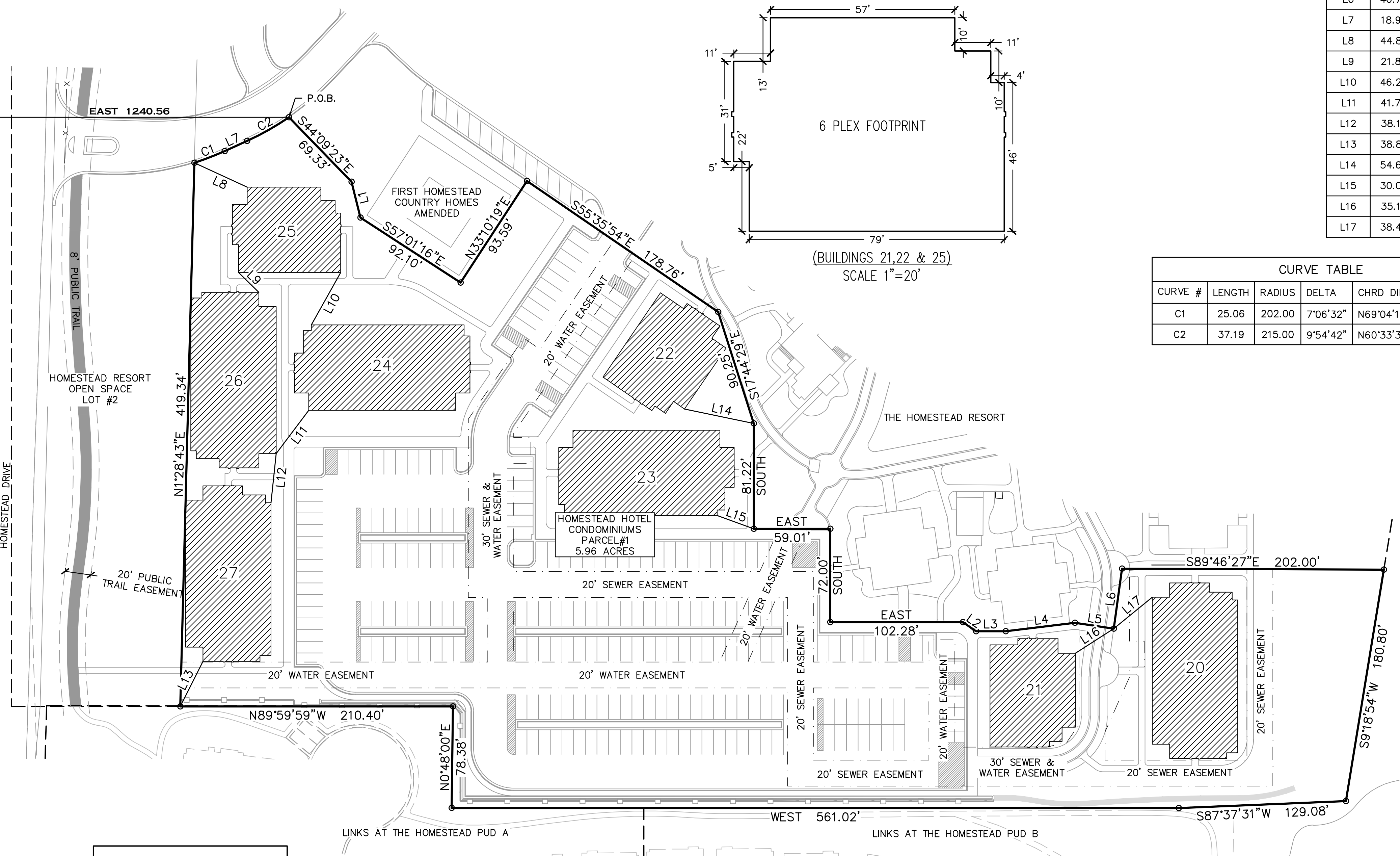
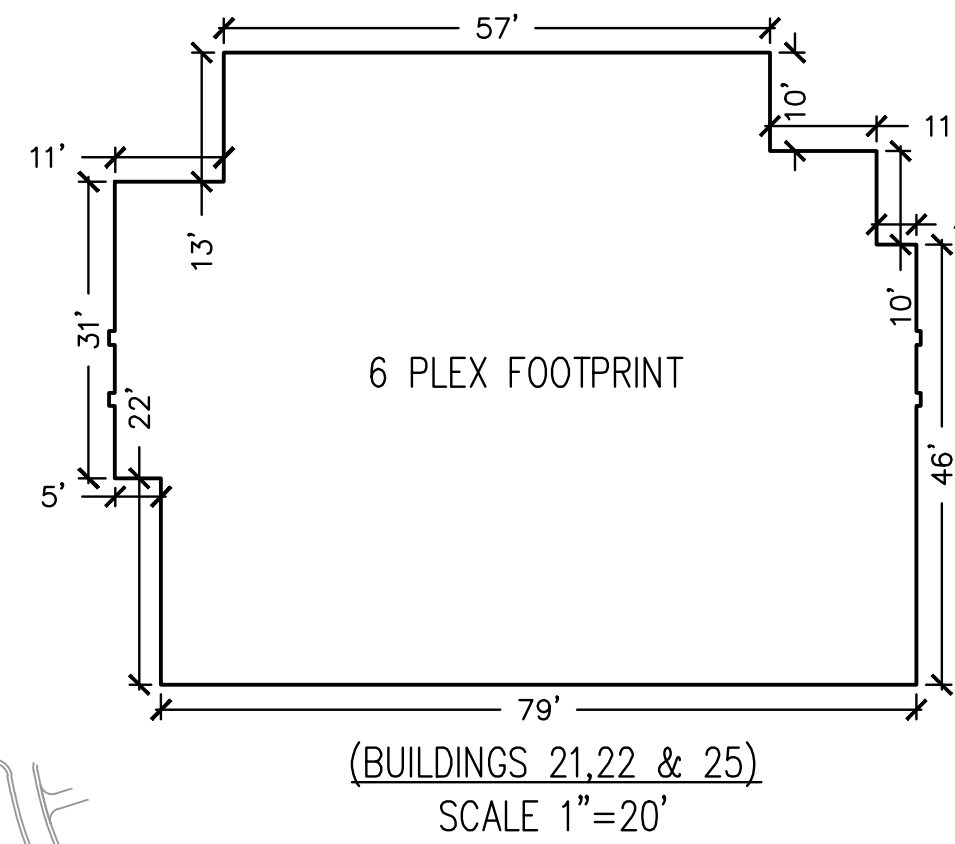
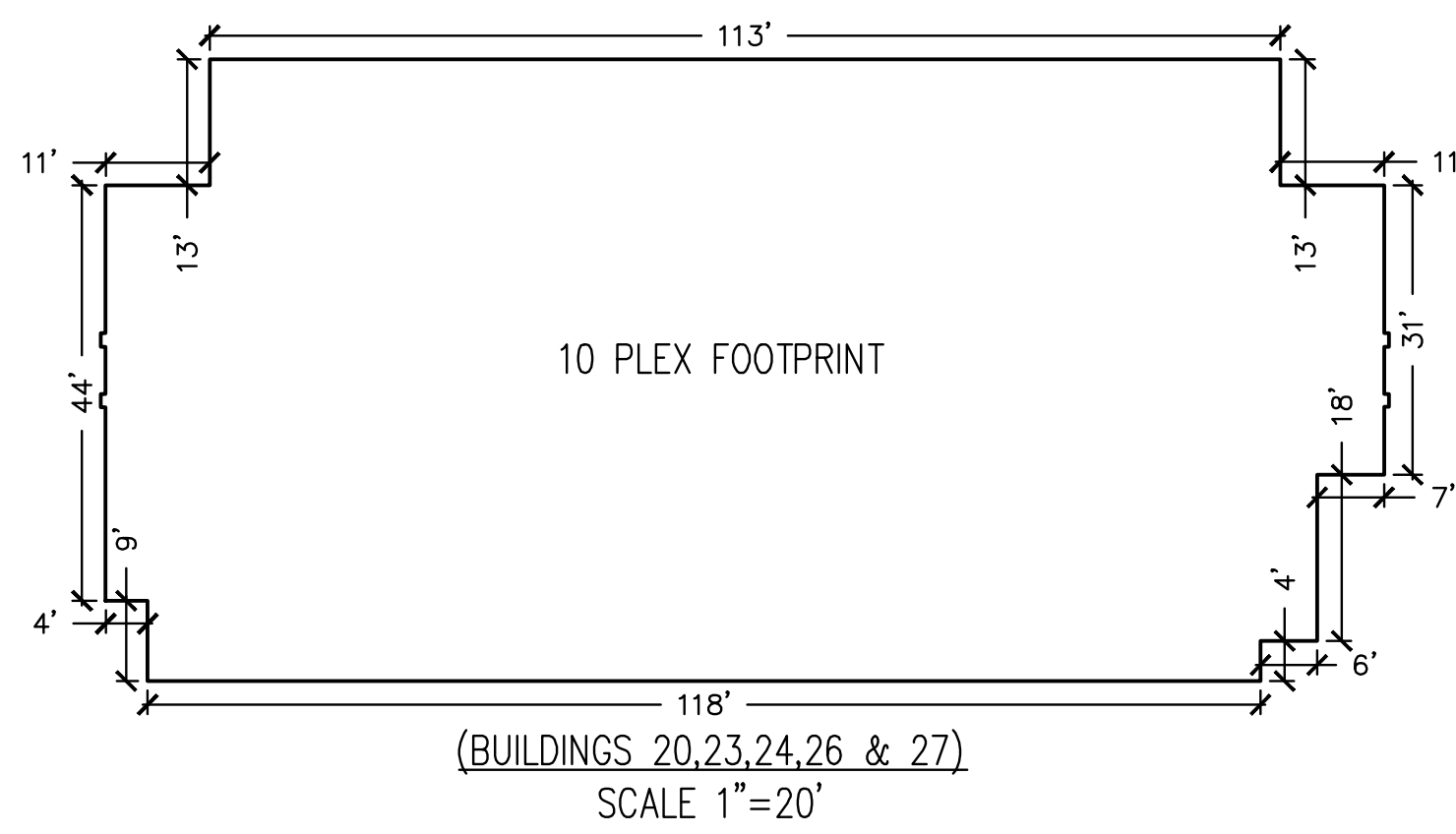
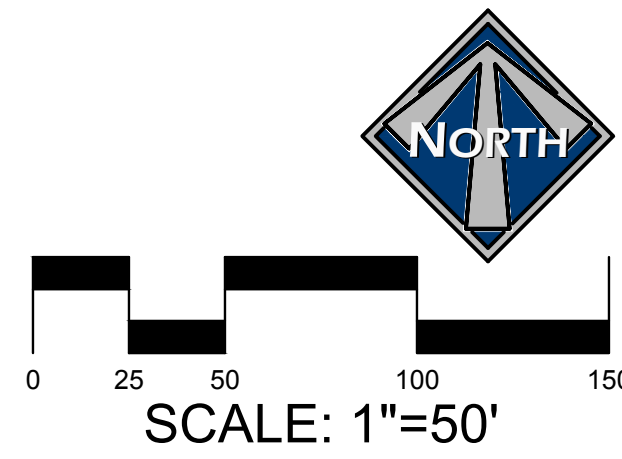


LOCATED IN PORTIONS OF SECTION 27 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



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	S78°13'15"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

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) 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 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

COUNTY SURVEYOR'S CERTIFICATE

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

ROS# _____

COUNTY SURVEYOR _____

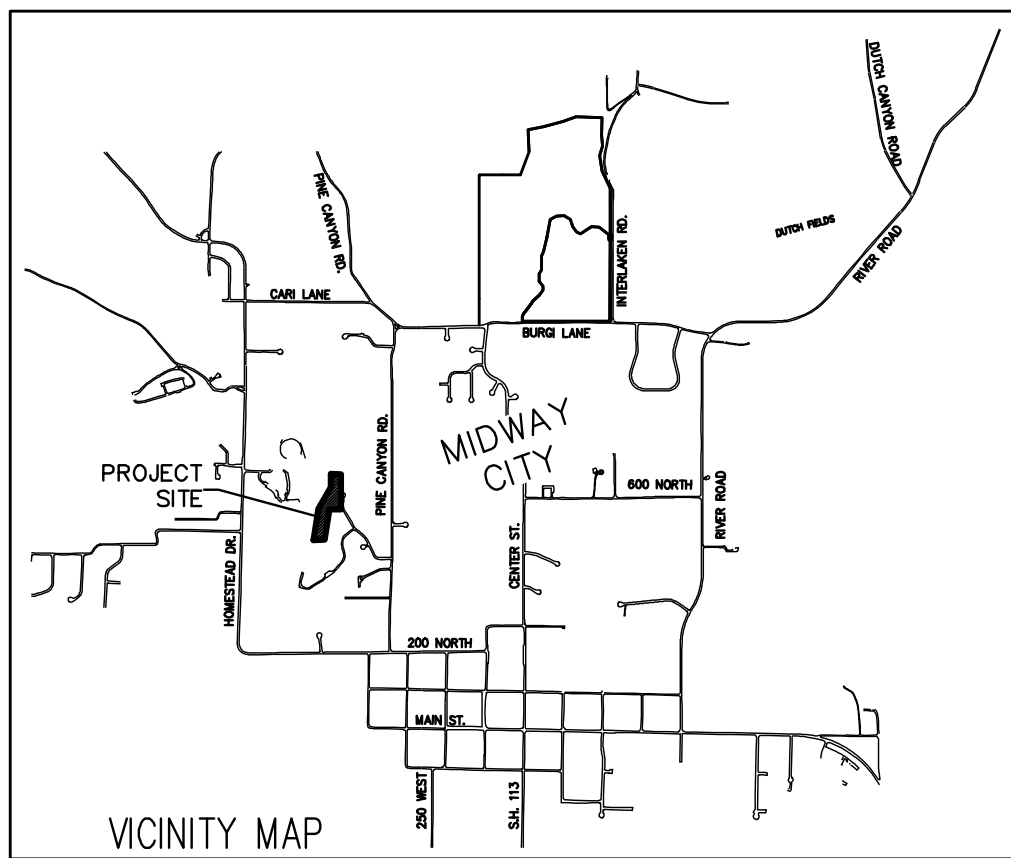
COUNTY RECORDER

LEGEND

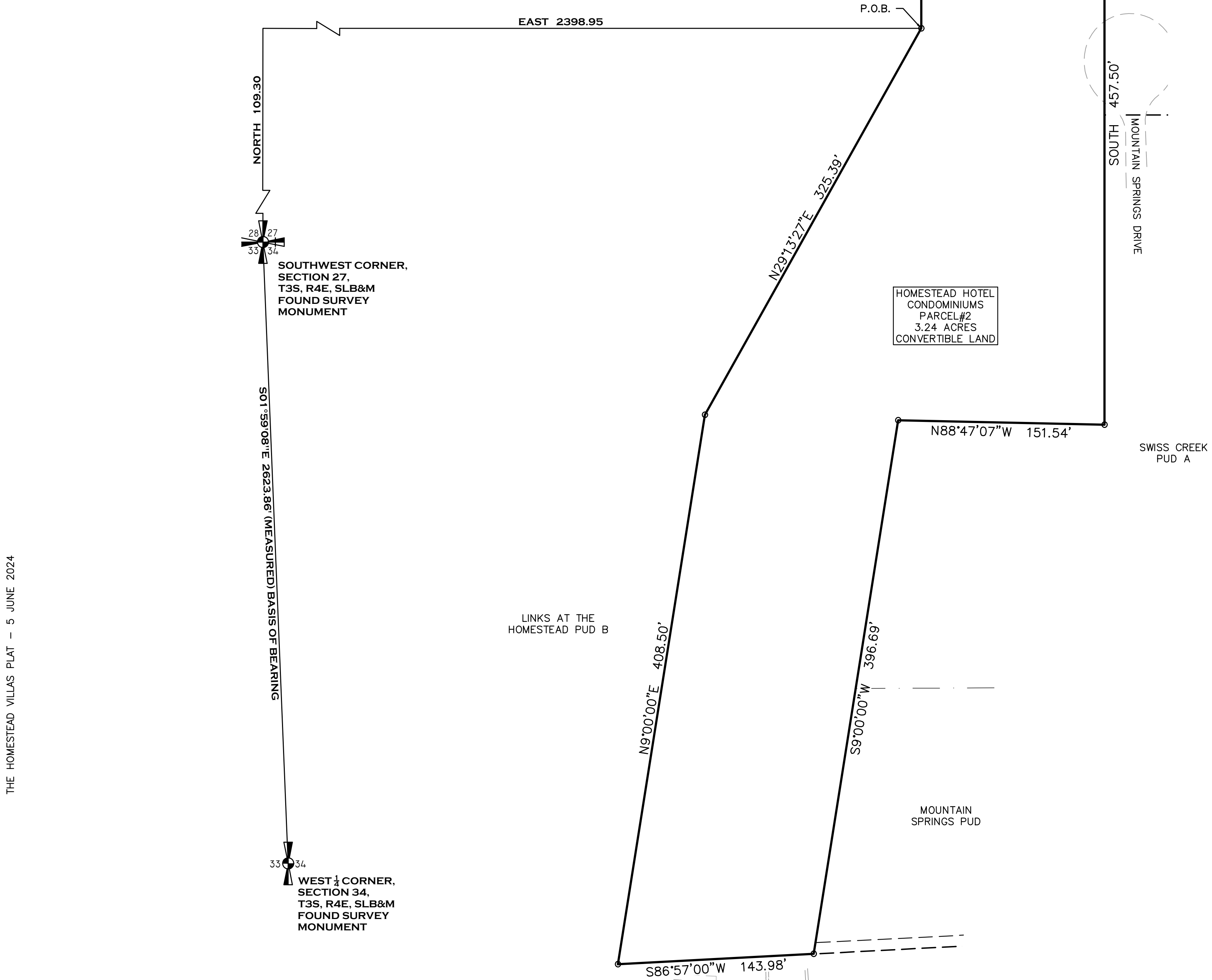
	RESORT UNIT (4.65 AC)
	PRIVATE AREA (1.31 AC)
	UTILITY EASEMENTS
	PLAT BOUNDARY

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



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



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

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)

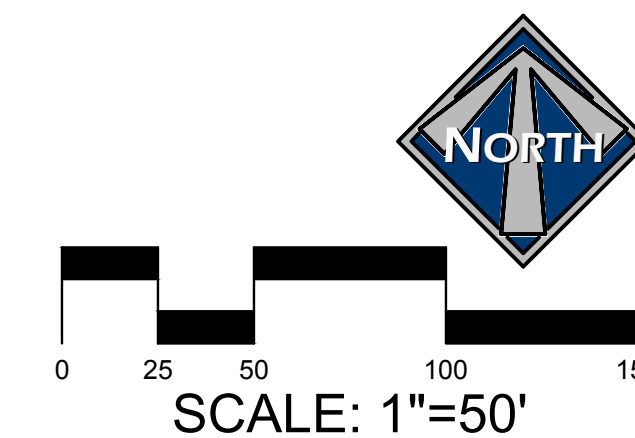
PLANNING COMMISSION APPROVAL

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



COUNTY RECORDER



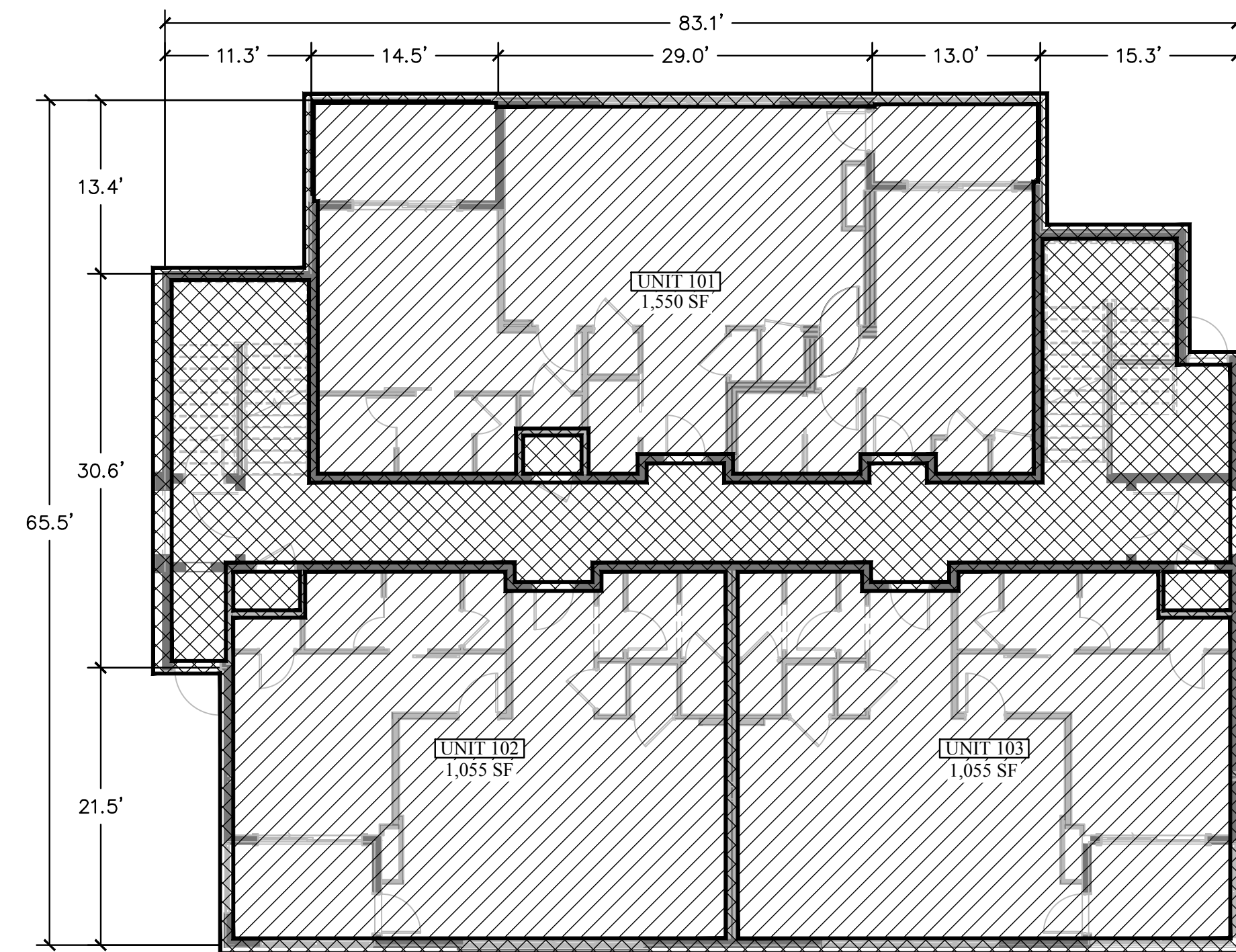
COUNTY SURVEYOR'S CERTIFICATE

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

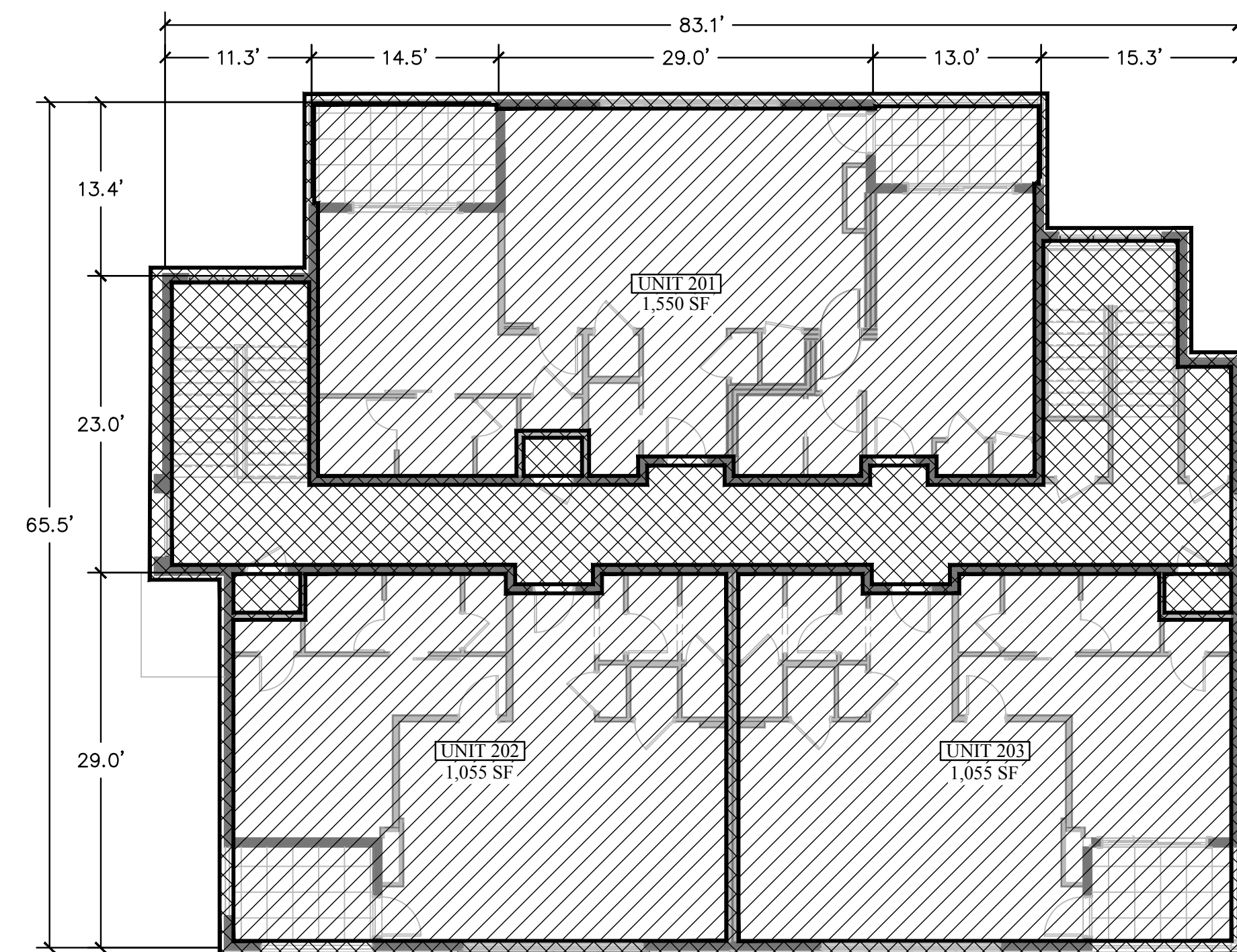
ROS# _____

 COUNTY SURVEYOR

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



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

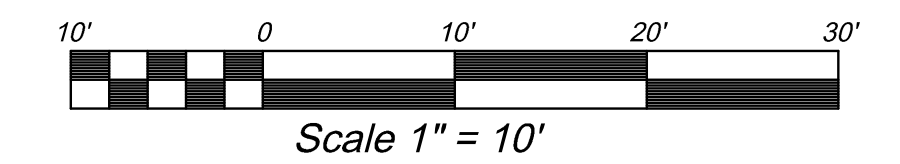
1ST FLOOR
LIMITED COMMON AREA 1,385 SF
PRIVATE AREA 3,660 SF

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:

- 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
- ALL UNIT EXTERIOR DIMENSIONS ARE TO THE OUTSIDE WALL.
- ALL UNIT INTERIOR DIMENSIONS ARE TO THE INSIDE WALL.
- FOR COMPLETE DESCRIPTION OF OWNERSHIP COVENANTS, RESTRICTIONS AND CONDITIONS REFER TO BOOK _____, PAGES _____
- ALL PRIVATE AREAS ARE TO THE INSIDE OF WALL.



THE HOMESTEAD HOTEL CONDOMINIUMS

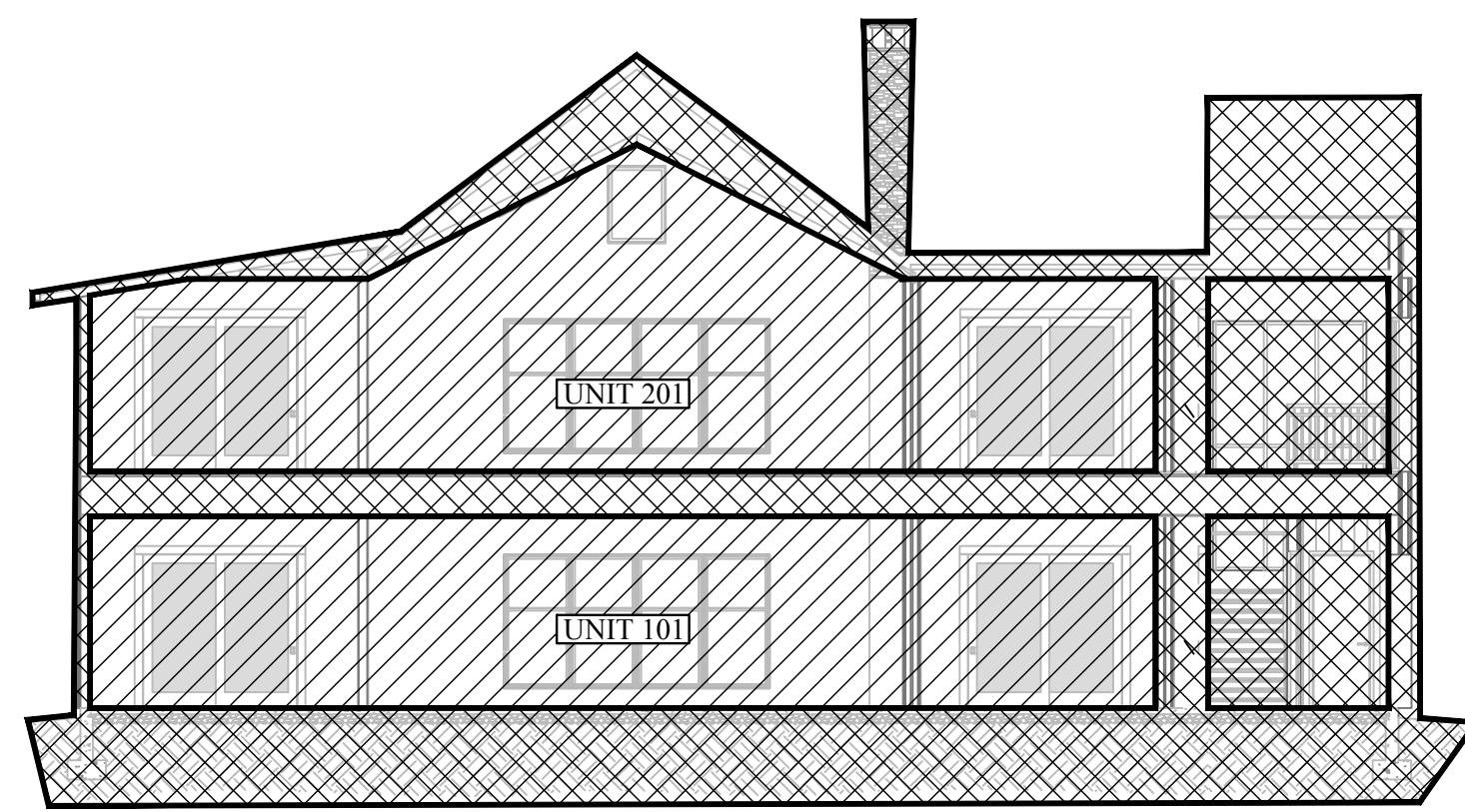
**6 UNIT BUILDING FLOOR PLANS
(BUILDINGS 21, 22 & 25)**

