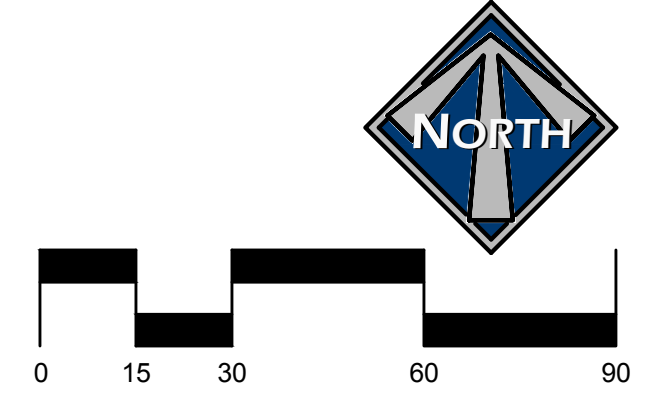


File: \\V:\projects\2024\2024 South Parking Lot Grading Plan for Steadman Park\11x17\11x17 SOUTH GRADING PLAN PARKING LOT.dwg | Date: June 05, 2024 | Plotted by: ade



- LEGEND**
- HW — HOT WATER LINE FROM CRATER (PRIVATE)
  - EX8"W — EXISTING POWER LINE
  - EX6"W — EXISTING GAS LINE
  - EX4"W — GAS LINE
  - EX2"W — FIRE LINES
  - EX8"E — EXISTING SEWER
  - EX6"E — 8" SEWER
  - EX4"E — EXISTING WATER
  - EX2"E — 8" WATER
  - EX8"N — PRESSURIZED IRRIGATION
  - EX6"N — EXISTING PRESSURIZED IRRIGATION
  - EX4"N — STORM DRAIN
  - EX2"N — EXISTING PRESSURIZED IRRIGATION
  - EX8"S — CONCRETE PAVER SIDEWALK FIRE LANE
  - EX6"S — GRASS PAVER FIRE LANE
  - EX4"S — EXISTING CONTOURS
  - EX2"S — PROPOSED CONTOURS
- PROPOSED ELEVATION 101 = 5701  
95 = 5695

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



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

THE HOMESTEAD GROUP LLC  
2024 FINAL APPLICATION  
SOUTH PARKING LOT GRADING PLAN

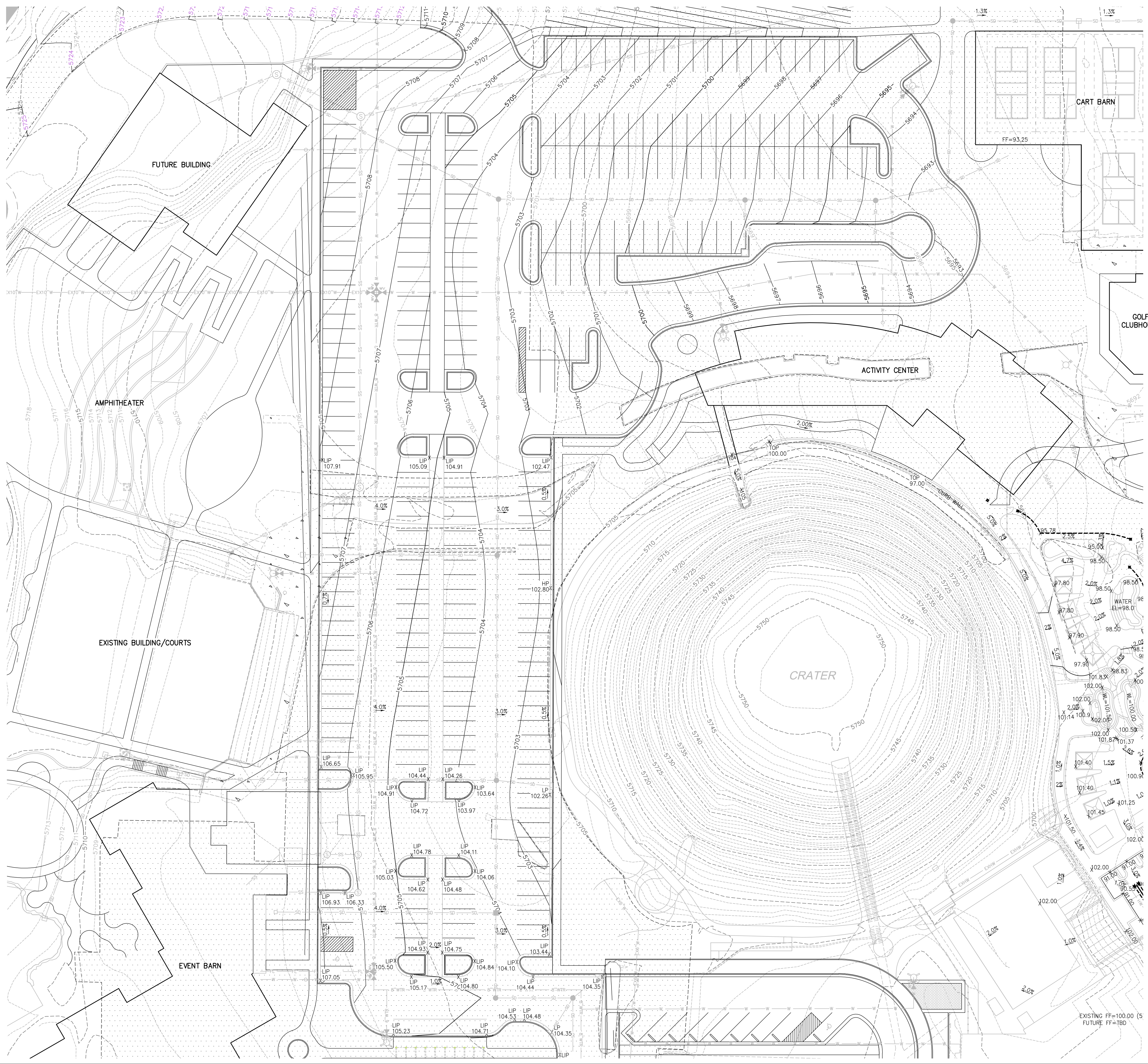


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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 5 JUNE 2024

DESIGN BY: PDB DATE: 5 JUNE 2024 SHEET 5  
DRAWN BY: DEJ REV: 1

with: 10/26/2024 10:54:01 AM Plan for: Submittal (PVA)  
 File Name: C:\NORTH PARKING PLAN PARANCO\LO.dwg | Plot Date: June 04, 2024 | plotted by: ome



**LEGEND**

— HW	HOT WATER LINE FROM CRATER (PRIVATE)
— EXPW	EXISTING POWER LINE
— EXGAS	EXISTING GAS LINE
— GAS	GAS LINE
— FL	FIRE LINES
— EXSS	EXISTING SEWER
— SS	8" SEWER
— EXW	EXISTING WATER
— 8"W	8" WATER
— PI	PRESSURIZED IRRIGATION
— EXPI	EXISTING PRESSURIZED IRRIGATION
— SD	STORM DRAIN
—	CONCRETE PAVER SIDEWALK FIRE LANE
—	GRASS PAVER FIRE LANE
— 5700	EXISTING CONTOURS
— 5700	PROPOSED CONTOURS
—	EXISTING ASPHALT

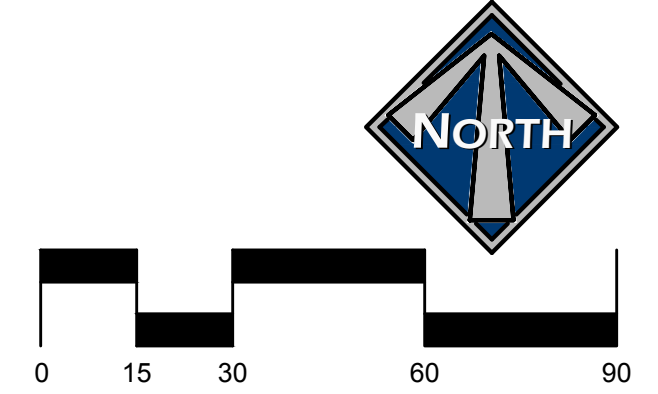
PROPOSED ELEVATION 101 = 5701  
 95 = 5695

**BLUE STAKE NOTE:**

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

**CONSTRUCTION NOTE:**

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



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

THE HOMESTEAD GROUP LLC  
 2024 FINAL APPLICATION

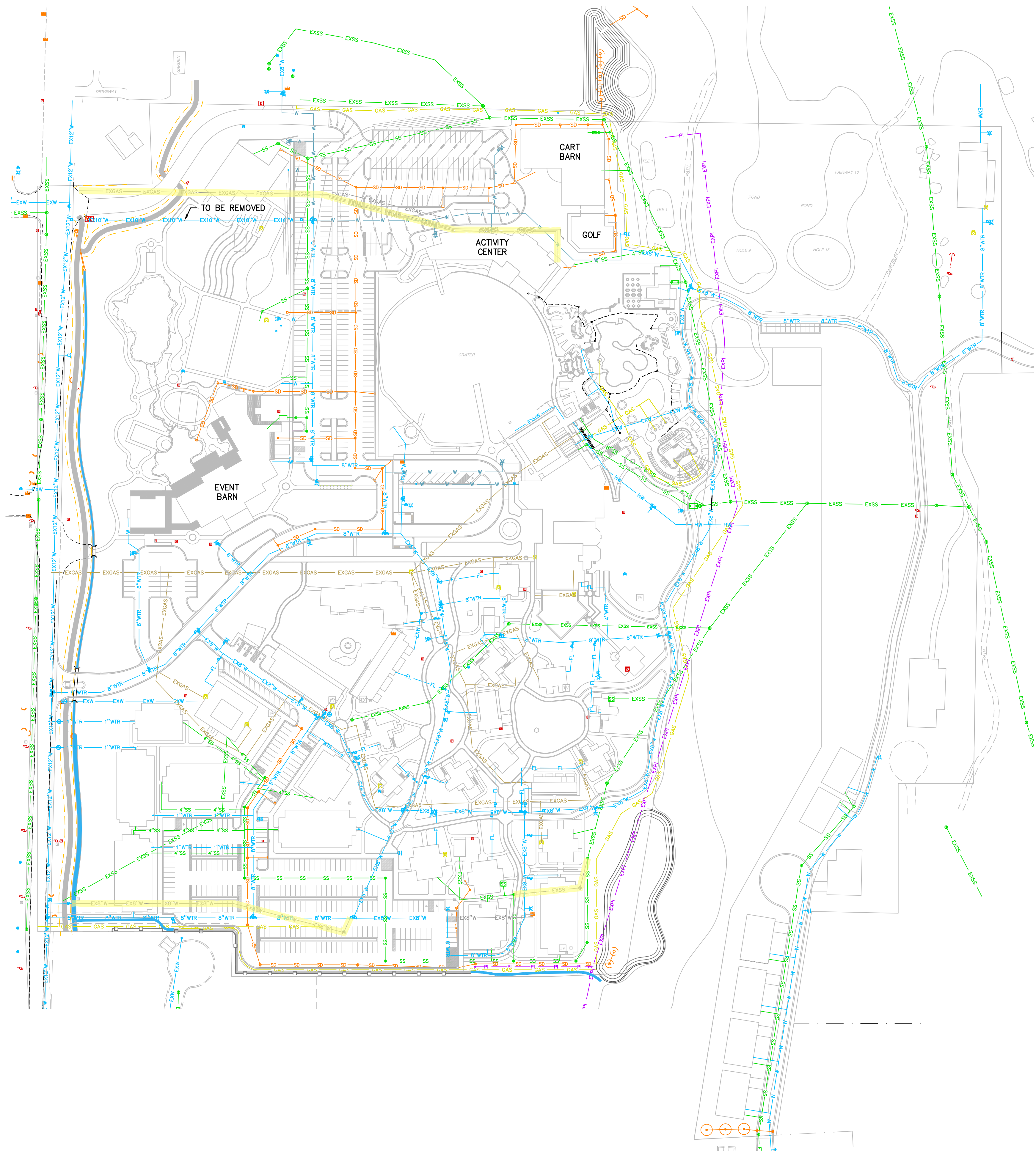
**NORTH PARKING LOT  
 GRADING PLAN**



DESIGN BY: PDB DATE: 5 JUNE 2024 SHEET  
 DRAWN BY: DEJ REV: 6

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



- LEGEND**
- HW — HOT WATER LINE FROM CRATER (PRIVATE)
  - EXGAS — EXISTING GAS LINE
  - GAS — GAS LINE
  - FL — FIRE LINES
  - EXSS — EXISTING SEWER
  - SS — 8" SEWER
  - EXW — 8" WATER
  - WTR — 8" WATER
  - PI — PRESSURIZED IRRIGATION
  - EXPI — EXISTING PRESSURIZED IRRIGATION
  - SD — STORM DRAIN
  - TO BE REMOVED
  - CONCRETE PAVER SIDEWALK FIRE LANE
  - GRASS PAVER FIRE LANE
  - WATER METER

**BLUE STAKE NOTE:**

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

**SEWER NOTES:**

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

**PRESSURIZED IRRIGATION NOTES:**

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

**WATER NOTES:**

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

**POWER NOTE:**

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

**GAS NOTE:**

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



**SCALE: 1"=100'**  
Scale 1" = 200' for 11x17

THE HOMESTEAD GROUP LLC  
2024 FINAL APPLICATION

UTILITY PLAN

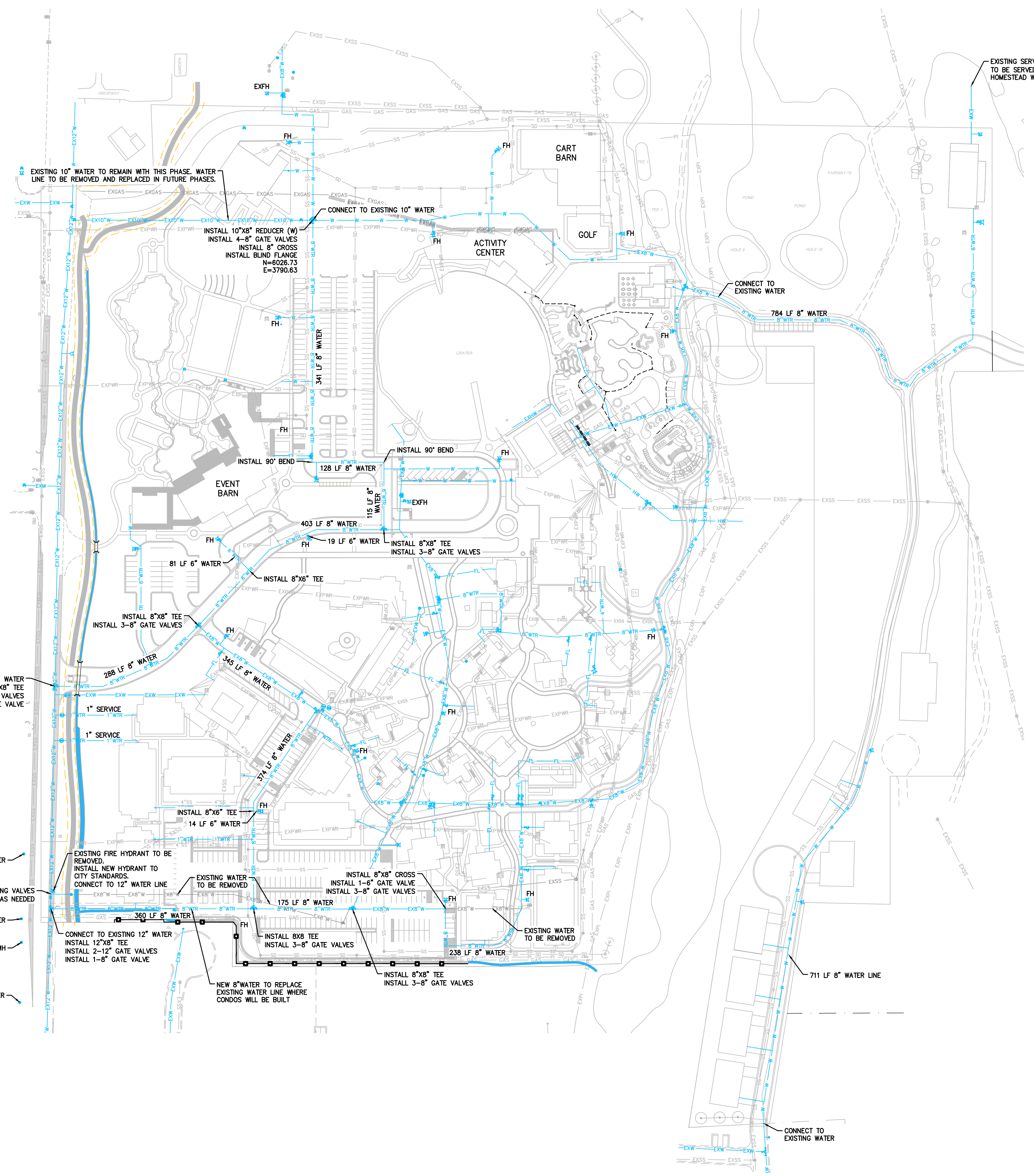


DESIGN BY: PDB DATE: 5 JUNE 2024 SHEET 8  
DRAWN BY: DEJ REV:

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

File: Y:\Projects\2024\2024 Final Utility Plan.dwg  
 Print name: 00 UTILITY PLAN.dwg  
 Date: 5 June 2024 11:00:00 AM  
 Plotted by: cdebe



- LEGEND**
- HW — HOT WATER LINE FROM CRATER (PRIVATE)
  - EXPWR — EXISTING POWER LINE
  - EXGAS — EXISTING GAS LINE
  - GAS — GAS LINE
  - FL — FIRE LINES
  - EXSS — EXISTING SEWER
  - SS — 8" SEWER
  - EXW — EXISTING WATER
  - 8" WTR — 8" WATER
  - PI — PRESSURIZED IRRIGATION
  - EXPI — EXISTING PRESSURIZED IRRIGATION
  - SD — STORM DRAIN
  - EXISTING WATER METER
  - WATER METER

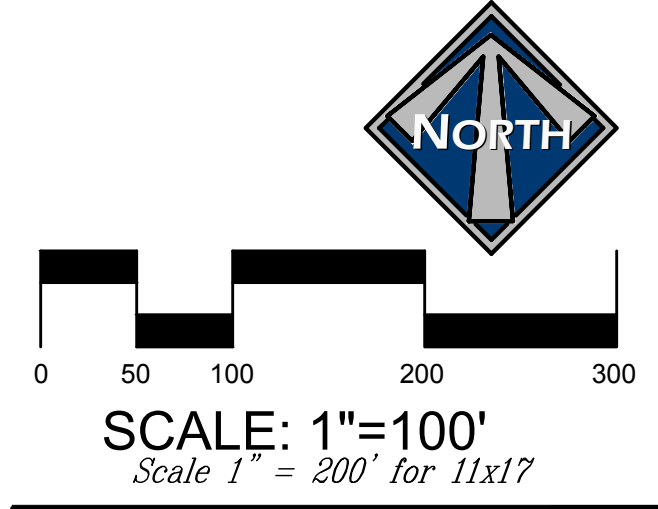
**BLUE STAKE NOTE:**

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

**WATER NOTES:**

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

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 User: paul.berg  
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 Plot Scale: 1"=100'  
 Plot Size: 11x17"



THE HOMESTEAD GROUP LLC  
2024 FINAL APPLICATION

**WATER PLAN**

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

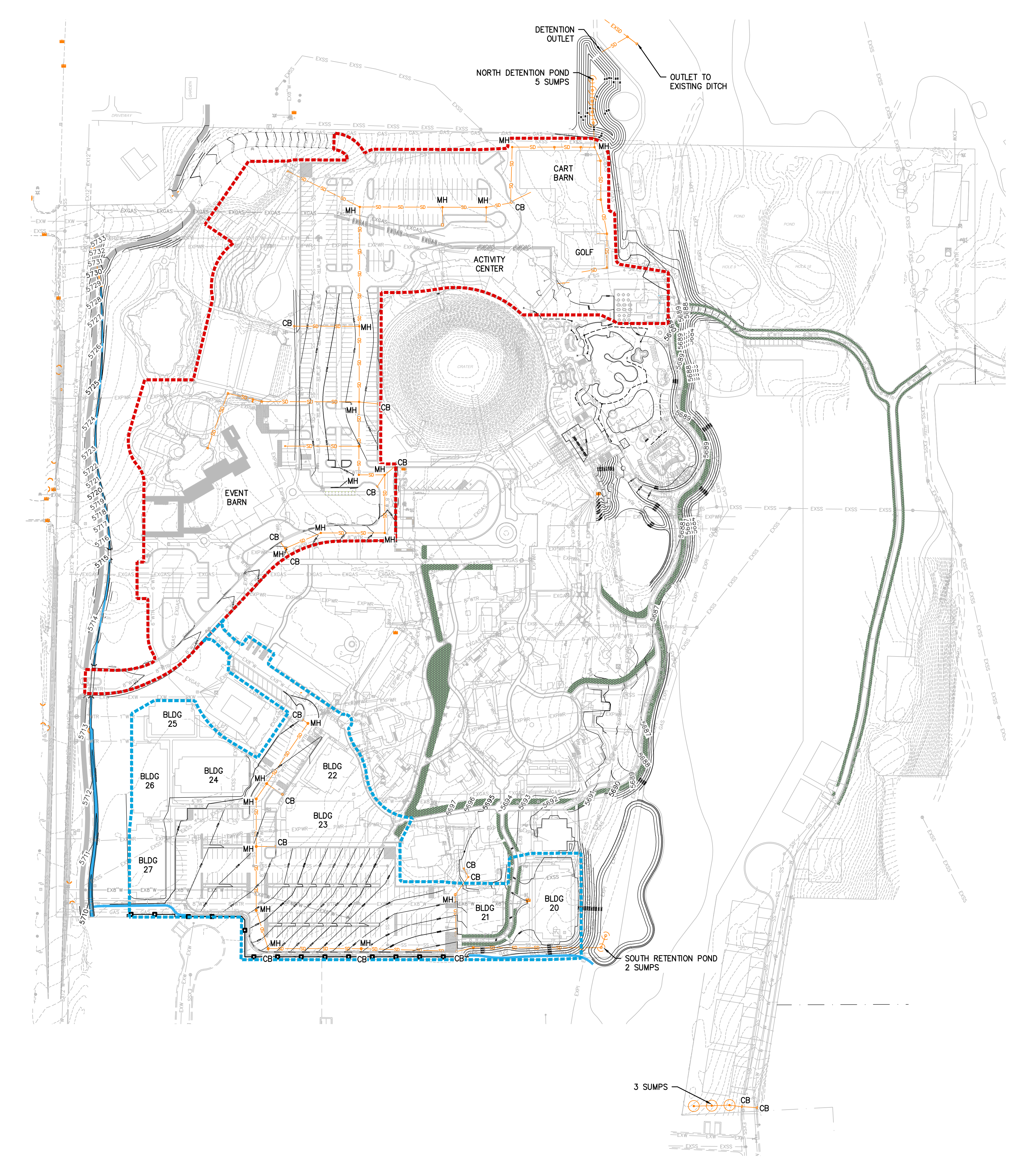
DESIGN BY: PDB  
DRAWN BY: DEJ

DATE: 5 JUNE 2024  
REV:

SHEET  
**9**

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

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



**Homestead North Detention Pond  
Storm Drain Calculations**

April 10, 2024

Runoff from the north parking lot, golf proshop, cart barn, activity center, and future buildings and the new entrance road will be collected in the north detention pond.  
 A percolation rate of 2.0 inches per hour assumed for pot rock.  
 Groundwater found approximately at elevation 5678.  
 Bottom of pond is elevation 5684.  
 5' sumps proposed to avoid groundwater with 1" buffer.

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

**Table 1 - Runoff Coefficient for North Drainage Area**

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

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

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	2.76	10.10	0.59	16.54	14,885
30	1.86	10.10	0.59	11.15	20,063
60	1.15	10.10	0.59	6.89	24,809
120	0.66	10.10	0.59	3.98	28,476
180	0.46	10.10	0.59	2.76	29,771
360	0.27	10.10	0.59	1.62	34,948
720	0.16	10.10	0.59	0.96	41,420
1440	0.10	10.10	0.59	0.59	51,257

**Table 3 - Detention Pond Design for North Drainage Area**

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (inches/hour)	Allowed Release Rate (cfs/acre)	Volume Released from Pond (cf)	5-F Sump Volume (cf)	Percolation from Sump (cf)	Storage Needed in Pond (cf)
15	14,885	2.0	0.10	909	2,355	88	11,554
30	20,063	2.0	0.10	1,818	2,355	135	15,795
60	24,809	2.0	0.10	3,636	2,355	270	18,548
120	28,476	2.0	0.10	7,272	2,355	540	18,309
180	29,771	2.0	0.10	10,908	2,355	810	15,698
360	34,948	2.0	0.10	21,816	2,355	1,620	9,157
720	41,420	2.0	0.10	43,632	2,355	3,240	0
1440	51,257	2.0	0.10	87,264	2,355	6,480	0

**Table 4 - Retention Pond Storage Volume**

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

contains the 100 year storm 1' of freeboard

**Homestead South Detention Pond  
Storm Drain Calculations**

April 10, 2024

Runoff from the south parking lot, access drive and condos buildings will be collected in the south pond. Overflow outlet into new ditch that crosses the golf course.  
 A percolation rate of 2.0 inches per hour assumed for pot rock.  
 A 12' sump has a total volume of 1,555 cf.  
 A 12' sump has a infiltration rate of 0.039 cfs with a percolation rate of 2.0 inches/hour.

