



## **CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** April 8, 2025

**NAME OF PROJECT:** The Homestead Resort

**NAME OF APPLICANT:** Berg Engineering

**PROPERTY OWNERS:** The Homestead Group LLC

**AGENDA ITEM:** Plat Amendment of Lot 3, Open Space Lot B, and The Homestead Hotel Condominiums Lot 2

**LOCATION:** 700 North Homestead Drive

**ZONING DESIGNATION:** RZ – Resort Zone

### **ITEM: 7**

Berg Engineering, representative of The Homestead Group LLC, is requesting Plat Amendments of The Homestead Resort plat and The Homestead Hotel Condominiums. The proposal would amend The Homestead Resort Lot 3, The Homestead Resort Open Space Lot B, and The Homestead Hotel Condominiums Lot 2 by moving open space from one area to another. Open space acreage would remain the same. The property is located at 700 North Homestead Drive and is in the RZ zone.

### **BACKGROUND:**

Berg Engineering, on behalf of The Homestead Group LLC, is requesting plat amendments of The Homestead Resort and The Homestead Hotel Condominiums plats. The affected plats include The Homestead Resort Lot 3, The Homestead Resort Open Space Lot B, and The Homestead Hotel Condominiums Lot 2. The proposal will move open space between the while maintaining the same

amount of open space. This will allow moving the proposed future maintenance building from an approved site to about 500' to the northwest. The moving of the open space will be accomplished by adjusting the lot line between the two lots. Open Space Lot B will increase in acreage from 7.06 acres to 7.87 acres while Lot 3 will decrease from 1.11 acres to 0.9 acres. Acreage for the two plats will remain at 8.77 acres. The Homestead Hotel Condominiums Lot 2 will be reduced in acreage from 3.24 acres to 2.64 acres.

The proposed amendment matches a master plan amendment that was submitted to the City on February 5, 2025. The Planning Commission reviewed the amendment on March 11<sup>th</sup> and recommended approval. The City Council will review the proposed amendment on April 15<sup>th</sup>. If the amendment is approved, then they will consider the proposed plat amendments at a future meeting.

The Homestead plats Lot Three, Open Space Lot B, and The Homestead Hotel Condominiums Lot 2 have not yet been recorded. They, most likely, will be recorded by the Planning Commission meeting on April 8<sup>th</sup>. The reason that The Homestead is proposing a plat amendment on plats that have not been recorded is all based on the requirement that building permits cannot be issued until a plat is recorded. According to the applicant, it is important that building permits are issued as soon as possible so the applicant is willing to record the approved plats and then pursue the recording of the amended plats so building permits can be issued.

Most plat amendments are legislative action, and the Land Use Authority has discretion regarding approval. This proposal is a lot line adjustment and does require approval unless the petition is in violation of a land use ordinance or unless the master plan amendment is not approved. No land use ordinance violations have been identified.

#### **ANALYSIS:**

For the Land Use Authority to approve a plat amendment, Utah State Code dictates that the Land Use Authority consider the petition in a public meeting. A lot line adjustment does require approval unless the petition is in violation of a land use ordinance. The lots will continue to comply with the RZ requirements and with the approved master plan if the proposed master plan amendment is approved. Subsection 9a-608(5)(b) states "The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance." No public street, right-of-way, easement will be vacated or altered.

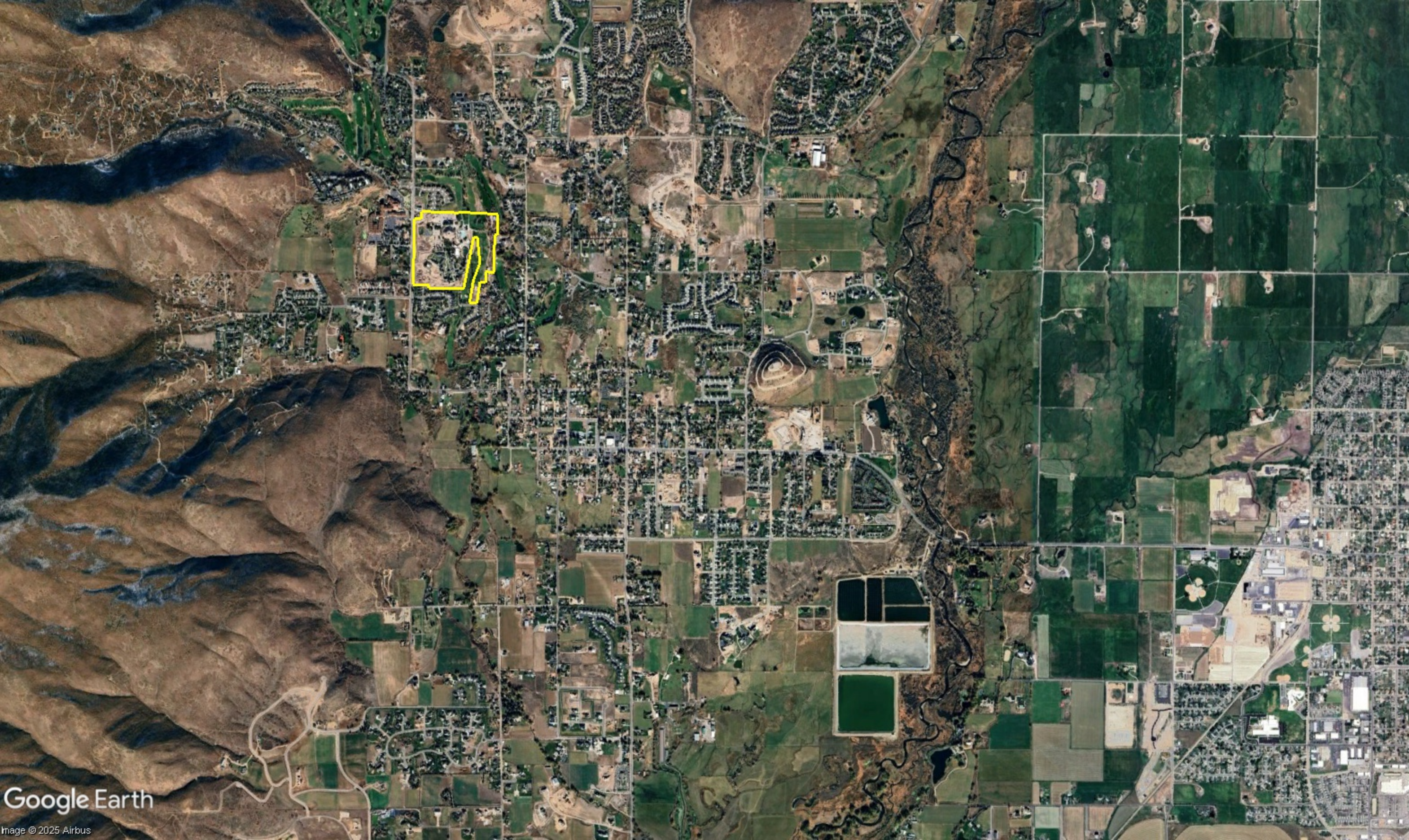
#### **PROPOSED FINDINGS:**

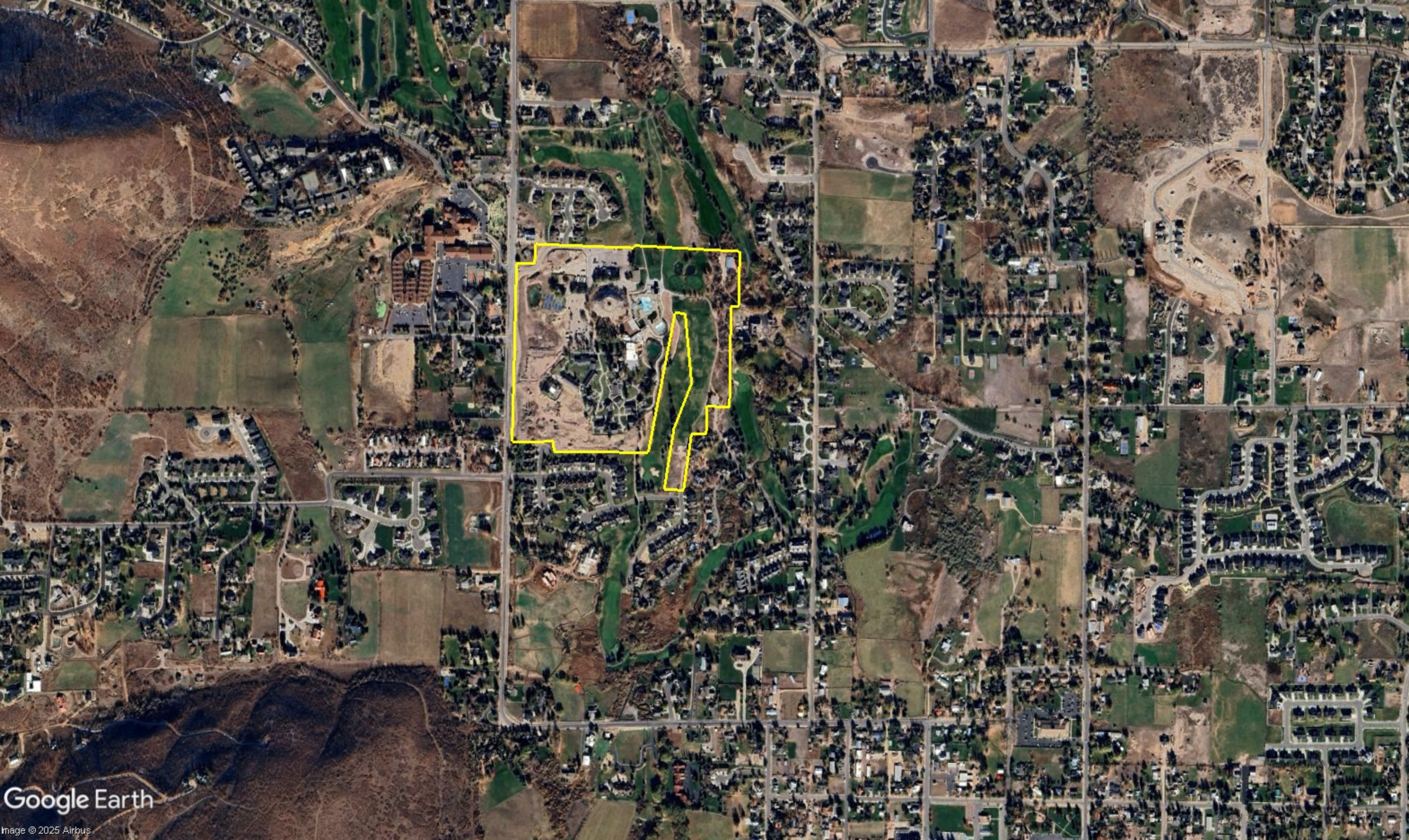
- The lot line between Lot 3, Open Space Lot B, and The Homestead Hotel Condominiums Lot 2 will be adjusted.
- The amount of open space will remain unchanged.
- State code requires that the petition be approved if no land use ordinance is violated.