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

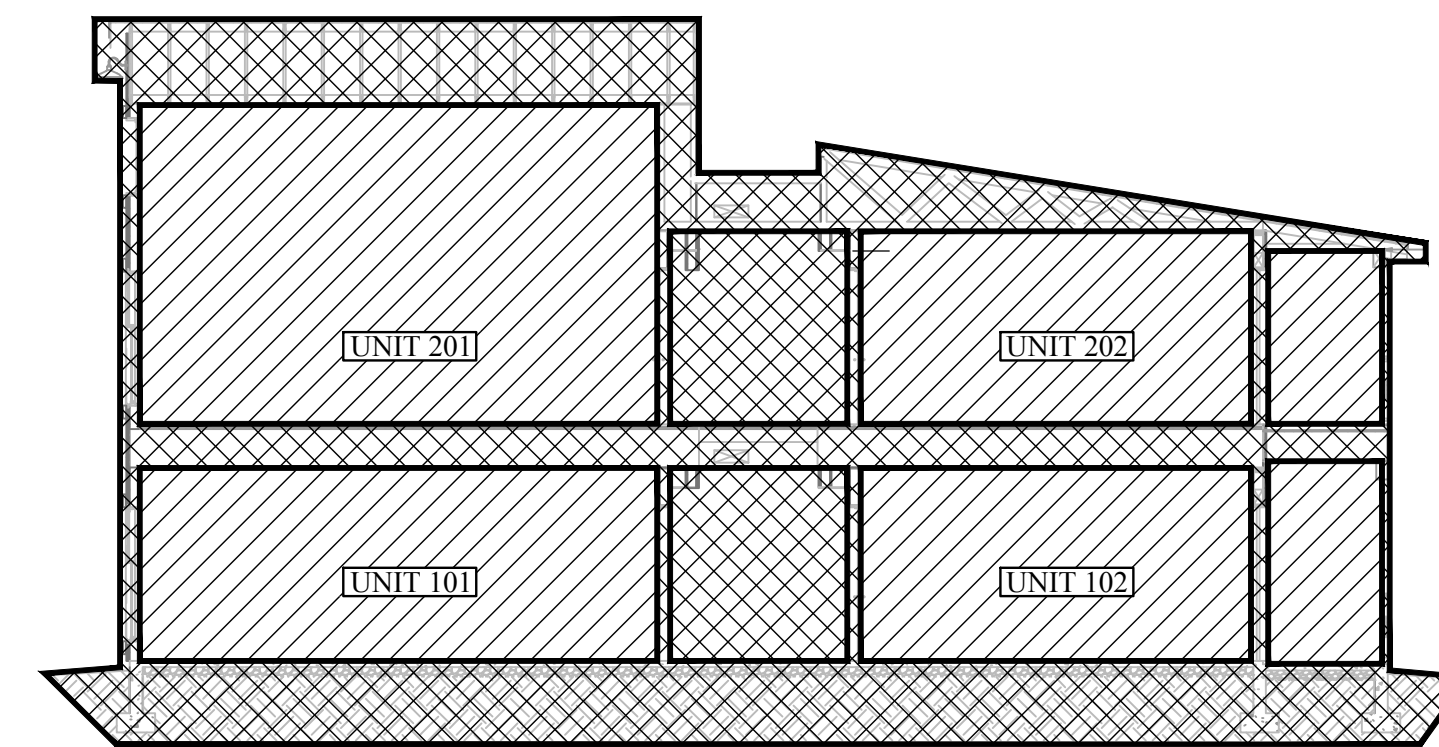
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY _____ CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = _____ FEET SHEET 3 of 6

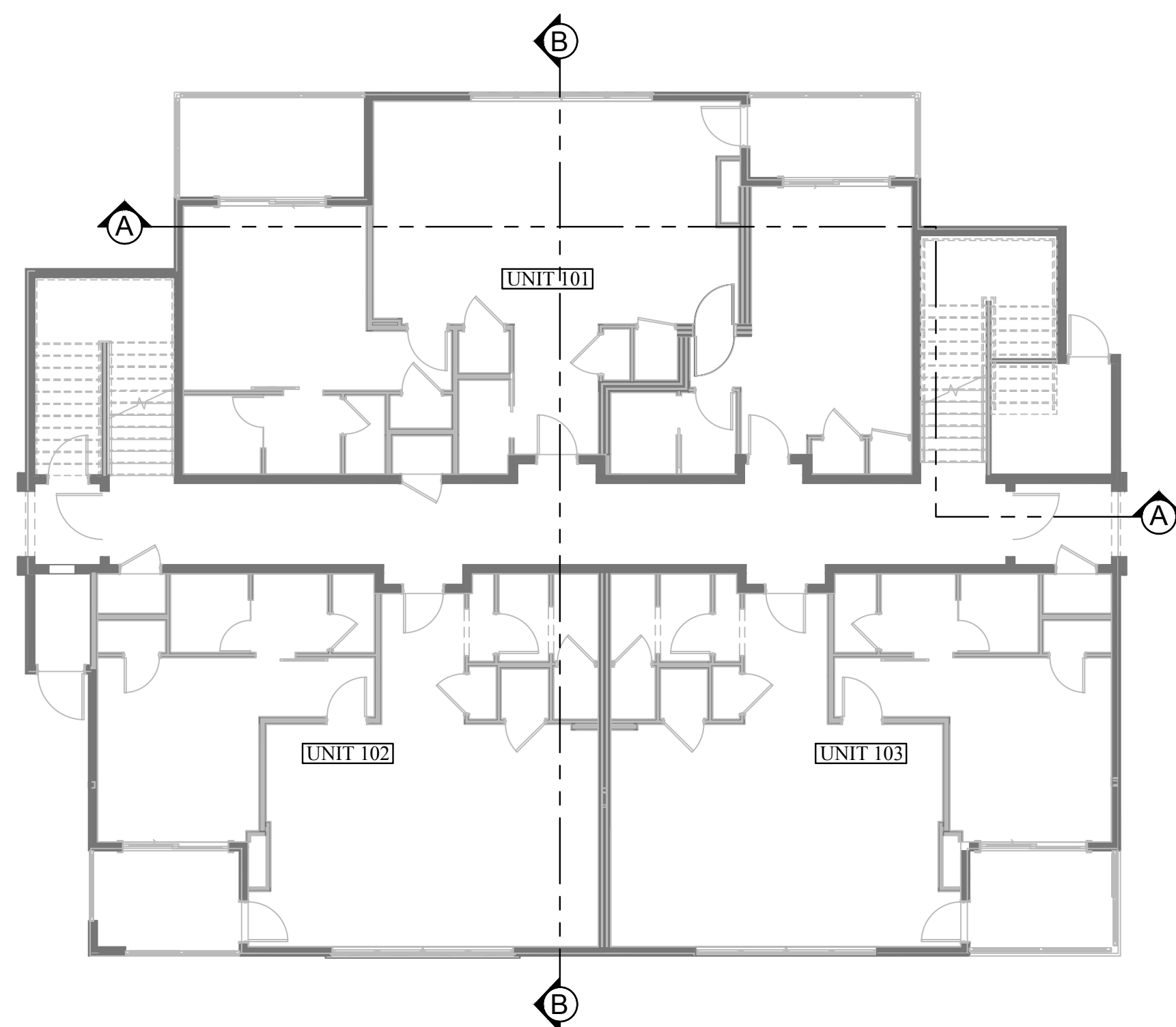
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



TYPICAL SECTION A-A





TYPICAL SECTION B-B



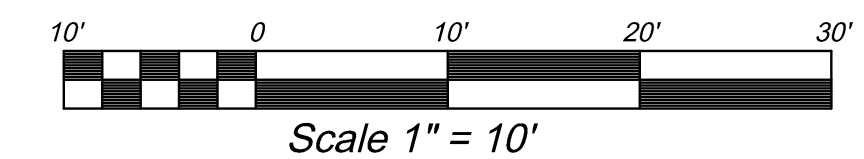
SECTION KEY

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

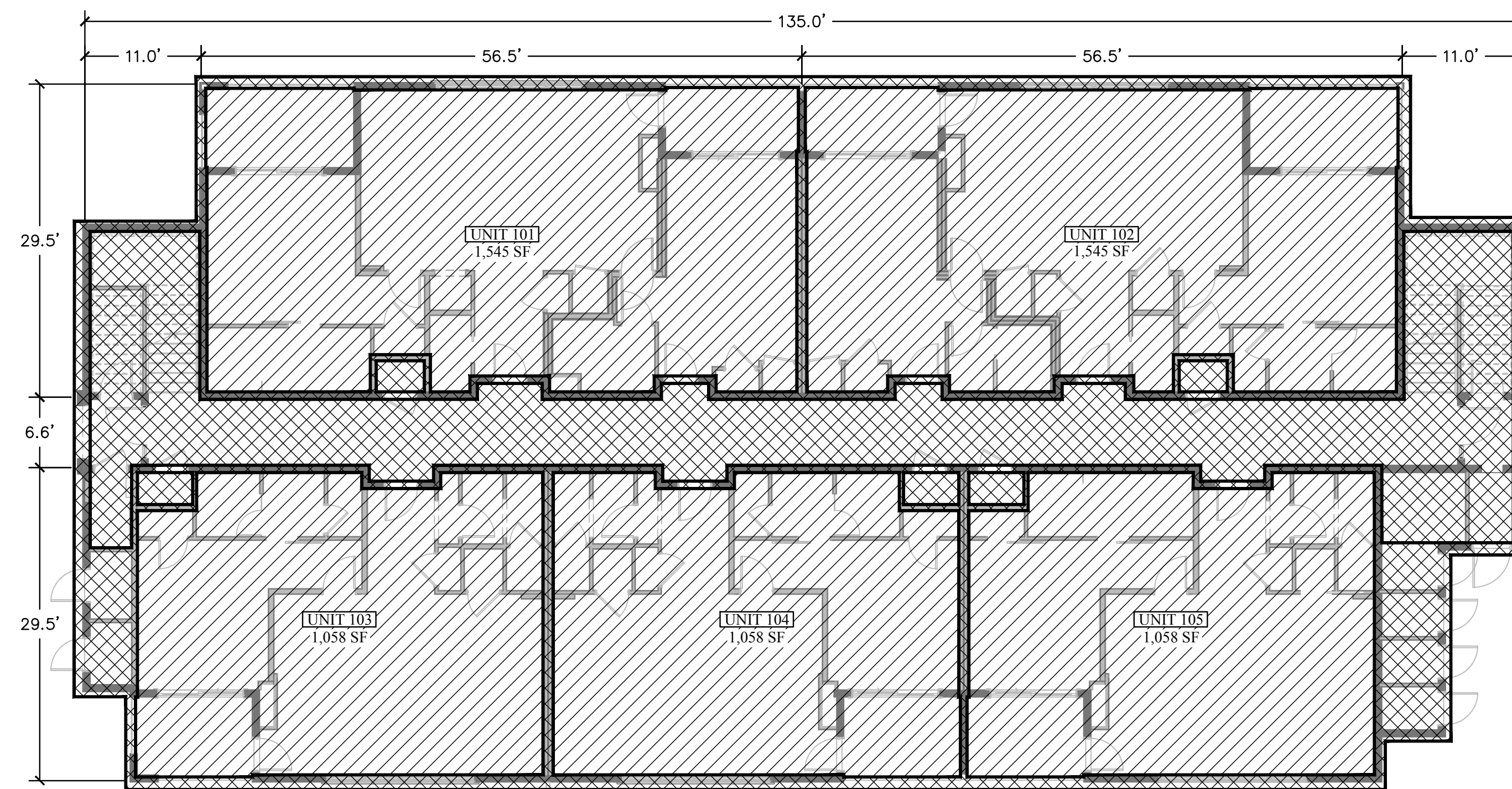
**6 UNIT BUILDING SECTIONS
(BUILDINGS 21, 22 & 25)**

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

LEGEND

	LIMITED COMMON AREA
	PRIVATE AREA

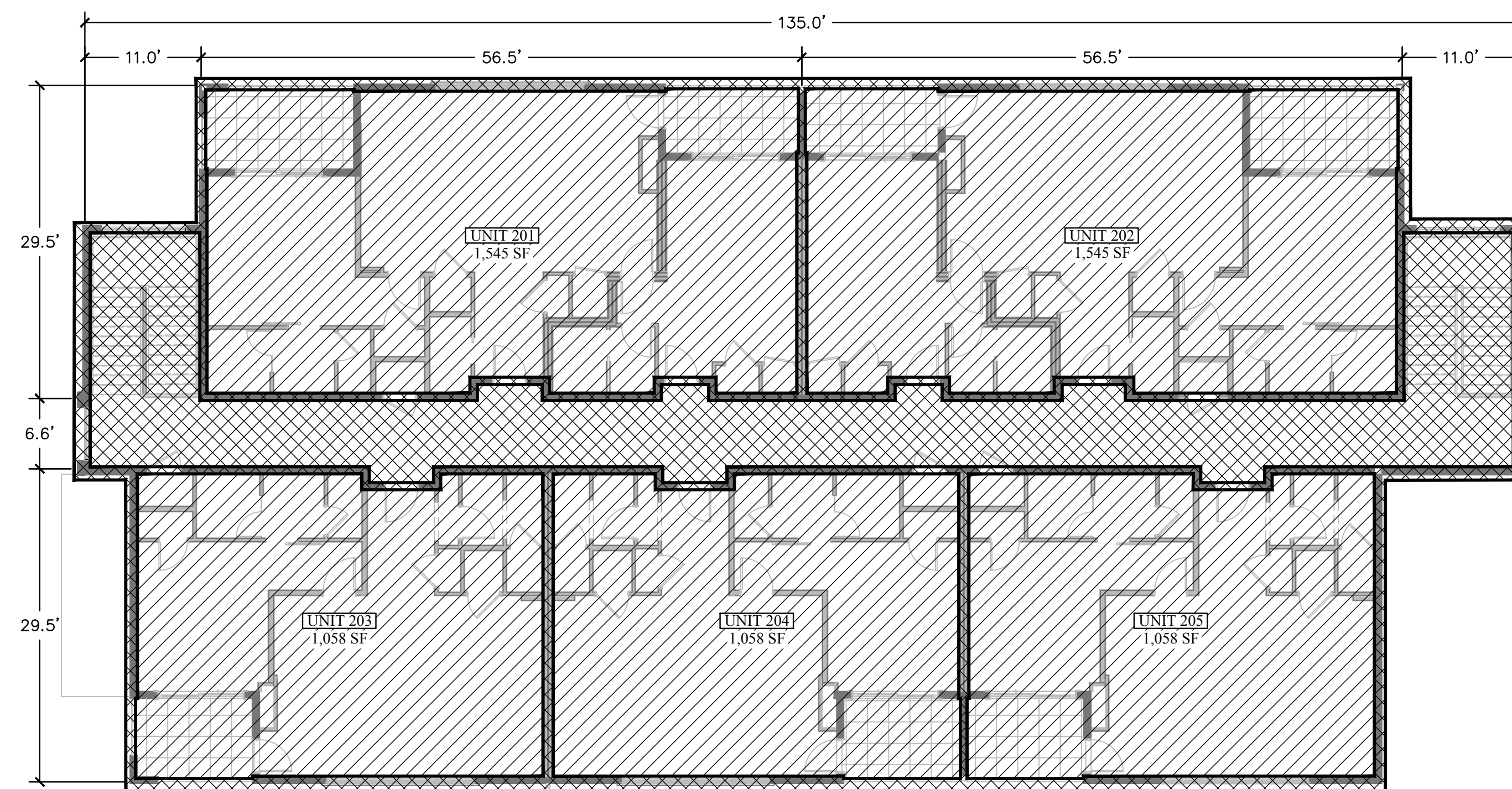
1ST FLOOR	
LIMITED COMMON AREA	2,136 SF
PRIVATE AREA	6,264 SF
2ND FLOOR	
LIMITED COMMON AREA	1,846 SF
PRIVATE AREA	6,264 SF

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

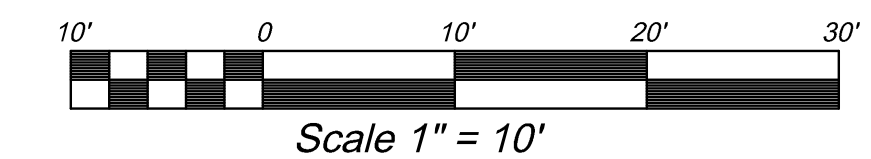
NOTES:

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.



SECOND FLOOR PLAN

DIMENSIONS SHOWN ARE TYPICAL FOR ALL SECOND FLOOR UNITS



THE HOMESTEAD HOTEL CONDOMINIUMS

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

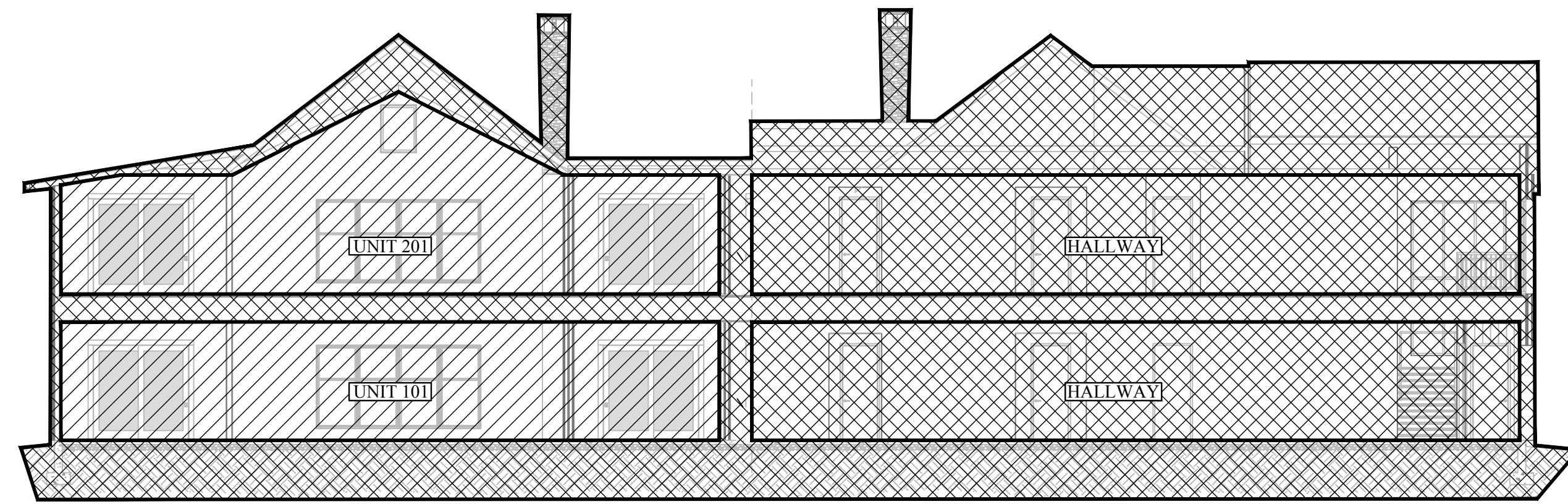
LOCATED IN PORTIONS OF SECTIONS 27 & 34. T3S, R4E, SLB&M

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

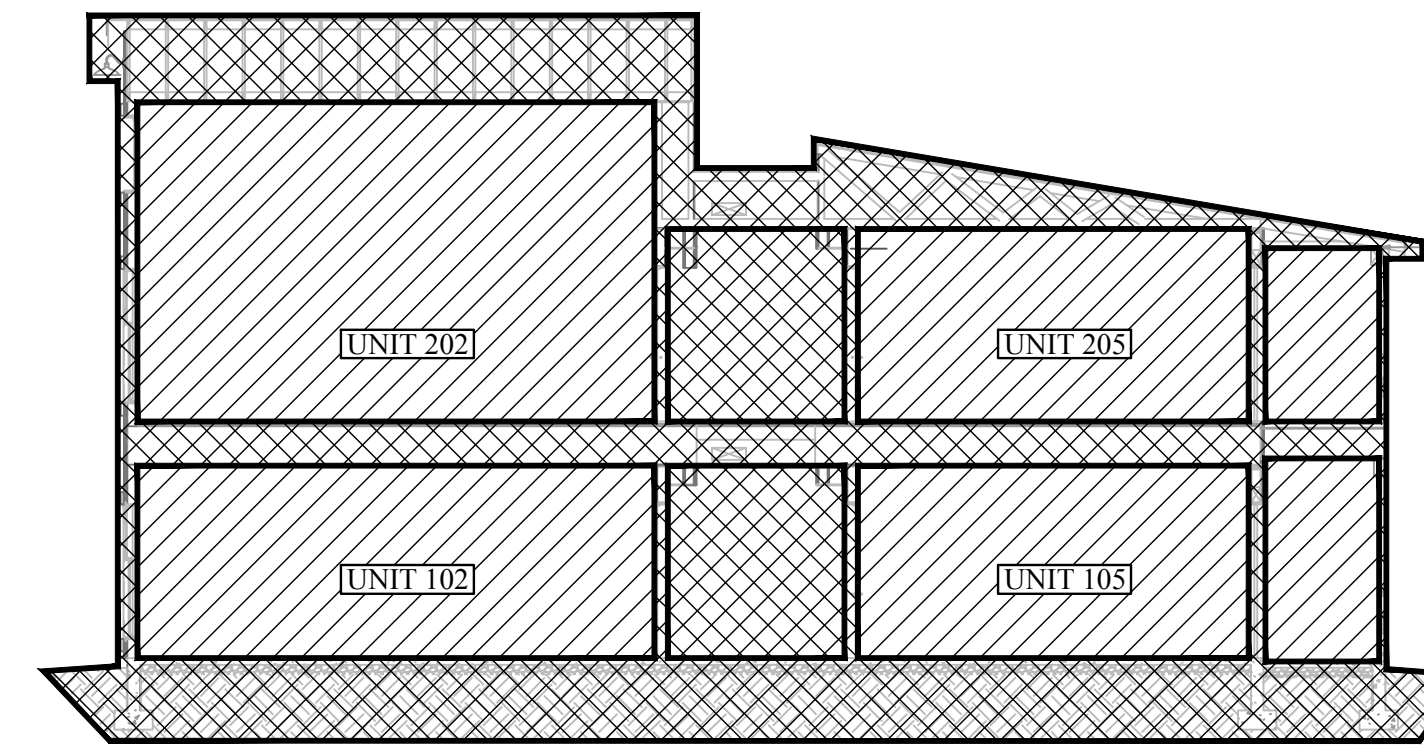
SCALE: 1" = _____ FEET

SHEET 5 of 6

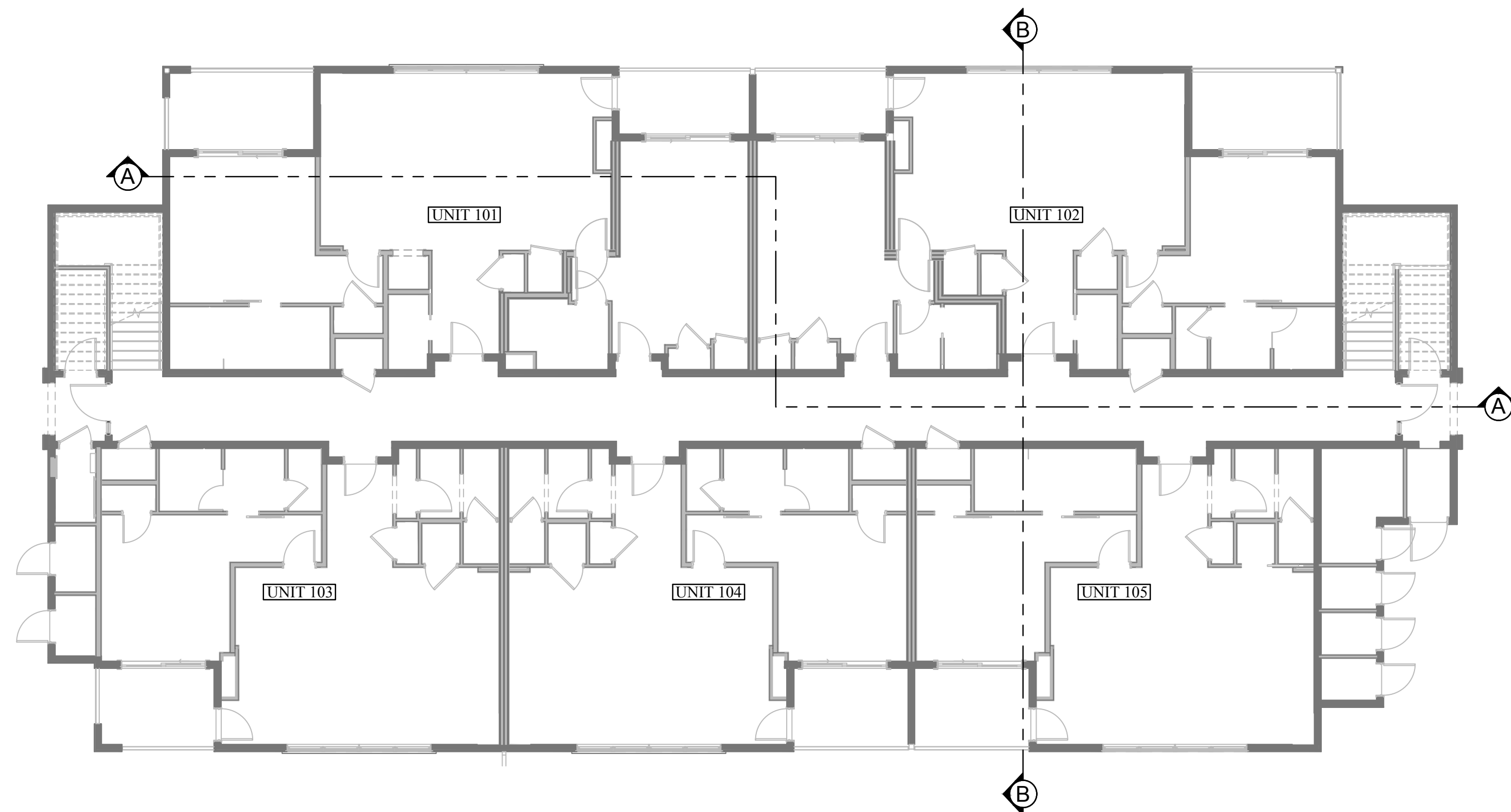
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



TYPICAL SECTION A-A



TYPICAL SECTION B-B

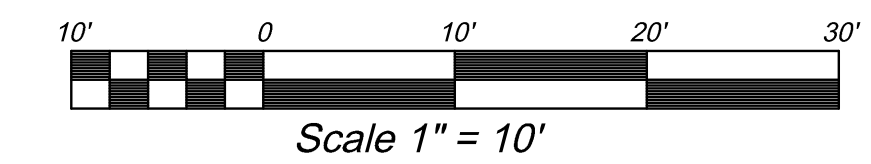


SECTION KEY

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

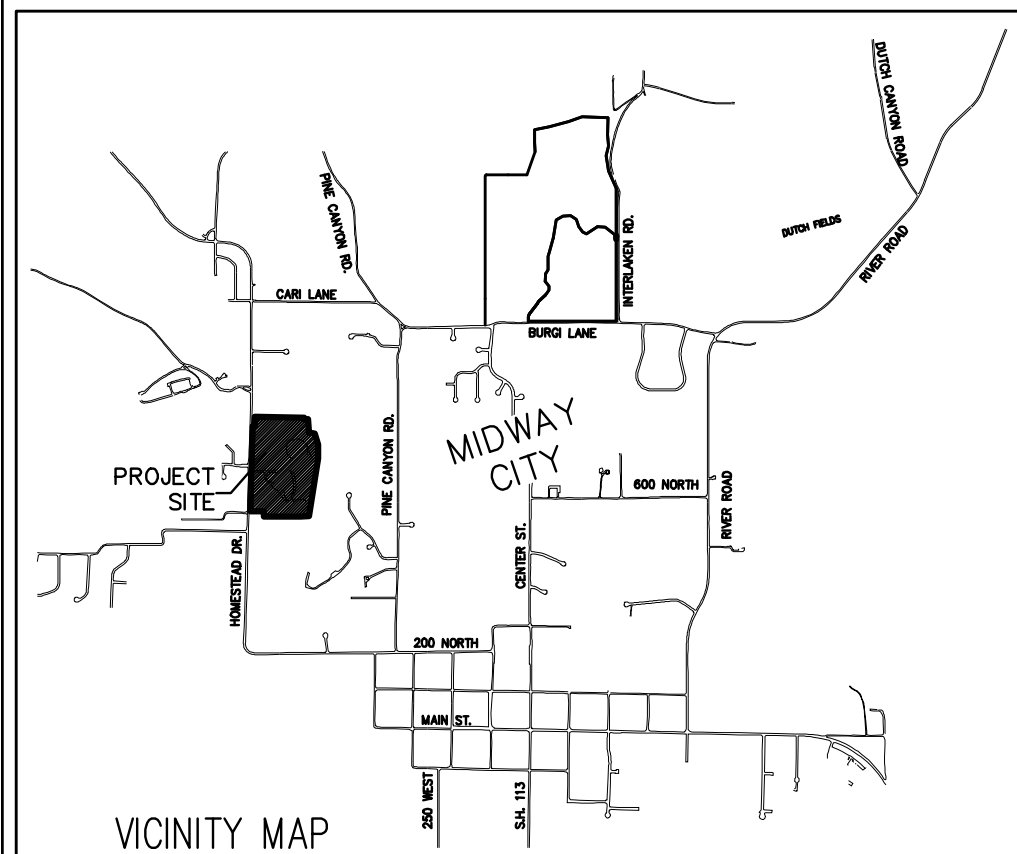
**10 UNIT BUILDING SECTIONS
(BUILDINGS 20, 23, 24, 26 & 27)**

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

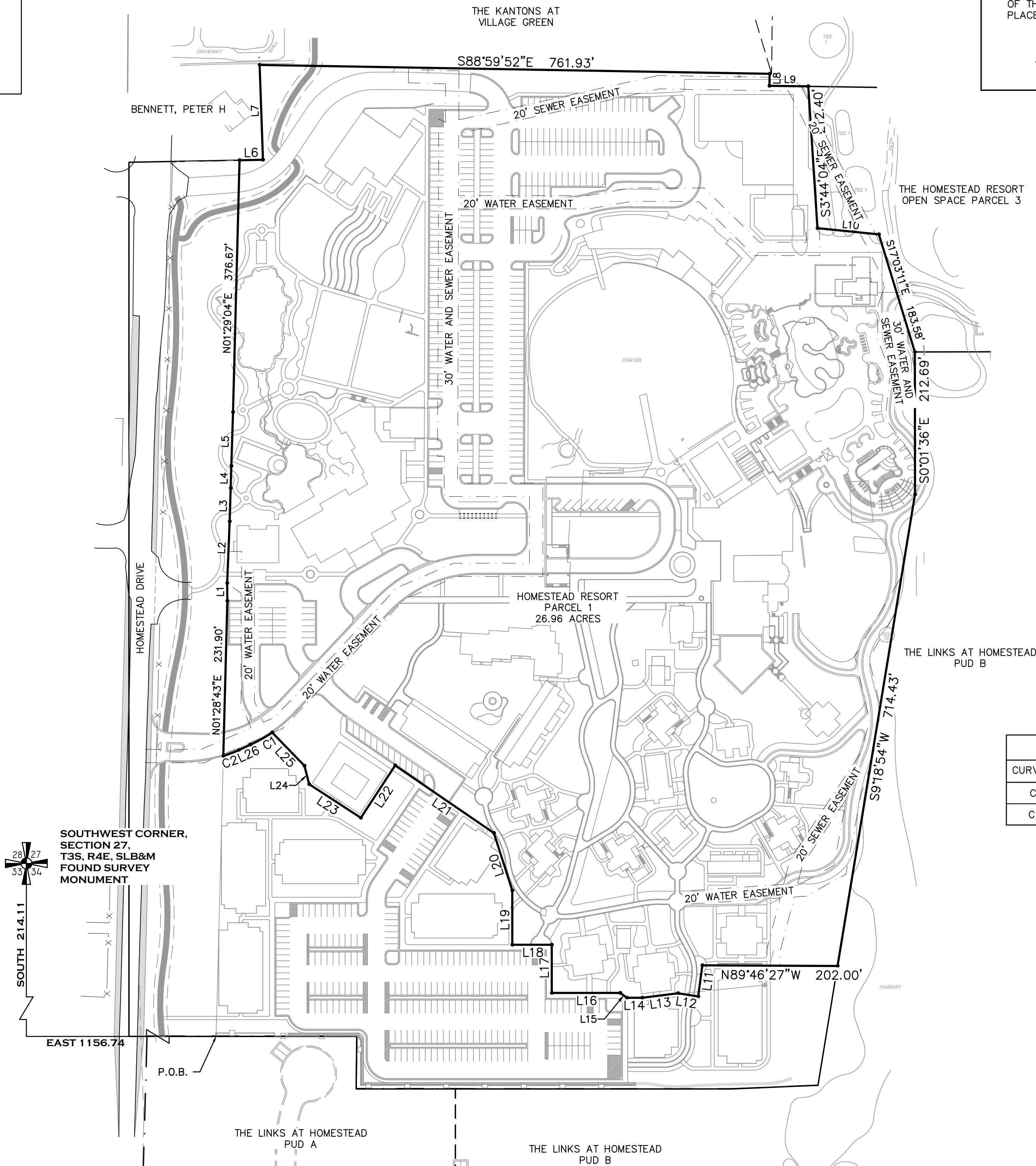
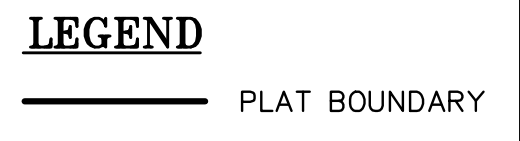
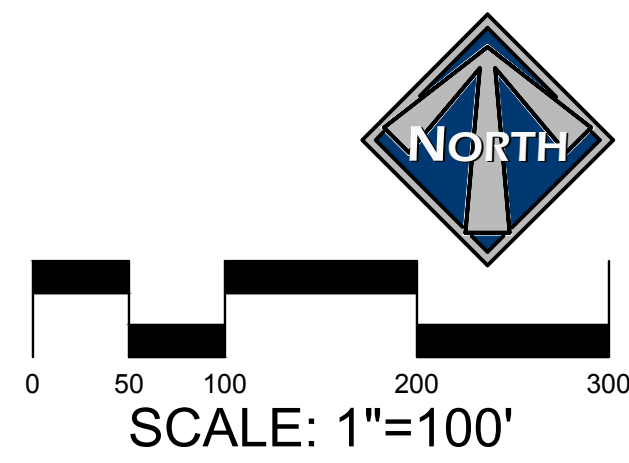


LOCATED IN PORTIONS OF SECTION 27 & 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

THE HOMESTEAD RESORT 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

THE HOMESTEAD RESORT PARCEL 1



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)

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	26.40	S0°30'36"E
L2	92.46	S2°22'19"W
L3	49.63	S1°34'32"W
L4	33.31	S1°48'27"W
L5	80.26	S1°46'44"W
L6	35.15	N88°56'05"E
L7	141.90	N2°04'22"W
L8	17.93	S0°48'00"W
L9	58.11	S89°12'00"E
L10	92.16	S84°12'14"E
L11	46.72	S7°52'02"W
L12	30.26	N81°22'32"W
L13	53.86	S83°02'32"W
L14	22.88	N90°00'00"W
L15	12.34	N55°13'25"W
L16	102.28	N90°00'00"W
L17	72.00	N0°00'00"E
L18	59.01	N90°00'00"W
L19	81.22	N0°00'00"E
L20	90.25	N17°44'29"W
L21	178.76	N55°35'54"W
L22	93.59	S33°10'19"W
L23	92.10	N57°01'16"W
L24	28.45	N14°02'04"W
L25	69.33	N44°09'23"W
L26	18.96	S65°30'55"W

CURVE TABLE

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

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

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

ROS# _____

COUNTY SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 214.11 FEET AND EAST 1156.74 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 01°28'43" EAST 651.24 FEET; THENCE NORTH 00°30'36" WEST 28.40 FEET; THENCE NORTH 02°22'19" EAST 92.46 FEET; THENCE NORTH 01°34'32" EAST 49.63 FEET; THENCE NORTH 01°48'27" EAST 33.31 FEET; THENCE NORTH 01°29'04" EAST 376.67 FEET; THENCE NORTH 88°56'05" EAST 35.15 FEET; THENCE NORTH 02°04'22" WEST 141.90 FEET; THENCE SOUTH 88°59'52" EAST 761.93 FEET; THENCE SOUTH 00°48'00" WEST 17.93 FEET; THENCE SOUTH 89°12'00" EAST 58.11 FEET; THENCE SOUTH 03°44'04" EAST 212.40 FEET; THENCE SOUTH 84°12'14" EAST 92.16 FEET; THENCE SOUTH 17°03'11" EAST 183.58 FEET; THENCE SOUTH 00°10'36" EAST 212.69 FEET; THENCE SOUTH 09°18'54" WEST 714.43 FEET; THENCE NORTH 89°46'27" WEST 202.00 FEET; THENCE SOUTH 07°52'02" WEST 46.72 FEET; THENCE NORTH 81°22'32" WEST 30.26 FEET; THENCE SOUTH 83°02'32" WEST 53.86 FEET; THENCE WEST 22.88 FEET; THENCE NORTH 55°13'25" WEST 12.34 FEET; THENCE WEST 102.28 FEET; THENCE NORTH 72.00 FEET; THENCE WEST 59.01 FEET; THENCE NORTH 81.22 FEET; THENCE NORTH 17°44'29" WEST 90.25 FEET; THENCE NORTH 55°35'54" WEST 178.76 FEET; THENCE SOUTH 33°10'19" WEST 93.59 FEET; THENCE NORTH 57°01'16" WEST 92.10 FEET; THENCE NORTH 14°02'04" WEST 28.45 FEET; THENCE NORTH 44°09'23" WEST 69.33 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 SOUTH 60°33'34" WEST 37.15 FEET); THENCE SOUTH 65°30'55" WEST 18.96 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 SOUTH 69°04'11" EAST 25.05 FEET) TO THE POINT OF BEGINNING.

