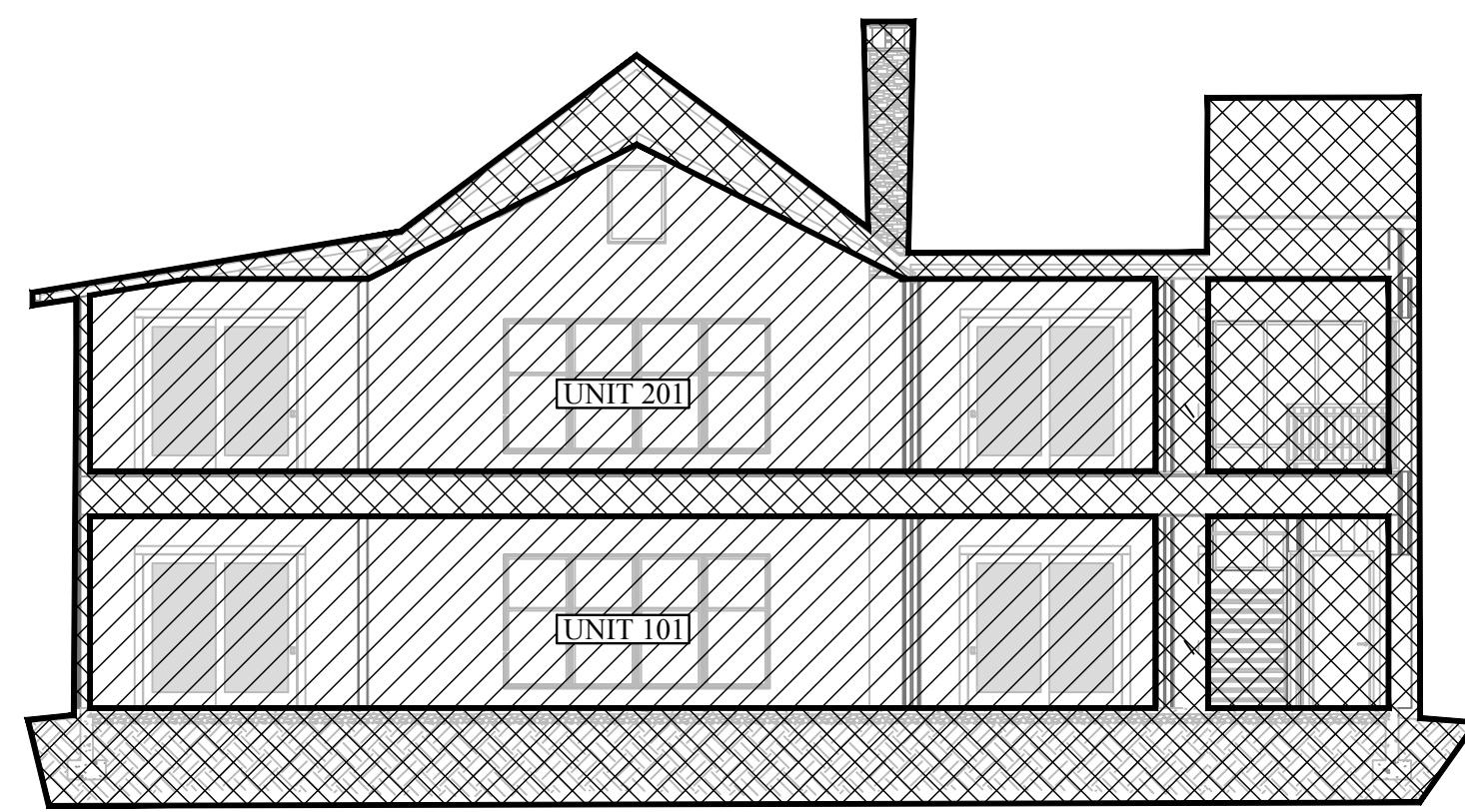
**6 UNIT BUILDING FLOOR PLANS
(BUILDINGS 21, 22 & 25)**

LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLB&M

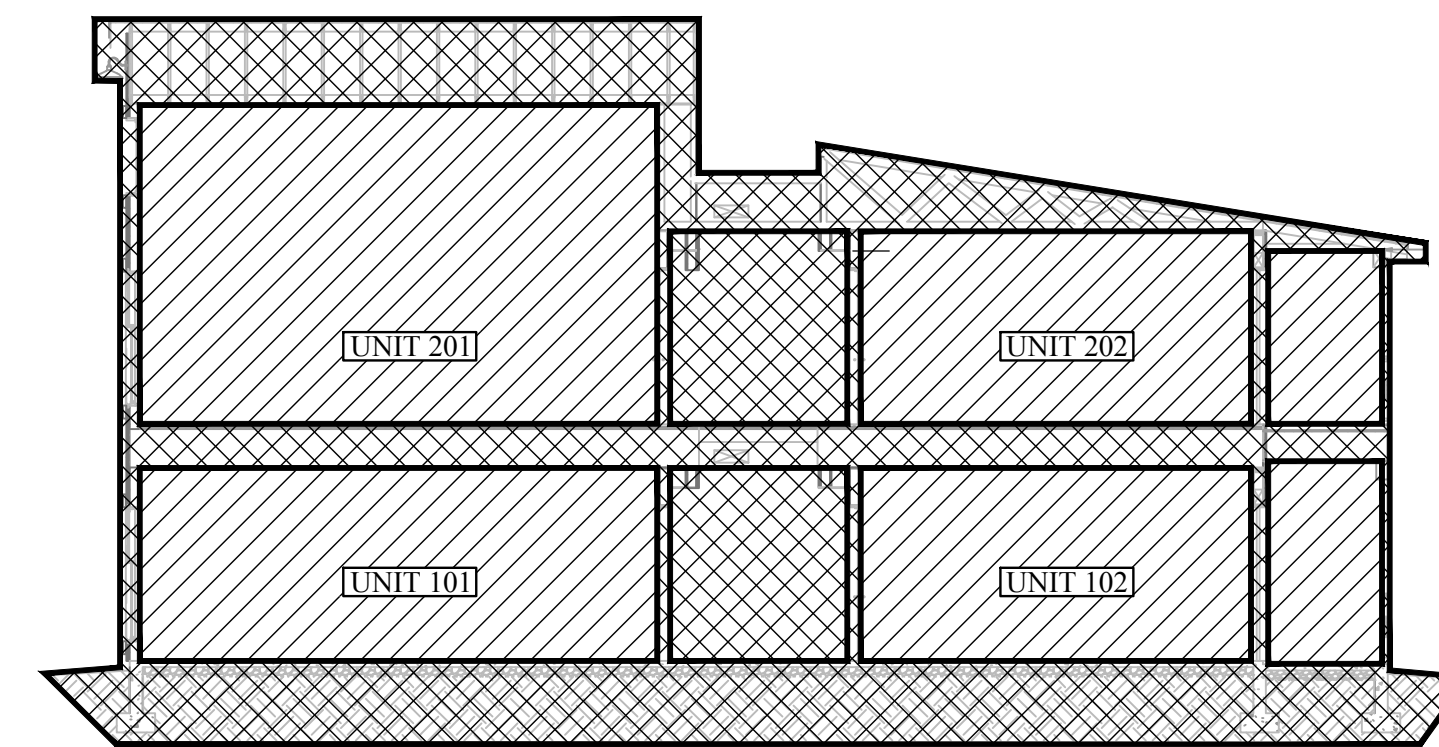
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY _____ CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = _____ FEET SHEET 3 of 6

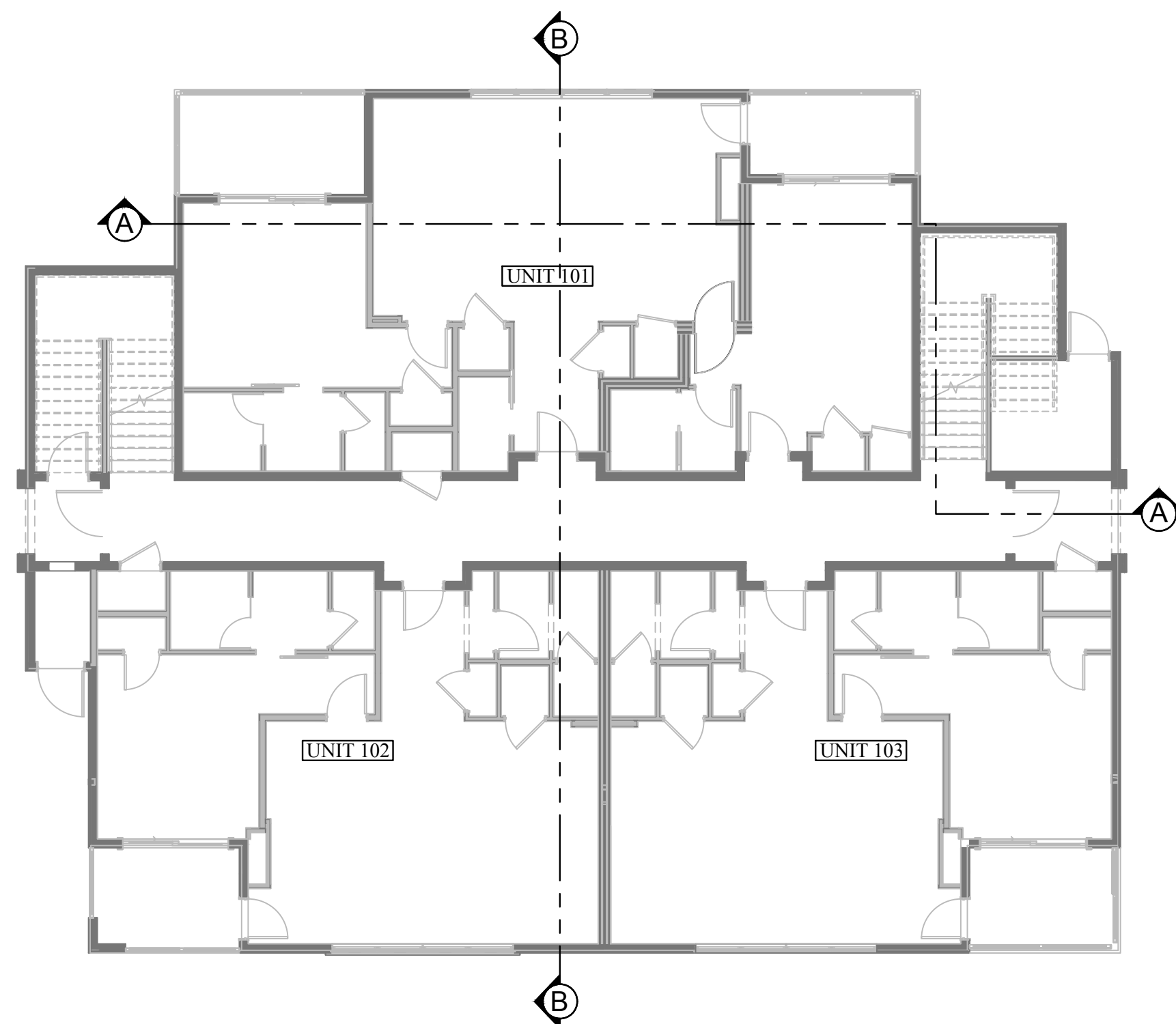
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



TYPICAL SECTION A-A





TYPICAL SECTION B-B



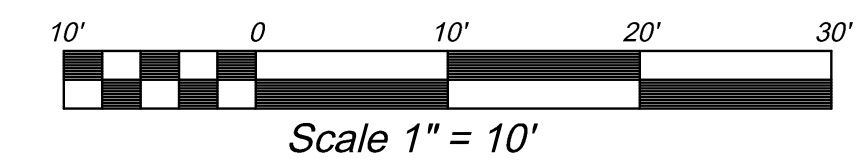
SECTION KEY

LEGEND

	LIMITED COMMON AREA
	PRIVATE AREA

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY BH ARCHITECTURE 1452 SOUTH 6300 WEST, CEDAR CITY UTAH, 84720 (435) 701-7000
2. ALL UNIT EXTERIOR DIMENSIONS ARE TO THE OUTSIDE WALL.
3. ALL UNIT INTERIOR DIMENSIONS ARE TO THE INSIDE WALL.
4. FOR COMPLETE DESCRIPTION OF OWNERSHIP COVENANTS, RESTRICTIONS AND CONDITIONS REFER TO BOOK _____, PAGES _____.
5. ALL PRIVATE AREAS ARE TO THE INSIDE OF WALL.



THE HOMESTEAD HOTEL CONDOMINIUMS

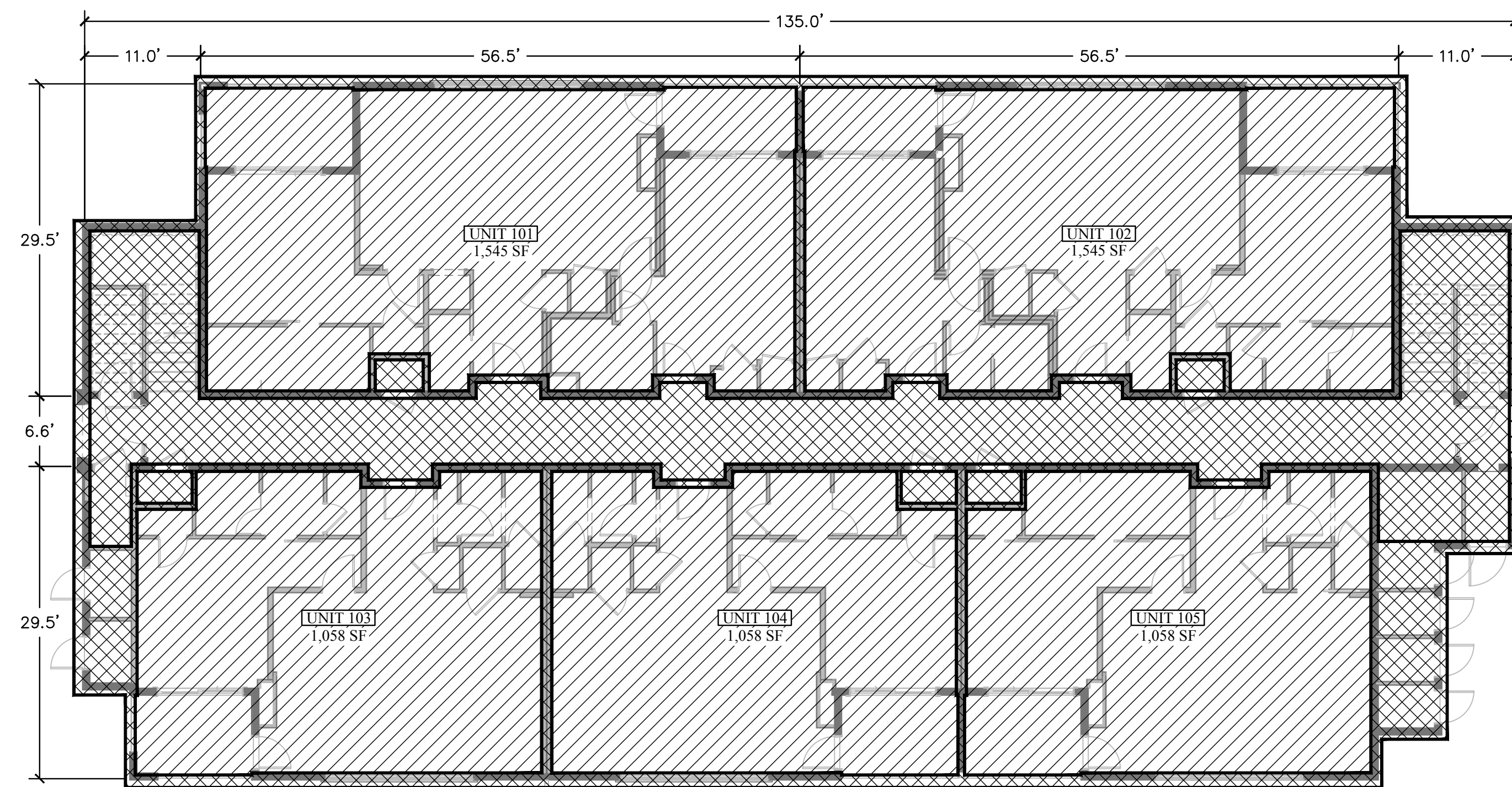
**6 UNIT BUILDING SECTIONS
(BUILDINGS 21, 22 & 25)**

LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLB&M

A UTAH CONDOMINIUM PROJECT, _____ MIDWAY _____ CITY, WASATCH COUNTY, STATE OF UTAH

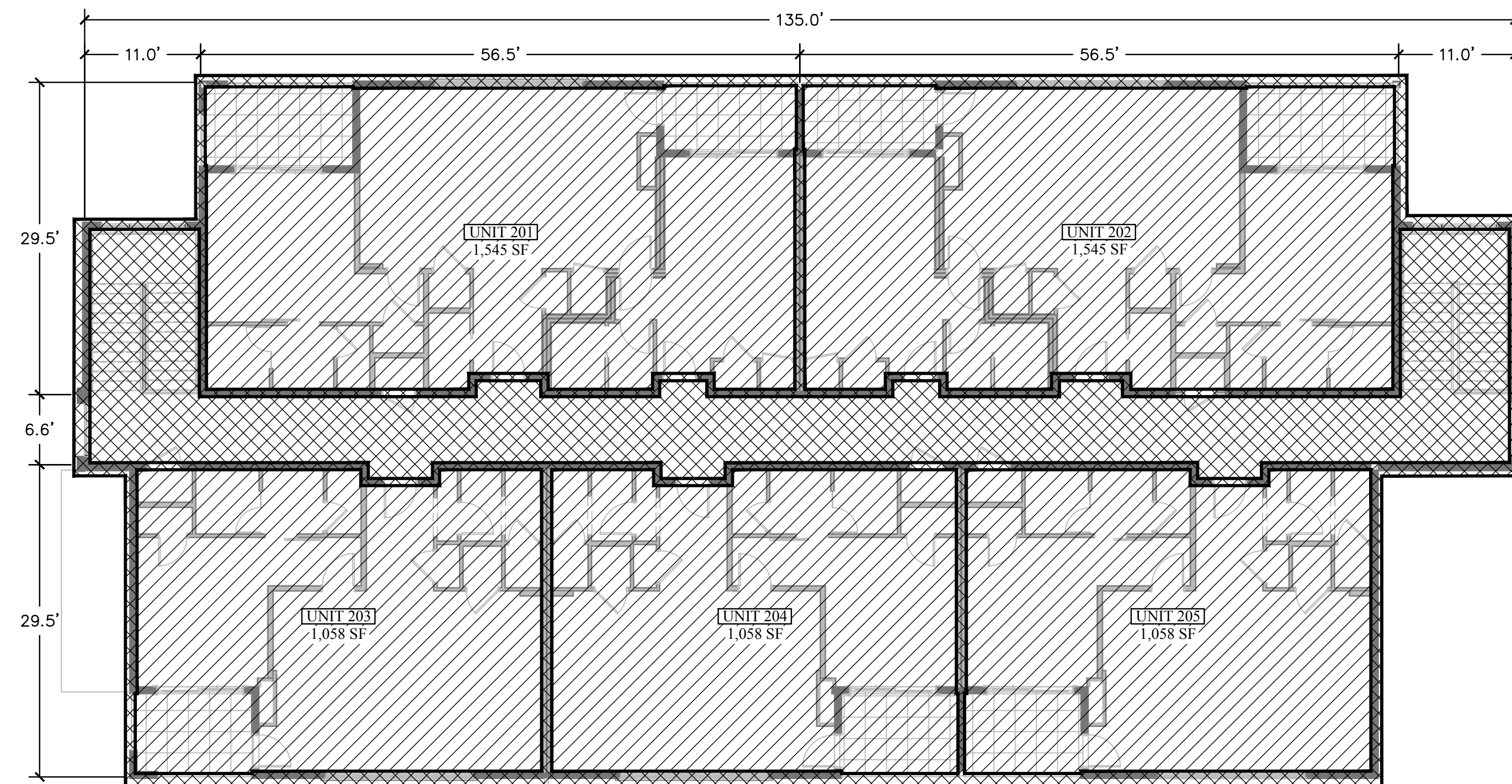
SCALE: 1" = _____ FEET SHEET 4 of 6

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



FIRST FLOOR PLAN

DIMENSIONS SHOWN ARE TYPICAL FOR ALL FIRST FLOOR UNITS



SECOND FLOOR PLAN

DIMENSIONS SHOWN ARE TYPICAL FOR ALL SECOND FLOOR UNITS

LEGEND

	LIMITED COMMON AREA
	PRIVATE AREA

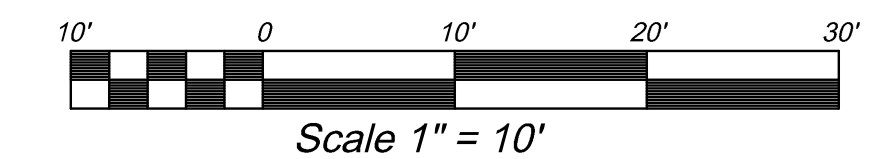
1ST FLOOR	
LIMITED COMMON AREA	2,136 SF
PRIVATE AREA	6,264 SF
2ND FLOOR	
LIMITED COMMON AREA	1,846 SF
PRIVATE AREA	6,264 SF

ADDRESS BLOCK

UNIT	ADDRESS
FIRST FLOOR	
101	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 101
102	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 102
103	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 103
104	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 104
105	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 105
SECOND FLOOR	
201	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 201
202	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 202
203	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 203
204	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 204
205	700 NORTH HOMESTEAD DRIVE BLDG # , UNIT 205

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY BH ARCHITECTURE 1452 SOUTH 6300 WEST, CEDAR CITY UTAH, 84720 (435) 701-7000
2. ALL UNIT EXTERIOR DIMENSIONS ARE TO THE OUTSIDE WALL.
3. ALL UNIT INTERIOR DIMENSIONS ARE TO THE INSIDE WALL.
4. FOR COMPLETE DESCRIPTION OF OWNERSHIP COVENANTS, RESTRICTIONS AND CONDITIONS REFER TO BOOK _____ PAGES _____
5. ALL PRIVATE AREAS ARE TO THE INSIDE OF WALL.



THE HOMESTEAD HOTEL CONDOMINIUMS

**10 UNIT BUILDING FLOOR PLANS
(BUILDINGS 20, 23, 24, 26 & 27)**

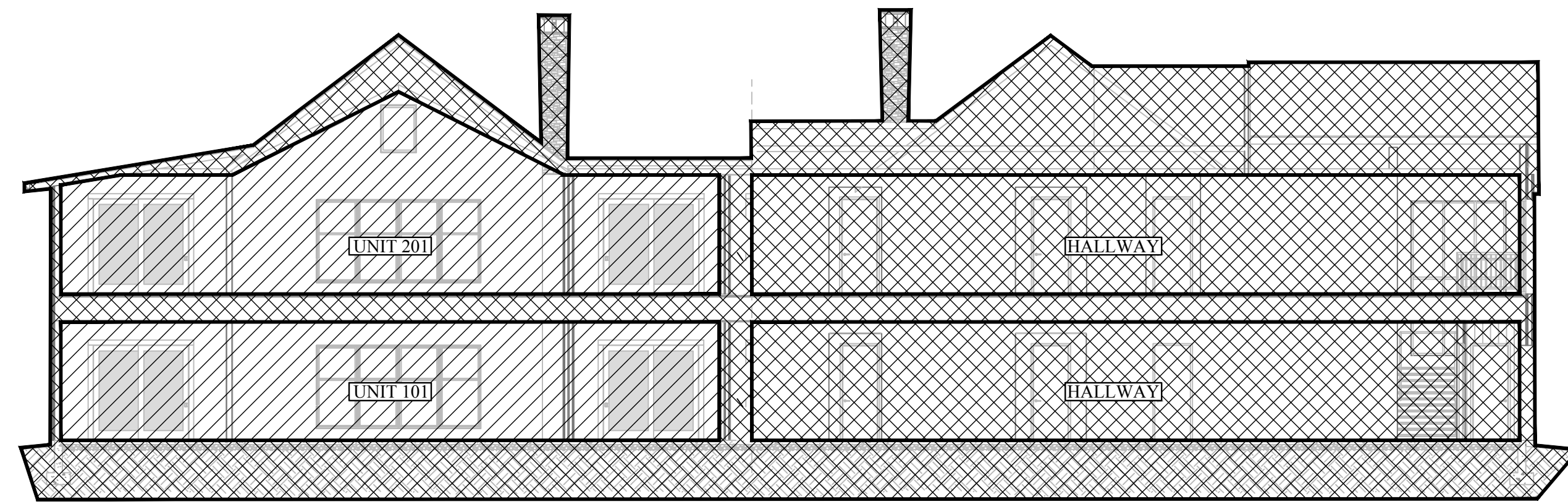
LOCATED IN PORTIONS OF SECTIONS 27 & 34. T3S, R4E, SLB&M

A UTAH CONDOMINIUM PROJECT, _____MIDWAY_____ CITY, WASATCH COUNTY, STATE OF UTAH

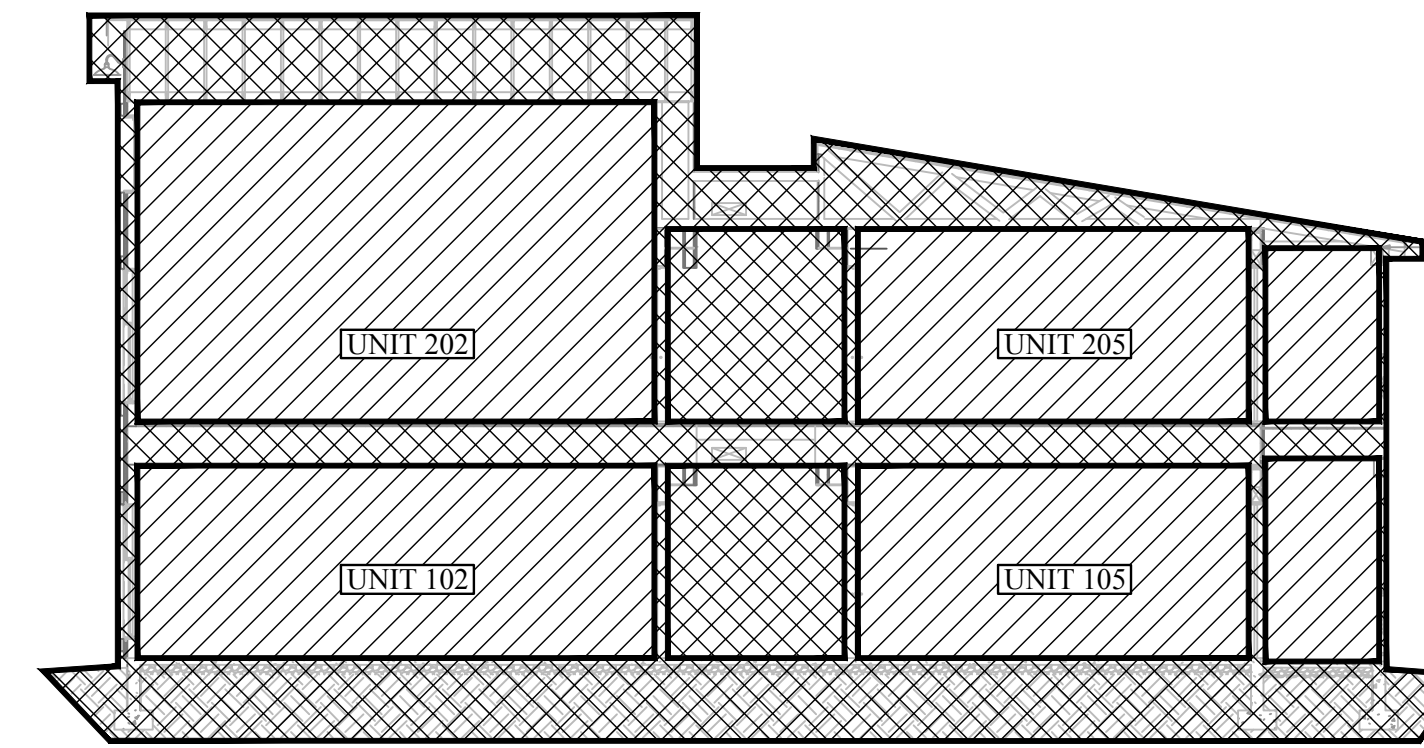
SCALE: 1" = _____10_____ FEET

SHEET 5 of 6

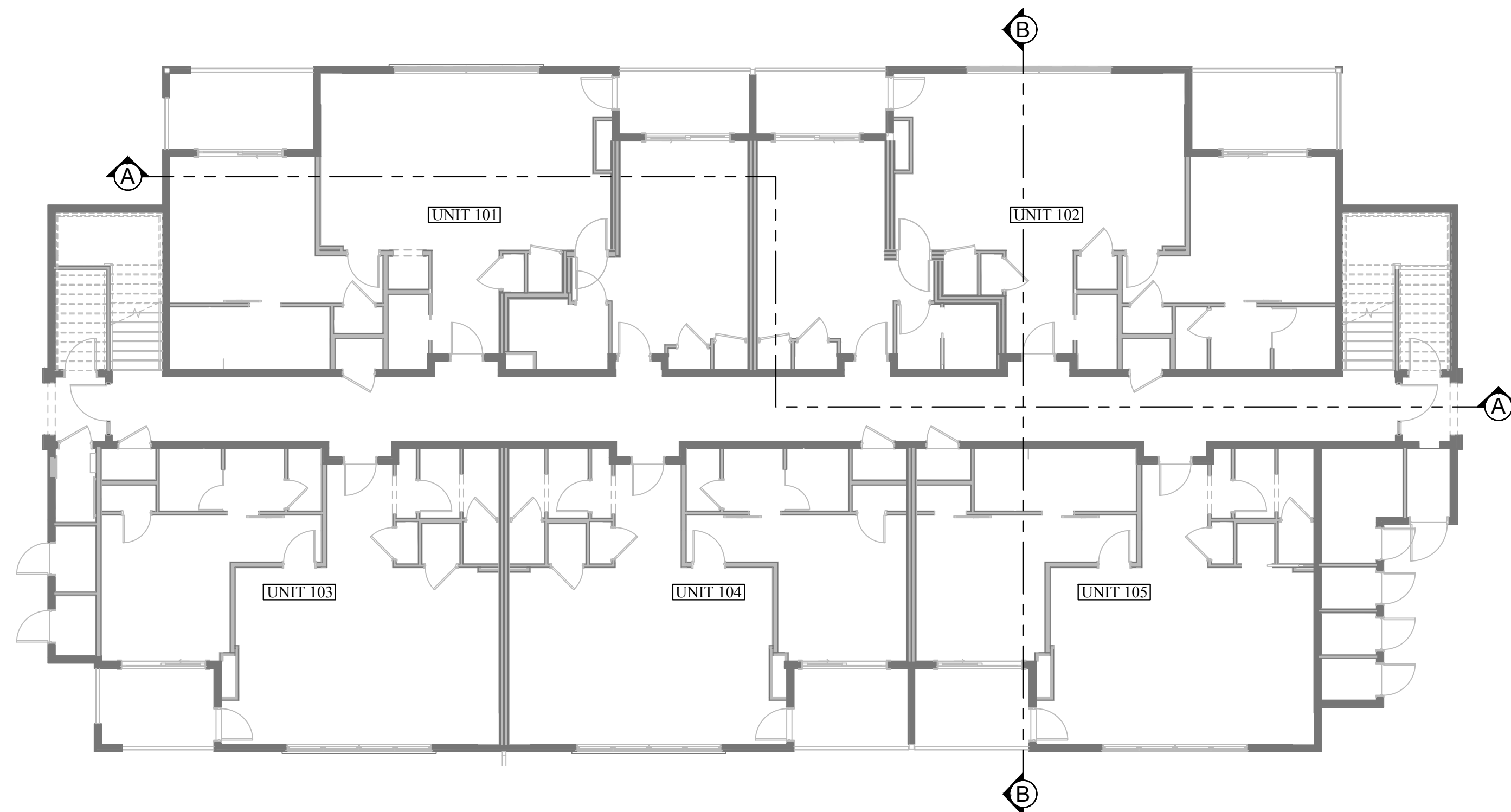
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



TYPICAL SECTION A-A



TYPICAL SECTION B-B

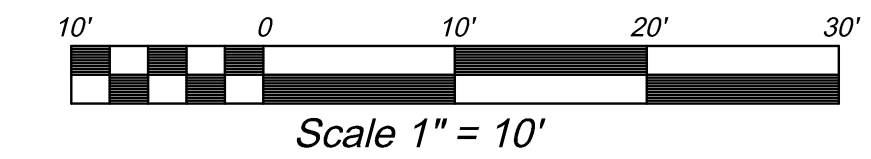


SECTION KEY

LEGEND

	LIMITED COMMON AREA
	PRIVATE AREA

- NOTES:**
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY BH ARCHITECTURE 1452 SOUTH 6300 WEST, CEDAR CITY UTAH, 84720 (435) 701-7000
 2. ALL UNIT EXTERIOR DIMENSIONS ARE TO THE OUTSIDE WALL.
 3. ALL UNIT INTERIOR DIMENSIONS ARE TO THE INSIDE WALL.
 4. FOR COMPLETE DESCRIPTION OF OWNERSHIP COVENANTS, RESTRICTIONS AND CONDITIONS REFER TO BOOK _____ PAGES _____
 5. ALL PRIVATE AREAS ARE TO THE INSIDE OF WALL.