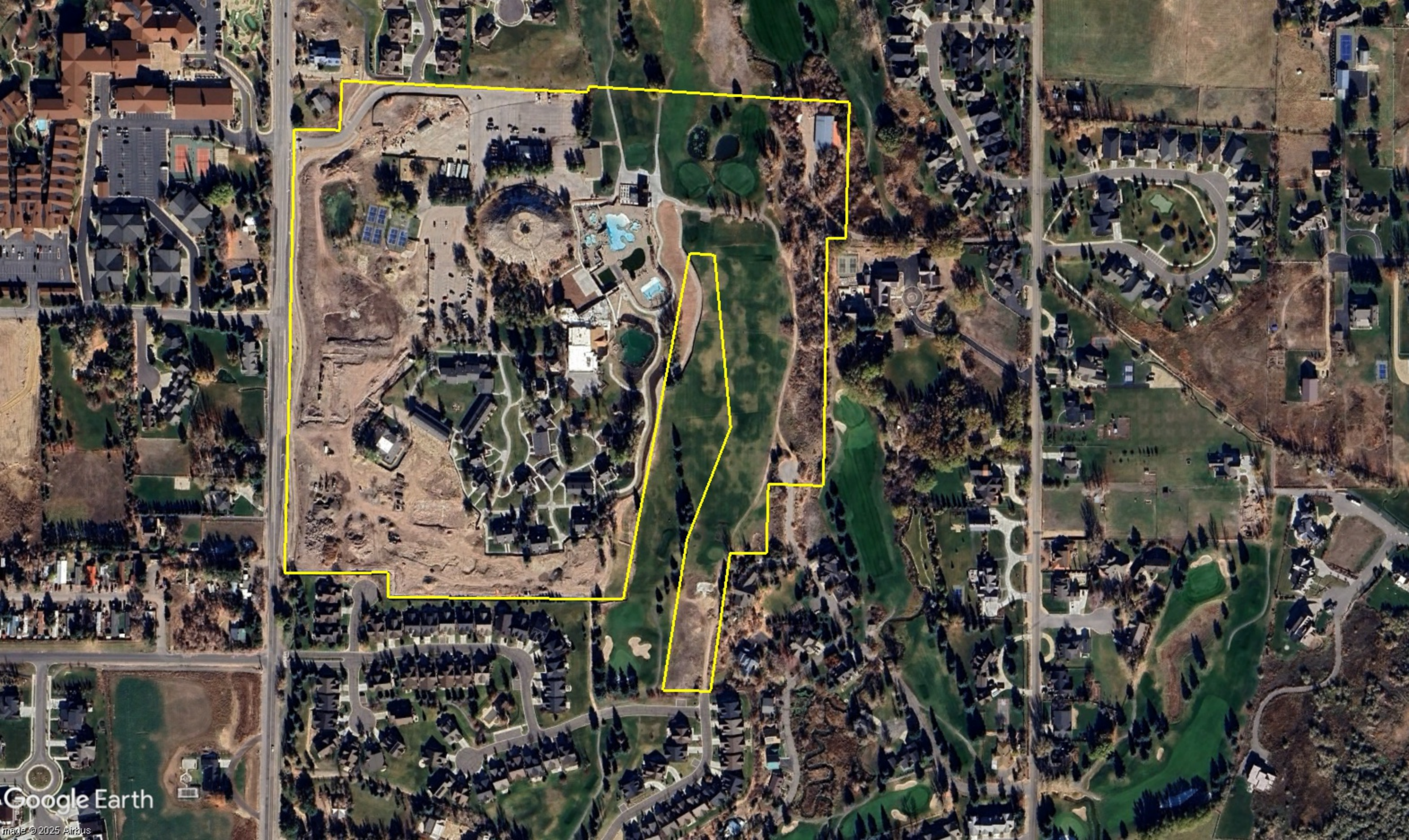
- No public street, right-of-way, or easement will be vacated or altered.
- The duration of a plat amendment approval shall be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment's approval shall be voided, and approval must be re-obtained unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that: (a) each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

**ALTERNATIVE ACTIONS:**

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds there are no land use violations.
  - a. Accept staff report
  - b. Reasons for approval (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 of Denial. This action can be taken if the Planning Commission finds that the request does violate a land use ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial







**SITE PLAN LEGEND:**

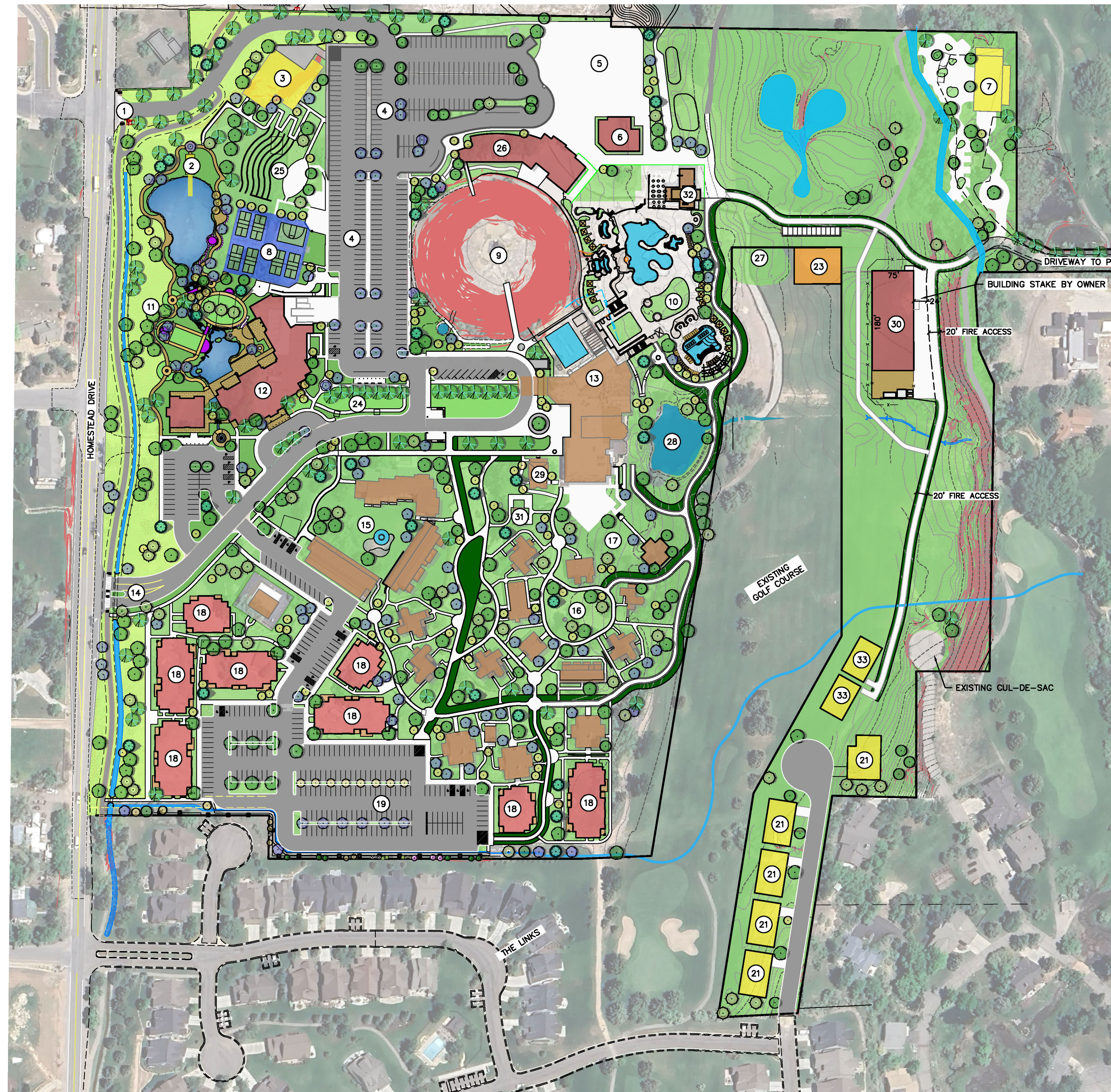
- 1 SECONDARY ACCESS TO PARKING, GOLF, SPA, AND DIVE/ACTIVITY CENTER
- 2 BOAT HOUSE WITH OVER-WATER DECK
- 3 FUTURE BUILDING (USE TO BE DETERMINED)
- 4 MAIN PARKING AREA
- 5 TBD
- 6 GOLF CLUBHOUSE AND SPA ARRIVAL
- 7 AQUA THERAPY SPA
- 8 OUTDOOR PICKLEBALL COURTS
- 9 CRATER WITH IMPROVED VIEW/AMENITY AREA AT THE TOP
- 10 POOL AMENITY AREA WITH UPPER ADULT POOL AREA WITH INDOOR/OUTDOOR POOL, SPAS, INFINITY EDGE POOL, CABANAS, AND A LOWER FAMILY POOL AREA WITH ZERO-ENTRY POOL, WATERFALLS, TODDLER AREA WITH VIEWS OF MAIN POOL AREA, SLIDE, FIRE PITS, CABANAS, GUEST SERVICES ACCESS BELOW FITNESS
- 11 PASTURE AND ORCHARD AREA ALONG HOMESTEAD DRIVE
- 12 WEDDING BARN WITH ACCESS TO NEW POND AREA. NEW 2024 BUILDING LAYOUT
- 13 NEW CENTER HOUSE WITH PORTE COCHERE ARRIVAL
- 14 MAIN ARRIVAL DRIVE RELOCATED TO THE SOUTH TO CREATE MORE MEANDERING APPROACH AND IMPROVE INTERSECTION SPACING
- 15 FAMILY REUNION UNITS WITH OPEN LAWN, NATURAL THEMED SPLASH PAD, PLAYGROUND AREA AND FIRE PITS
- 16 GARDEN VIEW UNITS WITH MULTIPLE GARDENS WITH PATHWAYS, WATER FEATURES AND SEATING
- 17 BALLROOM FUNCTION LAWN AND WEDDING PAVILION
- 18 THE RETREAT-68 CONDO UNITS (NEW IN 2024 PLAN)
- 19 GUEST PARKING AREA
- 20 GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN. USE INCLUDED IN GOLF CLUBHOUSE)
- 21 THE VILLAS (5 UNITS)
- 22 HORSE STABLE AND BARN (REMOVED FROM MASTER PLAN)
- 23 GOLF WARM-UP CAGE
- 24 FUNCTION LAWN WITH ROSE ARBOR STRUCTURE TO PROVIDE SHELTER AND SEPARATION BETWEEN LAWN AND ADJACENT PARKING / FUTURE PARKING EXPANSION IF NEEDED
- 25 AMPHITHEATER AND STAGE AREA
- 26 NEW ACTIVITY CENTER
- 27 RELOCATED PUTTING GREEN
- 28 ENHANCED POND WITH TERRACES, WATER FALLS AND BON FIRE LOCATION.
- 29 VIRGINIA HOUSE UPGRADES FOR GUEST CHECK-IN
- 30 GOLF MAINTENANCE BUILDING AND CART STORAGE (NEW LOCATION)
- 31 MILK HOUSE
- 32 POOL AND GOLF GRILL
- 33 GOLF COTTAGES ACCESSED BY CART PATH PER HOMESTEAD MASTER PLAN AGREEMENT. (2 UNITS)