CONTAINING: 26.96 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 RESORT 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
 _____ CITY PLANNING COMMISSION

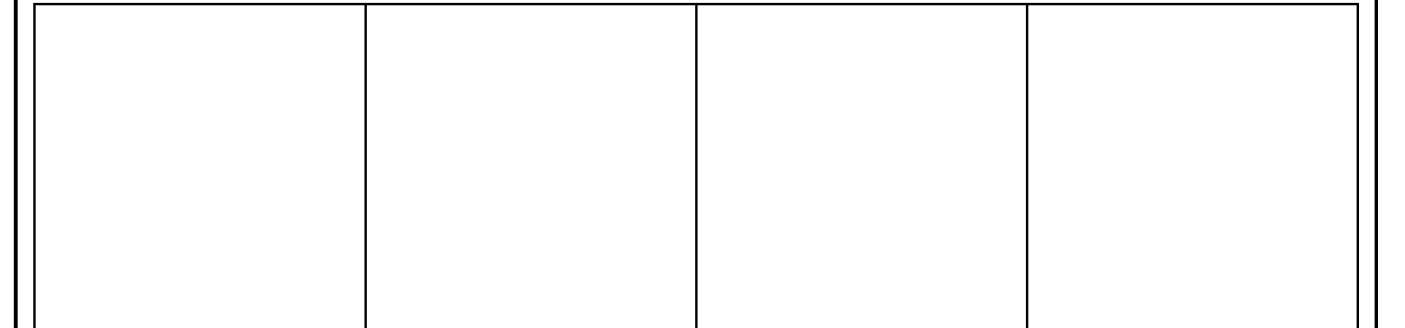
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

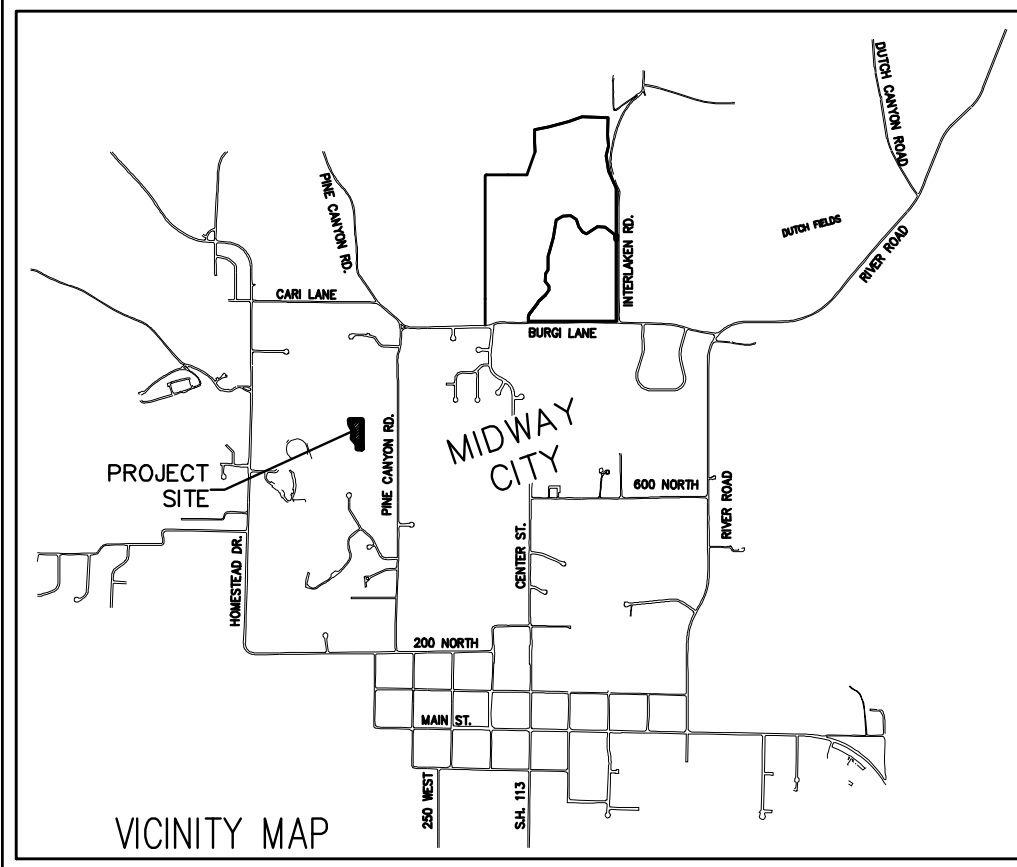
THE HOMESTEAD RESORT PARCEL 1

LOCATED IN PORTIONS OF SECTIONS 27 & 28, T3S, R4E, SLB&M
 A UTAH CONDOMINIUM PROJECT, _____ MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

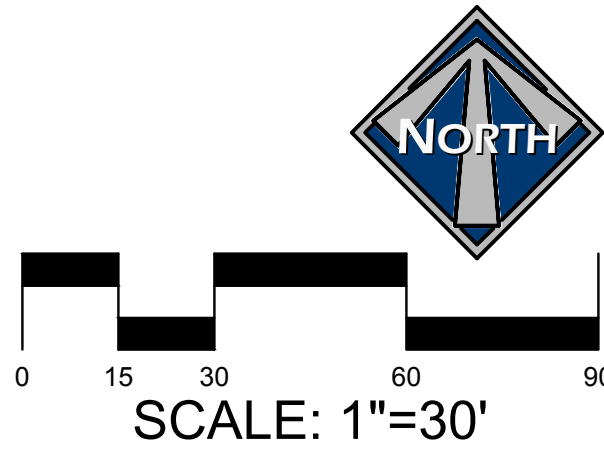
SCALE: 1" = 100 FEET SHEET 1 of 9

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

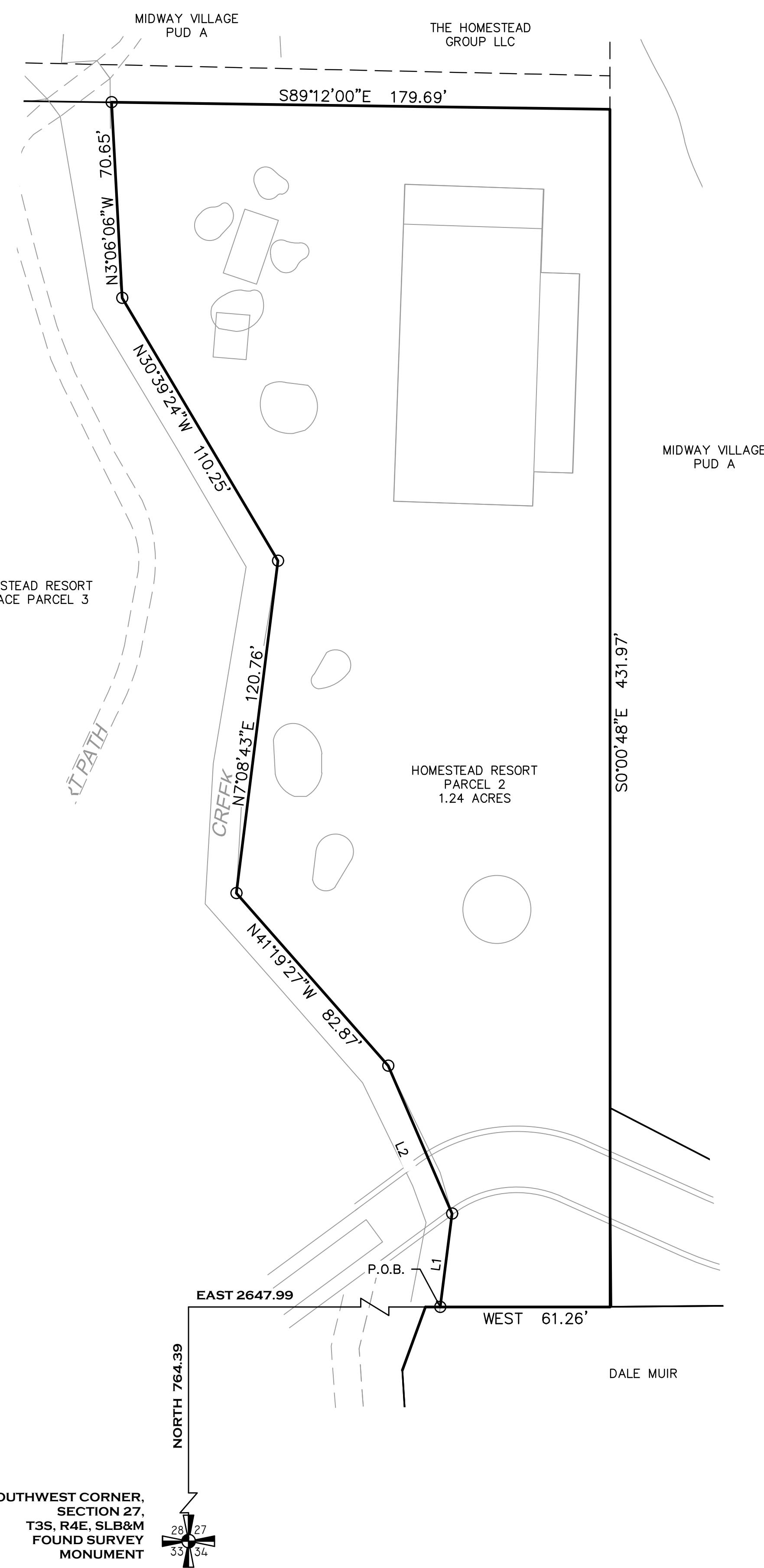




LOCATED IN PORTIONS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



THE HOMESTEAD RESORT 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____, I, _____ 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

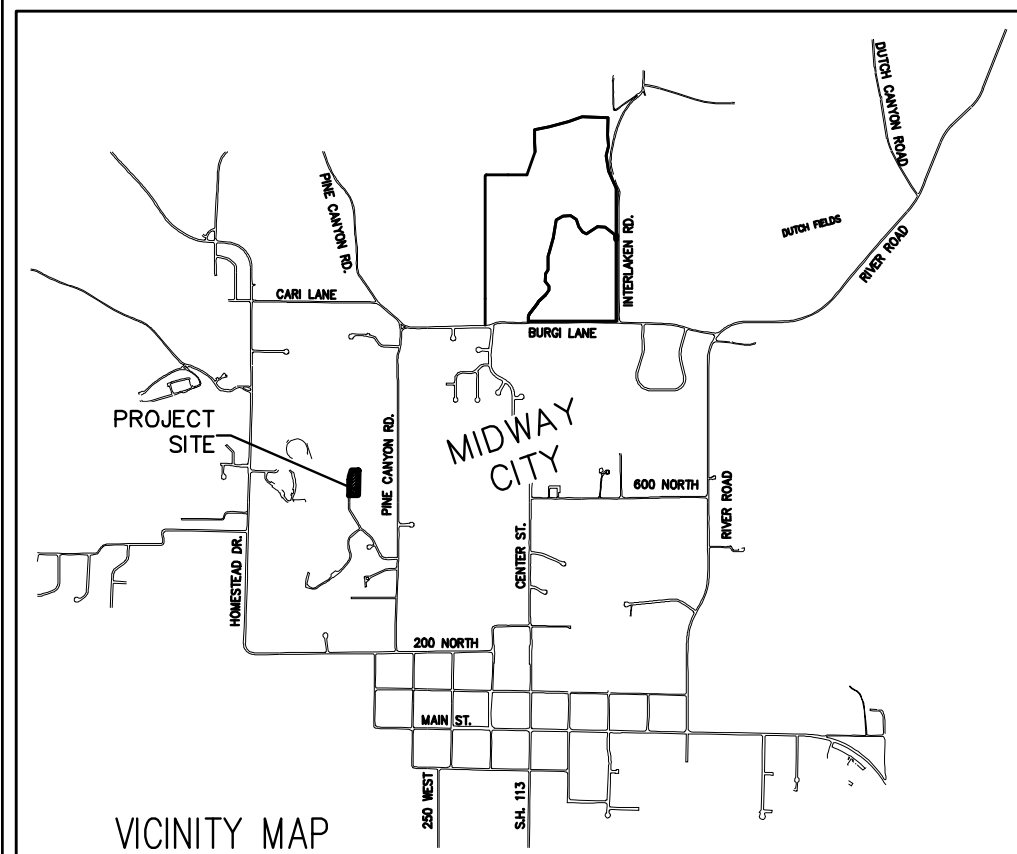
LOCATED IN PORTIONS OF SECTION 34, T3S, R4E, SLB&M
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 30 FEET SHEET 2 of 9

COUNTY RECORDER

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

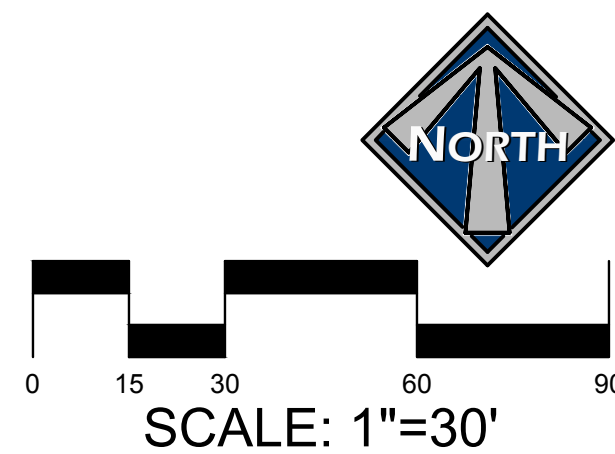
COUNTY SURVEYOR

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



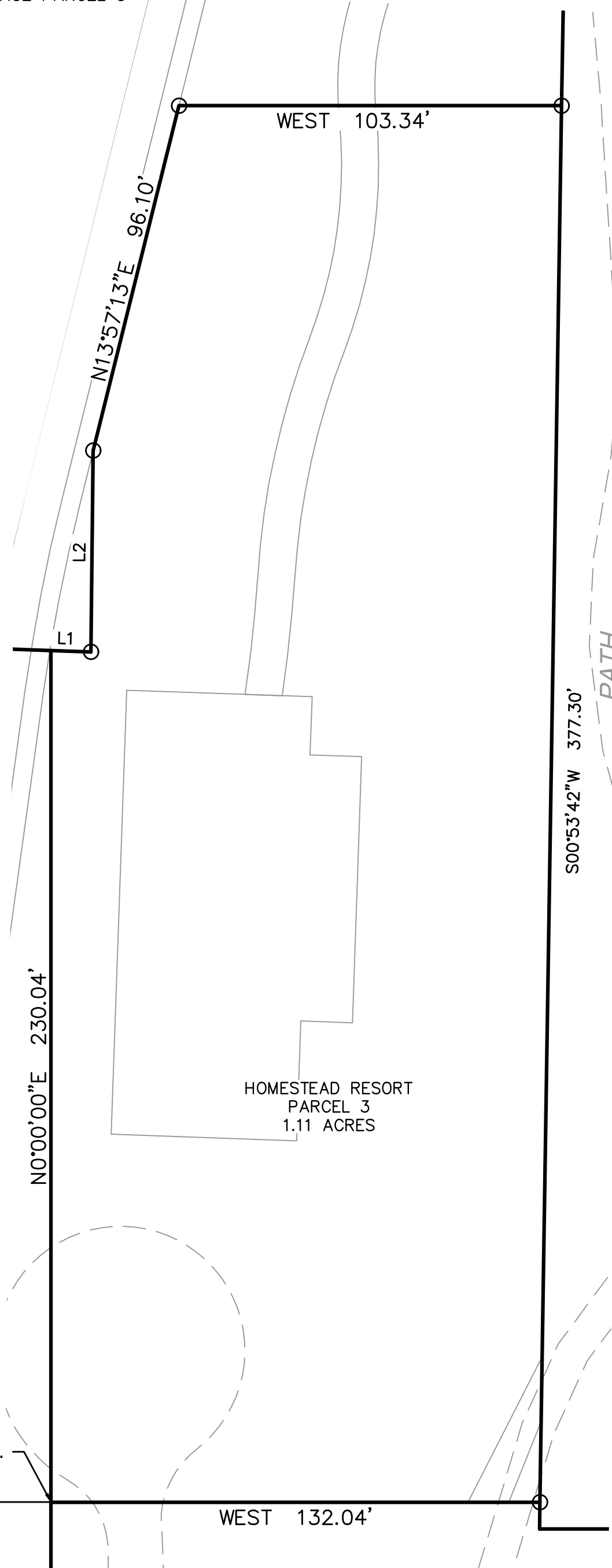
LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

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 HOTEL CONDOMINIUMS
 PARCEL 2

HOMESTEAD RESORT
 PARCEL 3
 1.11 ACRES

THE HOMESTEAD RESORT
 OPEN SPACE PARCEL 4

THE HOMESTEAD GROUP LLC

EAST 2533.45
 WEST 132.04'

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

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08\"/>

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\"/>

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)

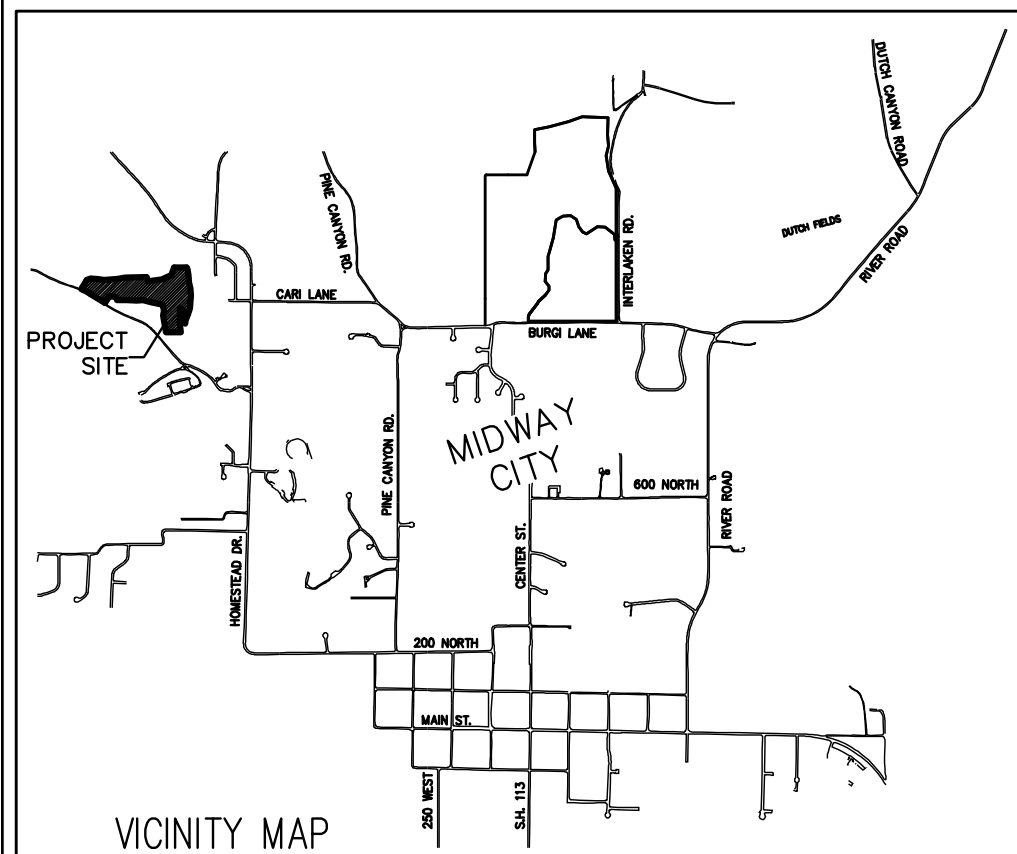
PLANNING COMMISSION APPROVAL

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

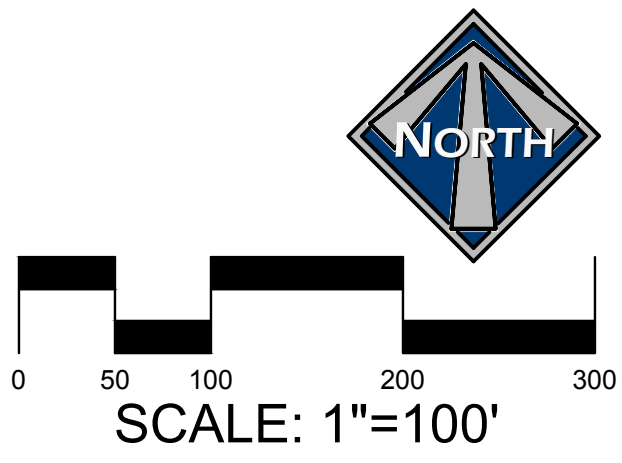
THE HOMESTEAD RESORT PARCEL 3

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

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)

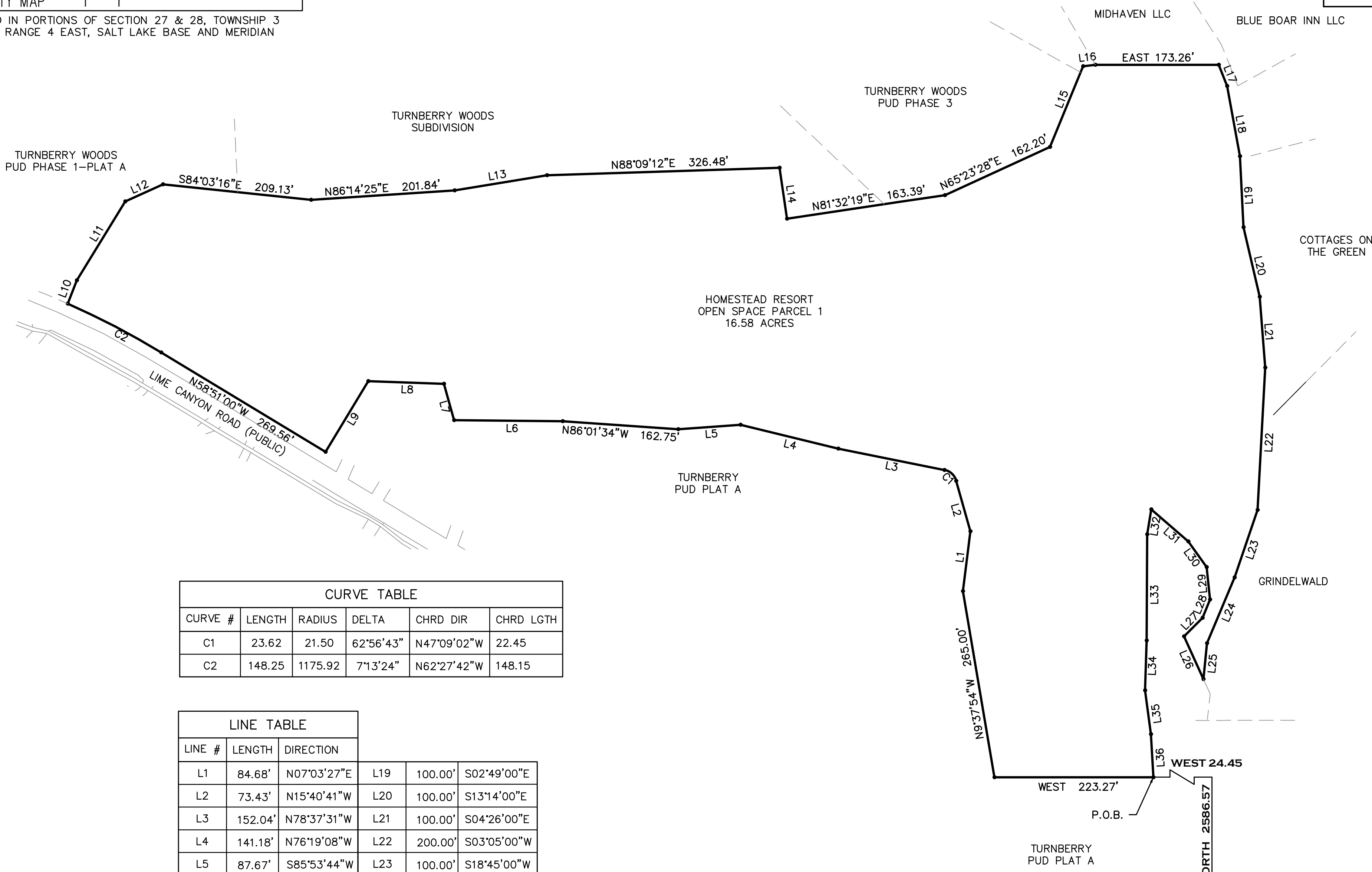
APPROVED _____ ATTEST _____
CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

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



CURVE TABLE

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 TABLE

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

COUNTY RECORDER

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

COUNTY SURVEYOR

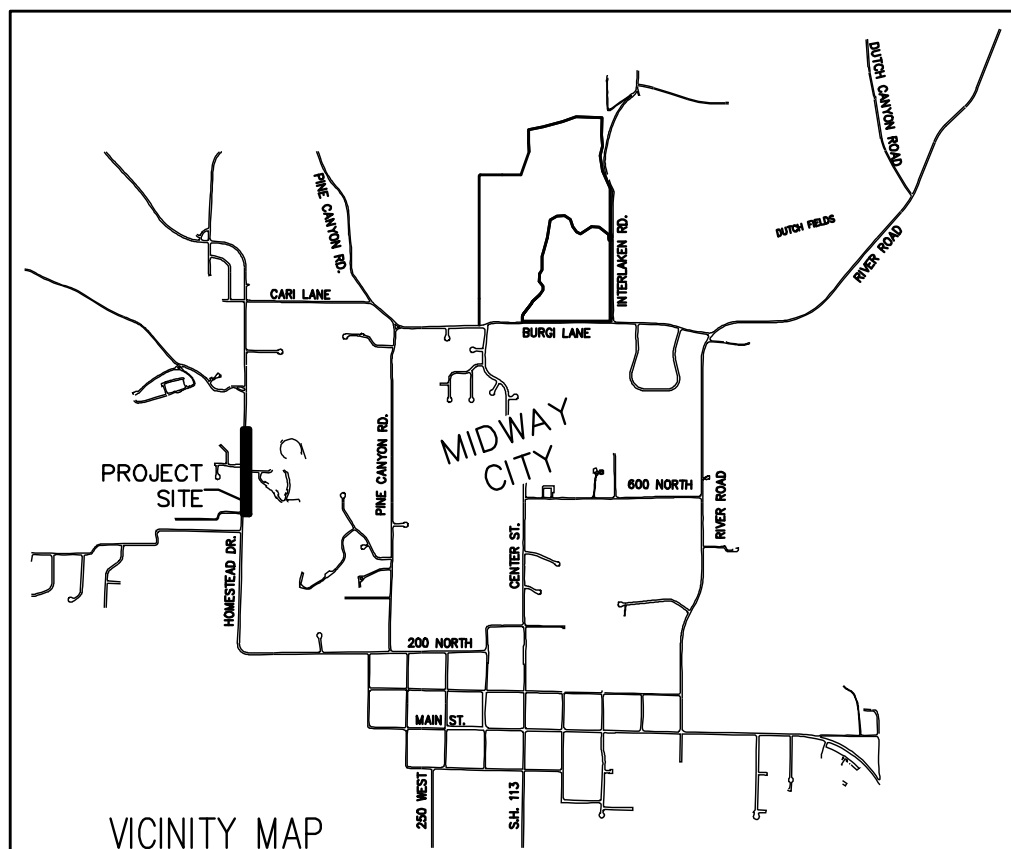
THE HOMESTEAD RESORT OPEN SPACE PARCEL 1 PLAT - 31 MAY 2024

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

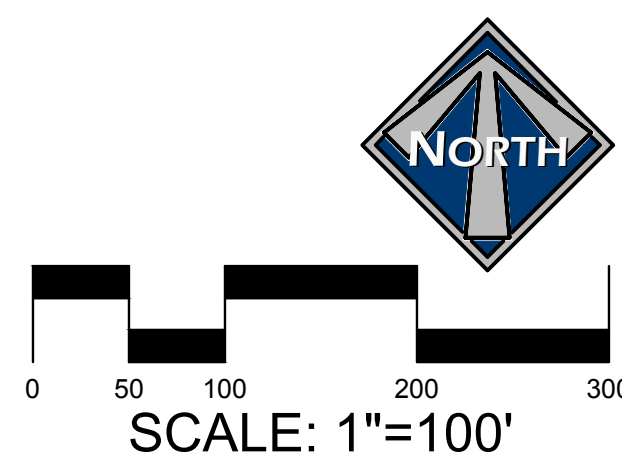
SOUTHWEST CORNER,
SECTION 27,
T3S, R4E, SLB&M
FOUND SURVEY
MONUMENT

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

THE HOMESTEAD RESORT OPEN SPACE PARCEL 2

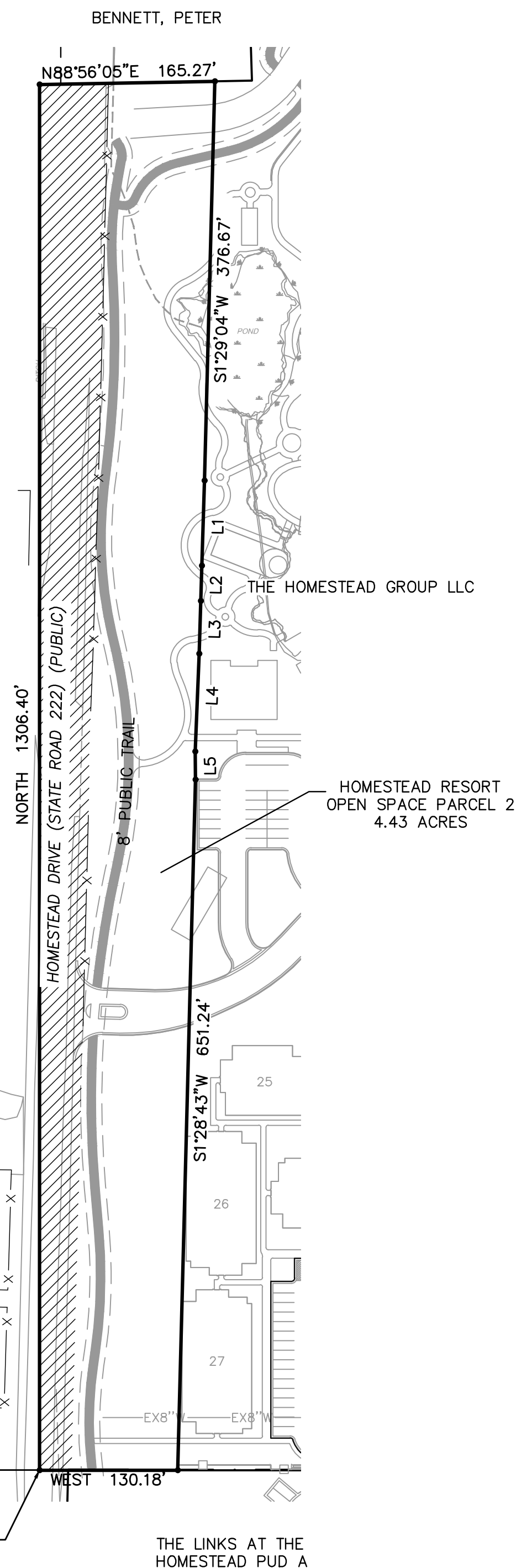


LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

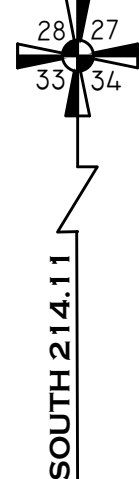


LEGEND	
	PLAT BOUNDARY
	R.O.W. DEDICATION TO UDOT (1.42 ACRES)

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__.