**Table 1 - Runoff Coefficient for South Drainage Area**

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

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

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

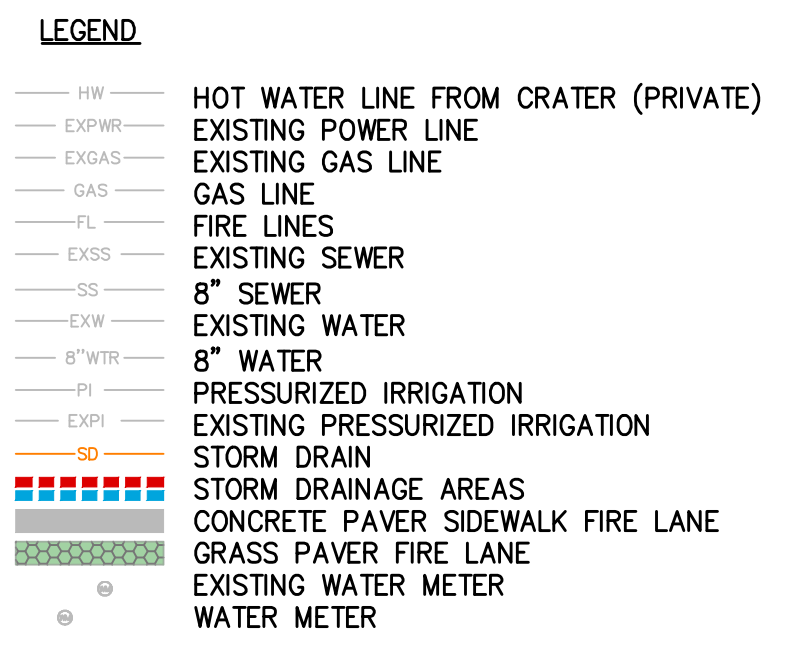
**Table 3 - Retention Pond Design for South Parking Lot**

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (inches/hour)	Allowed Release Rate (cfs/acre)	Volume Released from Pond (cf)	3'-4' Sump Volume (cf)	Percolation from Sump (cf)	Storage Needed in Pond (cf)
15	9,679	2.0	3.110	70	6,499	242	3,158
30	13,045	2.0	3.110	140	9,785	484	3,260
60	16,132	2.0	3.110	281	12,741	968	3,391
120	18,516	2.0	3.110	562	14,845	1,936	3,671
180	19,358	2.0	3.110	842	15,405	2,904	3,953
360	22,724	2.0	3.110	1,685	17,930	5,808	4,794
720	26,933	2.0	3.110	3,370	20,453	11,616	6,327
1440	33,329	2.0	3.110	6,739	23,480	23,232	0

**Table 4 - Retention Pond Storage Volume**

Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
5682	0.00	12	0	0.00
5683	1.00	14,683	7,248	0.17
5684	2.00	18,011	23,695	0.54
5685	3.00	21,496	43,448	1.00

contains the 100 year storm 1' of freeboard



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

**Homestead Villas  
Final Storm Drainage Calculations**

5 June 2024

**Table 1 - Runoff Coefficient for Drainage Areas**

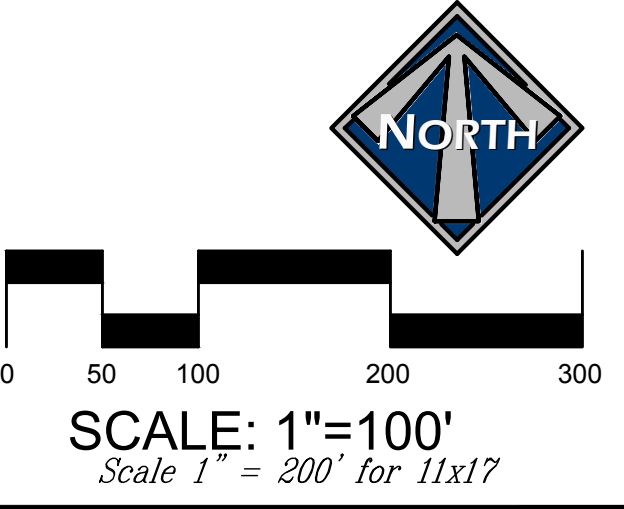
Drainage Area	Total Collected Area (acres)	C = 0.95 Building Pad (acres)	C = 0.90 Road and Driveways (acres)	C = 0.20 Landscaping (acres)	Composite Runoff Coefficient
A	1.75	0.45	0.50	0.82	0.58

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

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

**Table 3 - Sump Design Calculations for Area A**

Time Period (min)	Total Runoff Volume (cf)	Percolation Rate (inches/hour)	3'-4' Sump Volume (cf)	Percolation from Sump (cf)	Total Sump Capacity (cf)
15	3,755	2.0	5,991	130	6,121
30	5,080	2.0	5,991	259	6,250
60	6,295	2.0	5,991	518	6,509
120	7,069	2.0	5,991	1,037	7,028
180	7,178	2.0	5,991	1,555	7,546
360	7,730	2.0	5,991	3,110	9,101
720	9,276	2.0	5,991	6,221	12,212
1440	11,485	2.0	5,991	12,442	18,433

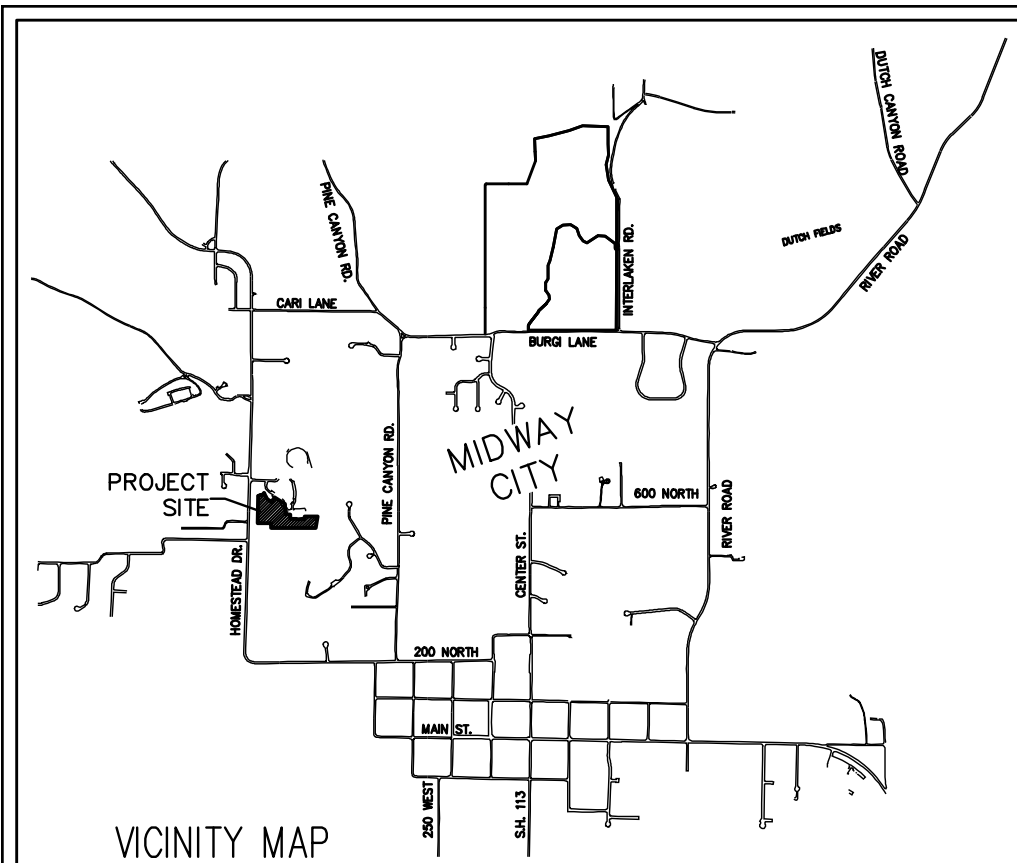


THE HOMESTEAD GROUP LLC  
2024 FINAL APPLICATION

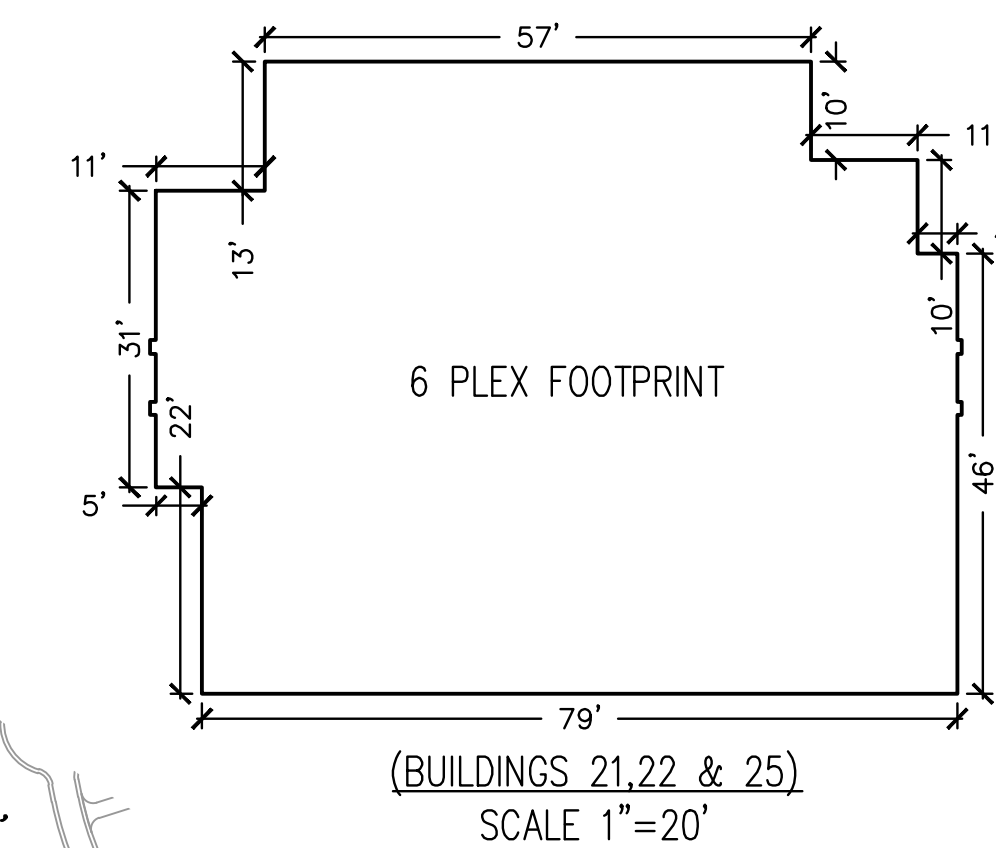
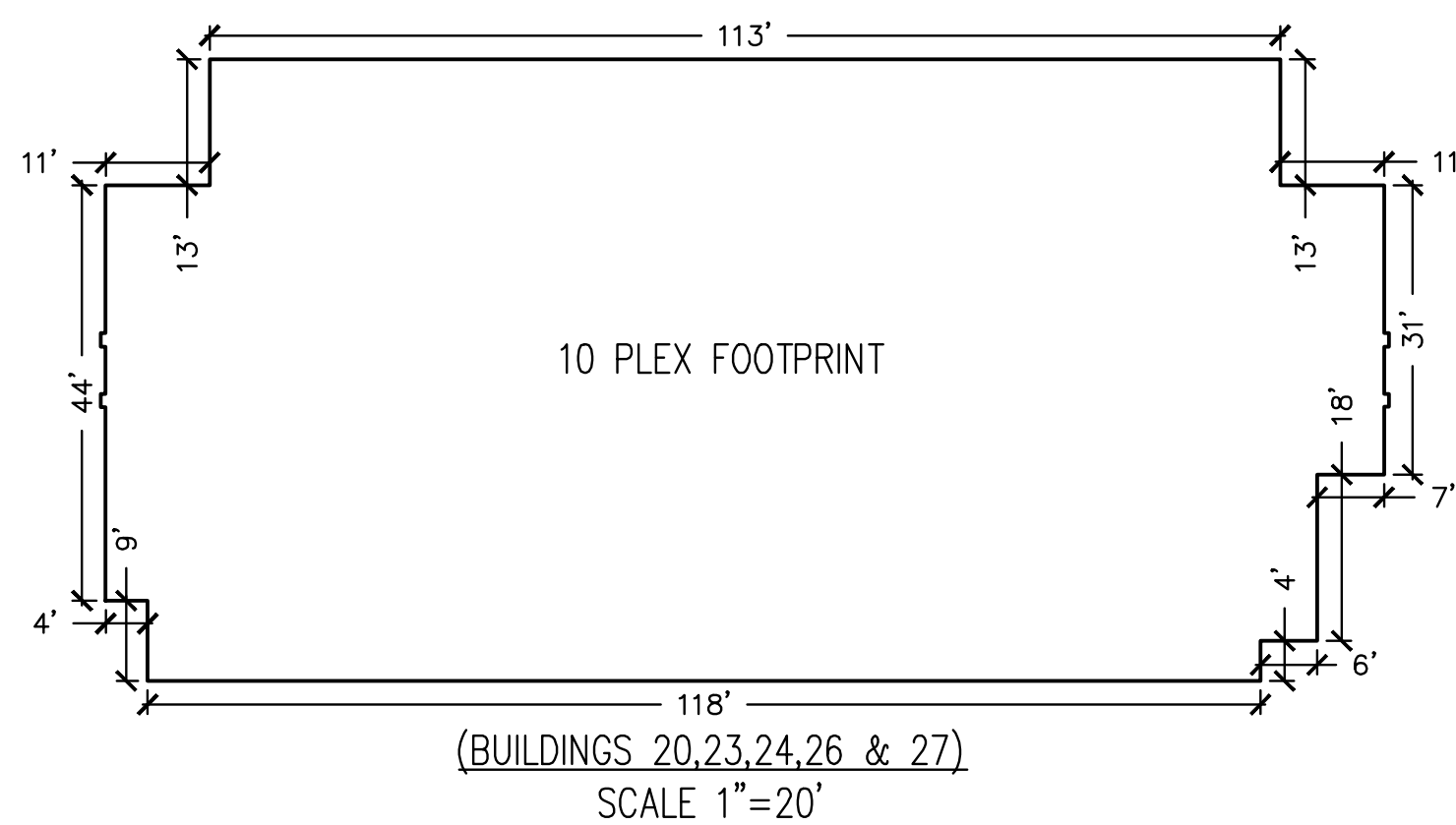
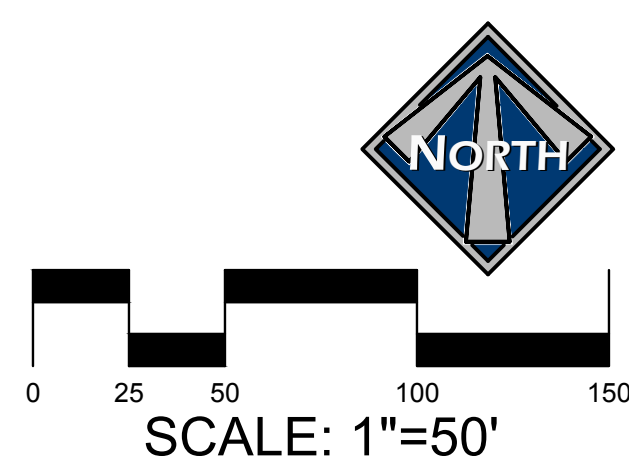
STORM DRAIN PLAN



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



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



### BASIS OF BEARINGS

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

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

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 #	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 #	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

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### COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ROS# \_\_\_\_\_

COUNTY SURVEYOR \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

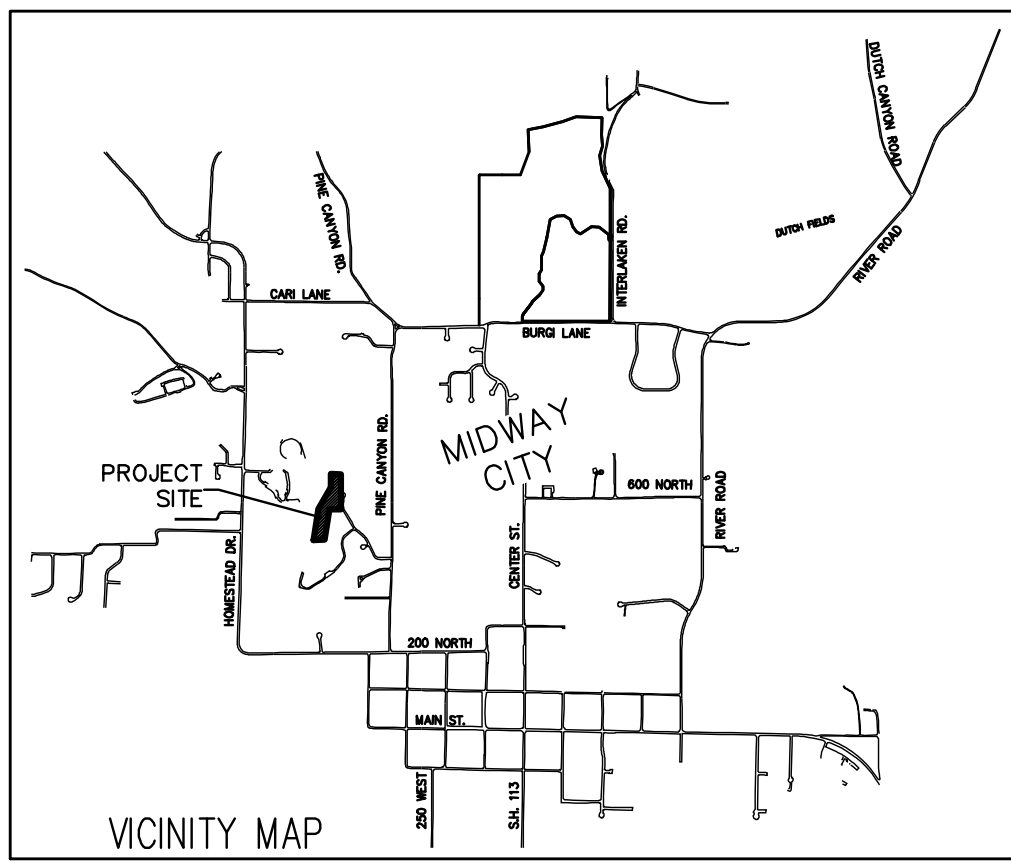
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LEGEND	
	RESORT UNIT (4.65 AC)
	PRIVATE AREA (1.31 AC)
	UTILITY EASEMENTS
	PLAT BOUNDARY

THE HOMESTEAD RETREAT PLAT - 5 JUNE 2024

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

DATE OF SURVEY: 5 JUNE 2024



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

NORTH 109.30

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

S01°59'08"E 2623.86' (MEASURED) BASIS OF BEARING

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

EAST 2398.95

LINKS AT THE HOMESTEAD PUD B

LINKS AT THE HOMESTEAD PUD B

P.O.B.

S88°00'06"E 134.73'

N0°01'36"W 171.01'

SOUTH 457.50'

N291°32'27"E 325.39'

N88°47'07"W 151.54'

S9°00'00"W 396.69'

N9°00'00"E 408.50'

S86°57'00"W 143.98'

LINKS AT THE HOMESTEAD PUD B

BAYHILL DRIVE (PRIVATE)

HOMESTEAD HOTEL CONDOMINIUMS PARCEL #2 3.24 ACRES CONVERTIBLE LAND

SWISS CREEK PUD A

MOUNTAIN SPRINGS PUD

**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**

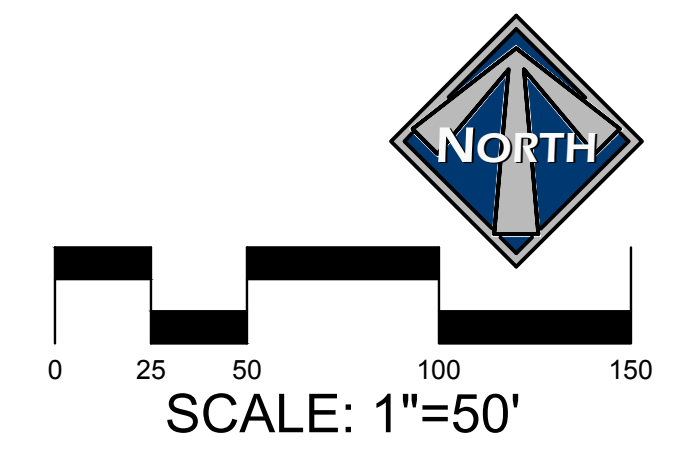
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.  
\_\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CLERK-RECORDER (SEE SEAL BELOW)  
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



THE HOMESTEAD VILLAS PLAT - 5 JUNE 2024

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

DATE OF SURVEY: 5 JUNE 2024

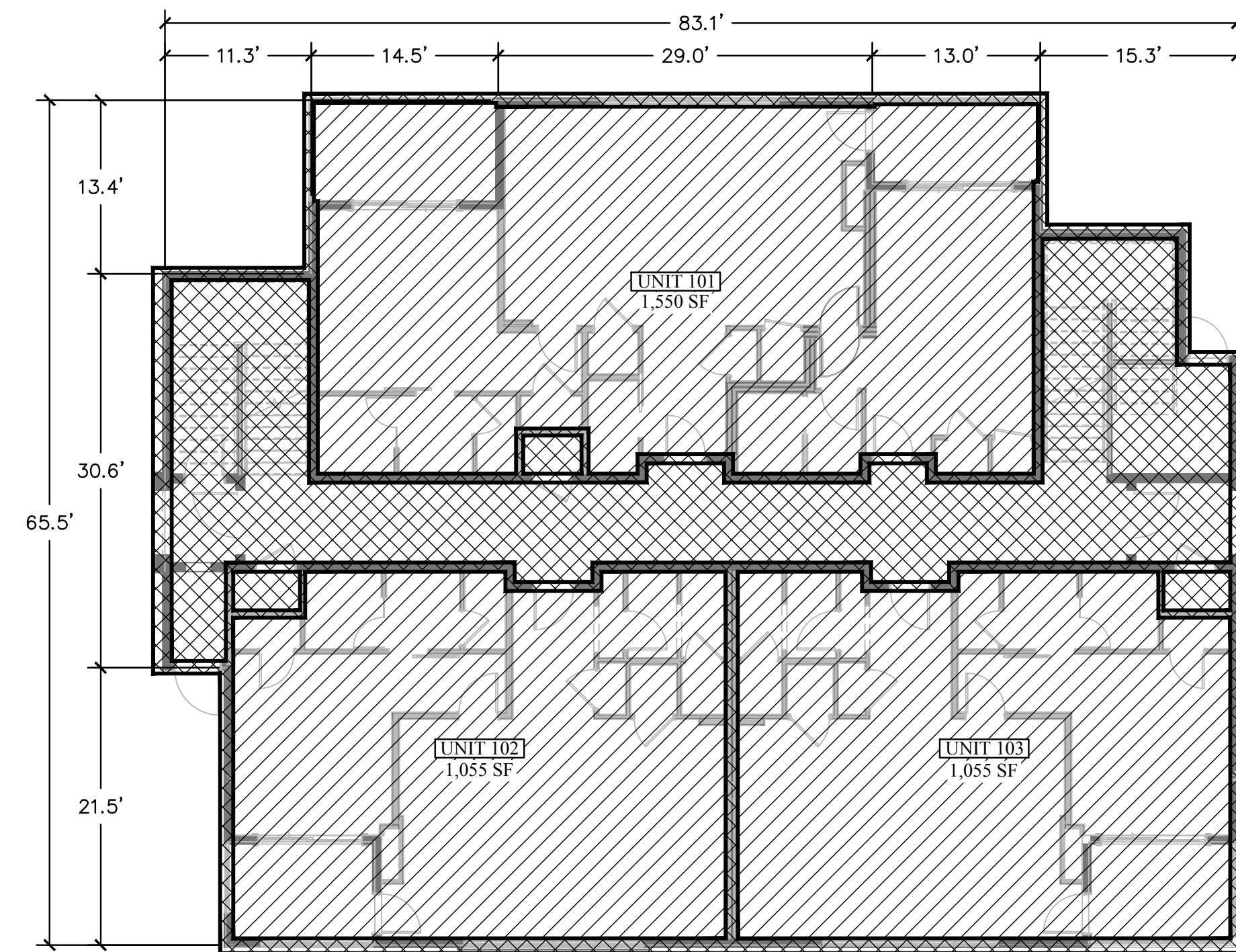
COUNTY RECORDER

**COUNTY SURVEYOR'S CERTIFICATE**

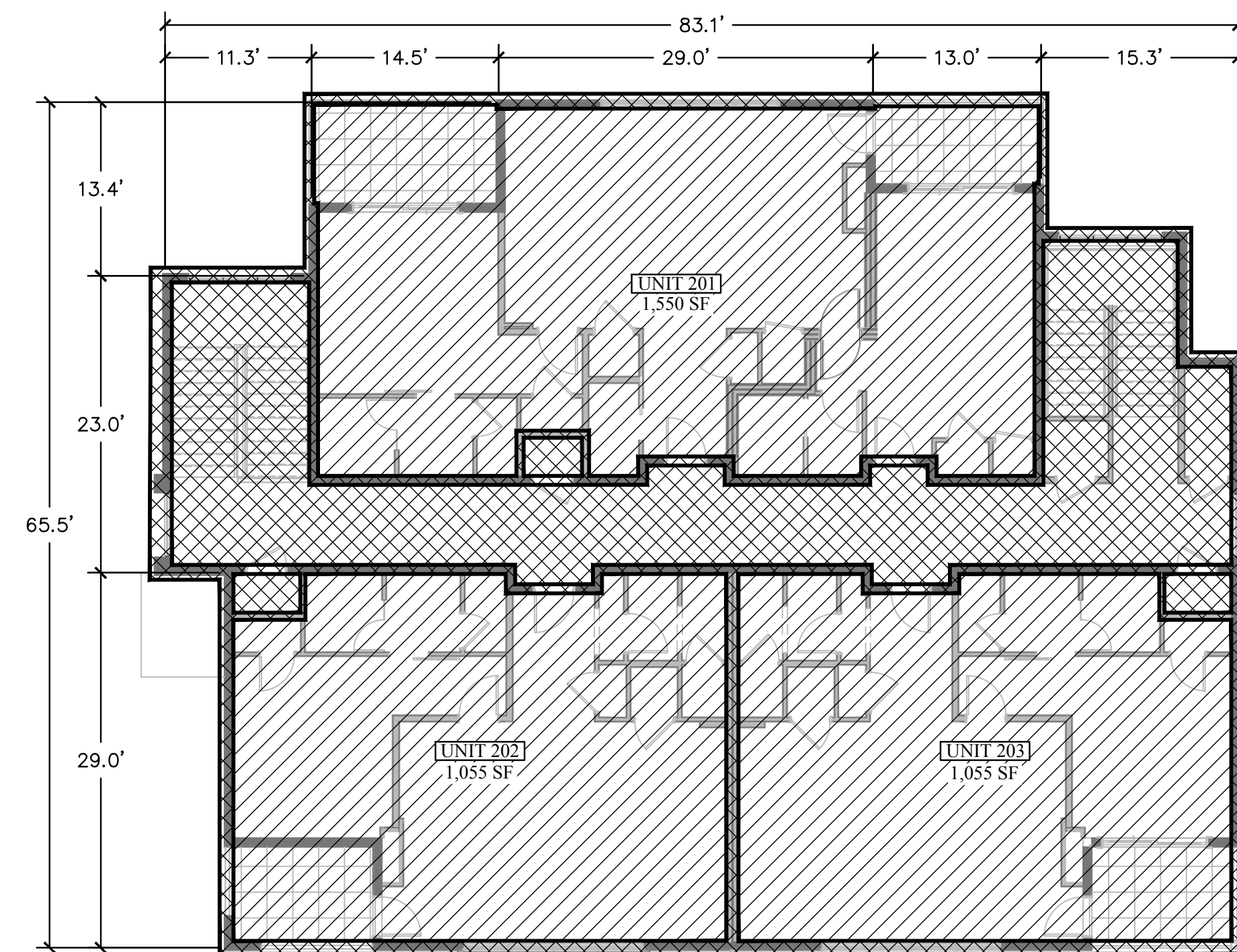
APPROVED AS TO FORM ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
ROS# \_\_\_\_\_  
\_\_\_\_\_  
COUNTY SURVEYOR

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

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**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**