**LEGEND**

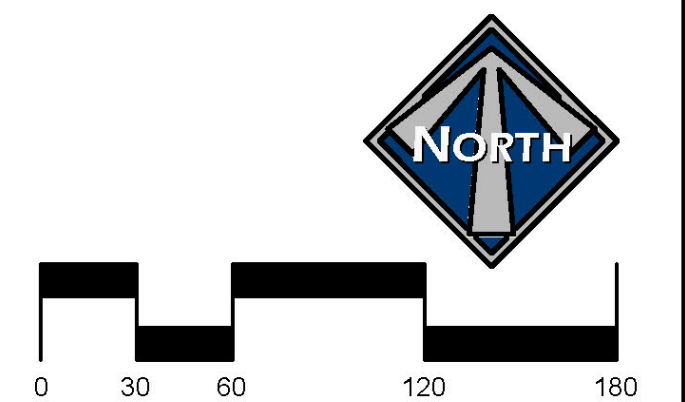
- +25% UNBUILDABLE SLOPES
- EXISTING BUILDINGS (±90,000)
- APPROVED 2021 MASTER PLAN BUILDING THAT HAVE NOT BEEN CONSTRUCTED (±43,000 SF)
- APPROVED 2021 MASTER PLAN BUILDINGS BUT WITH A REVISED BUILDING LAYOUT OR NEW LOCATION (±60,000 SF)
- PROPOSED NEW CONDO BUILDINGS IN 2024 AMENDED PLAN (±63,000 SF)
- GRASS PAVER FIRE LANE
- ASPHALT TRAIL, PARKING OR ROADS
- CONCRETE
- FLAGSTONE PAVER
- PAVER
- CRUSHED STONE
- SCREENING FENCE IMPROVEMENTS

**PATHWAY NOTE:**

- SEE SHEET 7 FOR ASPHALT TRAIL AND CONCRETE SIDEWALK CONSTRUCTION DETAILS.
- SEE LANDSCAPE ARCHITECT PLANS FOR PAVER AND CRUSHED STONE WALKWAYS.



With: 1/11/2025 (2024) Berg Engineering LLC, 380 E Main St, Suite 204, Midway, UT 84049  
 Re: Homestead Site Plan, 11/11/2024, 11/11/2024, 11/11/2024



SCALE: 1"=60'  
Scale 1" = 120' for 11x17

THE HOMESTEAD GROUP LLC  
HOMESTEAD

2025 SITE PLAN WITH  
REVISED MAINTENANCE BUILDING



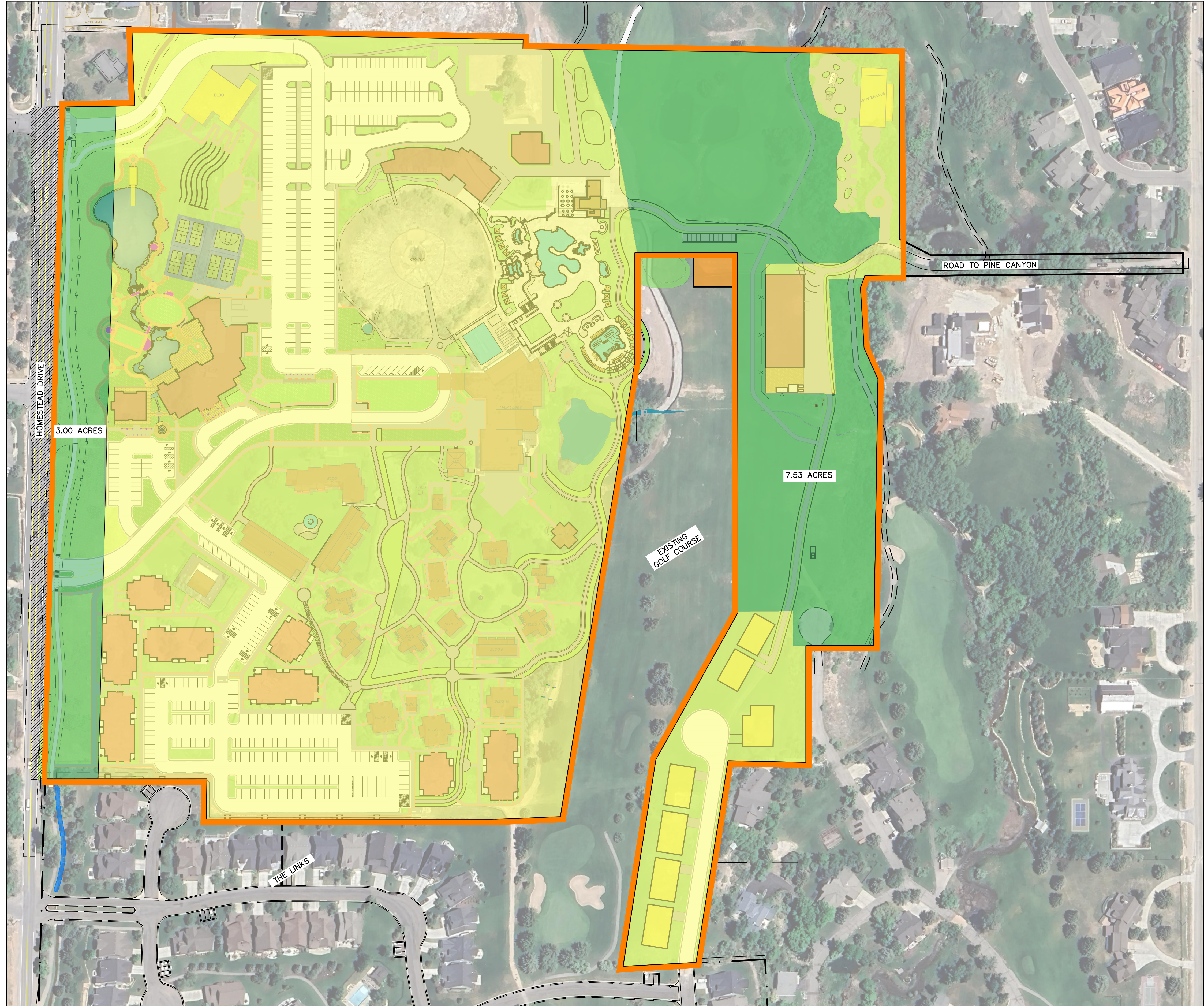
THIS DOCUMENT IS INCOMPLETE  
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BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 29 JAN 2025

DESIGN BY: PDB DATE: 29 JAN 2025 SHEET  
DRAWN BY: DAA REV: 1





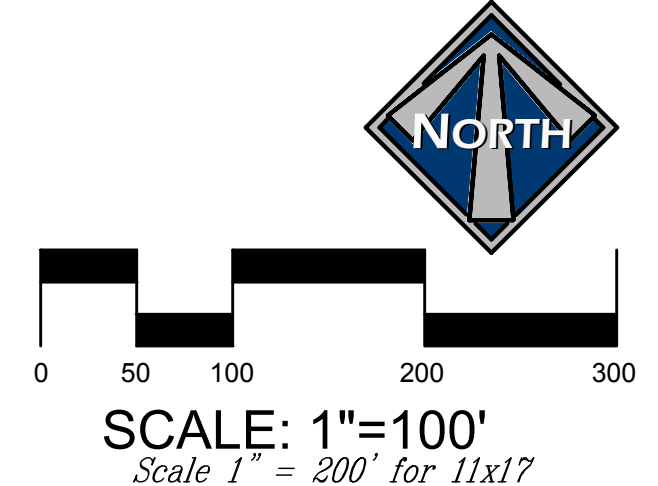


**LEGEND**

<span style="color: orange;">█</span> HOMESTEAD RESORT CORE	50.57 ACRES
<span style="color: green;">█</span> OPEN SPACE IN RESORT CORE	10.53 ACRES
<span style="color: yellow;">█</span> DEVELOPABLE AREA IN RESORT CORE	38.11 ACRES

**NOTE**  
 ONLY THE RESORT CORE AREAS SHOWN ON THIS EXHIBIT MAY BE DEVELOPED. GOLF COURSE OPEN SPACE OR OPEN SPACE ALONG HOMESTEAD DRIVE INCLUDED IN THE MASTER PLAN IS PROHIBITED FROM DEVELOPMENT.