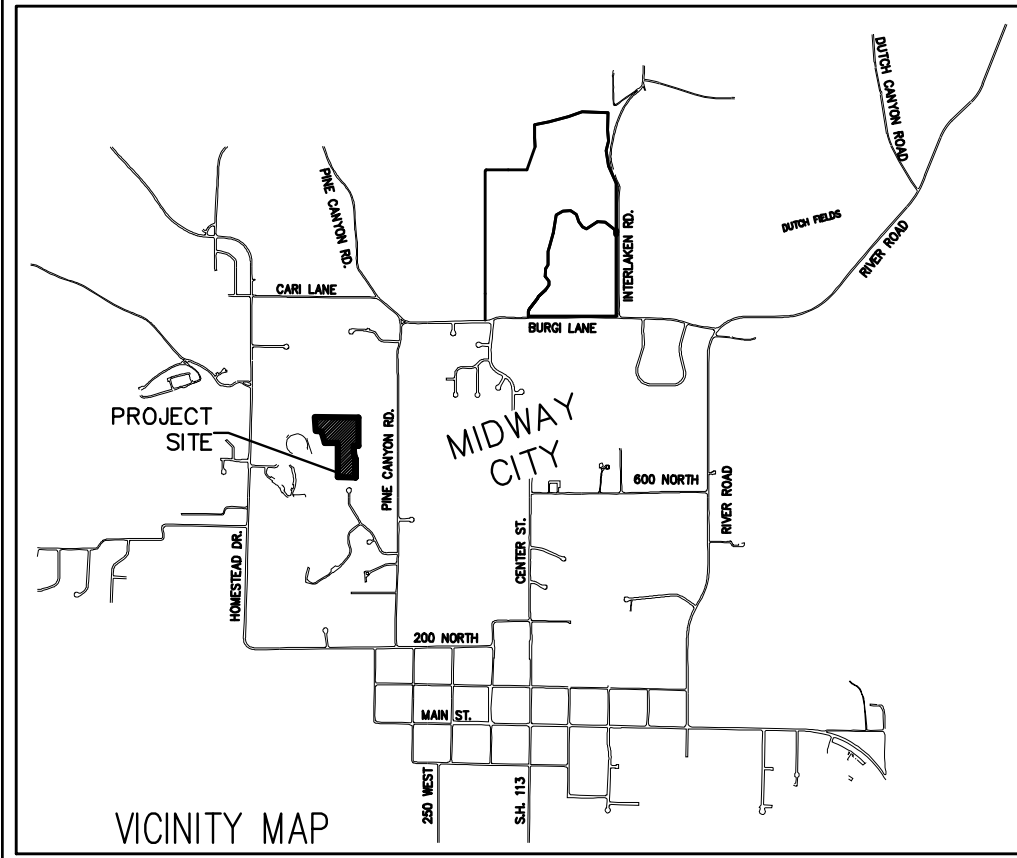
ROS# _____

COUNTY SURVEYOR

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

--	--	--	--

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



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

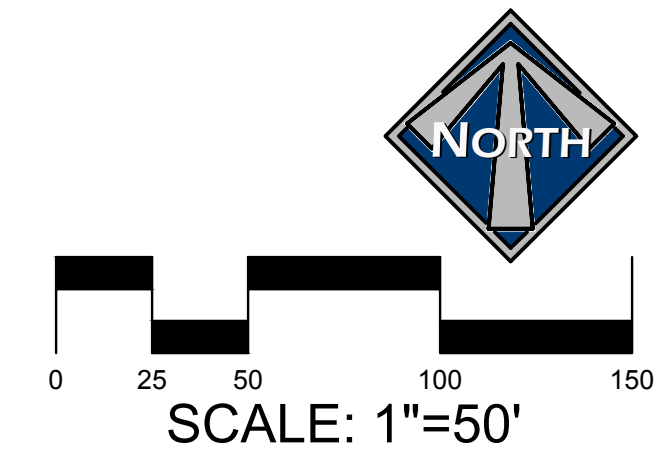
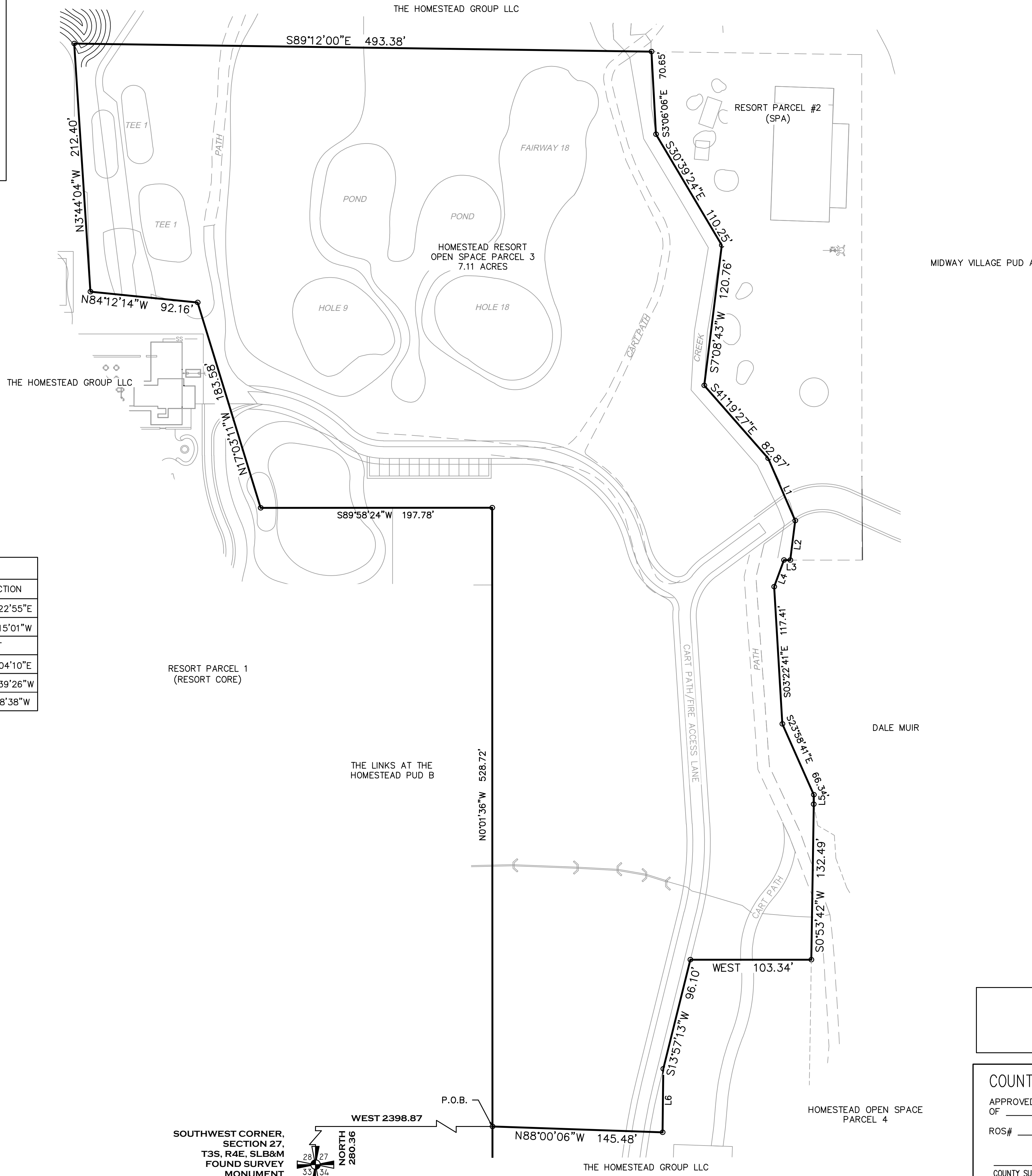
LEGEND

— 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

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

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

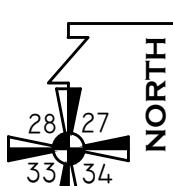
COUNTY RECORDER

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

COUNTY SURVEYOR

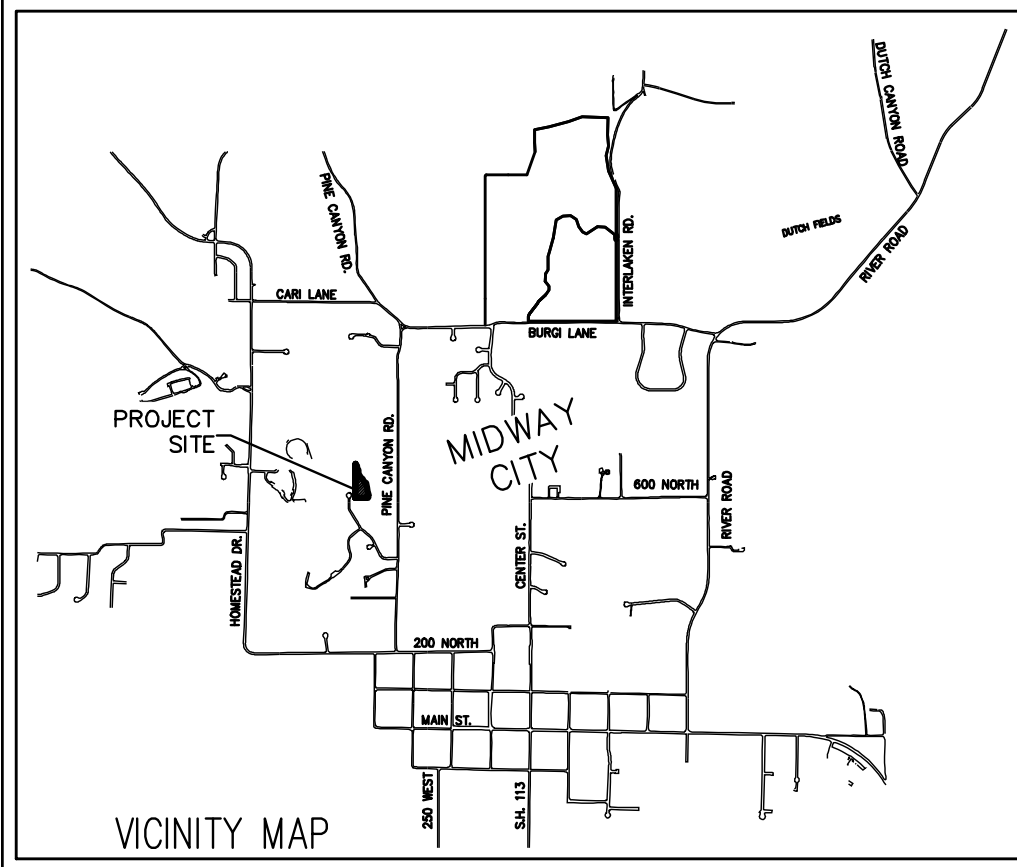
SURVEYOR
BRIAN M. BALLS, PLS
ATWELL, LLC
55 W CENTER ST.
HEBER CITY, UTAH 84032
PHONE (435) 654-9229

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



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

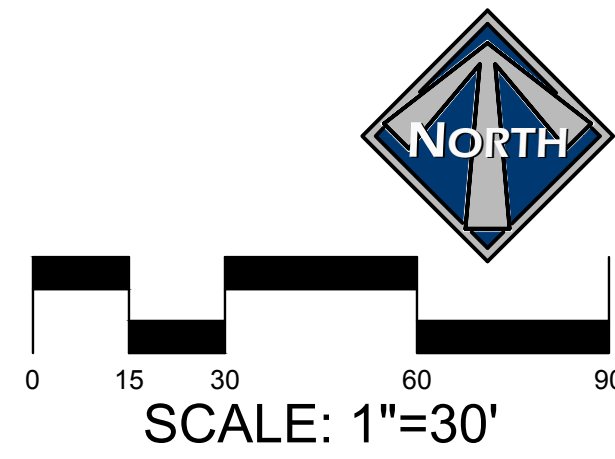
THE HOMESTEAD GROUP LLC



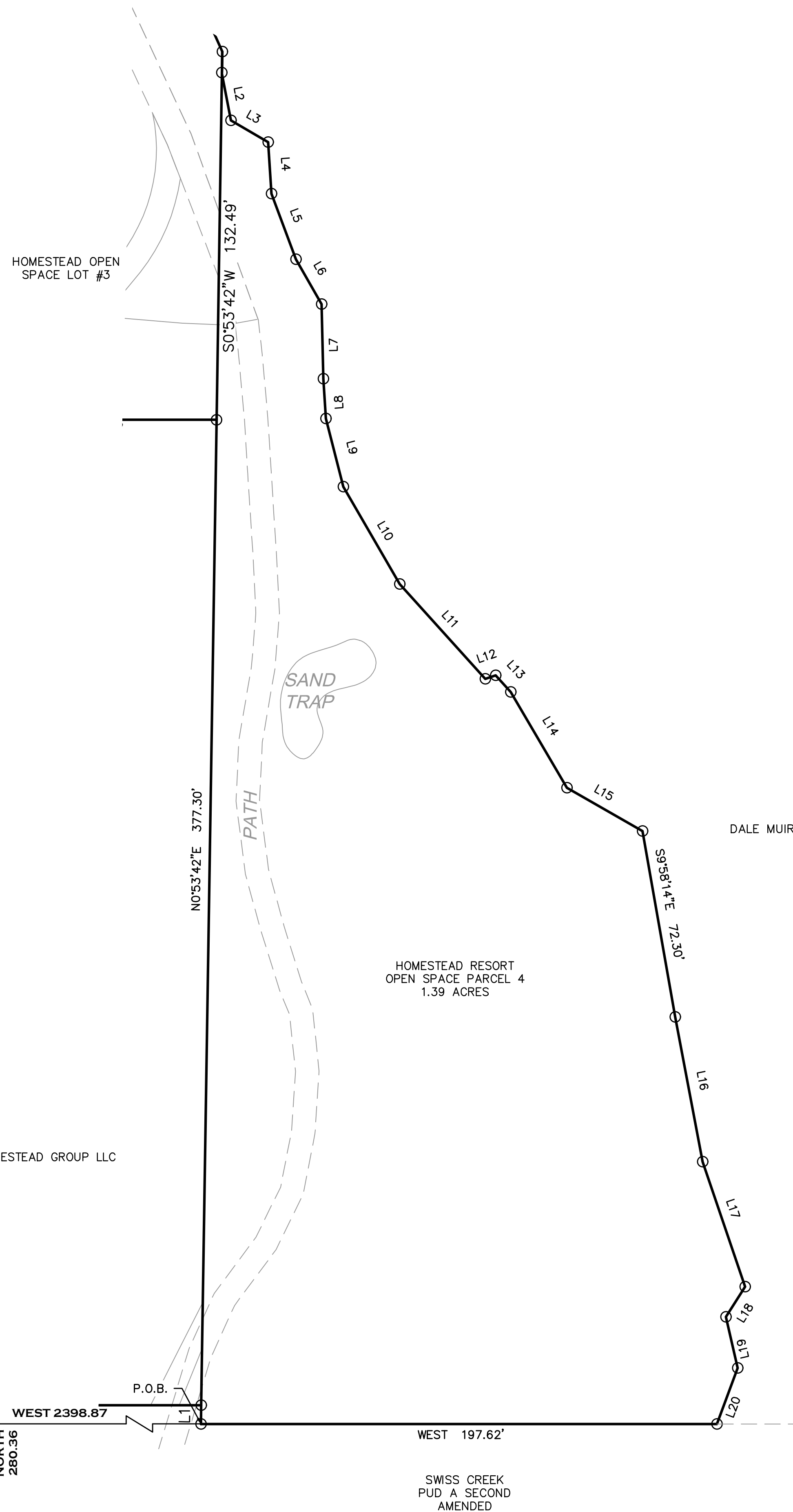
LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LEGEND

— PLAT BOUNDARY



**THE HOMESTEAD RESORT
OPEN SPACE PARCEL 4**

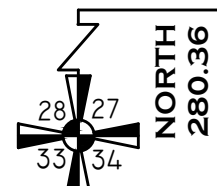


LINE #	LENGTH	DIRECTION
L1	7.20'	N00°40'26"E
L2	18.59'	S10°47'10"E
L3	16.52'	S59°34'34"E
L4	19.75'	S03°43'54"E
L5	26.78'	S20°29'48"E
L6	19.82'	S29°41'51"E
L7	28.59'	S01°24'53"E
L8	15.20'	S03°33'46"E
L9	26.97'	S14°18'02"E
L10	43.10'	S30°06'46"E
L11	48.87'	S42°06'52"E
L12	4.23'	N71°24'57"E
L13	8.61'	S41°46'14"E
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**



WEST 2398.87'

WEST 197.62'

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

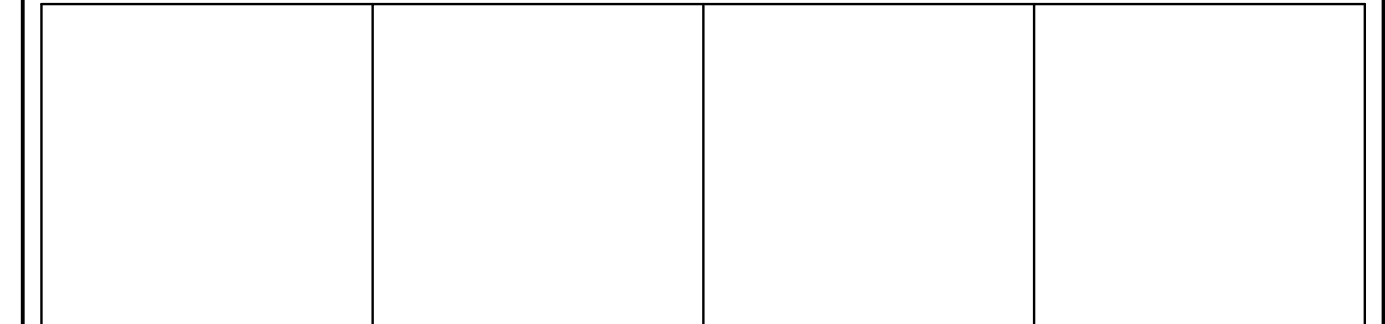
PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

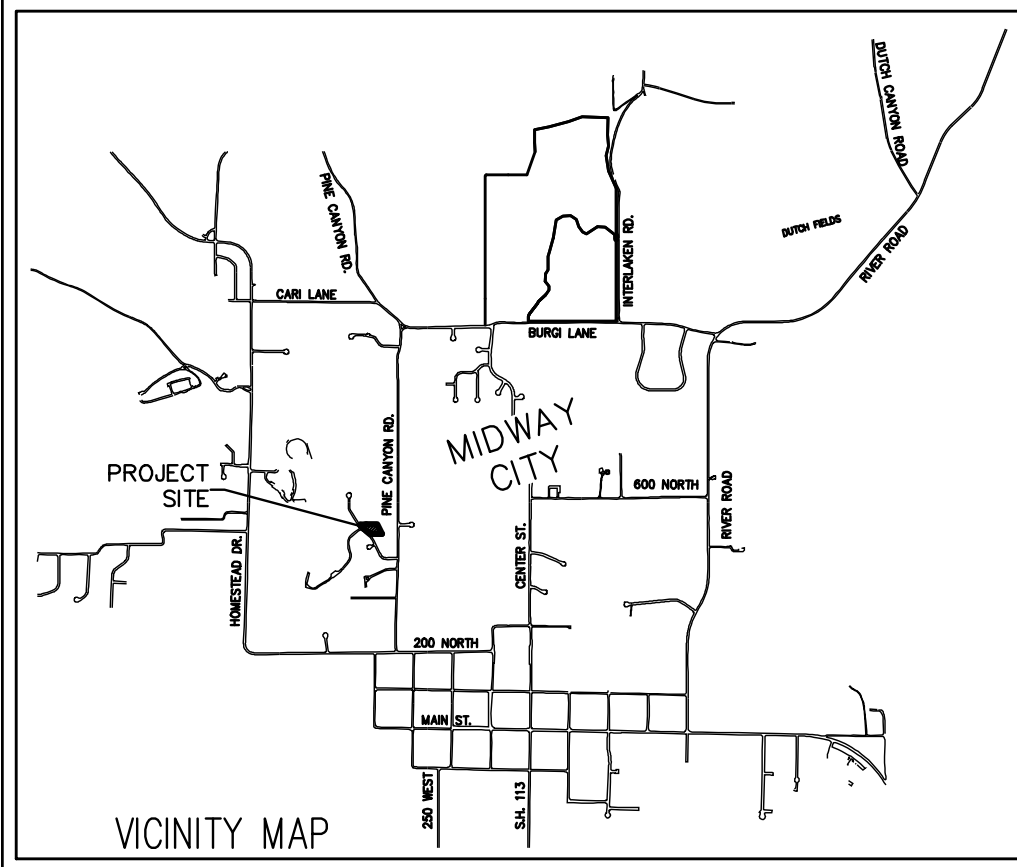
**THE HOMESTEAD RESORT
OPEN SPACE PARCEL 4**

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

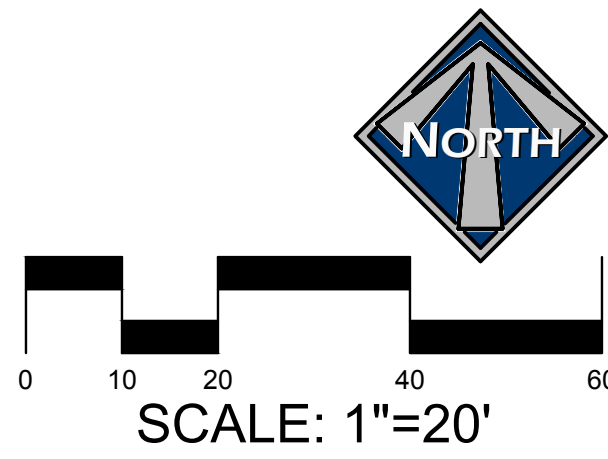
SCALE: 1" = 30 FEET SHEET 7 of 9

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.
N89°46'27"E 271.74'

SWISS CREEK PUD A
SECOND AMENDED

BLACK, TROY B TR

HOMESTEAD RESORT
OPEN SPACE PARCEL 5
0.77 ACRES

MOUNTAIN SPRINGS PUD

ANDRUS, GARTH

N89°43'59"W 173.75'

MOUNTAIN SPRINGS PUD

COUNTY RECORDER

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____, _____ 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

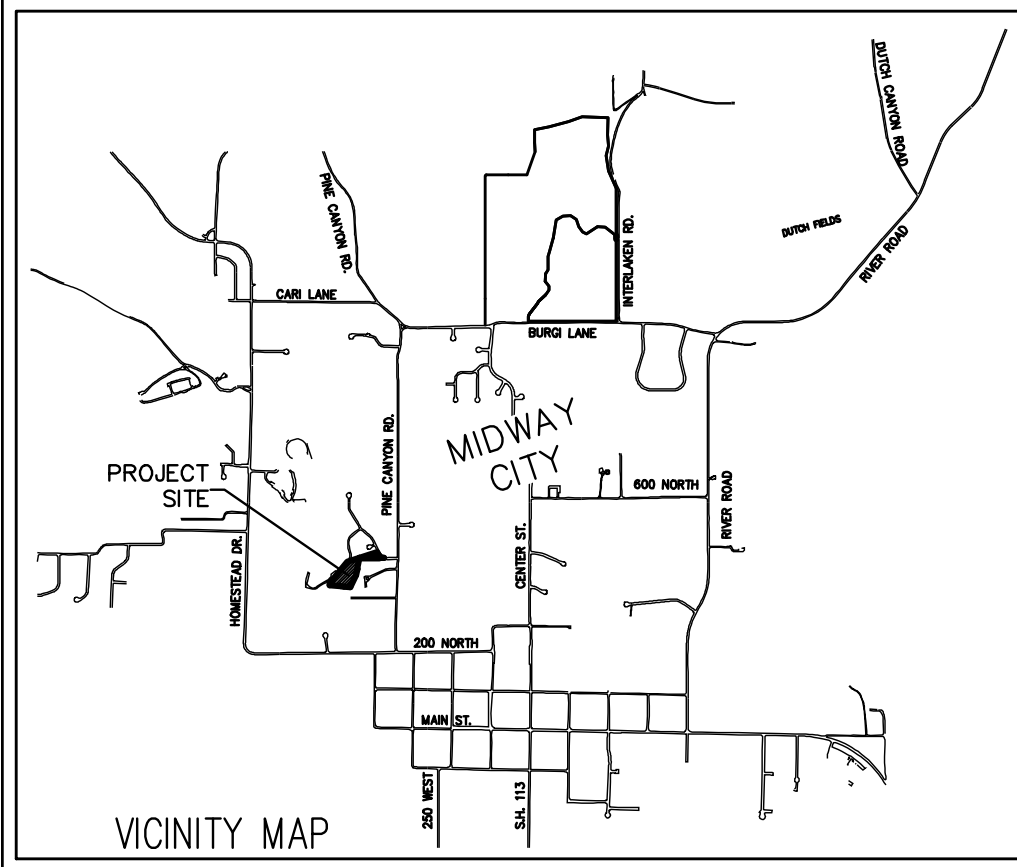
COUNTY SURVEYOR'S CERTIFICATE

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

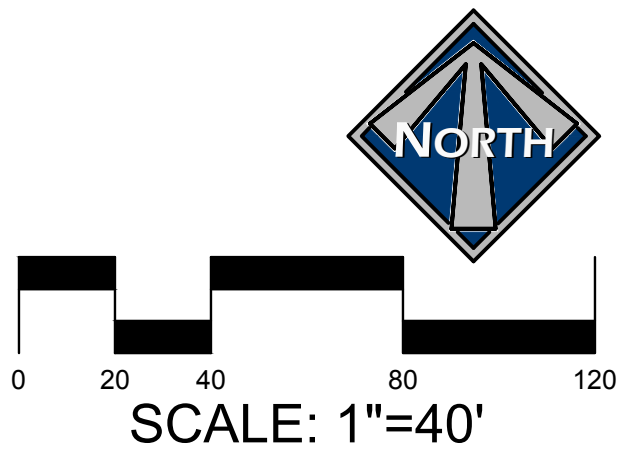
ROS# _____

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.

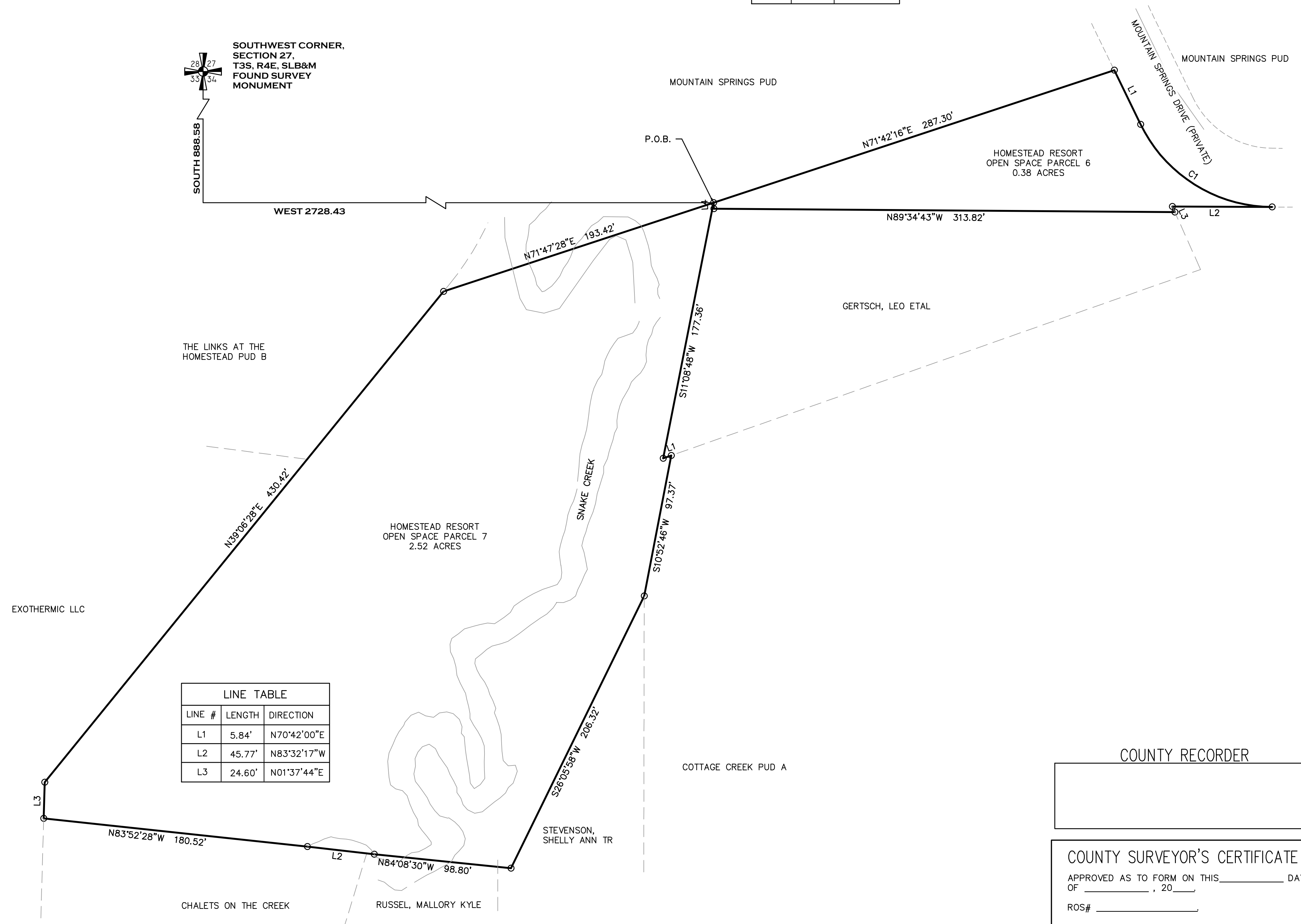
SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-9-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING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

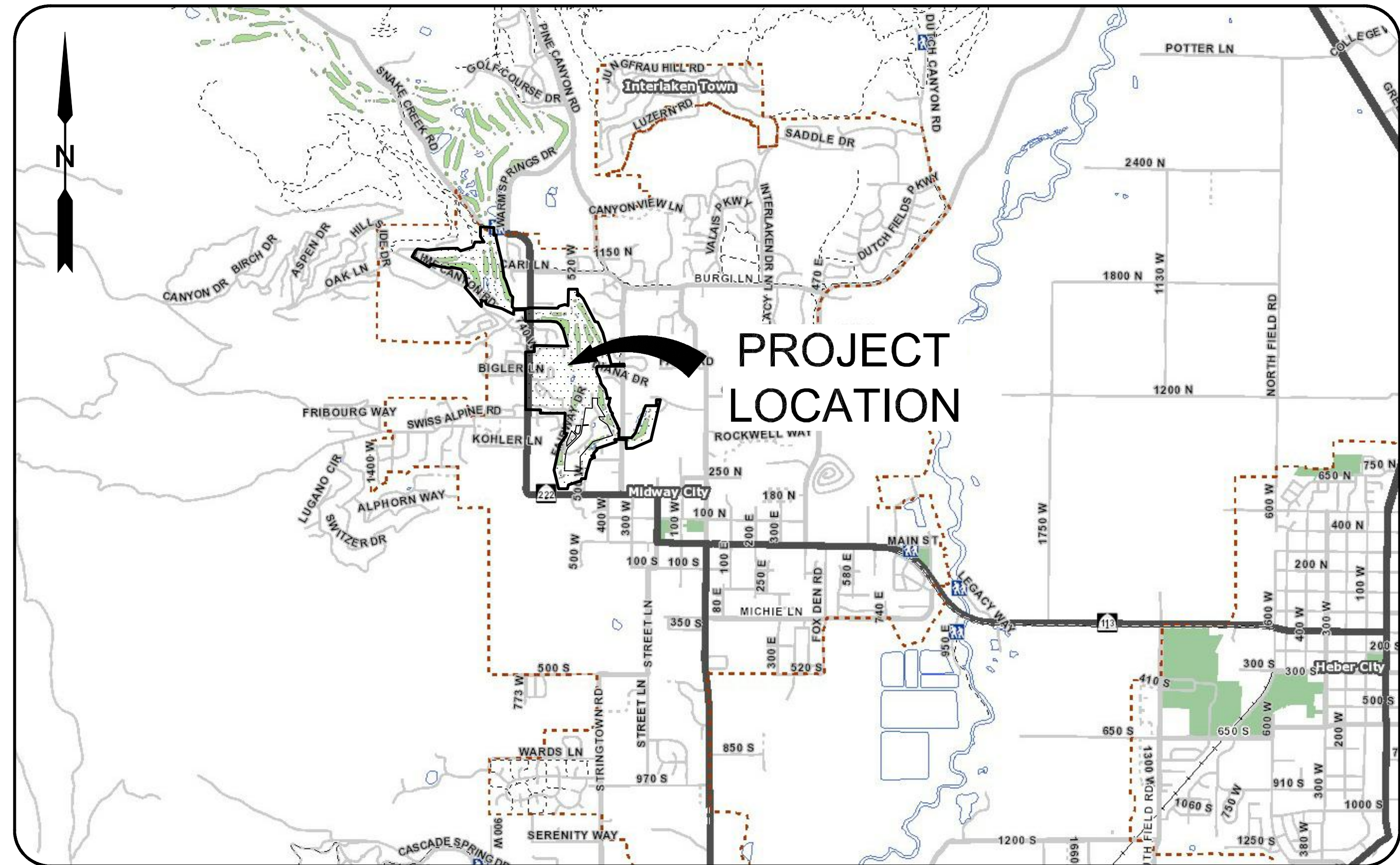
THE HOMESTEAD RESORT OPEN SPACE PARCELS 6 & 7 PLAT - 31 MAY 2024

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 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 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 108.39 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

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PARCEL INFORMATION AND ACREAGE	SHEET 6
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SECTION CORNER CONTROL	SHEET 6
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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

SHEET

1 OF 11

PREPARED FOR

THE HOMESTEAD GROUP LLC.