THE HOMESTEAD HOTEL CONDOMINIUMS

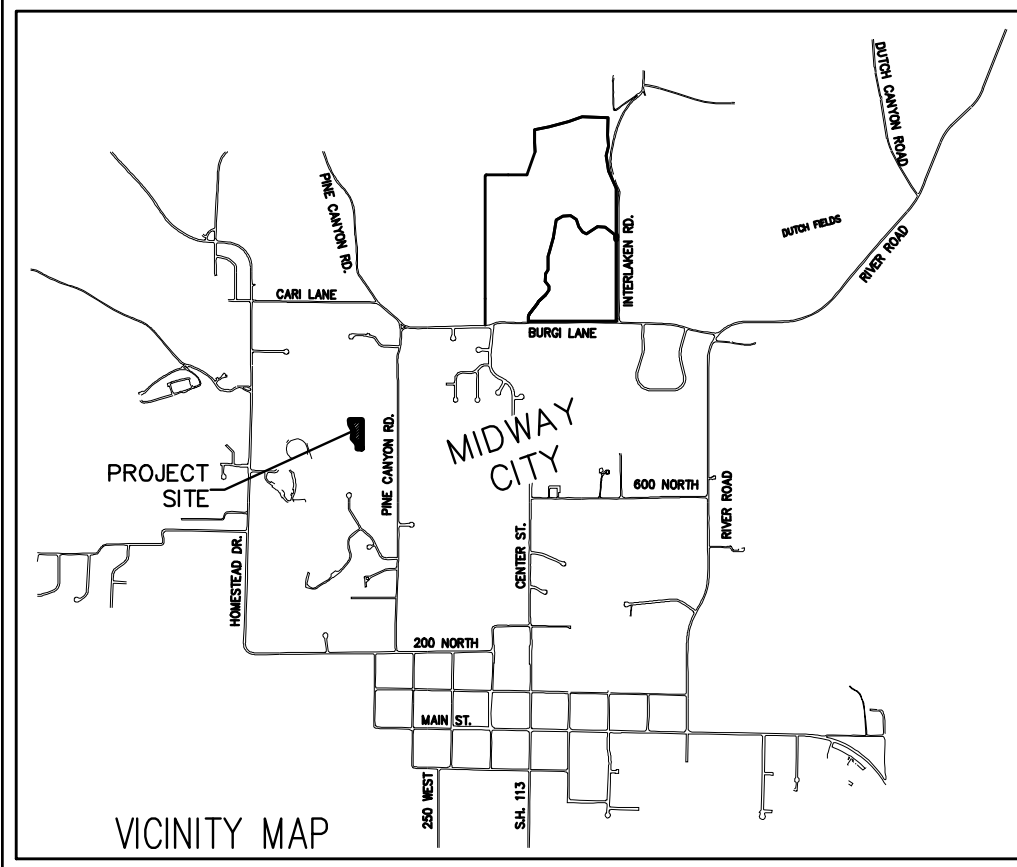
**10 UNIT BUILDING SECTIONS
(BUILDINGS 20, 23, 24, 26 & 27)**

LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLB&M

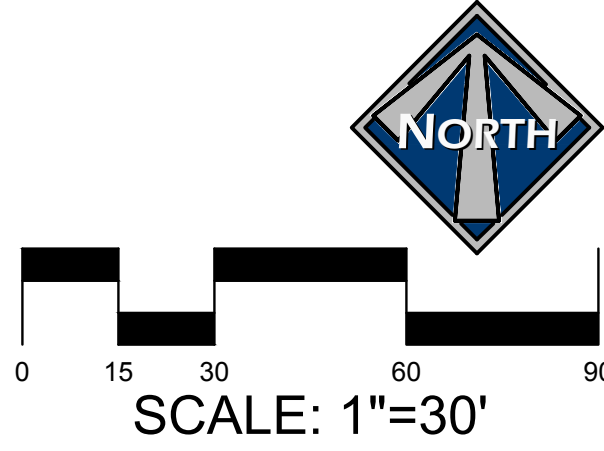
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY _____ CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = _____ FEET SHEET 6 of 6

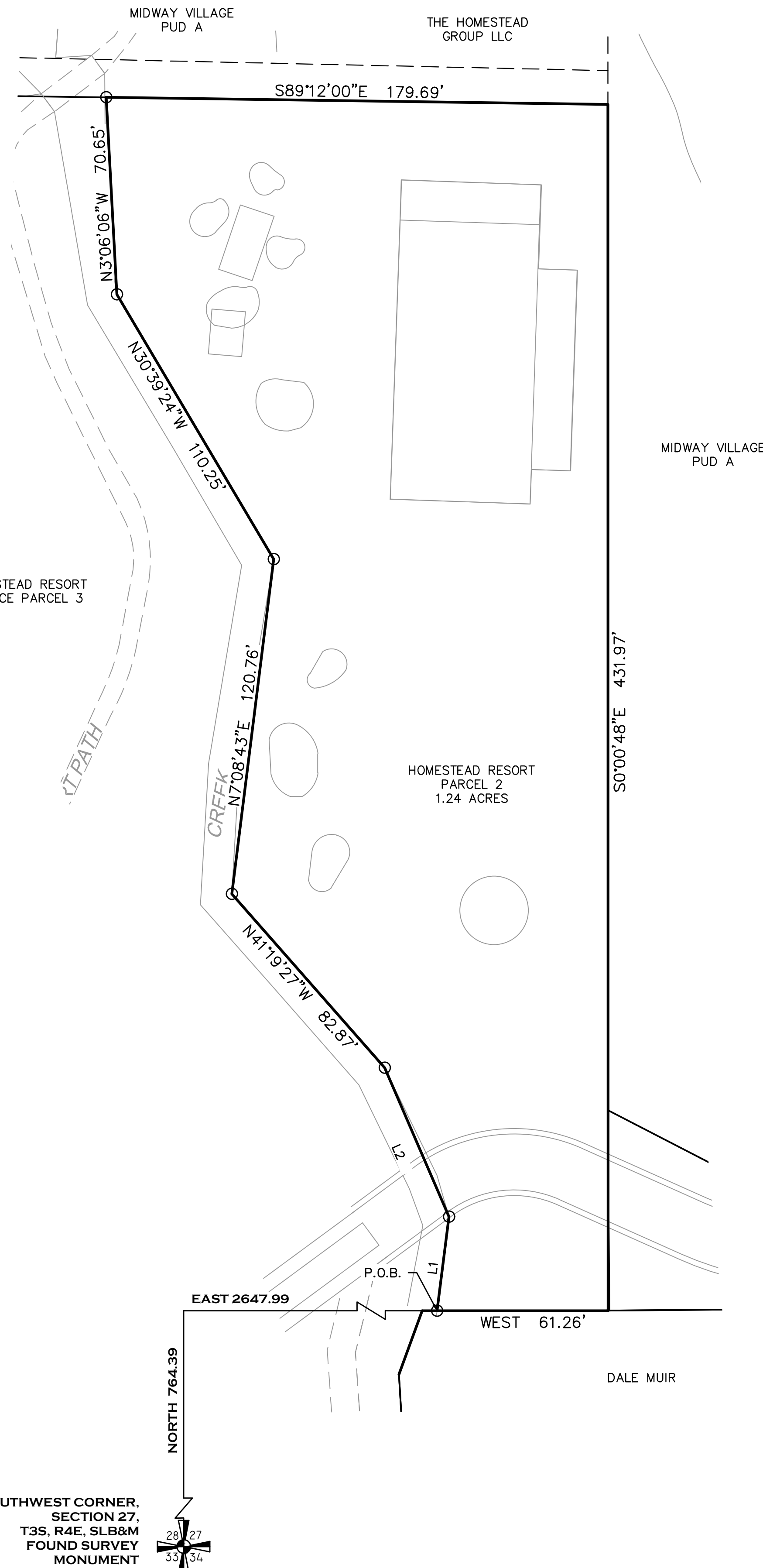
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



LOCATED IN PORTIONS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



THE HOMESTEAD RESORT PARCEL 2



LEGEND

—— PLAT BOUNDARY

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	33.97	N07°15'01"E
L2	58.11	N23°22'55"W

THE HOMESTEAD RESORT PARCEL 2 PLAT - 31 MAY 2024

SURVEYOR
BRIAN M. BALLS, PLS
ATWELL, LLC
55 W CENTER ST.
HEBER CITY, UTAH 84032
PHONE (435) 654-9229

SOUTHWEST CORNER,
SECTION 27,
T3S, R4E, SLB&M
FOUND SURVEY
MONUMENT



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2623.86') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 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.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 764.39 FEET AND EAST 2647.99 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 07°15'01" EAST 33.97 FEET; THENCE NORTH 23°22'55" WEST 58.11 FEET; THENCE NORTH 41°19'27" WEST 82.87 FEET; THENCE NORTH 07°08'43" EAST 120.76 FEET; THENCE NORTH 30°39'24" WEST 110.25 FEET; THENCE NORTH 03°06'06" WEST 70.65 FEET; THENCE SOUTH 89°12'00" EAST 179.69 FEET; THENCE SOUTH 00°00'48" EAST 431.97 FEET; THENCE WEST 61.26 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.24 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RESORT LOT 2 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND

THIS _____ DAY OF _____, 20__.

BY _____, THE HOMESTEAD GROUP LLC -
MANAGER, THE HOMESTEAD GROUP LLC

STATE OF UTAH) S.S.
COUNTY OF WASATCH)

ON THE _____ DAY OF _____, A.D. 20____, _____ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20__

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER (SEE SEAL BELOW)

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20__ BY THE
MIDWAY CITY PLANNING COMMISSION

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

THE HOMESTEAD RESORT PARCEL 2

LOCATED IN PORTIONS OF SECTION 34, T3S, R4E, SLB&M
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 30 FEET SHEET 2 of 9

COUNTY RECORDER



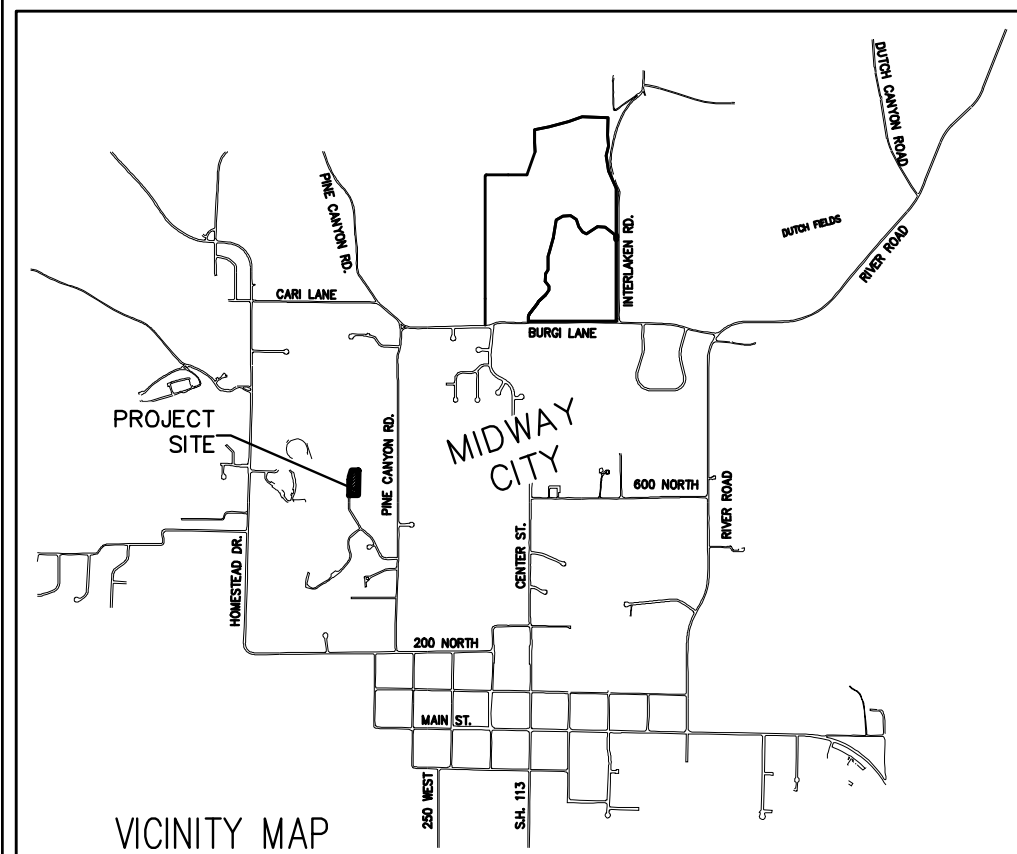
COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY
OF _____, 20__.

ROS# _____

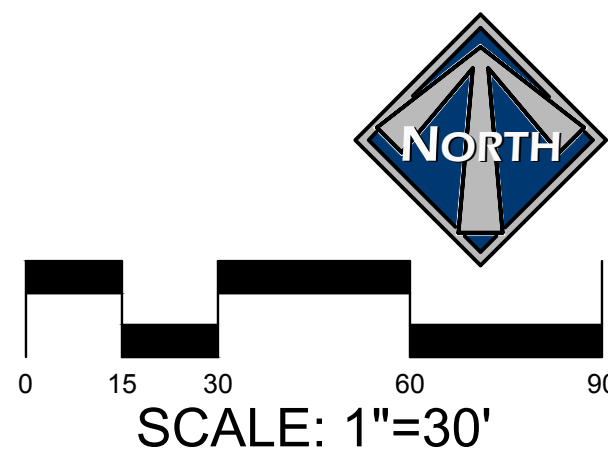
COUNTY SURVEYOR

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



LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LEGEND
 — PLAT BOUNDARY



THE HOMESTEAD RESORT PARCEL 3

THE HOMESTEAD RESORT
 OPEN SPACE PARCEL 3



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.82	S88°00'06"E
L2	54.34	N00°38'38"E

THE HOMESTEAD RESORT PARCEL 3 PLAT - 31 MAY 2024

SURVEYOR
 BRIAN M. BALLS, PLS
 ATWELL, LLC
 55 W CENTER ST.
 HEBER CITY, UTAH 84032
 PHONE (435) 654-9229

SOUTHWEST CORNER.
 SECTION 27,
 T3S, R4E, SLB&M
 FOUND SURVEY
 MONUMENT



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2623.86') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 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.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS NORTH 38.43 FEET AND EAST 2665.41 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE NORTH 230.04 FEET; THENCE SOUTH 88°00'06" EAST 10.82 FEET; THENCE NORTH 00°38'38" EAST 54.34 FEET; THENCE NORTH 13°57'13" EAST 96.10 FEET; THENCE WEST 103.34 FEET; THENCE SOUTH 00°53'42" WEST 377.30 FEET; THENCE WEST 132.04 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 1.11 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION
 KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RESORT LOT 3 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
 THIS ____ DAY OF _____, 20__.
 BY _____, THE HOMESTEAD GROUP LLC -
 MANAGER, THE HOMESTEAD GROUP LLC

STATE OF UTAH) S.S.
 COUNTY OF WASATCH)

ON THE ____ DAY OF _____, A.D. 20____, DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
 THIS ____ DAY OF _____, A.D. 20__
 APPROVED _____ ATTEST _____
 MAYOR CLERK-RECORDER (SEE SEAL BELOW)
 APPROVED _____ ATTEST _____
 CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

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

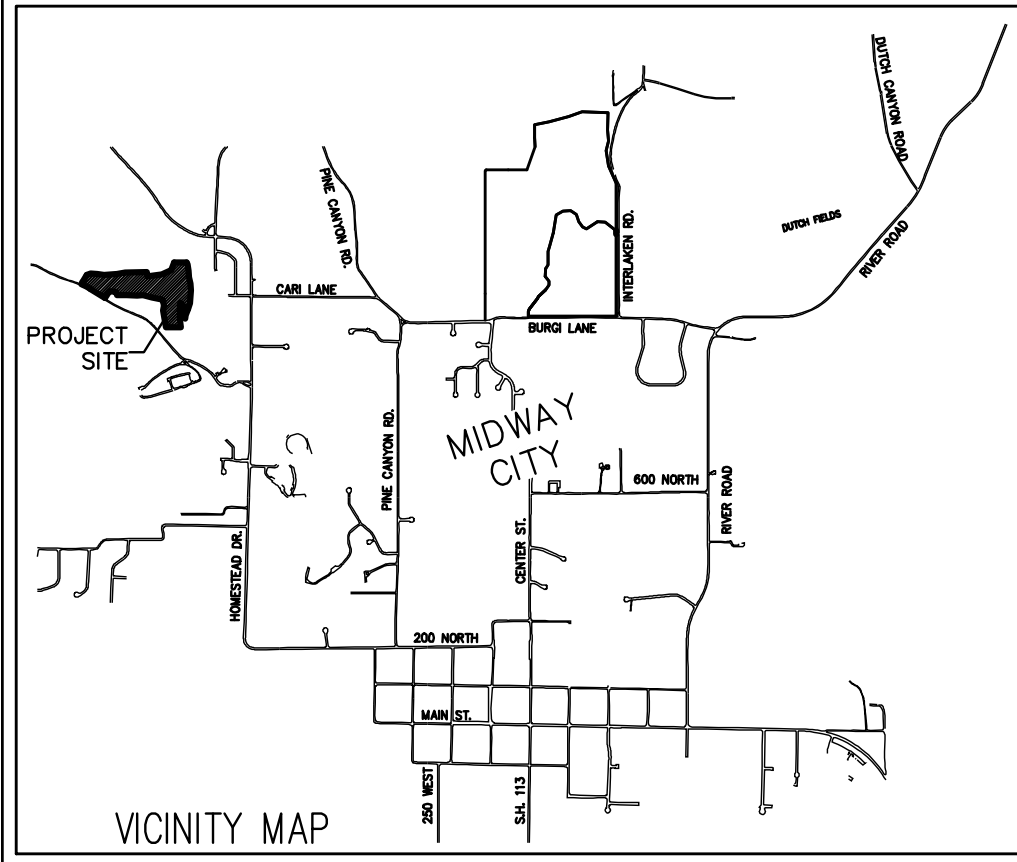
**THE HOMESTEAD RESORT
 PARCEL 3**
 LOCATED IN PORTIONS OF SECTION 27, T3S, R4E, SLB&M
 A UTAH CONDOMINIUM PROJECT, _____ MIDWAY _____ CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 30 FEET SHEET 3 of 9

COUNTY RECORDER

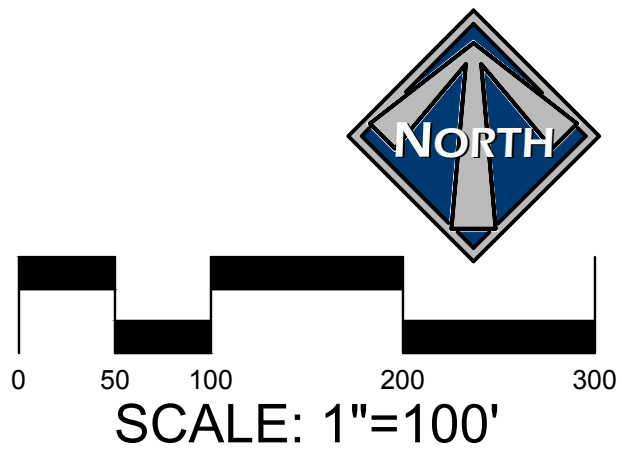
COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS ____ DAY OF _____, 20__
 ROS# _____

 COUNTY SURVEYOR

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



VICINITY MAP
LOCATED IN PORTIONS OF SECTION 27 & 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



THE HOMESTEAD RESORT OPEN SPACE PARCEL 1

LEGEND
— PLAT BOUNDARY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2623.86') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 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.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 2586.57 FEET AND WEST 24.45 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE WEST 223.27 FEET; THENCE NORTH 09°37'54" WEST 265.00 FEET; THENCE NORTH 07°03'27" EAST 84.68 FEET; THENCE NORTH 15°40'41" WEST 73.43 FEET; THENCE ALONG THE ARC OF A 21.50 FOOT RADIUS TO THE LEFT 23.62 FEET (CENTRAL ANGLE OF 52°56'43" AND A CHORD BEARING NORTH 47°09'02" WEST 22.45 FEET); THENCE NORTH 78°37'31" WEST 152.04 FEET; THENCE NORTH 76°19'08" WEST 141.18 FEET; THENCE SOUTH 85°53'44" WEST 87.67 FEET; THENCE NORTH 86°01'34" WEST 162.75 FEET; THENCE NORTH 89°24'58" WEST 152.54 FEET; THENCE NORTH 15°29'53" WEST 52.95 FEET; THENCE NORTH 88°02'26" WEST 106.39 FEET; THENCE SOUTH 31°09'00" WEST 115.73 FEET; THENCE NORTH 58°51'00" WEST 269.56 FEET; THENCE ALONG THE ARC OF A 1175.92 FOOT RADIUS TO THE LEFT 148.25 FEET (CENTRAL ANGLE OF 07°13'24" AND A CHORD BEARING NORTH 62°27'42" WEST 148.15 FEET); THENCE NORTH 21°13'16" EAST 35.06 FEET; THENCE NORTH 31°36'09" EAST 129.89 FEET; THENCE NORTH 65°35'50" EAST 58.27 FEET; THENCE SOUTH 84°03'16" EAST 209.13 FEET; THENCE NORTH 86°14'25" EAST 201.84 FEET; THENCE NORTH 80°46'59" EAST 131.48 FEET; THENCE NORTH 88°09'12" EAST 326.48 FEET; THENCE SOUTH 08°27'41" EAST 72.06 FEET; THENCE NORTH 81°32'19" EAST 163.39; THENCE NORTH 65°23'28" EAST 162.20 FEET; THENCE NORTH N22°13'45" EAST 122.53 FEET; THENCE NORTH 83°57'16" EAST 17.29 FEET; THENCE EAST 173.26 FEET; THENCE SOUTH 21°52'28" EAST 31.96 FEET; SOUTH 10°18'00" EAST 100.00 FEET; THENCE SOUTH 02°49'00" EAST 100.00 FEET; THENCE SOUTH 13°14'00" EAST 100.00 FEET; SOUTH 04°26'00" EAST 100.00 FEET; THENCE SOUTH 03°05'00" WEST 200.00 FEET; THENCE SOUTH 18°45'00" WEST 100.00 FEET; THENCE SOUTH 22°50'00" WEST 100.00 FEET; THENCE SOUTH 05°44'00" WEST 50.73 FEET; THENCE NORTH 24°27'39" WEST 65.74 FEET; THENCE NORTH 44°59'12" EAST 36.90 FEET; THENCE NORTH 22°09'38" EAST 27.81 FEET; THENCE NORTH 06°11'53" WEST 15.71 FEET; THENCE NORTH 35°33'59" WEST 44.32 FEET; THENCE NORTH 49°02'51" WEST 68.62 FEET; THENCE SOUTH 09°17'47" WEST 35.44 FEET; THENCE SOUTH 00°16'59" WEST 148.97 FEET; THENCE SOUTH 01°49'53" WEST 70.01 FEET; THENCE SOUTH 07°33'32" EAST 662.16 FEET; THENCE SOUTH 03°24'08" EAST TO THE POINT OF BEGINNING.
CONTAINING: 16.58 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RESORT OPEN SPACE LOT 1 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
THIS _____ DAY OF _____, 20____,
BY _____, THE HOMESTEAD GROUP LLC -
MANAGER, THE HOMESTEAD GROUP LLC

STATE OF UTAH) S.S.
COUNTY OF WASATCH)
ON THE _____ DAY OF _____, A.D. 20____, I, _____ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
THIS _____ DAY OF _____, A.D. 20____
APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER (SEE SEAL BELOW)
APPROVED _____ ATTEST _____
CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

THE HOMESTEAD RESORT OPEN SPACE PARCEL 1

LOCATED IN PORTIONS OF SECTIONS 27 & 28, T3S, R4E, SLB&M
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 100 FEET SHEET 4 of 9

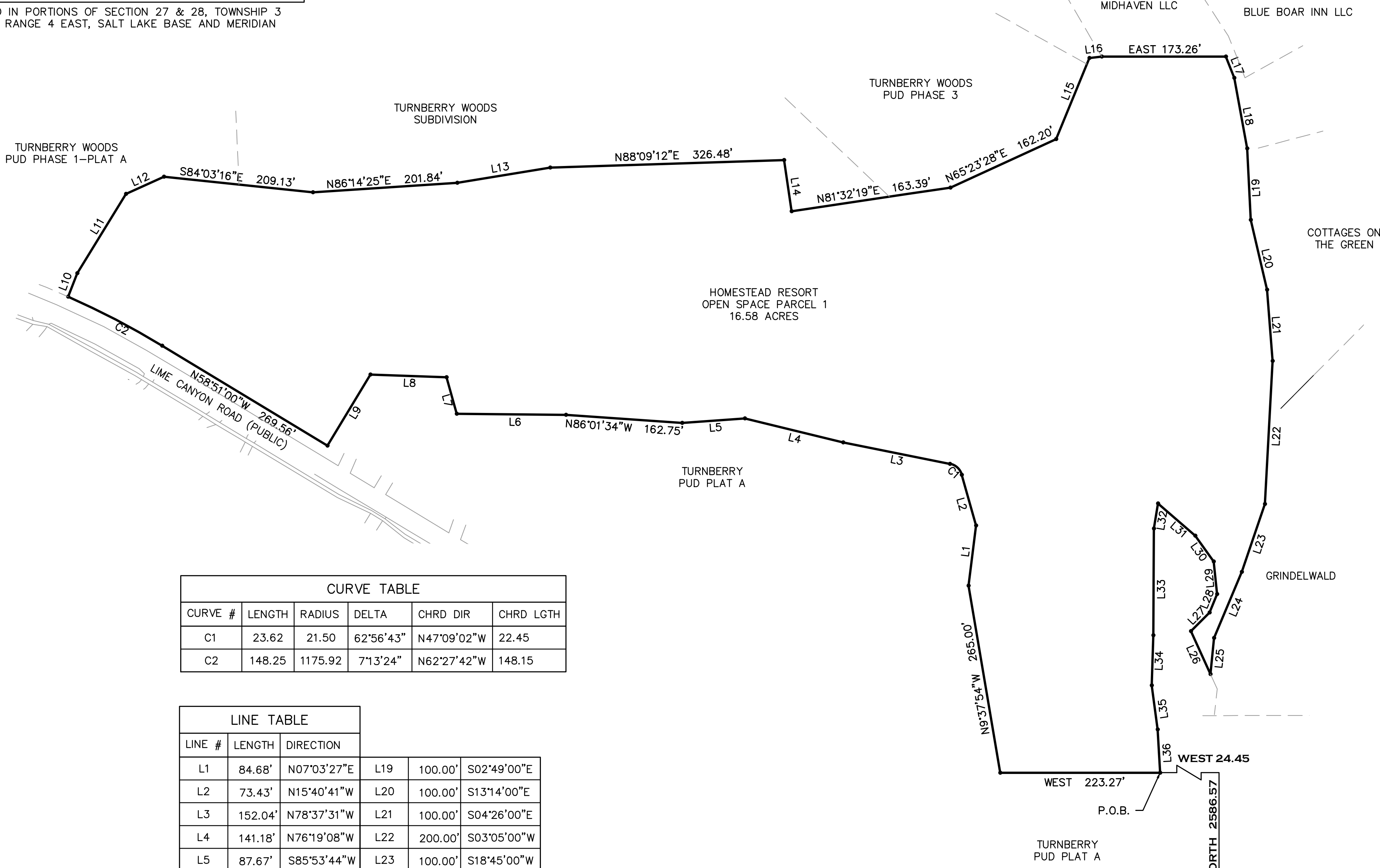
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____.
ROS# _____

COUNTY SURVEYOR



CURVE #	LENGTH	RADIUS	DELTA	CHRD DIR	CHRD LGTH
C1	23.62	21.50	62°56'43"	N47°09'02"W	22.45
C2	148.25	1175.92	7°13'24"	N62°27'42"W	148.15