1/29/2025 10:58 AM Paul D. Berg, P.E. 295595 29 JAN 2025 11:17 AM 11x17 1"=100' 381.11 ACRES 10.53 ACRES 50.57 ACRES  
 1/29/2025 10:58 AM Paul D. Berg, P.E. 295595 29 JAN 2025 11:17 AM 11x17 1"=100' 381.11 ACRES 10.53 ACRES 50.57 ACRES



THE HOMESTEAD GROUP LLC  
 HOMESTEAD  
 REVISED CORE OPEN SPACE  
 AND BUILDING AREA 2025



DESIGN BY: PDB DATE: 29 JAN 2025 SHEET 3  
 DRAWN BY: DAA REV: \_\_\_\_\_

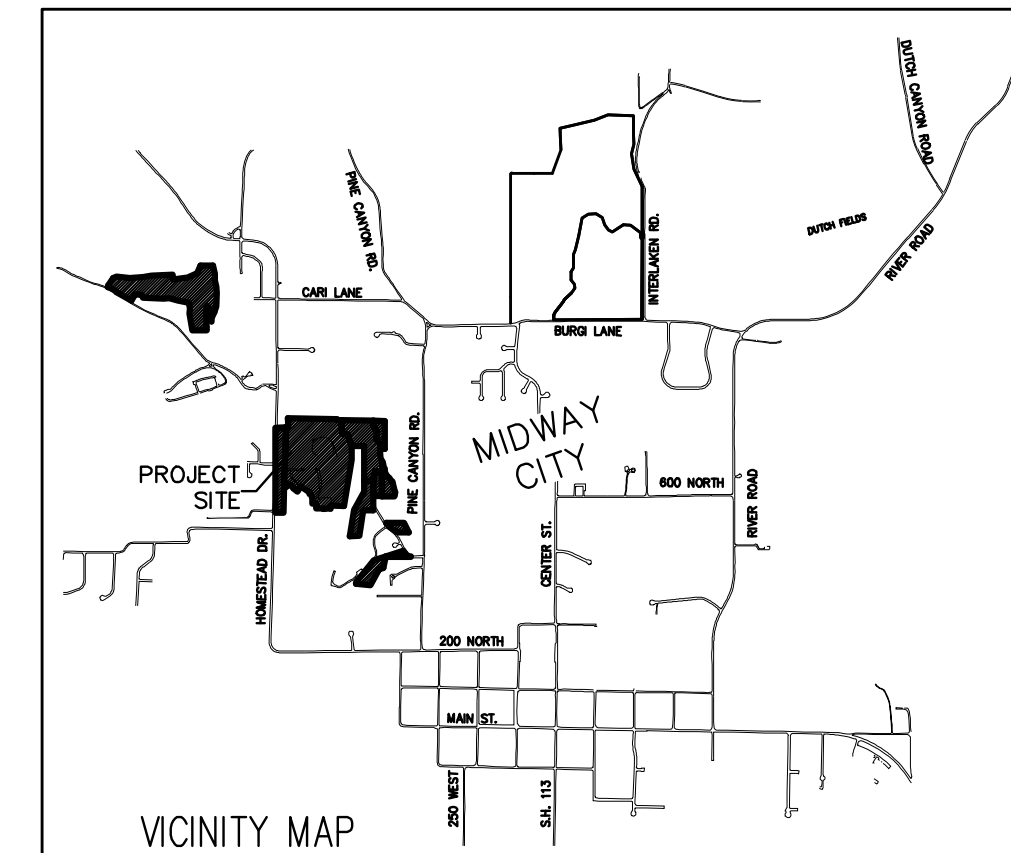
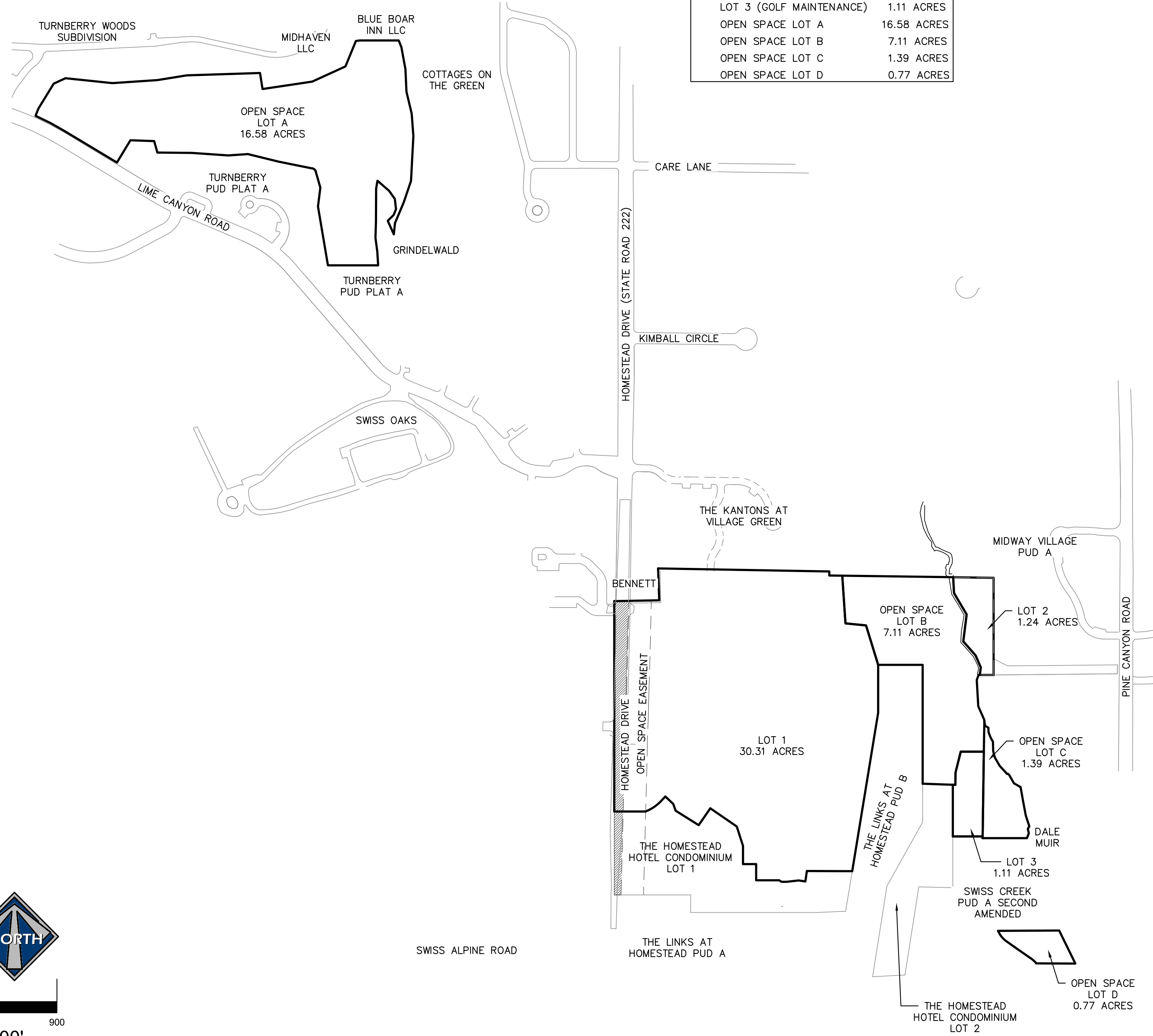
THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
 PAUL D. BERG P.E.  
 SERIAL NO. 295595  
 DATE: 29 JAN 2025

# THE HOMESTEAD RESORT

## OVERALL PLAT

(PHASE 1 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)

LAND USE SUMMARY TABLE	
TOTAL AREA	58.51 ACRES
LOT 1 (RESORT CORE)	30.31 ACRES
LOT 2 (SPA)	1.24 ACRES
LOT 3 (GOLF MAINTENANCE)	1.11 ACRES
OPEN SPACE LOT A	16.58 ACRES
OPEN SPACE LOT B	7.11 ACRES
OPEN SPACE LOT C	1.39 ACRES
OPEN SPACE LOT D	0.77 ACRES



**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)

### 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 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP CONSISTING OF EIGHT (8) SHEETS TO BE PREPARED, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP INCLUDING ALL PUBLIC UTILITY EASEMENTS, STATE ROAD RIGHT-OF-WAY DEDICATION AND PUBLIC TRAIL EASEMENTS.