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

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RECORD PARCEL DESCRIPTIONS AS PER THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE AGENCY, LLC, ON JULY 18, 2019 AS COMMITMENT NO. 041-5948315.

PARCEL 1: (SEE SIMPLE)

ALL OF LOT 4, KIMBALL ESTATES SUBDIVISION, PLAT A AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

PARCEL 2: (EASEMENT & LICENSE)

THAT PORTION OF THE GOLF COURSE OPEN SPACE, GRINDELWALD P.U.D. PLAT "C" ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT WITH UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X= 2,002,554.72 AND Y= 799,771.60, SAID POINT BEING LOCATED WEST 85.15 FEET FROM THE BRASS CAPPED EAST ONE QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02'54'26" WEST 267.35 FEET; THENCE NORTH 071'07" EAST 139.76 FEET; THENCE NORTH 072'02" WEST 167.28 FEET; THENCE SOUTH 80'54'50" WEST 156.57 FEET; THENCE NORTH 28'24'56" EAST 80.98 FEET; THENCE NORTH 84'02'41" WEST 153.26 FEET; THENCE SOUTH 87'02'22" WEST 253.68 FEET; THENCE SOUTH 87'03'47" WEST 383.82 FEET; THENCE SOUTHWESTERLY 386.44 FEET ALONG THE ARC OF AN 800 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27'40'37" (CHORD BEARS SOUTH 73'13'28" WEST 382.70 FEET); THENCE SOUTH 59'23'10" WEST 28.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 262.59 FEET ALONG THE ARC OF A 1934.86 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07'46'34" (CHORD BEARS NORTH 63'42'40" WEST 262.39 FEET); THENCE NORTH 31'38'55" EAST 23.38 FEET; THENCE NORTHWESTERLY 255.25 FEET ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT; THROUGH A CENTRAL ANGLE OF 48'44'57" (CHORD BEARS NORTH 56'01'24" EAST 247.62 FEET); THENCE NORTH 80'23'52" EAST 83.48 FEET; THENCE NORTH 82'15'18" EAST 104.57 FEET; THENCE NORTH 87'58'05" EAST 66.2 FEET; THENCE NORTH 85'47'51" EAST 384.88 FEET; THENCE NORTH 21'01'56" EAST 76.16 FEET; THENCE NORTH 89'56'44" EAST 205.92 FEET TO THE EASTERLY BOUNDARY OF THE GERBER DITCH; THENCE NORTH 21'53'22" WEST 32.51 FEET ALONG SAID DITCH; THENCE NORTH 33'00'20" WEST 91.30 FEET ALONG SAID DITCH; THENCE NORTH 39'47'31" WEST 30.36 FEET ALONG SAID DITCH; THENCE NORTH 01'07'36" EAST 220.51 FEET TO THE SOUTHERLY RIGHT OF WAY FENCE LINE OF STATE ROAD 224; THENCE SOUTH 83'04'18" EAST 217.90 FEET ALONG SAID RIGHT OF WAY FENCE LINE; THENCE SOUTH 01'48'50" EAST 87.14 FEET ALONG SAID RIGHT OF WAY FENCE LINE; THENCE NORTH 09'56'48" EAST 229.10 FEET; THENCE SOUTH 14'42'46" EAST 824.53 FEET; THENCE SOUTH 18'42'54" EAST 650.01 FEET TO A FENCE LINE; THENCE SOUTH 01'48'50" WEST 139.31 FEET ALONG SAID FENCE LINE TO A GATE CORNER; THENCE SOUTH 36'44'04" EAST 73.65 FEET ALONG A FENCE LINE; THENCE SOUTH 88'37'46" EAST 288.10 FEET; MORE OR LESS, ALONG A FENCE LINE AND THE NORTH LINE OF A ONE ROD RIGHT OF WAY TO THE WESTERLY RIGHT OF WAY OF SAID SR 224 (HOMESTEAD DRIVE); THENCE SOUTH 16.50 FEET; THENCE NORTH 88'37'46" WEST 284.04 FEET ALONG THE SOUTH LINE OF SAID ONE ROAD RIGHT OF WAY TO A FENCE LINE; THENCE SOUTH 01'28'03" WEST 101.50 FEET ALONG SAID FENCE LINE; THENCE NORTH 64'53'07" WEST 299.83 FEET; THENCE NORTH 77'10'27" WEST 95.33 FEET; THENCE NORTH 67'45'09" WEST 298.44 FEET; THENCE NORTH 52'17'25" WEST 102.05 FEET; THENCE SOUTH 25'00'23" WEST 109.14 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 40'54'00" WEST 16.43 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 25'00'23" EAST 106.48 FEET; THENCE NORTH 57'40'14" WEST 56.49 FEET; THENCE NORTH 19'58'14" WEST 60.69 FEET; THENCE NORTH 04'39'34" EAST 158.82 FEET; THENCE NORTH 06'15'50" WEST 107.76 FEET; THENCE NORTH 02'54'26" WEST 30.48 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT WHICH IS EAST 89.65 FEET AND SOUTH 460.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 67'45'09" EAST 284.07 FEET; THENCE NORTH 77'10'27" WEST 6.43 FEET; THENCE NORTH 75'10'16" WEST 131.62 FEET; THENCE NORTH 71'17'52" WEST 101.36 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT 54.77 FEET (CURVE HAVING A CENTRAL ANGLE OF 62'45'41" AND A CHORD BEARING NORTH 39'54'57" WEST 52.07 FEET) TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT WHICH IS EAST 89.65 FEET AND SOUTH 460.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 67'45'09" WEST 14.37 FEET; THENCE NORTH 52'17'25" WEST 69.16 FEET; THENCE EAST 67.46 FEET; THENCE SOUTH 40.32 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT 7.45 FEET (CURVE HAVING A CENTRAL ANGLE OF 08'32'02" AND A CHORD BEARING SOUTH 04'16'01" EAST 7.44 FEET) TO THE POINT OF BEGINNING.

(THE ABOVE DESCRIBED PROPERTY WAS PROVIDED BY GOLF COURSE MASTER AGREEMENT RECORDED FEBRUARY 19, 1988, AS ENTRY NO. 144986, IN BOOK 197 AT PAGE 75 OF OFFICIAL RECORDS AND BY THAT EASEMENT AGREEMENT RECORDED FEBRUARY 8, 2005, AS ENTRY NO. 279654, IN BOOK 735, AT PAGE 276 OF OFFICIAL RECORDS.)

PARCEL 3: (EASEMENT & LICENSE)

THAT PORTION OF THE HOMESTEAD GOLF COURSE OPEN SPACE, GRINDELWALD COMMUNITIENS PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT WITH UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X= 2,002,554.72 AND Y= 799,771.60, SAID POINT BEING LOCATED WEST 85.15 FEET FROM THE BRASS CAPPED EAST ONE QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02'54'26" WEST 267.35 FEET; THENCE NORTH 071'07" EAST 139.76 FEET; THENCE NORTH 072'02" WEST 167.28 FEET; THENCE SOUTH 80'54'50" WEST 156.57 FEET; THENCE NORTH 28'24'56" EAST 80.98 FEET; THENCE NORTH 84'02'41" WEST 153.26 FEET; THENCE SOUTH 87'02'22" WEST 253.68 FEET; THENCE SOUTH 87'03'47" WEST 383.82 FEET; THENCE SOUTHWESTERLY 386.44 FEET ALONG THE ARC OF AN 800 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27'40'37" (CHORD BEARS SOUTH 73'13'28" WEST 382.70 FEET); THENCE SOUTH 59'23'10" WEST 28.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 262.59 FEET ALONG THE ARC OF A 1934.86 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07'46'34" (CHORD BEARS NORTH 63'42'40" WEST 262.39 FEET); THENCE NORTH 31'38'55" EAST 23.38 FEET; THENCE NORTHWESTERLY 255.25 FEET ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT; THROUGH A CENTRAL ANGLE OF 48'44'57" (CHORD BEARS NORTH 56'01'24" EAST 247.62 FEET); THENCE NORTH 80'23'52" EAST 83.48 FEET; THENCE NORTH 82'15'18" EAST 104.57 FEET; THENCE NORTH 87'58'05" EAST 66.2 FEET; THENCE NORTH 85'47'51" EAST 384.88 FEET; THENCE NORTH 21'01'56" EAST 76.16 FEET; THENCE NORTH 89'56'44" EAST 205.92 FEET TO THE EASTERLY BOUNDARY OF THE GERBER DITCH; THENCE NORTH 21'53'22" WEST 32.51 FEET ALONG SAID DITCH; THENCE NORTH 33'00'20" WEST 91.30 FEET ALONG SAID DITCH; THENCE NORTH 39'47'31" WEST 30.36 FEET ALONG SAID DITCH; THENCE NORTH 01'07'36" EAST 220.51 FEET TO THE SOUTHERLY RIGHT OF WAY FENCE LINE OF STATE ROAD 224; THENCE SOUTH 83'04'18" EAST 217.90 FEET ALONG SAID RIGHT OF WAY FENCE LINE; THENCE SOUTH 01'48'50" EAST 87.14 FEET ALONG SAID RIGHT OF WAY FENCE LINE; THENCE NORTH 09'56'48" EAST 229.10 FEET; THENCE SOUTH 14'42'46" EAST 824.53 FEET; THENCE SOUTH 18'42'54" EAST 650.01 FEET TO A FENCE LINE; THENCE SOUTH 01'48'50" WEST 139.31 FEET ALONG SAID FENCE LINE TO A GATE CORNER; THENCE SOUTH 36'44'04" EAST 73.65 FEET ALONG A FENCE LINE; THENCE SOUTH 88'37'46" EAST 288.10 FEET; MORE OR LESS, ALONG A FENCE LINE AND THE NORTH LINE OF A ONE ROD RIGHT OF WAY TO THE WESTERLY RIGHT OF WAY OF SAID SR 224 (HOMESTEAD DRIVE); THENCE SOUTH 16.50 FEET; THENCE NORTH 88'37'46" WEST 284.04 FEET ALONG THE SOUTH LINE OF SAID ONE ROAD RIGHT OF WAY TO A FENCE LINE; THENCE SOUTH 01'28'03" WEST 101.50 FEET ALONG SAID FENCE LINE; THENCE NORTH 64'53'07" WEST 299.83 FEET; THENCE NORTH 77'10'27" WEST 95.33 FEET; THENCE NORTH 67'45'09" WEST 298.44 FEET; THENCE NORTH 52'17'25" WEST 102.05 FEET; THENCE SOUTH 25'00'23" WEST 109.14 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 40'54'00" WEST 16.43 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 25'00'23" EAST 106.48 FEET; THENCE NORTH 57'40'14" WEST 56.49 FEET; THENCE NORTH 19'58'14" WEST 60.69 FEET; THENCE NORTH 04'39'34" EAST 158.82 FEET; THENCE NORTH 06'15'50" WEST 107.76 FEET; THENCE NORTH 02'54'26" WEST 30.48 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT WHICH IS EAST 89.65 FEET AND SOUTH 460.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 67'45'09" EAST 284.07 FEET; THENCE NORTH 77'10'27" WEST 6.43 FEET; THENCE NORTH 75'10'16" WEST 131.62 FEET; THENCE NORTH 71'17'52" WEST 101.36 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT 54.77 FEET (CURVE HAVING A CENTRAL ANGLE OF 62'45'41" AND A CHORD BEARING NORTH 39'54'57" WEST 52.07 FEET) TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT WHICH IS EAST 89.65 FEET AND SOUTH 460.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 67'45'09" WEST 14.37 FEET; THENCE NORTH 52'17'25" WEST 69.16 FEET; THENCE EAST 67.46 FEET; THENCE SOUTH 40.32 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT 7.45 FEET (CURVE HAVING A CENTRAL ANGLE OF 08'32'02" AND A CHORD BEARING SOUTH 04'16'01" EAST 7.44 FEET) TO THE POINT OF BEGINNING.

(THE ABOVE DESCRIBED PROPERTY WAS PROVIDED BY GOLF COURSE MASTER AGREEMENT RECORDED FEBRUARY 19, 1988, AS ENTRY NO. 144986, IN BOOK 197 AT PAGE 75 OF OFFICIAL RECORDS AND BY THAT EASEMENT DEED RECORDED SEPTEMBER 20, 1988, AS ENTRY NO. 146595, IN BOOK 202 AT PAGE 527 OF OFFICIAL RECORDS.)

PARCEL 4: (EASEMENT & LICENSE)

THAT PORTION OF THE HOMESTEAD GOLF COURSE OPEN SPACE, GRINDELWALD COMMUNITIENS PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

CONTINUED ON NEXT COLUMN.

BEGINNING AT A POINT WITH UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X= 2,002,554.72 AND Y= 799,771.60, SAID POINT BEING LOCATED WEST 85.15 FEET FROM THE BRASS CAPPED EAST ONE QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02'54'26" WEST 267.35 FEET; THENCE NORTH 071'07" EAST 139.76 FEET; THENCE NORTH 072'02" WEST 167.28 FEET; THENCE SOUTH 80'54'50" WEST 156.57 FEET; THENCE NORTH 28'24'56" EAST 80.98 FEET; THENCE NORTH 84'02'41" WEST 153.26 FEET; THENCE SOUTH 87'02'22" WEST 253.68 FEET; THENCE SOUTH 87'03'47" WEST 383.82 FEET; THENCE SOUTHWESTERLY 386.44 FEET ALONG THE ARC OF AN 800 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27'40'37" (CHORD BEARS SOUTH 73'13'28" WEST 382.70 FEET); THENCE SOUTH 59'23'10" WEST 28.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 262.59 FEET ALONG THE ARC OF A 1934.86 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07'46'34" (CHORD BEARS NORTH 63'42'40" WEST 262.39 FEET); THENCE NORTH 31'38'55" EAST 23.38 FEET; THENCE NORTHWESTERLY 255.25 FEET ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT; THROUGH A CENTRAL ANGLE OF 48'44'57" (CHORD BEARS NORTH 56'01'24" EAST 247.62 FEET); THENCE NORTH 80'23'52" EAST 83.48 FEET; THENCE NORTH 82'15'18" EAST 104.57 FEET; THENCE NORTH 87'58'05" EAST 66.2 FEET; THENCE NORTH 85'47'51" EAST 384.88 FEET; THENCE NORTH 21'01'56" EAST 76.16 FEET; THENCE NORTH 89'56'44" EAST 205.92 FEET TO THE EASTERLY BOUNDARY OF THE GERBER DITCH; THENCE NORTH 21'53'22" WEST 32.51 FEET ALONG SAID DITCH; THENCE NORTH 33'00'20" WEST 91.30 FEET ALONG SAID DITCH; THENCE NORTH 39'47'31" WEST 30.36 FEET ALONG SAID DITCH; THENCE NORTH 01'07'36" EAST 220.51 FEET TO THE SOUTHERLY RIGHT OF WAY FENCE LINE OF STATE ROAD 224; THENCE SOUTH 83'04'18" EAST 217.90 FEET ALONG SAID RIGHT OF WAY FENCE LINE; THENCE SOUTH 01'48'50" EAST 87.14 FEET ALONG SAID RIGHT OF WAY FENCE LINE; THENCE NORTH 09'56'48" EAST 229.10 FEET; THENCE SOUTH 14'42'46" EAST 824.53 FEET; THENCE SOUTH 18'42'54" EAST 650.01 FEET TO A FENCE LINE; THENCE SOUTH 01'48'50" WEST 139.31 FEET ALONG SAID FENCE LINE TO A GATE CORNER; THENCE SOUTH 36'44'04" EAST 73.65 FEET ALONG A FENCE LINE; THENCE SOUTH 88'37'46" EAST 288.10 FEET; MORE OR LESS, ALONG A FENCE LINE AND THE NORTH LINE OF A ONE ROD RIGHT OF WAY TO THE WESTERLY RIGHT OF WAY OF SAID SR 224 (HOMESTEAD DRIVE); THENCE SOUTH 16.50 FEET; THENCE NORTH 88'37'46" WEST 284.04 FEET ALONG THE SOUTH LINE OF SAID ONE ROAD RIGHT OF WAY TO A FENCE LINE; THENCE SOUTH 01'28'03" WEST 101.50 FEET ALONG SAID FENCE LINE; THENCE NORTH 64'53'07" WEST 299.83 FEET; THENCE NORTH 77'10'27" WEST 95.33 FEET; THENCE NORTH 67'45'09" WEST 298.44 FEET; THENCE NORTH 52'17'25" WEST 102.05 FEET; THENCE SOUTH 25'00'23" WEST 109.14 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 40'54'00" WEST 16.43 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 25'00'23" EAST 106.48 FEET; THENCE NORTH 57'40'14" WEST 56.49 FEET; THENCE NORTH 19'58'14" WEST 60.69 FEET; THENCE NORTH 04'39'34" EAST 158.82 FEET; THENCE NORTH 06'15'50" WEST 107.76 FEET; THENCE NORTH 02'54'26" WEST 30.48 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT WHICH IS EAST 89.65 FEET AND SOUTH 460.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 67'45'09" EAST 284.07 FEET; THENCE NORTH 77'10'27" WEST 6.43 FEET; THENCE NORTH 75'10'16" WEST 131.62 FEET; THENCE NORTH 71'17'52" WEST 101.36 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT 54.77 FEET (CURVE HAVING A CENTRAL ANGLE OF 62'45'41" AND A CHORD BEARING NORTH 39'54'57" WEST 52.07 FEET) TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT WHICH IS EAST 89.65 FEET AND SOUTH 460.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 67'45'09" WEST 14.37 FEET; THENCE NORTH 52'17'25" WEST 69.16 FEET; THENCE EAST 67.46 FEET; THENCE SOUTH 40.32 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT 7.45 FEET (CURVE HAVING A CENTRAL ANGLE OF 08'32'02" AND A CHORD BEARING SOUTH 04'16'01" EAST 7.44 FEET) TO THE POINT OF BEGINNING.

(THE ABOVE DESCRIBED PROPERTY WAS PROVIDED BY GOLF COURSE MASTER AGREEMENT RECORDED FEBRUARY 19, 1988, AS ENTRY NO. 144986, IN BOOK 197 AT PAGE 75 OF OFFICIAL RECORDS AND BY THAT EASEMENT AGREEMENT RECORDED FEBRUARY 8, 2005, AS ENTRY NO. 279654, IN BOOK 735, AT PAGE 276 OF OFFICIAL RECORDS.)

PARCEL 5: (LICENSE)

COMMENCING NORTH 1033.79 FEET AND WEST 20.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 67'45'09" EAST 284.07 FEET; THENCE NORTH 77'10'27" WEST 6.43 FEET; THENCE NORTH 75'10'16" WEST 131.62 FEET; THENCE NORTH 71'17'52" WEST 101.36 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT 54.77 FEET (CURVE HAVING A CENTRAL ANGLE OF 62'45'41" AND A CHORD BEARING NORTH 39'54'57" WEST 52.07 FEET) TO THE POINT OF BEGINNING.

A LICENSE FOR THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THAT PROPERTY OF PARCEL 2 IN THE GOLF COURSE LICENSE AGREEMENT RECORDED AUGUST 23, 1990 AS ENTRY NO. 153112 IN BOOK 221, AT PAGE 301 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BANK OF THE GERBER DITCH, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X= 2,002,659.12 AND Y= 799,771.60, AND SAID POINT BEING LOCATED EAST 19.29 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; THENCE ALONG SAID DITCH BANK THE FOLLOWING ELEVEN (11) COURSES: NORTH 06'06'47" EAST 108.94 FEET; NORTH 22'50'14" EAST 99.94 FEET; NORTH 18'44'40" EAST 100.11 FEET; NORTH 03'04'52" EAST 200.01 FEET; NORTH 04'26'22" WEST 99.99 FEET; NORTH 13'13'22" WEST 100.46 FEET; NORTH 02'46'15" WEST 99.92 FEET; NORTH 10'17'42" WEST 99.99 FEET; NORTH 21'53'22" WEST 62.77 FEET; NORTH 33'00'20" WEST 91.70 FEET; NORTH 39'47'31" WEST 30.36 FEET; THENCE NORTH 01'07'36" EAST 220.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY FENCE LINE OF STATE ROAD 224; THENCE SOUTH 83'04'18" EAST 217.90 FEET ALONG SAID RIGHT-OF-WAY FENCE LINE; THENCE SOUTH 88'34'39" EAST 87.14 FEET ALONG SAID RIGHT-OF-WAY FENCE LINE; THENCE SOUTH 00'56'48" EAST 229.10 FEET; THENCE SOUTH 14'42'46" EAST 824.53 FEET; THENCE SOUTH 18'42'54" EAST 268.22 FEET TO A FENCE LINE; THENCE NORTH 83'02'16" WEST 15.18 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE NORTH 09'21'49" WEST 38.13 FEET ALONG A FENCE LINE TO A FENCE CORNER; THENCE WEST 532.95 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

PARCEL 6: (LICENSE)

BEGINNING AT A POINT WHICH IS NORTH 00'27'56" WEST ALONG THE SECTION LINE 890.65 FEET AND EAST 66.42 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 21'53'22" WEST 62.77 FEET; THENCE NORTH 33'00'20" WEST 91.70 FEET; THENCE NORTH 39'47'31" WEST 30.36 FEET; THENCE NORTH 01'07'36" EAST 220.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY FENCE LINE OF STATE ROAD 224; THENCE SOUTH 83'04'18" EAST 217.90 FEET ALONG SAID RIGHT-OF-WAY FENCE LINE; THENCE SOUTH 88'34'39" EAST 87.14 FEET ALONG SAID RIGHT-OF-WAY FENCE LINE; THENCE SOUTH 00'56'48" EAST 229.10 FEET; THENCE SOUTH 14'42'46" EAST 824.53 FEET; THENCE SOUTH 18'42'54" EAST 268.22 FEET TO A FENCE LINE; THENCE NORTH 83'02'16" WEST 15.18 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE NORTH 09'21'49" WEST 38.13 FEET ALONG A FENCE LINE TO A FENCE CORNER; THENCE WEST 532.95 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

A LICENSE FOR THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THAT PROPERTY OF PARCEL 2 IN THE GOLF COURSE LICENSE AGREEMENT RECORDED AUGUST 23, 1990 AS ENTRY NO. 153112 IN BOOK 221, AT PAGE 301 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BANK OF THE GERBER DITCH, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,002,659.12 AND Y=799,771.60, AND SAID POINT BEING LOCATED EAST 19.29 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; THENCE ALONG SAID DITCH BANK THE FOLLOWING ELEVEN (11) COURSES: NORTH 06'06'47" EAST 108.94 FEET; NORTH 22'50'14" EAST 99.94 FEET; NORTH 18'44'40" EAST 100.11 FEET; NORTH 03'04'52" EAST 200.01 FEET; NORTH 04'26'22" WEST 99.99 FEET; NORTH 13'13'22" WEST 100.46 FEET; NORTH 02'46'15" WEST 99.92 FEET; NORTH 10'17'42" WEST 99.99 FEET; NORTH 21'53'22" WEST 62.77 FEET; NORTH 33'00'20" WEST 91.70 FEET; NORTH 39'47'31" WEST 30.36 FEET; THENCE NORTH 01'07'36" EAST 220.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY FENCE LINE OF STATE ROAD 224; THENCE SOUTH 83'04'18" EAST 217.90 FEET ALONG SAID RIGHT-OF-WAY FENCE LINE; THENCE SOUTH 88'34'39" EAST 87.14 FEET ALONG SAID RIGHT-OF-WAY FENCE LINE; THENCE SOUTH 00'56'48" EAST 229.10 FEET; THENCE SOUTH 14'42'46" EAST 824.53 FEET; THENCE SOUTH 18'42'54" EAST 268.22 FEET TO A FENCE LINE; THENCE NORTH 83'02'16" WEST 15.18 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE NORTH 09'21'49" WEST 38.13 FEET ALONG A FENCE LINE TO A FENCE CORNER; THENCE WEST 532.95 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

PARCEL 7: (LICENSE)

BEGINNING AT A POINT WHICH IS NORTH 00'27'56" WEST ALONG THE SECTION LINE 890.65 FEET AND EAST 66.42 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80'58'04" EAST 250.20 FEET; THENCE NORTH 75'11'14" EAST 50 FEET; THENCE SOUTH 14'42'46" EAST 161.57 FEET; THENCE NORTH 75'17'14" WEST 300.12 FEET; THENCE NORTH 10'17'42" WEST 99.99 FEET TO THE POINT OF BEGINNING.

A LICENSE FOR THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THAT PROPERTY OF PARCEL 2 IN THE GOLF COURSE LICENSE AGREEMENT RECORDED AUGUST 23, 1990 AS ENTRY NO. 153112 IN BOOK 221, AT PAGE 301 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BANK OF THE GERBER DITCH, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,002,659.12 AND Y=799,771.60, AND SAID POINT BEING LOCATED EAST 19.29 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; THENCE ALONG SAID DITCH BANK THE FOLLOWING ELEVEN (11) COURSES: NORTH 06'06'47" EAST 108.94 FEET; NORTH 22'50'14" EAST 99.94 FEET; NORTH 18'44'40" EAST 100.11 FEET; NORTH 03'04'52" EAST 200.01 FEET; NORTH 04'26'22" WEST 99.99 FEET; NORTH 13'13'22" WEST 100.46 FEET; NORTH 02'46'15" WEST 99.92 FEET; NORTH 10'17'42" WEST 99.99 FEET; NORTH 21'53'22" WEST 62.77 FEET; NORTH 33'00'20" WEST 91.70 FEET; NORTH 39'47'31" WEST 30.36 FEET; THENCE NORTH 01'07'36" EAST 220.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY FENCE LINE OF STATE ROAD 224; THENCE SOUTH 83'04'18" EAST 217.90 FEET ALONG SAID RIGHT-OF-WAY FENCE LINE; THENCE SOUTH 88'34'39" EAST 87.14 FEET ALONG SAID RIGHT-OF-WAY FENCE LINE; THENCE SOUTH 00'56'48" EAST 229.10 FEET; THENCE SOUTH 14'42'46" EAST 824.53 FEET; THENCE SOUTH 18'42'54" EAST 268.22 FEET TO A FENCE LINE; THENCE NORTH 83'02'16" WEST 15.18 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE NORTH 09'21'49" WEST 38.13 FEET ALONG A FENCE LINE TO A FENCE CORNER; THENCE WEST 532.95 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

PARCEL 8: (SEE SIMPLE)

BEGINNING AT A FENCE CORNER ON THE EASTERLY LINE OF THE HOMESTEAD GOLF COURSE EASEMENT, SAID POINT BEING LOCATED 655.13 FEET EAST AND 280.70 FEET SOUTH OF THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN (UTAH STATE PLANE BASIS OF BEARING); THENCE SOUTH 40'57'23" WEST 65.03 FEET TO A FENCE CORNER; THENCE SOUTH 18'42'54" WEST 127.10 FEET ALONG SAID FENCE LINE; THENCE NORTH 18'42'54" WEST 127.10 FEET ALONG SAID GOLF COURSE EASEMENT TO THE POINT OF BEGINNING.

PARCEL 9: (SEE SIMPLE)

COMMENCING AT THE EAST ONE QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 07'18'40" WEST 565.07 FEET TO THE NORTH BOUNDARY OF A COUNTY ROAD; THENCE ALONG SAID ROAD THE FOLLOWING TEN COURSES: THENCE ALONG THE ARC OF A 217.3 FOOT RADIUS CURVE TO THE RIGHT 75.60 FEET (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 50'52'45" WEST 75.22 FEET); THENCE NORTH 40'54" WEST 57.71 FEET; THENCE ALONG THE ARC OF A 572.96 FOOT RADIUS CURVE TO THE LEFT 261.33 FEET; THENCE NORTH 87'02" WEST 280.43 FEET; THENCE ALONG THE ARC OF A 1145.92 FOOT RADIUS CURVE TO THE LEFT 163.67 FEET; THENCE NORTH 85'51" WEST 386.88 FEET; THENCE ALONG THE ARC OF A 1098.98 FOOT RADIUS CURVE TO THE LEFT 445.00 FEET; THENCE NORTH 72'12" WEST 307.75 FEET; THENCE ALONG THE ARC OF A 572.96 FOOT RADIUS CURVE TO THE LEFT 545.84 FEET; THENCE SOUTH 53'13" WEST 11.6 FEET; THENCE NORTH ALONG THE EAST BOUNDARY OF OAK HAVEN SUBDIVISION 845.5 FEET; THENCE EAST 188.0 FEET; THENCE NORTH 69.46 FEET ALONG THE SOUTHERLY BOUNDARY OF A STATE HIGHWAY THENCE SOUTH 41'77" EAST 296.63 FEET; THENCE SOUTH 26'16'13" EAST 738.23 FEET; THENCE SOUTH 02'55'20" WEST 151.0 FEET; THENCE NORTH 28'06'45" EAST 429.89 FEET; THENCE EAST 191.0 FEET TO THE WESTERLY BOUNDARY OF A DITCH; THENCE ALONG SAID DITCH BANK THE FOLLOWING TEN COURSES: SOUTH 21'52'28" EAST 30.54 FEET; THENCE SOUTH 10'18" EAST 100.0 FEET; THENCE SOUTH 02'49" EAST 100.0 FEET; THENCE SOUTH 13'14" EAST 100.0 FEET; THENCE SOUTH 04'26" EAST 100.0 FEET; THENCE SOUTH 03'05" WEST 200.0 FEET; THENCE SOUTH 18'45" WEST 100.0 FEET; THENCE NORTH 22'50" WEST 100.0 FEET; THENCE SOUTH 05'44" WEST 109.0 FEET; THENCE WEST 5.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS EAST

PARCEL 14: (FEE SIMPLE)

BEGINNING AT A POINT IN THE CENTERLINE OF SNAKE CREEK, SAID POINT LYING NORTH 89°17'40" EAST 144.55 FEET ALONG THE SECTION LINE AND NORTH 30.92 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 197.24 FEET, THENCE NORTH 7.26 FEET; THENCE NORTH 00°53'42" EAST 487.24 FEET; THENCE NORTH 89°12'00" WEST 1.58 FEET; THENCE NORTH 02°49'00" EAST 34.34 TO A POINT IN THE CENTERLINE OF SNAKE CREEK; THENCE ALONG THE CENTERLINE OF SNAKE CREEK THE FOLLOWING ELEVEN (11) COURSES: THENCE SOUTH 23°58'41" EAST 55.29 FEET; THENCE SOUTH 50°36'38" EAST 13.25 FEET; THENCE SOUTH 10°18'45" EAST 83.89 FEET; THENCE SOUTH 16°59'34" EAST 33.46 FEET; THENCE SOUTH 16°59'34" EAST 13.30 FEET; THENCE SOUTH 27°26'13" EAST 32.07 FEET; THENCE SOUTH 71°08'17" EAST 15.91 FEET; THENCE SOUTH 32°29'23" EAST 63.20 FEET; THENCE NORTH 42°02'48" EAST 62.86 FEET; THENCE SOUTH 11°19'10" EAST 179.07 FEET; THENCE SOUTH 19°13'56" WEST 34.32 FEET TO THE POINT OF BEGINNING.