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	84.68'	N07°03'27"E	L19	100.00'	S02°49'00"E
L2	73.43'	N15°40'41"W	L20	100.00'	S13°14'00"E
L3	152.04'	N78°37'31"W	L21	100.00'	S04°26'00"E
L4	141.18'	N76°19'08"W	L22	200.00'	S03°05'00"W
L5	87.67'	S85°53'44"W	L23	100.00'	S18°45'00"W
L6	152.54'	N89°24'58"W	L24	100.00'	S22°50'00"W
L7	52.95'	N15°29'53"W	L25	50.73'	S05°44'00"W
L8	106.39'	N88°02'26"W	L26	65.74'	N24°27'39"W
L9	115.73'	S31°09'00"W	L27	36.90'	N44°59'12"E
L10	35.06'	N21°13'16"E	L28	27.81'	N22°09'38"E
L11	129.89'	N31°36'09"E	L29	45.71'	N06°11'53"W
L12	58.27'	N65°35'50"E	L30	44.32'	N35°33'59"W
L13	131.48'	N80°46'59"E	L31	68.62'	N49°02'51"W
L14	72.06'	S08°27'41"E	L32	35.44'	S09°17'47"W
L15	122.53'	N22°13'45"E	L33	148.97'	S00°16'59"W
L16	17.29'	N83°57'16"E	L34	70.01'	S01°49'53"W
L17	31.96'	S21°52'28"E	L35	62.16'	S07°33'32"E
L18	100.00'	S10°18'00"E	L36	60.53'	S03°24'08"E

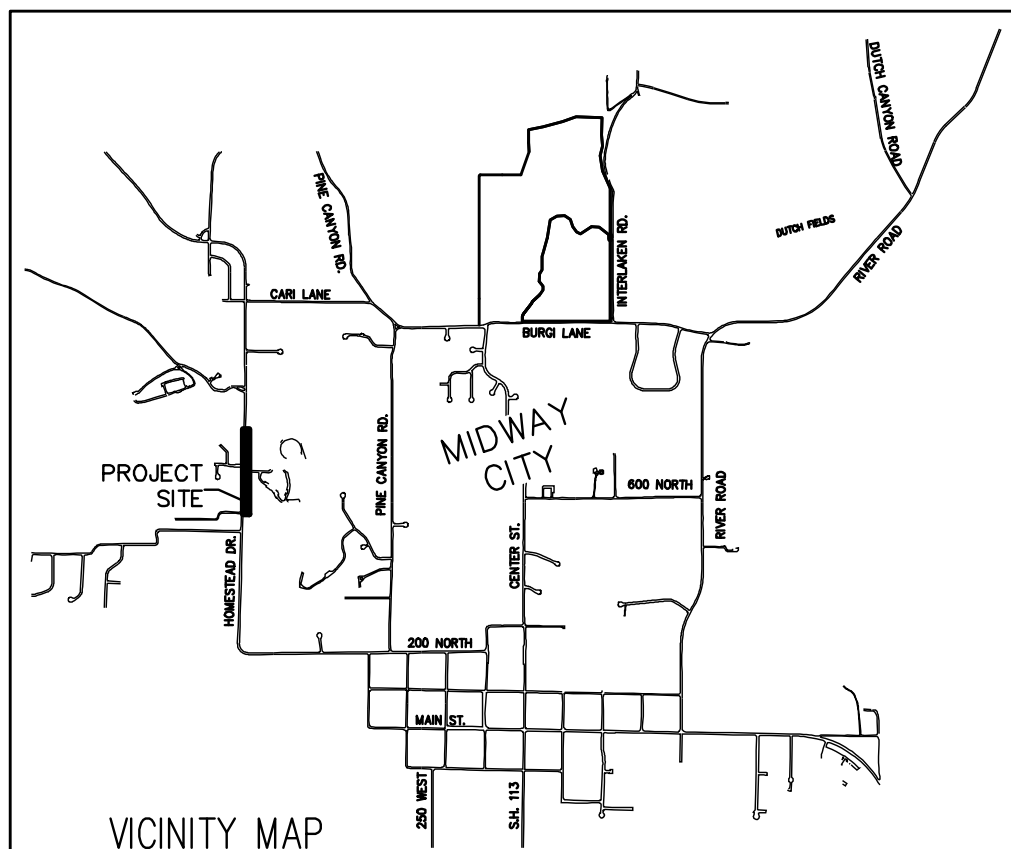
THE HOMESTEAD RESORT OPEN SPACE PARCEL 1 PLAT - 31 MAY 2024

SURVEYOR
BRIAN M. BALLS, PLS
ATWELL, LLC
55 W CENTER ST.
HEBER CITY, UTAH 84032
PHONE (435) 654-9229

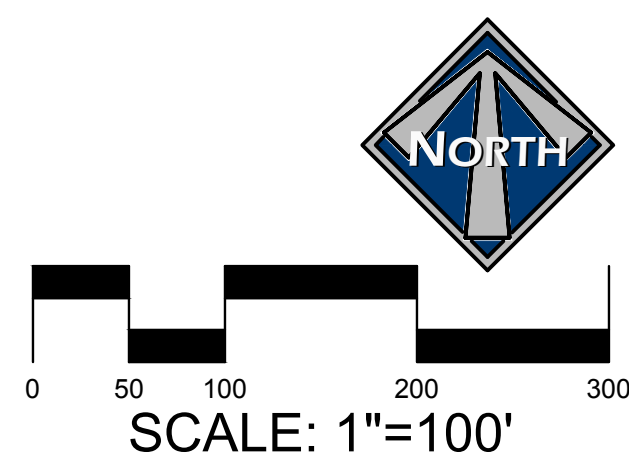
SOUTHWEST CORNER,
SECTION 27,
T3S, R4E, SLB&M
FOUND SURVEY
MONUMENT

WEST 1/4 CORNER,
SECTION 34,
T3S, R4E, SLB&M
FOUND SURVEY
MONUMENT

THE HOMESTEAD RESORT OPEN SPACE PARCEL 2

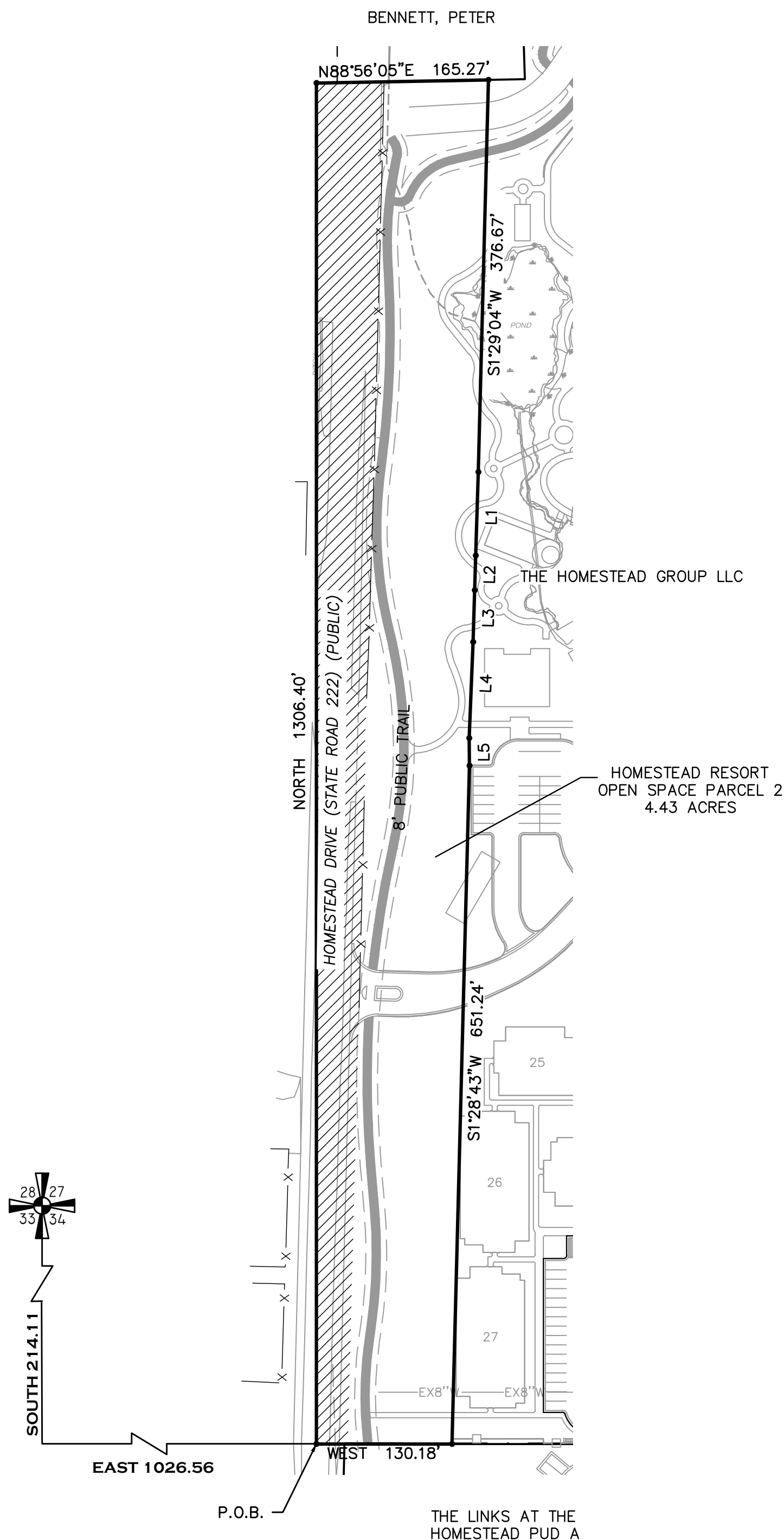


LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

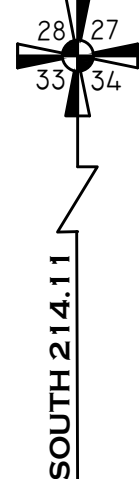


LEGEND	
	PLAT BOUNDARY
	R.O.W. DEDICATION TO UDOT (1.42 ACRES)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.26	S1°46'44"W
L2	33.31	S1°48'27"W
L3	49.63	S1°34'32"W
L4	92.46	S2°22'19"W
L5	26.40	S0°30'36"E



SOUTHWEST CORNER, SECTION 27, T3S, R4E, SLB&M FOUND SURVEY MONUMENT



THE HOMESTEAD RESORT OPEN SPACE PARCEL 2 PLAT - 31 MAY 2024

SURVEYOR
BRIAN M. BALLS, PLS
ATWELL, LLC
55 W CENTER ST.
HEBER CITY, UTAH 84032
PHONE (435) 654-9229

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2623.86') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 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.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 214.11 FEET AND EAST 1026.56 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 1306.40 FEET; THENCE NORTH 88°56'05" EAST 165.27 FEET; THENCE SOUTH SOUTH 01°29'04" WEST 376.67 FEET; THENCE SOUTH 01°46'44" WEST 80.26 FEET; THENCE SOUTH 01°48'27" WEST 33.31 FEET; THENCE SOUTH 01°34'32" WEST 49.63 FEET; THENCE SOUTH 02°22'19" WEST 92.46 FEET; THENCE SOUTH 00°30'36" EAST 26.40 FEET; THENCE WEST 130.18 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.43 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RESORT OPEN SPACE LOT 2 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND

THIS _____ DAY OF _____, 20__.

BY _____, THE HOMESTEAD GROUP LLC -
MANAGER, THE HOMESTEAD GROUP LLC

STATE OF UTAH) S.S.
COUNTY OF WASATCH)

ON THE _____ DAY OF _____, A.D. 20____, _____ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20__

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER (SEE SEAL BELOW)

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20__ BY THE
MIDWAY CITY PLANNING COMMISSION

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

THE HOMESTEAD RESORT OPEN SPACE PARCEL 2

LOCATED IN PORTIONS OF SECTION 27, T3S, R4E, SLB&M
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 100 FEET SHEET 5 of 9

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

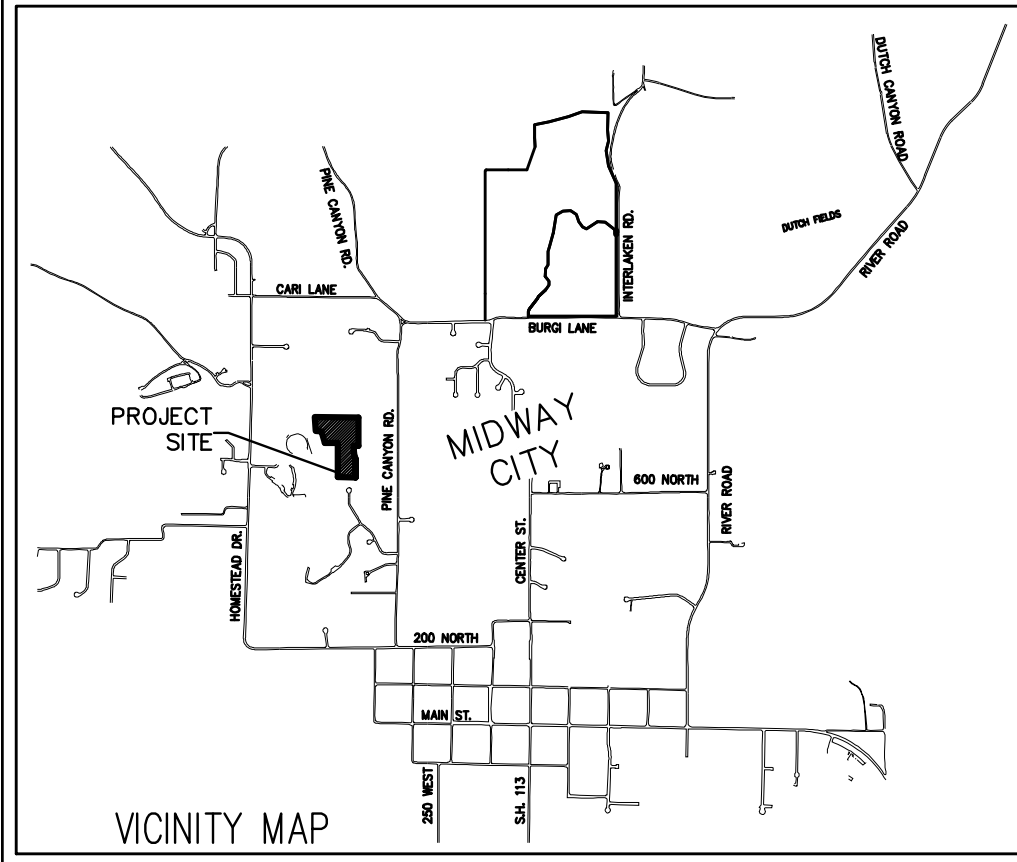
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20__.

ROS# _____

COUNTY SURVEYOR

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

--	--	--	--



LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

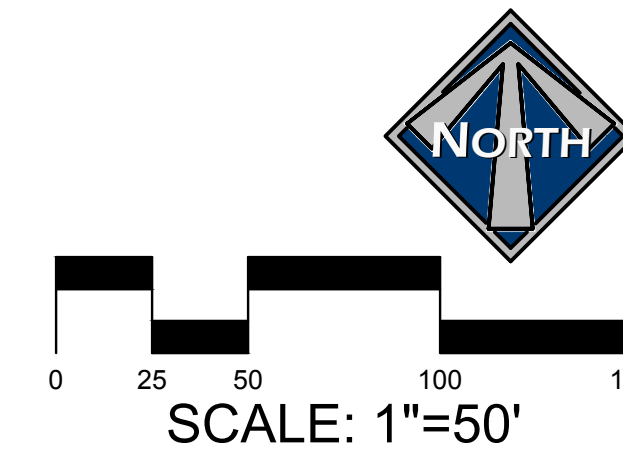
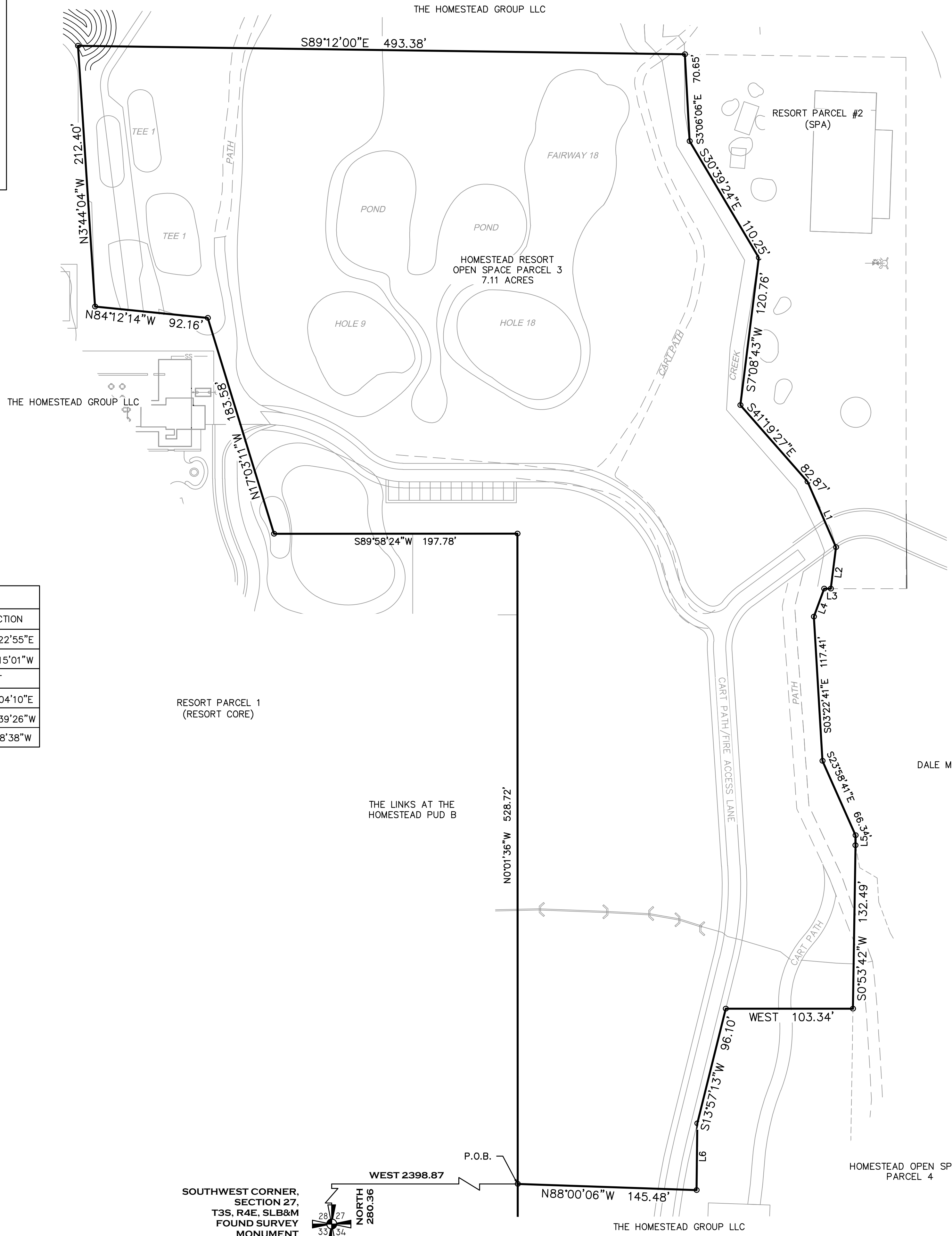
LEGEND
 — PLAT BOUNDARY

LINE #	LENGTH	DIRECTION
L1	58.11'	S23°22'55"E
L2	33.97'	S07°15'01"W
L3	5.34'	WEST
L4	24.23'	N20°04'10"E
L5	8.45'	S00°39'26"W
L6	54.34'	S0°38'38"W

THE HOMESTEAD RESORT OPEN SPACE PARCEL 3 PLAT - 31 MAY 2024

THE HOMESTEAD RESORT OPEN SPACE PARCEL 3

THE HOMESTEAD GROUP LLC



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2623.86') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 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.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS NORTH 280.36 FEET AND EAST 2398.87 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE NORTH 00°01'36" WEST 528.72 FEET; THENCE SOUTH 89°58'24" WEST 197.78 FEET; THENCE NORTH 17°03'11" WEST 183.58 FEET; THENCE NORTH 84°12'14" WEST 92.16 FEET; THENCE NORTH 03°44'04" WEST 212.40 FEET; THENCE SOUTH 89°12'00" EAST 493.38 FEET; THENCE SOUTH 03°06'06" EAST 70.65 FEET; THENCE SOUTH 30°39'24" EAST 110.25 FEET; THENCE SOUTH 07°08'43" WEST 120.76 FEET; THENCE SOUTH 41°19'27" EAST 82.87 FEET; THENCE SOUTH 23°22'55" EAST 58.11 FEET; THENCE SOUTH 07°15'01" WEST 33.97 FEET; THENCE WEST 5.34 FEET; SOUTH 20°04'10" WEST 24.23 FEET; THENCE SOUTH 03°22'41" EAST 117.41 FEET; THENCE SOUTH 23°58'41" EAST 66.34 FEET; THENCE SOUTH 00°39'26" WEST 8.45 FEET; THENCE SOUTH 00°53'42" WEST 132.49 FEET; THENCE WEST 103.34 FEET; THENCE SOUTH 13°57'13" WEST 96.10 FEET; THENCE SOUTH 00°38'38" WEST 54.34 FEET; THENCE NORTH 88°00'06" WEST 145.48 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 7.11 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION
 KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RESORT OPEN SPACE LOT 3 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
 THIS _____ DAY OF _____, 20____,
 BY _____, THE HOMESTEAD GROUP LLC -
 MANAGER, THE HOMESTEAD GROUP LLC

STATE OF UTAH) S.S.
 COUNTY OF WASATCH)
 ON THE _____ DAY OF _____, A.D. 20____, I, _____ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
 THIS _____ DAY OF _____, A.D. 20____
 APPROVED _____ ATTEST _____
 MAYOR CLERK-RECORDER (SEE SEAL BELOW)
 APPROVED _____ ATTEST _____
 CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

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

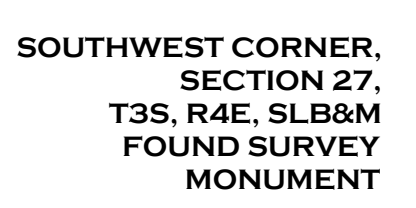
**THE HOMESTEAD RESORT
OPEN SPACE PARCEL 3**
 LOCATED IN PORTIONS OF SECTION 27, T3S, R4E, SLB&M
 A UTAH CONDOMINIUM PROJECT, _____ MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 50 FEET SHEET 6 of 9

COUNTY RECORDER

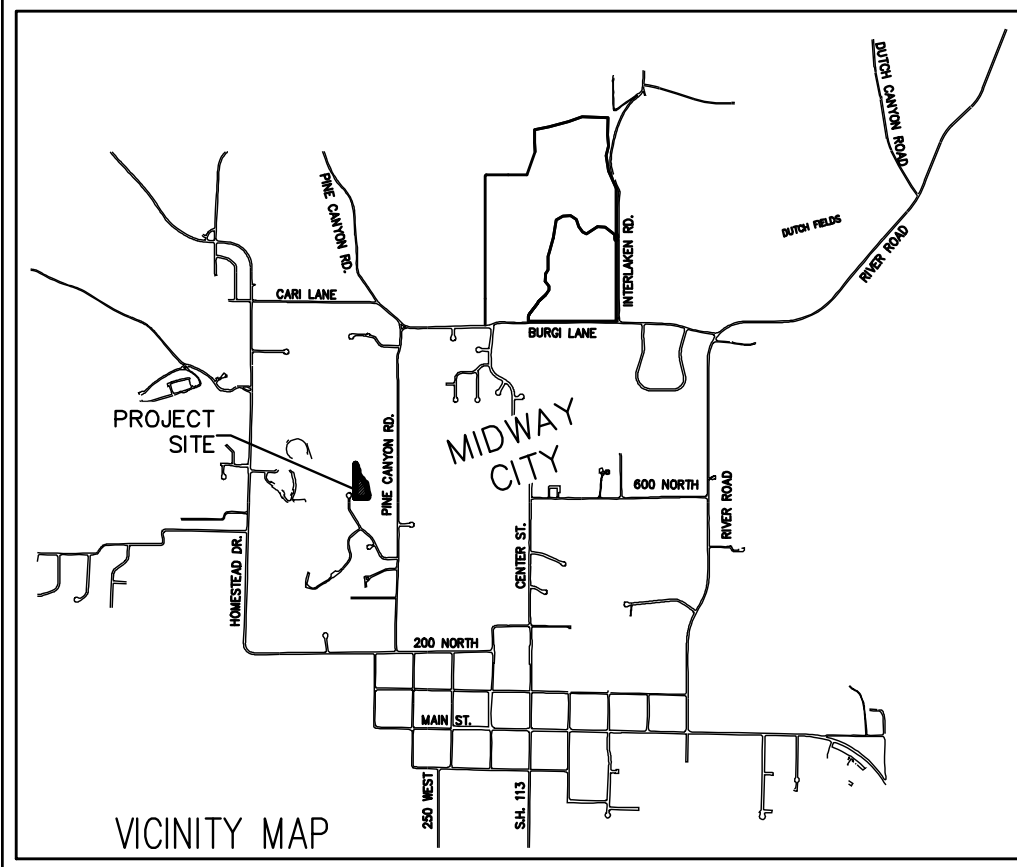
COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
 ROS# _____

 COUNTY SURVEYOR

SURVEYOR
 BRIAN M. BALLS, PLS
 ATWELL, LLC
 55 W CENTER ST.
 HEBER CITY, UTAH 84032
 PHONE (435) 654-9229

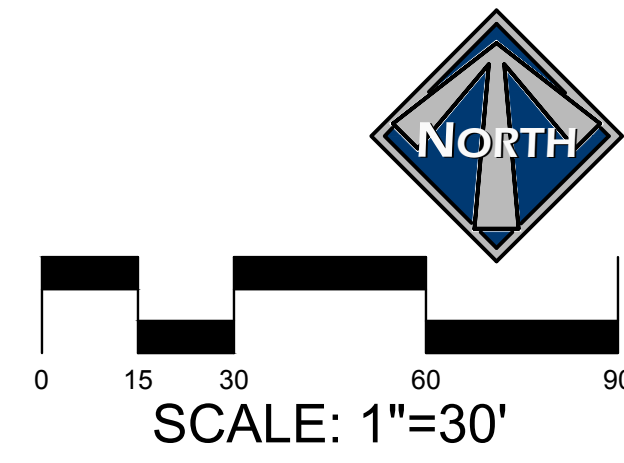


P.O.B.
 WEST 2398.87
 N88°00'06"W 145.48'

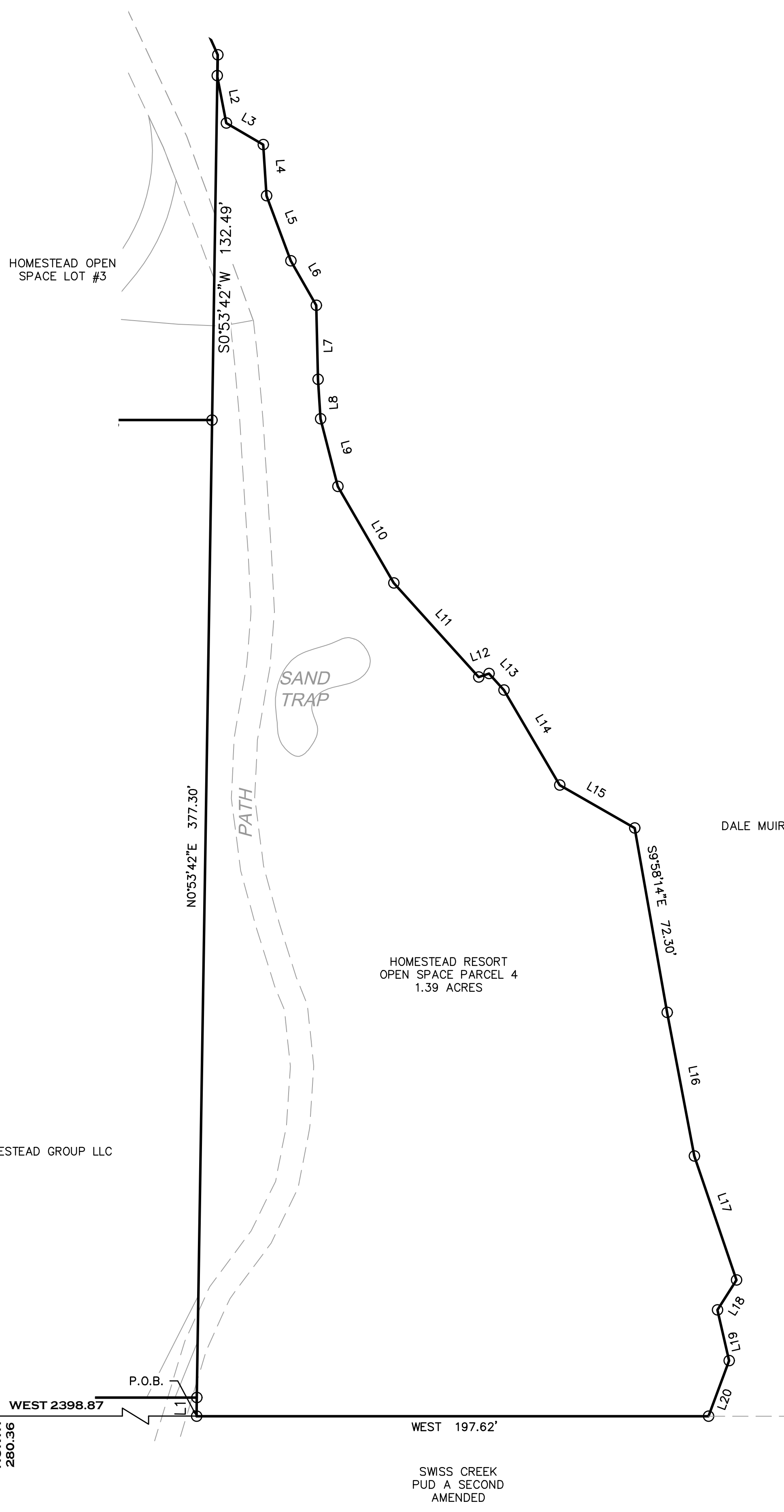


LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LEGEND
 PLAT BOUNDARY



THE HOMESTEAD RESORT OPEN SPACE PARCEL 4

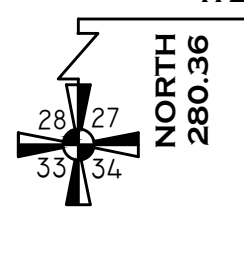


LINE #	LENGTH	DIRECTION
L1	7.20'	N00°40'26"E
L2	18.59'	S10°47'10"E
L3	16.52'	S59°34'34"E
L4	19.75'	S03°43'54"E
L5	26.78'	S20°29'48"E
L6	19.82'	S29°41'51"E
L7	28.59'	S01°24'53"E
L8	15.20'	S03°33'46"E
L9	26.97'	S14°18'02"E
L10	43.10'	S30°06'46"E
L11	48.87'	S42°06'52"E
L12	4.23'	N71°24'57"E
L13	8.61'	S41°46'14"E
L14	42.51'	S30°22'41"E
L15	33.35'	S60°15'31"E
L16	56.42'	S10°45'32"E
L17	50.47'	S18°45'00"E
L18	13.65'	S32°14'06"W
L19	20.11'	S12°54'47"E
L20	22.84'	S20°21'42"W