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

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 \_\_\_\_\_ APPROVED \_\_\_\_\_  
 CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

### PLANNING COMMISSION APPROVAL

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

DATE: \_\_\_\_\_  
 MIDWAY SANITATION DISTRICT

DATE: \_\_\_\_\_  
 MIDWAY IRRIGATION COMPANY

### COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, AND FILED  
 AT THE REQUEST OF \_\_\_\_\_  
 FEE \_\_\_\_\_ WASATCH COUNTY RECORDER BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_

### COUNTY SURVEYOR'S CERTIFICATE

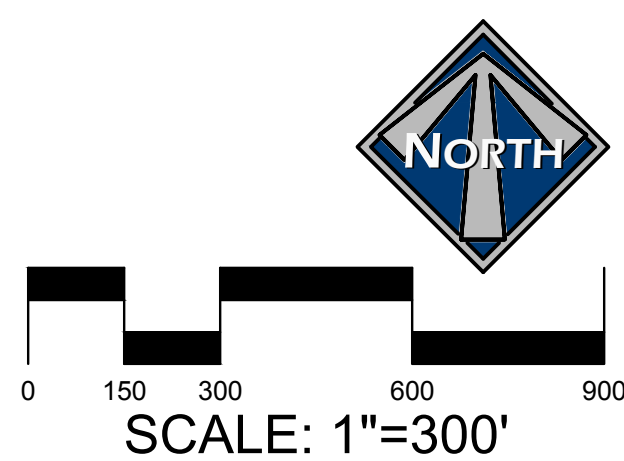
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_\_\_  
 ROS# \_\_\_\_\_  
 \_\_\_\_\_  
 COUNTY SURVEYOR

## THE HOMESTEAD RESORT OVERALL PLAT

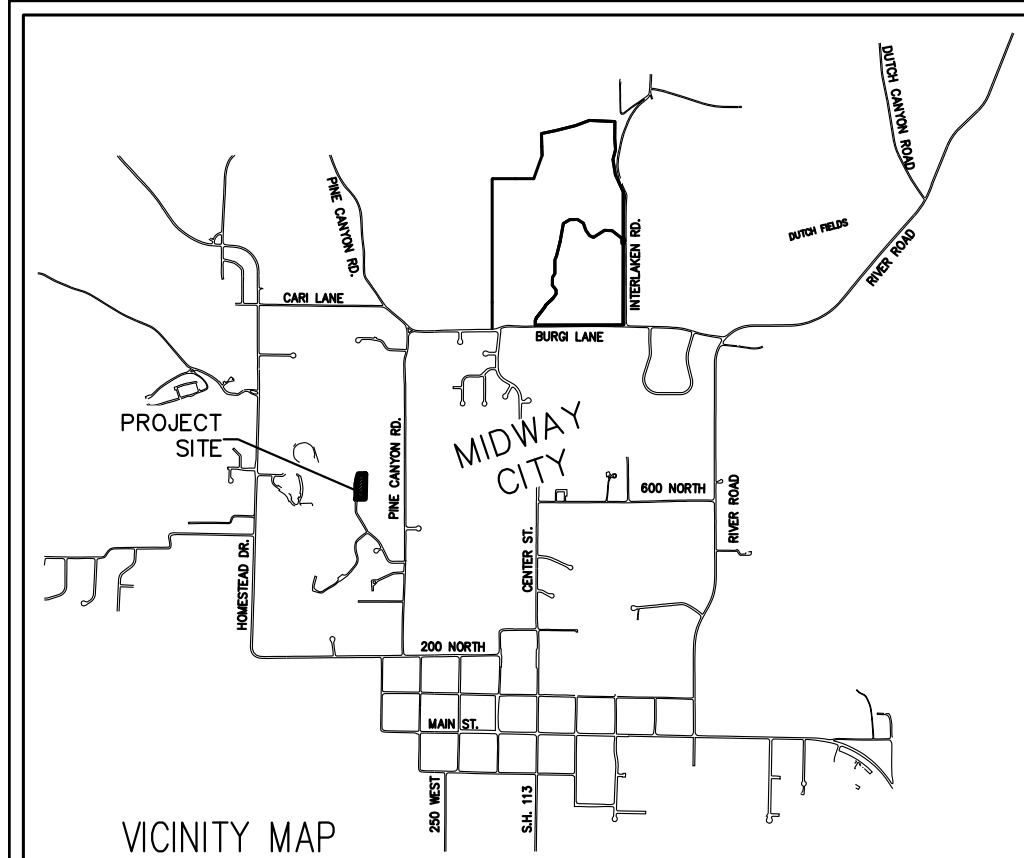
LOCATED IN PORTIONS OF SECTIONS 27 & 28, T3S, R4E, SLB&M  
 A UTAH CONDOMINIUM PROJECT, \_\_\_\_\_ MIDWAY \_\_\_\_\_ CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE: 1" = 100 FEET SHEET 1 of 8

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

THE HOMESTEAD RESORT OVERALL PLAT - 6 NOVEMBER 2024  
 Brian M. Balls, Surveyor  
 Brian M. Balls, PLS  
 ATWELL, LLC  
 55 W CENTER ST.  
 HEBER CITY, UTAH 84032  
 PHONE (435) 654-9229



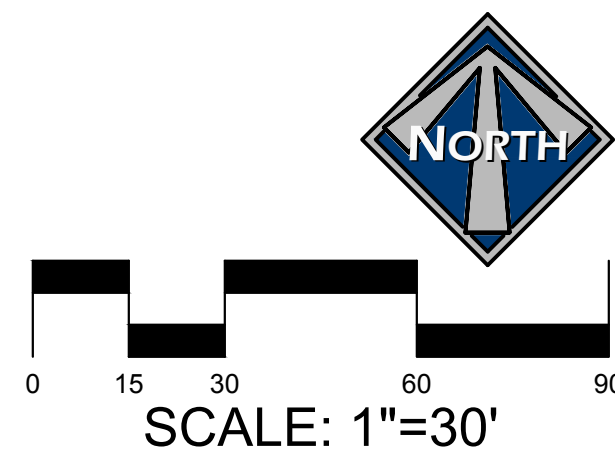
X:\Homestead\2024 Resort Revised Master Plan for Shalegas\PHASE 1 - CONSTRUCTION PLANS\PH1 - CONSTRUCTION PLANS\PH1 - CONSTRUCTION PLANS (General Documentation).jcd



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

**LEGEND**

- PLAT BOUNDARY
- 30%+ SLOPES



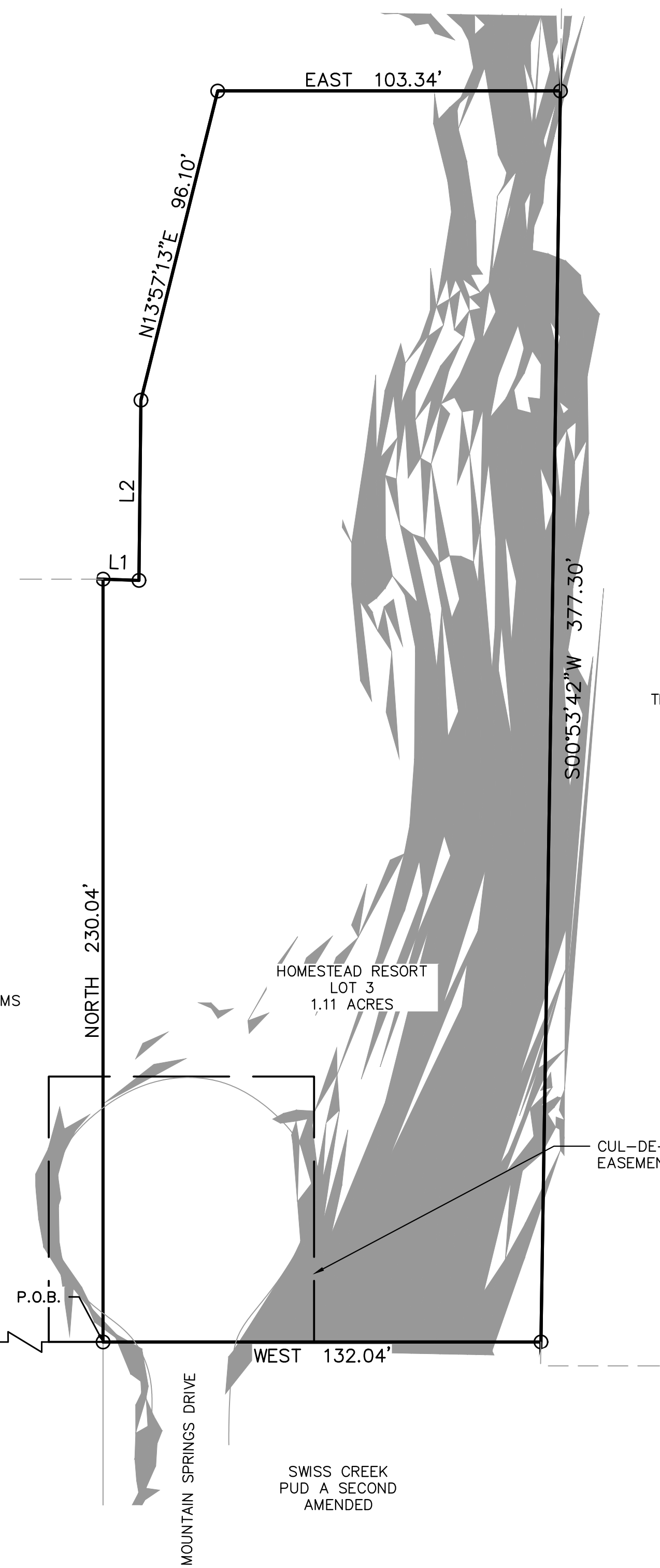
SCALE: 1"=30'

# THE HOMESTEAD RESORT

## LOT 3 (GOLF MAINTENANCE)

(PHASE 1 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)