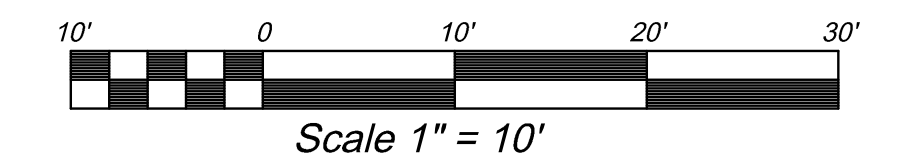
	LIMITED COMMON AREA
	PRIVATE AREA

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)**

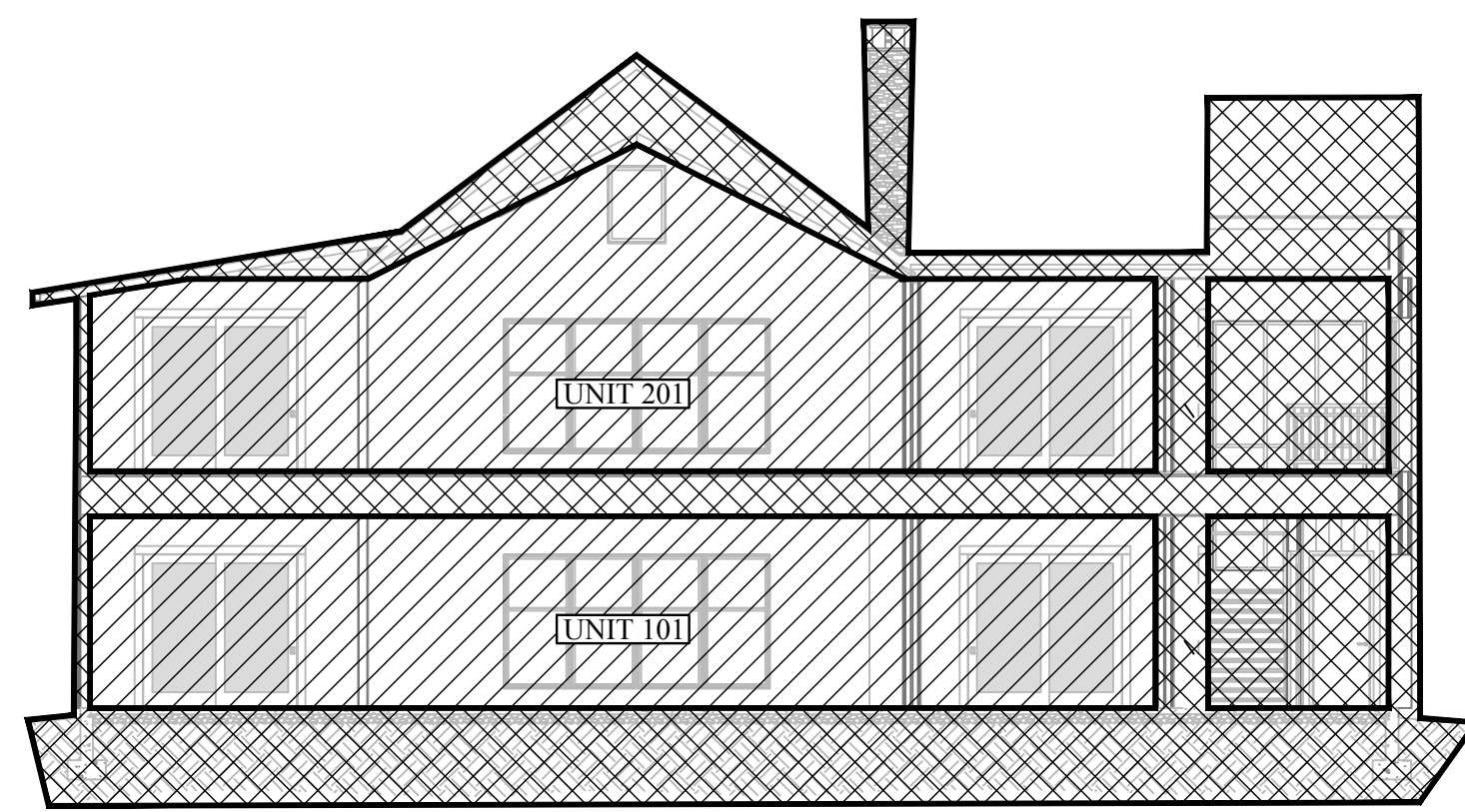
LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLB&M

A UTAH CONDOMINIUM PROJECT, \_\_\_\_\_ MIDWAY \_\_\_\_\_ CITY, WASATCH COUNTY, STATE OF UTAH

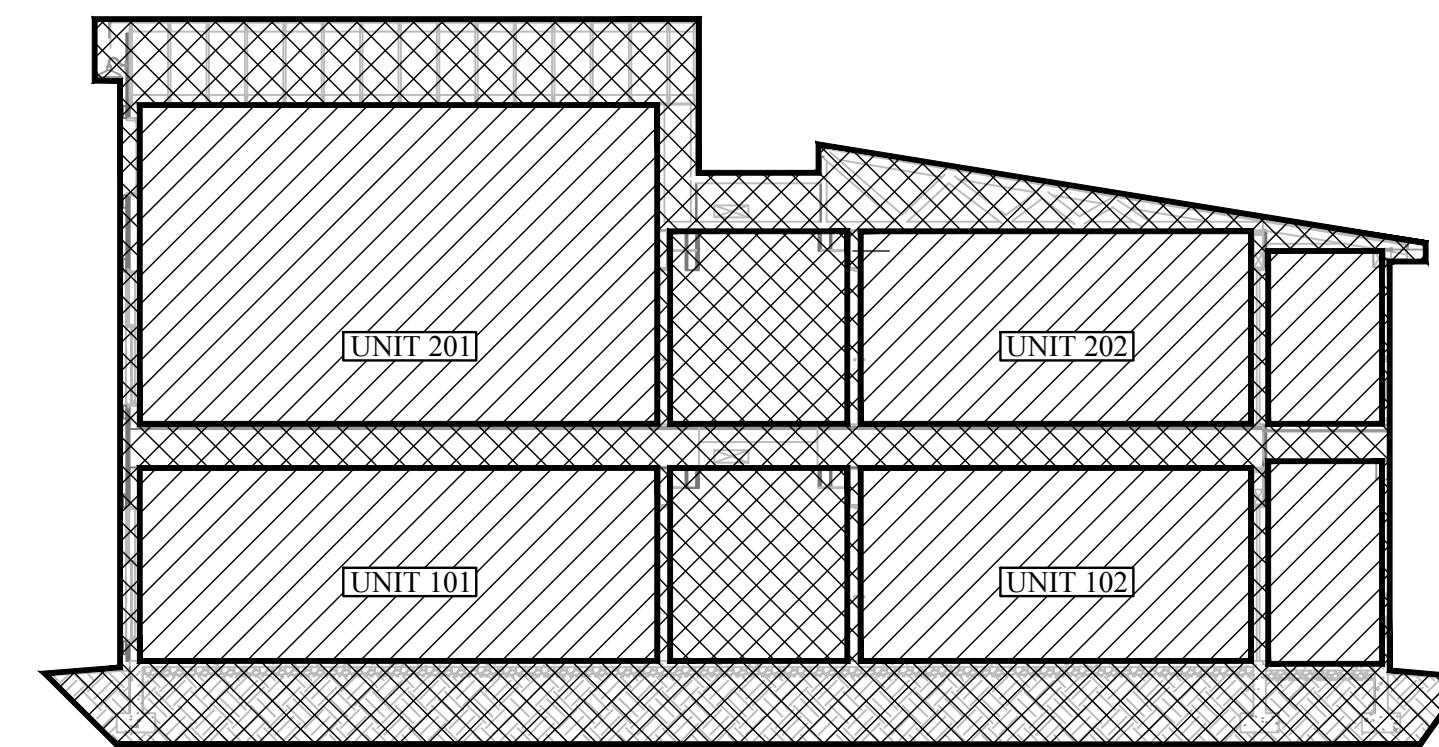
SCALE: 1" = \_\_\_\_\_ FEET SHEET 3 of 6

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







TYPICAL SECTION A-A



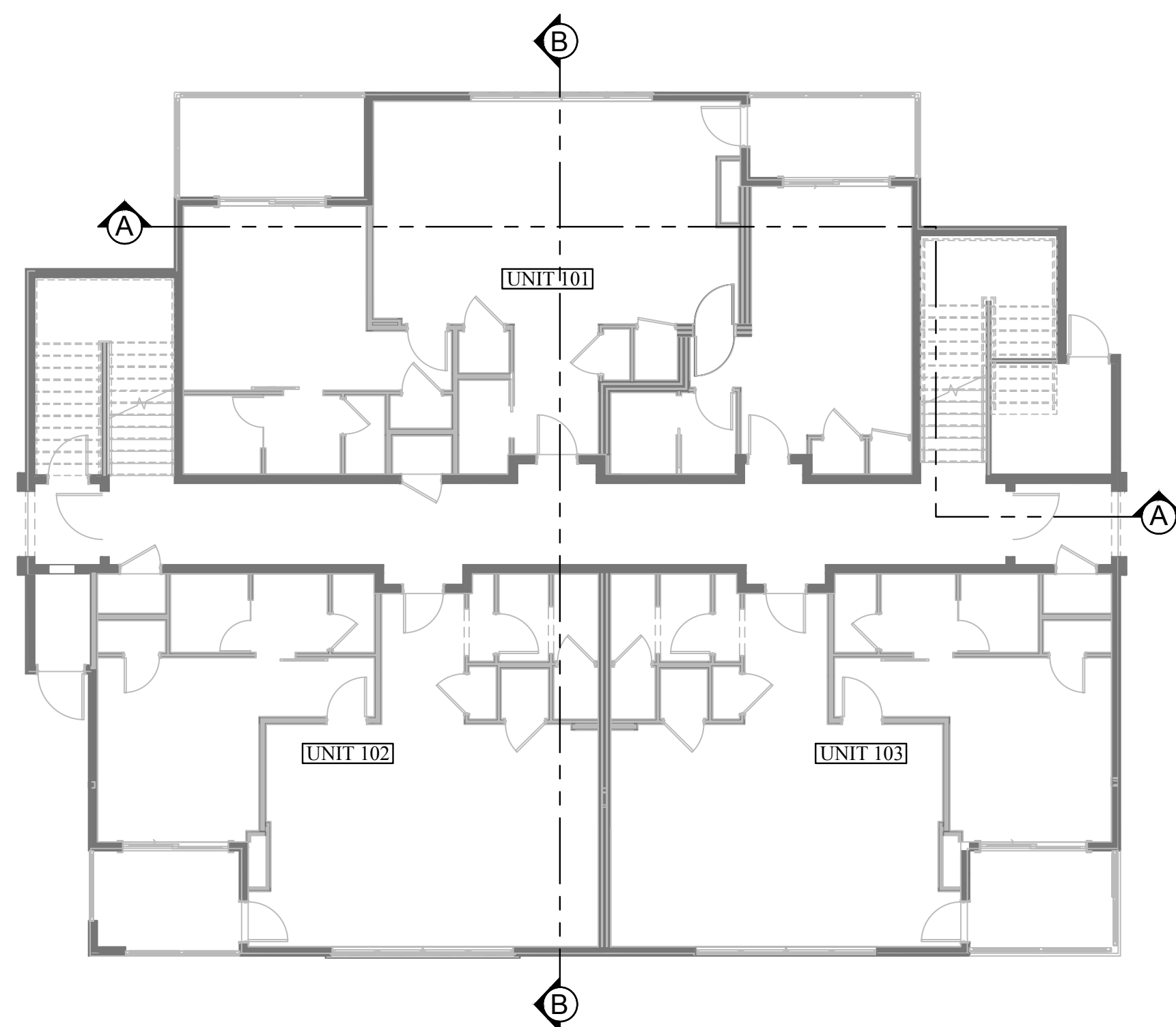
TYPICAL SECTION B-B

**LEGEND**

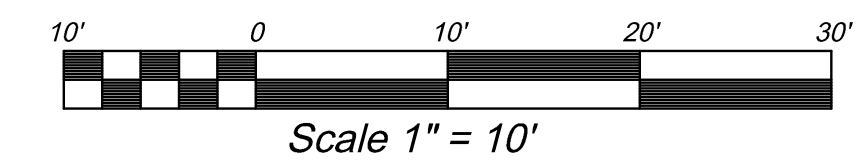
	LIMITED COMMON AREA
	PRIVATE AREA

**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.



SECTION KEY



**THE HOMESTEAD HOTEL CONDOMINIUMS**

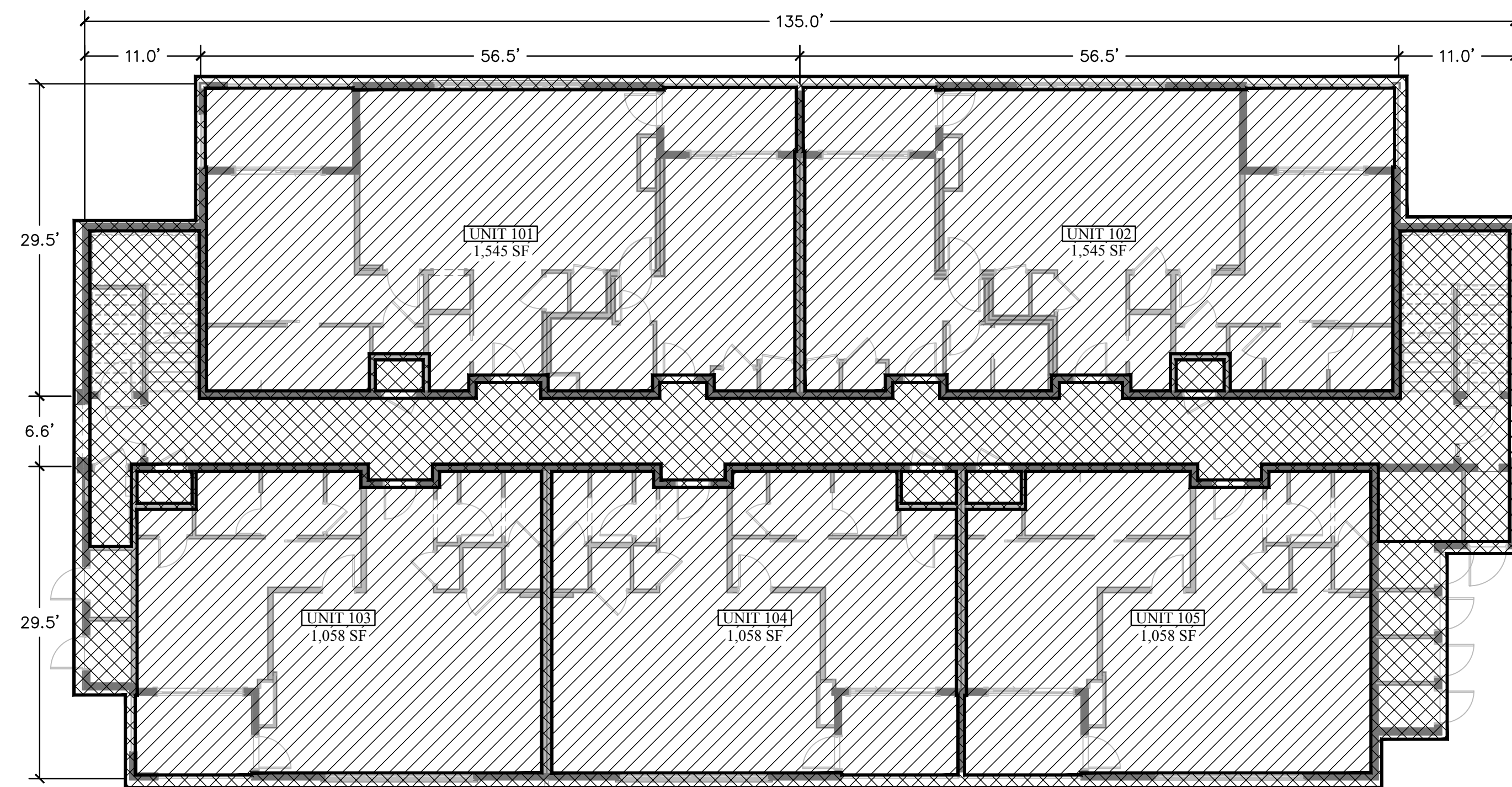
**6 UNIT BUILDING SECTIONS  
(BUILDINGS 21, 22 & 25)**

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

A UTAH CONDOMINIUM PROJECT, \_\_\_\_\_ MIDWAY \_\_\_\_\_ CITY, WASATCH COUNTY, STATE OF UTAH

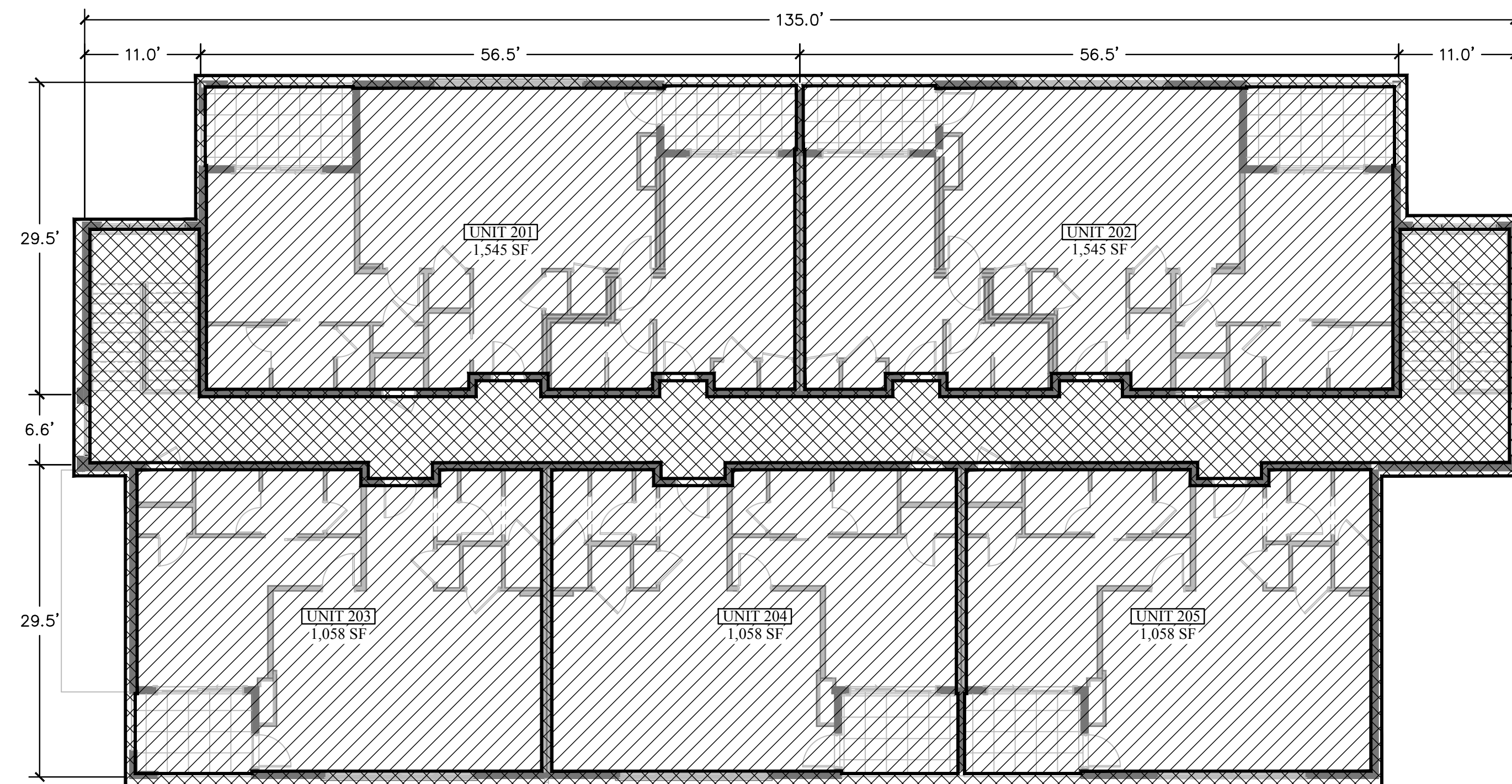
SCALE: 1" = \_\_\_\_\_ FEET SHEET 4 of 6

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



**FIRST FLOOR PLAN**

DIMENSIONS SHOWN ARE TYPICAL FOR ALL FIRST FLOOR UNITS



**SECOND FLOOR PLAN**

DIMENSIONS SHOWN ARE TYPICAL FOR ALL SECOND FLOOR UNITS

**LEGEND**

	LIMITED COMMON AREA
	PRIVATE AREA

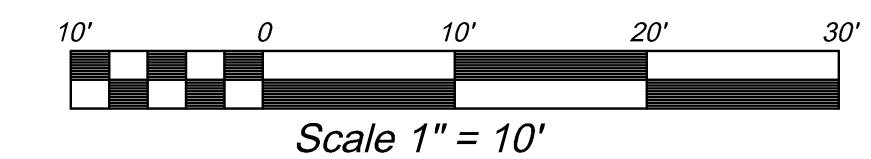
1ST FLOOR		
LIMITED COMMON AREA	2,136 SF	
PRIVATE AREA	6,264 SF	
2ND FLOOR		
LIMITED COMMON AREA	1,846 SF	
PRIVATE AREA	6,264 SF	

**ADDRESS BLOCK**

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

**NOTES:**

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



**THE HOMESTEAD HOTEL CONDOMINIUMS**

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

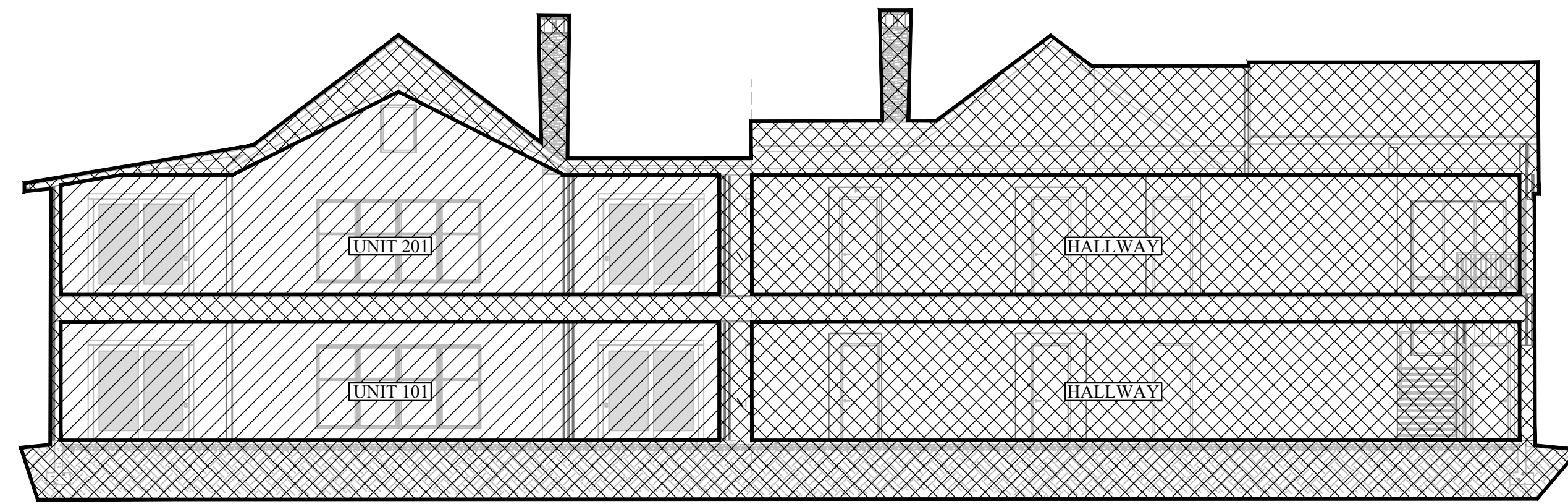
LOCATED IN PORTIONS OF SECTIONS 27 & 34. T3S, R4E, SLB&M