THE HOMESTEAD RESORT OPEN SPACE PARCEL 4 PLAT - 31 MAY 2024

SURVEYOR
 BRIAN M. BALLS, PLS
 ATWELL, LLC
 55 W CENTER ST.
 HEBER CITY, UTAH 84032
 PHONE (435) 654-9229

SOUTHWEST CORNER, SECTION 27, T3S, R4E, SLB&M FOUND SURVEY MONUMENT



SWISS CREEK PUD A SECOND AMENDED

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____.
 ROS# _____

 COUNTY SURVEYOR

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2623.86') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 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.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 38.43 FEET AND EAST 2665.41 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE NORTH 00°40'26" EAST 7.20 FEET; THENCE NORTH 00°52'57" EAST 377.30 FEET; THENCE SOUTH 10°47'11" EAST 18.59 FEET; THENCE SOUTH 59°34'34" EAST 16.52 FEET; THENCE SOUTH 03°43'54" EAST 19.75 FEET; THENCE SOUTH 20°29'48" EAST 26.78 FEET; THENCE SOUTH 29°41'51" EAST 19.82 FEET; THENCE SOUTH 01°24'53" EAST 28.59 FEET; THENCE SOUTH 03°33'46" EAST 15.20 FEET; THENCE SOUTH 14°18'02" EAST 26.97 FEET; THENCE SOUTH 30°06'46" EAST 43.10 FEET; THENCE SOUTH 42°06'52" EAST 48.87 FEET; THENCE NORTH 71°24'57" EAST 4.23 FEET; THENCE SOUTH 41°46'14" EAST 8.61 FEET; THENCE SOUTH 30°22'41" EAST 42.51 FEET; THENCE SOUTH 60°15'31" EAST 33.35 FEET; THENCE SOUTH 09°58'14" EAST 72.30 FEET; THENCE SOUTH 10°45'32" EAST 56.42 FEET; THENCE SOUTH 18°45'00" EAST 50.47 FEET; THENCE SOUTH 32°14'06" WEST 13.65 FEET; THENCE SOUTH 12°54' EAST 20.11 FEET; THENCE SOUTH 20°21'42" WEST 22.84 FEET; THENCE WEST 197.62 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 1.39 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RESORT OPEN SPACE LOT 4 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
 THIS _____ DAY OF _____, 20____.
 BY _____, THE HOMESTEAD GROUP LLC -
 MANAGER, THE HOMESTEAD GROUP LLC
 STATE OF UTAH) S.S.
 COUNTY OF WASATCH)
 ON THE _____ DAY OF _____, A.D. 20____, DID
 PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER THE
 HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME
 SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME
 THAT SAID COMPANY 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
 THIS _____ DAY OF _____, A.D. 20____
 APPROVED _____ ATTEST _____
 MAYOR CLERK-RECORDER (SEE SEAL BELOW)
 APPROVED _____ ATTEST _____
 CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

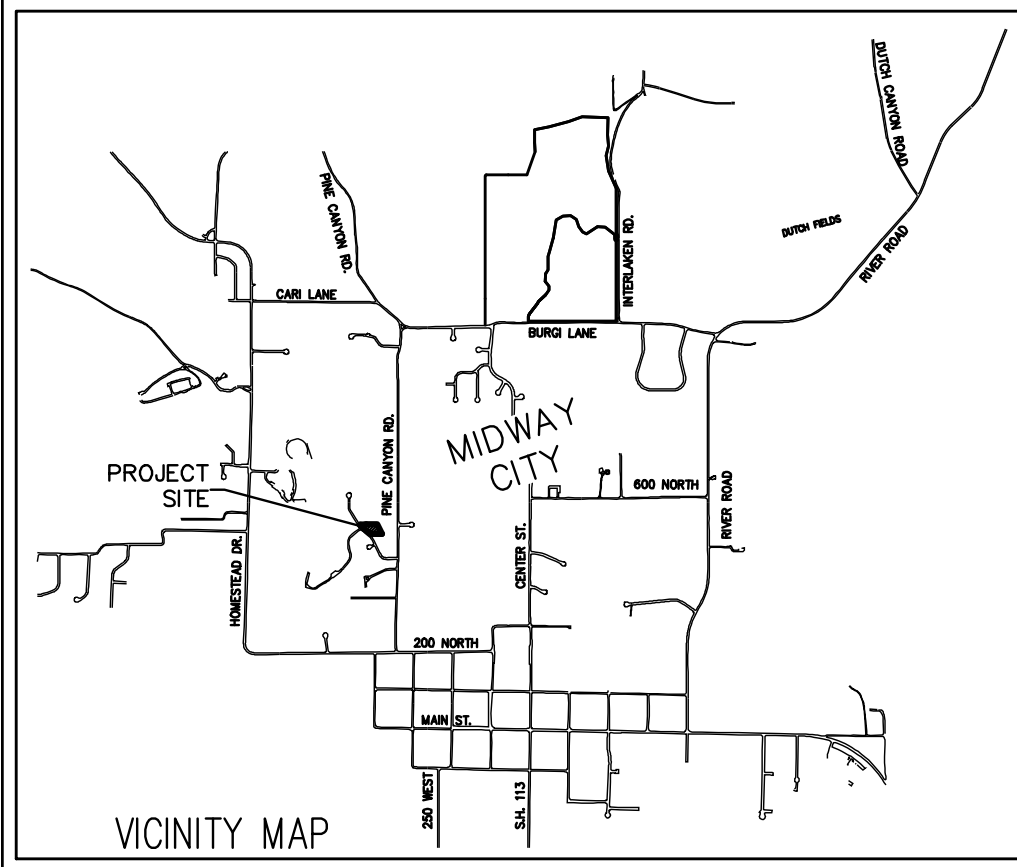
PLANNING COMMISSION APPROVAL

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

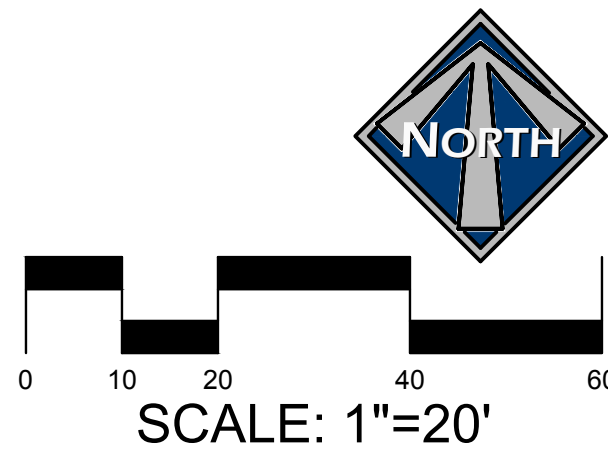
THE HOMESTEAD RESORT OPEN SPACE PARCEL 4

LOCATED IN PORTIONS OF SECTION 27, T3S, R4E, SLB&M
 A UTAH CONDOMINIUM PROJECT, _____ MIDWAY _____ CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 30 FEET SHEET 7 of 9

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



LOCATED IN PORTIONS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



THE HOMESTEAD RESORT OPEN SPACE PARCEL 5

LEGEND
 _____ PLAT BOUNDARY

SOUTHWEST CORNER, SECTION 27, T3S, R4E, SLB&M FOUND SURVEY MONUMENT

SOUTH 374.01
 WEST 2734.38

P.O.B.

SWISS CREEK PUD A SECOND AMENDED

BLACK, TROY B TR

N89°46'27"E 271.74'

WEST 2734.38

C2

L1

MOUNTAIN SPRINGS DRIVE (PRIVATE)

HOMESTEAD RESORT OPEN SPACE PARCEL 5
0.77 ACRES

N55°07'00"W 90.32'

S26°13'28"E 163.51'

ANDRUS, GARTH

MOUNTAIN SPRINGS PUD

C1

N89°43'59"W 173.75'

COUNTY RECORDER

MOUNTAIN SPRINGS PUD

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	41.08'	N55°07'00"W
L2	6.84'	N24°54'31"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHRD DIR	CHRD LGTH
C1	35.20	140.00	14°24'25"	N47°54'46"W	35.11
C2	52.72	100.00	30°12'29"	S40°00'45"E	52.11

THE HOMESTEAD RESORT OPEN SPACE PARCEL 5 PLAT - 31 MAY 2024

SURVEYOR
 BRIAN M. BALLS, PLS
 ATWELL, LLC
 55 W CENTER ST.
 HEBER CITY, UTAH 84032
 PHONE (435) 654-9229

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2623.86') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 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.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 374.01 FEET AND EAST 2734.38 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°46'27" EAST 271.74 FEET; THENCE SOUTH 26°13'28" EAST 163.51 FEET; THENCE NORTH 89°43'59" WEST 173.75 FEET; THENCE ALONG THE ARC OF A 140.00 FOOT RADIUS TO THE LEFT 35.20 FEET (CENTRAL ANGLE OF 14°24'25" AND A CHORD BEARING NORTH 47°54'46" WEST 35.11 FEET); THENCE NORTH 55°07'00" WEST 131.41 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS TO THE RIGHT 52.72 FEET (CENTRAL ANGLE OF 30°12'29" AND A CHORD BEARING NORTH 40°00'45" WEST 52.11 FEET); THENCE NORTH 24°54'31" WEST 6.84 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.77 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RESORT OPEN SPACE LOT 5 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND

THIS _____ DAY OF _____, 20____.

BY _____, THE HOMESTEAD GROUP LLC -
 MANAGER, THE HOMESTEAD GROUP LLC

STATE OF UTAH) S.S.
 COUNTY OF WASATCH)

ON THE _____ DAY OF _____, A.D. 20____, I, _____ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____
 MAYOR CLERK-RECORDER (SEE SEAL BELOW)

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

THE HOMESTEAD RESORT OPEN SPACE PARCEL 5

LOCATED IN PORTIONS OF SECTION 34, T3S, R4E, SLB&M
 A UTAH CONDOMINIUM PROJECT, _____ MIDWAY _____ CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 20 FEET SHEET 8 of 9

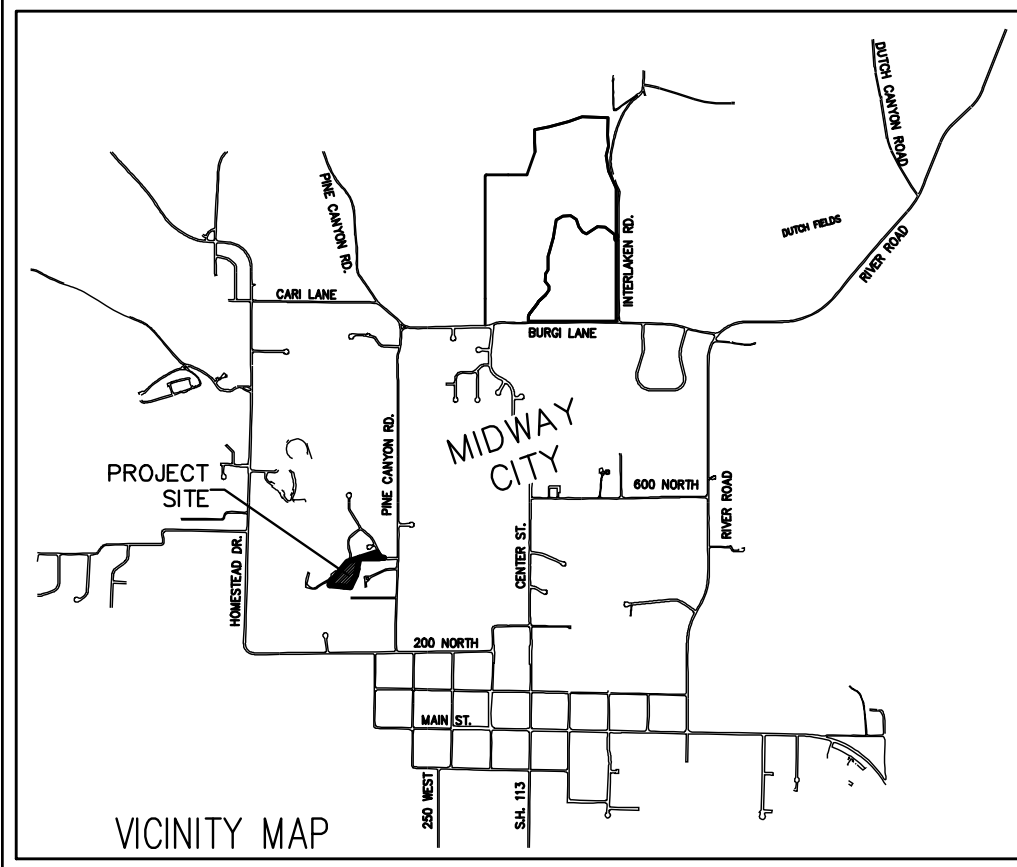
COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____.

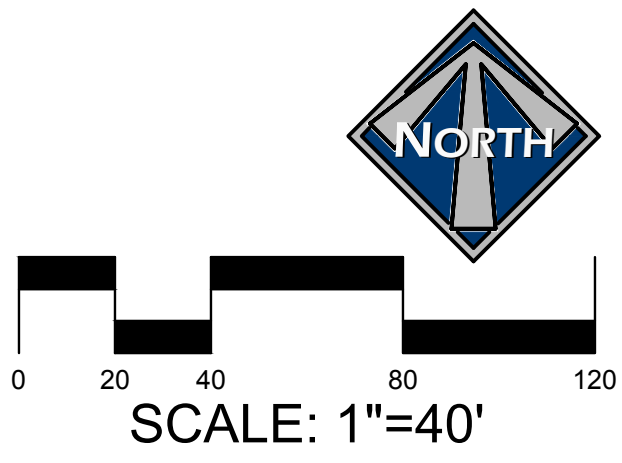
ROS# _____

COUNTY SURVEYOR

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



LOCATED IN PORTIONS OF SECTION 27 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



THE HOMESTEAD RESORT OPEN SPACE PARCELS 6 & 7

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2623.86') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

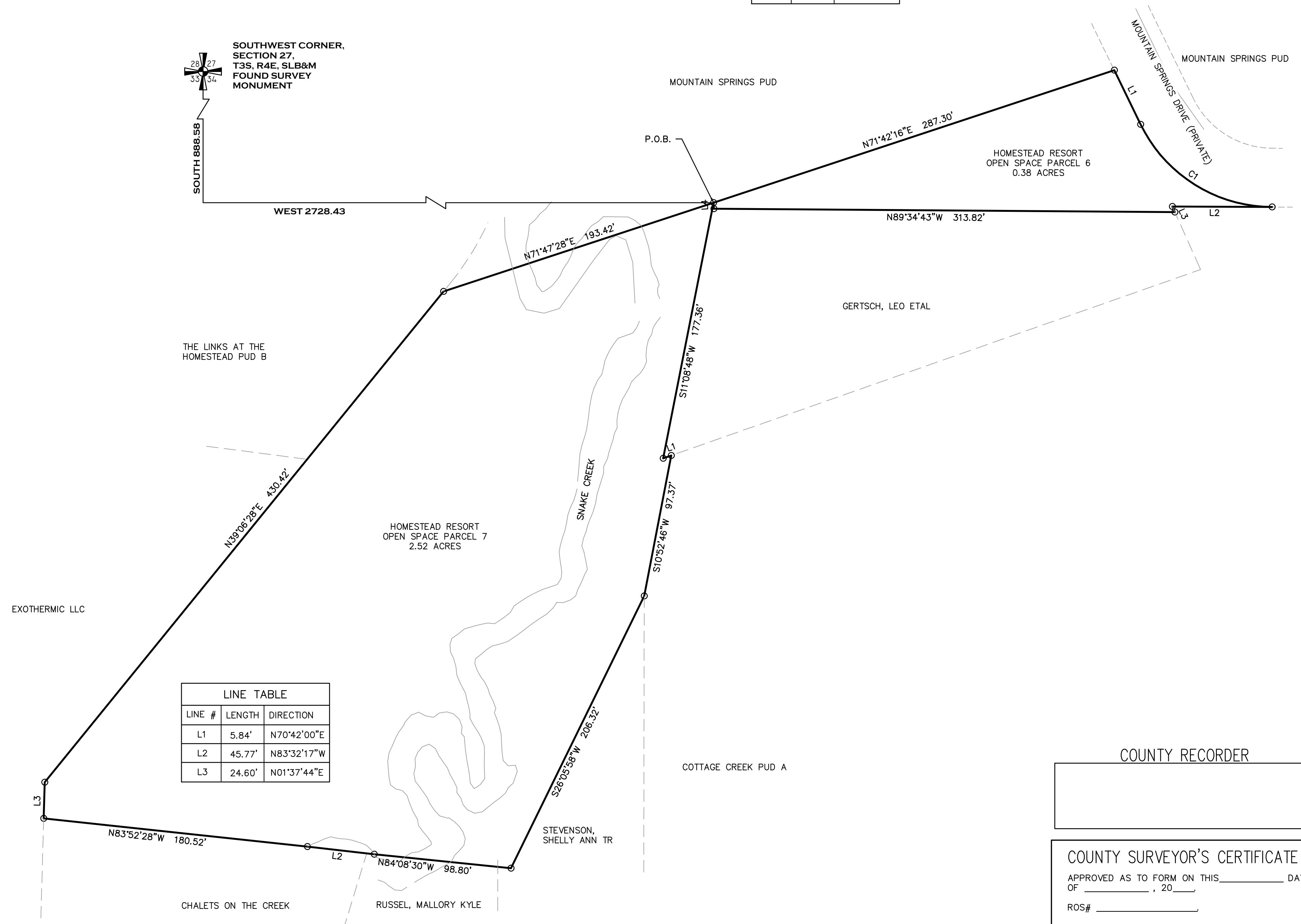
SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-9-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING 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.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.99'	S25°55'48"E
L2	67.84'	N89°43'59"W
L3	4.10'	S24°07'21"E
L4	4.43'	N02°39'39"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHRD DIR	CHRD LGTH
C1	111.36	100.00	63°48'11"	S57°49'54"E	105.69

LEGEND
— PLAT BOUNDARY

SOUTHWEST CORNER, SECTION 27, T3S, R4E, SLB&M FOUND SURVEY MONUMENT



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.84'	N70°42'00"E
L2	45.77'	N83°32'17"W
L3	24.60'	N01°37'44"E

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION
LOT 6: BEGINNING AT A POINT WHICH IS SOUTH 888.58 FEET AND EAST 2728.43 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 71°42'16" EAST 287.30 FEET; THENCE SOUTH 25°55'48" EAST 40.90 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS TO THE RIGHT 111.36 FEET (CENTRAL ANGLE OF 63°48'11" AND A CHORD BEARING SOUTH 57°49'54" EAST 105.69 FEET); THENCE NORTH 89°43'59" WEST 67.83 FEET; THENCE SOUTH 24°7'21" EAST 4.10 FEET; THENCE NORTH 89°34'43" WEST 313.82 FEET; THENCE NORTH 02°39'39" WEST 4.43 FEET TO THE POINT OF BEGINNING.
CONTAINING: 0.38 ACRES
LOT 7: BEGINNING AT A POINT WHICH IS SOUTH 888.58 FEET AND EAST 2728.43 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 11°08'48" WEST 177.36 FEET; THENCE NORTH 70°42'00" EAST 5.84 FEET; THENCE SOUTH 10°52'46" WEST 97.37 FEET; THENCE SOUTH 26°05'58" WEST 206.32 FEET; THENCE NORTH 84°08'30" WEST 98.80 FEET; THENCE NORTH 83°32'17" WEST 45.77 FEET; THENCE NORTH 83°52'28" WEST 180.52 FEET; THENCE NORTH 01°37'44" EAST 24.60 FEET; THENCE NORTH 39°06'28" EAST 430.42 FEET; THENCE NORTH 71°47'28" EAST 193.42 FEET TO THE POINT OF BEGINNING.
CONTAINING: 2.52 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RESORT OPEN SPACE LOT 6 & 7 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
THIS _____ DAY OF _____, 20____.
BY _____, THE HOMESTEAD GROUP LLC -
MANAGER, THE HOMESTEAD GROUP LLC
STATE OF UTAH) S.S.
COUNTY OF WASATCH)
ON THE _____ DAY OF _____, A.D. 20____, I, _____ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
THIS _____ DAY OF _____, A.D. 20____
APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER (SEE SEAL BELOW)
APPROVED _____ ATTEST _____
CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

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

**THE HOMESTEAD RESORT
OPEN SPACE PARCELS 6 & 7**
LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLB&M
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 40 FEET SHEET 9 of 9

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____.
ROS# _____

COUNTY SURVEYOR

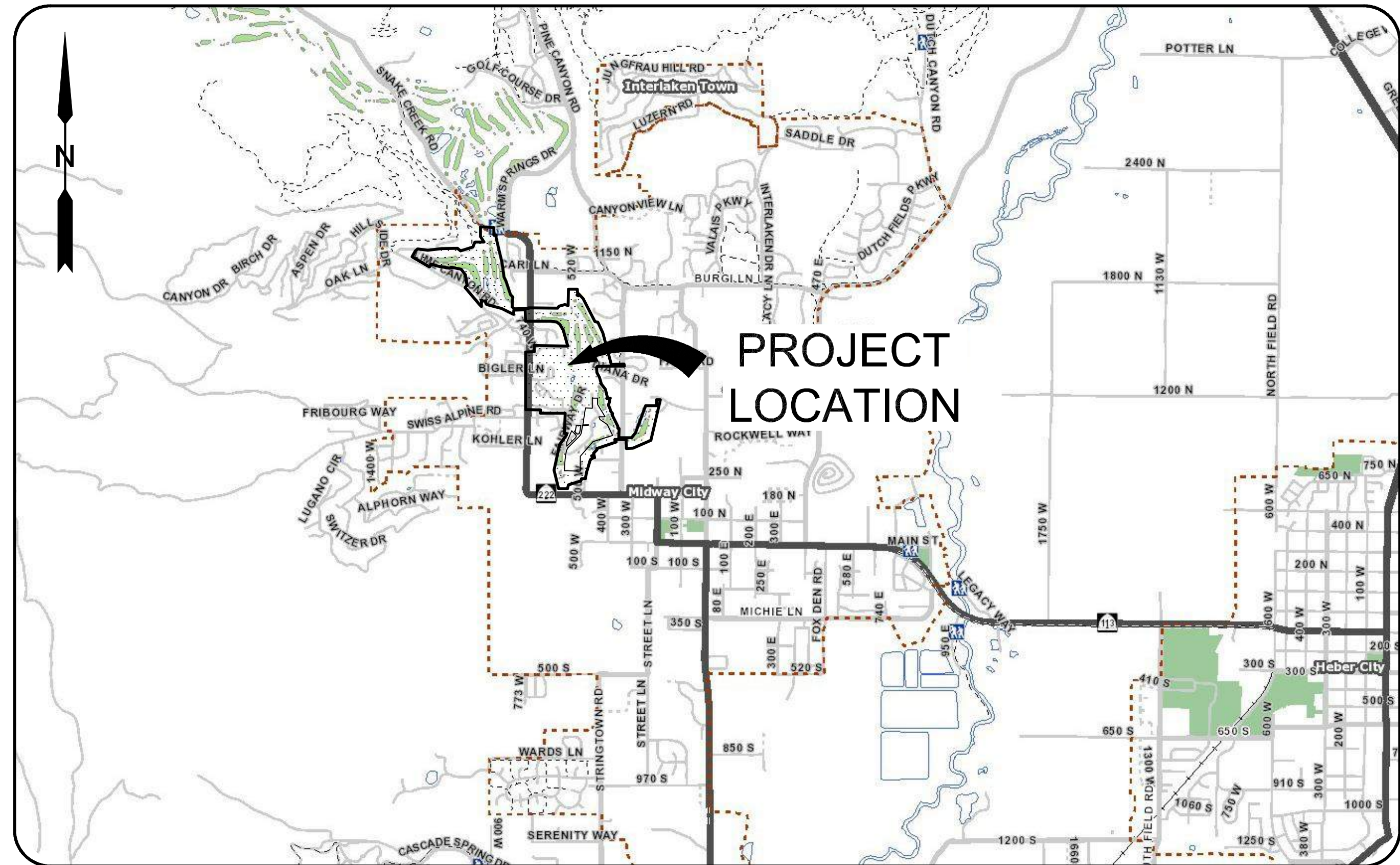
THE HOMESTEAD RESORT OPEN SPACE PARCELS 6 & 7 PLAT - 31 MAY 2024

SURVEYOR
BRIAN M. BALLS, PLS
ATWELL, LLC
55 W CENTER ST.
HEBER CITY, UTAH 84032
PHONE (435) 654-9229

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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A.L.T.A./N.S.P.S. LAND TITLE SURVEY

LOCATED IN PORTIONS OF SECTION 27, 28 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP

SURVEY NARRATIVE

PURPOSE: AT THE INSTANCE OF THE CLIENT, THIS SURVEY REPRESENTS THE PERFORMANCE OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY IN CONFORMANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (2016).

CONTROLLING ELEMENTS AND CONCLUSIONS:

- THIS SURVEY WAS COMPLICATED DUE TO NUMBER OF PARCELS ASSOCIATED WITH THE OWNERSHIP AND INTEREST IN THE SUBJECT PROPERTY, INCLUDING FEE SIMPLE OWNERSHIP AND LICENSE, LEASE, AND EASEMENT INTERESTS, WITH SOME PARCELS BEING REFERENCED TO ONE SECTION CORNER AND OTHER PARCELS BEING REFERENCED TO ANOTHER SECTION CORNER, ETC. MORE SPECIFICALLY, PARCELS 1 THROUGH 13 AND 41 THROUGH 43 ARE REFERENCED TO THE WEST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, WHICH IS AN EXISTING WASATCH COUNTY SURVEY MONUMENT THAT CORRECTLY IDENTIFIES THE LOCATION OF THE ORIGINAL GLO STONE MONUMENT FOR THIS SECTION CORNER. THEREFORE, IT IS THE OPINION OF THIS SURVEY THAT ALL PROPERTY DESCRIPTIONS REFERENCED TO THIS SECTION CORNER CAN BE ACCURATELY RETRACED USING THE EXISTING MONUMENT AS MENTIONED.
- PARCELS 15 THROUGH 18 ARE REFERENCED TO THE CENTER OF SAID SECTION 27. THE LOCATION OF THE CENTER WAS NEVER ORIGINALLY MONUMENTED AND THE LEGAL CENTER OF SECTION 27 IS PRACTICALLY IMPOSSIBLE TO DETERMINE GIVEN THE LACK OF ORIGINAL STONE MONUMENT LOCATIONS SURROUNDING SAID SECTION 27. HOWEVER, SOME OF THE PROPERTY DESCRIPTIONS REFERENCED TO THE CENTER OF SECTION 27 WERE CREATED USING A CALCULATED CENTER OF SECTION LOCATION NORTH 89°52'53" EAST 2661.45 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 27, MAKING IT POSSIBLE TO ACCURATELY RETRACE SUCH DESCRIPTIONS. INDEED, ONLY PARCEL 22 IS NOT SPECIFICALLY REFERENCED TO THE CALCULATED LOCATION FOR THE CENTER OF SECTION USED IN THE OTHER PARCELS LISTED AND, THEREFORE, IS THE ONLY PARCEL IN THIS GROUP WHOSE BOUNDARY LINES CANNOT BE RETRACED WITH CERTAINTY.
- PARCELS 14, 19 THROUGH 25, 28 THROUGH 31, AND 46 AND 49 ARE ALL REFERENCED TO THE WHAT IS DESCRIBED AS THE PIPE MARKING THE LONG-ACCEPTED LOCATION OF THE ONE-QUARTER CORNER BETWEEN SECTIONS 27 AND 34. THE ACTUAL PIPE NO LONGER EXISTS BUT ITS POSITION IS PERPETUATED BY AN EXISTING MONUMENT ALLOWING ALL THESE PARCELS TO BE ACCURATELY RETRACED.
- PARCELS 26, 27, 44, 45 ARE REFERENCED TO THE SOUTHWEST CORNER OF SAID SECTION 27 WHICH IS CURRENTLY MONUMENTED BY AN OFFICIAL COUNTY MONUMENT, BUT WHOSE LOCATION IS IN SERIOUS DOUBT AS BEING THE LOCATION OF THE ORIGINAL GLO STONE MONUMENT MAKING THE USE OF SAID MONUMENT SUSPECT IN RETRACING ANY PROPERTY DESCRIPTIONS REFERENCED TO THIS SECTION CORNER.
- PARCELS 32 THROUGH 40 AND PARCEL 47 ARE REFERENCED TO THE WEST ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, ALTHOUGH IT APPEARS THAT PARCEL 47 WAS MEANT TO BE REFERENCED TO THE SOUTHWEST CORNER OF SAID SECTION 27. THE WEST ONE-QUARTER CORNER OF SECTION 34 IS CURRENTLY MONUMENTED BY A WASATCH COUNTY SURVEY MONUMENT THAT ACCURATELY IDENTIFIES THE LOCATION OF THE ORIGINAL GLO STONE MONUMENT FOR THIS SECTION CORNER, AND THEREFORE CAN BE USED TO ACCURATELY RETRACE THE PROPERTY DESCRIPTIONS REFERENCED THERE.
- THIS SURVEY WAS EXECUTED UNDER THE ASSUMPTION THAT THE BASIS OF BEARINGS ESTABLISHED FOR THIS SURVEY CONFORMS TO TITLE BEARINGS.
- THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS ACCORDINGLY.
- THIS SURVEY AND ANY INFORMATION PROVIDED HEREON ARE INTENDED NEITHER TO CREATE NOR DESTROY LOT OF RECORD STATUS AND ASSOCIATIVE ENTITLEMENTS. PROPERTY OWNERS AND PROSPECTIVE BUYERS ARE ADVISED TO CONTACT CITY AND COUNTY PLANNING OFFICES FOR INFORMATION AND DIRECTION PERTAINING TO ISSUES OF LOT CONFORMANCE AND REQUIREMENTS FOR DEVELOPMENT.
- THE EASTERLY BOUNDARY OF PARCELS 24, 25, AND 30 ARE WATER BOUNDARIES CONTROLLED BY EITHER THE EASTERLY OR WESTERLY BANKS OF SNAKE CREEK. THESE BOUNDARIES WERE MEASURED IN FEBRUARY, 2019 AND ARE SHOWN ON THE SURVEY; HOWEVER, THESE BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- THE FOLLOWING PARCELS FAIL TO MATHEMATICALLY CLOSE: 6, 9, 18, 20, 26, 27, 29, 37, 39, 41, 44, 45, AND 46.
- IT WAS DETERMINED THAT NEW DESCRIPTIONS FOR PARCEL 9, PARCELS 11 AND 12, AND PARCELS 26, 27, 41, 44, 45, 47, & 50 MIGHT BE BENEFICIAL FOR FUTURE CONVEYANCES OF THESE PARCELS. THESE NEW DESCRIPTIONS ARE INCLUDED WITH THIS SURVEY.
- IT IS THE OPINION OF THIS SURVEYOR THAT FIRST HOMESTEAD COUNTRY HOMES, AN AMENDMENT OF FIRST HOMESTEAD COUNTRY HOMES, SHOULD BE EXCEPTED FROM PARCELS 26, 27, 44, 45, 47 AND 50, SIMILAR TO THE EXCEPTION FOR PARCEL 41.