PARCEL 15: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT EASEMENT DEED RECORDED JUNE 30, 1988 AS ENTRY NO. 145999, IN BOOK 201, AT PAGE 77 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A FENCE LINE, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,004,837.53 AND Y=799,505.52, AND SAID POINT BEING LOCATED SOUTH 59°32'27" WEST 536.99 FEET FROM THE CENTER-ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 43°46'17" EAST 161.57 FEET ALONG SAID FENCE LINE AND ITS EXTENSION; THENCE SOUTH 26°54'27" EAST 209.15 FEET; THENCE NORTH 70°03'32" WEST 294.23 FEET; THENCE NORTH 89°09'09" WEST 2.03 FEET, MORE OR LESS, TO SNAKE CREEK; THENCE NORTH 19°35'46" EAST 215.01 FEET UP SNAKE CREEK TO THE POINT OF BEGINNING.

PARCEL 16: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT EASEMENT DEED RECORDED JUNE 30, 1988 AS ENTRY NO. 146006, IN BOOK 201, AT PAGE 95 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,005,044.32 AND Y=799,201.42, SAID POINT BEING LOCATED SOUTH 23°59'23" WEST 630.29 FEET FROM THE CENTER ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 26°54'27" EAST 208.84 FEET; THENCE NORTH 78°13'18" WEST 300.96 FEET; THENCE NORTH 20°34'36" WEST 230.00 FEET; THENCE SOUTH 70°03'32" EAST 296.87 FEET TO THE POINT OF BEGINNING.

PARCEL 17: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT EASEMENT DEED RECORDED JUNE 30, 1988 AS ENTRY NO. 146005, IN BOOK 201, AT PAGE 94 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,005,138.45 AND Y=799,015.95, SAID POINT BEING LOCATED SOUTH 12°01'12" WEST 778.43 FEET FROM THE CENTER ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 26°54'27" EAST 146.61 FEET; THENCE NORTH 78°51'13" WEST 310.88 FEET; THENCE NORTH 20°34'36" WEST 152.40 FEET; THENCE SOUTH 76°13'15" EAST 300.96 FEET TO THE POINT OF BEGINNING.

PARCEL 18: (FEE SIMPLE)

BEGINNING AT A POINT SOUTH 36.30 FEET, SOUTH 62°55' EAST 217.80 FEET, SOUTH 72°15' EAST 171.60 FEET, SOUTH 87°18' EAST 257.40 FEET AND SOUTH 0°48' WEST 73.72 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°48' WEST 145.03 FEET; THENCE NORTH 89°12' WEST 538.32 FEET TO THE EASTERLY BOUNDARY LINE OF THE HOMESTEAD GOLF COURSE; THENCE NORTH 26°03'13" WEST 230.57 FEET ALONG SAID GOLF COURSE BOUNDARY; THENCE SOUTH 77°57'28" EAST 306.97 FEET; THENCE NORTH 89°12' EAST 343.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION THAT WAS DECEDED TO SALLY P. BRINTON AND GREGORY S. BRINTON, TRUSTEES OF THE SALLY P. BRINTON, TRUST RECORDED NOVEMBER 13, 1991 AS ENTRY NO. 158211, IN BOOK 235, AT PAGE 561 AND RECORDED IN THAT WARRANTY DEED RECORDED JANUARY 14, 1992 AS ENTRY NO. 158913 IN BOOK 237, AT PAGE 577, BOTH OF OFFICIAL RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 36.30 FEET AND SOUTH 62°55' EAST 217.80 FEET AND SOUTH 72°15' EAST 171.60 FEET AND SOUTH 87°18' EAST 257.40 FEET AND SOUTH 0°48' WEST 73.72 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°48' EAST 145.03 FEET; THENCE NORTH 89°12' WEST 538.32 FEET TO THE EASTERLY BOUNDARY LINE OF THE HOMESTEAD GOLF COURSE; THENCE NORTH 26°03'13" WEST 230.57 FEET ALONG SAID GOLF COURSE BOUNDARY; THENCE SOUTH 77°57'28" EAST 306.97 FEET; THENCE NORTH 89°12' EAST 343.00 FEET TO THE POINT OF BEGINNING.

PARCEL 19: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT EASEMENT DEED RECORDED SEPTEMBER 28, 1988 AS ENTRY NO. 146672, IN BOOK 202, AT PAGE 709 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A FENCE CORNER HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,006,617.47 AND Y=797,108.66, SAID POINT BEING LOCATED SOUTH 89°51'41" EAST 1295.35 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 32.62 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP); AND SAID POINT BEGINNING ALSO BEING LOCATED NORTH 88°34'59" WEST 1406.02 FEET FROM THE WASATCH COUNTY SURVEYOR BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 89°41'13" EAST 91.30 FEET ALONG A FENCE LINE; THENCE SOUTH 10°17'28" WEST 529.00 FEET TO A FENCE LINE; THENCE NORTH 02°21'12" EAST 369.00 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE NORTH 02°21'12" EAST 151.00 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION IS ALSO KNOWN AS LOT A AND COMMON AREA, FARM SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLATE THEREOF.

LESS AND EXCEPTING THEREFROM THAT PORTION VACATED IN THAT CERTAIN NOTICE OF PARTIAL VACATION OF EASEMENT RECORDED JULY 08, 2014 AS ENTRY NO. 402459 IN BOOK 1108, AT PAGE 568 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A FENCE CORNER HAVING UTAH CENTRAL ZONE STATE PLANE COORDINATES, OF X=2,006,617.47 AND Y=797,108.66, SAID POINT BEING LOCATED SOUTH 89°51'41" EAST 1295.35 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 32.62 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP); AND SAID POINT BEGINNING ALSO BEING LOCATED NORTH 88°34'59" WEST 1406.02 FEET FROM THE WASATCH COUNTY SURVEYOR BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 89°41'13" EAST 91.30 FEET ALONG A FENCE LINE; THENCE SOUTH 10°17'28" WEST 529.00 FEET TO A FENCE LINE; THENCE NORTH 02°21'12" EAST 369.00 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE NORTH 02°21'12" EAST 151.00 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

PARCEL 20: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT EASEMENT DEED RECORDED JUNE 30, 1988 AS ENTRY NO. 145999, IN BOOK 201, AT PAGE 68 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY FENCE LINE OF PINE CANYON ROAD, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,005,508.78 AND Y=796,587.33, SAID POINT BEING LOCATED SOUTH 02°02'25" EAST 594.16 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 32.62 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP); THENCE SOUTH 89°43'59" EAST 173.75 FEET; THENCE SOUTH 24°07'46" EAST 84.74 FEET; THENCE SOUTH 00°09'46" WEST 43.23 FEET; THENCE SOUTH 89°50'14" EAST 35.39 FEET; THENCE SOUTH 01°15'11" WEST 211.49 FEET; THENCE NORTH 89°43'59" WEST 32.63 FEET; THENCE NORTHWESTERLY 65.61 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 63°48'11" (CHORD BEARS NORTH 57°49'53" WEST 63.42 FEET); THENCE NORTH 25°55'48" WEST 298.94 FEET; THENCE NORTHWESTERLY 36.11 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°46'45" (CHORD BEARS NORTH 33°91'27" WEST 36.01 FEET) TO THE POINT OF BEGINNING.

PARCEL 22: (FEE SIMPLE AND EASEMENT)

LAND COMPRISED OF FEE PARCEL 22 A AND EASEMENT PARCELS 22 B AND 22 C:

PARCEL 22 A:

BEGINNING AT A POINT IN A FENCE LINE, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,005,436.77 AND Y=796,732.48, AND SAID POINT BEING LOCATED SOUTH 19°02'06" EAST 433.34 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 32.62 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP); THENCE NORTH 89°48'27" EAST 173.54 FEET ALONG SAID FENCE LINE; THENCE SOUTH 26°13'28" EAST 163.51 FEET; THENCE NORTH 89°43'59" WEST 173.75 FEET; THENCE NORTHWESTERLY 35.20 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°24'28" (CHORD BEARS NORTH 47°54'46" WEST 35.11 FEET); THENCE NORTH 55°07'00" WEST 90.32 FEET; THENCE NORTH 15°54'25" EAST 61.40 FEET; THENCE NORTH 45°51'32" EAST 15.72 FEET TO THE POINT OF BEGINNING.

PARCEL 22 B:

EASEMENTS AS DESCRIBED IN THAT EASEMENT DEED RECORDED JUNE 30, 1988, AS ENTRY NO. 145992, IN BOOK 201, AT PAGE 55 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(FOR USE AS GOLF COURSE)

BEGINNING AT A POINT IN A FENCE LINE, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,005,436.77 AND Y=796,732.48, AND SAID POINT BEING LOCATED SOUTH 19°02'06" EAST 433.34 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 32.62 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP); THENCE NORTH 89°48'27" EAST 173.54 FEET ALONG SAID FENCE LINE; THENCE SOUTH 26°13'28" EAST 163.51 FEET; THENCE NORTH 89°43'59" WEST 173.75 FEET; THENCE NORTHWESTERLY 35.20 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°24'28" (CHORD BEARS NORTH 47°54'46" WEST 35.11 FEET); THENCE NORTH 55°07'00" WEST 90.32 FEET; THENCE NORTH 15°54'25" EAST 61.40 FEET; THENCE NORTH 45°51'32" EAST 15.72 FEET TO THE POINT OF BEGINNING.

PARCEL 22 C:

EASEMENTS AS DESCRIBED IN THAT EASEMENT DEED RECORDED JUNE 30, 1988, AS ENTRY NO. 145992, IN BOOK 201, AT PAGE 55 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(FOR USE AS A ROAD)

BEGINNING AT A POINT IN A FENCE LINE, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X = 2,005,338.60 AND Y = 786,732.09, AND SAID POINT BEING LOCATED SOUTH 04°50'04" EAST 414.00 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 AND MERIDIAN (SAID PIPE BEING LOCATED 32.62 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP); THENCE SOUTH 24°54'30" EAST 6.84 FEET; THENCE NORTHWESTERLY 52.72 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°12'30" (CHORD BEARS NORTH 40°00'45" EAST 52.11 FEET); THENCE SOUTH 55°07'00" EAST 131.40 FEET; THENCE SOUTHEASTERLY 35.20 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°24'28" (CHORD BEARS SOUTH 47°04'46" EAST 35.11 FEET); THENCE NORTH 89°44'00" WEST 62.66 FEET; THENCE NORTH 55°07'00" WEST 90.32 FEET; THENCE NORTHWESTERLY 73.27 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°12'30" (CHORD BEARS NORTH 40°00'45" WEST 72.96 FEET); THENCE NORTH 24°54'30" WEST 25.22 FEET TO A FENCE LINE; THENCE NORTH 89°46'27" EAST 44.02 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

PARCEL 23: (FEE SIMPLE)

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,005,338.51 AND Y=796,732.60, SAID POINT BEING LOCATED SOUTH 04°50'04" EAST 414.00 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 32.62 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP); THENCE NORTH 89°46'27" EAST 98.19 FEET ALONG A FENCE LINE; THENCE SOUTH 45°51'32" WEST 15.72 FEET; THENCE NORTH 15°54'25" WEST 61.40 FEET; THENCE NORTH 55°07'00" WEST 41.08 FEET; THENCE NORTHWESTERLY 52.72 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°12'30" (CHORD BEARS NORTH 40°00'45" WEST 52.11 FEET); THENCE NORTH 24°54'31" WEST 6.84 FEET TO THE POINT OF BEGINNING.

PARCEL 24: (EASEMENT)

AN EASEMENT BEING THAT PROPERTY CONTAINED WITHIN THE "HOMESTEAD GOLF CLUB INC., EASEMENT" PARCEL SET OUT ON THE OFFICIAL PLAT FOR SWISS CREEK P.U.D. PLAT 2 AND 210 AMENDMENT RECORDED AUGUST 21, 2002, AS ENTRY NO. 174857 AS IS CONTAINED WITHIN THAT CERTAIN EASEMENT OF GEORGE WEISSE AND CHRISTINA WEISSE, IN FAVOR OF THE HOMESTEAD GOLF CLUB INC., A UTAH CORPORATION, RECORDED JUNE 30, 1988 AS ENTRY NO. 145998 IN BOOK 201 AT PAGE 74 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

PARCEL 25: (EASEMENT)

AN EASEMENT BEING THAT PROPERTY CONTAINED WITHIN THE "HOMESTEAD GOLF CLUB INC., EASEMENT" PARCEL SET OUT ON THE OFFICIAL PLAT FOR SWISS CREEK P.U.D. PLAT B RECORDED OCTOBER 21, 1997 AS ENTRY NO. 197902 AS IS CONTAINED WITHIN THAT CERTAIN EASEMENT GRANTED BY GEORGE WEISSE AND CHRISTINA WEISSE IN FAVOR OF THE HOMESTEAD GOLF CLUB INC., A UTAH CORPORATION, RECORDED JUNE 30, 1988 AS ENTRY NO. 145998 IN BOOK 201 AT PAGE 74 OF OFFICIAL RECORDS, SAID PROPERTY BEING DESCRIBED IN SAID EASEMENT 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 X=2,005,302.64 AND Y=797,144.40, SAID POINT BEING LOCATED SOUTH 02°21'12" WEST 529.00 FEET TO A FENCE LINE; THENCE SOUTH 26°37'37" EAST 72.24 FEET TO A FENCE LINE; THENCE SOUTH 89°46'27" WEST 173.54 FEET ALONG SAID FENCE LINE; THENCE NORTH 45°51'32" EAST 11.56 FEET; THENCE NORTH 23°28'33" WEST 440.45 FEET; THENCE EAST 33.00 FEET TO THE POINT OF BEGINNING.

PARCEL 25: (EASEMENT)

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 X=2,005,302.64 AND Y=797,144.40, THENCE EAST 252.13 FEET TO THE EAST BANK OF SNAKE CREEK; THENCE MEANDERING SOUTHERLY ALONG SAID CREEK BANK TO A POINT WHICH BEARS SOUTH 03°49'34" EAST 347.56; THENCE SOUTH 26°37'37" EAST 72.24 FEET TO A FENCE LINE; THENCE SOUTH 89°46'27" WEST 173.54 FEET ALONG SAID FENCE LINE; THENCE NORTH 45°51'32" EAST 11.56 FEET; THENCE NORTH 23°28'33" WEST 440.45 FEET; THENCE EAST 33.00 FEET TO THE POINT OF BEGINNING.

BEGINNING SOUTH 89°46'27" EAST 1987.848 FEET FROM THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 07°55'48" EAST 195.188 FEET; THENCE NORTH 01°33'07" WEST 132.57 FEET; THENCE NORTH 19°23'21" WEST 44.06 FEET; THENCE NORTH 09°19'48" WEST 80.10 FEET; THENCE NORTH 60°50'47" EAST 62.52 FEET; THENCE NORTH 03°03'35" WEST 164.79 FEET; THENCE NORTH 17°29'05" WEST 37.14 FEET; THENCE NORTH 48°43'18" WEST 82.59 FEET; THENCE NORTH 08°34'46" WEST 106.19 FEET; THENCE EAST 25.55 FEET; THENCE NORTH 03°35'55" EAST 17.64 FEET; THENCE NORTH 00°39'25" EAST 335.608 FEET; THENCE NORTH 89°36'14" EAST 64.22 FEET; THENCE SOUTH 02°23'45" WEST 16.96 FEET; THENCE NORTH 88°44'15" EAST 15.6 FEET; THENCE SOUTH 01°38'00" WEST 12.45 FEET; THENCE SOUTH 89°36'14" EAST 20.51 FEET; THENCE SOUTH 02°23'46" WEST 43.45 FEET; THENCE SOUTH 88°44'15" WEST 29.858 FEET; THENCE SOUTH 00°53'57" WEST 281.316 FEET; THENCE NORTH 25°47'16" WEST 50.31 FEET; THENCE NORTH 89°09'47" WEST 46.89 FEET; THENCE SOUTH 04°51'40" EAST 41.94 FEET; THENCE SOUTH 18°00'55" WEST 162.52 FEET; THENCE SOUTH 10°29'12" WEST 243.96 FEET; THENCE SOUTH 33°08'34" EAST 57.041 FEET; THENCE SOUTH 00°04'49" WEST 6.338 FEET; THENCE NORTH 89°45'55" WEST 138.898 FEET; THENCE NORTH 29°10'53" EAST 139.307 FEET; THENCE NORTH 68°9.74 FEET; THENCE WEST 19.77 FEET; THENCE SOUTH 212.68 FEET; THENCE SOUTH 09°17'50" WEST 615.194 FEET; THENCE NORTH 89°40'45" WEST 110.876 FEET TO THE POINT OF BEGINNING.

(ABOVE LEGAL DESCRIPTION PROVIDED BY COUNTY ASSESSOR'S RECORDS)

THAT PORTION OF THE ABOVE ASSESSED PARCEL LYING WITHIN THE BOUNDARIES OF THAT CERTAIN WARRANTY DEED RECORDED AUGUST 07, 1996, AS ENTRY NO. 188625, IN BOOK 328, AT PAGE 622 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS EAST 15.33 CHAINS AND SOUTH 0°48' WEST 21.76 CHAINS AND SOUTH 124.96 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY LINE OF UTAH HIGHWAY 226; THENCE SOUTH ALONG SAID HIGHWAY 1084.16 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE EAST ALONG SAID SOUTH LINE 14.65 CHAINS; THENCE SOUTH 0°48' WEST 9 CHAINS; THENCE SOUTH 8°21' EAST 8 CHAINS; THENCE NORTH 0°48' EAST 9.10 CHAINS; THENCE EAST 2 CHAINS; THENCE NORTH 0°48' EAST 12.89 CHAINS; THENCE NORTH 89°12' WEST 10.50 CHAINS; THENCE NORTH 0°48' EAST 5 CHAINS; THENCE NORTH 89°12' WEST 786.5 FEET; THENCE SOUTH 140.54 FEET; THENCE NORTH 89°12' WEST 174.79 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

BEGINNING AT A POINT WHICH BEARS SOUTH 2453.92 FEET AND EAST 1282.03 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 56°03'50" EAST 85.00 FEET; THENCE SOUTH 33°56'10" WEST 73.50 FEET; THENCE NORTH 56°03'50" WEST 85.00 FEET; THENCE NORTH 33°56'10" EAST 73.50 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT WHICH BEARS SOUTH 2575.14 FEET AND EAST 1295.07 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 68°27'15" EAST 26.00 FEET; THENCE SOUTH 21°32'45" WEST 56.00 FEET; THENCE NORTH 68°27'15" WEST 26.00 FEET; THENCE NORTH 21°32'45" EAST 56.00 FEET TO THE POINT OF BEGINNING.

CONTINUED ON NEXT COLUMN.

CONTINUED PARCEL 26 -

ABOVE TWO PARCELS IS ALSO KNOWN AS THE FIRST HOMESTEAD COUNTRY HOMES, A UTAH CONDOMINIUM PROJECT.

ALSO, BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2, 005,269.65 AND Y=797,151.66, SAID POINT BEING LOCATED NORTH 77°35'33" WEST 33.79 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 32.62 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP); THENCE WEST 132.00 FEET; THENCE SOUTH 27°45 FEET; THENCE NORTH 88°47'07" WEST 292.83 FEET; THENCE SOUTH 09°00'00" WEST 398.98 FEET TO A FENCE LINE; THENCE SOUTH 87°06'46" WEST 214.48 FEET ALONG SAID FENCE LINE; THENCE NORTHWESTERLY 5.69 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°11'16" (CHORD BEARS NORTH 03°20'35" WEST 5.69 FEET); THENCE NORTH 01°50'03" EAST 335.08 FEET; THENCE NORTH 01°09'17" EAST 130.35 FEET; THENCE NORTH 20°59'05" EAST 137.77 FEET; THENCE NORTH 10°18'48" EAST 130.55 FEET; THENCE NORTH 14°07'00" EAST 42.90 FEET; THENCE NORTH 03°27'35" EAST 37.07 FEET; THENCE NORTH 07°26'28" WEST 64.63 FEET; THENCE NORTH 15°06'01" EAST 88.85 FEET; THENCE NORTH 00°23'46" EAST 150.03 FEET; THENCE NORTH 20°20'49" EAST 154.33 FEET; THENCE NORTH 13°20'41" WEST 212.16 FEET TO A FENCE LINE; THENCE NORTH 89°14'38" WEST 146.97 FEET ALONG SAID FENCE LINE; THENCE NORTH 24°17'48" WEST 383.16 FEET TO A FENCE LINE; THENCE SOUTH 88°59'37" EAST 205.05 FEET ALONG SAID FENCE LINE; THENCE NORTH 02°23'46" EAST 6.50 FEET; THENCE SOUTH 89°36'14" EAST 693.00 FEET; THENCE SOUTH 00°23'46" WEST 16.96 FEET TO A FENCE LINE; THENCE SOUTH 89°44'14" EAST 15.60 FEET ALONG SAID FENCE LINE; THENCE NORTH 01°38'00" WEST 12.45 FEET TO A FENCE LINE; THENCE SOUTH 89°44'22" WEST 29.86 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE SOUTH 00°38'44" WEST 209.06 FEET; THENCE SOUTH 00°53'42" WEST 510.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,004,886.24 AND Y=796,827.48, SAID POINT BEING LOCATED SOUTH 55°33'58" WEST 383.73 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION OF THE ONE QUARTER CORNER BETWEEN SECTION 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); THENCE SOUTH 09°00'00" WEST 388.66 FEET TO A FENCE LINE; THENCE SOUTH 87°06'46" WEST 214.48 FEET ALONG SAID FENCE LINE; THENCE NORTH 09°00'00" EAST 391.61 FEET; THENCE SOUTH 88°47'07" EAST 40.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A FENCE LINE, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,004,588.47 AND Y=796,525.72, AND SAID POINT BEING LOCATED SOUTH 49°52'45" WEST 960.37 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 32.62 FEET NORTH AND 19.86 FEET WEST OF THE WASATCH COUNTY SURVEYOR'S BRASS CAP); THENCE SOUTH 87°06'46" WEST 40.56 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE NORTH 01°50'03" EAST 302.53 FEET; THENCE SOUTH 89°37'52" WEST 349.38 FEET; THENCE NORTH 01°09'17" EAST 130.35 FEET; THENCE NORTH 14°07'00" EAST 42.90 FEET; THENCE NORTH 03°27'35" EAST 37.07 FEET; THENCE NORTH 07°26'28" WEST 64.63 FEET; THENCE NORTH 15°06'01" EAST 88.85 FEET; THENCE NORTH 00°23'46" EAST 150.03 FEET; THENCE NORTH 20°20'49" EAST 154.33 FEET; THENCE NORTH 13°20'41" WEST 212.16 FEET TO A FENCE LINE; THENCE NORTH 89°14'38" WEST 146

CONTINUED PARCEL 41 -

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2, 005,269.65 AND Y=797,151.66, SAID POINT BEING LOCATED NORTH 77°35'33" WEST 33.79 FEET...

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,004,986.24 AND Y=796,927.48, SAID POINT BEING LOCATED SOUTH 55°33'58" WEST 383.73 FEET...

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A FENCE LINE, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,004,568.47 AND Y=796,525.72...

ALSO, BEGINNING AT A POINT WHICH IS EAST 15.33 CHAINS AND SOUTH 0'48" WEST 21.76 CHAINS AND SOUTH 124.96 FEET FROM THE NORTHWEST CORNER...

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS: BEGINNING AT A POINT WHICH BEARS SOUTH 2453.92 FEET AND EAST 1282.03 FEET FROM THE WEST QUARTER CORNER...

BEGINNING AT A POINT WHICH BEARS SOUTH 2575.14 FEET AND EAST 1295.07 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

ALSO, BEGINNING AT A POINT WHICH IS EAST 15.33 CHAINS AND SOUTH 0'48" WEST 21.76 CHAINS AND SOUTH 124.96 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST...

BEGINNING AT A POINT WHICH BEARS SOUTH 2453.92 FEET AND EAST 1282.03 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

ALSO, BEGINNING AT A POINT WHICH BEARS SOUTH 2575.14 FEET AND EAST 1295.07 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2, 005,269.65 AND Y=797,151.66, SAID POINT BEING LOCATED NORTH 77°35'33" WEST 33.79 FEET...

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS, EASEMENTS AND OPEN SPACE LEASE AREAS, AS ESTABLISHED IN SAID CONDOMINIUM DECLARATION AND SAID RECORD OF SURVEY MAPS...

PARCEL 43: (FEE SIMPLE)

UNIT 3 AND GARAGE UNIT 3, CONTAINED WITHIN THE FIRST HOMESTEAD COUNTRY HOMES, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED DECEMBER 06, 1976...

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS, EASEMENTS AND OPEN SPACE LEASE AREAS, AS ESTABLISHED IN SAID CONDOMINIUM DECLARATION AND SAID RECORD OF SURVEY MAPS...

PARCEL 44: (FEE SIMPLE)

BEGINNING SOUTH 89°47'16" EAST 2331.75 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

(THE ABOVE PARCEL LEGAL DESCRIPTION PROVIDED BY COUNTY ASSESSOR'S RECORDS)

THAT PORTION OF THE ABOVE ASSESSED PARCEL LYING WITHIN THE BOUNDARIES OF THAT CERTAIN WARRANTY DEED RECORDED AUGUST 07, 1996, AS ENTRY NO. 188625, IN BOOK 328, AT PAGE 622 OF OFFICIAL RECORDS...

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2, 005,269.65 AND Y=797,151.66, SAID POINT BEING LOCATED NORTH 77°35'33" WEST 33.79 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION...

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS, EASEMENTS AND OPEN SPACE LEASE AREAS, AS ESTABLISHED IN SAID CONDOMINIUM DECLARATION AND SAID RECORD OF SURVEY MAPS...

CONTINUED ON NEXT COLUMN.

CONTINUED PARCEL 44 -

THENCE SOUTH 88°41'4" EAST 15.60 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE SOUTH 01°38'00" WEST 12.45 FEET ALONG A FENCE LINE...

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,004,986.24 AND Y=796,927.48, SAID POINT BEING LOCATED SOUTH 55°33'58" WEST 383.73 FEET FROM THE LONG-ACCEPTED LOCATION...

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A FENCE LINE, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,004,568.47 AND Y=796,525.72, SAID POINT BEING LOCATED SOUTH 49°52'45" WEST 960.37 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION...

ALSO, BEGINNING AT A POINT WHICH IS EAST 15.33 CHAINS AND SOUTH 0'48" WEST 21.76 CHAINS AND SOUTH 124.96 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

BEGINNING AT A POINT WHICH BEARS SOUTH 2453.92 FEET AND EAST 1282.03 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

BEGINNING AT A POINT WHICH BEARS SOUTH 2575.14 FEET AND EAST 1295.07 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

ABOVE TWO PARCELS IS ALSO KNOWN AS THE FIRST HOMESTEAD COUNTRY HOMES, A UTAH CONDOMINIUM PROJECT.

PARCEL 45: (FEE SIMPLE)

BEGINNING SOUTH 89°40'44" EAST 2124.59 FEET AND SOUTH 00°35' WEST 570.182 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

BEGINNING AT A POINT WHICH BEARS SOUTH 2453.92 FEET AND EAST 1282.03 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2, 005,269.65 AND Y=797,151.66, SAID POINT BEING LOCATED NORTH 77°35'33" WEST 33.79 FEET...

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS, EASEMENTS AND OPEN SPACE LEASE AREAS, AS ESTABLISHED IN SAID CONDOMINIUM DECLARATION AND SAID RECORD OF SURVEY MAPS...

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS, EASEMENTS AND OPEN SPACE LEASE AREAS, AS ESTABLISHED IN SAID CONDOMINIUM DECLARATION AND SAID RECORD OF SURVEY MAPS...

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,004,986.24 AND Y=796,927.48, SAID POINT BEING LOCATED SOUTH 55°33'58" WEST 383.73 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION...

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A FENCE LINE, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,004,568.47 AND Y=796,525.72, SAID POINT BEING LOCATED SOUTH 49°52'45" WEST 960.37 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION...

(THE ABOVE PARCEL LEGAL DESCRIPTION PROVIDED BY COUNTY ASSESSOR'S RECORDS)

THAT PORTION OF THE ABOVE ASSESSED PARCEL LYING WITHIN THE BOUNDARIES OF THAT CERTAIN WARRANTY DEED RECORDED AUGUST 07, 1996, AS ENTRY NO. 188625, IN BOOK 328, AT PAGE 622 OF OFFICIAL RECORDS...

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2, 004,986.24 AND Y=796,927.48, SAID POINT BEING LOCATED SOUTH 55°33'58" WEST 383.73 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION...

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED AS FOLLOWS:

CONTINUED ON NEXT COLUMN.

CONTINUED PARCEL 45 -

BEGINNING AT A POINT WHICH BEARS SOUTH 2453.92 FEET AND EAST 1282.03 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

BEGINNING AT A POINT WHICH BEARS SOUTH 2575.14 FEET AND EAST 1295.07 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

ABOVE TWO PARCELS IS ALSO KNOWN AS THE FIRST HOMESTEAD COUNTRY HOMES, A UTAH CONDOMINIUM PROJECT.

PARCEL 46: (FEE SIMPLE)

BEGINNING AT FENCE CORNER HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,005,332.66 AND Y=796,217.68, SAID CORNER BEING LOCATED SOUTH 07°51'19" EAST 927.48 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION...

PARCEL 47: (FEE SIMPLE)

BEGINNING NORTH 89°10'4" EAST 1032.91 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

TOGETHER WITH THAT PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 241.3 FEET AND WEST 443.81 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

(THE ABOVE PARCEL LEGAL DESCRIPTION PROVIDED BY COUNTY ASSESSOR'S RECORDS)

THAT PORTION OF THE ABOVE ASSESSED PARCEL LYING WITHIN THE BOUNDARIES OF THAT CERTAIN WARRANTY DEED RECORDED AUGUST 07, 1996, AS ENTRY NO. 188626, IN BOOK 328, AT PAGE 626 OF OFFICIAL RECORDS...

BEGINNING AT A POINT 15.65 CHAINS EAST OF THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

PARCEL 48: (EASEMENT)

AN EASEMENT AS DISCLOSED BY THAT CERTAIN AGREEMENT RECORDED AUGUST 02, 1994 ENTRY NO. 174314, IN BOOK 282, AT PAGE 570 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 6 FOOT WIDE STRIP ADJACENT TO THE SOUTH SIDE OF MOUNTAIN SPRINGS DRIVE FROM EXISTING #13 CURT PATH TO PINE CANYON DRIVE...

PARCEL 49: (EASEMENT)

AN EASEMENT FOR USE AS A ROAD AS DISCLOSED BY THAT CERTAIN EASEMENT RECORDED JUNE 30, 1988 ENTRY NO. 146004, IN BOOK 201, AT PAGE 91 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY FENCE LINE OF PINE CANYON ROAD, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,005,876.66 AND Y=796,253.97...

BEGINNING AT A POINT WHICH BEARS SOUTH 2453.92 FEET AND EAST 1282.03 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2, 005,269.65 AND Y=797,151.66, SAID POINT BEING LOCATED NORTH 77°35'33" WEST 33.79 FEET...

PARCEL 50: (FEE SIMPLE)

BEGINNING NORTH 21.13 FEET AND WEST 44.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

(THE ABOVE PARCEL LEGAL DESCRIPTION PROVIDED BY COUNTY ASSESSOR'S RECORDS)

THAT PORTION OF THE ABOVE ASSESSED PARCEL LYING WITHIN THE BOUNDARIES OF THAT CERTAIN WARRANTY DEED RECORDED AUGUST 07, 1996, AS ENTRY NO. 188625, IN BOOK 328, AT PAGE 622 OF OFFICIAL RECORDS...

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2, 005,269.65 AND Y=797,151.66, SAID POINT BEING LOCATED NORTH 77°35'33" WEST 33.79 FEET...

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS, EASEMENTS AND OPEN SPACE LEASE AREAS, AS ESTABLISHED IN SAID CONDOMINIUM DECLARATION AND SAID RECORD OF SURVEY MAPS...

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS, EASEMENTS AND OPEN SPACE LEASE AREAS, AS ESTABLISHED IN SAID CONDOMINIUM DECLARATION AND SAID RECORD OF SURVEY MAPS...

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,004,986.24 AND Y=796,927.48, SAID POINT BEING LOCATED SOUTH 55°33'58" WEST 383.73 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION...

BEGINNING AT A POINT IN A FENCE LINE, SAID POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,004,568.47 AND Y=796,525.72, SAID POINT BEING LOCATED SOUTH 49°52'45" WEST 960.37 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION...

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED AS FOLLOWS:

CONTINUED ON NEXT COLUMN.

CONTINUED PARCEL 50 -

THENCE NORTHWESTERLY 134.49 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°31'45" (CHORD BEARS NORTH 71°06'15" WEST 131.97 FEET) TO A POINT OF REVERSE CURVATURE...