A UTAH CONDOMINIUM PROJECT, \_\_\_\_\_ MIDWAY \_\_\_\_\_ CITY, WASATCH COUNTY, STATE OF UTAH

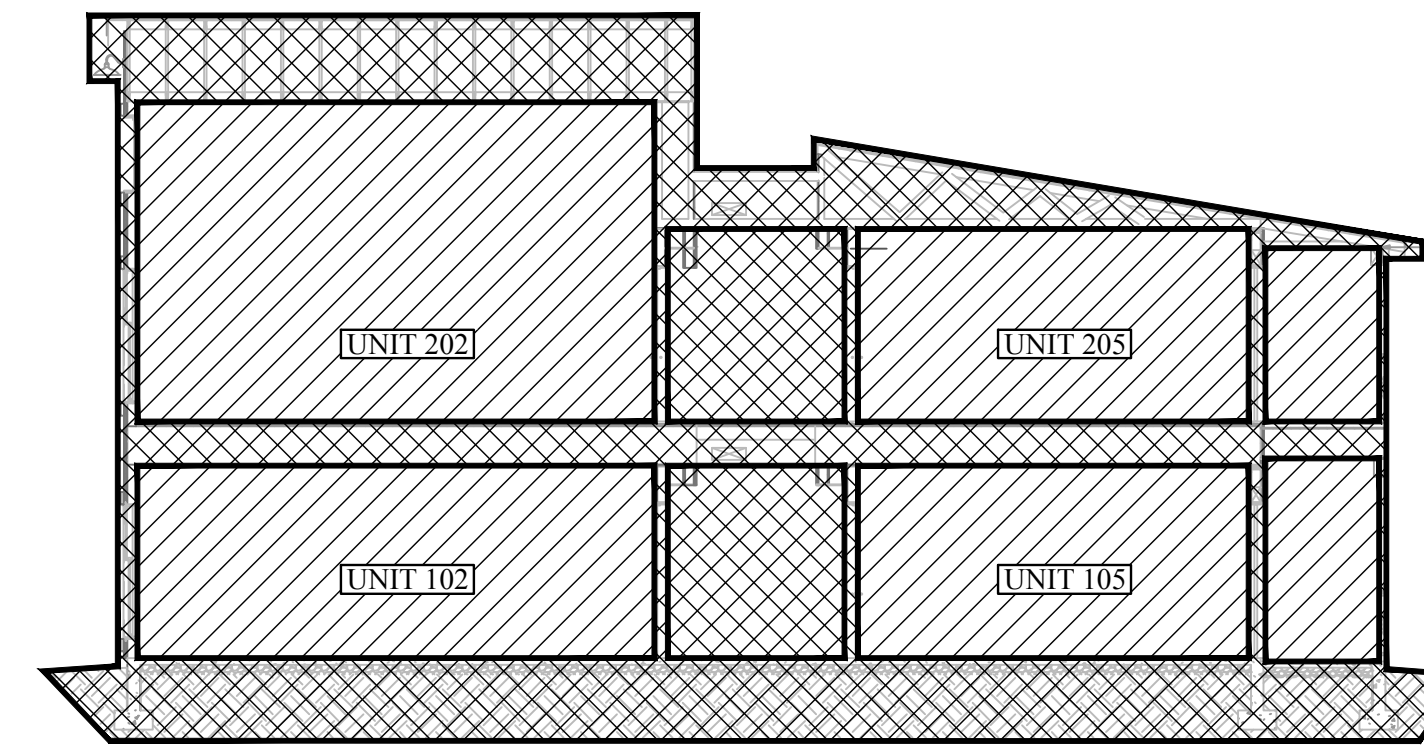
SCALE: 1" = \_\_\_\_\_ FEET

SHEET 5 of 6

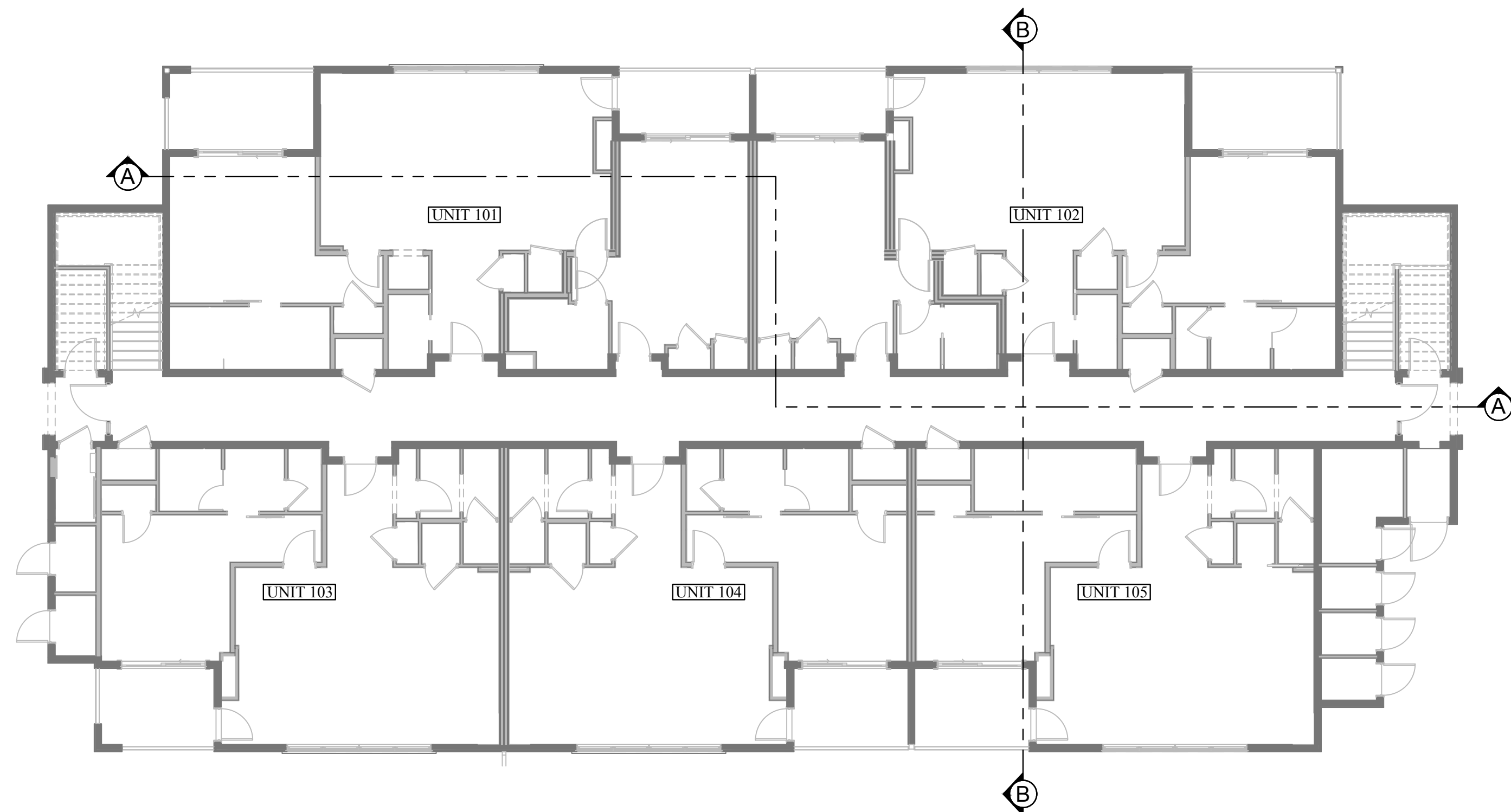
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



TYPICAL SECTION A-A



TYPICAL SECTION B-B

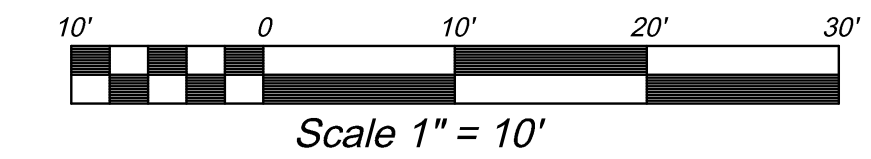


SECTION KEY

**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**

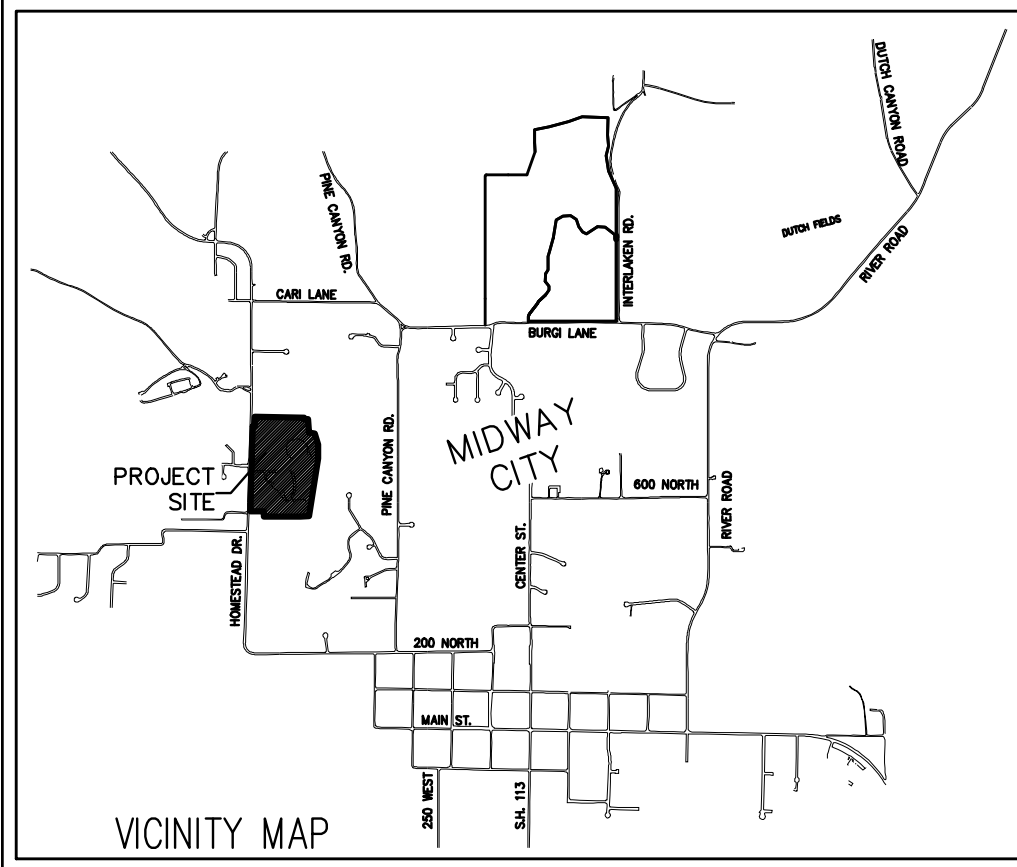
**10 UNIT BUILDING SECTIONS  
(BUILDINGS 20, 23, 24, 26 & 27)**

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

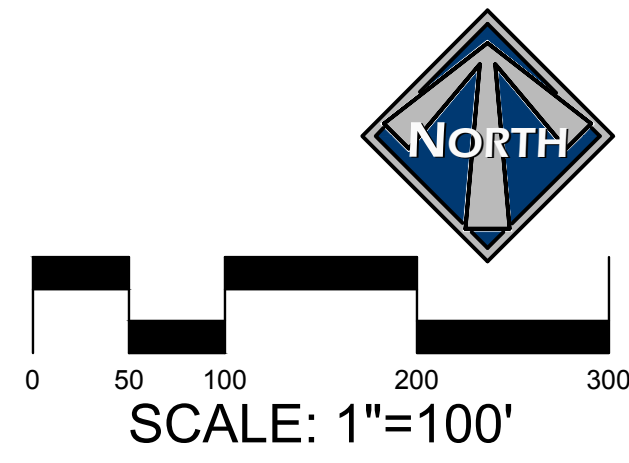


LOCATED IN PORTIONS OF SECTION 27 & 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

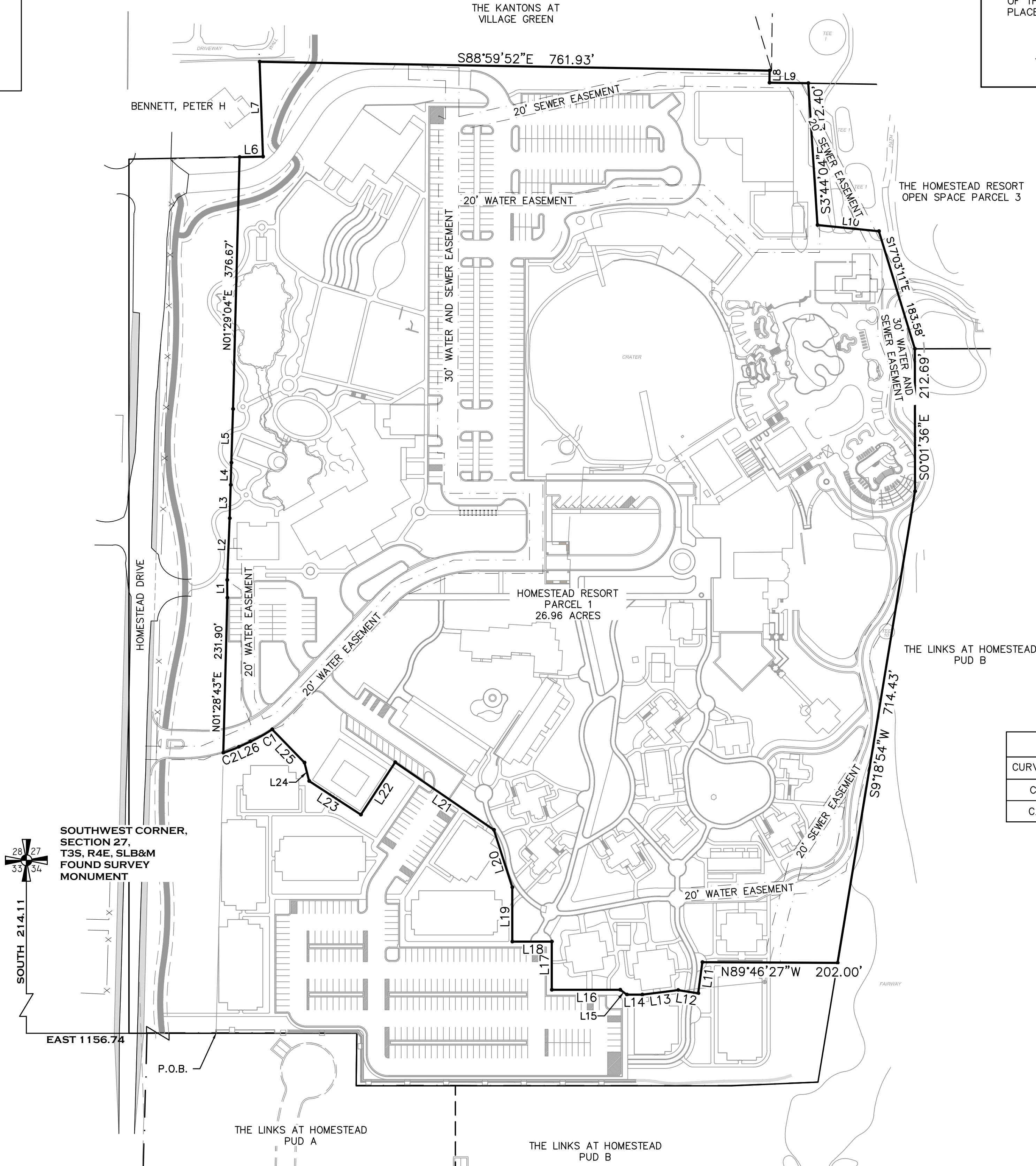
THE HOMESTEAD RESORT PARCEL 1 PLAT - 31 MAY 2024

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

# THE HOMESTEAD RESORT PARCEL 1



**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)

### 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

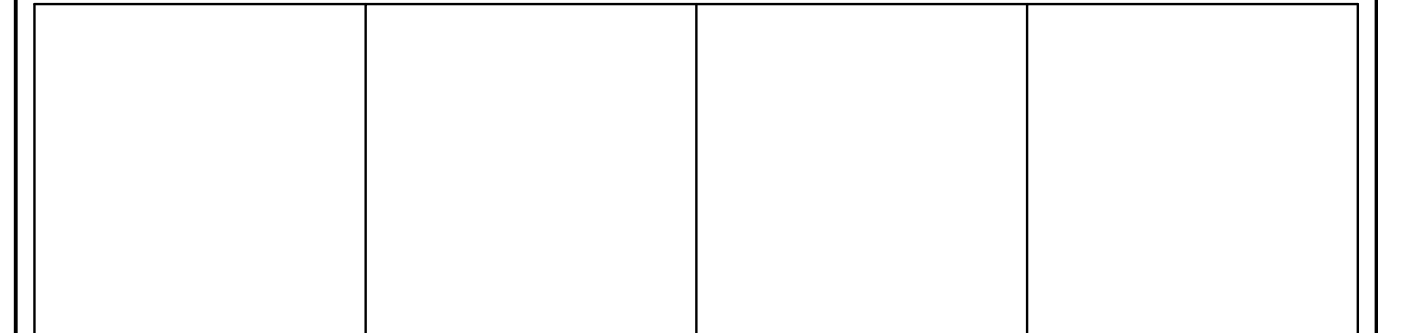
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

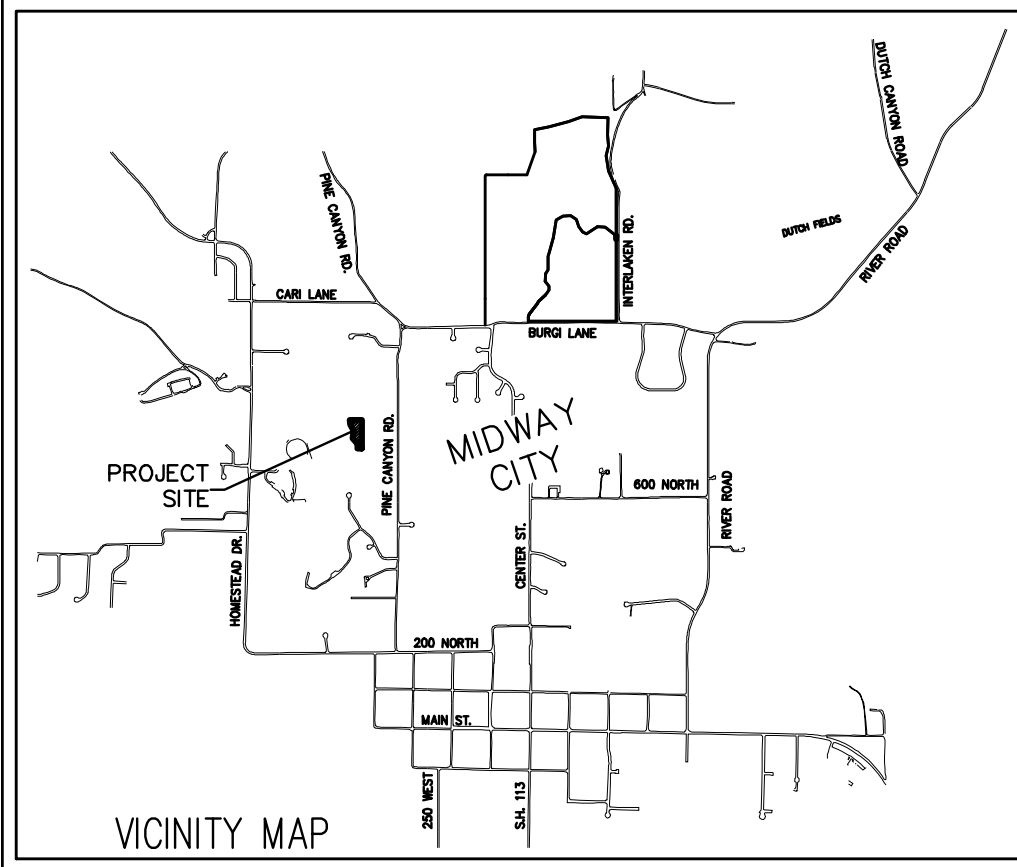
## THE HOMESTEAD RESORT PARCEL 1

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

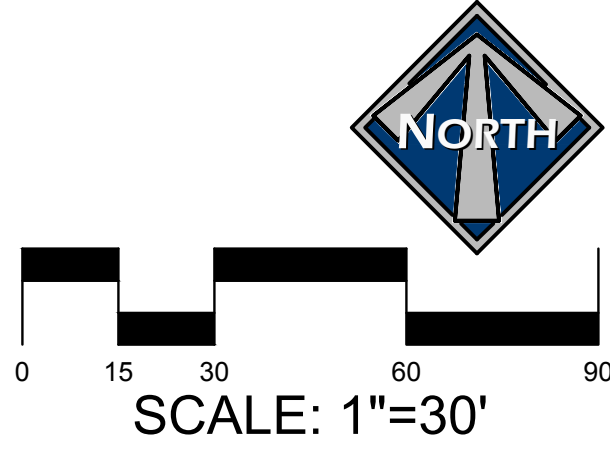
SCALE: 1" = 100 FEET SHEET 1 of 9

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

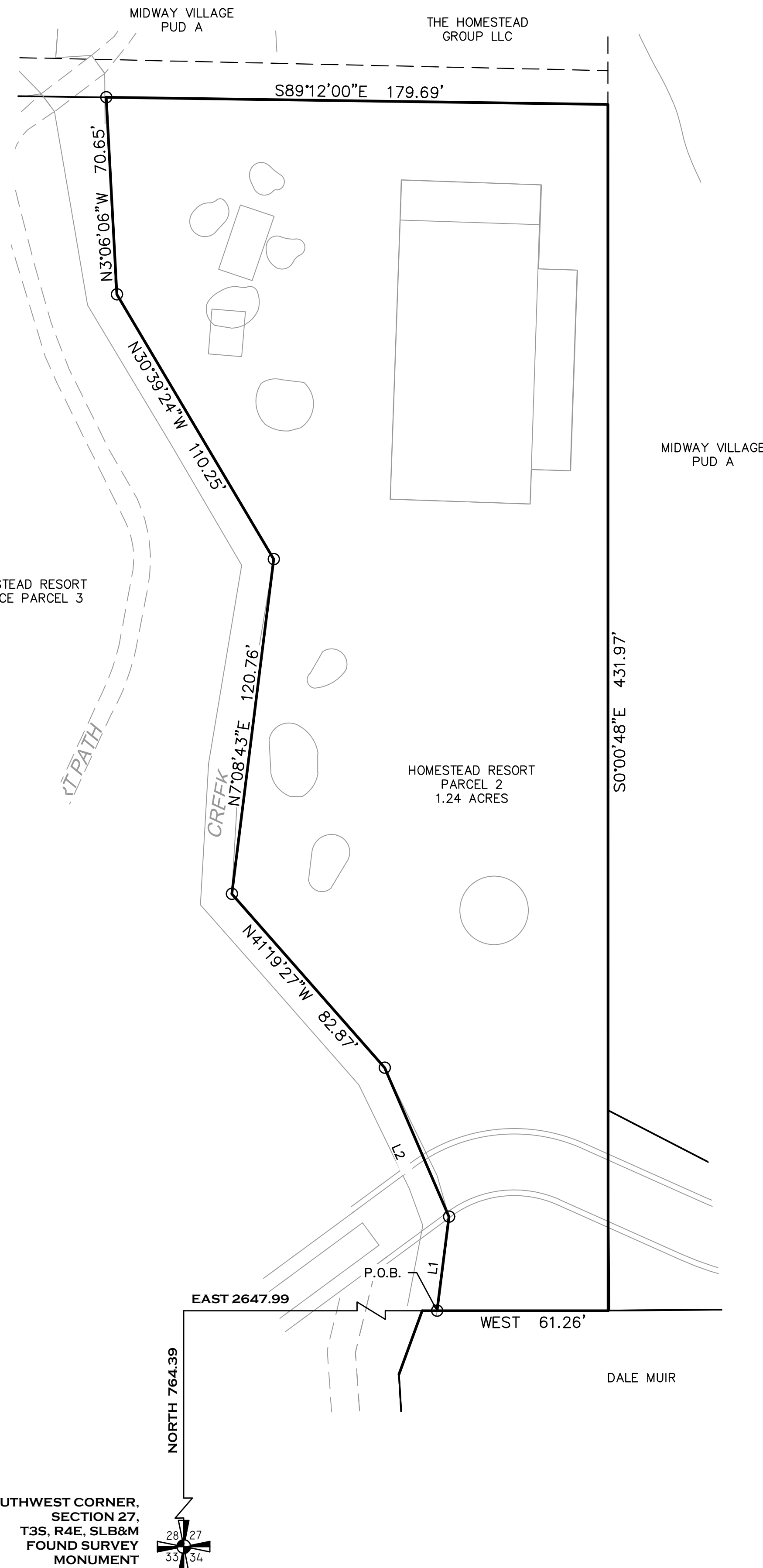




LOCATED IN PORTIONS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN



# 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



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 764.39 FEET AND EAST 2647.99 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;  
THENCE NORTH 07°15'01" EAST 33.97 FEET; THENCE NORTH 23°22'55" WEST 58.11 FEET; THENCE NORTH 41°19'27" WEST 82.87 FEET; THENCE NORTH 07°08'43" EAST 120.76 FEET; THENCE NORTH 30°39'24" WEST 110.25 FEET; THENCE NORTH 03°06'06" WEST 70.65 FEET; THENCE SOUTH 89°12'00" EAST 179.69 FEET; THENCE SOUTH 00°00'48" EAST 431.97 FEET; THENCE WEST 61.26 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.24 ACRES

### OWNER'S CONSENT TO RECORD AND DEDICATION

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

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

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, \_\_\_\_\_ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

### ACCEPTANCE BY MIDWAY CITY

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CLERK-RECORDER (SEE SEAL BELOW)  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

### PLANNING COMMISSION APPROVAL

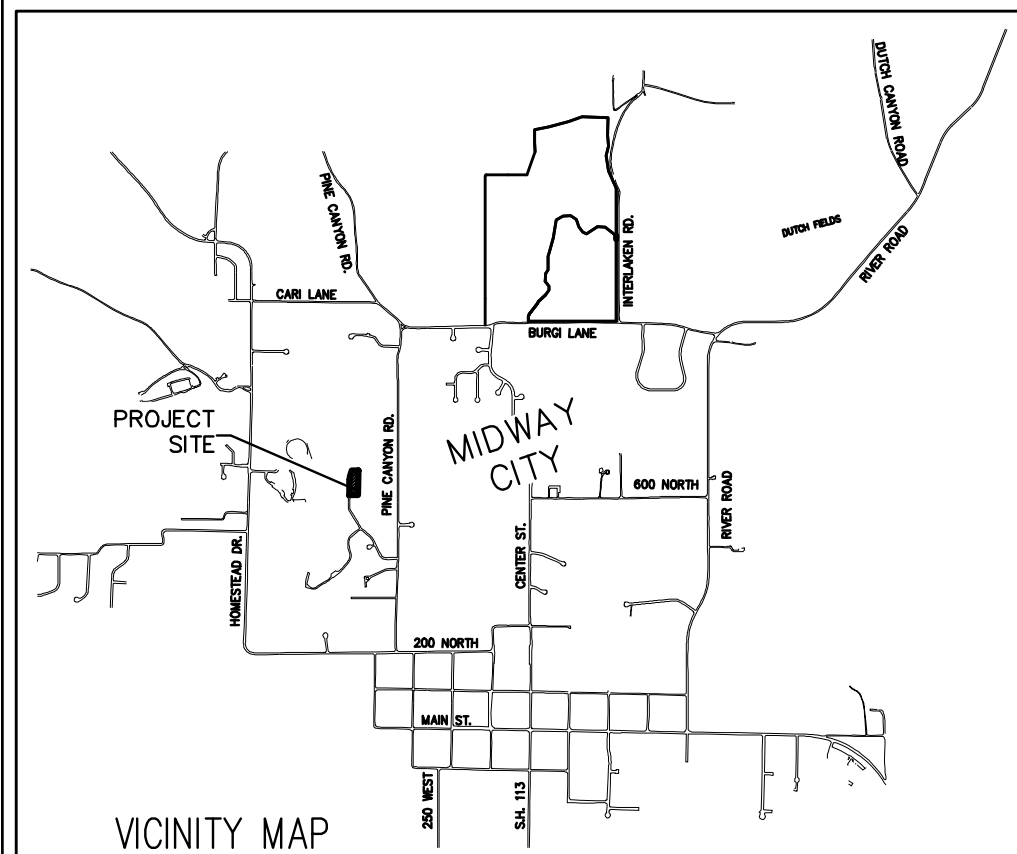
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE  
MIDWAY CITY PLANNING COMMISSION  
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

## THE HOMESTEAD RESORT PARCEL 2

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

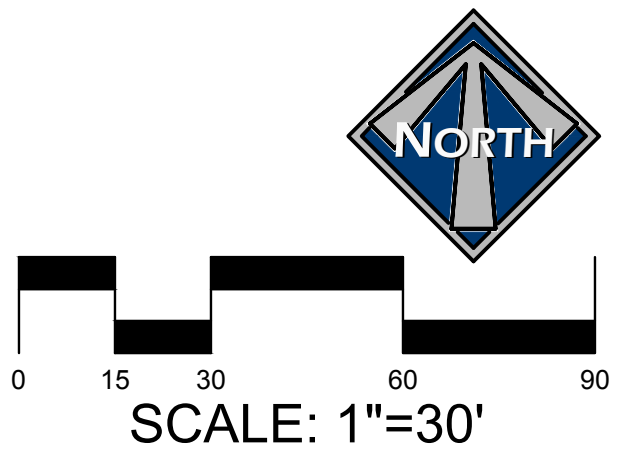
SCALE: 1" = 30 FEET SHEET 2 of 9

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

THE HOMESTEAD HOTEL CONDOMINIUMS  
 PARCEL 2

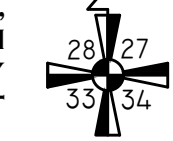
HOMESTEAD RESORT  
 PARCEL 3  
 1.11 ACRES

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

**BASIS OF BEARINGS**

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

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE \_\_\_\_\_ SURVEYOR (SEE SEAL BELOW) \_\_\_\_\_

**BOUNDARY DESCRIPTION**

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

**OWNER'S CONSENT TO RECORD AND DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RESORT LOT 3 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_, THE HOMESTEAD GROUP LLC -  
 MANAGER, THE HOMESTEAD GROUP LLC

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_

**ACCEPTANCE BY MIDWAY CITY**

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 MAYOR CLERK-RECORDER (SEE SEAL BELOW)