NEW DESCRIPTIONS FOR EXISTING PARCELS

NEW DESCRIPTION FOR PARCEL 9:

BEGINNING NORTH 57.98 FEET AND EAST 10.81 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE WEST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS: UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE); AND RUNNING THENCE NORTH 24°27'39" WEST 65.74 FEET; THENCE NORTH 44°59'12" EAST 36.90 FEET; THENCE NORTH 22°09'38" EAST 27.81 FEET; THENCE NORTH 06°11'53" WEST 45.71 FEET; THENCE NORTH 35°33'59" WEST 44.32 FEET; THENCE NORTH 49°02'51" WEST 68.62 FEET; THENCE SOUTH 09°14'47" WEST 35.44 FEET; THENCE SOUTH 00°16'59" WEST 148.97 FEET; THENCE SOUTH 01°49'53" WEST 70.01 FEET; THENCE SOUTH 07°33'32" EAST 62.16 FEET; THENCE SOUTH 03°24'08" EAST 60.53 FEET; THENCE WEST 223.27 FEET; THENCE NORTH 09°37'54" WEST 265.00 FEET; THENCE NORTH 07°03'27" EAST 84.68 FEET; THENCE NORTH 15°40'41" WEST 73.43 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE SOUTHWESTERLY WITH A RADIUS OF 21.50 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 74°19'18" WEST; THENCE NORTHWESTERLY 23.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°56'43" (CHORD BEARS NORTH 47°09'02" WEST 22.45 FEET); THENCE NORTH 78°37'31" WEST 152.04 FEET; THENCE NORTH 76°19'08" WEST 141.18 FEET; THENCE SOUTH 85°53'44" WEST 87.67 FEET; THENCE NORTH 86°01'34" WEST 162.75 FEET; THENCE NORTH 89°24'58" WEST 152.54 FEET; THENCE NORTH 15°29'53" WEST 52.95 FEET; THENCE NORTH 88°02'26" WEST 106.39 FEET; THENCE SOUTH 31°09'00" WEST 115.73 FEET; THENCE NORTH 58°51'00" WEST 269.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE SOUTHWESTERLY WITH A RADIUS OF 1175.92 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 31°09'00" WEST; THENCE NORTHWESTERLY 148.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°13'24" (CHORD BEARS NORTH 62°27'42" WEST 148.15 FEET); THENCE NORTH 21°13'16" EAST 35.06 FEET; THENCE NORTH 31°36'09" EAST 129.89 FEET; THENCE NORTH 65°35'50" EAST 58.27 FEET; THENCE SOUTH 84°03'16" EAST 105.37 FEET; THENCE SOUTH 84°03'16" EAST 103.77 FEET; THENCE NORTH 86°14'25" EAST 201.84 FEET; THENCE NORTH 80°46'59" EAST 131.48 FEET; THENCE NORTH 88°09'12" EAST 326.48 FEET; THENCE SOUTH 08°27'41" EAST 72.06 FEET; THENCE NORTH 81°32'18" EAST 163.39 FEET; THENCE NORTH 81°32'18" EAST 60.87 FEET; THENCE NORTH 65°23'28" EAST 162.20 FEET; THENCE NORTH 22°13'45" EAST 122.53 FEET; THENCE NORTH 83°57'16" EAST 17.29 FEET; THENCE EAST 173.26 FEET; THENCE SOUTH 21°52'28" EAST 31.96 FEET; THENCE SOUTH 10°18'00" EAST 100.00 FEET; THENCE SOUTH 02°49'00" EAST 100.00 FEET; THENCE SOUTH 13°14'00" EAST 100.00 FEET; THENCE SOUTH 04°26'00" EAST 100.00 FEET; THENCE SOUTH 03°05'00" WEST 200.00 FEET; THENCE SOUTH 18°45'00" WEST 100.00 FEET; THENCE SOUTH 22°50'00" WEST 100.00 FEET; THENCE SOUTH 05°44'00" WEST 50.73 FEET TO THE POINT OF BEGINNING.

NEW DESCRIPTION FOR PARCELS 11 AND 12 COMBINED:

BEGINNING SOUTH 622.98 FEET AND EAST 1003.08 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE WEST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS: UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE); AND RUNNING THENCE SOUTH 89°12'00" EAST 67.45 FEET; THENCE NORTH 01°39'47" EAST 30.25 FEET; THENCE SOUTH 89°17'34" EAST 889.10 FEET; THENCE SOUTH 00°48'00" WEST 252.39 FEET; THENCE NORTH 89°12'00" WEST 881.27 FEET; THENCE SOUTH 01°20'43" WEST 29.30 FEET; THENCE NORTH 89°12'00" WEST 75.45 FEET; THENCE NORTH 00°48'00" EAST 250.00 FEET TO THE POINT OF BEGINNING. 5.532 ACRES.

NEW DESCRIPTION FOR PARCELS 26, 27, 41, 44, 45, 47, AND 50 COMBINED:

BEGINNING SOUTH 1428.58 FEET AND EAST 1186.97 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE WEST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS: UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE); AND RUNNING THENCE SOUTH 88°59'52" EAST 761.89 FEET; THENCE SOUTH 00°48'00" WEST 17.93 FEET; THENCE SOUTH 89°12'00" EAST 725.99 FEET; THENCE SOUTH 00°23'48" WEST 432.02 FEET; THENCE WEST 58.36 FEET; THENCE SOUTH 20°04'10" WEST 24.23 FEET; THENCE SOUTH 03°22'41" EAST 117.40 FEET; THENCE SOUTH 23°58'41" EAST 66.33 FEET; THENCE SOUTH 00°38'44" WEST 8.06 FEET; THENCE SOUTH 00°53'42" WEST 510.15 FEET; THENCE NORTH 90°00'00" WEST 132.03 FEET; THENCE SOUTH 00°00'00" EAST 227.45 FEET; THENCE NORTH 88°47'07" WEST 151.53 FEET; THENCE SOUTH 09°00'00" WEST 388.45 FEET; THENCE NORTH 87°08'48" EAST 131.92 FEET; THENCE SOUTH 03°03'08" EAST 7.76 FEET; THENCE SOUTH 86°57'00" WEST 277.55 FEET; THENCE NORTH 09°00'00" EAST 408.50 FEET; THENCE NORTH 29°13'27" EAST 325.39 FEET; THENCE NORTH 00°01'36" WEST 699.74 FEET; THENCE SOUTH 88°58'24" WEST 197.77 FEET; THENCE SOUTH 00°01'36" EAST 212.68 FEET; THENCE SOUTH 09°18'54" WEST 895.18 FEET; THENCE SOUTH 87°37'31" WEST 129.07 FEET; THENCE SOUTH 90°00'00" WEST 560.99 FEET; THENCE NORTH 00°48'00" EAST 78.38 FEET; THENCE SOUTH 90°00'00" WEST 340.56 FEET; THENCE NORTH 00°00'00" EAST 1,306.32 FEET; THENCE NORTH 88°56'05" EAST 200.41 FEET; THENCE NORTH 02°04'22" WEST 141.89 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

ANY PORTION LYING WITHIN FIRST HOMESTEAD COUNTRY HOMES, AN AMENDMENT OF FIRST HOMESTEAD COUNTRY HOMES, A P.U.D. RECORDED JULY 17, 2007, AS ENTRY NO. 323267, IN BOOK 945, AT PAGE 531 OF OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

TO: THE HOMESTEAD GROUP LLC,
FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2019.

BING CHRISTENSEN - PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER - 145796
55 WEST CENTER STREET
HEBER CITY, UTAH 84032
435-654-9229

DATE _____

SURVEYOR'S SEAL

SURVEY INDEX

ALTA/NSPS TABLE 'A' NOTES	SHEET 1
BASIS OF BEARINGS	SHEET 1
LINE AND CURVE TABLES	SHEET 6
NEW DESCRIPTIONS FOR EXISTING PARCELS	SHEET 1
PARCEL INFORMATION AND ACREAGE	SHEET 6
RECORD PARCEL DESCRIPTIONS	SHEET 2-5
SECTION CORNER CONTROL	SHEET 6
SURVEYOR'S CERTIFICATE	SHEET 1
SURVEY MAP	SHEET 7-11
SURVEY NARRATIVE	SHEET 1
TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS	SHEET 5
VICINITY MAP	SHEET 1

ALTA/NSPS TABLE 'A' NOTES

- THE PROPERTY HAS A PHYSICAL ADDRESS OF 700 NORTH HOMESTEAD DRIVE.
- THE FLOOD ZONE CLASSIFICATIONS FOR MIDWAY CITY, SNAKE CREEK ARE ZONE AE (CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES OF FLOOD HEIGHTS) AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD MAP PANEL 113 OF 775, MAP NUMBER 49051C0113E, EFFECTIVE DATE MARCH 15, 2012.
- THE GROSS LAND AREA FOR SUBJECT PROPERTY IS AS SHOWN ON SHEET 6 AND GRAPHICALLY REPRESENTED ON SHEETS 7-11.
- ALL KNOWN APPURTENANT OFF SITE EASEMENTS OR SERVITUDES ARE AS SHOWN HEREON PER SHEET 7 - 11.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS ALTA/NSPS SURVEY WAS ESTABLISHED IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

PROJECT L19-212	PREPARED FOR THE HOMESTEAD GROUP LLC.
SHEET 1 OF 11	PROJECT HOMESTEAD RESORT PROPERTY

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

LOCATED IN PORTIONS OF SECTION 27, 28 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M
WASATCH COUNTY, UTAH

DRAWN BY:
KMB
REVIEWED BY:
BC/MPJ
ISSUE DATE
10/10/2019

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER ST. BOX 118
HEBER CITY, UTAH 84032
435-654-9229 • F: 435-654-9231

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SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO REPRODUCE ANY PART OF THIS DOCUMENT IN ANY WAY AND UNLESS WHO ALTHOUGH THIS DOCUMENT IS REPRODUCED BY LAW TO APPEAR TRUE AND CORRECT, THE REPRODUCTION IS FOLLOWED BY THEIR OWNING AND PROPERTY DESCRIPTION OF THE ALTERATIONS.

PARCEL 64: (EASEMENT)
AN EASEMENT AS DESCRIBED IN THAT DECLARATION AND GRANT OF EASEMENT RECORDED FEBRUARY 8, 2005, AS ENTRY NO. 279654, IN BOOK 735, AT PAGE 276 OF OFFICIAL RECORDS, AND IN THAT AMENDMENT TO DECLARATION AND GRANT OF EASEMENT RECORDED JULY 27, 2007 AS ENTRY NO. 323813, IN BOOK 946 AT PAGE 526 OF OFFICIAL RECORDS, AND AS ASSIGNED IN THAT ASSIGNMENT OF RIGHTS UNDER DECLARATION OF EASEMENT RECORDED NOVEMBER 22, 2010 AS ENTRY NO. 364664 IN BOOK 1025 AT PAGE 1731 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS POINT IS EAST 229.04 FEET AND SOUTH 572.56 FEET FROM THE FOUND BRASS MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING UNDER THE NORTHERN PROPERTY OF THE LINKS AT THE HOMESTEAD P.U.D. AND THE CENTERLINE OF FAIRWAY DRIVE.

PARCEL 65: (FEE SIMPLE)

BEGINNING AT A FENCE CORNER ON THE WESTERLY RIGHT-OF-WAY FENCE LINE OF PINE CANYON ROAD, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF N=797,875.05, AND SAID POINT BEING LOCATED NORTH 374°7'19" EAST 924.81 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION OF THE ONE-QUARTER CORNER BETWEEN SECTIONS 27 AND 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN (SAID PIPE BEING LOCATED 32.82 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP); THENCE SOUTH 89°26'11" WEST 341.44 FEET ALONG A FENCE LINE; THENCE NORTH 14°01'50" WEST 41.13 FEET; THENCE NORTH 89°26'11" EAST 351.69 FEET TO THE WESTERLY RIGHT-OF-WAY FENCE LINE OF SAID PINE CANYON ROAD; THENCE SOUTH 0°23'46" WEST 40.01 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

PARCEL 66: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT EASEMENT DEED RECORDED JUNE 30, 1988 AS ENTRY NO. 146000, IN BOOK 201, AT PAGE 80 OF OFFICIAL RECORDS AND ALSO RECORDED IN THAT CORRECTIVE EASEMENT RECORDED JULY 13, 1990 AS ENTRY NO. 152738, AS BOOK 220, AT PAGE 96 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE PIPE MARKING THE LONG-ACCEPTED LOCATION OF THE ONE-QUARTER CORNER BETWEEN SECTIONS 27 AND 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN (SAID PIPE BEING LOCATED 32.62 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP) AND SAID PIPE HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF N=7,205,302.64 AND Y=77,144.40; THENCE WEST 33.00 FEET; THENCE NORTH 0°05'27" EAST 517.41 FEET TO THE WEST BANK OF SNAKE CREEK; THENCE MEANDERING SOUTHEASTERLY ALONG SAID CREEK BANK THE FOLLOWING TEN (10) COURSES: SOUTH 10°47'10" EAST 18.59 FEET; SOUTH 59°34'34" EAST 16.52 FEET; SOUTH 03°43'54" EAST 19.75 FEET; SOUTH 20°29'48" EAST 26.78 FEET; SOUTH 29°41'51" EAST 19.82 FEET; SOUTH 01°24'53" EAST 28.59 FEET; SOUTH 03°33'46" EAST 15.20 FEET; SOUTH 14°18'02" EAST 26.97 FEET; SOUTH 30°06'46" EAST 43.10 FEET; SOUTH 42°06'52" EAST 48.87 FEET; THENCE NORTH 71°24'57" EAST 4.23 FEET, MORE OR LESS, TO THE CENTERLINE OF SNAKE CREEK; THENCE MEANDERING SOUTHEASTERLY ALONG SAID CREEK CENTERLINE THE FOLLOWING NINE (9) COURSES: SOUTH 41°46'14" EAST 8.61 FEET; SOUTH 30°22'41" EAST 42.51 FEET; SOUTH 60°15'31" EAST 33.35 FEET; SOUTH 09°58'14" EAST 72.30 FEET; SOUTH 10°45'32" EAST 56.42 FEET; SOUTH 18°45'00" EAST 50.47 FEET; SOUTH 32°14'06" WEST 13.65 FEET; SOUTH 12°56'47" EAST 20.11 FEET; SOUTH 20°21'42" WEST 22.84 FEET; THENCE WEST 164.62 FEET TO THE POINT OF BEGINNING.

PARCEL 67:

THIS PARCEL HAS BEEN INTENTIONALLY DELETED.

PARCEL 68: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT GOLF EASEMENT RECORDED MARCH 20, 2019 AS ENTRY NO. 461675, IN BOOK 1247, AT PAGE 243 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 920.03 FEET AND EAST 47.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°56'44" WEST 12.00 FEET; THENCE NORTH 25°06'19" WEST 116.80 FEET; THENCE SOUTH 33°00'20" EAST 91.70 FEET; THENCE SOUTH 21°53'22" EAST 31.09 FEET TO THE POINT OF BEGINNING.

PARCEL 69: (LICENSE)

A LICENSE AS DESCRIBED IN THAT GOLF COURSE LICENSE AGREEMENT AND LEASE OF WATERS SHARES, RECORDED DECEMBER 30, 1989 AS ENTRY NO. 147557, IN BOOK 205, AT PAGE 120 OF OFFICIAL RECORDS, AND AS AMENDED IN THAT BOUNDARY AGREEMENT AND AMENDMENT TO GOLF COURSE LICENSE AGREEMENT, RECORDED JANUARY 16, 2003 AS ENTRY NO. 252991 IN BOOK 600 AT PAGE 438 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 24.79 FEET AND EAST 337.25 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST BOUNDARY CORNER OF COTTAGES ON THE GREEN P.U.D., PLAT "C", OF THE OFFICIAL RECORDS OF THE WASATCH COUNTY RECORDER, AND RUNNING THENCE NORTH 232.37 FEET; THENCE NORTH 40°00'00" WEST 284.07 FEET MORE OR LESS TO A POINT ON THE BOUNDARY OF COTTAGES ON THE GREEN P.U.D. PLAT "B", OF OFFICIAL RECORDS; THENCE SOUTH 44°46'24" WEST 84.76 FEET; THENCE NORTH 03°04'52" EAST 66.24 FEET; THENCE NORTH 04°26'22" WEST 99.99 FEET; THENCE NORTH 13°13'22" WEST 100.46 FEET; THENCE NORTH 02°46'15" WEST 99.92 FEET; THENCE NORTH 75°17'14" EAST 286.41 FEET TO A POINT ON AN EXISTING VINYL FENCE LINE; THENCE SOUTHEASTERLY ALONG SAID FENCE LINE THE FOLLOWING ELEVEN (11) COURSES: SOUTH 16°51'29" EAST 13.64 FEET; SOUTH 13°04'47" EAST 191.26 FEET; SOUTH 15°37'24" EAST 48.23 FEET; SOUTH 12°47'39" EAST 47.53 FEET; SOUTH 09°19'11" EAST 159.94 FEET; SOUTH 06°33'23" EAST 127.16 FEET; SOUTH 10°19'53" EAST 87.47 FEET; SOUTH 07°06'38" EAST 47.65 FEET; SOUTH 10°50'40" EAST 23.47 FEET; SOUTH 21°42'56" EAST 63.54 FEET; AND SOUTH 27°14'32" EAST 57.41 FEET; THENCE WEST 213.54 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

TITLE COMMITMENT WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE AGENCY, L.L.C. ON FEBRUARY 13, 2019 AS COMMITMENT NO. 041-5948315.

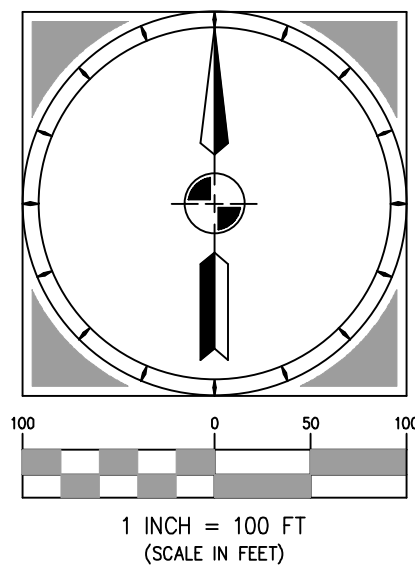
NUMBERS CORRESPONDS TO ITEM NUMBER ON TITLE COMMITMENT UNDER SCHEDULE B-2 EXCEPTIONS.

57. A POLE LINE EASEMENT WHEREIN SIMON J. SCHNEITZER AND FANNIE SCHNEITZER CONVEY TO UTAH POWER & LIGHT COMPANY A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE CIRCUITS AND NO GUY ANCHORS AND 5 POLES, WITH THE NECESSARY GUYS, STUBS, CROSSARMS AND OTHER ATTACHMENTS THEREON, OR AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS, TO BE ERECTED AND MAINTAINED UPON AND ACROSS SUBJECT PROPERTY, DATED JUNE 26, 1936, RECORDED OCTOBER 20, 1936, BOOK 4, PAGE 429, ENTRY NO. 54299 OF OFFICIAL RECORDS. (SHOWN ON SHEET 7)
58. A POLE LINE EASEMENT WHEREIN NEPH N. PROBST AND ELIZA B. PROBST CONVEY TO UTAH POWER & LIGHT COMPANY A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE ERECTION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE CIRCUITS AND 2 GUY ANCHORS AND 8 POLES, WITH THE NECESSARY GUYS, STUBS, CROSSARMS AND OTHER ATTACHMENTS THEREON, OR AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS, TO BE ERECTED AND MAINTAINED UPON AND ACROSS SUBJECT PROPERTY, DATED JULY 01, 1936, RECORDED OCTOBER 20, 1936, BOOK 4, PAGE 430, ENTRY NO. 54300 OF OFFICIAL RECORDS. (SHOWN ON SHEET 7)
59. GRANT OF RIGHT OF WAY WHEREIN GOTTFRIED BUEHLER AND LOUISA BUEHLER, HUSBAND AND WIFE, CONVEY TO SMOKEY IRRIGATION COMPANY, A RIGHT-OF-WAY FOR A PERMANENT WATER COURSE DIGGING AND TRENCH A CERTAIN STRIP OF LAND 1 ROD WIDE BY 47 RODS, MORE OR LESS, LONG, BEGINNING AT A POINT WHERE CANAL NOW ENTERS SUBJECT LAND AND THE RIGHT FOR GRANTEE, OFFICERS, SERVANTS, EMPLOYEES AND ALL OTHER PERSONS LAWFULLY CONNECTED THEREWITH, TO ENTER UPON SAID LAND AT ANY AND ALL TIMES FOR THE PURPOSE OF REPAIRING, MAINTAINING, CHANGING AND WIDENING ITS CANAL, OR IN ANY MANNER, TO PROTECT ITS RIGHTS AND INTEREST THEREIN, DATED JUNE 11, 1906, RECORDED MAY 18, 1944, BOOK 22, PAGE 16, ENTRY NO. 62326 OF OFFICIAL RECORDS.
NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION. (NOT DETERMINED DUE TO LEGAL)
60. RIGHT OF WAY EASEMENT, DATED NOVEMBER 17, 1951, IN FAVOR OF NOBLE J. SCHNEITZER, EMERY E. SCHNEITZER, VENUS LAWSON, MAMIE CHURCH, RUTH FULLER AND FANNIEBEL FOSTER, FOR A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PIPE LINE AND WATER FOR DOMESTIC AND CULINARY PURPOSES IN THEIR HOUSE AND BARN, WHICH SAID PIPE LINE HEADS OVER ANY LANDS NOW CROSSED BY THE PIPE LINE IN WHICH THE GRANATORS MAY HAVE ANY INTEREST OR IN WHICH THEY MAY ACQUIRE ANY INTEREST; RESERVING, HOWEVER, TO THE GRANATORS, THEIR HEIRS AND ASSIGNS, THE RIGHT TO USE WATER THROUGH PRESENT HOSE-ON OF THE GRANATORS TO SAID PIPE LINES, FOR THE USE OF SAID WATER FOR DOMESTIC AND CULINARY PURPOSES IN THEIR HOUSE AND BARN, BUT WITHOUT LEAVING RUNNING TAPS, OR USING SAID WATER FOR SPRINKLING OR IRRIGATION PURPOSES, AND THE RIGHT TO REPAIR, REPLACE, OR REMOVE THE SAID PIPE LINE AT ANY TIME, AND GRANANTEES MUST REPAIR ALL FENCES, LEVEL ALL TRENCHES, REMOVE ALL ROCKS AND PAY ALL DAMAGES OF CROPS. SAID EASEMENT RECORDED JANUARY 28, 1952, AS ENTRY NO. 70841 OF OFFICIAL RECORDS, IN BOOK B-6, AT PAGE 291, WASATCH COUNTY RECORDER'S OFFICE.
A WARRANTY DEED WHEREIN NOBLE J. SCHNEITZER CONVEYS AND WARRANTS ALL OF THE WATERS OF THE SO CALLED SCHNEITZER SPRING, AND A RIGHT-OF-WAY FOR THE PIPE LINE TO THE SAID SPRING AS NOW CONSTRUCTED, WITH THE RIGHT TO REPAIR PIPE LINE AND CLEAN THE SAID SPRING AND ALL OF THE WATER RIGHTS OF THE SO-CALLED MINE SPRING BY VIRTUE OF SAID WARRANTY DEED DATED MAY 16, 1966, RECORDED JULY 18, 1966, BOOK 55, PAGE 220, ENTRY NO. 86955 OF OFFICIAL RECORDS.
NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION. (SHOWN ON SHEET 7) DESPITE INCOMPLETE DESCRIPTION)
61. A RIGHT-OF-WAY EASEMENT FOR WATER WORKS PIPE LINE WHEREIN JEREMIAH GERTSCH AND BLOWEN GERTSCH CONVEY TO MIDWAY TOWN A RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF DIGGING A TRENCH ALONG SAID RIGHT-OF-WAY, AND TO LAY, MAINTAIN, OPERATE, REPAIR, REMOVE OR REPLACE THE PIPELINE FOR TRANSPORTATION THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY, DATED SEPTEMBER 18, 1963, RECORDED MAY 4, 1964, BOOK 48, PAGE 391, ENTRY NO. 85946 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DETERMINED DUE TO LEGAL)
62. A RIGHT-OF-WAY EASEMENT FOR WATER WORKS PIPE LINE WHEREIN RAY O. GERTSCH AND MAEDA M. GERTSCH CONVEY TO MIDWAY TOWN A RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF DIGGING A TRENCH ALONG SAID RIGHT-OF-WAY, AND TO LAY, MAINTAIN, OPERATE, REPAIR, REMOVE OR REPLACE THE PIPELINE FOR TRANSPORTATION THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY, DATED SEPTEMBER 18, 1963, RECORDED MAY 4, 1964, BOOK 48, PAGE 395, ENTRY NO. 85949 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DETERMINED DUE TO LEGAL)
63. A RIGHT-OF-WAY EASEMENT FOR WATER WORKS PIPE LINE WHEREIN JOSEPH E. HUBER CONVEYS TO MIDWAY TOWN A RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF DIGGING A TRENCH ALONG SAID RIGHT-OF-WAY, AND TO LAY, MAINTAIN, OPERATE, REPAIR, REMOVE OR REPLACE THE PIPELINE FOR TRANSPORTATION THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY, DATED SEPTEMBER 20, 1963, RECORDED MAY 4, 1964, BOOK 48, PAGE 396, ENTRY NO. 85950 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DETERMINED DUE TO LEGAL)
64. A RIGHT-OF-WAY EASEMENT FOR WATER WORKS PIPE LINE WHEREIN GLADE S. WILSON AND GLENNA WILSON CONVEY TO MIDWAY TOWN A RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF DIGGING A TRENCH ALONG SAID RIGHT-OF-WAY, AND TO LAY, MAINTAIN, OPERATE, REPAIR, REMOVE OR REPLACE THE PIPELINE FOR TRANSPORTATION THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY, DATED SEPTEMBER 20, 1963, RECORDED MAY 4, 1964, BOOK 48, PAGE 398, ENTRY NO. 85951 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DETERMINED DUE TO LEGAL)
65. GRANT OF EASEMENT WHEREIN ALMA V. NICOL AND OLGA A. NICOL CONVEY TO MIDWAY SANITATION DISTRICT A SEWER LINE EASEMENT AND APPURTENANCE STRUCTURES ON, OVER, ACROSS AND THROUGH A STRIP OF LAND 1 FEET WIDE, LYING 5 FEET ON EACH SIDE OF AND PARALLEL AND ADJACENT TO THE SUBJECT PROPERTY, AND A TEMPORARY RIGHT OF WAY AND CONSTRUCTION EASEMENT TO BE THE SAME AREA AS THE OPEN SPACE LEASE AREA REFERRED TO IN THE RECORD OF SURVEY MAP RECORDED DECEMBER 20, 1967, BOOK 60, PAGE 3, ENTRY NO. 90743 OF OFFICIAL RECORDS. (SHOWN ON SHEET 9)
66. GRANT OF EASEMENT WHEREIN W. F. WHITAKER AND MARTHA B. WHITAKER CONVEY TO MIDWAY SANITATION DISTRICT A SEWER LINE EASEMENT TOGETHER WITH RIGHT, AND APPURTENANCE THERETO, DATED NOVEMBER 16, 1967, RECORDED NOVEMBER 21, 1967, BOOK 60, PAGE 5, ENTRY NO. 90744 OF OFFICIAL RECORDS. (SHOWN ON SHEET 9)
67. GRANT OF EASEMENT WHEREIN JEREMIAH GERTSCH AND BLOWEN GERTSCH CONVEY TO MIDWAY SANITATION DISTRICT A SEWER LINE EASEMENT DATED JANUARY 29, 1968, RECORDED JANUARY 31, 1968, BOOK 60, PAGE 355, ENTRY NO. 90980 OF OFFICIAL RECORDS. (SHOWN ON SHEET 8)
68. GRANT OF EASEMENT WHEREIN RICHARD W. THORNTON AND PATRICIA L. THORNTON CONVEY TO MIDWAY SANITATION DISTRICT A SEWER LINE EASEMENT TOGETHER WITH RIGHTS AND APPURTENANCES THERETO DATED MARCH 15, 1968, RECORDED MARCH 29, 1968, BOOK 61, PAGE 261, ENTRY NO. 91188 OF OFFICIAL RECORDS. (SHOWN ON SHEET 8)
69. GRANT OF EASEMENT WHEREIN LEROY KIMBALL CONVEYS TO MIDWAY SANITATION DISTRICT A SEWER LINE EASEMENT TOGETHER WITH RIGHTS AND APPURTENANCES THERETO, DATED MARCH 23, 1968, RECORDED MARCH 29, 1968, BOOK 61, PAGE 266, ENTRY NO. 91190 OF OFFICIAL RECORDS. (SHOWN ON SHEET 8)
70. AN INDENTURE WHEREIN KYLE R. PROBST AND PAULA PROBST, KENNETH O. KOHLER AND CARMEN KOHLER, ALMA E. GYD AND VERA MAD GYD, SUCCESSORS IN INTEREST TO KENNETH O. KOHLER AND WIFE, CLARIFY A COMMON BOUNDARY AND FENCE LINE, DATED MARCH 10, 1972, RECORDED MARCH 13, 1972, BOOK 78, PAGE 270, ENTRY NO. 96558 OF OFFICIAL RECORDS. (SHOWN ON SHEET 10)
71. A DOMESTIC STREAM OF WATER FROM THE WEST BENCH DITCH OF THE MIDWAY IRRIGATION COMPANY, AND A RIGHT-OF-WAY ONE ROD WIDE OVER THE SOUTH SIDE OF THE SAME FOR RAY GERTSCH AND HIS GRANTEES, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED DATED JUNE 1, 1976, AND RECORDED JULY 18, 1976, BOOK 106, PAGE 126, ENTRY NO. 107265 OF OFFICIAL RECORDS. (SHOWN ON SHEET 8)
72. EXCLUSIVE EASEMENTS TO USE THOSE PORTIONS OF THE OPEN SPACE LEASE AREA APPURTENANT TO SAID UNITS, AS SHOWN ON THE RECORD OF SURVEY MAP AND AS SET FORTH IN THE CONDOMINIUM DECLARATION, THE COMMON AREA AS SET FORTH IN THE CONDOMINIUM DECLARATION APPEARS TO BE THE SAME AREA AS THE OPEN SPACE LEASE AREA REFERRED TO IN THE RECORD OF SURVEY MAP RECORDED DECEMBER 06, 1976 AS ENTRY NO. 108721 IN BOOK 109 AT PAGE 108 OF OFFICIAL RECORDS. (SEE SHEET 9)
73. ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED DECEMBER 6, 1976 AS ENTRY NO. 108722 IN BOOK 109 AT PAGE 118 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(C). (SEE SHEET 9)
74. CONDITIONS CONTAINED IN THE BY-LAWS OF FIRST HOMESTEAD COUNTRY HOMES ASSOCIATION, A NON-PROFIT CORPORATION RECORDED JANUARY 4, 1977 AS ENTRY NO. 109048 IN BOOK 109 AT PAGE 711 OF OFFICIAL RECORDS.
ARBITRATION AGREEMENT, EXECUTED BY AUDREY HILL, MARK KOHLER AND LLOYD PRESTWICH, TO AMEND THE BY-LAWS TO PROVIDE FOR AN ARBITRATOR TO BE APPOINTED TO SETTLE ANY DISAGREEMENT BETWEEN THE HOMEOWNERS SHOULD ONE ARISE REGARDING ANY MATTER RELATING TO THE MAINTENANCE OF THE COMMON AREAS OR ANY OTHER MATTER OF DISPUTE, AS SHOWN BY THAT CERTAIN DOCUMENT DATED SEPTEMBER 03, 1992 AND RECORDED SEPTEMBER 25, 1992 AS ENTRY NO. 162337 IN BOOK 247 AT PAGE 375 OF OFFICIAL RECORDS. (SEE SHEET 9)
75. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.