THE HOMESTEAD RESORT  
OPEN SPACE PARCEL 3



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

ADDRESS TABLE	
BLDG	ADDRESS
29	700 NORTH HOMESTEAD DRIVE BLDG 29

### 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.

### BOUNDARY DESCRIPTION FOR LOT 3 (GOLF MAINTENANCE)

BEGINNING AT A POINT WHICH IS NORTH 45.63 FEET AND EAST 2533.45 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

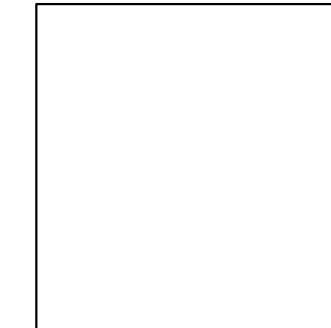
THE HOMESTEAD RESORT LOT 3 PLAT - 6 NOVEMBER 2024

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



SURVEYOR'S SEAL



# THE HOMESTEAD RESORT LOT 3

LOCATED IN PORTIONS OF SECTIONS 27 & 28, T3S, R4E, SLB&M  
A UTAH CONDOMINIUM PROJECT, \_\_\_\_\_MIDWAY\_\_\_\_\_, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 30 FEET

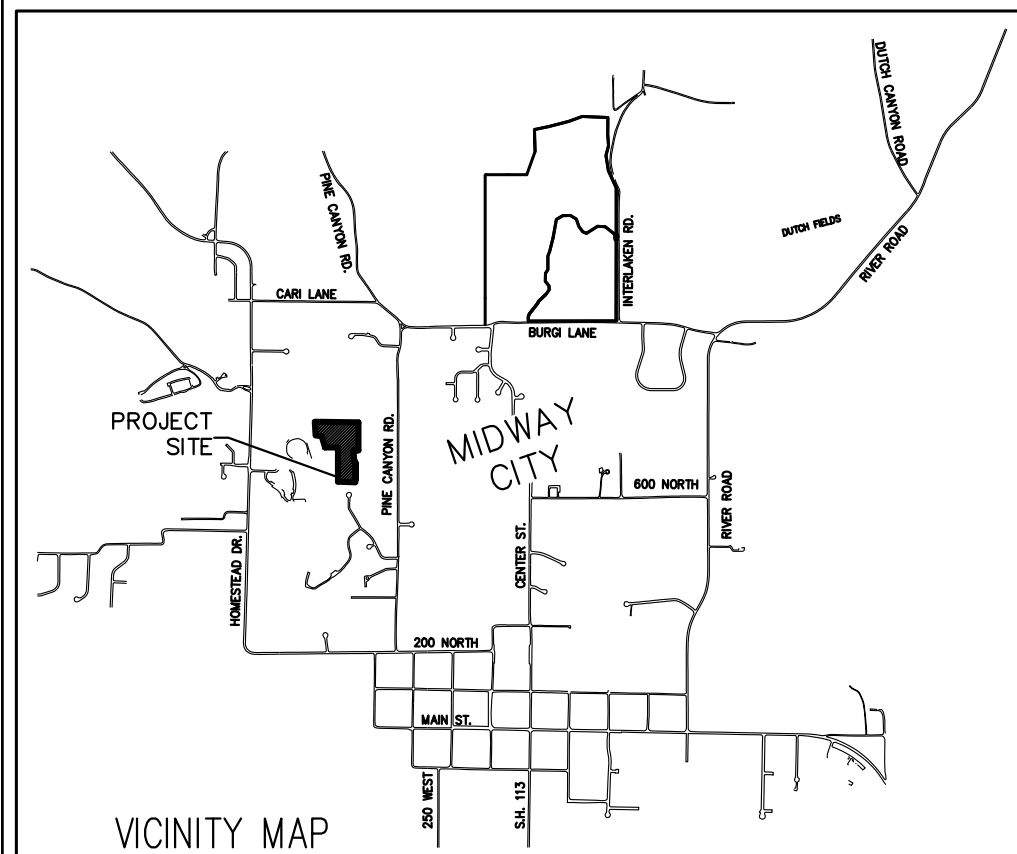
SHEET 4 of 8

# THE HOMESTEAD RESORT

## OPEN SPACE LOT B

### (PHASE 1 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)

THE HOMESTEAD GROUP LLC



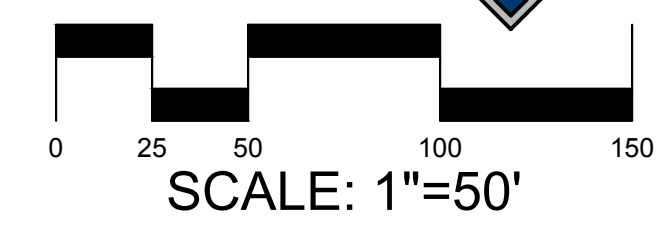
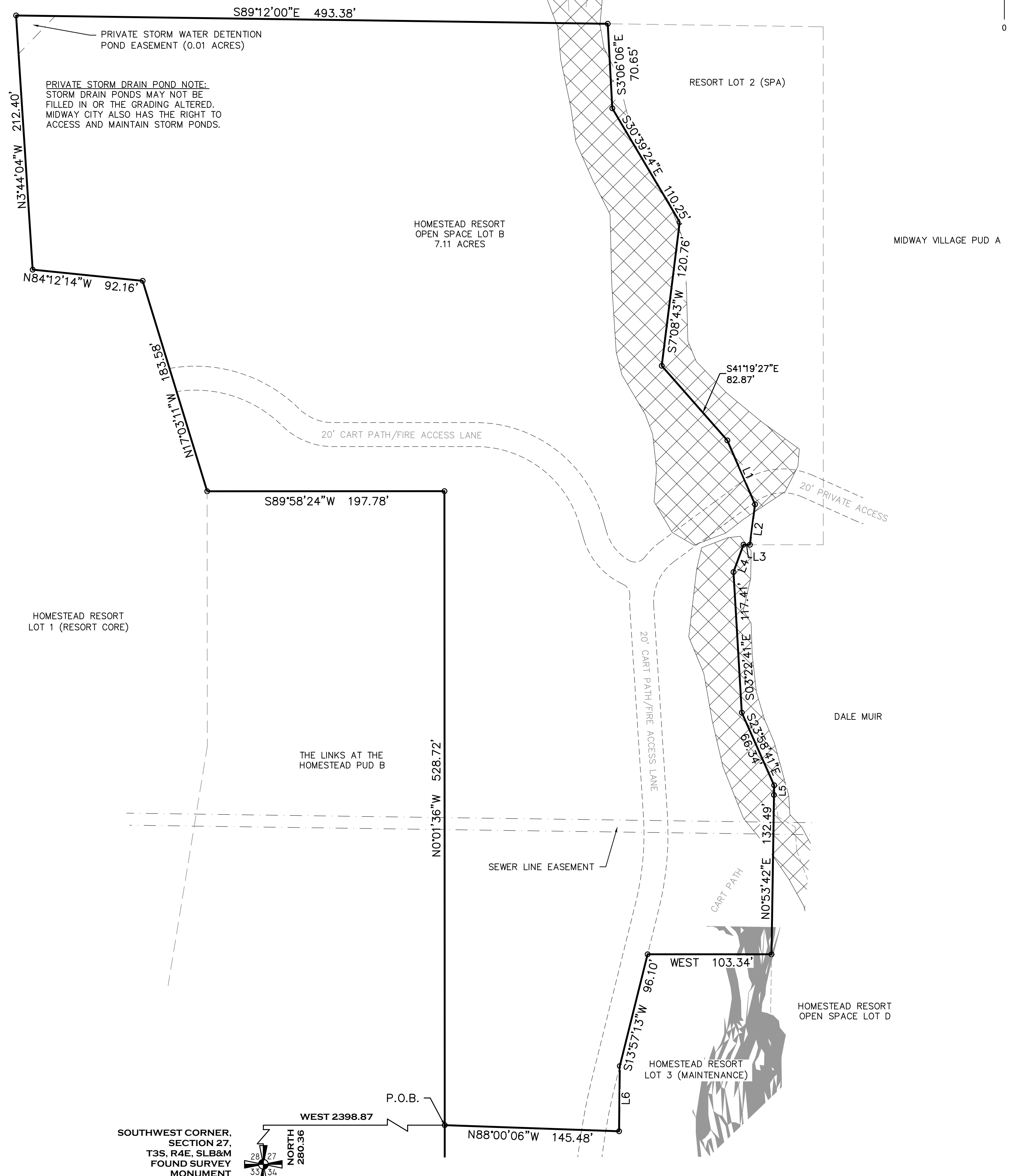
LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**LEGEND**

- PLAT BOUNDARY
- SEWER AND WATER EASEMENTS
- PRIVATE ROAD EASEMENT
- 30%+ SLOPES
- 100 YEAR FEMA FLOODPLAIN

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	58.11'	S23°22'55"E
L2	33.97'	S07°15'01"W
L3	5.34'	WEST
L4	24.23'	S20°04'10"W
L5	8.45'	S00°39'26"W
L6	54.34'	S0°38'38"W



#### 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.

#### BOUNDARY DESCRIPTION FOR OPEN SPACE LOT B

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; THENCE 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

THE HOMESTEAD RESORT OPEN SPACE LOT B PLAT - 6 NOVEMBER 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

SURVEYOR'S SEAL

## THE HOMESTEAD RESORT OPEN SPACE LOT B

LOCATED IN PORTIONS OF SECTION 27, T3S, R4E, SLB&M  
 A UTAH CONDOMINIUM PROJECT, \_\_\_\_\_MIDWAY\_\_\_\_\_CITY, WASATCH COUNTY, STATE OF UTAH