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

**PLANNING COMMISSION APPROVAL**

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

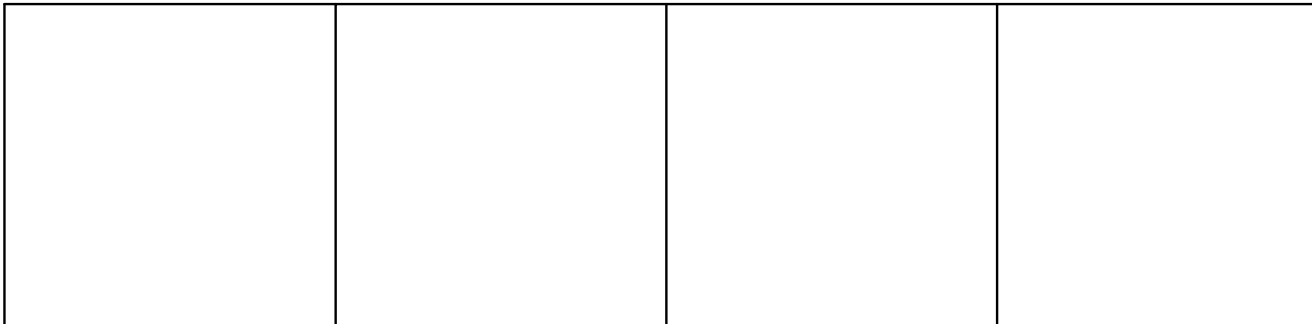
PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

**THE HOMESTEAD RESORT  
 PARCEL 3**

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

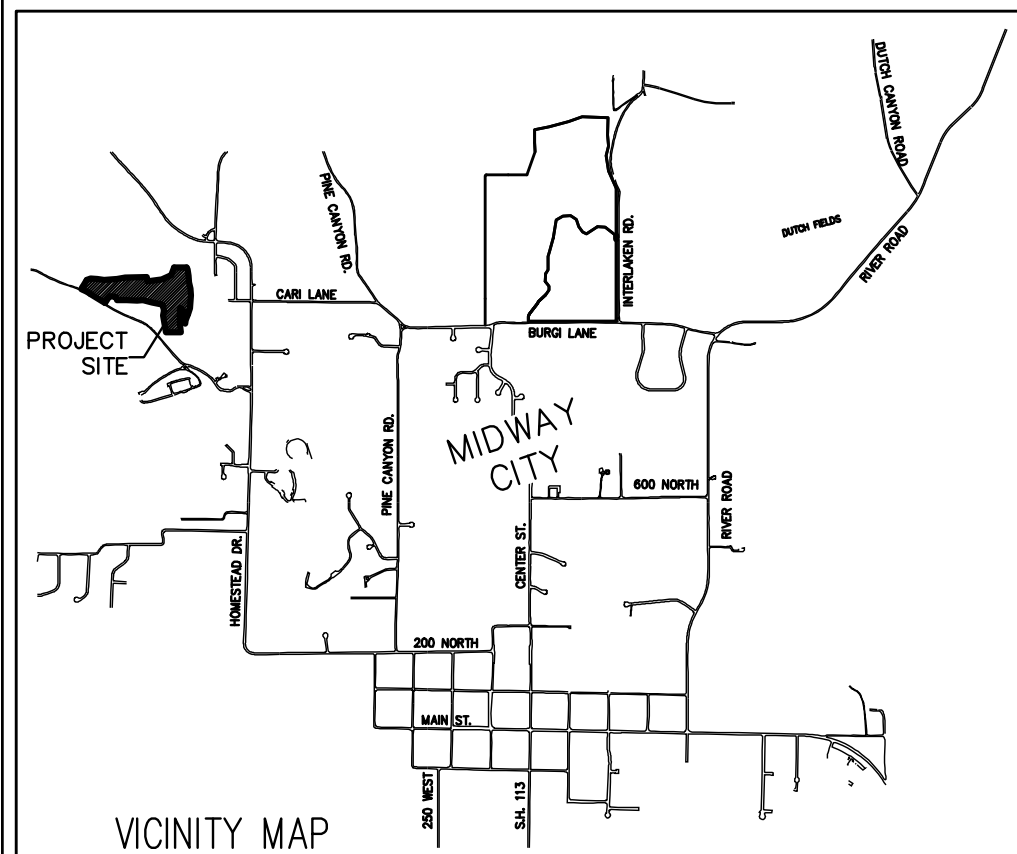
SCALE: 1" = 30 FEET SHEET 3 of 9

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

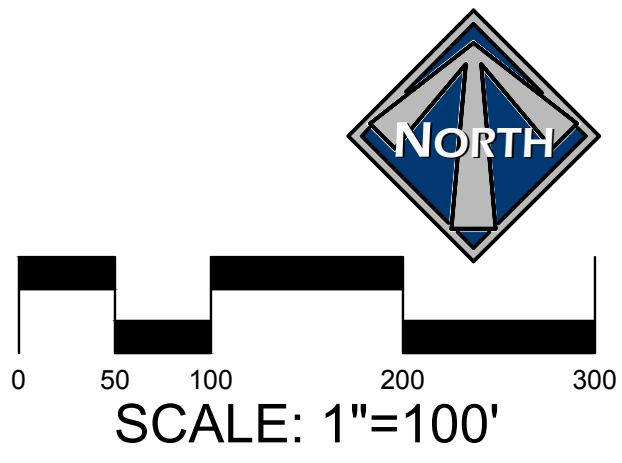


THE HOMESTEAD RESORT PARCEL 3 PLAT - 31 MAY 2024

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



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



# THE HOMESTEAD RESORT OPEN SPACE PARCEL 1

**LEGEND**  
—— PLAT BOUNDARY

## BASIS OF BEARINGS

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

## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS' AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.  
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE \_\_\_\_\_ SURVEYOR (SEE SEAL BELOW) \_\_\_\_\_

## BOUNDARY DESCRIPTION

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

## OWNER'S CONSENT TO RECORD AND DEDICATION

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

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

STATE OF UTAH ) S.S.  
COUNTY OF WASATCH )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, I, \_\_\_\_\_ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

## ACCEPTANCE BY MIDWAY CITY

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CLERK-RECORDER (SEE SEAL BELOW)  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

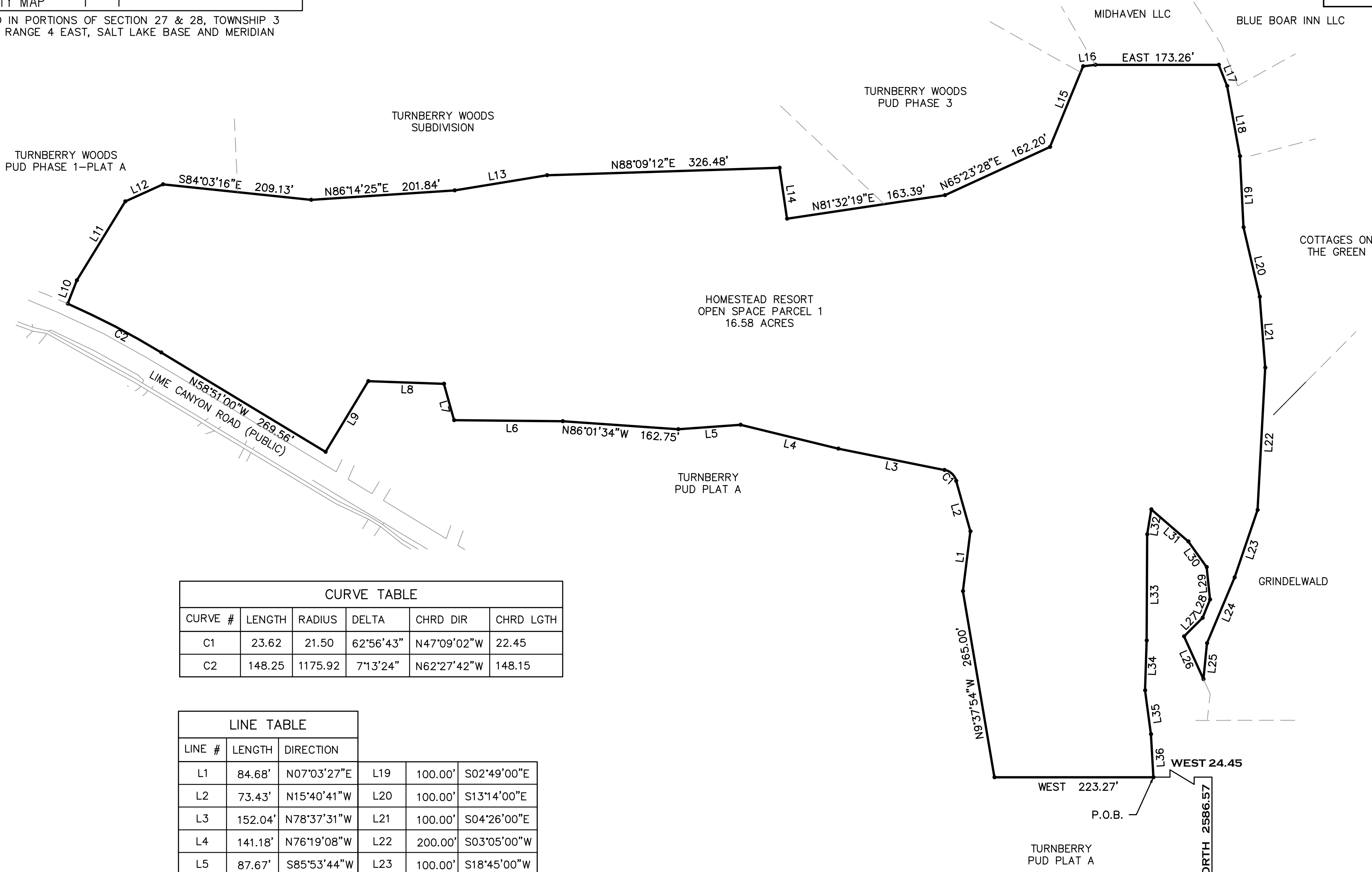
## PLANNING COMMISSION APPROVAL

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

# THE HOMESTEAD RESORT OPEN SPACE PARCEL 1

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

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



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

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

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

## COUNTY RECORDER

\_\_\_\_\_

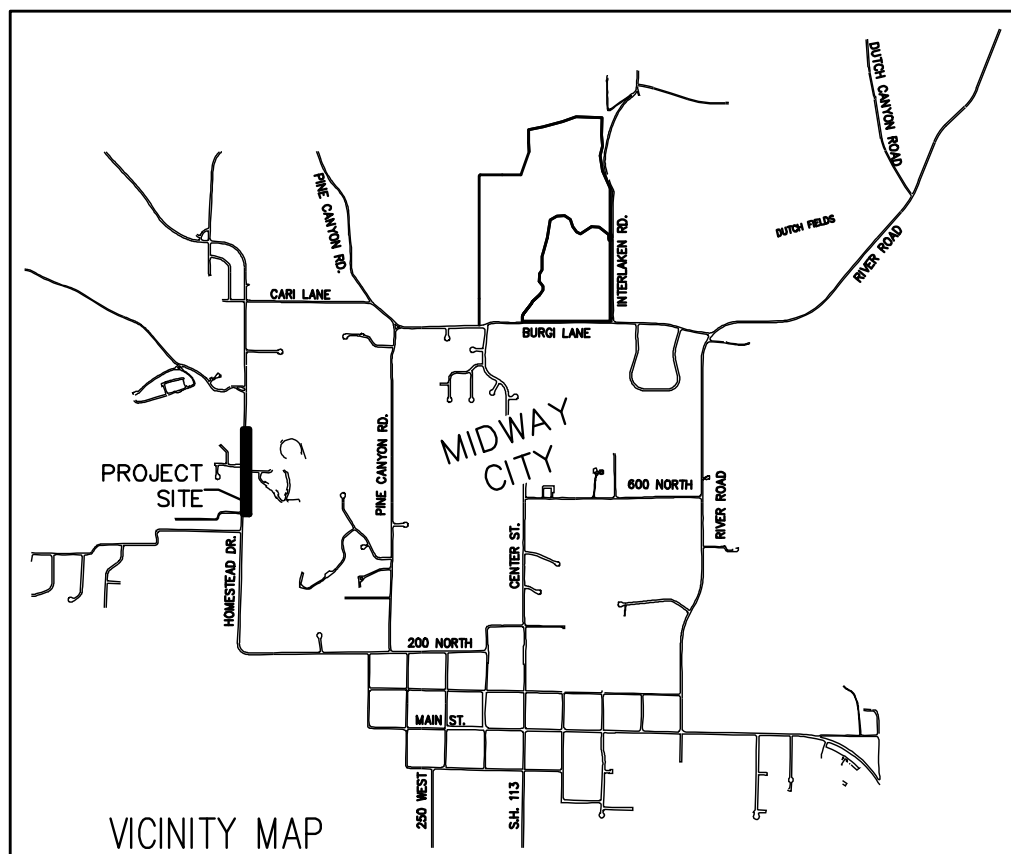
## COUNTY SURVEYOR'S CERTIFICATE

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

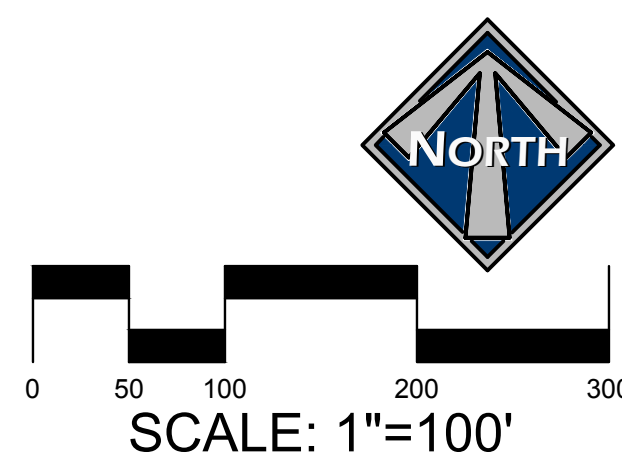
SOUTHWEST CORNER,  
SECTION 27,  
T3S, R4E, SLB&M  
FOUND SURVEY  
MONUMENT

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

# THE HOMESTEAD RESORT OPEN SPACE PARCEL 2

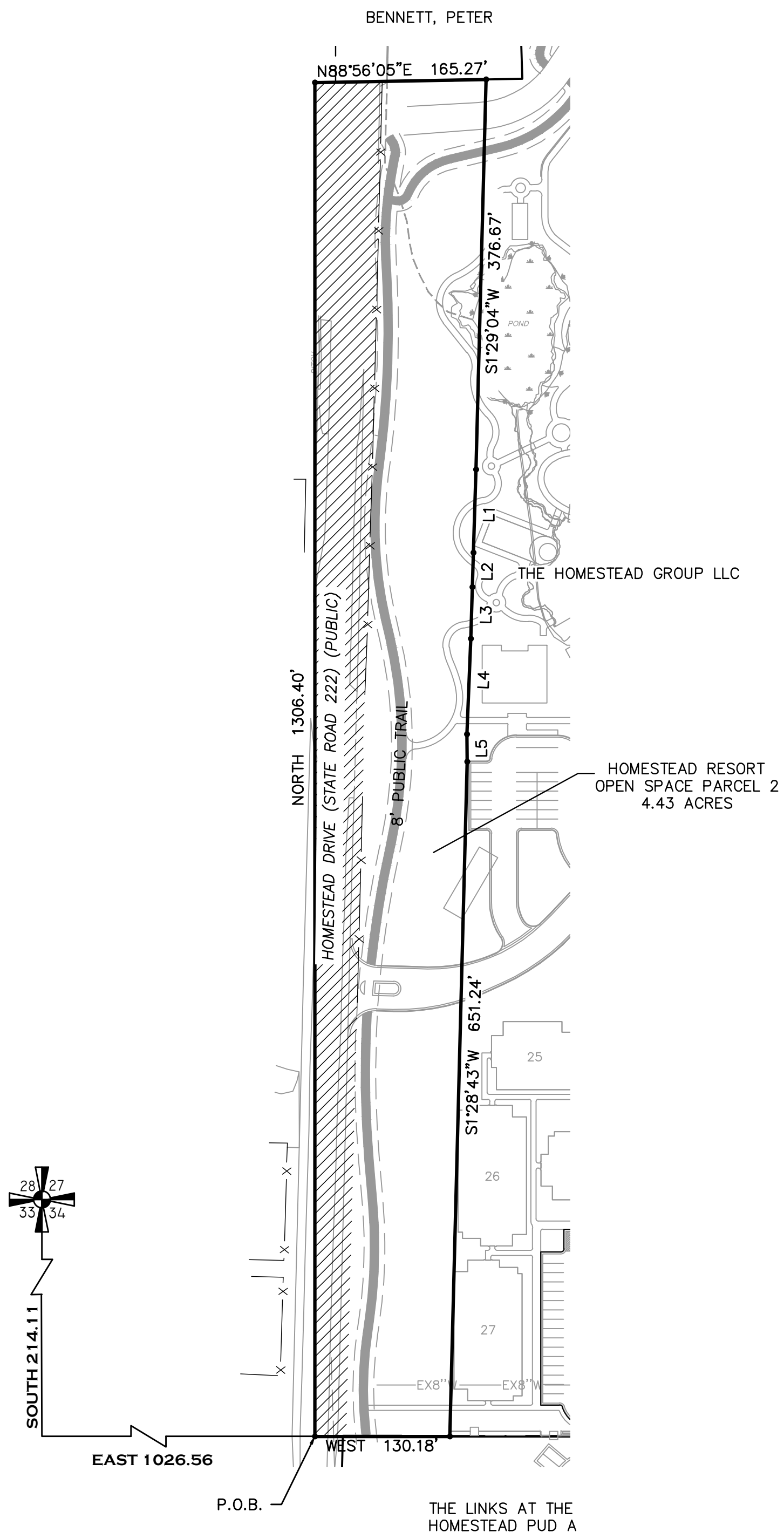


LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

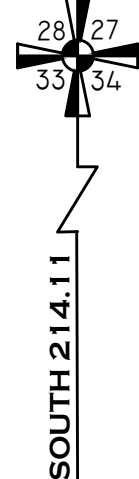


LEGEND	
	PLAT BOUNDARY
	R.O.W. DEDICATION TO UDOT (1.42 ACRES)

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

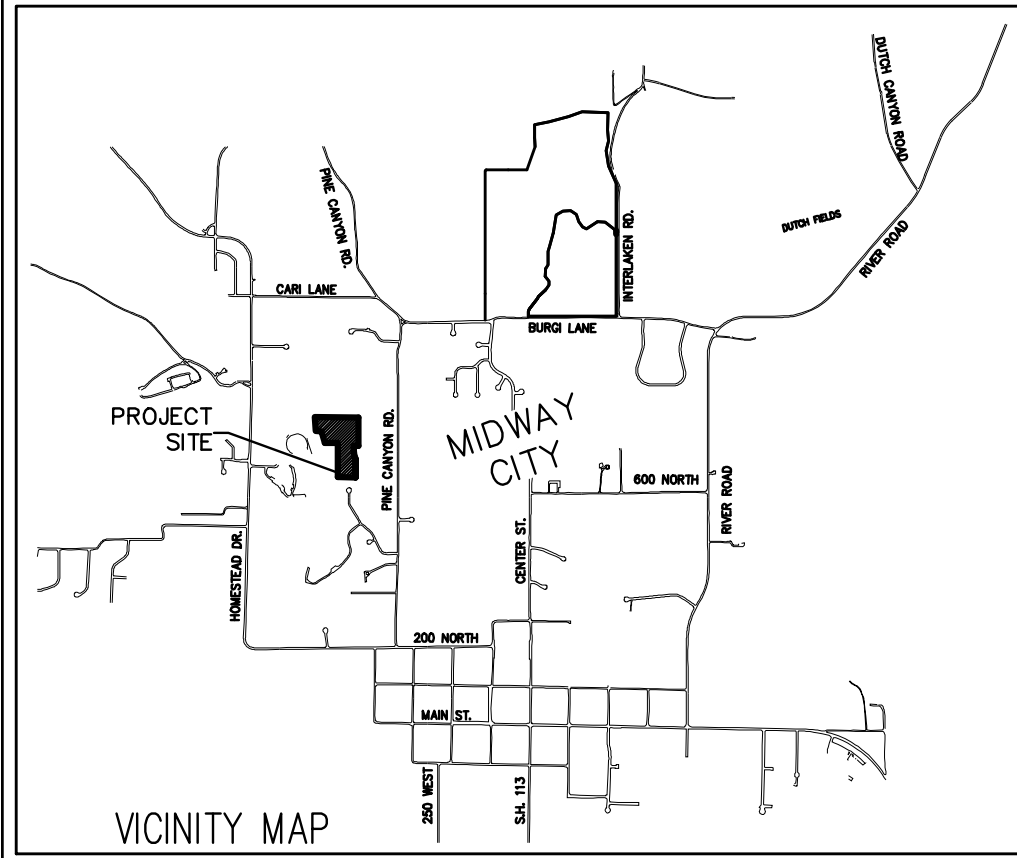
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
ROS# \_\_\_\_\_  
\_\_\_\_\_  
COUNTY SURVEYOR

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

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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

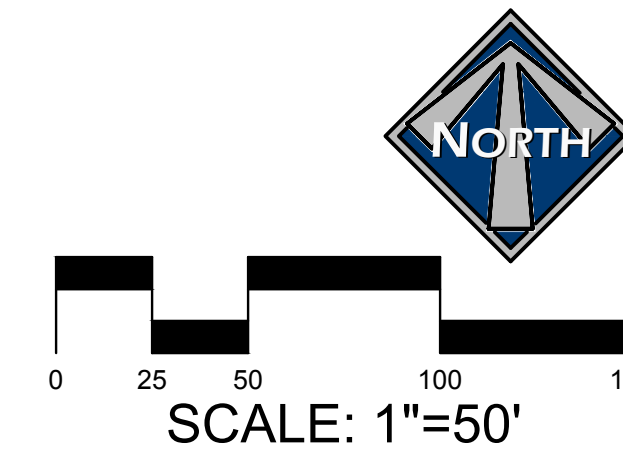
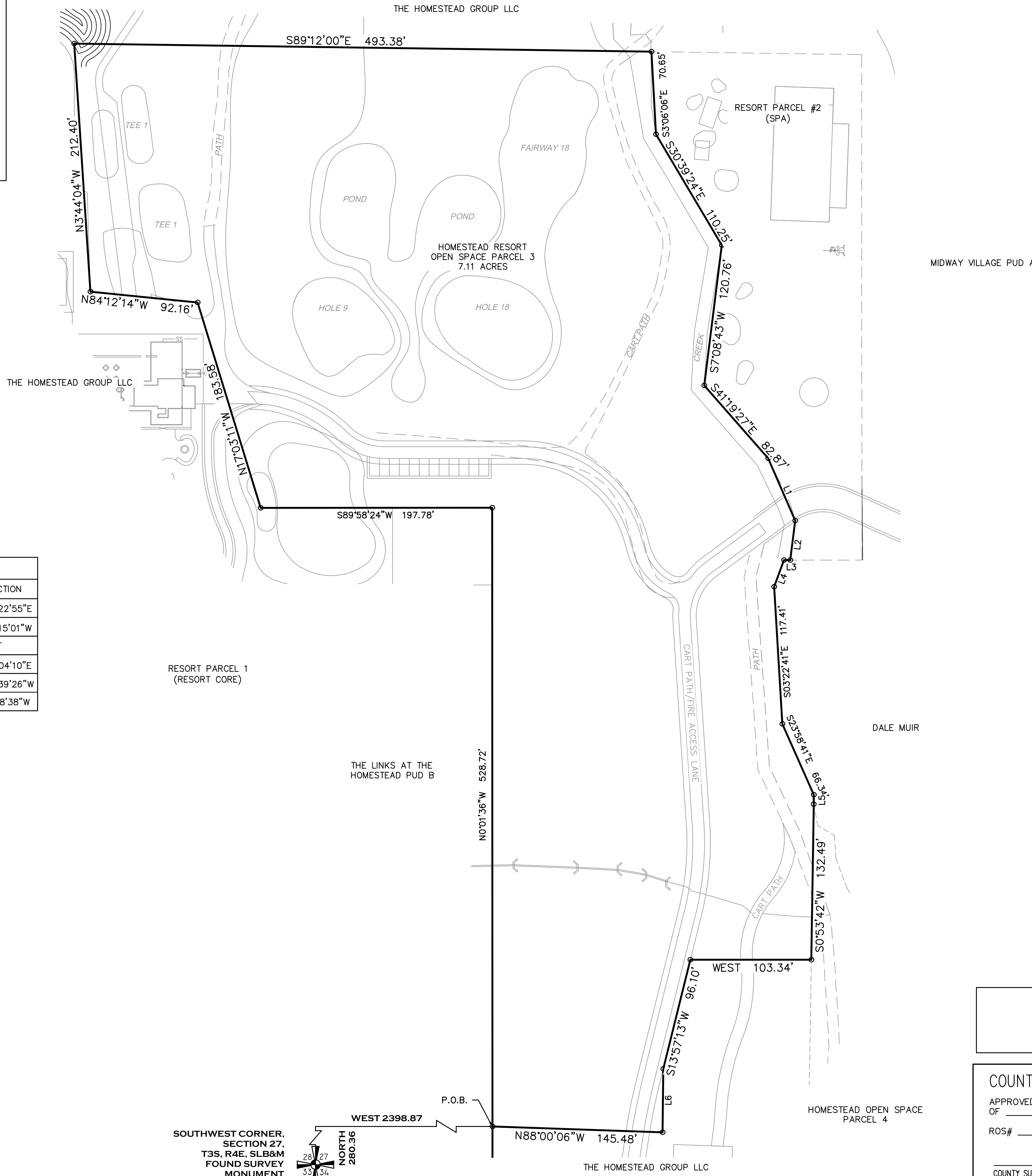
**LEGEND**