76. HOMESTEAD GOLF COURSE MASTER AGREEMENT, AND THE TERMS AND CONDITIONS THEREIN, FOR THE FORMATION, CONSTRUCTION AND OPERATION OF THAT CERTAIN GOLF COURSE REFERRED TO AS THE HOMESTEAD GOLF COURSE, RECORDED FEBRUARY 19, 1988, BOOK 197, PAGE 775, ENTRY NO. 144986 OF OFFICIAL RECORDS. (MASTER AGREEMENT AFFECTING ALL PARCELS)
77. EASEMENTS GRANTED TO THE MIDWAY SANITATION DISTRICT FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND USE OF A SEWER MAIN OVER, ACROSS AND THROUGH A PORTION OF THE SUBJECT PROPERTY, RECORDED JUNE 30, 1988, BOOK 201, PAGE 38, ENTRY NO. 145985 OF OFFICIAL RECORDS. (SHOWN ON SHEET 10)
78. EASEMENTS GRANTED TO THE MIDWAY SANITATION DISTRICT FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND USE OF A SEWER MAIN OVER, ACROSS AND THROUGH A PORTION OF THE SUBJECT PROPERTY, RECORDED JUNE 30, 1988, BOOK 201, PAGE 42, ENTRY NO. 145987 OF OFFICIAL RECORDS. (SHOWN ON SHEET 10)
79. EASEMENTS GRANTED TO THE MIDWAY SANITATION DISTRICT FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND USE OF A SEWER MAIN OVER, ACROSS AND THROUGH A PORTION OF THE SUBJECT PROPERTY, RECORDED JUNE 30, 1988, BOOK 201, PAGE 46, ENTRY NO. 145989 OF OFFICIAL RECORDS. (SHOWN ON SHEET 8)
80. FAILURE TO COMPLY WITH THE TERMS AND PROVISIONS OF AN EASEMENT FOR GOLF COURSE PURPOSES, GRANTED IN FAVOR OF THE HOMESTEAD GOLF CLUB, INC., A UTAH CORPORATION RECORDED JUNE 30, 1988 AS ENTRY NO. 145991 IN BOOK 201 AT PAGE 50 OF OFFICIAL RECORDS. (SEE SHEET 10)
81. FAILURE TO COMPLY WITH THE TERMS AND PROVISIONS OF AN EASEMENT IN CONJUNCTION WITH AND SUBJECT TO THE HOMESTEAD GOLF COURSE MASTER AGREEMENT RECORDED FEBRUARY 19, 1988, AS ENTRY NO. 144986, SAID EASEMENT FOR GOLF COURSE PURPOSES GRANTED IN FAVOR OF THE HOMESTEAD GOLF CLUB, INC., A UTAH CORPORATION RECORDED JUNE 30, 1988 AS ENTRY NO. 145992 IN BOOK 201 AT PAGE 55 OF OFFICIAL RECORDS.
82. FAILURE TO COMPLY WITH TERMS AND PROVISIONS OF EASEMENTS GRANTED BY THE NEW HOMESTEAD PARTNERS, LTD., A UTAH LIMITED PARTNERSHIP, TO THE HOMESTEAD GOLF CLUB, INC., RECORDED JUNE 30, 1988, BOOK 201, PAGE 86, ENTRY NO. 146002 OF OFFICIAL RECORDS.
CORRECTION OF EASEMENTS AND RIGHTS-OF-WAY GRANTED TO CORRECT DEFICIENCIES AND ERRORS IN THOSE EASEMENTS PREVIOUSLY GRANTED BY INSTRUMENT RECORDED JUNE 15, 1990, AS ENTRY NO. 152499, IN BOOK 219, PAGE 178 OF OFFICIAL RECORDS.
CORRECTION OF EASEMENTS AND RIGHTS-OF-WAY GRANTED TO CORRECT DEFICIENCIES AND ERRORS HI THOSE EASEMENTS PREVIOUSLY GRANTED BY INSTRUMENT RECORDED JUNE 15, 1990, AS ENTRY NO. 153570, IN BOOK 222, PAGE 410 OF OFFICIAL RECORDS.
PARTIAL ABANDONMENT OF EASEMENT RECORDED JUNE 25, 1998 AS ENTRY NO. 204412 IN BOOK 386 AT PAGE 502 OF OFFICIAL RECORDS. (SEE SHEET 9)
83. FAILURE TO COMPLY WITH TERMS AND PROVISIONS OF AN EASEMENT IN CONJUNCTION WITH AND SUBJECT TO THE HOMESTEAD GOLF COURSE MASTER AGREEMENT RECORDED FEBRUARY 19, 1988, AS ENTRY NO. 144986, SAID EASEMENT FOR GOLF COURSE PURPOSES GRANTED IN FAVOR OF THE HOMESTEAD GOLF CLUB, INC., A UTAH CORPORATION, RECORDED JUNE 30, 1988 AS ENTRY NO. 146004 IN BOOK 201 AT PAGE 91 OF OFFICIAL RECORDS. (SHOWN ON SHEET 10)
84. AN EASEMENT FOR A GOLF COURSE AS GRANTED TO THE HOMESTEAD GOLF CLUB, INC., A UTAH CORPORATION BY THE CERTAIN INSTRUMENT RECORDED JUNE 30, 1988, AS ENTRY NO. 146008 IN BOOK 201 AT PAGE 98 OF OFFICIAL RECORDS.
SUBSEQUENT EASEMENT RECORDED JUNE 30, 1988 AS ENTRY NO. 146009 IN BOOK 201 AT PAGE 100 OF OFFICIAL RECORDS.
SUBSEQUENT EASEMENT RECORDED JUNE 30, 1988 AS ENTRY NO. 146010 IN BOOK 201 AT PAGE 102 OF OFFICIAL RECORDS.
SUBSEQUENT EASEMENT RECORDED JUNE 30, 1988 AS ENTRY NO. 146011 IN BOOK 201 AT PAGE 104 OF OFFICIAL RECORDS.
SUBSEQUENT EASEMENT RECORDED JUNE 30, 1988 AS ENTRY NO. 146012 IN BOOK 201 AT PAGE 106 OF OFFICIAL RECORDS. (SHOWN ON SHEET 8)
85. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "GOLF COURSE LICENSE AGREEMENT" RECORDED AUGUST 23, 1990 AS ENTRY NO. 153112 IN BOOK 221 AT PAGE 301 OF OFFICIAL RECORDS, AND AS SHOWN ON SURVEY.
86. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND DISTRIBUTION, AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY BY INSTRUMENT RECORDED AUGUST 28, 1990 AS ENTRY NO. 153156 IN BOOK 221 AT PAGE 413 OF OFFICIAL RECORDS. (SHOWN ON SHEET 10)
87. FAILURE TO COMPLY WITH TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF THE HOMESTEAD GOLF CLUB, INC., A UTAH CORPORATION RECORDED SEPTEMBER 20, 1991 AS ENTRY NO. 157430 IN BOOK 233 AT PAGE 499 OF OFFICIAL RECORDS. (SHOWN ON SHEET 7)
88. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.
89. A RIGHT OF WAY AND EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY, RECORDED MARCH 11, 1992, BOOK 239, PAGE 689, ENTRY NO. 159653 OF OFFICIAL RECORDS. (SEE SHEET 9)
90. A RIGHT OF WAY AND EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY, RECORDED MARCH 11, 1992, BOOK 239, PAGE 691, ENTRY NO. 159654 OF OFFICIAL RECORDS. (SEE SHEET 9)
91. EXCLUSIVE EASEMENTS TO USE THOSE PORTIONS OF THE OPEN SPACE LEASE AREA APPURTENANT TO SAID UNITS, AS SHOWN ON THE RECORD OF SURVEY MAP AND AS SET FORTH IN THE CONDOMINIUM DECLARATION, THE COMMON AREA AS SET FORTH IN THE CONDOMINIUM DECLARATION APPEARS TO BE THE SAME AREA AS THE OPEN SPACE LEASE AREA REFERRED TO IN THE RECORD OF SURVEY MAP RECORDED MARCH 11, 1992 AS ENTRY NO. 159669 IN BOOK 239 AT PAGE 722 OF OFFICIAL RECORDS. (SEE SHEET 9)
92. FAILURE TO COMPLY WITH TERMS AND PROVISIONS OF A LEASE AGREEMENT, DATED MAY 22, 1991, BY AND BETWEEN THE BLOWEN T. GERTSCH FAMILY LIMITED PARTNERSHIP, A UTAH LIMITED PARTNERSHIP WITH BLOWEN T. GERTSCH, DUANE REX GERTSCH AND MAX LYNN GERTSCH AS GENERAL PARTNERS AND THE JEREMIAH GERTSCH FAMILY TRUST, BLOWEN T. GERTSCH, TRUSTEE, AS LESSOR AND THE HOMESTEAD GOLF CLUB, INC., A UTAH CORPORATION AND HOMESTEAD GOLF CLUB, INC., AS LESSEE.
THE INTEREST OF THE HOMESTEAD, INC., A UTAH CORPORATION IN AND TO SAID LEASE WAS ASSIGNED TO HOMESTEAD GOLF CLUB, INC BY ASSIGNMENT OF LEASE RECORDED NOVEMBER 22, 2010 AS ENTRY NO. 364665 IN BOOK 1025 AT PAGE 1743 OF OFFICIAL RECORDS.
93. SEWER EASEMENTS AS SET OUT ON THE OFFICIAL PLAT FOR MOUNTAIN SPRINGS PLANNED UNIT DEVELOPMENT (AMENDED) RECORDED JUNE 16, 1993, AS ENTRY NO. 166476 OF OFFICIAL RECORDS. (SHOWN ON SHEET 10)
94. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.
95. FAILURE TO COMPLY WITH THE TERMS AND PROVISIONS OF THAT CERTAIN AGREEMENT APPARENTLY AFFECTING PROPERTY INSIDE THE COTTAGE CREEK P.U.D., GRANTING A 6 FOOT WIDE PERMANENT NON-EXCLUSIVE GOLF CART PATH EASEMENT IN FAVOR OF THE HOMESTEAD GOLF CLUB, INC. WAS RECORDED AUGUST 2, 1994, AS ENTRY NO. 174314 OF OFFICIAL RECORDS. SAID AGREEMENT CONTAINS A PROVISION THAT "REAL AND PERSONAL PROPERTY TAXES LEVIED" ARE TO BE PAID BY THE HOMESTEAD GOLF CLUB, INC. CURRENTLY, NO UNIQUE WASATCH COUNTY TAX PARCEL NO. APPEARS TO HAVE BEEN ASSIGNED TO THE PARCEL DESCRIBED IN SAID AGREEMENT. (SHOWN ON SHEET 10)
RESERVATIONS CONTAINED IN THAT CERTAIN QUIT CLAIM DEED DATED DECEMBER 13, 1994, AND RECORDED DECEMBER 28, 1994, IN BOOK 291, AT PAGE 13, AS ENTRY NO. 176961 OF OFFICIAL RECORDS, WHEREIN SAID QUIT CLAIM DEED RESERVES ALL GAS, OIL, MINERAL RIGHTS AND INTERESTS. (SEE SHEET 9)
97. SEWER EASEMENT AS SET OUT ON THE OFFICIAL PLAT FOR SWISS CREEK P.U.D., PLAT A RECORDED MAY 10, 1995, AS ENTRY NO. 179068 OF OFFICIAL RECORDS.
SEWER EASEMENT AS SET OUT ON THE OFFICIAL PLAT FOR SWISS CREEK P.U.D., PLAT A (AMENDED) RECORDED AUGUST 01, 1996, AS ENTRY NO. 188482 OF OFFICIAL RECORDS. (SHOWN ON SHEET 10)
98. A WATER LINE EASEMENT IN FAVOR OF MIDWAY CITY, A 20-FOOT WIDE PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF A WATER PIPELINE AND RELATED FACILITIES, ACROSS UNDER, AND THROUGH A PORTION OF THE SUBJECT PROPERTY, RECORDED JANUARY 04, 1996, BOOK 313, PAGE 211, ENTRY NO. 183909 OF OFFICIAL RECORDS (SHOWN ON SHEET 7)
99. A WATER LINE EASEMENT IN FAVOR OF MIDWAY CITY FOR A WATER PIPELINE AND RELATED FACILITIES, ACROSS UNDER, AND THROUGH A PORTION OF THE SUBJECT PROPERTY, RECORDED JANUARY 4, 1996, BOOK 313, PAGE 215, ENTRY NO. 183911 OF OFFICIAL RECORDS. (SHOWN ON SHEET 7)
100. WATERLINE EASEMENT AS SHOWN ON THE GRINDELWALD CONDOMINIUM PLAT "A", RECORDED NOVEMBER 08, 1996 AS ENTRY NO. 190540 IN BOOK 335 AT PAGE 551 OF OFFICIAL RECORDS. (SHOWN ON SHEET 7)
101. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON KIMBALL ESTATES SUBDIVISION, PLAT A, AMENDED SUBDIVISION PLAT RECORDED MAY 06, 1997 AS ENTRY NO. 194511 IN BOOK 347 OF PLATS AT PAGE 741. (NOTHING TO PLOT)
102. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.
103. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED OCTOBER 21, 1997 AS ENTRY NO. 197902 IN BOOK 362 OF PLATS AT PAGE 142. (SEE SHEET 10)

104. EASEMENT, IN FAVOR OF QWEST CORPORATION, A COLORADO CORPORATION, A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH TELECOMMUNICATIONS FACILITIES AS MAY BE REQUIRED UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY, RECORDED NOVEMBER 13, 2000, BOOK 481, PAGE 769, ENTRY NO. 228605 OF OFFICIAL RECORDS. (SHOWN ON SHEET 9)
105. FAILURE TO COMPLY WITH TERMS AND PROVISIONS OF A PERPETUAL EASEMENT AND EQUITABLE SERVIDUTE AGREEMENT, DATED JUNE 15, 2001, BY AND BETWEEN THE HOMESTEAD GOLF CLUB, INC. AND THE HOMESTEAD GOLF CLUB, INC. RECORDED JUNE 15, 2001 AS ENTRY NO. 234216 IN BOOK 507 AT PAGE 793 OF OFFICIAL RECORDS. (SEE SHEET 10)
106. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.
107. FAILURE TO COMPLY WITH TERMS AND PROVISIONS OF A GOLF COURSE LICENSE AGREEMENT AND LEASE OF WATER SHARES, BY AND BETWEEN CALVIN E. CLARK AS LICENSEOR AND THE HOMESTEAD GOLF CLUB, INC., A UTAH CORPORATION, AS LICENSEE, RECORDED DECEMBER 30, 1989 AS ENTRY NO. 147557 IN BOOK 205 AT PAGE 120 OF OFFICIAL RECORDS.
BOUNDARY AGREEMENT AND AMENDMENT TO GOLF COURSE LICENSE AGREEMENT RECORDED JANUARY 16, 2003 AS ENTRY NO. 252991 IN BOOK 600 AT PAGE 438 OF OFFICIAL RECORDS. (SHOWN ON SHEET 7)
108. FAILURE TO COMPLY WITH TERMS AND PROVISIONS OF AN EASEMENT AGREEMENT, BY AND AMONG HOLE NO. 5, L.L.C., A UTAH LIMITED LIABILITY COMPANY, GREAT INNS OF THE ROCKIES, INC., A NEVADA CORPORATION, AND THE HOMESTEAD GOLF CLUB, INC., A UTAH CORPORATION RECORDED SEPTEMBER 07/2004 AS ENTRY NO. 275028 IN BOOK 711 AT PAGE 805 OF OFFICIAL RECORDS. (SHOWN ON SHEET 7)
109. FAILURE TO COMPLY WITH TERMS AND PROVISIONS OF AN EASEMENT AGREEMENT DATED OCTOBER 1, 2002 AND RECORDED FEBRUARY 08, 2005 AS ENTRY NO. 279654 IN BOOK 735 AT PAGE 276 OF OFFICIAL RECORDS, BETWEEN WINTERGREEN MIDWAY, L.C., A UTAH LIMITED LIABILITY COMPANY AND HOMESTEAD GOLF CLUB, INC., A UTAH CORPORATION. (NOTHING TO PLOT)
110. GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WASTEWATER COLLECTION AND TRANSPORTATION PIPELINE(S), IN FAVOR OF MIDWAY SANITATION DISTRICT RECORDED APRIL 18, 2005 AS ENTRY NO. 281936 IN BOOK 748 AT PAGE 804 OF OFFICIAL RECORDS. (SHOWN ON SHEET 7)
111. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON GRINDELWALD P.U.D. PLAT "B" SUBDIVISION PLAT RECORDED MAY 31, 2005 AS ENTRY NO. 283742 IN BOOK 758 OF PLATS AT PAGE 328. (SEE SHEET 7)
112. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON GRINDELWALD P.U.D. PLAT "C" SUBDIVISION PLAT RECORDED MAY 31, 2005 AS ENTRY NO. 283743 IN BOOK 758 OF PLATS AT PAGE 338. (SEE SHEET 7)
113. ACCESS EASEMENT IN FAVOR OF VILLAGE COMMUNITIES, LLC AS SHOWN ON THE MIDWAY VILLAGE P.U.D. PLAT "A" SUBDIVISION PLAT RECORDED JUNE 22, 2005 AS ENTRY NUMBER 286739 IN BOOK 774 AT PAGE 347 OF OFFICIAL RECORDS. (SHOWN ON SHEET 9)
114. GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WASTEWATER COLLECTION AND TRANSPORTATION PIPELINE(S) IN FAVOR OF MIDWAY SANITATION DISTRICT RECORDED NOVEMBER 15, 2005 AS ENTRY NO. 292074 IN BOOK 803 AT PAGE 760 OF OFFICIAL RECORDS. (SHOWN ON SHEET 7)
115. FAILURE TO COMPLY WITH TERMS AND PROVISIONS OF A PERPETUAL EASEMENT AND EQUITABLE SERVIDUTE AGREEMENT BY AND BETWEEN THE HOMESTEAD, INC. A UTAH LIMITED LIABILITY COMPANY AND THE HOMESTEAD GOLF CLUB, INC. RECORDED JANUARY 11, 2006 AS ENTRY NO. 295085 IN BOOK 821 AT PAGE 107 OF OFFICIAL RECORDS. (SEE SHEET 9)
116. A DECLARATION AND GRANT OF EASEMENT BY AND BETWEEN FOX POINT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND UTAH HOME BUILDING COMPANY, A UTAH CORPORATION AND THE HOMESTEAD, INC., A UTAH CORPORATION RECORDED JANUARY 11, 2006 AS ENTRY NO. 295086 IN BOOK 821 AT PAGE 117 OF OFFICIAL RECORDS.
AMENDMENT TO DECLARATION AND GRANT OF EASEMENT RECORDED JULY 27, 2007 AS ENTRY NO. 323813 IN BOOK 946 AT PAGE 526 OF OFFICIAL RECORDS.
ASSIGNMENT OF RIGHTS UNDER DECLARATION OF EASEMENT RECORDED NOVEMBER 22, 2010 AS ENTRY NO. 364664 IN BOOK 1025 AT PAGE 1731 OF OFFICIAL RECORDS. (SHOWN ON SHEET 10)
117. AN EASEMENT AGREEMENT BY AND BETWEEN THE HOMESTEAD, INC., A UTAH CORPORATION AND KANTONS, L.L.C., A UTAH LIMITED LIABILITY COMPANY RECORDED MARCH 20, 2006 AS ENTRY NO. 298381 IN BOOK 837 AT PAGE 577 OF OFFICIAL RECORDS. (SHOWN ON SHEET 8)
118. ACCESS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE KANTONS OF MIDWAY P.U.D. RECORDED APRIL 12, 2006 AS ENTRY NO. 299707 IN BOOK 845 AT PAGE 509, AND AS AMENDED PLAT FOR THE KANTONS OF MIDWAY P.U.D. RECORDED JUNE 12, 2007, AS ENTRY NO. 321488, IN BOOK 942, AT PAGE 82, AND AS SECOND AMENDED PLAT FOR THE KANTONS OF MIDWAY P.U.D. RECORDED MAY 15, 2014, AS ENTRY NO. 400867, IN BOOK 1105, AT PAGE 25 ALL OF OFFICIAL RECORDS. (SEE SHEET 8)
119. AGREEMENT IN THAT BOUNDARY LINE AGREEMENT, BY AND BETWEEN THE HOMESTEAD, INC. AND UTAH HOME BUILDING COMPANY RECORDED JUNE 15, 2006 AS ENTRY NO. 303131 IN BOOK 865 AT PAGE 387 OF OFFICIAL RECORDS. (SHOWN ON SHEET 9)
120. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.
121. FAILURE TO COMPLY WITH TERMS AND PROVISIONS OF A PERPETUAL EASEMENT AND EQUITABLE SERVIDUTE AGREEMENT, DATED DECEMBER 28, 2006, IN FAVOR OF THE HOMESTEAD GOLF CLUB, INC. RECORDED DECEMBER 29, 2006 AS ENTRY NO. 312876 IN BOOK 919 AT PAGE 506 OF