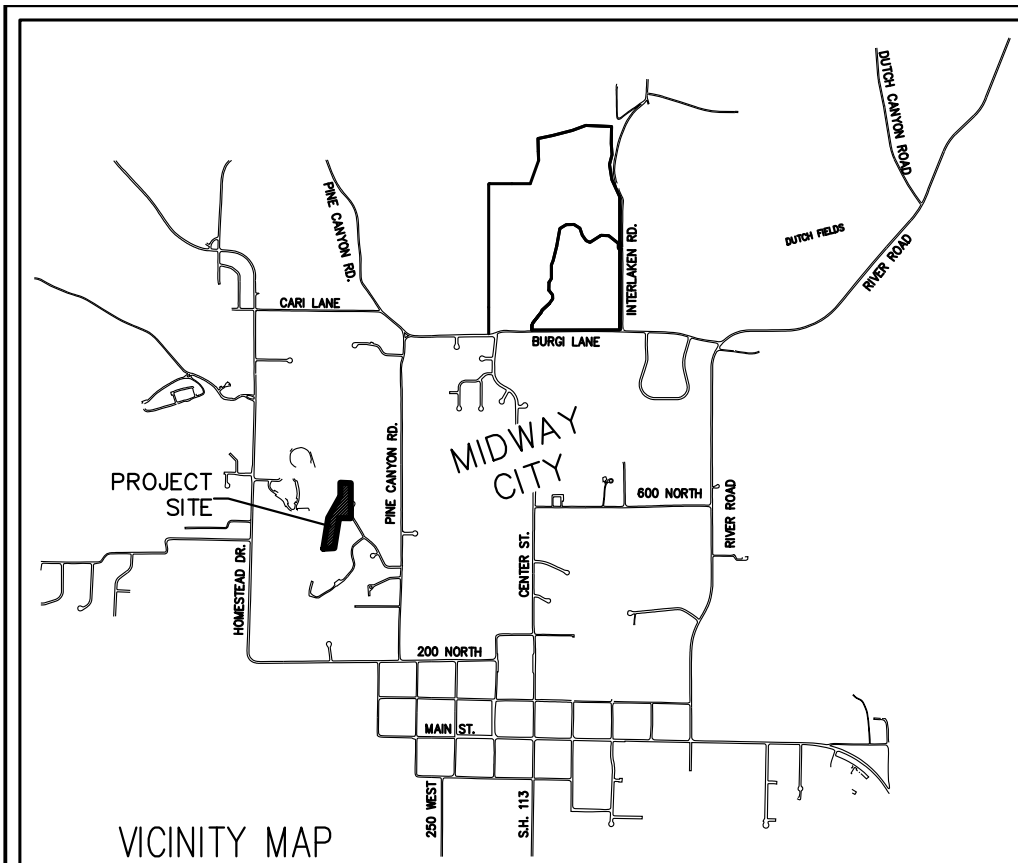
SCALE: 1" = 50 FEET

SHEET 6 OF 8

# THE HOMESTEAD HOTEL CONDOMINIUMS

## LOT 2

(PHASE 2 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)



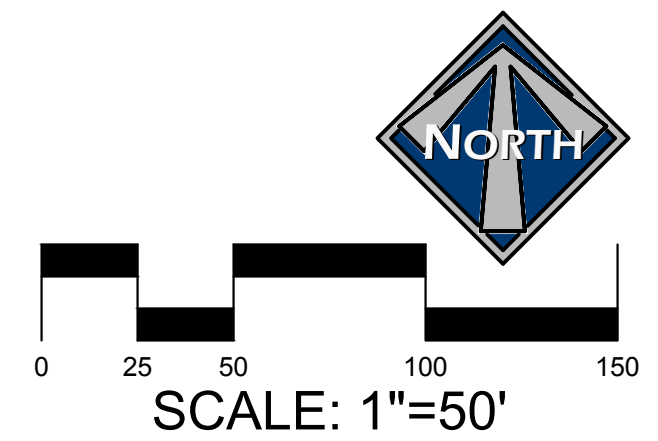
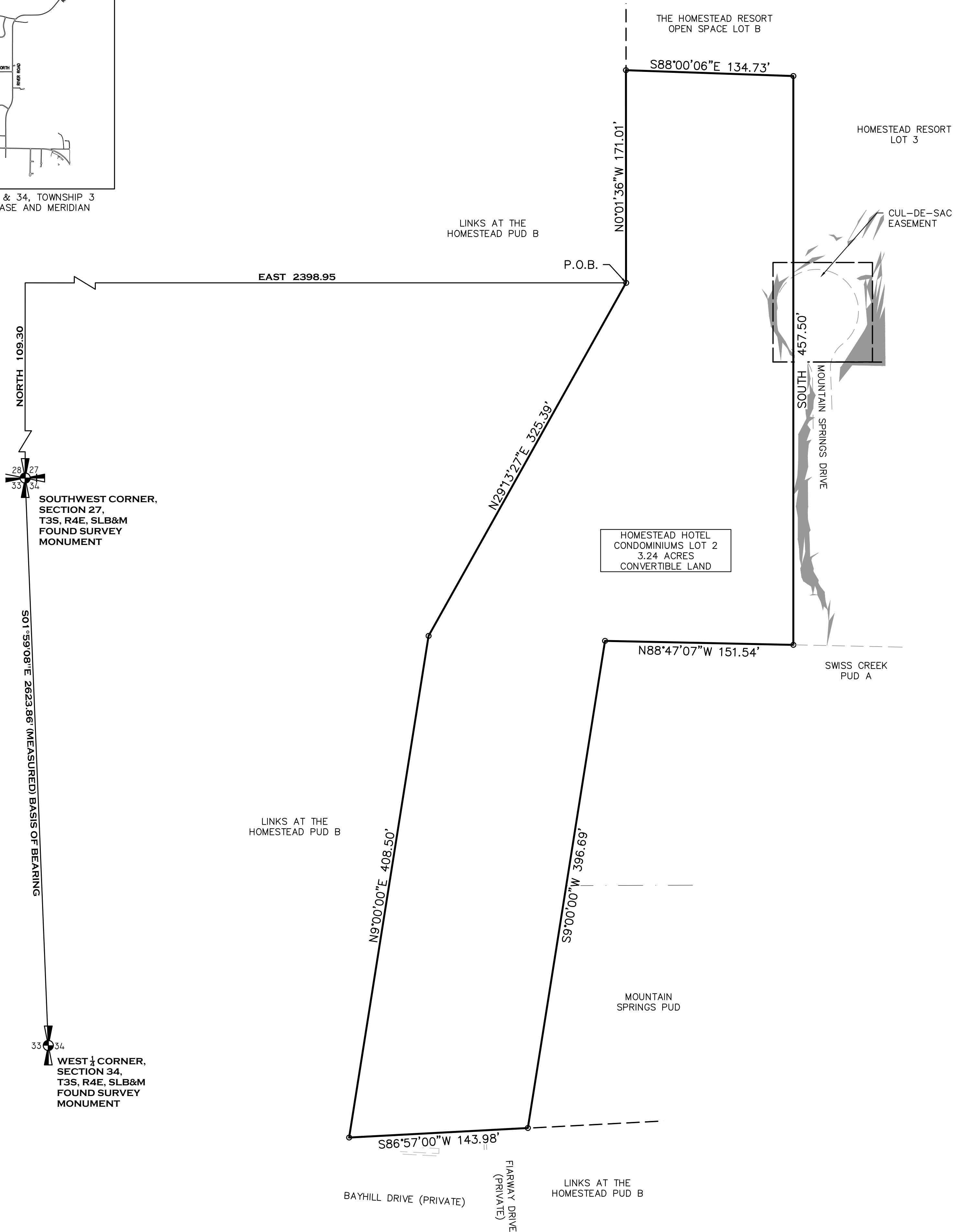
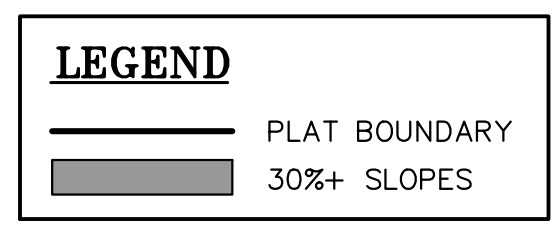
VICINITY MAP  
LOCATED IN PORTIONS OF SECTION 27 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**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.

**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

- DEVELOPMENT NOTES:**
- NO BUILDING PERMITS SHALL BE ISSUED IN THIS PLAT UNTIL PLAT IS AMENDED AND APPROVED BY THE LAND USE AUTHORITY.
  - APPROVAL IS LIMITED TO FIVE (5) SINGLE-FAMILY DWELLINGS AND TWO COTTAGES.

- SETBACK NOTES:**
- ALL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30 FEET FROM THE MASTER PLAN PROJECT PERIMETER EXCEPT FOR BUILDINGS ALONG HOMESTEAD DRIVE WHICH SHALL BE SETBACK 100 FEET FROM THE HOMESTEAD DRIVE RIGHT-OF-WAY AS CURRENTLY PLATTED EXCEPT FOR THE HISTORIC CABIN.