— 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 \_\_\_\_\_

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ROS# \_\_\_\_\_

\_\_\_\_\_  
COUNTY SURVEYOR

**THE HOMESTEAD RESORT  
OPEN SPACE PARCEL 3**

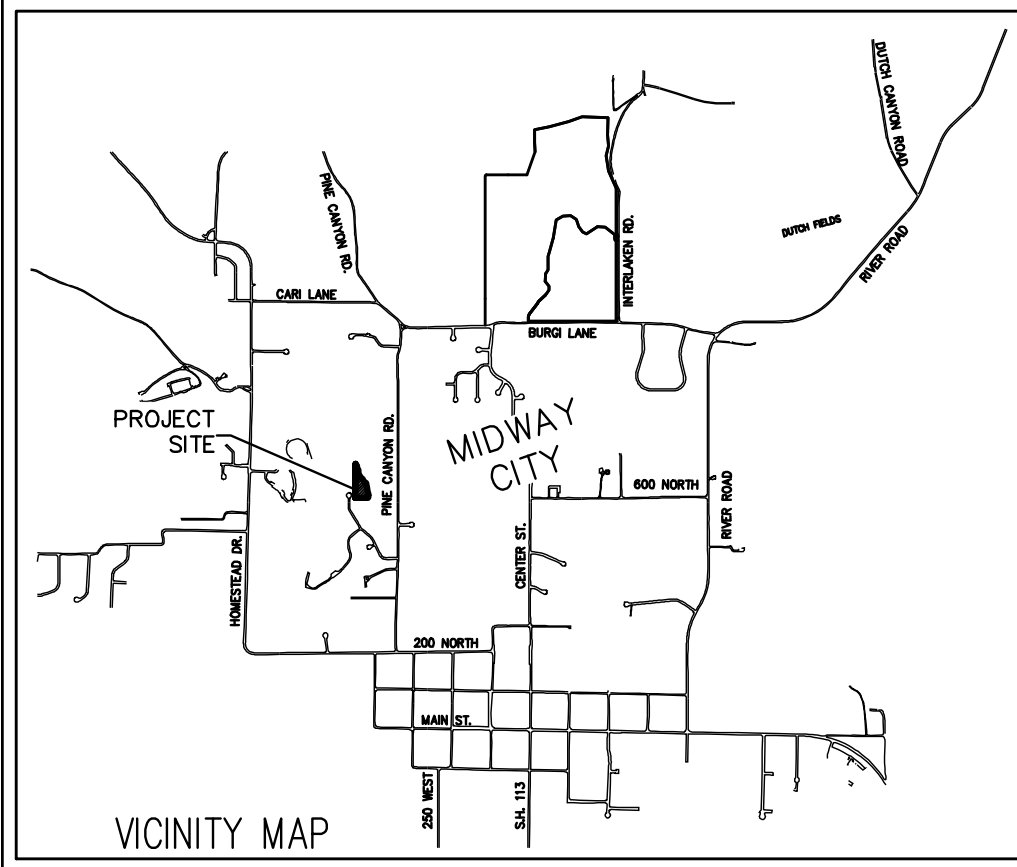
LOCATED IN PORTIONS OF SECTION 27, T3S, R4E, SLB&M  
A UTAH CONDOMINIUM PROJECT, \_\_\_\_\_ MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET SHEET 6 of 9

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

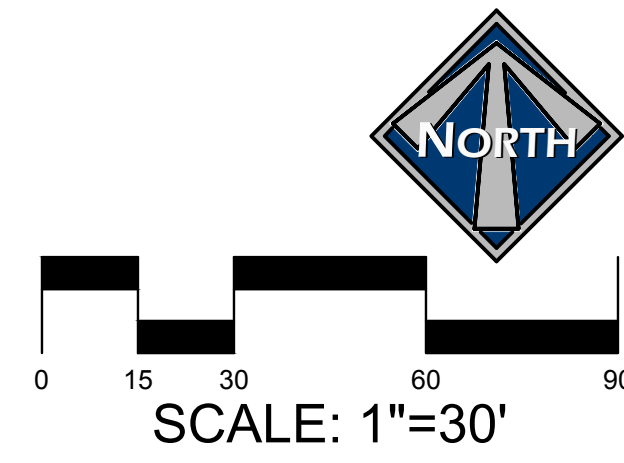
SURVEYOR  
BRIAN M. BALLS, PLS  
ATWELL, LLC  
55 W CENTER ST.  
HEBER CITY, UTAH 84032  
PHONE (435) 654-9229

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

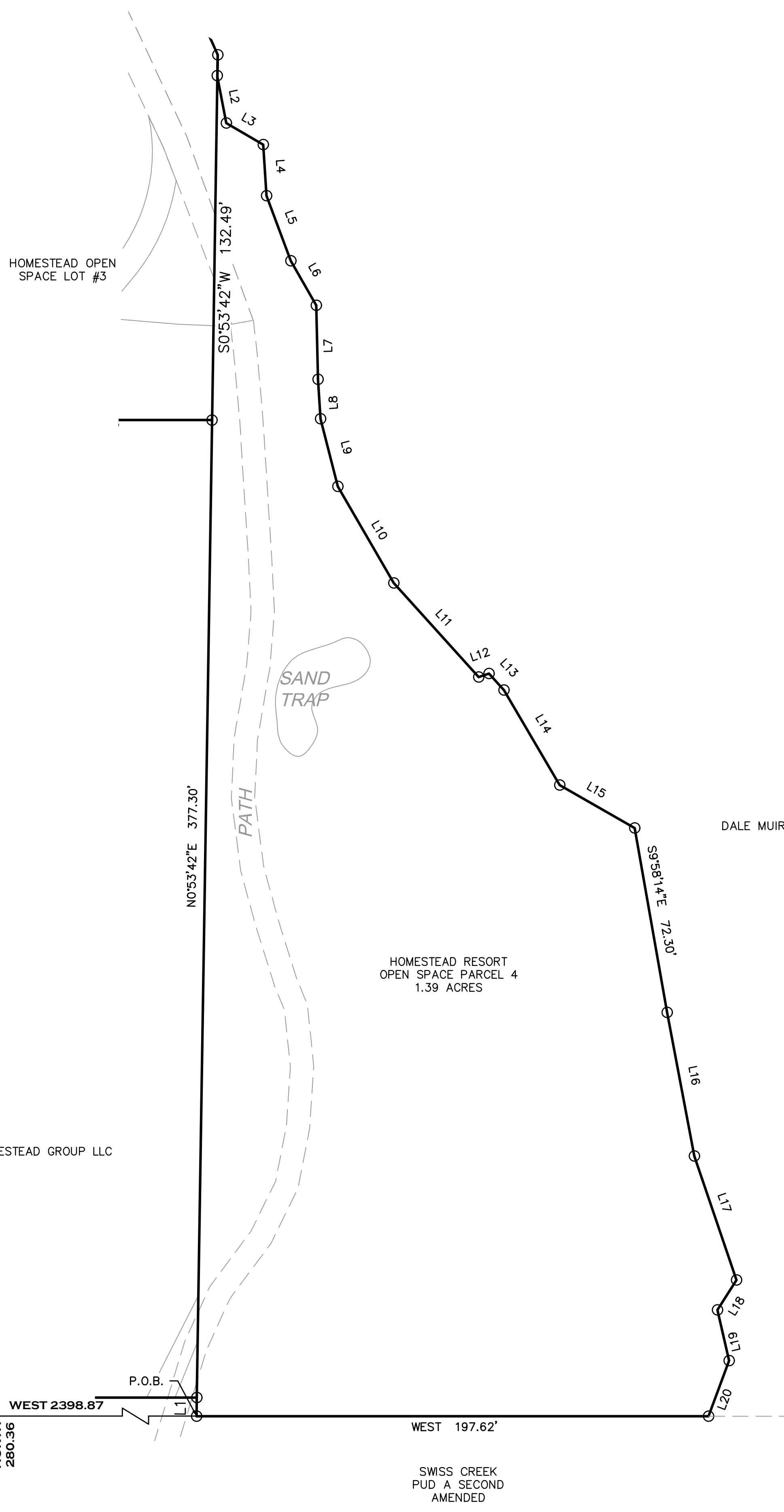


LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**LEGEND**  
 — PLAT BOUNDARY



# THE HOMESTEAD RESORT OPEN SPACE PARCEL 4

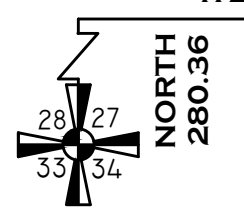


LINE #	LENGTH	DIRECTION
L1	7.20'	N00°40'26"E
L2	18.59'	S10°47'10"E
L3	16.52'	S59°34'34"E
L4	19.75'	S03°43'54"E
L5	26.78'	S20°29'48"E
L6	19.82'	S29°41'51"E
L7	28.59'	S01°24'53"E
L8	15.20'	S03°33'46"E
L9	26.97'	S14°18'02"E
L10	43.10'	S30°06'46"E
L11	48.87'	S42°06'52"E
L12	4.23'	N71°24'57"E
L13	8.61'	S41°46'14"E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

P.O.B.

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

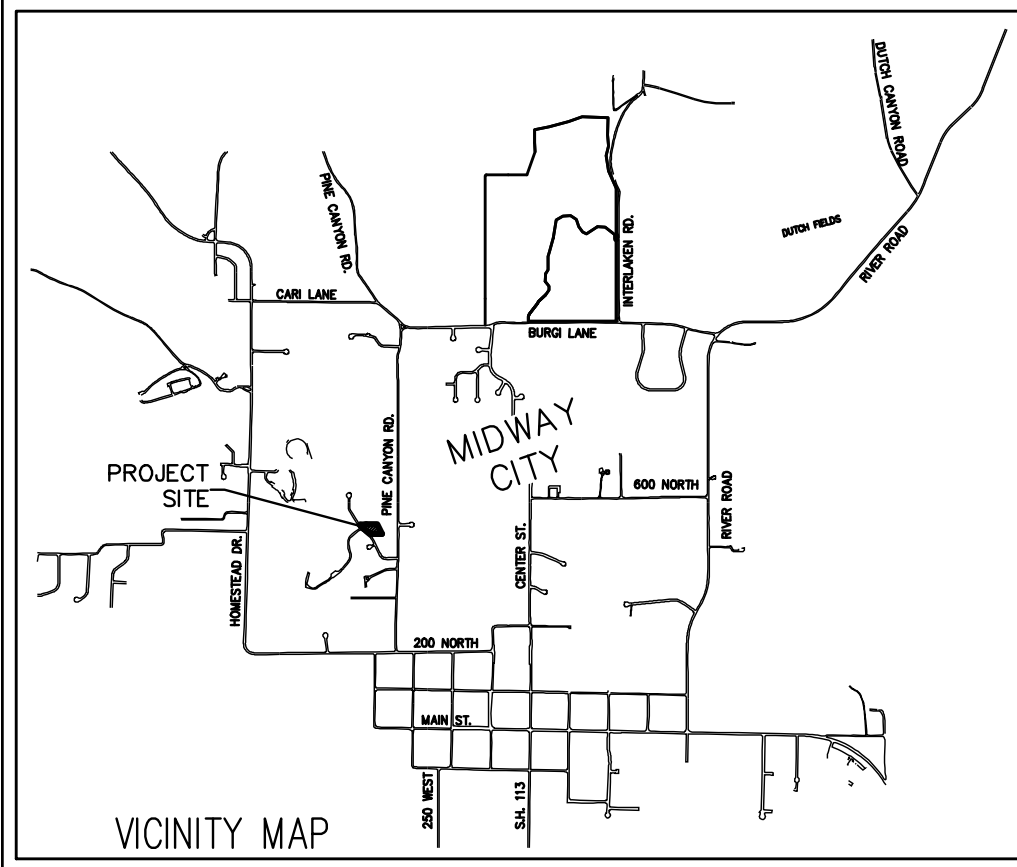
PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

## THE HOMESTEAD RESORT OPEN SPACE PARCEL 4

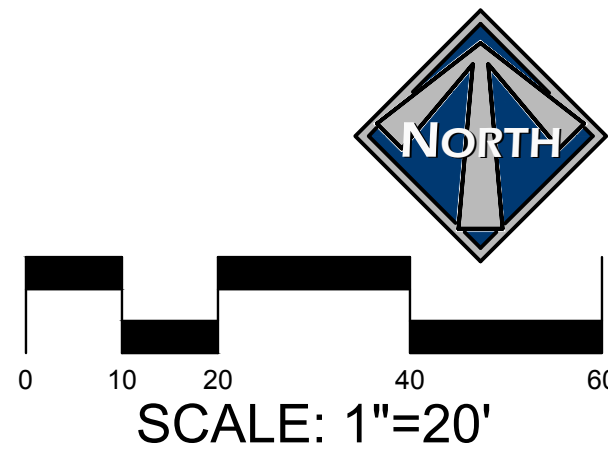
LOCATED IN PORTIONS OF SECTION 27, T3S, R4E, SLB&M  
 A UTAH CONDOMINIUM PROJECT, \_\_\_\_\_ MIDWAY \_\_\_\_\_ CITY, WASATCH COUNTY, STATE OF UTAH

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

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

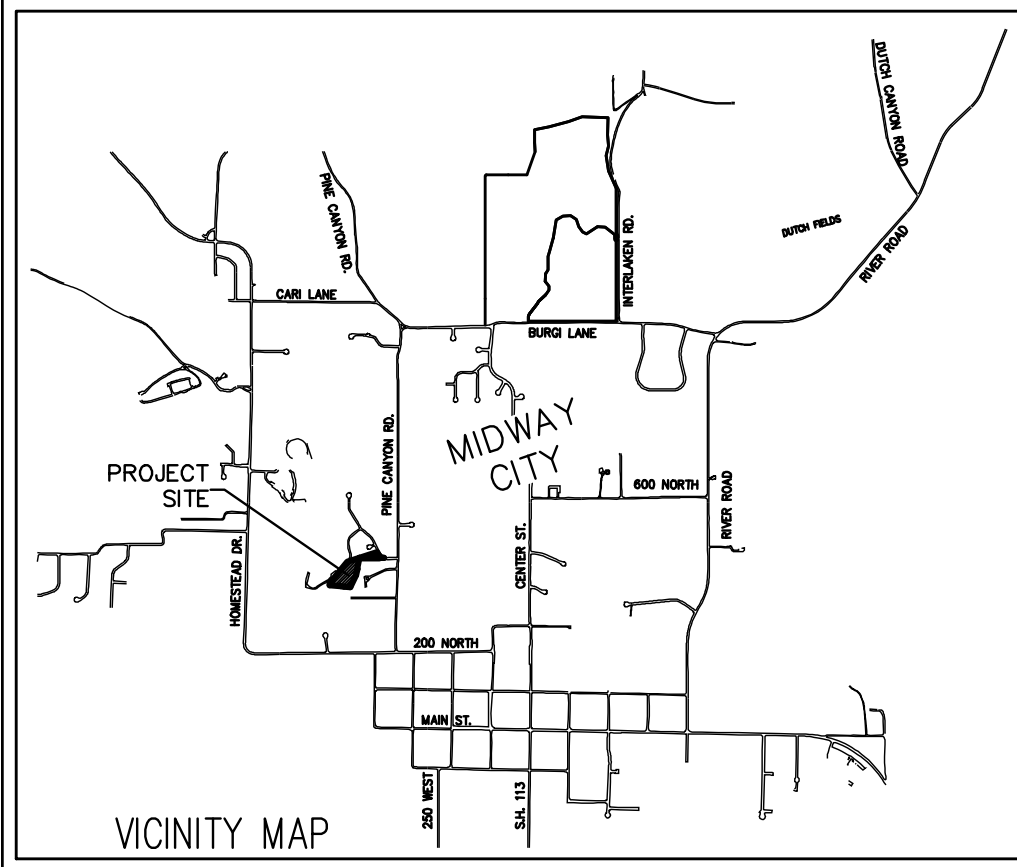
## COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_\_\_.

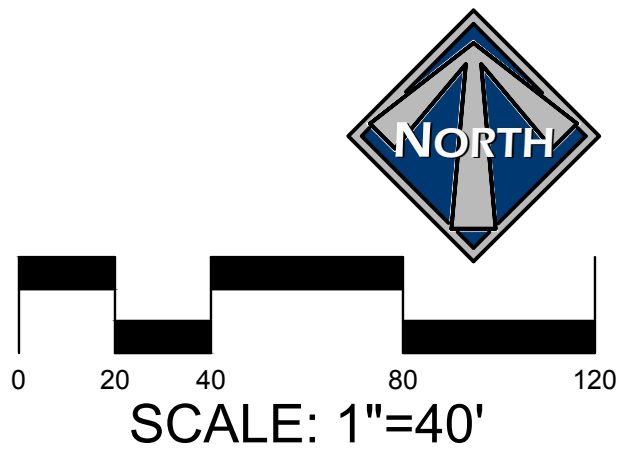
ROS# \_\_\_\_\_

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.

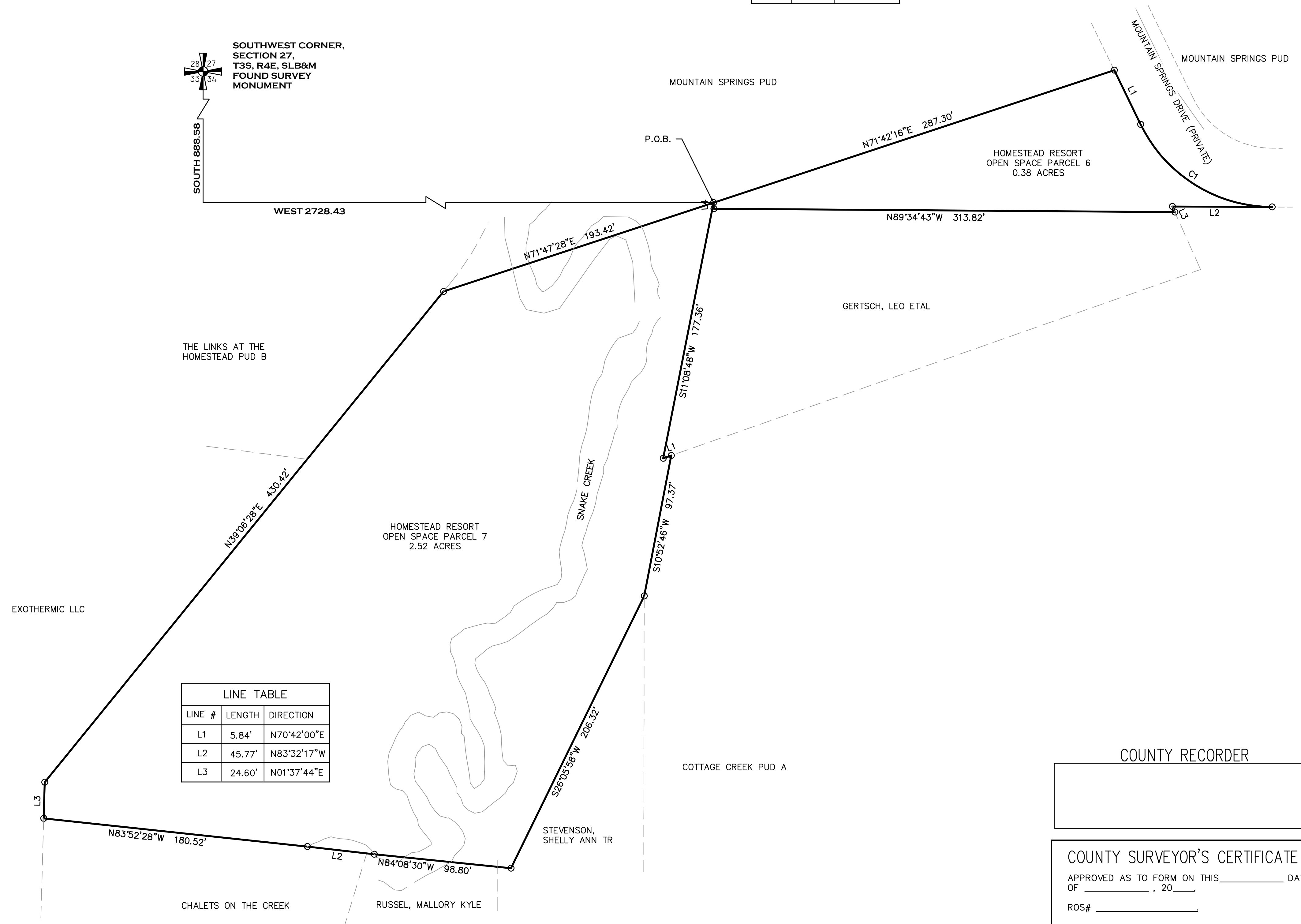
**SURVEYOR'S CERTIFICATE**  
IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING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

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

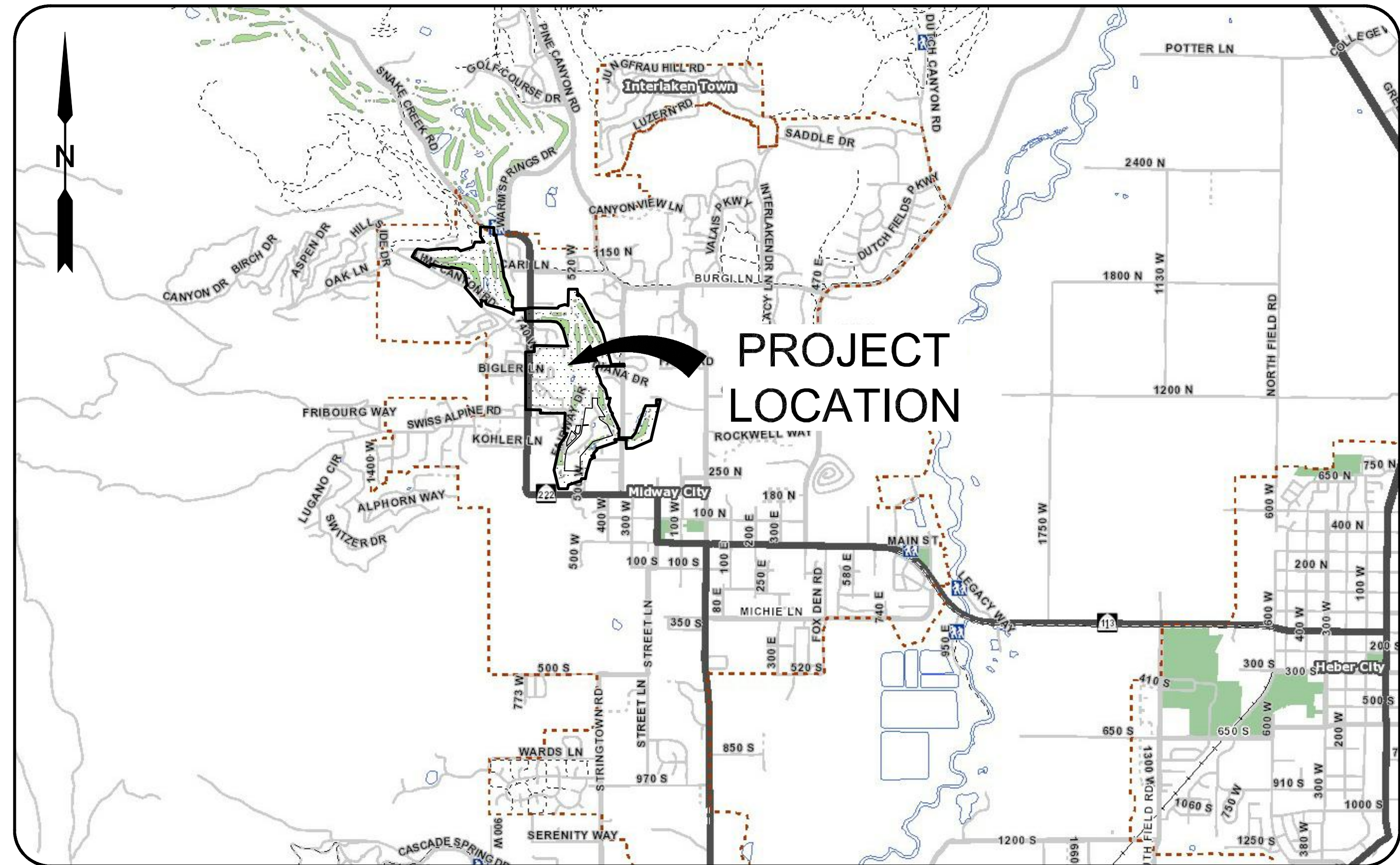
THE HOMESTEAD RESORT OPEN SPACE PARCELS 6 & 7 PLAT - 31 MAY 2024

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

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

## ALTA/NSPS TABLE 'A' NOTES

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

## BASIS OF BEARINGS

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

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

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

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

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

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

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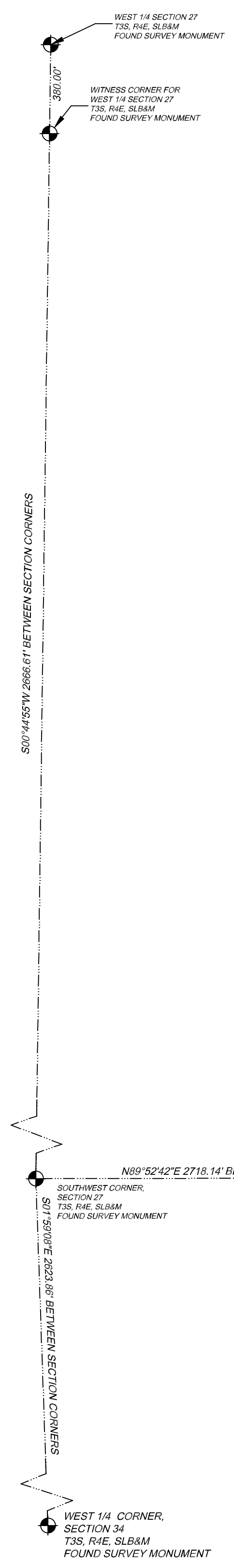








LINE TABLE with columns: LINE, LENGTH IN U.S. FEET, BEARING, and LINE TABLE with columns: LINE, LENGTH IN U.S. FEET, BEARING. Includes CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHD DIR, CHORD.



PARCELS table listing PARCELS 1 through 69, OWNER names, and ACREAGE values.

Summary table with categories: FEE SIMPLE (91.63), EASEMENT INTEREST (47.28), EASEMENT AND LICENSE INTEREST (11.17), LICENSE INTEREST (2.81), LEASEHOLD INTEREST (1.37), TOTAL ACREAGE (154.26).

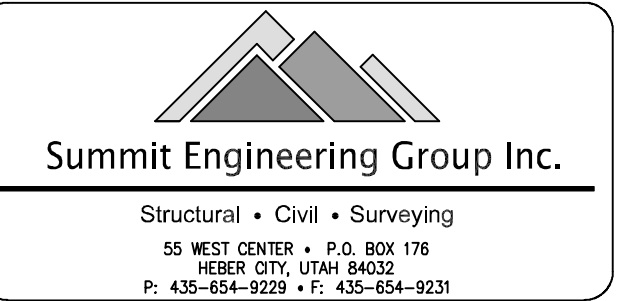
This is a summation of all the individual parcel totals. There are some locations where the parcels overlap slightly, the result of these overlaps being that the total acreage is probably smaller than the total acreage shown.