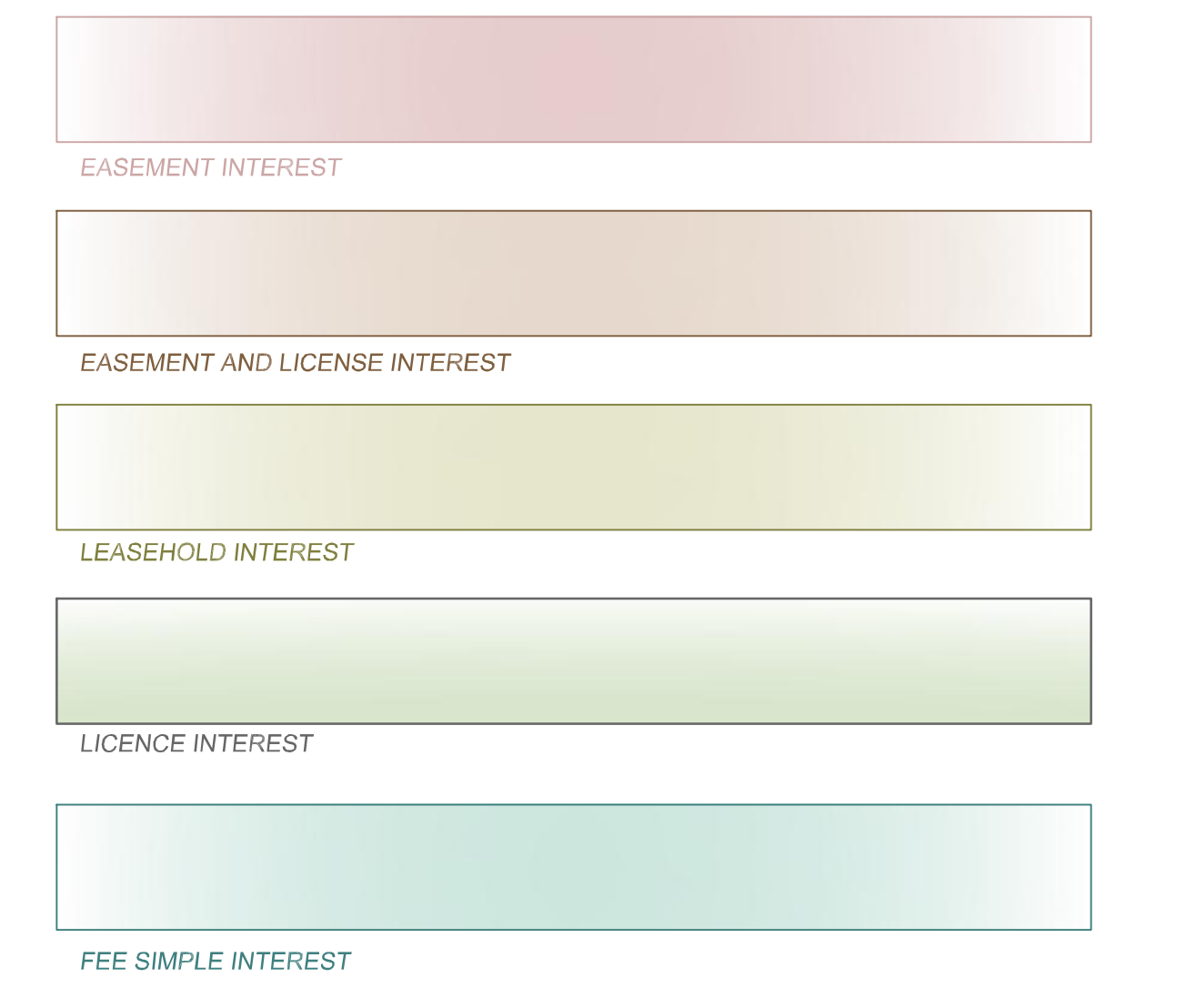
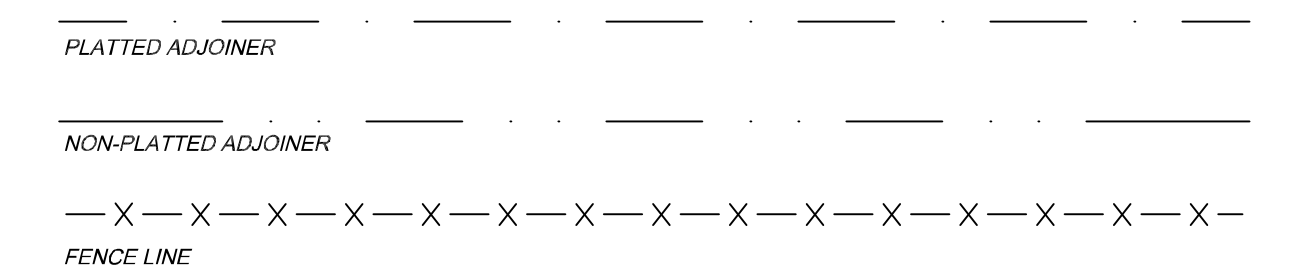
LINE TABLE														
LINE	LENGTH IN U.S. FEET	BEARING	LINE	LENGTH IN U.S. FEET	BEARING	LINE	LENGTH IN U.S. FEET	BEARING	LINE	LENGTH IN U.S. FEET	BEARING	LINE	LENGTH IN U.S. FEET	BEARING
L1	244.08'	N89°17'34"W	L101	173.26'	EAST	L201	298.94'	N25°55'48"W	L301	297.30'	N71°42'16"E	L401	129.07'	N87°37'31"E
L2	64.19'	N45°36'18"E	L102	31.96'	S21°52'28"E	L202	173.54'	N89°46'27"E	L302	40.99'	S28°55'48"E	L402	895.18'	N09°18'54"E
L3	81.60'	N73°23'05"E	L103	100.00'	S10°18'00"E	L203	163.51'	S26°13'28"E	L303	67.83'	N89°43'59"W	L403	212.68'	N00°01'36"W
L4	43.67'	N78°20'47"E	L104	100.00'	S02°49'00"E	L204	173.75'	N89°43'59"W	L304	4.10'	S24°07'21"E	L404	197.77'	N89°58'24"E
L5	79.61'	S76°23'05"E	L105	100.00'	S13°14'00"E	L205	100.32'	N55°07'00"W	L305	313.82'	N89°34'43"W	L405	698.74'	S00°01'36"E
L6	61.33'	S00°07'37"W	L106	100.00'	S04°26'00"E	L206	61.40'	N15°54'25"E	L306	4.43'	N02°39'39"W	L406	325.39'	S29°13'27"W
L7	19.30'	N89°42'41"E	L107	200.00'	S03°03'00"W	L207	15.72'	N45°51'32"E	L307	40.00'	S00°16'00"W	L407	408.50'	S09°00'00"W
L8	108.84'	N03°04'07"E	L108	100.00'	S19°43'00"W	L208	98.19'	N89°44'00"W	L308	162.80'	N89°44'00"W	L408	255.98'	S86°57'00"W
L9	99.94'	N22°58'14"E	L109	100.00'	S22°50'00"W	L209	15.72'	S45°51'32"W	L309	298.94'	N25°55'48"W	L409	299.38'	N01°15'00"E
L10	100.11'	N18°44'40"E	L110	50.73'	S05°44'00"W	L210	61.40'	S15°54'25"W	L310	16.73'	N55°07'00"W	L410	891.27'	S89°12'00"E
L11	133.77'	N03°04'52"E	L111	424.38'	S89°36'14"E	L211	41.08'	N55°07'00"W	L311	62.66'	S89°44'00"E	L411	29.30'	S00°48'00"W
L12	64.76'	N44°46'24"E	L112	571.67'	S00°37'10"W	L212	6.84'	N24°54'31"W	L312	298.94'	S28°55'48"E	L412	326.01'	N89°12'00"W
L13	284.07'	S40°00'00"E	L113	388.38'	N16°39'16"W	L213	252.13'	EAST	L313	162.80'	S89°44'00"E	L413	97.88'	N81°30'04"W
L14	232.38'	SOUTH	L114	145.54'	N29°04'01"W	L214	174.54'	S89°46'27"W	L314	341.44'	S89°26'11"W	L414	36.66'	S86°55'37"W
L15	10.87'	EAST	L115	88.66'	N55°00'56"W	L215	440.45'	N23°28'33"W	L315	41.13'	N14°01'50"W	L415	137.32'	S89°36'30"W
L16	512.87'	SOUTH	L116	165.35'	N81°30'04"W	L216	33.00'	EAST	L316	351.69'	N89°26'11"E	L416	86.70'	N89°56'29"W
L17	66.57'	WEST	L117	889.10'	S89°17'34"E	L217	761.89'	S89°59'52"E	L317	40.01'	S00°23'46"W	L417	54.60'	N89°36'25"W
L18	59.93'	S16°42'08"W	L118	252.39'	S09°48'00"W	L218	17.93'	S00°48'00"W	L318	114.66'	N55°07'00"W	L418	51.23'	S89°34'41"W
L19	44.75'	N76°10'16"W	L119	861.27'	N89°12'00"W	L219	725.90'	S89°12'00"E	L319	25.22'	N24°54'30"W	L419	53.85'	N89°40'08"W
L20	101.36'	N71°17'52"W	L120	29.30'	S01°20'43"W	L220	431.47'	S00°23'46"W	L320	44.02'	N89°46'27"E	L420	38.21'	S88°35'57"W
L21	40.32'	NORTH	L121	75.45'	N89°12'00"W	L221	58.36'	WEST	L321	163.10'	N14°42'46"W	L421	25.95'	N01°20'43"E
L22	67.46'	WEST	L122	250.00'	N00°48'00"E	L222	3.63'	NORTH	L322	60.00'	N00°56'48"W	L422	902.27'	S89°17'34"E
L23	33.85'	S52°17'25"E	L123	67.45'	S89°12'00"E	L223	510.15'	N00°53'42"E	L323	50.00'	N89°03'12"E	L423	50.00'	S00°07'28"W
L24	392.55'	N00°44'50"E	L124	30.25'	N01°39'47"E	L224	132.00'	WEST	L324	53.96'	S00°56'48"E	L424	902.08'	N89°17'34"W
L25	203.52'	EAST	L125	199.16'	S89°36'14"E	L225	227.45'	SOUTH	L325	157.07'	S14°42'46"E	L425	50.00'	N00°05'37"W
L26	449.64'	S18°42'54"E	L126	81.66'	S04°57'18"E	L226	151.53'	N89°47'00"W	L326	50.00'	S75°17'14"W	L426	38.15'	N31°08'28"W
L27	139.31'	S01°48'00"W	L127	23.05'	S30°48'10"E	L227	388.45'	S09°00'00"W	L327	232.37'	NORTH	L427	2.44'	EAST
L28	64.80'	S35°44'16"W	L128	41.80'	S42°15'00"W	L228	131.52'	N87°08'46"E	L328	284.07'	N40°00'00"W	L428	191.20'	N49°00'00"E
L29	285.19'	N89°35'46"E	L129	36.80'	S51°20'00"E	L229	7.16'	S03°10'06"E	L329	150.94'	S44°46'24"W	L429	24.23'	S20°04'10"W
L30	26.50'	N00°24'19"E	L130	164.29'	S22°43'53"W	L230	277.55'	S86°57'00"W	L330	66.24'	N03°04'52"E	L430	117.40'	S03°22'41"E
L31	267.15'	S89°35'46"W	L131	606.07'	S20°34'36"E	L231	408.50'	N09°00'00"E	L331	99.99'	N04°26'22"W	L431	66.33'	S23°58'41"E
L32	98.09'	S01°28'03"W	L132	379.24'	S82°39'21"E	L232	325.39'	N29°13'27"E	L332	100.46'	N13°13'22"W	L432	8.06'	N00°39'44"E
L33	195.47'	N64°53'07"W	L133	28.86'	S26°30'13"E	L233	699.74'	N00°01'36"W	L333	99.92'	N02°46'15"W	L433	20.00'	N87°56'14"W
L34	30.76'	N30°14'52"E	L134	7.71'	S89°09'20"E	L234	197.77'	S89°59'24"W	L334	296.41'	N75°17'14"E	L434	1.78'	S74°17'15"E
L35	235.00'	N60°00'00"W	L135	41.38'	S26°54'27"E	L235	212.68'	S00°01'36"E	L335	13.64'	S16°51'29"E	L435	119.28'	S00°08'31"E
L36	512.87'	NORTH	L136	739.44'	S14°01'50"E	L236	895.18'	S09°18'54"W	L336	191.26'	S13°04'47"E	L436	229.19'	S03°16'05"W
L37	66.57'	WEST	L137	51.89'	S89°26'11"W	L237	129.07'	S87°37'31"W	L337	48.23'	S15°37'24"E	L437	72.06'	N08°27'41"W
L38	235.00'	N60°00'00"W	L138	42.76'	S14°01'50"E	L238	560.99'	WEST	L338	47.53'	S12°47'39"E	L438	23.06'	S88°09'12"W
L39	30.75'	S30°14'53"W	L139	215.97'	WEST	L239	78.38'	N00°48'00"E	L339	150.94'	S89°19'11"E	L439	34.05'	N82°33'29"E
L40	100.08'	N64°53'07"W	L140	432.02'	N00°23'46"W	L240	380.73'	WEST	L340	127.16'	S06°33'23"E	L440	23.73'	S48°57'56"E
L41	101.75'	N71°10'27"W	L141	728.89'	N89°12'00"W	L241	1306.32'	NORTH	L341	87.47'	S10°19'53"E	L441	48.13'	S45°56'13"E
L42	86.87'	S75°10'16"E	L142	879.09'	N00°48'00"E	L242	200.41'	N88°56'05"E	L342	47.65'	S07°06'38"E	L442	93.71'	S01°32'19"W
L43	59.93'	N18°42'08"E	L143	214.15'	N00°07'37"E	L243	141.89'	N02°04'22"W	L343	23.47'	S10°50'49"E	L443	202.29'	EAST
L44	220.51'	N01°07'36"E	L144	211.56'	N00°18'57"E	L244	221.22'	S83°52'20"E	L344	63.54'	S21°47'56"E	L444	12.00'	S89°56'44"W
L45	217.90'	S83°04'20"E	L145	7.26'	NORTH	L245	53.35'	S17°04'20"W	L345	57.41'	S27°14'32"E	L445	116.80'	N25°06'19"W
L46	87.14'	S88°34'39"E	L146	510.15'	N00°53'42"E	L246	224.65'	S19°31'02"W	L346	213.54'	WEST	L446	91.70'	S33°00'20"E
L47	207.35'	S00°56'48"E	L147	51.54'	S23°58'41"E	L247	43.87'	S11°37'09"W	L347	539.43'	N00°44'50"E	L447	31.09'	S21°53'22"E
L48	298.44'	WEST	L148	13.25'	S50°36'38"E	L248	79.13'	N75°59'49"W	L348	512.67'	N40°54'00"W	L448	161.01'	S49°00'21"E
L49	193.91'	N39°47'05"W	L149	33.89'	S01°04'05"E	L249	52.44'	N87°18'03"W	L349	58.29'	N49°08'09"W	L449	70.59'	N44°34'54"E
L50	62.77'	N21°53'22"W	L150	33.46'	S16°59'34"E	L250	307.78'	N01°13'44"E	L350	26.77'	N12°58'47"E	L450	70.59'	S04°34'54"W
L51	91.70'	N33°00'20"W	L151	13.20'	S16°59'34"E	L251	229.19'	N03°16'05"E	L351	70.33'	N12°16'01"W	L451	26.87'	N22°17'07"W
L52	10.45'	N39°47'31"W	L152	32.07'	S27°26'13"E	L252	119.26'	N00°08'31"E	L352	95.59'	N03°37'38"W	L452	26.87'	N22°17'07"W
L53	298.40'	EAST	L153	15.91'	S71°08'10"E	L253	38.89'	S74°17'15"E	L353	91.11'	N12°47'24"W	L453	175.01'	N39°06'28"E
L54	21.76'	S00°56'48"E	L154	63.20'	S32°29'26"E	L254	256.42'	S03°16'05"W	L354	18.69'	N24°46'49"W	L454	156.47'	S39°06'28"W
L55	250.20'	S60°58'04"W	L155	62.96'	S40°50'46"E	L255	20.00'	N87°15'03"W	L355	85.88'	N42°12'16"W	L455	35.27'	N82°36'41"W
L56	250.20'	N60°58'04"E	L156	179.07'	S11°19'10"E	L256	177.36'	S11°08'48"W	L356	79.89'	N59°09'27"W	L456	106.59'	N78°36'34"W
L57	161.57'	S14°42'46"E	L157	34.32'	S18°13'56"W	L257	72.49'	S70°27'36"W	L357	106.59'	N78°36'34"W	L457	100.02'	N81°52'38"W
L58	249.63'	S75°17'14"W	L158	2.03'	N89°09'09"W	L258	180.52'	N89°52'28"E	L358	100.02'	S24°12'34"W	L458	38.10'	S24°12'34"W
L59	99.49'	N10°17'42"W	L159	201.70'	S26°54'27"E	L259	24.80'	N01°23'44"E	L359	58.29'	N89°08'28"E	L459	430.42'	N89°18'59"W
L60	66.03'	N01°16'52"E	L160	215.00'	N20°34'36"W	L260	430.42'	N89°08'28"E	L360	58.29'	N89°08'28"E	L460	430.42'	N89°18'59"W
L61	71.30'	S01°28'56"W	L161	368.47'	S78°40'15"E	L261	193.42'	N71°47'28"E	L361	53.96'	N62°05'46"W	L461	22.45'	N47°00'02"W
L62	127.10'	N18°42'54"W	L162	22.91'	S10°17'28"W	L262	312.57'	S89°43'59"E	L362	35.77'	S34°41'01"W	L462	148.15'	N62°27'42"E
L63	65.74'	N24°27'39"W	L163	25.46'	N00°21'12"E	L263	46.98'	S24°07'21"E	L363	23.07'	N51°48'27"W	L463	63.42'	N57°49'53"W
L64	36.90'	N44°59'12"E	L164	11.56'	N45°51'32"E	L264	387.74'	S70°38'42"W	L364	69.43'	N58°25'47"W	L464	36.01'	N33°19'11"W
L65	27.81'	N22°09'38"E	L165	320.96'	N11°08'48"E	L265	176.17'	S38°19'17"W	L365	48.64'	S38°19'17"W	L465	35.11'	N47°54'46"W
L66	45.71'	N06°11'53"W	L166	137.94'	N00°02'36"W	L266	193.31'	N16°31'13"E	L366	20.38'	N51°40'43"W	L466	52.11'	S40°00'45"E
L67	44.32'	N35°33'59"W	L167	164.24'	S153.45'	L267	167.55'	WEST	L367	69.55'	N53°41'56"W	L467	7.68'	S02°55'25"W
L68	68.62'	N49°02'51"W	L168	161.57'	S43°46'17"E	L268	97.72'	S10°54'00"W	L368	42.66'				



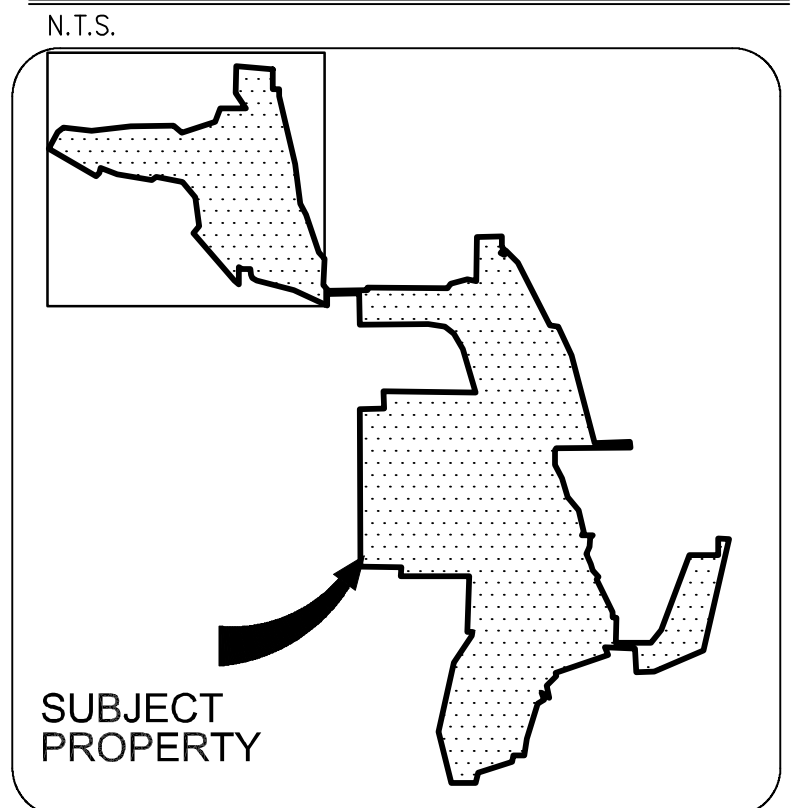
LEGEND

- | | | |
|----------------------------|---------------------------|-------------------------------|
| WET GROUND/MARSH | TELEPHONE PEDESTAL | FOUND SECTION CORNER |
| TREE | TELEPHONE MANHOLE | FOUND QUARTER CORNER |
| BUSH | ELECTRICAL PEDESTAL | FOUND MONUMENT |
| CULVERT | ELECTRIC BOX ON PAD | FOUND REBAR |
| STORM DRAIN MAN HOLE LID | ELECTRICAL METER | FOUND REBAR AND CAP |
| STORM DRAIN CATCH BASIN | CATV PEDESTAL | FOUND HUB AND TACK |
| WATER VALVE LID | GAS METER/VALVE | FOUND PK NAIL |
| WATER METER | SATELLITE DISH | FOUND SCRIBED "X" |
| WATER SERVICE | UTILITY CONNECTION | FOUND CONTROL POINT |
| WELL | BOLLARD | FOUND R.O.W. MARKER |
| FIRE HYDRANT | STOP SIGN | FOUND BENCH MARK |
| SPRINKLER HEAD | STREET SIGN | SET RB/CAP STAMPED RLS-145706 |
| IRRIGATION CONTROL BOX | TRAFFIC SIGN | SET MONUMENT |
| SANITARY SEWER MANHOLE LID | PRIVATE SIGN | SET HUB AND TACK |
| SANITARY SEWER CLEAN OUT | MAIL BOX | SET PK NAIL |
| POWER POLE | FOUNTAIN | SET SCRIBED "X" |
| GUY POLE | PILLAR | |
| POWER & LIGHT POLE | SET BENCH MARK | |
| LIGHT POLE | | |
| GROUND GUY ANCHOR | | |
| SET BENCH MARK | | |
| | SET CONTROL POINT/STATION | |

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KEY PLAN



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Summit Engineering Group Inc.
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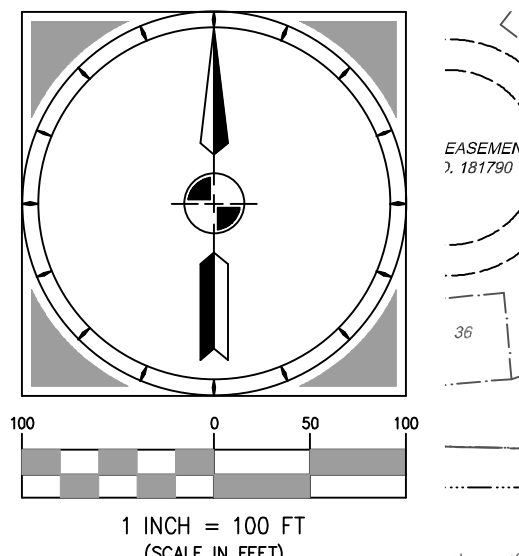
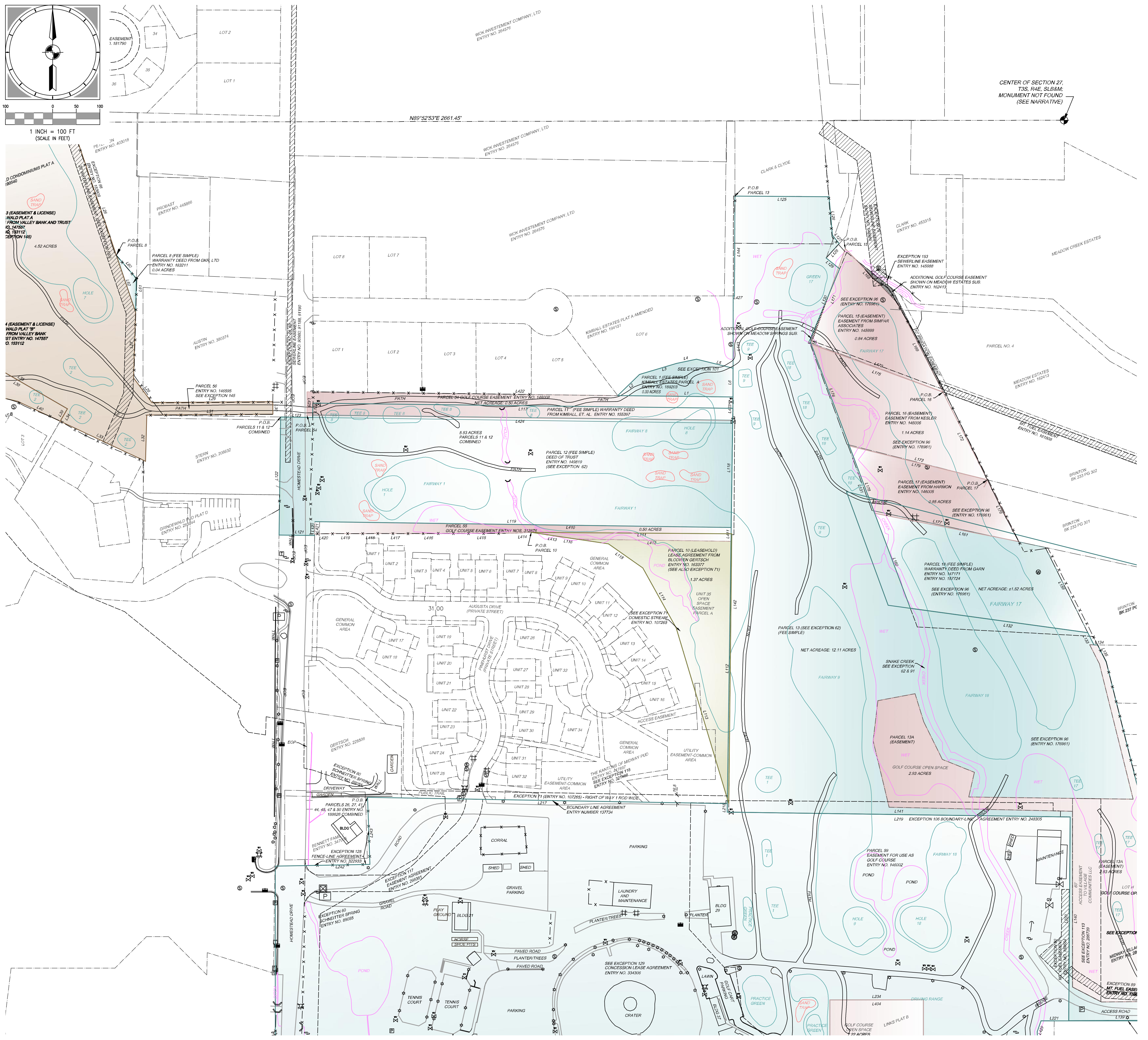
DRAWN BY: KMB
 REVIEWED BY: BC/MPJ
 ISSUE DATE: 10/10/2019

LOCATED IN PORTIONS OF
 SECTION 27, 28 & 34, TOWNSHIP
 3 SOUTH, RANGE 4 EAST, S18&M
 WASATCH COUNTY, UTAH

A.L.T.A. / N.S.P.S.
LAND TITLE SURVEY

PREPARED FOR
THE HOMESTEAD GROUP LLC.
 PROJECT
HOMESTEAD RESORT PROPERTY

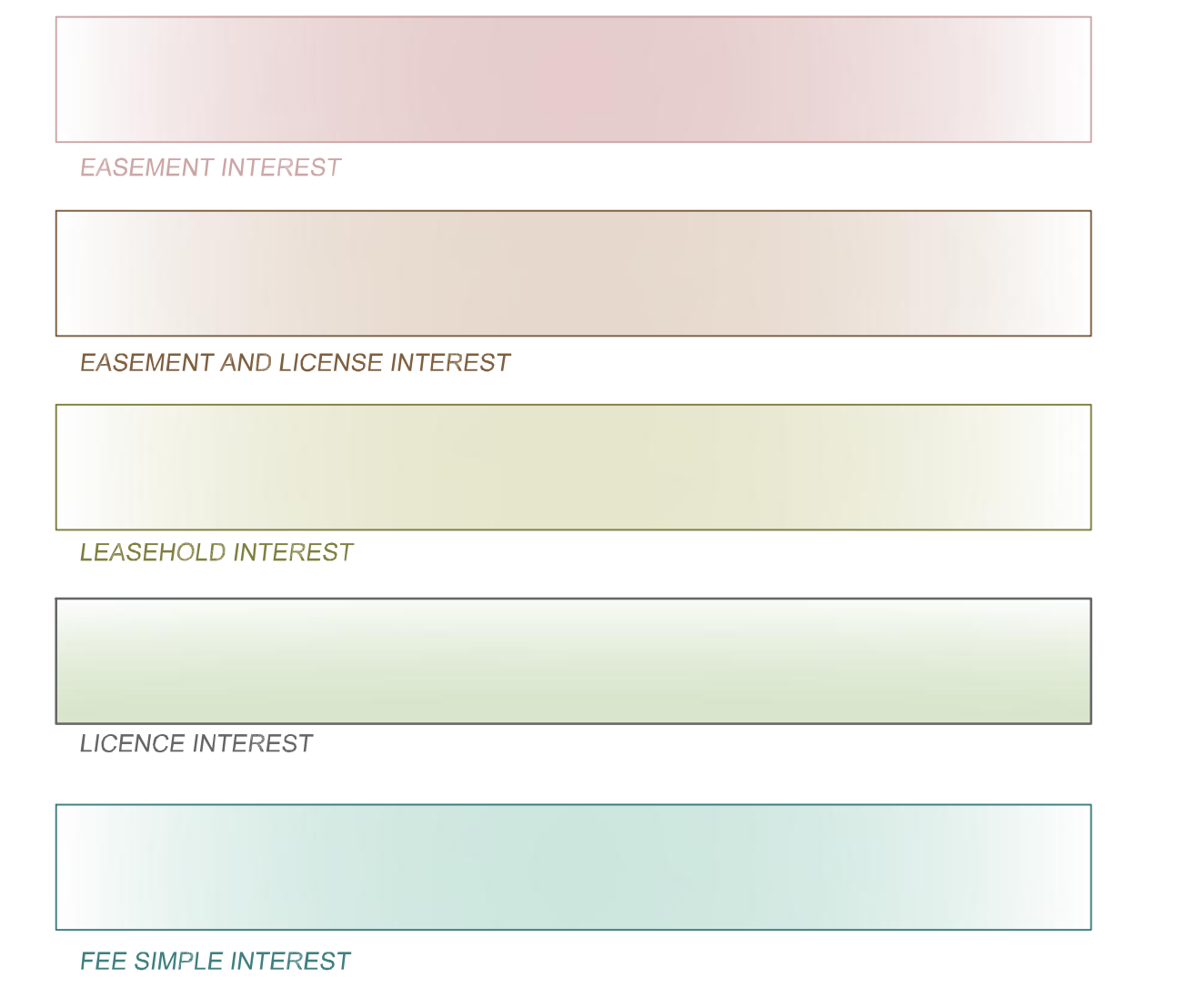
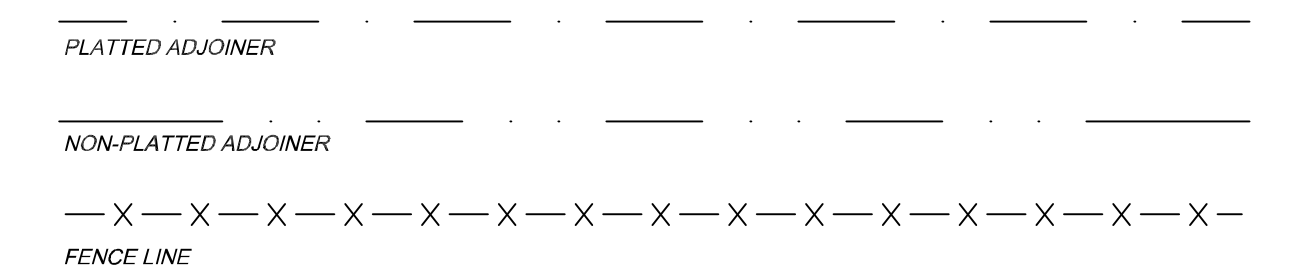
PROJECT
 L19-212
 SHEET
 7 OF 11



LEGEND

- | | | |
|----------------------------|---------------------------|-------------------------------|
| WET GROUND/MARSH | TELEPHONE PEDESTAL | FOUND SECTION CORNER |
| TREE | TELEPHONE MANHOLE | FOUND QUARTER CORNER |
| BUSH | ELECTRICAL PEDESTAL | FOUND MONUMENT |
| CULVERT | ELECTRIC BOX ON PAD | FOUND REBAR |
| STORM DRAIN MAN HOLE LID | ELECTRICAL METER | FOUND REBAR AND CAP |
| STORM DRAIN CATCH BASIN | CATV PEDESTAL | FOUND HUB AND TACK |
| WATER VALVE LID | GAS METER/VALVE | FOUND PK NAIL |
| WATER METER | SATELLITE DISH | FOUND SCRIBED "X" |
| WATER SERVICE | UTILITY CONNECTION | FOUND CONTROL POINT |
| WELL | BOLLARD | FOUND R.O.W. MARKER |
| FIRE HYDRANT | STOP SIGN | FOUND BENCH MARK |
| SPRINKLER HEAD | STREET SIGN | SET RB/CAP STAMPED RLS-145796 |
| IRRIGATION CONTROL BOX | TRAFFIC SIGN | SET MONUMENT |
| SANITARY SEWER MANHOLE LID | PRIVATE SIGN | SET HUB AND TACK |
| SANITARY SEWER CLEAN OUT | MAIL BOX | SET PK NAIL |
| POWER POLE | FOUNTAIN | SET SCRIBED "X" |
| GUY POLE | PILLAR | |
| POWER & LIGHT POLE | SET CONTROL POINT/STATION | |
| LIGHT POLE | | |
| GROUND GUY ANCHOR | | |
| SET BENCH MARK | | |

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ISSUE DATE: 10/10/2019

LOCATED IN PORTIONS OF SECTION 27, 28 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLEB&M WASATCH COUNTY, UTAH

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

PREPARED FOR THE HOMESTEAD GROUP LLC. PROJECT HOMESTEAD RESORT PROPERTY

PROJECT L19-212 SHEET 8 OF 11



LEGEND

- | | | |
|----------------------------|---------------------|-------------------------------|
| WET GROUND/MARSH | TELEPHONE PEDESTAL | FOUND SECTION CORNER |
| TREE | TELEPHONE MANHOLE | FOUND QUARTER CORNER |
| BUSH | ELECTRICAL PEDESTAL | FOUND MONUMENT |
| CULVERT | ELECTRIC BOX ON PAD | FOUND REBAR |
| STORM DRAIN MAN HOLE LID | ELECTRICAL METER | FOUND REBAR AND CAP |
| STORM DRAIN CATCH BASIN | CATV PEDESTAL | FOUND HUB AND TACK |
| WATER VALVE LID | GAS METER/VALVE | FOUND PK NAIL |
| WATER METER | SATELLITE DISH | FOUND SCRIBED "X" |
| WATER SERVICE | UTILITY CONNECTION | FOUND CONTROL POINT |
| WELL | BOLLARD | FOUND R.O.W. MARKER |
| FIRE HYDRANT | STOP SIGN | FOUND BENCH MARK |
| SPRINKLER HEAD | STREET SIGN | SET RB/CAP STAMPED RLS-145706 |
| IRRIGATION CONTROL BOX | TRAFFIC SIGN | SET MONUMENT |
| SANITARY SEWER MANHOLE LID | PRIVATE SIGN | SET HUB AND TACK |
| SANITARY SEWER CLEAN OUT | MAIL BOX | SET PK NAIL |
| POWER POLE | FOUNTAIN | SET SCRIBED "X" |
| GUY POLE | PILLAR | SET CONTROL POINT/STATION |
| POWER & LIGHT POLE | | |
| LIGHT POLE | | |
| GROUND GUY ANCHOR | | |
| SET BENCH MARK | | |

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PLATTED ADJOINER _____

NON-PLATTED ADJOINER _____

FENCE LINE _____

EASEMENT INTEREST _____

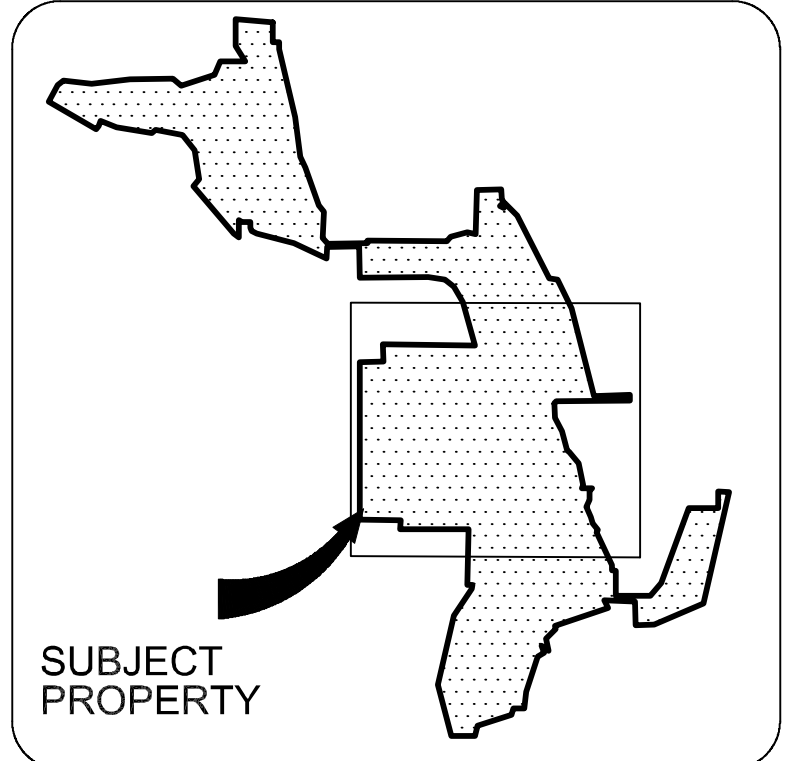
EASEMENT AND LICENSE INTEREST _____

LEASEHOLD INTEREST _____

LICENCE INTEREST _____

FEE SIMPLE INTEREST _____

KEY PLAN
N.T.S.