ALSO, BEGINNING AT A POINT WHICH IS EAST 15.33 CHAINS AND SOUTH 0'48" WEST 21.76 CHAINS AND SOUTH 124.96 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

BEGINNING AT A POINT WHICH BEARS SOUTH 2453.92 FEET AND EAST 1282.03 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

BEGINNING AT A POINT WHICH BEARS SOUTH 2575.14 FEET AND EAST 1295.07 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

ABOVE TWO PARCELS IS ALSO KNOWN AS THE FIRST HOMESTEAD COUNTRY HOMES, A UTAH CONDOMINIUM PROJECT.

PARCEL 51: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT EASEMENT DEED RECORDED SEPTEMBER 20, 1991 AS ENTRY NO. 157430, IN BOOK 233, AT PAGE 499 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 50 FEET WIDE IMMEDIATELY ADJACENT TO AND CONTIGUOUS WITH THE NORTHEASTERLY SIDE LINE OF FARWAY 16 OF THE HOMESTEAD GOLF COURSE, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF AN EXISTING GOLF COURSE EASEMENT, SAID POINT BEING LOCATED 524.10 FEET EAST AND 108.68 FEET NORTH OF THE WEST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

PARCEL 52:

THIS PARCEL HAS BEEN INTENTIONALLY DELETED.

PARCEL 53: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT PERPETUAL EASEMENT AND EQUITABLE SERVIDE AGREEMENT RECORDED MAY 4, 2007 AS ENTRY NO. 319764, IN BOOK 939, AT PAGE 998 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING NORTH 70°21' FEET AND WEST 573.83 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE EAST ONE-QUARTER CORNER FOR SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS: UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS), AND RUNNING NORTHERLY 154.49 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT...

PARCEL 54: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT EASEMENT DEED RECORDED JUNE 30, 1988 AS ENTRY NO. 146008, IN BOOK 201, AT PAGE 98 OF OFFICIAL RECORDS, AND SUBSEQUENTLY AS ENTRY NO. 146009, IN BOOK 201, AT PAGE 100 OF OFFICIAL RECORDS...

PARCEL 55: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT PERPETUAL EASEMENT AND EQUITABLE SERVIDE AGREEMENT RECORDED DECEMBER 28, 2006 AS ENTRY NO. 312876, IN BOOK 919, AT PAGE 506 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING EAST 1075.72 FEET AND SOUTH 844.72 FEET FROM A BRASS CAP MONUMENT FOR THE WEST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

PARCEL 56:

THIS PARCEL HAS BEEN INTENTIONALLY DELETED.

PARCEL 57: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT AGREEMENT RECORDED JUNE 2, 2010, AS ENTRY NO. 359796, IN BOOK 1015, AT PAGE 1183 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 02°01'56" EAST 460.87 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION OF THE NORTH ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,005,332.66 AND Y=796,217.68, SAID CORNER BEING LOCATED SOUTH 07°51'19" EAST 927.48 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION...

BEGINNING AT A POINT WHICH IS SOUTH 02°01'56" EAST 460.87 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION OF THE NORTH ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

BEGINNING AT A POINT HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE, OF X=2,004,986.24 AND Y=796,927.48, SAID POINT BEING LOCATED SOUTH 55°33'58" WEST 383.73 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION...

BEGINNING AT A POINT WHICH IS SOUTH 02°01'56" EAST 460.87 FEET FROM THE PIPE MARKING THE LONG-ACCEPTED LOCATION OF THE NORTH ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

PARCEL 58: (EASEMENT)

AN EASEMENT AS DESCRIBED IN THAT PERPETUAL EASEMENT AND EQUITABLE SERVIDE AGREEMENT RECORDED JANUARY 11, 2006, AS ENTRY NO. 295085, IN BOOK 821, AT PAGE 107 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS EAST 1926.86 FEET AND SOUTH 283.26 FEET FROM THE FOUND BRASS MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN...

PARCEL 59:

THIS PARCEL HAS BEEN INTENTIONALLY DELETED.

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

DRAWN BY: KMB REVIEWED BY: BC/MPJ ISSUE DATE: 10/10/2019 SumIt Engineering Group Inc. Structural • Civil • Surveying

PROJECT: THE HOMESTEAD RESORT LLC. SHEET: PROJECT: 4 OF 11 HOMESTEAD RESORT PROPERTY

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

CONTINUED ON NEXT COLUMN.

DRAWN BY: KMB REVIEWED BY: BC/MPJ ISSUE DATE: 10/10/2019 SumIt Engineering Group Inc. Structural • Civil • Surveying

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. 328813, 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 A 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 X=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 WASHINGTON 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 89 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 WASHINGTON COUNTY SURVEYOR'S BRASS CAP) AND SAID PIPE HAVING UTAH STATE PLANE COORDINATES, CENTRAL ZONE OF X=2,005,302.64 AND Y=77,444.46; 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 26.87 FEET; SOUTH 30°06'46" EAST 43.10 FEET; SOUTH 42°06'52" EAST 48.87 FEET; THENCE NORTH 71°24'37" 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°45'52" 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°37'22" 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, LLC,
ON FEBRUARY 13, 2019 AS COMMITMENT NO. 041-5946315.

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 GUYTS, 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 NEPHI 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 GUYTS, 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 THERETHW, 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 DUO 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 FANNIELBERT FOSTER, FOR A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PIPE LINE AND WATER FOR DOMESTIC AND CULINARY PURPOSES IN THEIR HOUSES AND BARN, WHICH SAID PIPE LINE HEADS OVER ANY LANDS NOW CROSSED BY THE PIPE LINE IN WHICH THE GRANITORS MAY HAVE ANY INTEREST OR IN WHICH THEY MAY ACQUIRE ANY INTEREST; RESERVING, HOWEVER, TO THE GRANITORS, THEIR HEIRS AND ASSIGNS, THE RIGHT TO USE WATER THROUGH PRESENT HOSE-ON OF THE GRANITORS TO SAID PIPE LINES, FOR THE USE OF SAID WATER FOR DOMESTIC AND CULINARY PURPOSES IN THEIR HOUSES 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 GRANITORS 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. 89595 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 BLOOMEN GERTSCH CONVEY TO MIDWAY TOWN A RIGHT-OF-WAY AND EASEMENT FOR 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 DUO 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 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 DUO 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 DUO 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 DUO 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 10 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 06, 1976 AS ENTRY NO. 108721 IN BOOK 109 AT PAGE 108 OF OFFICIAL RECORDS. (SEE 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 BLOOMEN 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 V. 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. 91189 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 GRANITEES, 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, AS SHOWN ON SURVEY. (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. 153670, 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 BLOOMEN T. GERTSCH FAMILY LIMITED PARTNERSHIP, A UTAH LIMITED PARTNERSHIP WITH BLOOMEN T. GERTSCH, DUANE REX GERTSCH AND MAX LYNN GERTSCH AS GENERAL PARTNERS AND THE JEREMIAH GERTSCH FAMILY TRUST, BLOOMEN 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 GRINDELMALD 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)

LINE TABLE table with columns: 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. Includes CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, DELTA, CHD DIR, CHORD.

CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, DELTA, CHD DIR, CHORD. Lists curves C1 through C40 with their respective measurements.

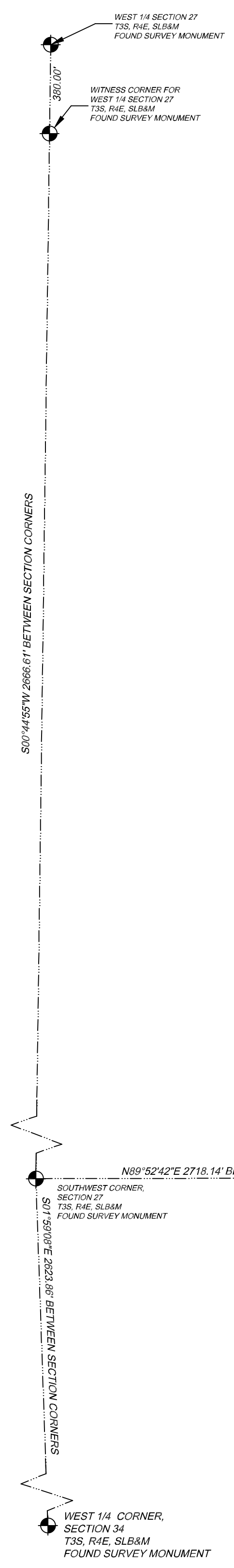


Table listing PARCELS (1-69) and their OWNER (e.g., LEGACY HOMESTEAD LLC., WORLD MARK, THE CLUB, WINTERGREEN-MDWAY LC). Includes a summary section for FEE SIMPLE, EASEMENT INTEREST, LICENSE INTEREST, LEASEHOLD INTEREST, and TOTAL ACREAGE (154.28).

This is a summation of all the individual parcel total acreages. There are some locations where the parcels overlap slightly, the result of these overlaps being that the total acreage is probably smaller than the total acreage shown.

SECTION CORNER CONTROL

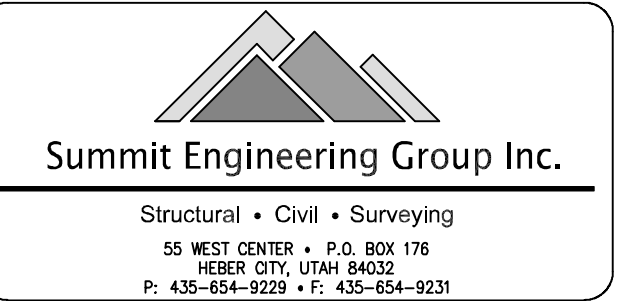
PROJECT L19-212 SHEET 6 OF 11

PREPARED FOR THE HOMESTEAD GROUP LLC. PROJECT HOMESTEAD RESORT PROPERTY

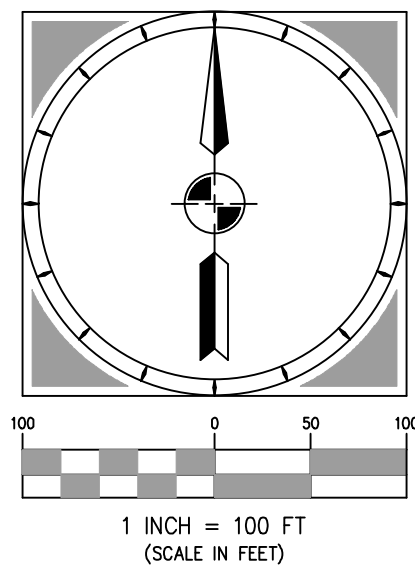
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LOCATED IN PORTIONS OF SECTION 27, 28 & 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M WAsATCH COUNTY, UTAH

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



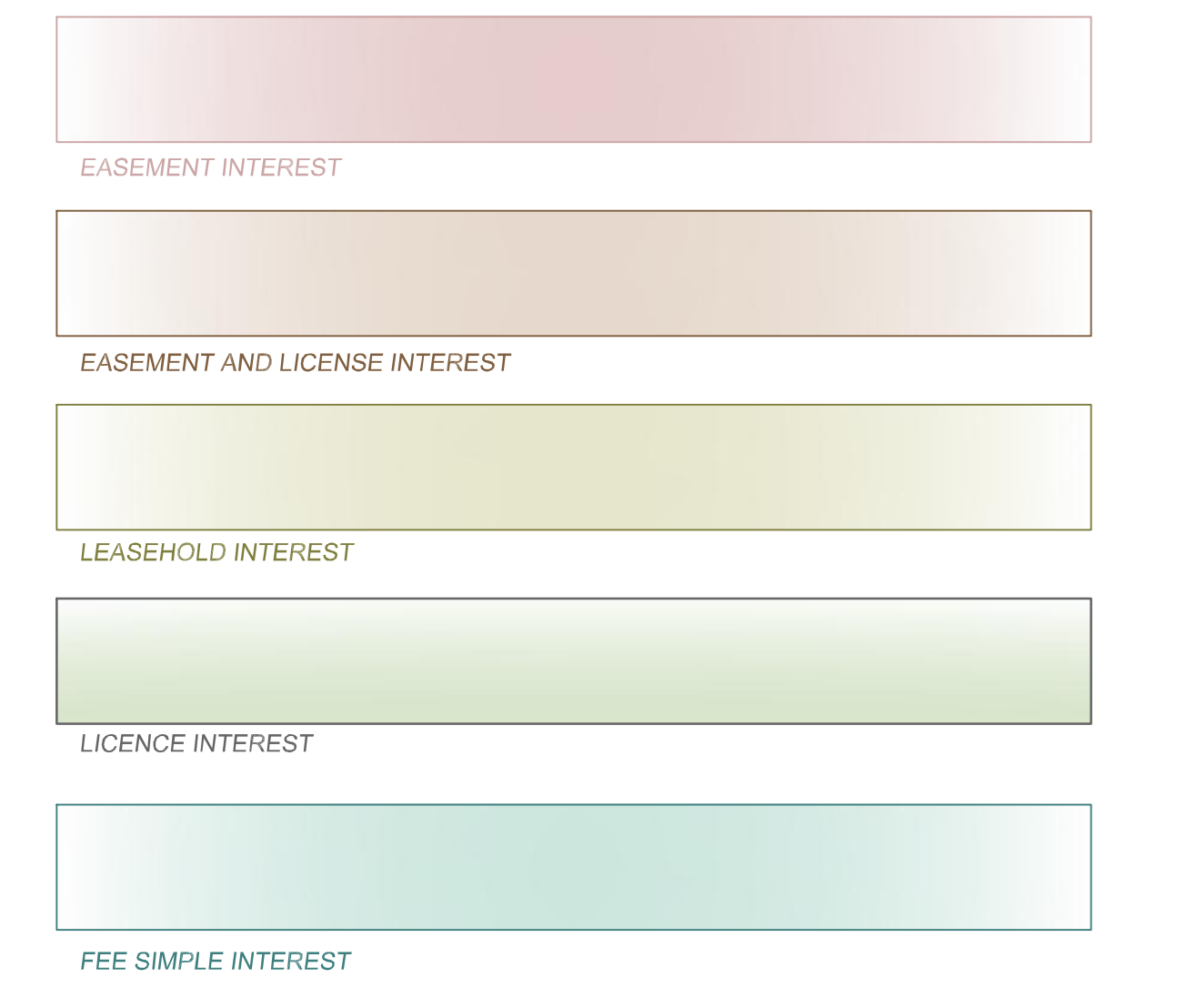
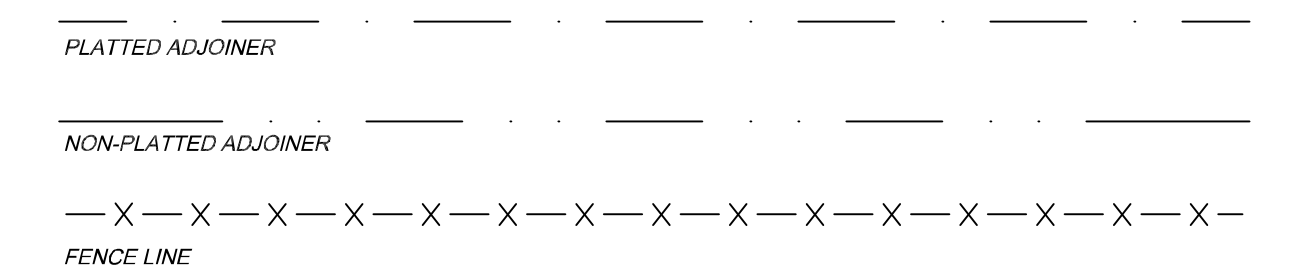
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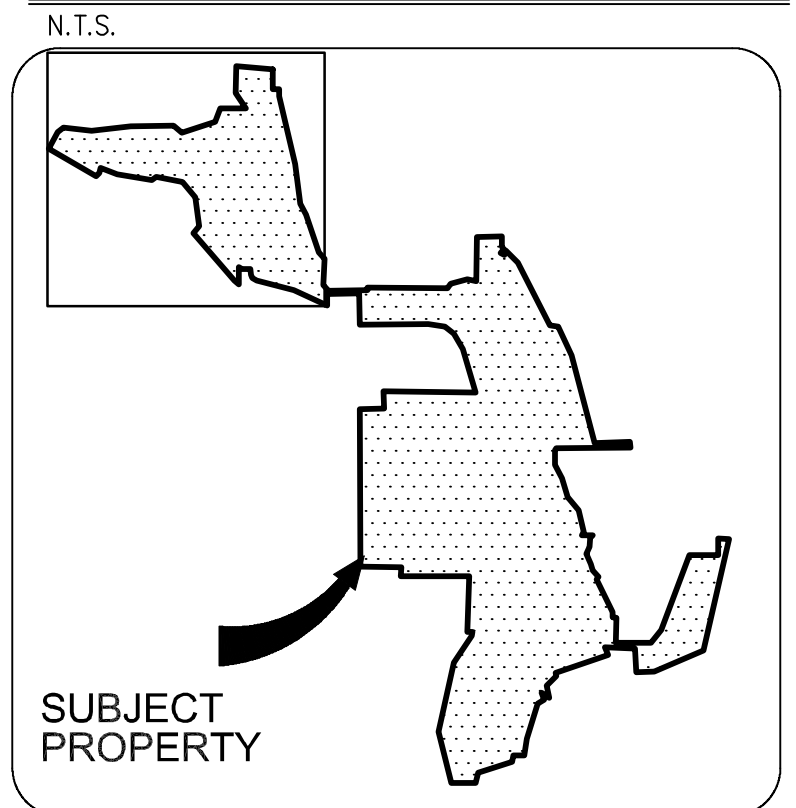
LEGEND

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|----------------------------|---------------------------|-------------------------------|
| 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 | |

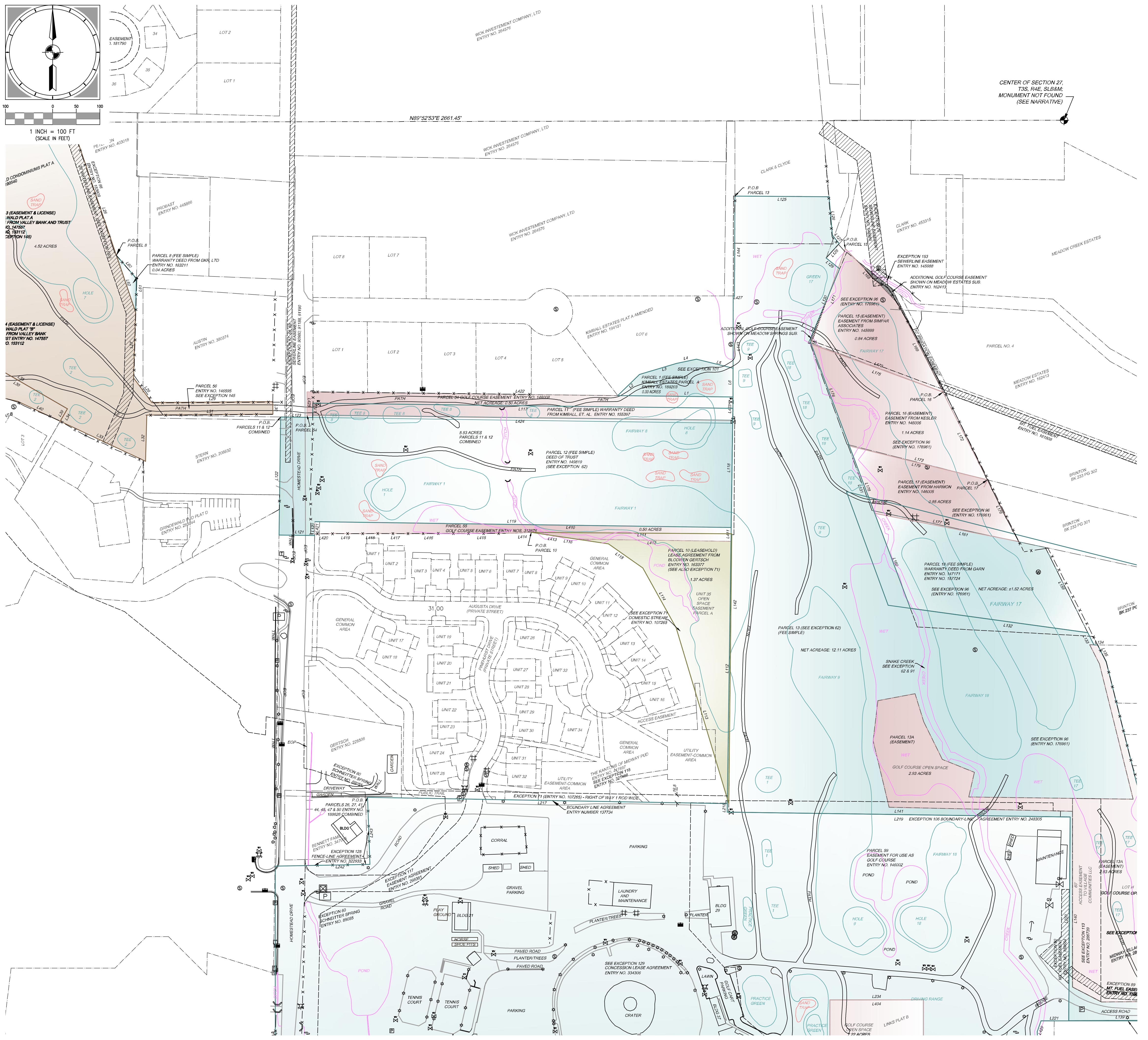
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KEY PLAN



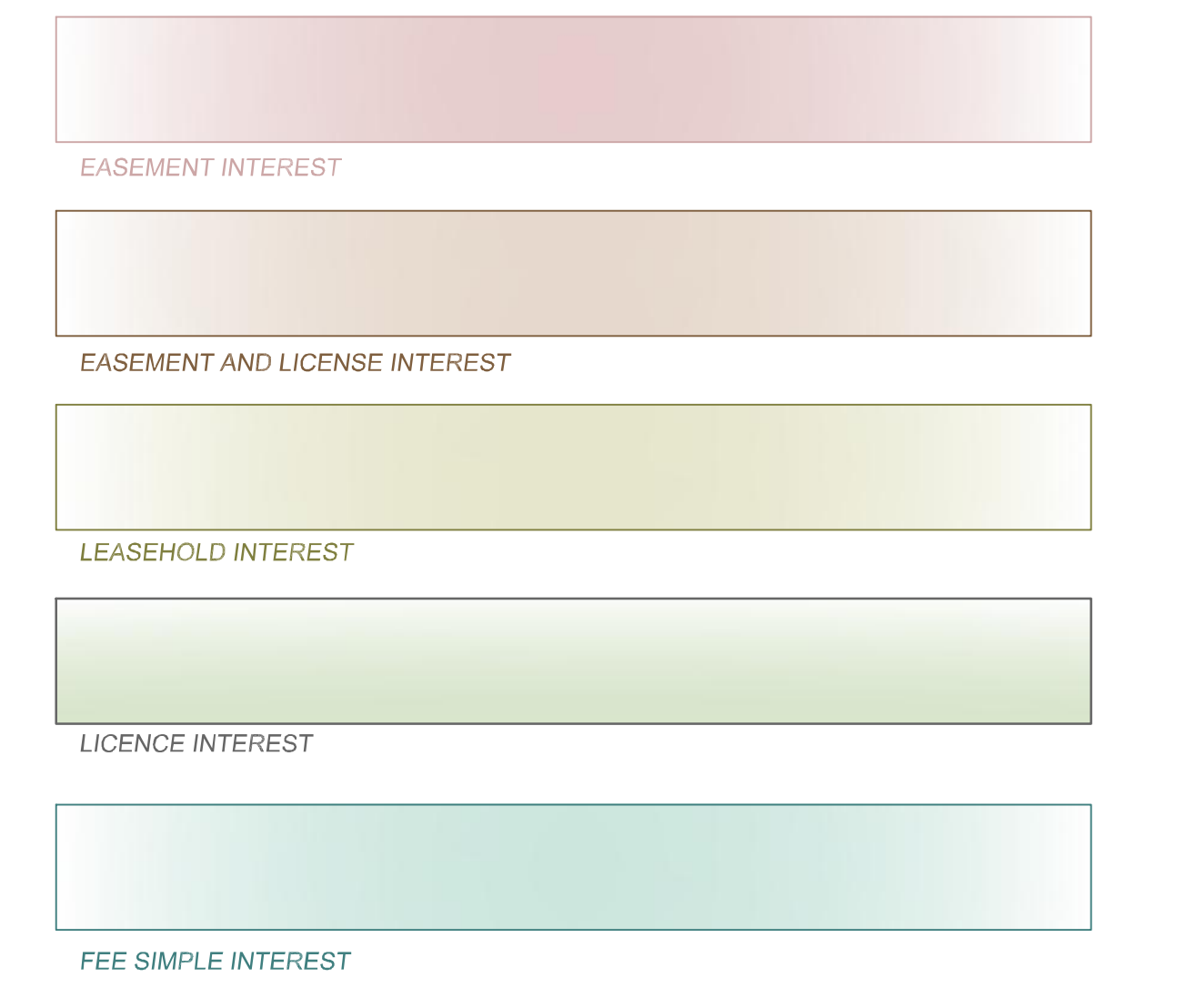
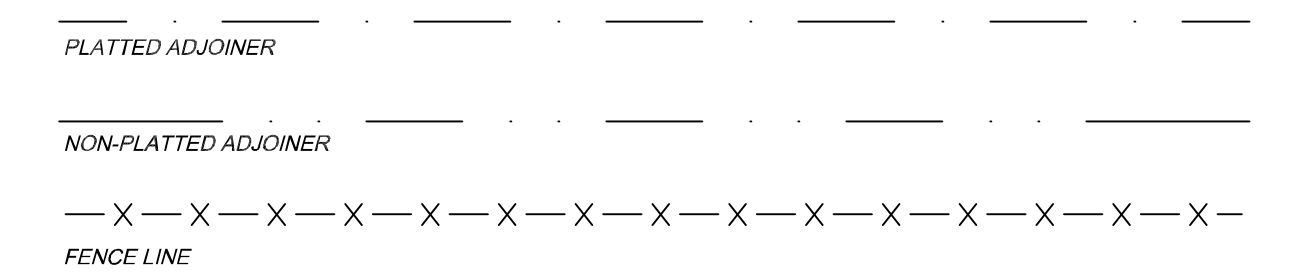
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 REVIEWED BY: BC/MPJ
 ISSUE DATE: 10/10/2019
 PROJECT: L19-212
 SHEET: 7 OF 11
 PREPARED FOR: THE HOMESTEAD GROUP LLC.
 PROJECT: HOMESTEAD RESORT PROPERTY
 A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
 WASATCH COUNTY, UTAH
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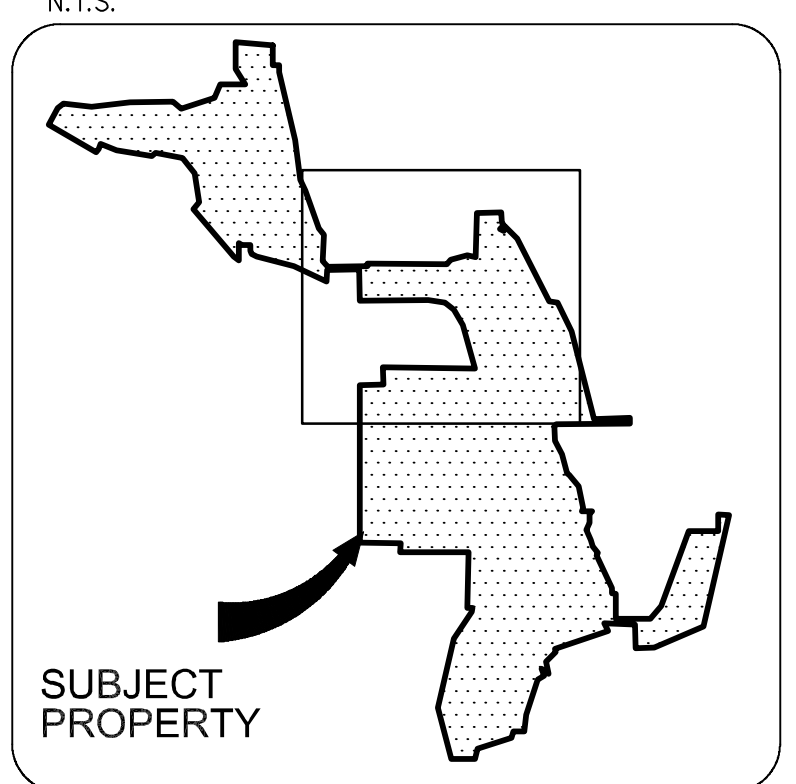
LEGEND

- | | | |
|----------------------------|---------------------|-------------------------------|
| 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 |
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| GUY POLE | PILLAR | |
| POWER & LIGHT POLE | SET BENCH MARK | |
| LIGHT POLE | | |
| GROUND GUY ANCHOR | | |
| SET BENCH MARK | | |

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KEY PLAN



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P: 435-554-2225 • F: 435-554-1231

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, SLEBAM WASATCH COUNTY, UTAH

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

PREPARED FOR THE HOMESTEAD GROUP LLC. PROJECT HOMESTEAD RESORT PROPERTY

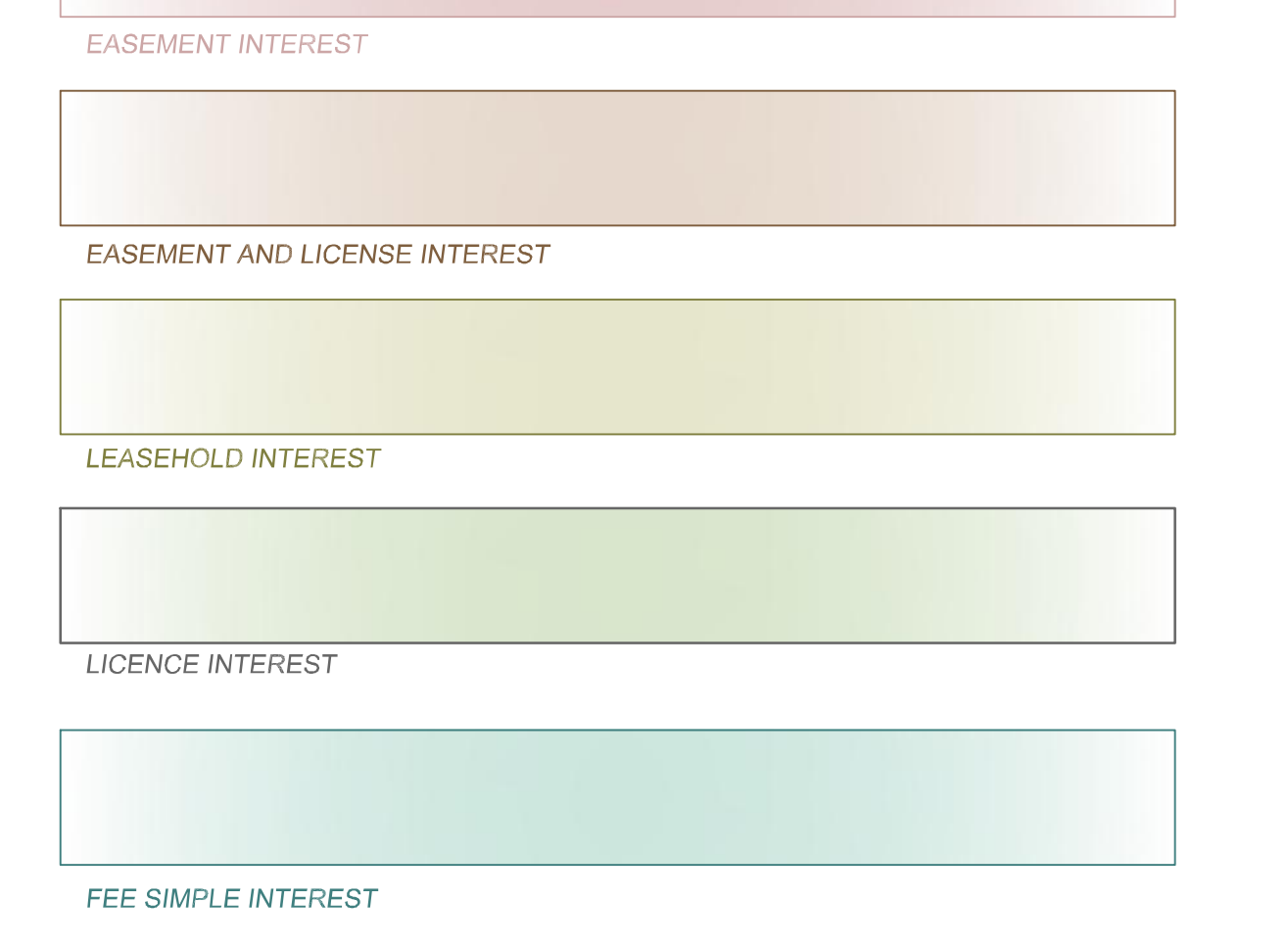
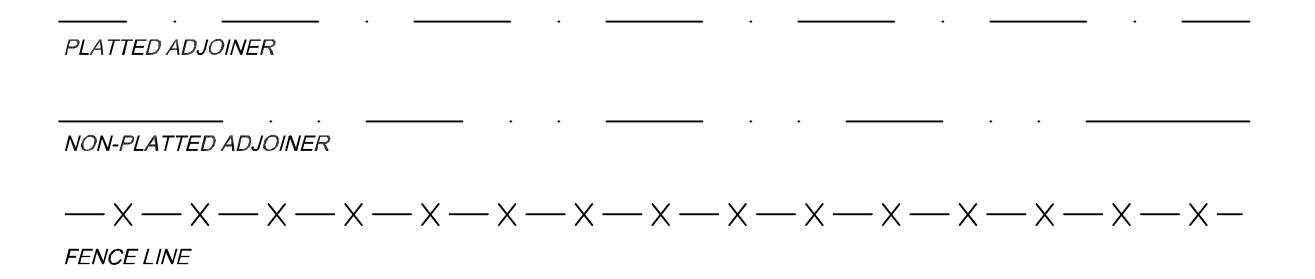
PROJECT L19-212 SHEET 8 OF 11