PROJECT: L19-212 SHEET: 6 OF 11 PREPARED FOR: THE HOMESTEAD GROUP LLC. PROJECT: HOMESTEAD RESORT PROPERTY

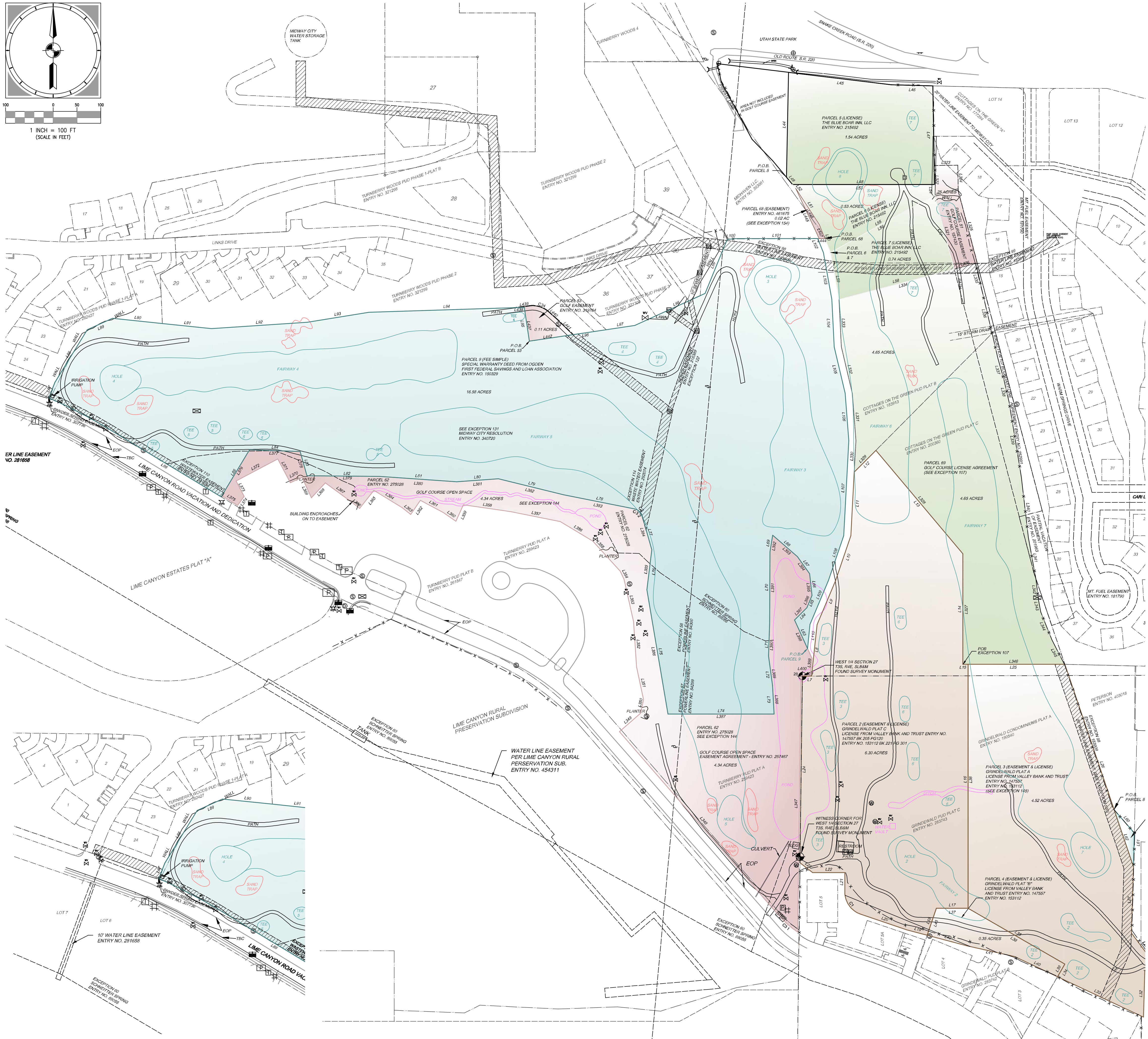
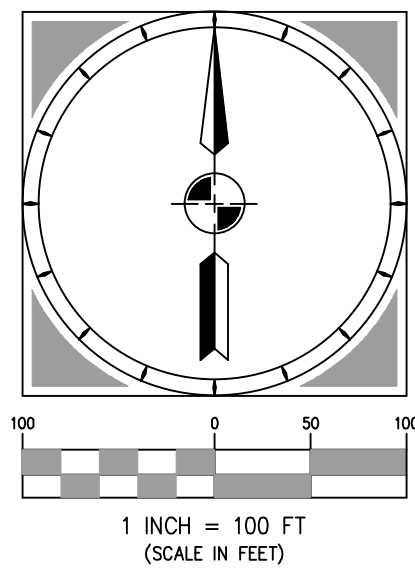
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

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



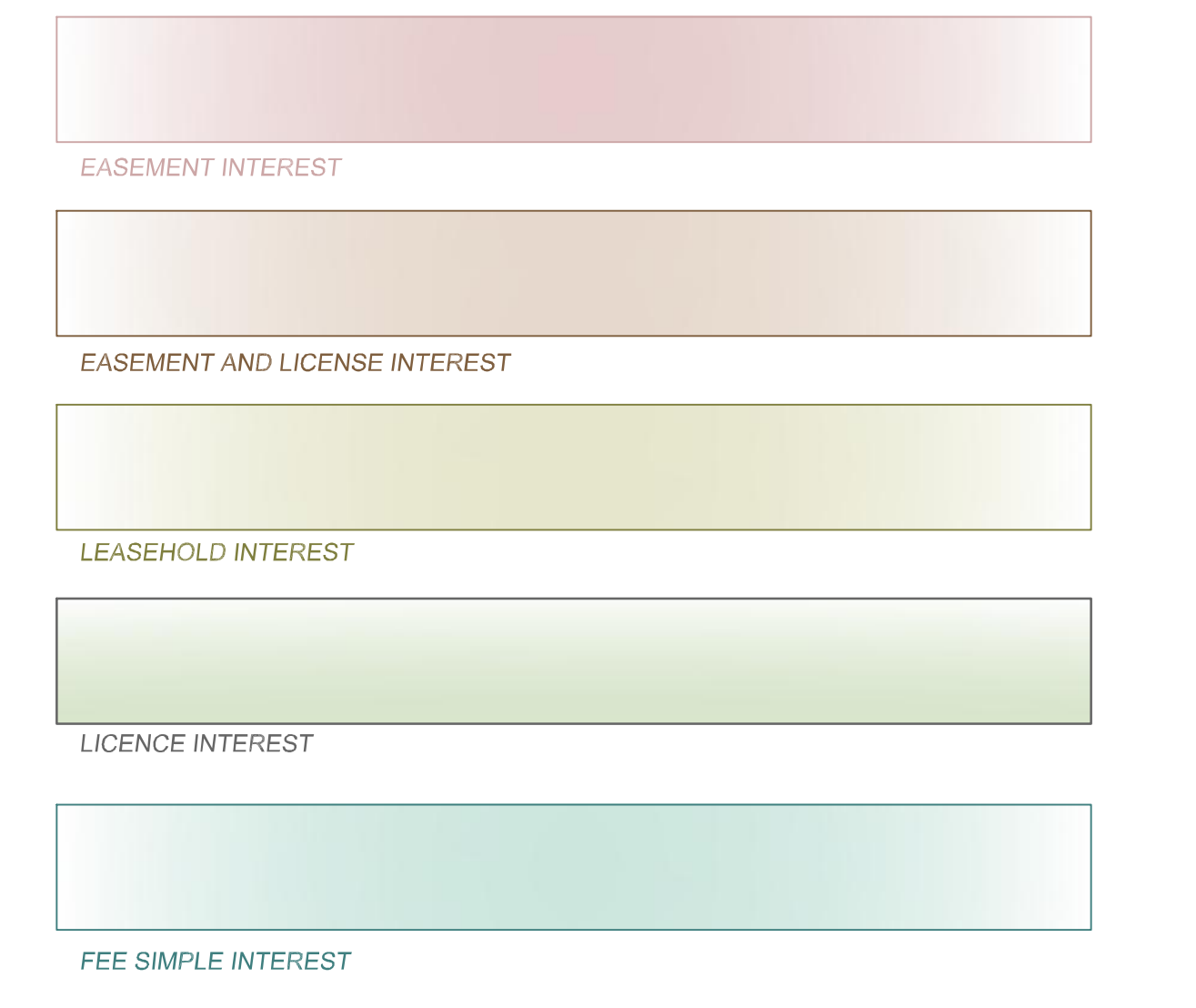
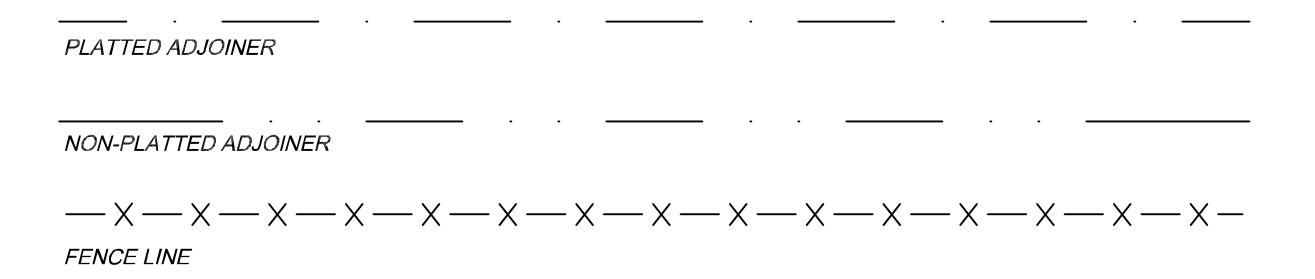
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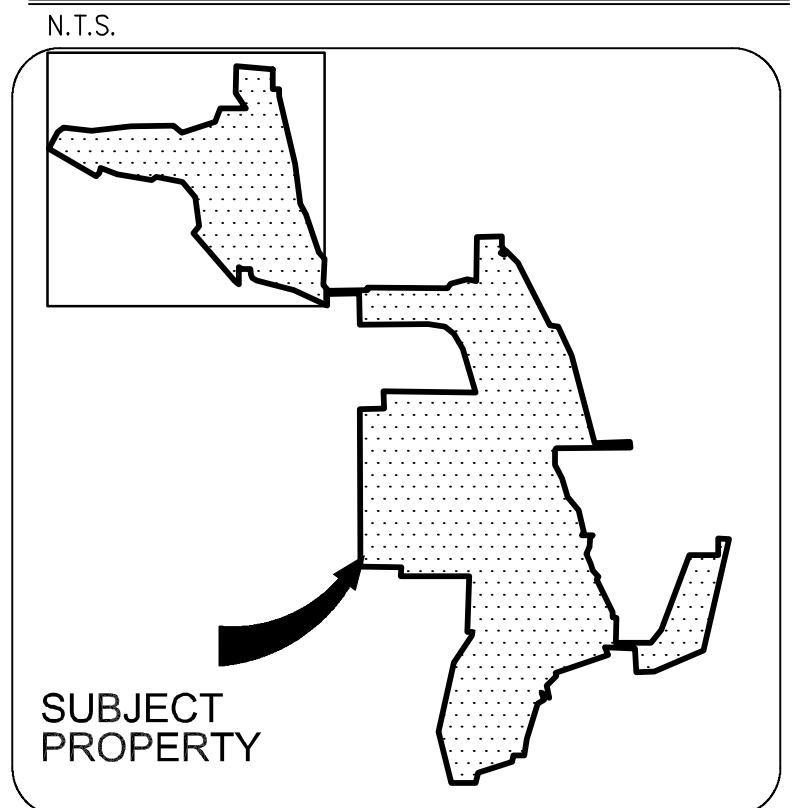
**LEGEND**

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

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**KEY PLAN**



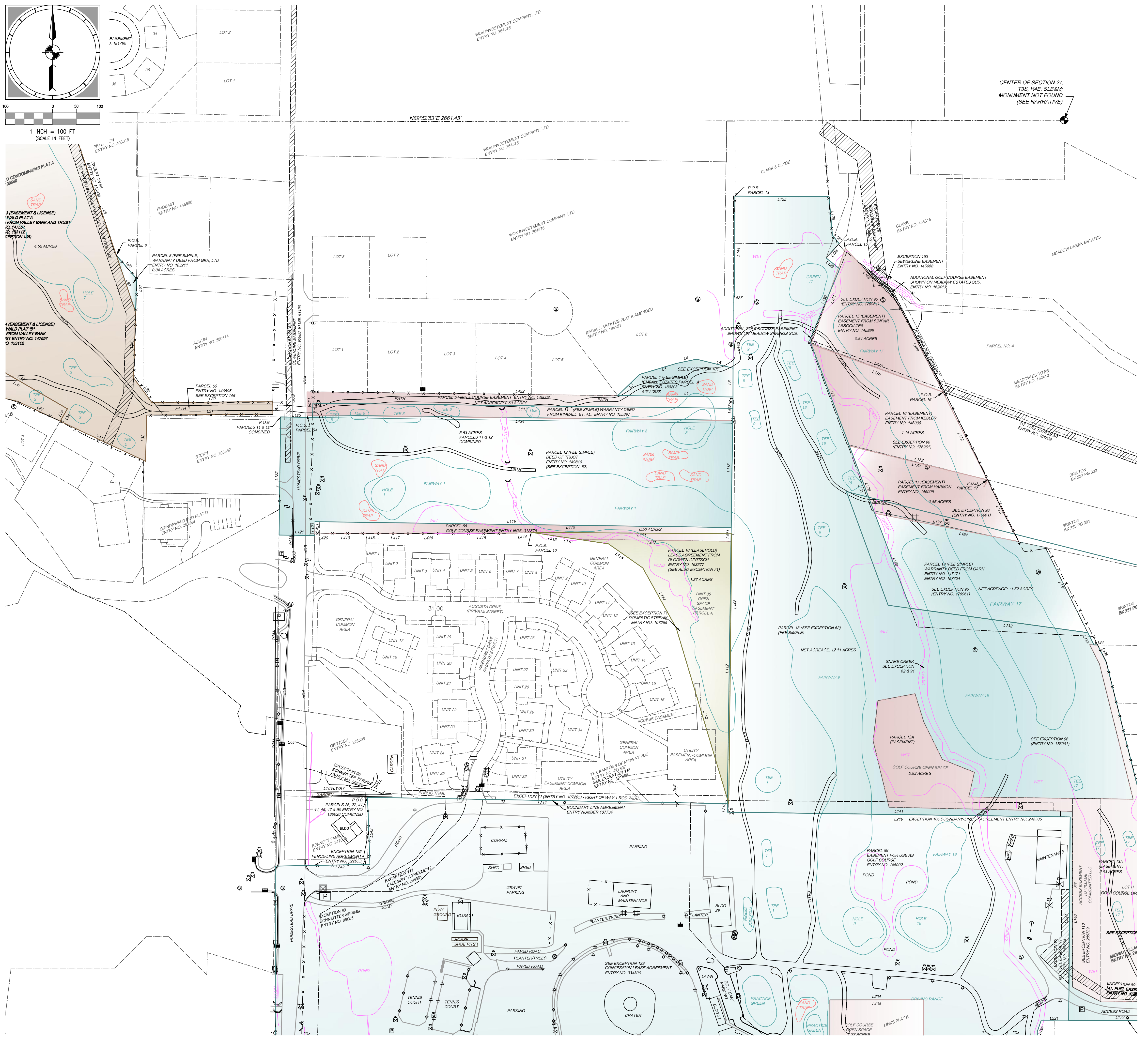
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 ISSUE DATE: 10/10/2019

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

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

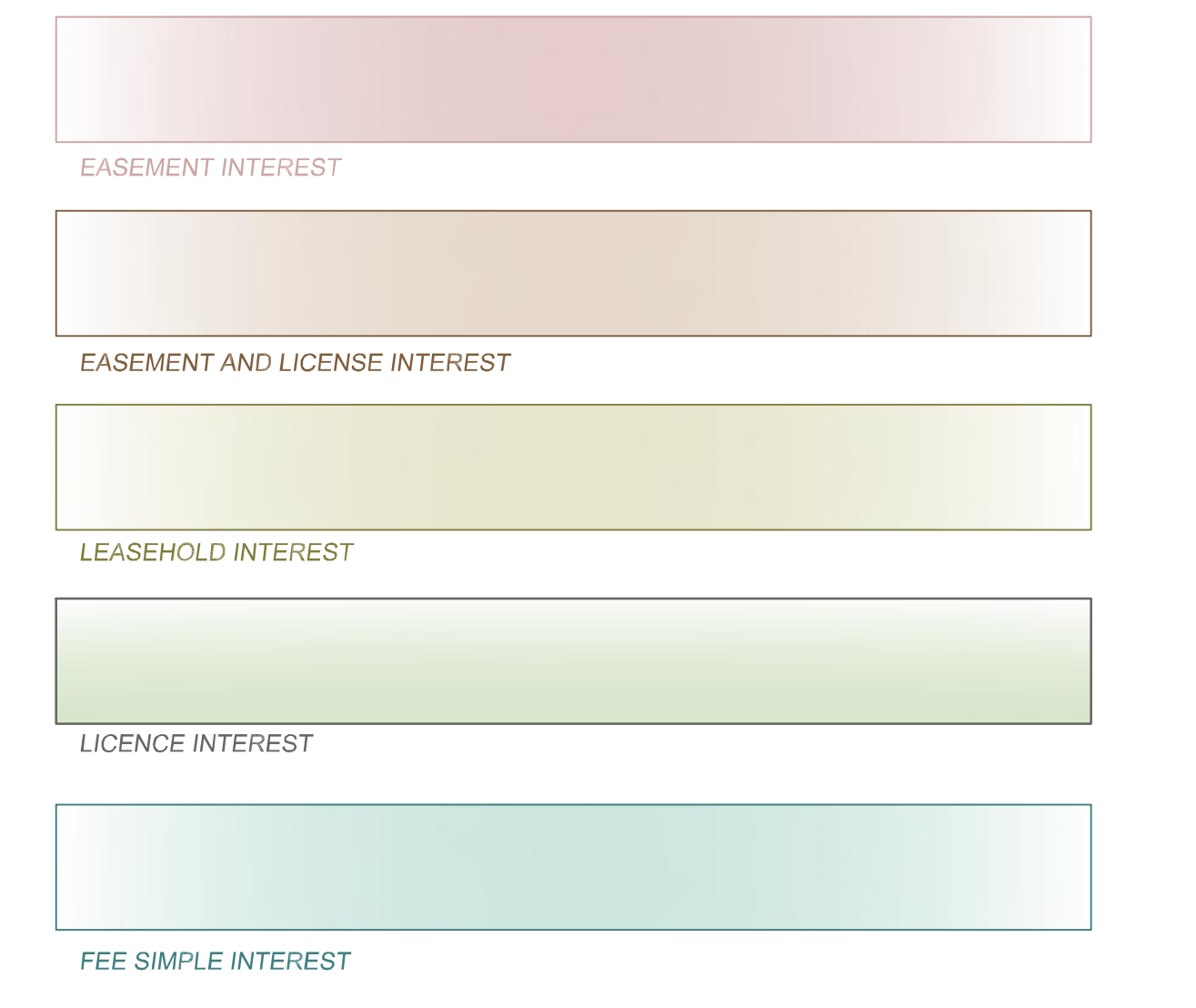
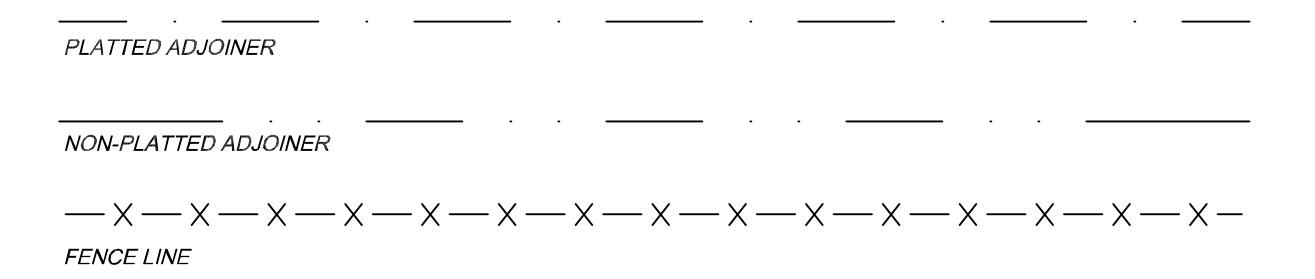
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 PROJECT HOMESTEAD RESORT PROPERTY



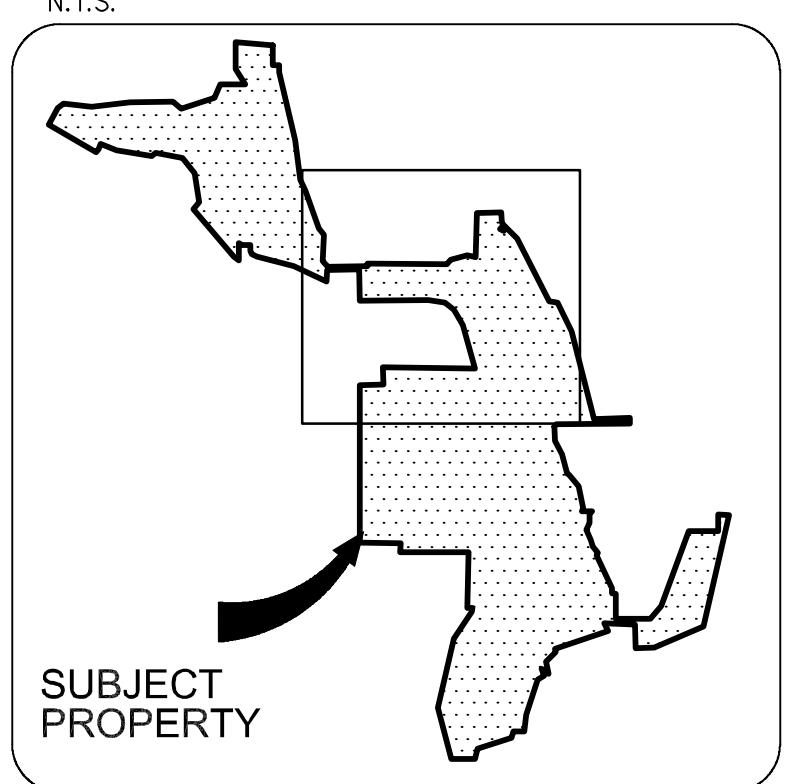
**LEGEND**

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

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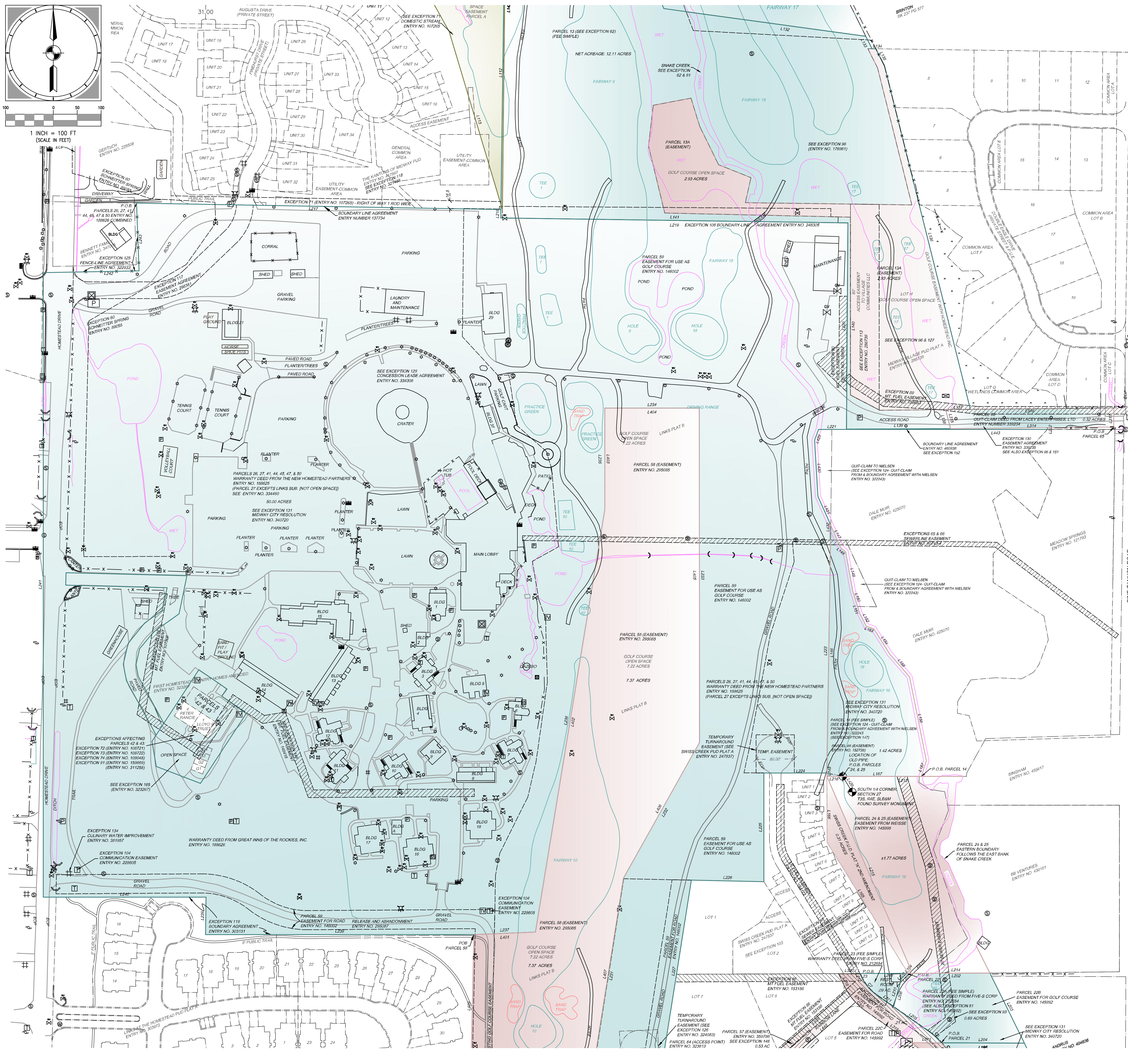
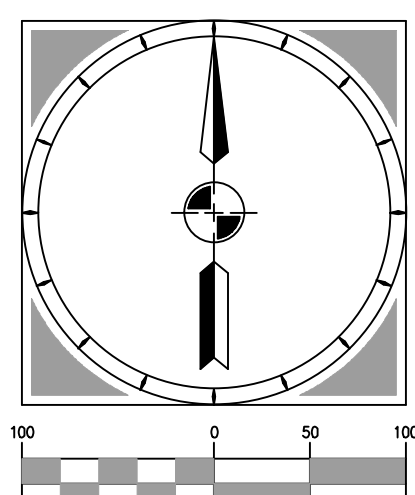
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ISSUE DATE: 10/10/2019

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

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PREPARED FOR THE HOMESTEAD GROUP LLC. PROJECT HOMESTEAD RESORT PROPERTY