Summit Engineering Group Inc.
Structural • Civil • Surveying
50 WEBER CITY UTAH 84052-1116
P: 435-554-4225 • F: 435-554-1231

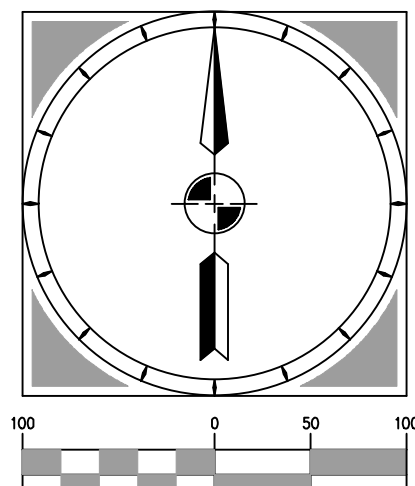
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LOCATED IN PORTIONS OF SECTION 27, 28 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S18&M WASATCH COUNTY, UTAH

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

PREPARED FOR: THE HOMESTEAD GROUP LLC.
PROJECT: HOMESTEAD RESORT PROPERTY

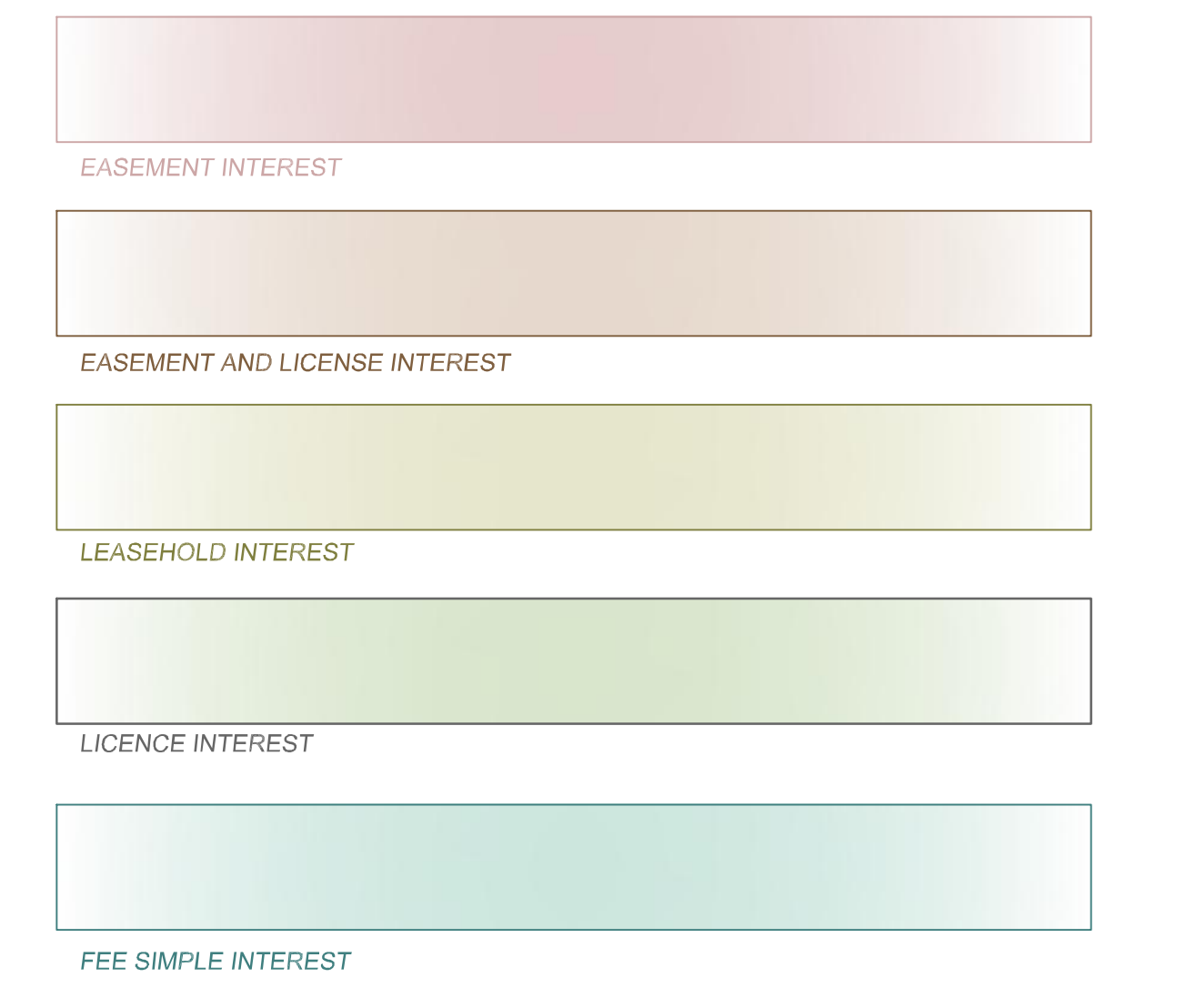
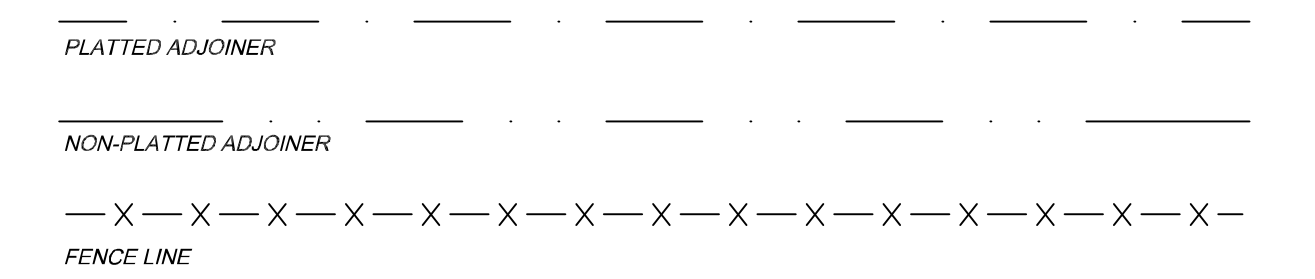
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SHEET: 9 OF 11



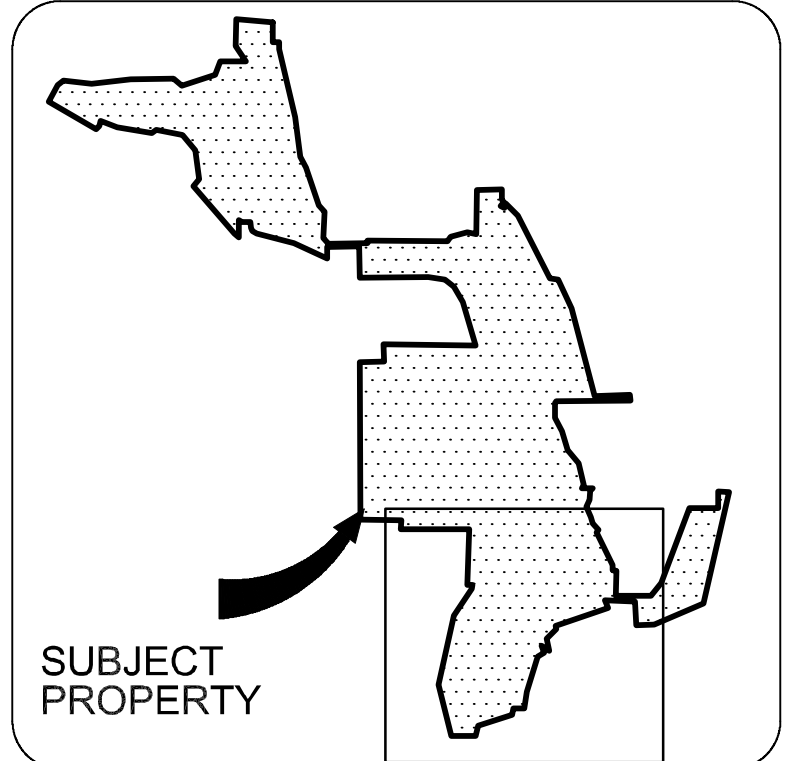
LEGEND

- | | | |
|----------------------------|---------------------------|-------------------------------|
| WET GROUND/MARSH | TELEPHONE PEDESTAL | FOUND SECTION CORNER |
| TREE | TELEPHONE MANHOLE | FOUND QUARTER CORNER |
| BUSH | ELECTRICAL PEDESTAL | FOUND MONUMENT |
| CULVERT | ELECTRIC BOX ON PAD | FOUND REBAR |
| STORM DRAIN MAN HOLE LID | ELECTRICAL METER | FOUND REBAR AND CAP |
| STORM DRAIN CATCH BASIN | CATV PEDESTAL | FOUND HUB AND TACK |
| WATER VALVE LID | GAS METER/VALVE | FOUND PK NAIL |
| WATER METER | SATELLITE DISH | FOUND SCRIBED "X" |
| WATER SERVICE | UTILITY CONNECTION | FOUND CONTROL POINT |
| WELL | BOLLARD | FOUND R.O.W. MARKER |
| FIRE HYDRANT | STOP SIGN | FOUND BENCH MARK |
| SPRINKLER HEAD | STREET SIGN | SET RB/CAP STAMPED RLS-145706 |
| IRRIGATION CONTROL BOX | TRAFFIC SIGN | SET MONUMENT |
| SANITARY SEWER MANHOLE LID | PRIVATE SIGN | SET HUB AND TACK |
| SANITARY SEWER CLEAN OUT | MAIL BOX | SET PK NAIL |
| POWER POLE | FOUNTAIN | SET SCRIBED "X" |
| GUY POLE | PILLAR | |
| POWER & LIGHT POLE | | |
| LIGHT POLE | | |
| GROUND GUY ANCHOR | | |
| SET BENCH MARK | SET CONTROL POINT/STATION | |

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KEY PLAN
N.T.S.



REGISTERED PROFESSIONAL ENGINEER
SUMMIT ENGINEERING GROUP, INC.
NAME: ALAN BARNER
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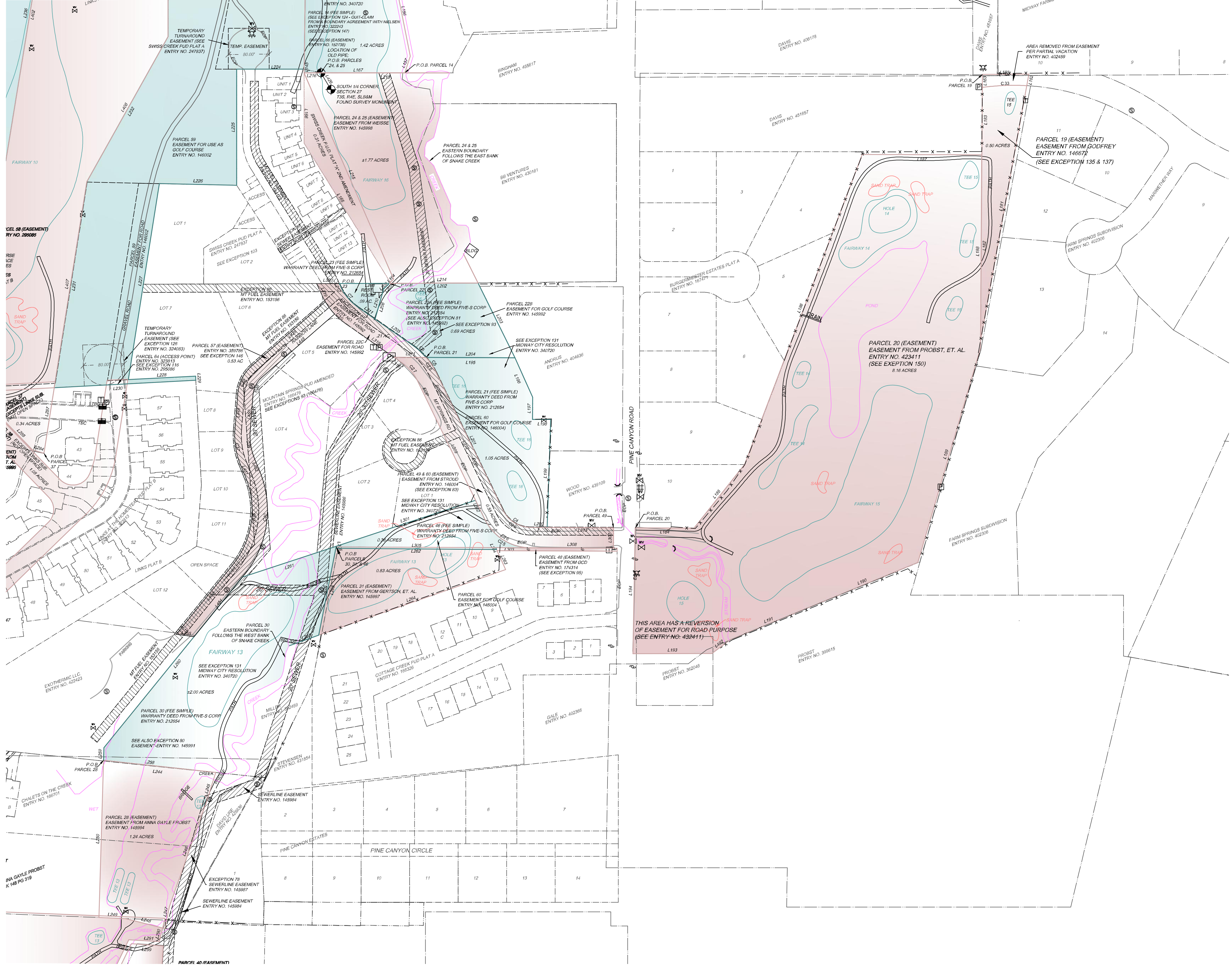
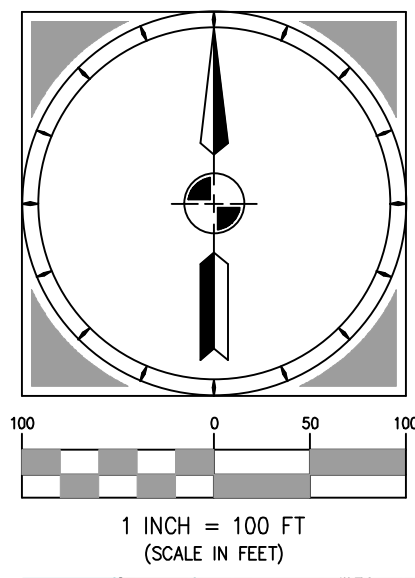
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ISSUE DATE: 10/10/2019

LOCATED IN PORTIONS OF SECTION 27, 28 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S18&M WASATCH COUNTY, UTAH

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

PREPARED FOR: **THE HOMESTEAD GROUP LLC.**
PROJECT: **HOMESTEAD RESORT PROPERTY**

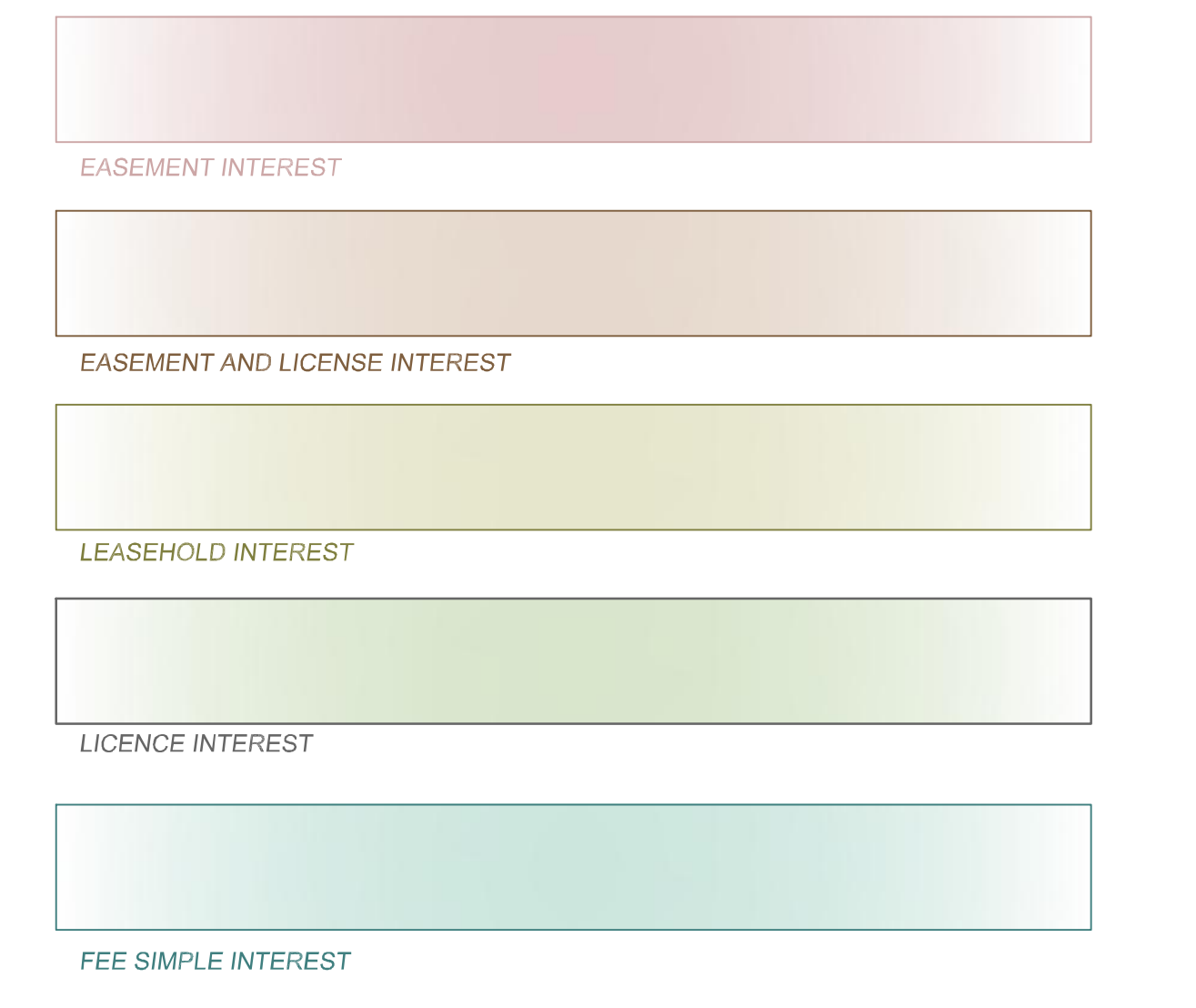
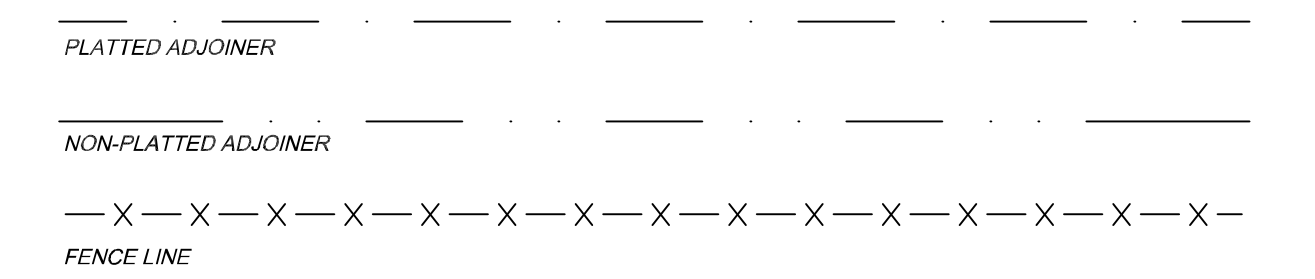
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SHEET: 10 OF 11



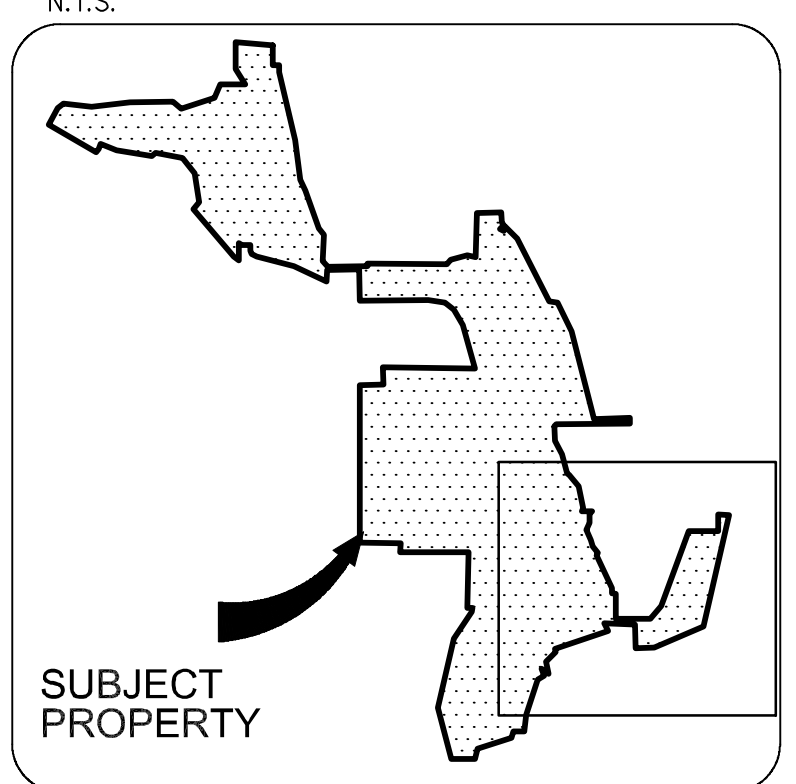
LEGEND

- | | | |
|----------------------------|---------------------------|-------------------------------|
| WET GROUND/MARSH | TELEPHONE PEDESTAL | FOUND SECTION CORNER |
| TREE | TELEPHONE MANHOLE | FOUND QUARTER CORNER |
| BUSH | ELECTRICAL PEDESTAL | FOUND MONUMENT |
| CULVERT | ELECTRIC BOX ON PAD | FOUND REBAR |
| STORM DRAIN MAN HOLE LID | ELECTRICAL METER | FOUND REBAR AND CAP |
| STORM DRAIN CATCH BASIN | CATV PEDESTAL | FOUND HUB AND TACK |
| WATER VALVE LID | GAS METER/VALVE | FOUND PK NAIL |
| WATER METER | SATELLITE DISH | FOUND SCRIBED "X" |
| WATER SERVICE | UTILITY CONNECTION | FOUND CONTROL POINT |
| WELL | BOLLARD | FOUND R.O.W. MARKER |
| FIRE HYDRANT | STOP SIGN | FOUND BENCH MARK |
| SPRINKLER HEAD | STREET SIGN | SET RB/CAP STAMPED RLS-145796 |
| IRRIGATION CONTROL BOX | TRAFFIC SIGN | SET MONUMENT |
| SANITARY SEWER MANHOLE LID | PRIVATE SIGN | SET HUB AND TACK |
| SANITARY SEWER CLEAN OUT | MAIL BOX | SET PK NAIL |
| POWER POLE | FOUNTAIN | SET SCRIBED "X" |
| GUY POLE | PILLAR | |
| POWER & LIGHT POLE | | |
| LIGHT POLE | | |
| GROUND GUY ANCHOR | | |
| SET BENCH MARK | | |
| | SET CONTROL POINT/STATION | |

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NAME: A.L.T.A. / N.S.P.S. / HOMESTEAD RESORT PROPERTY
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DRAWN BY: KMB
REVIEWED BY: BC/MPJ
ISSUE DATE: 10/10/2019

LOCATED IN PORTIONS OF SECTION 27, 28 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S18&M WASATCH COUNTY, UTAH

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

PREPARED FOR: THE HOMESTEAD GROUP LLC.
PROJECT: HOMESTEAD RESORT PROPERTY

PROJECT: L19-212
SHEET: 11 OF 11

MEMORANDUM

Date: May 23, 2024
 To: Midway City
 From: Hales Engineering



Subject: Midway – Homestead Resort TIS Addendum

UT20-1751

Introduction

Since the traffic impact study (TIS) for the Homestead Resort was performed (dated October 14, 2020), the land uses have changed. The purpose of this memorandum is to identify the change in trip generation between the original plan and the updated plan.

Project Description

The project will include new guest rooms, an amphitheater, some restaurants, an event barn, an expanded swimming pool, a spa, an activity center, pickleball courts, and a few residential single-family homes. A comparison between the planned uses from the TIS and the updated plan is shown in Table 1. Changes are bolded.

Table 1: Planned Project Land Use Comparison

Land Use	Prior Intensity	Updated Intensity
New Guest Rooms	75 Units	68 Units
Amphitheater	100 people	100 people
Pizza Farm	11,000 sq. ft.	11,000 sq. ft.
Event Barn	300 people	300 people
Swimming Pool	+206 people	+206 people
Spa	62 people	62 people
Activity Center	40 people	70 people
Conference Center	150 people	-
Pickleball Courts	-	30 people
Residential Single-family Units	5 Units	7 Units

At the City's request, it is noted that while the original TIS assumed 75 new guest rooms, the agreement from the original site plan was for 49 new guest rooms.

Trip Generation

Trip generation was calculated using the same methodology as before, with ITE *Trip Generation*, 10th Edition, as the basis where comparable uses exist and a per-person basis elsewhere. As with the swimming pool, it was assumed that the new pickleball courts would primarily be used by resort guests. Additionally, it was assumed that the pickleball courts would experience peak demand at a similar time to the swimming pool. At the City's request, trip generation for the guest units was calculated using multifamily rates, rather than the hotel rates used in the TIS. It was assumed that these units would have a low amount of internal capture with the resort itself (10%). Trip generation for the updated uses is shown in Table 2.

Table 2: Trip Generation

Trip Generation Midway - The Homestead Resort TIS												
Saturday Evening Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Internal Capture	Peak Hour Adjustment	New Trips Entering	New Trips Exiting	Total New PM Trips
Multifamily Housing (Low-Rise) (220)	68	Units	48	60%	40%	29	19	10%	0%	26	17	43
Amphitheater	100	People	25	90%	10%	23	3	10%	0%	20	2	22
High-Turnover (Sit-Down) Restaurant (932)	11	1,000 Sq. Ft. GFA	120	62%	38%	74	46	40%	0%	44	28	72
High-Turnover (Sit-Down) Restaurant (932)	172	Seats	92	62%	38%	57	35	40%	0%	34	21	55
Event Barn	300	People	150	90%	10%	135	15	10%	5%	115	13	128
Swimming Pools	206	People (increased capacity)	103	10%	90%	10	93	60%	10%	4	33	37
Spa	62	People	31	30%	70%	9	22	60%	25%	2	7	9
Activity Center	70	People	35	10%	90%	4	32	40%	10%	2	17	19
Pickleball Courts	30	People	15	10%	90%	2	14	60%	10%	1	5	6
Single-Family Detached Housing (210)	7	Dwelling Units	8	63%	37%	5	3	0%	0%	5	3	8
Total			627			347	280			253	146	399

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition 2017.
SOURCE: Hales Engineering, May 2024

It is anticipated that the planned uses will generate approximately 399 trips on a typical Saturday evening peak hour. In the TIS, trip generation was estimated to be approximately 408 trips. Therefore, the new uses reflect a decrease of approximately 9 trips.

Based on the trip generation being relatively similar with the updated plan, it is not anticipated that any of the recommendations in the TIS would change. Additionally, it is not anticipated that the change in uses would represent a significant change in impact.

Conclusions

The findings of this study are as follows:

- The updated plan is anticipated to generate approximately 399 Saturday evening peak hour trips.
- The prior plan was estimated to generate approximately 408 Saturday evening peak hour trips in the TIS.

- It is not anticipated that the slight decrease in trips would have an effect on the recommendations in the TIS.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan

**WASATCH COUNTY NOXIOUS WEED
DEVELOPMENT AND REVIEW DATA SHEET**

PROJECT NAME: Homestead Resort
PROJECT ADDRESS: 700 North Homestead Drive
NAME OF DEVELOPER: Shakespeare Development
DEVELOPMENT SIZE (acres): 72.01

CONTROL PROGRAM

The control program must describe the complete treatment including re-treatment plans for each specific noxious weed species.

A. Specific noxious weed species of concern associated with proposed project site.

<u>Leafy Spurge</u>	<u>Purple Loosestrife</u>
<u>Knapsweed (several)</u>	<u>Dyers Wood</u>
<u>White Top</u>	_____
<u>Thistle (several)</u>	_____
<u>Quack Grass</u>	_____

B. Proposed method of control (or combination of methods) you intend to use to control specific noxious weeds.

1. Chemical (herbicide to be used)

2. Mechanical (tilling, digging, grubbing, burning, etc.)

Golf course maintenance using equipment with
brush cutters, digging and tilling.

3. Biological (insects or animal released on site)

4. Cultural (planting competitive vegetation)

C. Timing for control methods (treatment before flowering).

1. Time of year for treatment/application prior to commencement of site development.

ongoing annually

2. Time of year for monthly follow-up examination, detection, and treatment/application.

D. Prevention

1. Weed free certification for seed (specify seed species).

2. Storage of topsoil, fill and gravel (on site or off site).

on site at maintenance yard, Topsoil, Fill and Gravel.

3. Method proposed to maintain weed free perimeter to prevent off site infestation.

Mechanical with 8-10 Full time staff

4. Method proposed for early detection of new growth for treatment or re-treatment of site.

Golf course staff (8-10 person) is on site daily and has all equipment to maintain weed prevention

5. Method for vehicle cleaning of noxious weeds prior to relocation to weed free areas.

E. Recommendation of Wasatch County Weed board project approval (required conditions for project plan approval)

The Utah Noxious Weed Act (Title 4, Chapter 17, Rule R68-09) provides for the control and management of noxious weeds in Utah. Private property owners, municipalities, and state agencies are subject to the provisions of the Utah Noxious Weed Act. This act requires all land owners or people in possession of property be responsible for the control of noxious weeds on that property.

Wasatch County Weed Supervisor

Wasatch County Weed Board Chairman