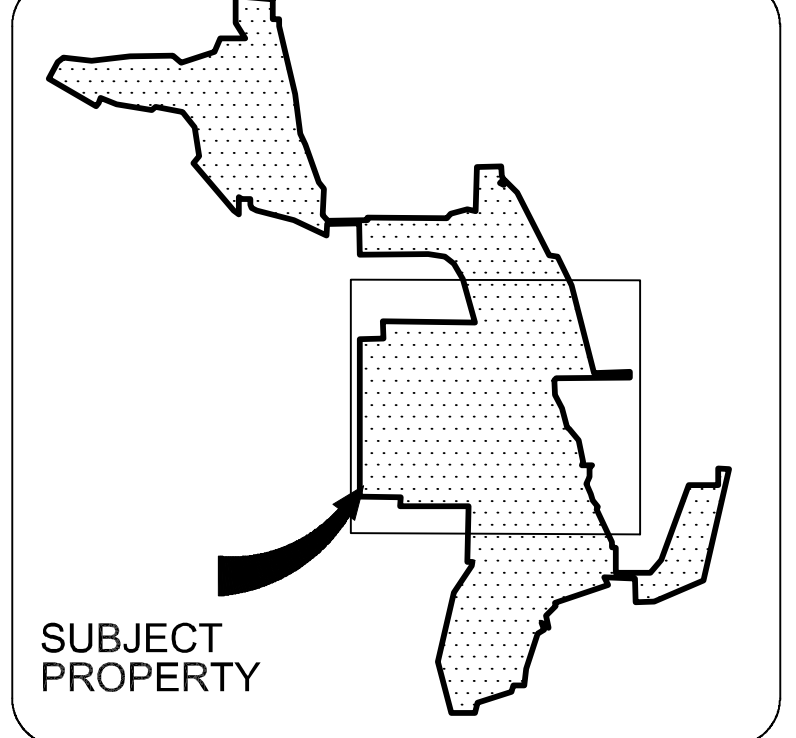
LEGEND

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|----------------------------|---------------------|-------------------------------|
| WET GROUND/MARSH | TELEPHONE PEDESTAL | FOUND SECTION CORNER |
| TREE | TELEPHONE MANHOLE | FOUND QUARTER CORNER |
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| 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 |
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| SANITARY SEWER CLEAN OUT | MAIL BOX | SET PK NAIL |
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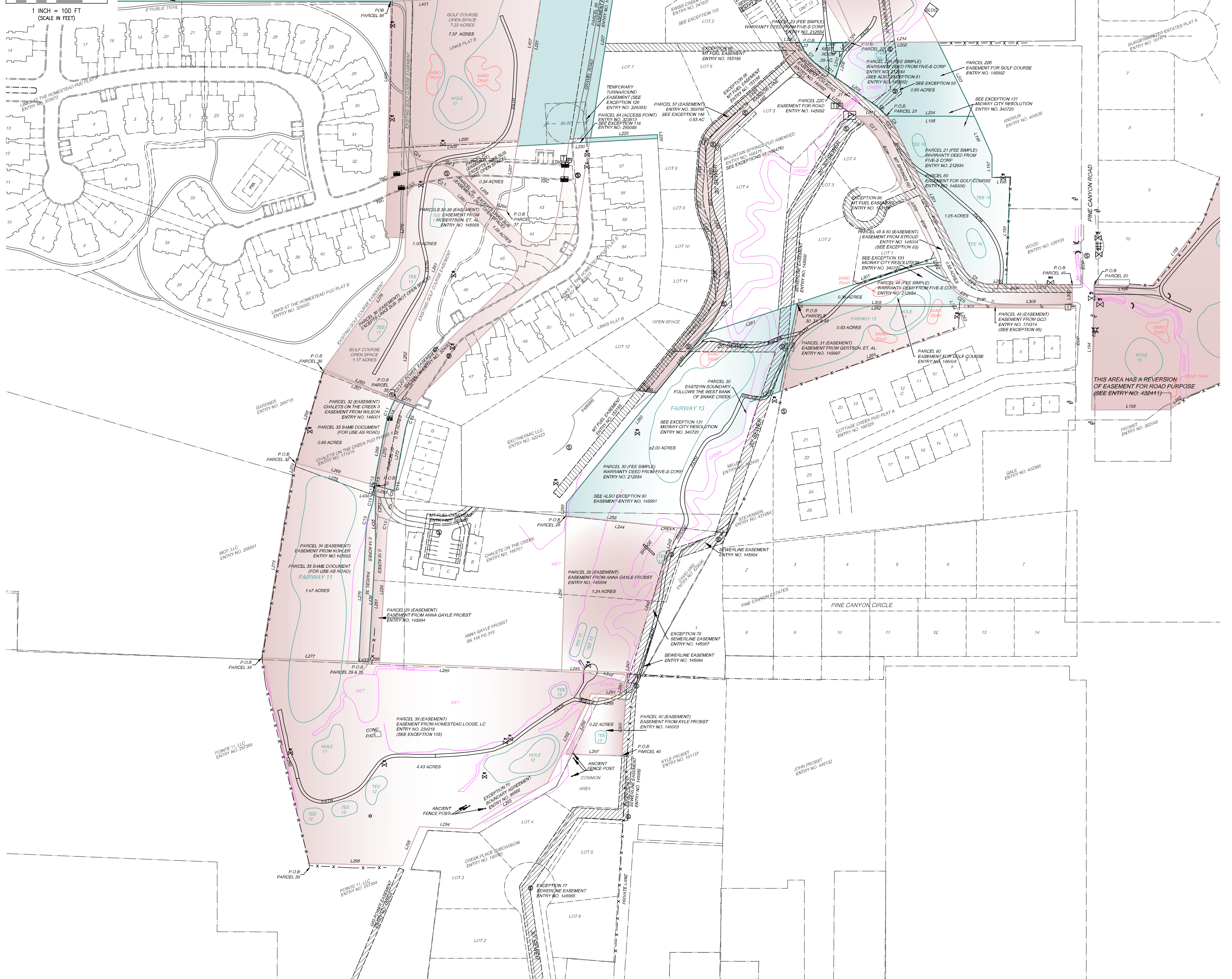
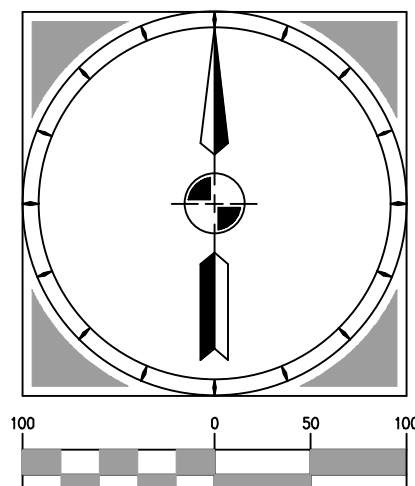
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Structural • Civil • Surveying
50 WEBER CITY UTAH 84052-1116
P: 435-554-4225 • F: 435-554-1231

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

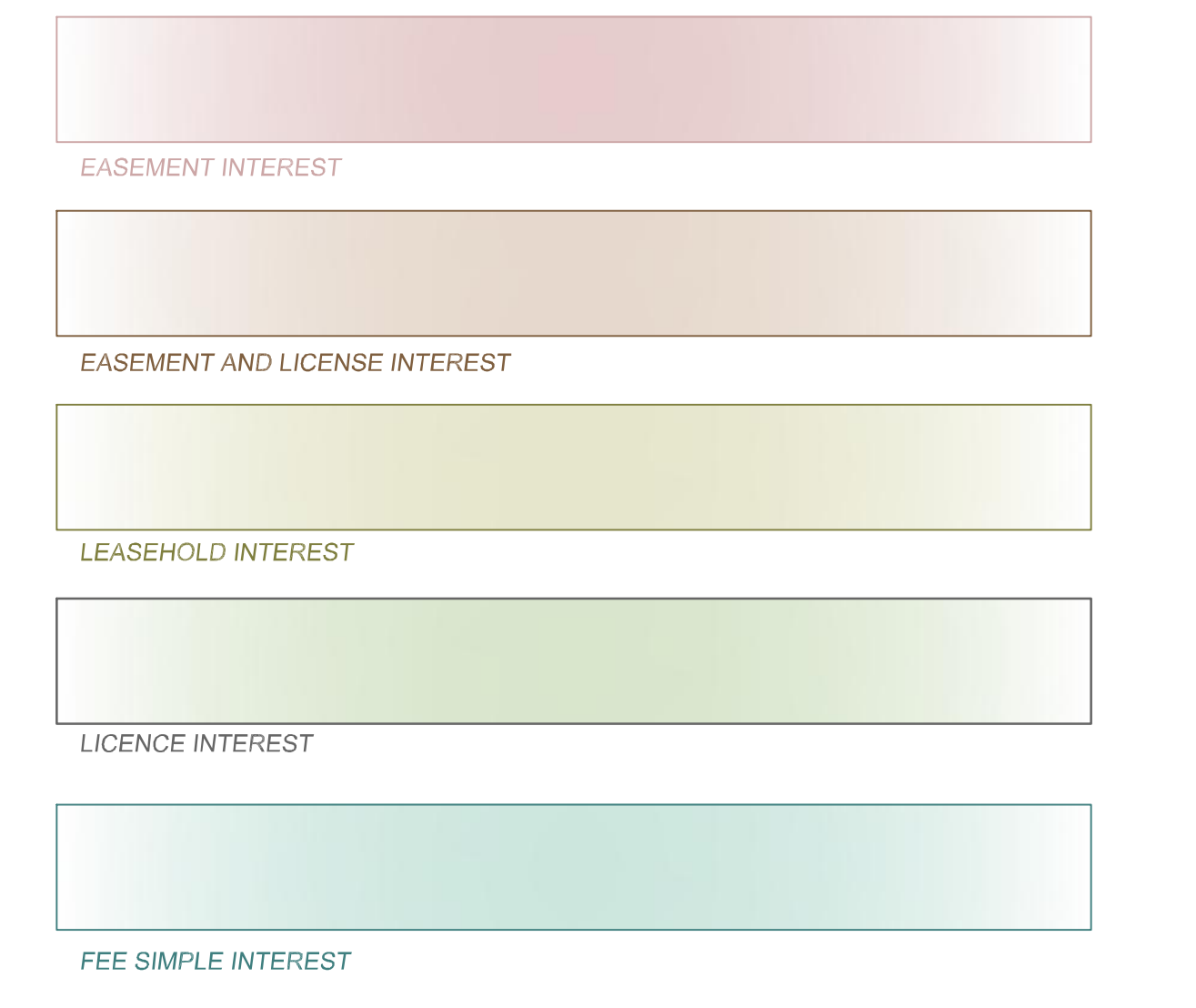
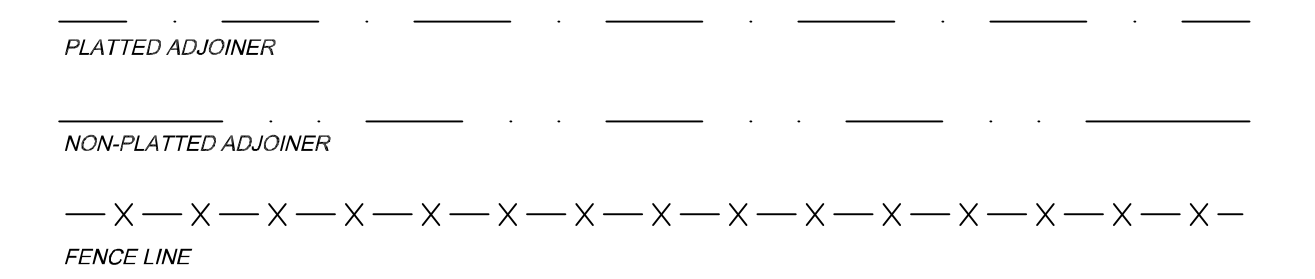
PREPARED FOR THE HOMESTEAD GROUP LLC.
PROJECT HOMESTEAD RESORT PROPERTY
PROJECT L19-212
SHEET 9 OF 11



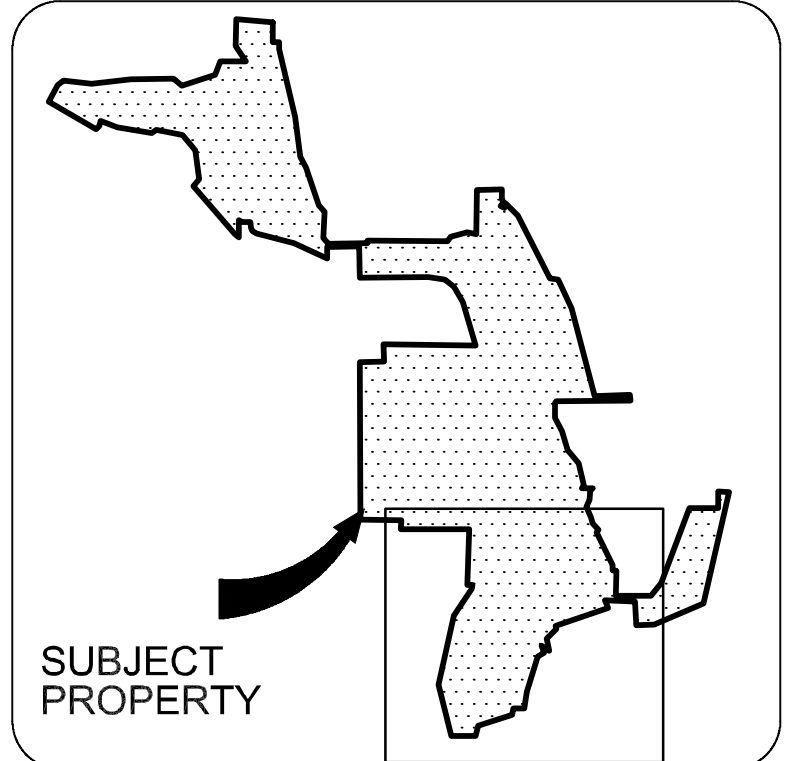
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KEY PLAN
N.T.S.



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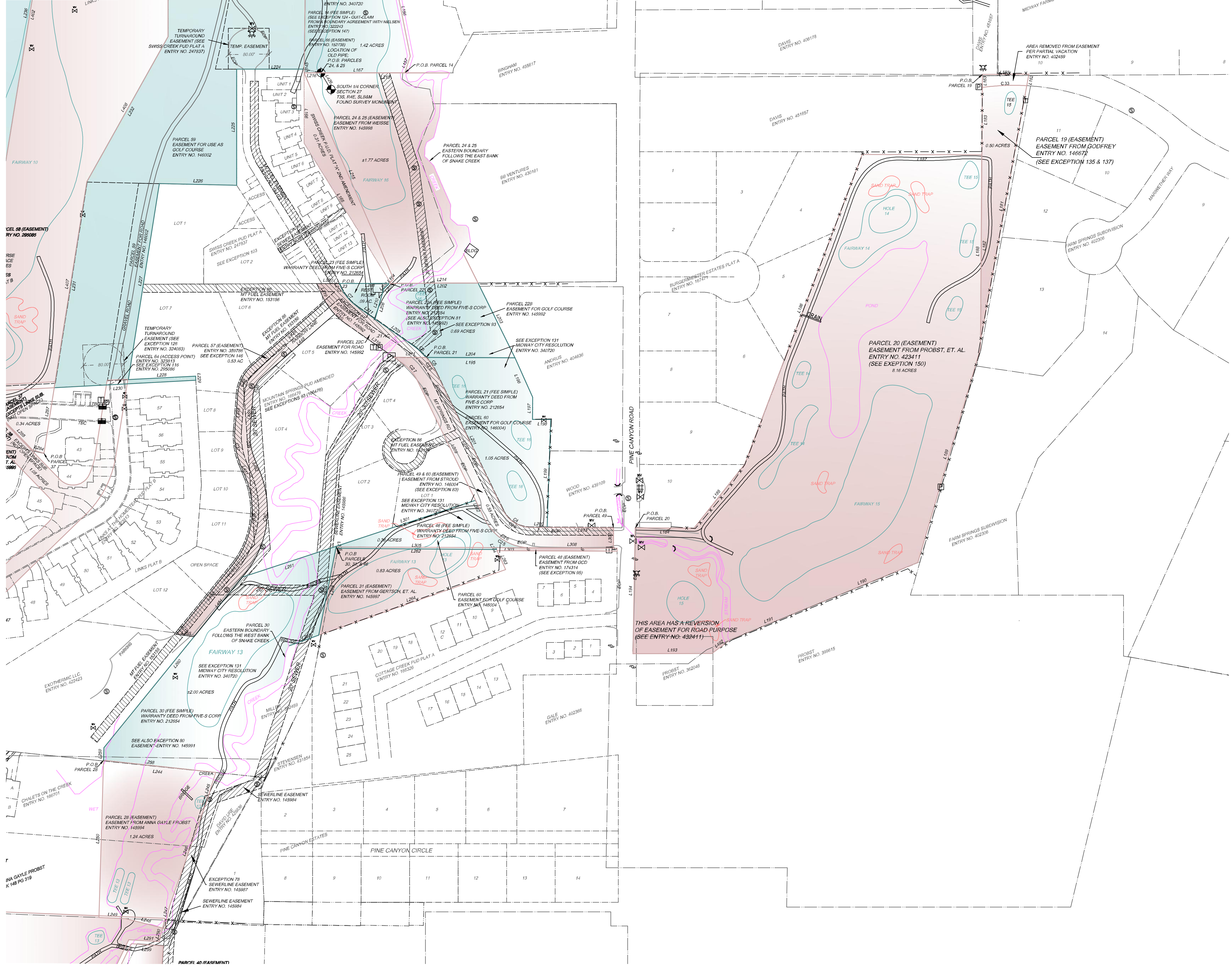
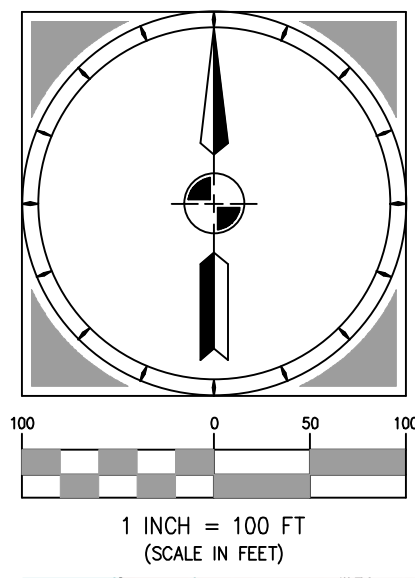
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ISSUE DATE: 10/10/2019

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

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

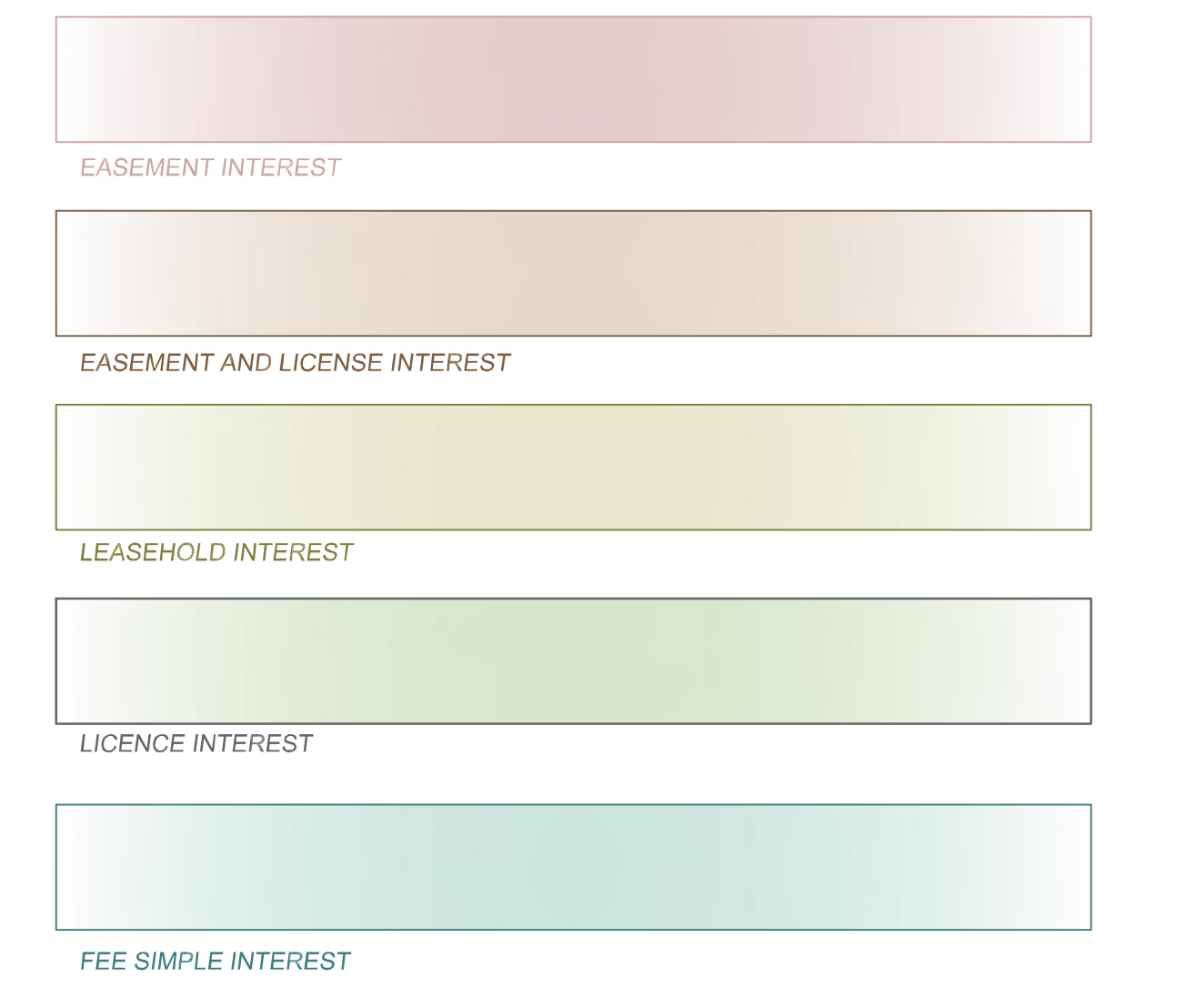
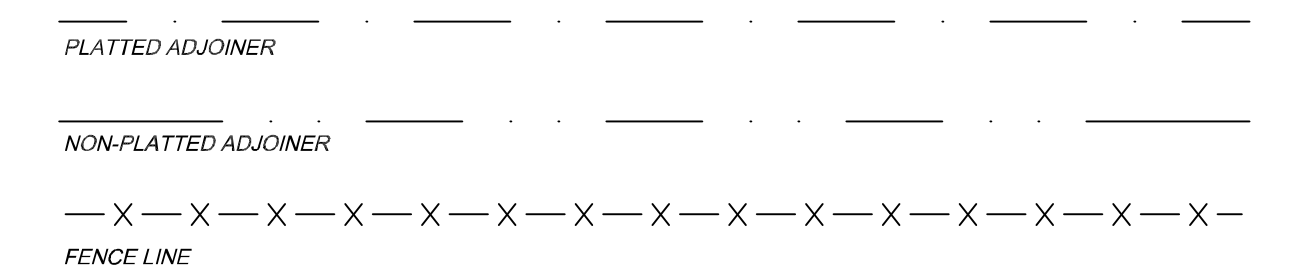
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SHEET: 10 OF 11



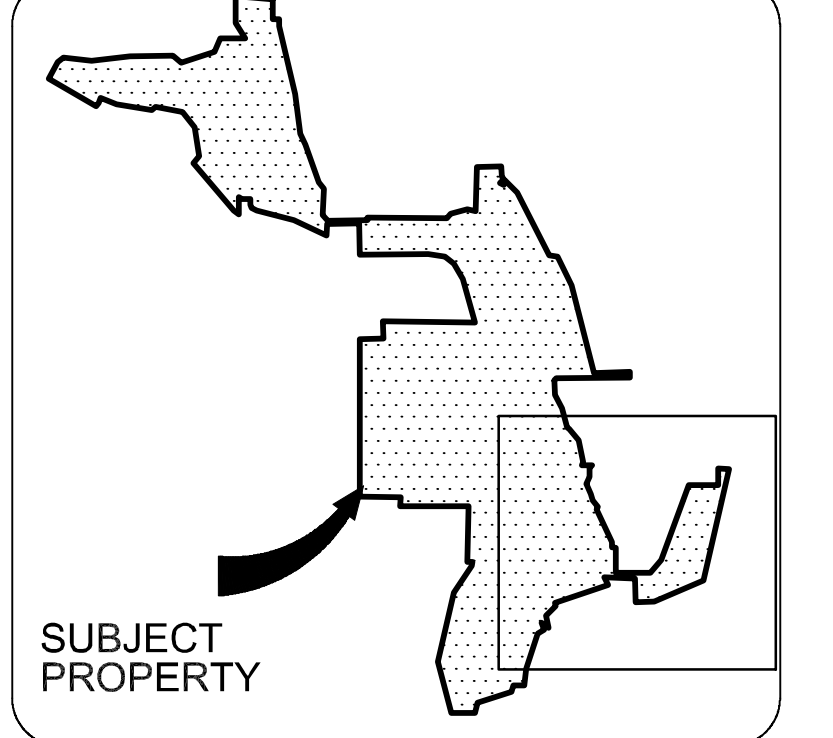
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KEY PLAN
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Structural • Civil • Surveying
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P: 801-554-4225 • F: 801-554-4228

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

LOCATED IN PORTIONS OF
SECTION 27, 28 & 3A, 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.

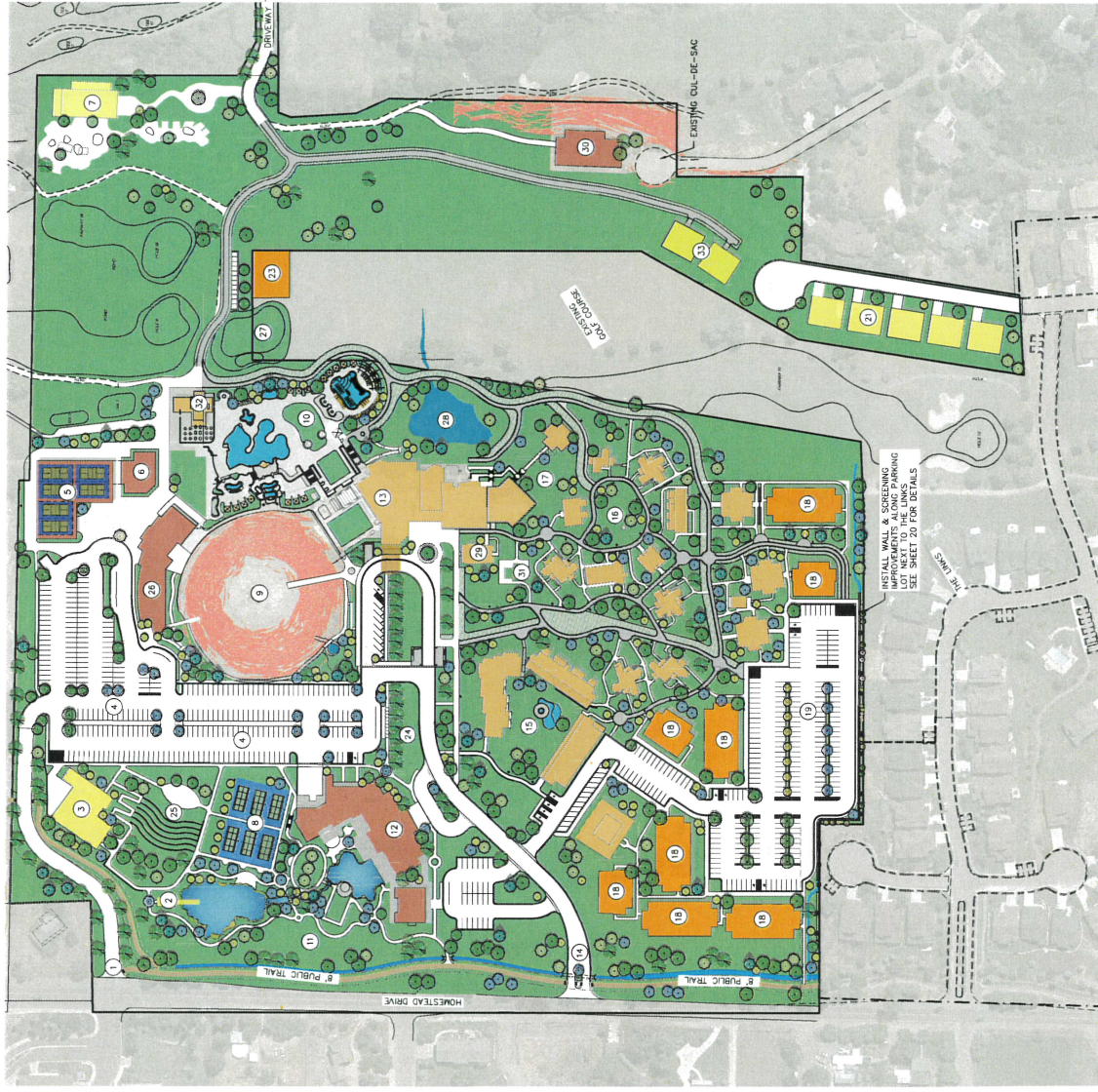
If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A


Site Plan

LEGEND

- 4-25% UNBUILDABLE SLOPES
- EXISTING BUILDINGS
- APPROVED 2023 MASTER PLAN BUILDING THAT HAVE NOT BEEN CONSTRUCTED
- APPROVED 2023 MASTER PLAN BUILDING WITH A REVENUE BUILDING FOOTPRINT
- NEW LOCATION
- PROPOSED NEW CONDO BUILDINGS IN 2024
- AMENDED PLAN
- GRASS PAVED FIRE LANE



- MASTER 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 PICKLEBALL COURTS
 - 6 GOLF CLUBHOUSE AND SPA ARRIVAL
 - 7 AQUA THERAPY SPA
 - 8 PICKLEBALL COURTS
 - 9 GRATER WITH IMPROVED NEW/AMENITY AREA AT THE TOP OF THE CLUBHOUSE
 - 10 SPA W/ WALK-IN CLOSET, INFINITY EDGE POOL, CANANAS, INDOOR/OUTDOOR POOL, SPA, INFINITY EDGE POOL, CANANAS, AND A LOWER FAMILY POOL AREA WITH ZERO-ENTRY POOL, 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 PORTIC COCHERE ARRIVAL
 - 14 MAIN ARRIVAL DRIVE RELOCATED TO THE SOUTH TO CREATE MORE MEANDERING APPROACH
 - 15 FAMILY RELIQUON UNITS WITH OPEN LAWN, NATURAL THEMED SPORTS PAD, PLAYGROUND AREA, AND FIRE PITS
 - 16 NEW CONDO UNITS WITH PRIVATE GARDENS WITH PATHWAYS, WATER FEATURES AND SEATING
 - 17 BALLROOM FUNCTION LAWN AND WEDDING PAVILION
 - 18 FUTURE GUEST CONDO UNITS
 - 19 GUEST PARKING AREA
 - 20 GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN, USE INCLUDED IN GOLF CLUBHOUSE)
 - 21 SINGLE FAMILY HOMES (5)
 - 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 FINISHED POND WITH TERRACES, WATER FALLS AND BORN FIRE LOCATION
 - 29 HORMA HOUSE UPGRADES FOR GUEST CHECK-IN
 - 30 GOLF MAINTENANCE BUILDING
 - 31 MILK HOUSE
 - 32 POOL AND GOLF GRILL
 - 33 GOLF COTTAGES ACCESSED BY CART PATHWAY FROM HOMESTEAD MASTER PLAN AGREEMENT
 - 34
 - 35



 SCALE: 1"=100'
 SHEET 1 OF 200 FOR 12/17

THE HOMESTEAD GROUP, LLC
 2024 PRELIMINARY PLANS
 2024 PRELIMINARY PLAN


 BERG ENGINEERING
 380 E Main St. Suite 204
 Phoenix, AZ 85004
 PH: 480.567.9749
 DRAWN BY: DEF
 DATE: 04/18/2024
 SHEET: 1

THIS DOCUMENT IS INCOMPLETE
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 WITHOUT NOTICE. THE USER
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 VERIFYING THE ACCURACY OF
 ALL INFORMATION.
 DATE: 04/18/2024
 SHEET: 1 OF 200

**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