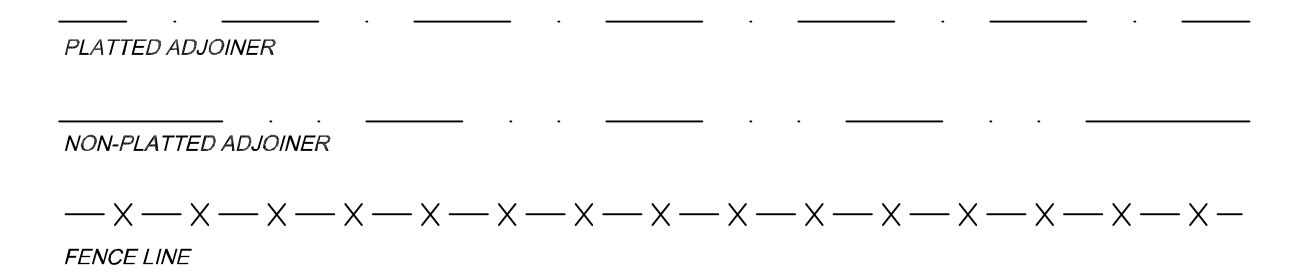
PROJECT L19-212 SHEET 8 OF 11



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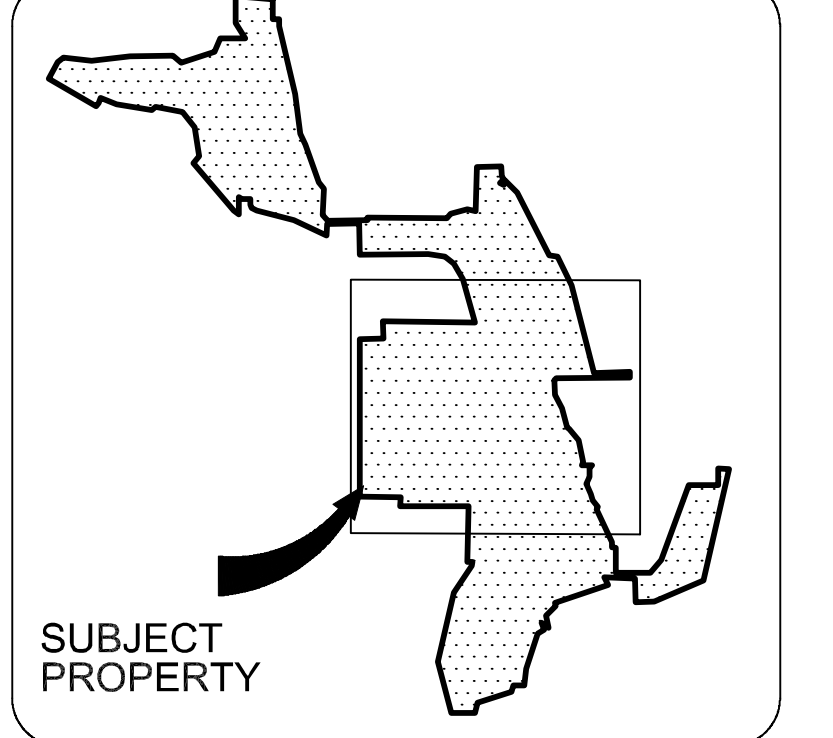
- |                            |                           |                               |
|----------------------------|---------------------------|-------------------------------|
| WET GROUND/MARSH           | TELEPHONE PEDESTAL        | FOUND SECTION CORNER          |
| TREE                       | 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         | SET BENCH MARK            |                               |
| LIGHT POLE                 |                           |                               |
| GROUND GUY ANCHOR          |                           |                               |
| SET BENCH MARK             |                           |                               |
|                            | SET CONTROL POINT/STATION |                               |

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- EASEMENT INTEREST
- EASEMENT AND LICENSE INTEREST
- LEASEHOLD INTEREST
- LICENCE INTEREST
- FEE SIMPLE INTEREST

**KEY PLAN**  
N.T.S.



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

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

WASATCH COUNTY, UTAH

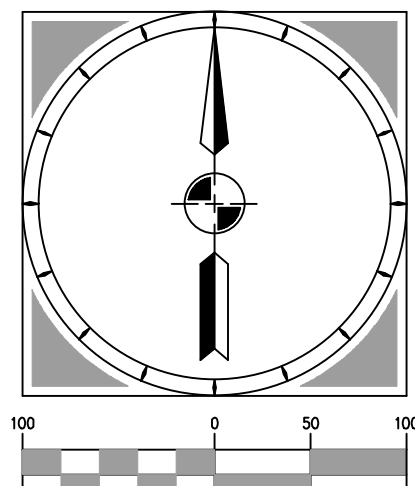
**A.L.T.A. / N.S.P.S.  
LAND TITLE SURVEY**

PREPARED FOR  
**THE HOMESTEAD GROUP LLC.**

PROJECT  
**HOMESTEAD RESORT PROPERTY**

PROJECT  
L19-212

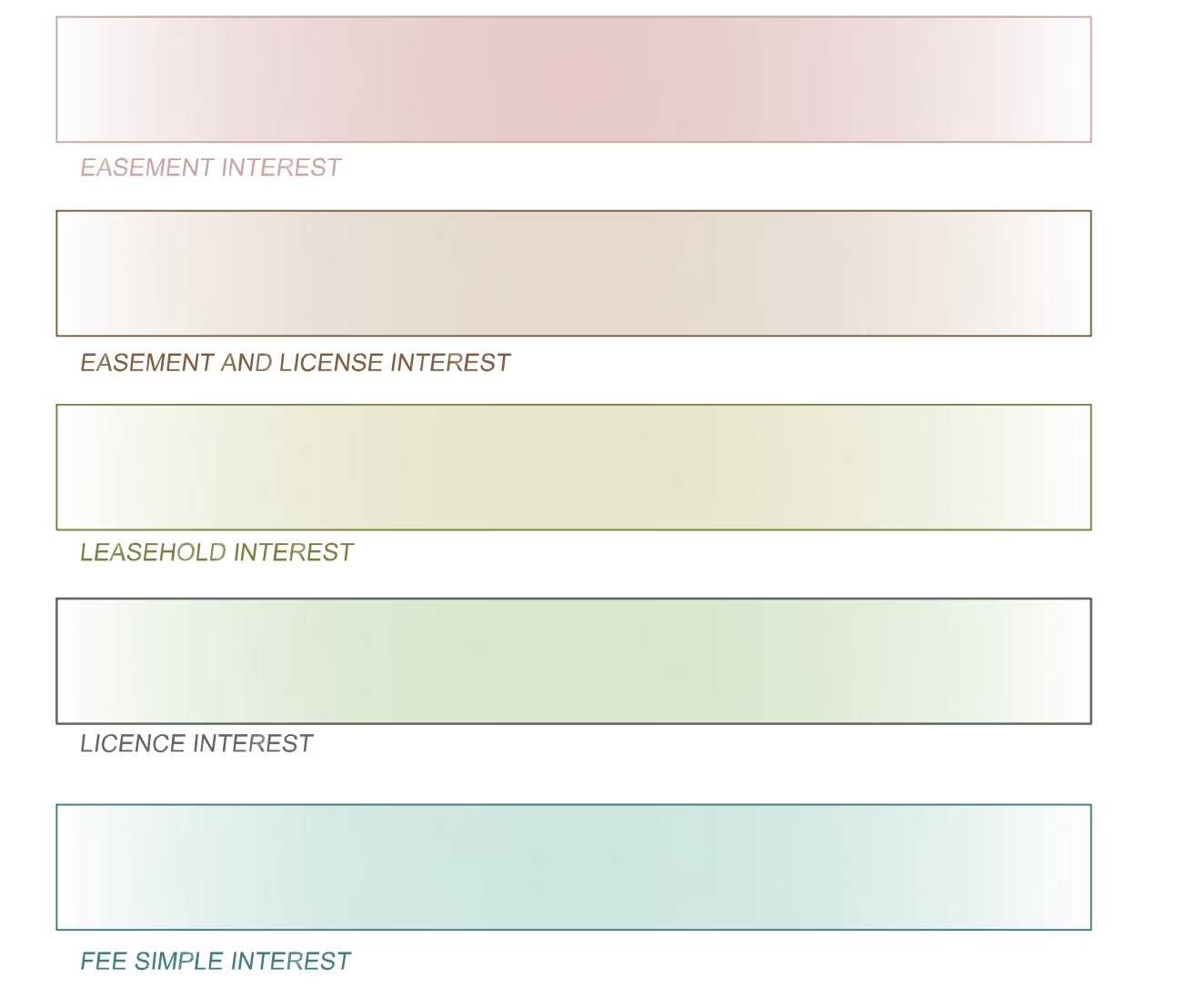
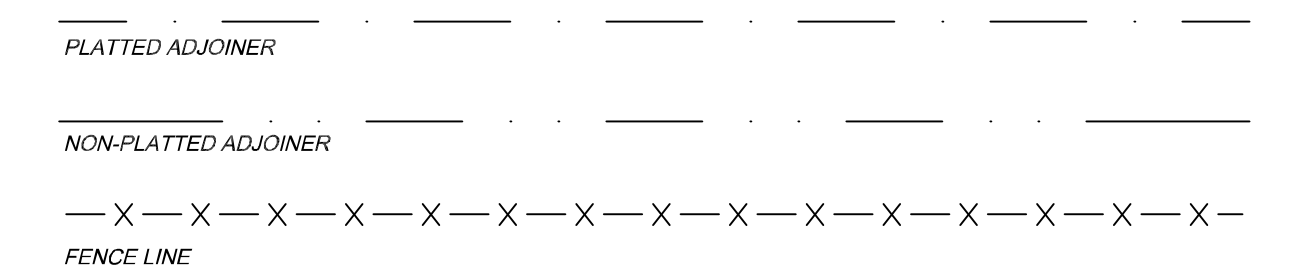
SHEET  
9 OF 11



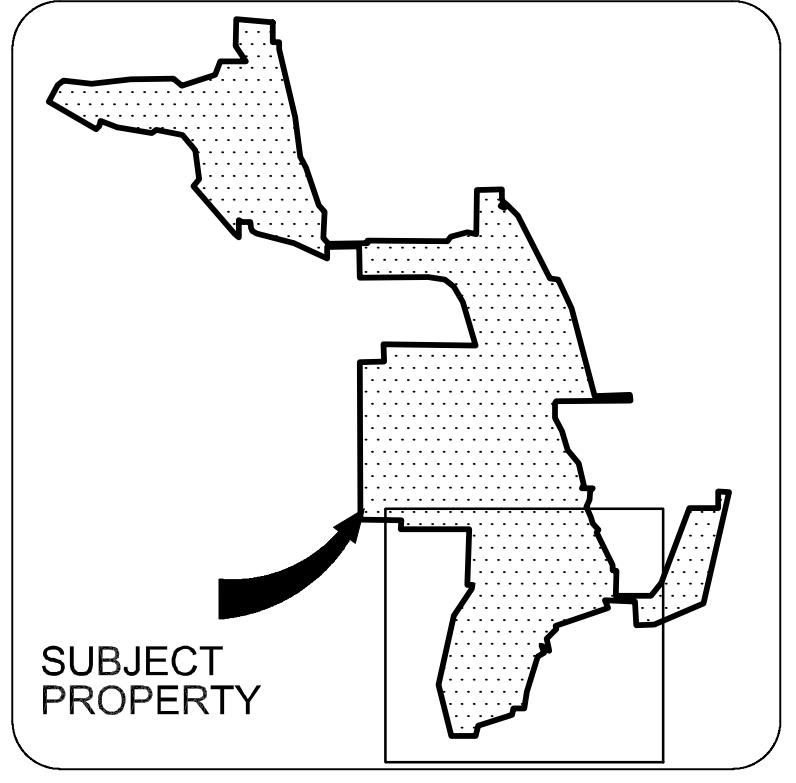
**LEGEND**

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

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**KEY PLAN**  
N.T.S.



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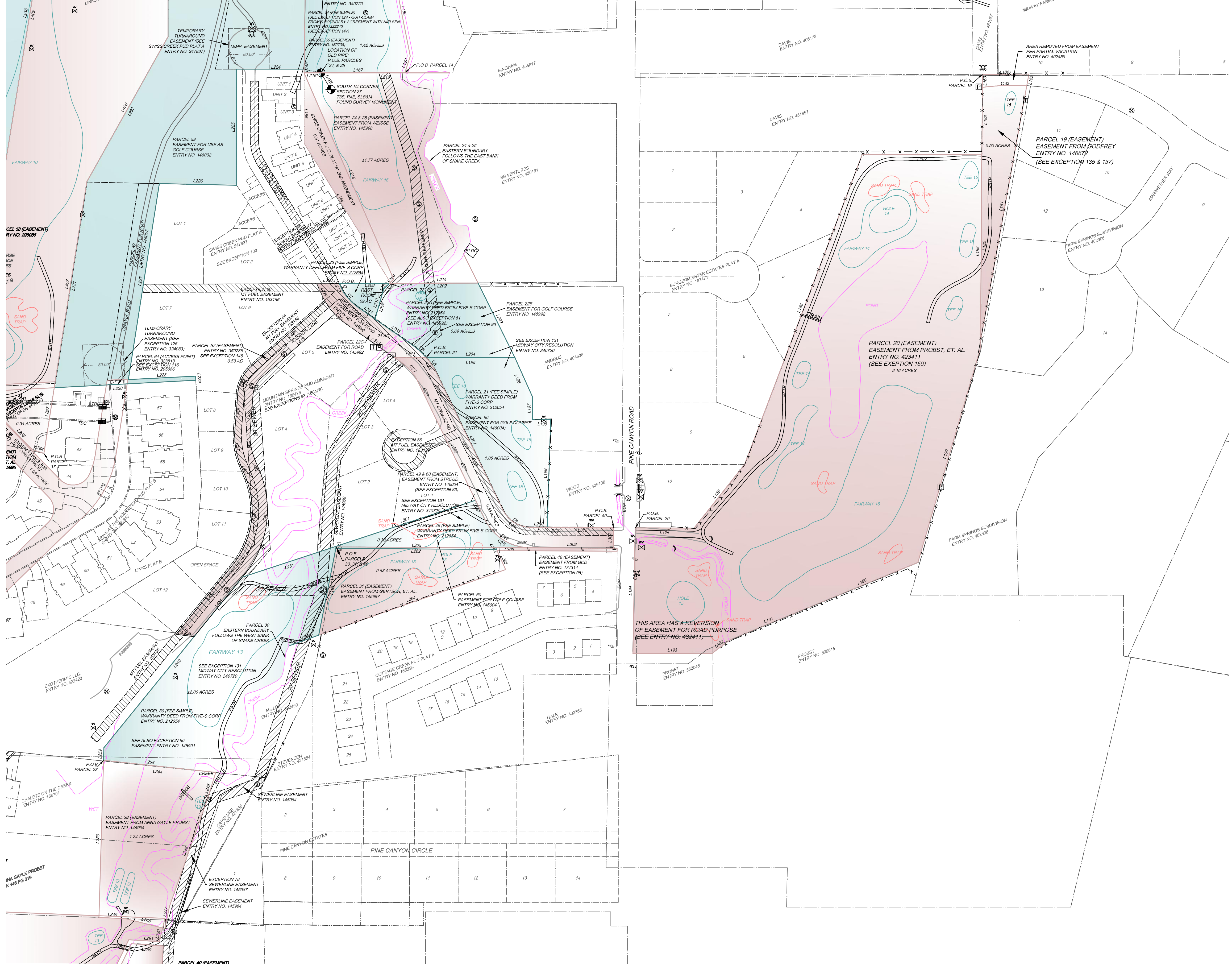
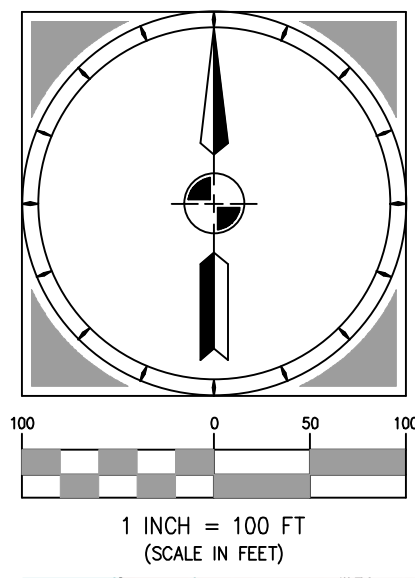
DRAWN BY: KMB  
REVIEWED BY: BC/MPJ  
ISSUE DATE: 10/10/2019

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

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

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

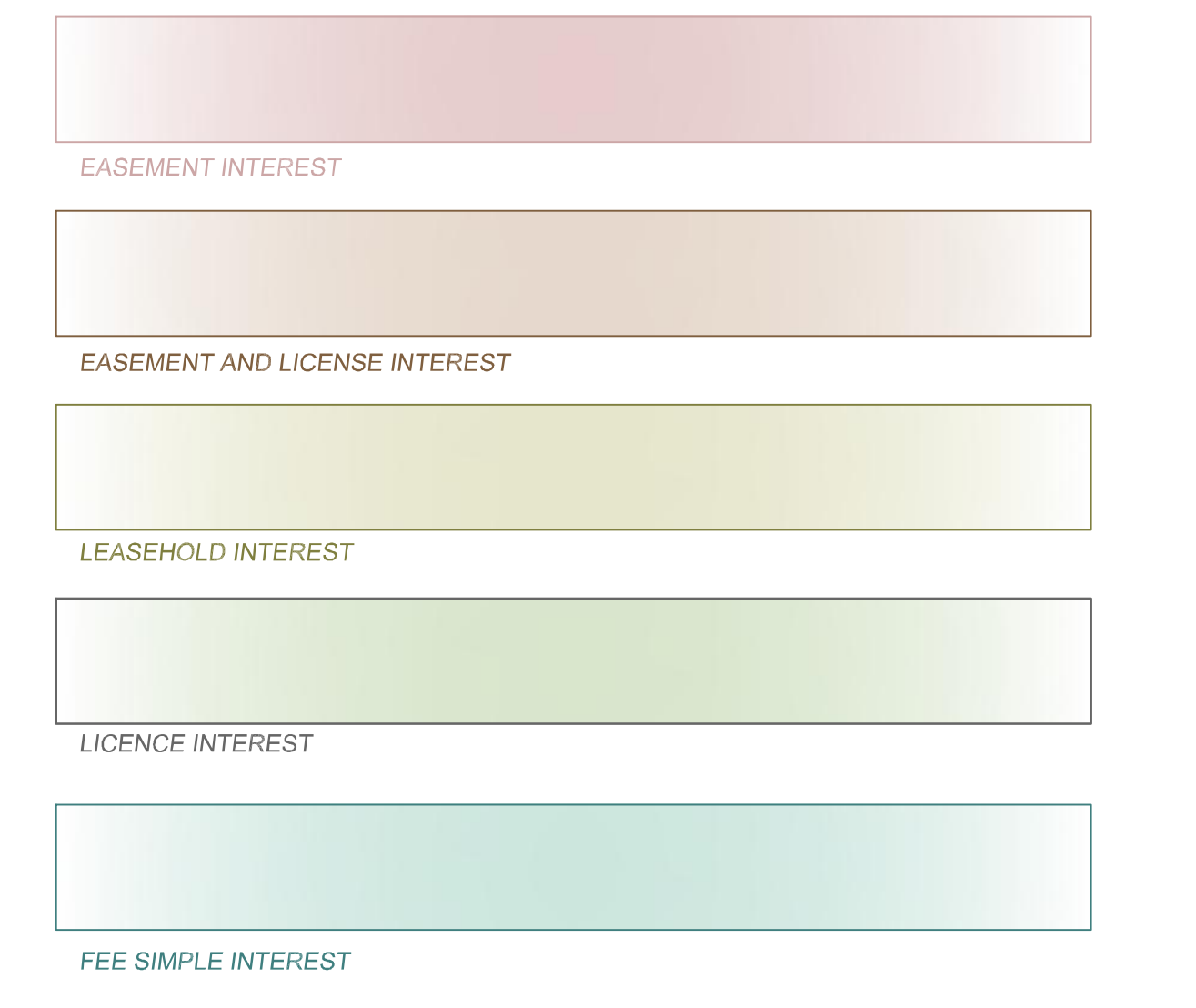
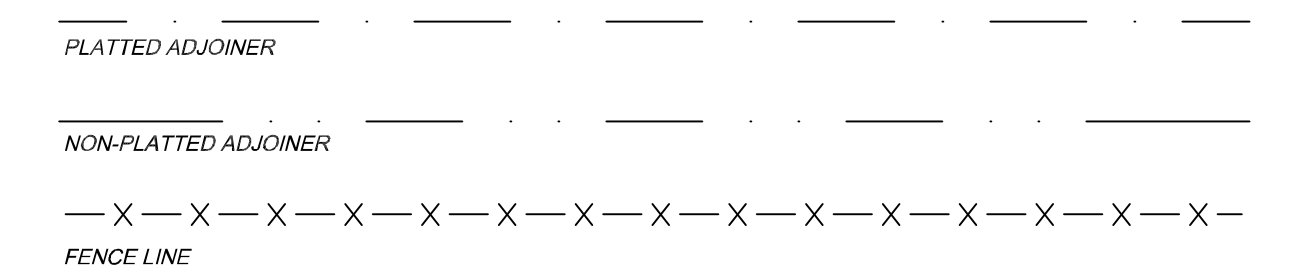
PROJECT  
L19-212  
SHEET  
10 OF 11



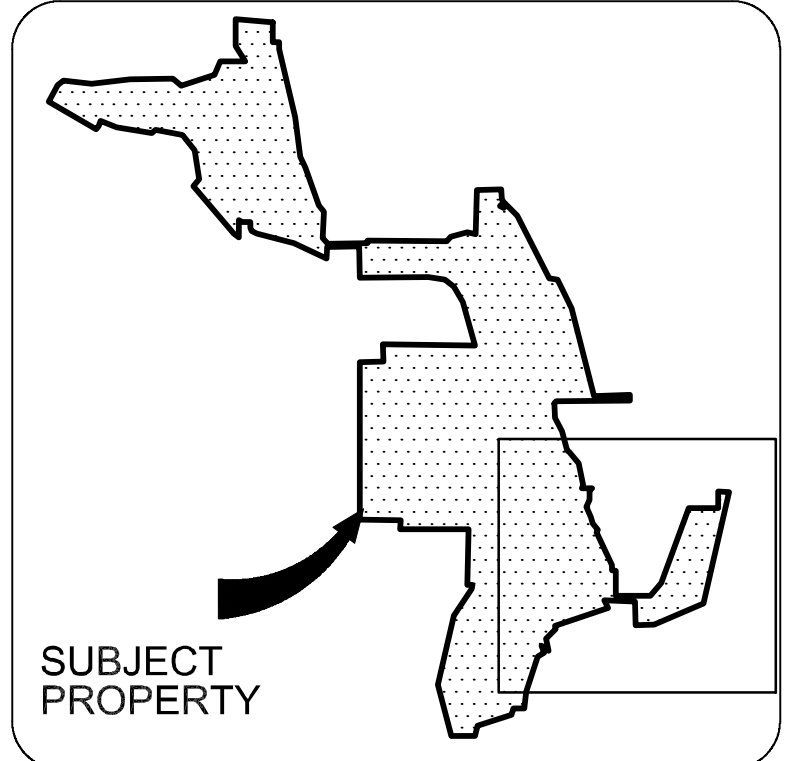
**LEGEND**

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

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

LOCATED IN PORTIONS OF  
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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	<b>68 Units</b>
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	<b>70 people</b>
Conference Center	150 people	-
Pickleball Courts	-	<b>30 people</b>
Residential Single-family Units	5 Units	<b>7 Units</b>



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*, 10<sup>th</sup> 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 <sup>1</sup>	# 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
<b>Total</b>			<b>627</b>			<b>347</b>	<b>280</b>			<b>253</b>	<b>146</b>	<b>399</b>

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.

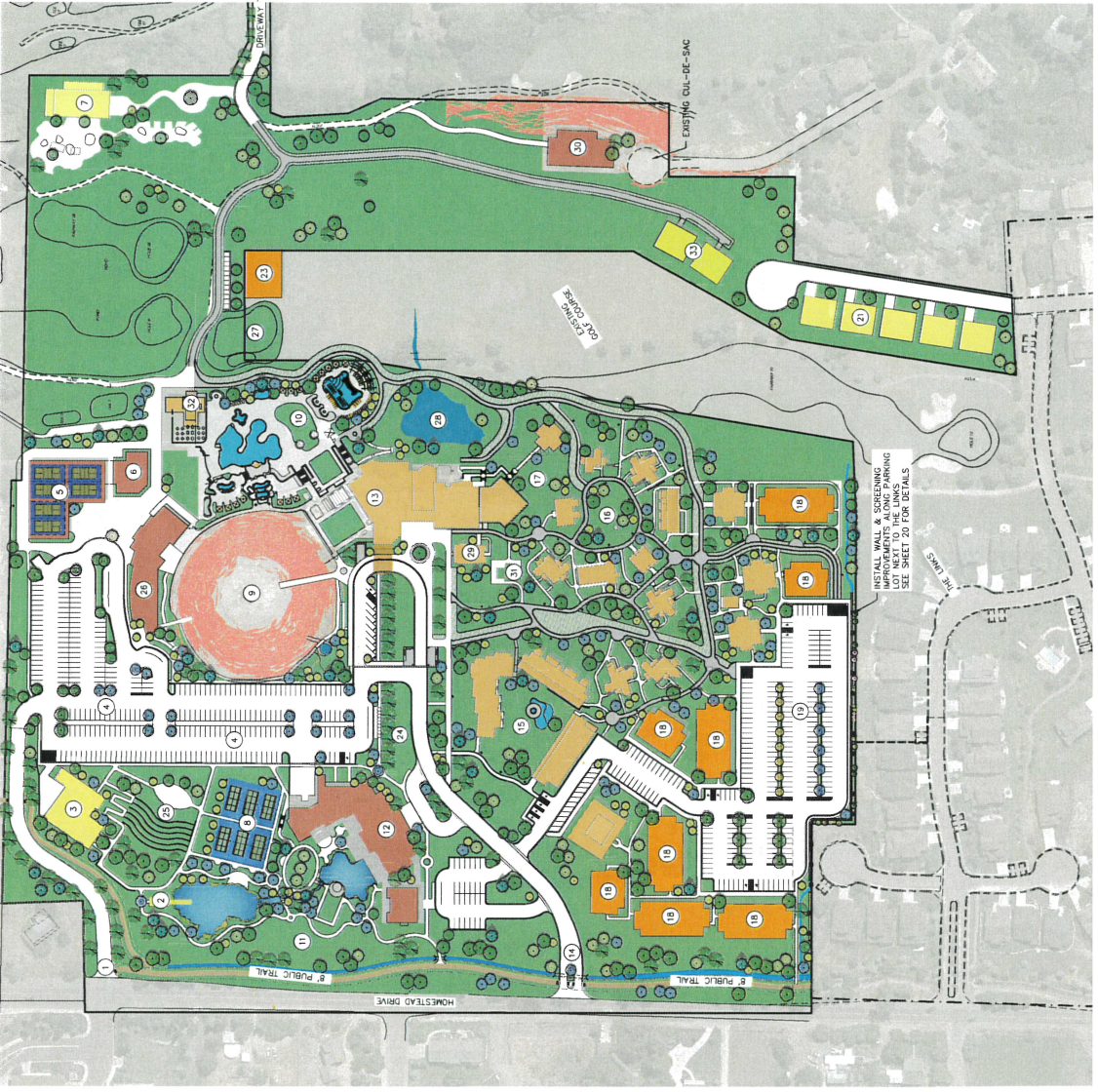
If you have any questions regarding this memorandum, please contact us at 801.766.4343.

# 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 LAKE
  - 10 SPA W/ WALKWAY AND SPA AREA WITH INDOOR/OUTDOOR POOL, SPA, INFINITY EDGE POOL, CASKINAS, 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 PORTE 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 BALBOOM 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 PAVILION 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 FINANCED 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 FOR 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

DESIGNED BY: PHM	DATE: 04/18/2024
DRAWN BY: DJF	REV: _____

THIS DOCUMENT IS INCOMPLETE AND IS SUBJECT TO REVISIONS. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE BY A SEPARATE REVISION SHEET. SEE SHEET 20 FOR DETAILS.

**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)

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

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

*ongoing annually*

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---

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

---

---

---

D. Prevention

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

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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*

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

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

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**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