SURVEYOR'S SEAL

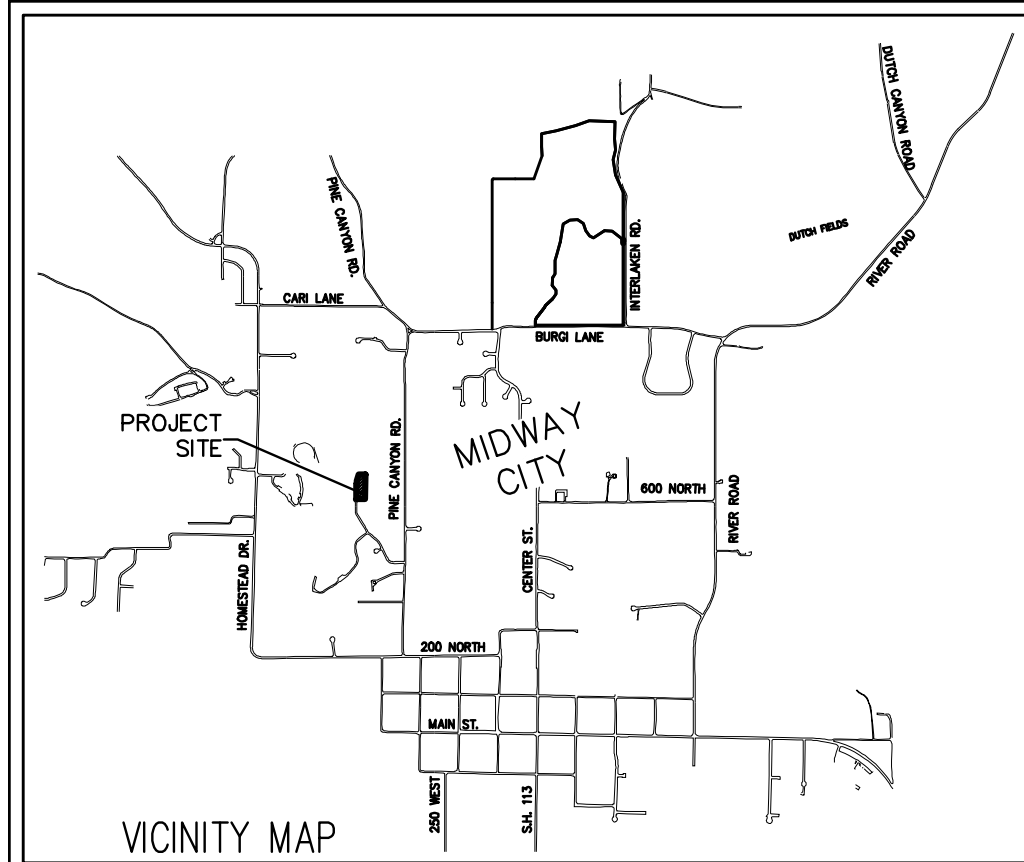
**THE HOMESTEAD HOTEL CONDOMINIUMS LOT 2**  
LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLB&M A UTAH CONDOMINIUM PROJECT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
SCALE: 1" = 50 FEET SHEET 9 of 9

**SURVEYOR**  
BRIAN M. BALLS, PLS  
ATWELL, LLC  
55 W CENTER ST.  
HEBER CITY, UTAH 84032  
PHONE (435) 654-9229  
DATE OF SURVEY: 25 JULY 2024

X:\Homestead\2024 Resort Revised Master Plan for Shakespeare\PHASE 1 - CONSTRUCTION PLANS\10\_CONDO PLATS.dwg, 11/06/2024 10:21:31 AM, AutoCAD PDF (General Documentation) .plc3

THE HOMESTEAD HOTEL CONDOMINIUMS LOT 2 PLAT - 6 NOVEMBER 2024

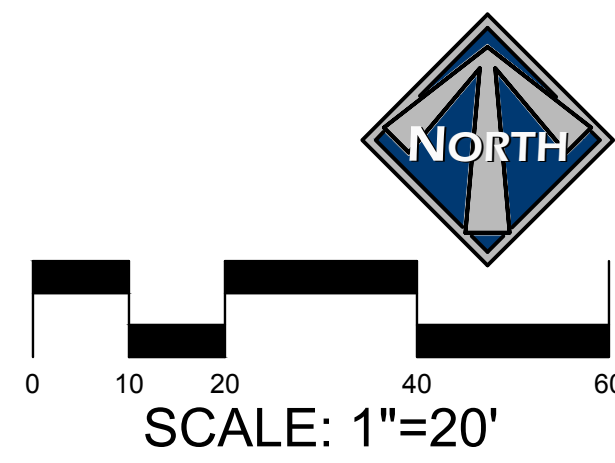




LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**LEGEND**

- PLAT BOUNDARY
- 30%+ SLOPES
- FEMA FLOODPLAIN



## THE HOMESTEAD RESORT LOT 3 (GOLF MAINTENANCE) – AMENDED

(PHASE 1 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)

**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.

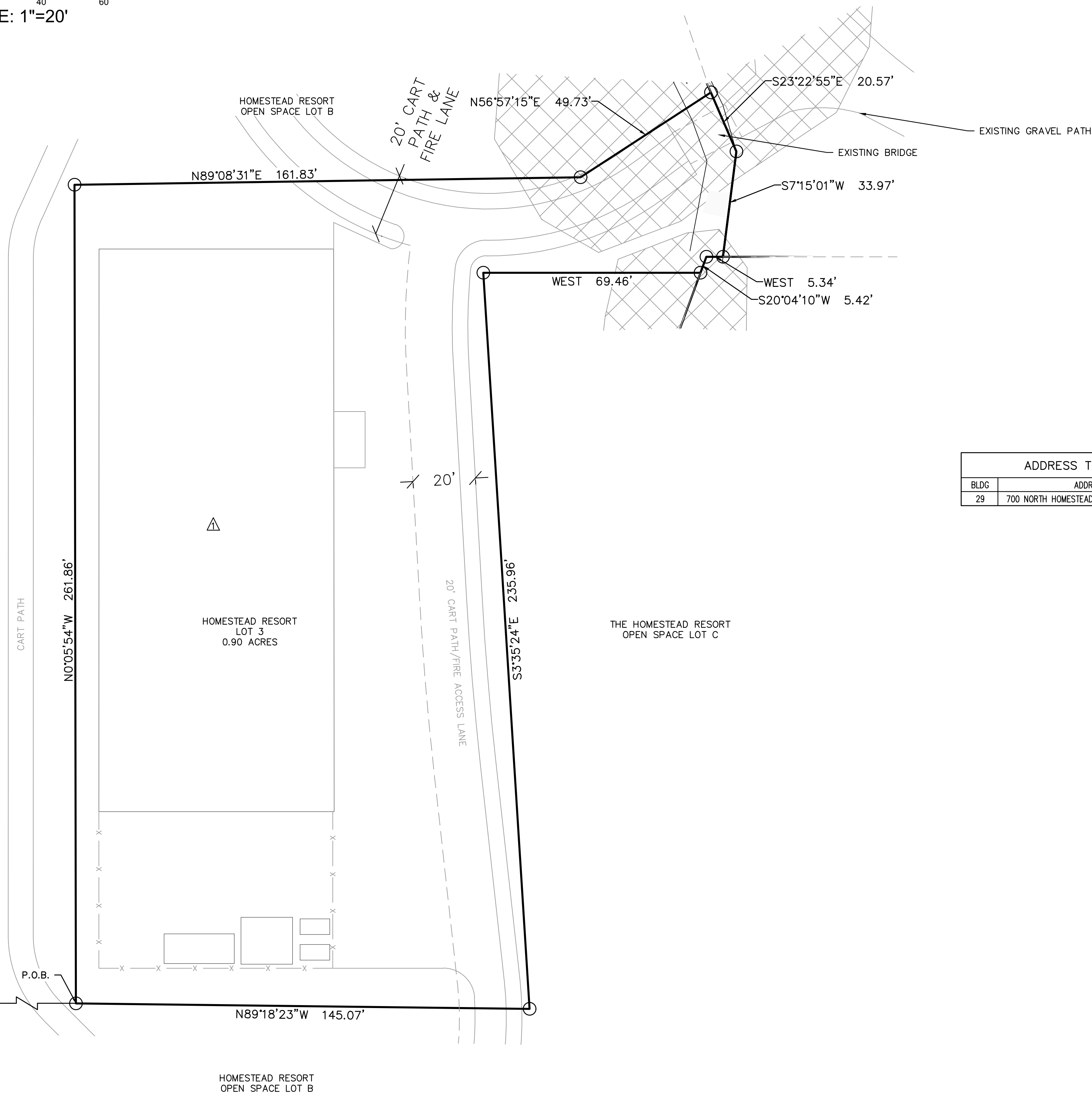
**BOUNDARY DESCRIPTION FOR LOT 3 (GOLF MAINTENANCE)**

BEGINNING AT A POINT WHICH IS NORTH 525.56 FEET AND EAST 2446.40 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 00°05'54" WEST 261.86 FEET; THENCE NORTH 89°08'31" EAST 161.83 FEET; THENCE NORTH 56°57'15" EAST 49.73 FEET; THENCE SOUTH 23°22'55" EAST 20.57 FEET; THENCE SOUTH 07°15'01" WEST 33.97 FEET; THENCE WEST 5.34 FEET; THENCE SOUTH 20°04'10" WEST 5.42 FEET; THENCE WEST 69.46 FEET; THENCE SOUTH 03°35'24" EAST 235.96 FEET; THENCE NORTH 89°18'23" WEST 145.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.90 ACRES

**LEGEND**  
 LOCATION OF GOLF MAINTENANCE LOT HAS BEEN AMENDED.  
 OPEN SPACE BOUNDARY HAS BEEN AMENDED.

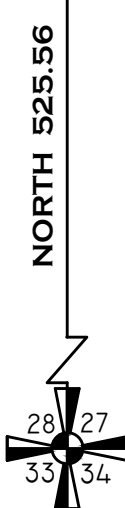


ADDRESS TABLE	
BLDG	ADDRESS
29	700 NORTH HOMESTEAD DRIVE BLDG 29

THE HOMESTEAD RESORT LOT 3 AMENDED PLAT – 3 MARCH 2025

**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



SURVEYOR'S SEAL

## THE HOMESTEAD RESORT LOT 3 – AMENDED

LOCATED IN PORTIONS OF SECTIONS 27 & 28, T3S, R4E, SLB&M  
A UTAH CONDOMINIUM PROJECT, \_\_\_\_\_MIDWAY\_\_\_\_\_CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 20 FEET

SHEET 4 of 8