

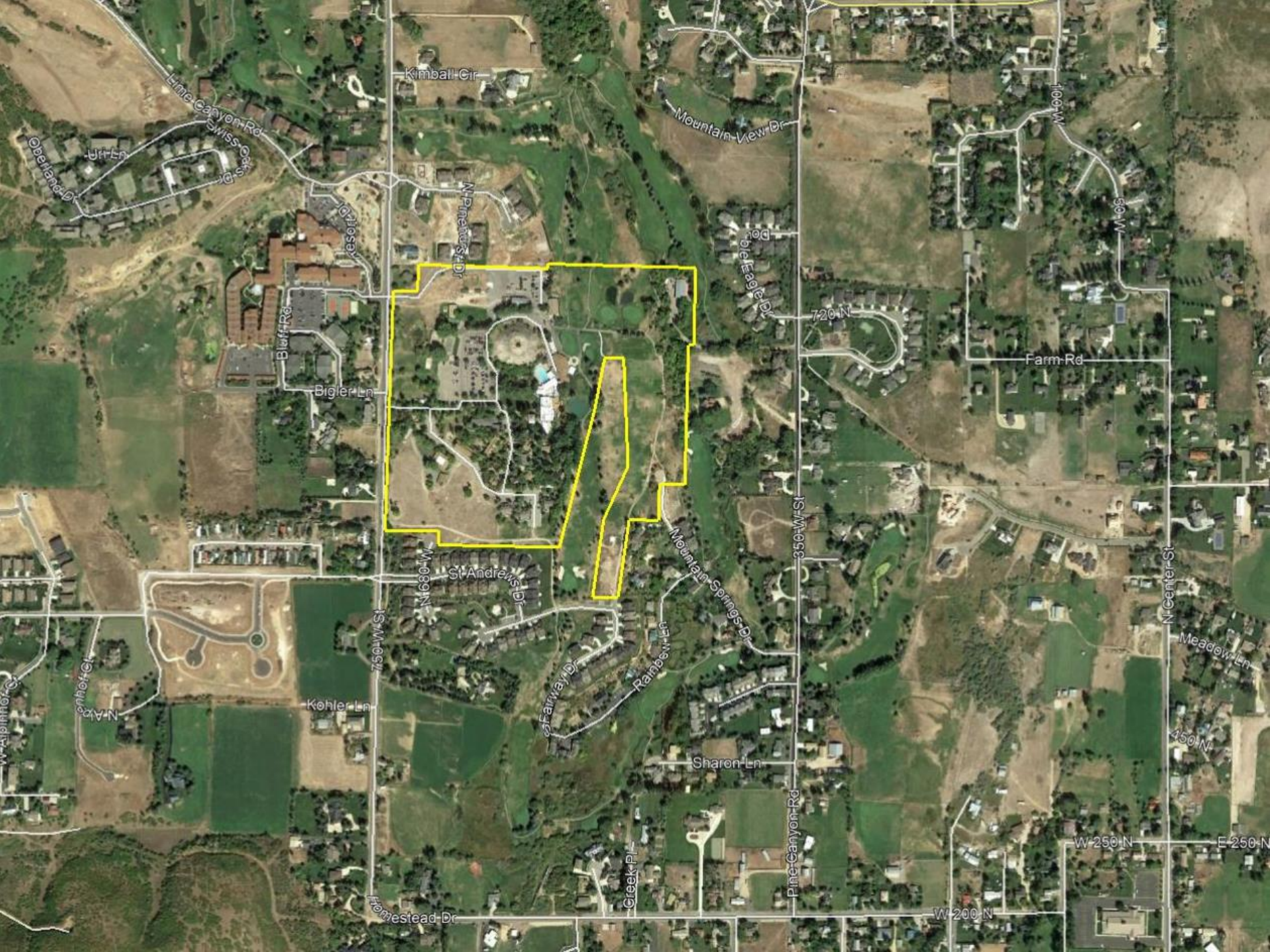
THE HOMESTEAD

PHASES 1 & 2

FINAL

LAND USE SUMMARY

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



Obelisk Dr
Jill Ln

Lime Canyon Rd
Swiss Ct

Kimball Cir

Mountain View Dr

W 100 W

M-05

Bluff Rd

Bigler Ln

N Pines Dr

Blue Eagle Dr

720 N

Farm Rd

N 1680 W

St Andrews Dr

Mountain Springs Dr

350 W St

N Center St

N Ark
W Albin Dr

Kohler Ln

Fairway Dr

Rainbow Ln

Meadow Ln

450 N

Sharon Ln

Homestead Dr

Creek Pl

Pine Canyon Rd

W 200 N

W 250 N

E 250 N



LEGEND:

 Fee Simple Land
86.85 Acres

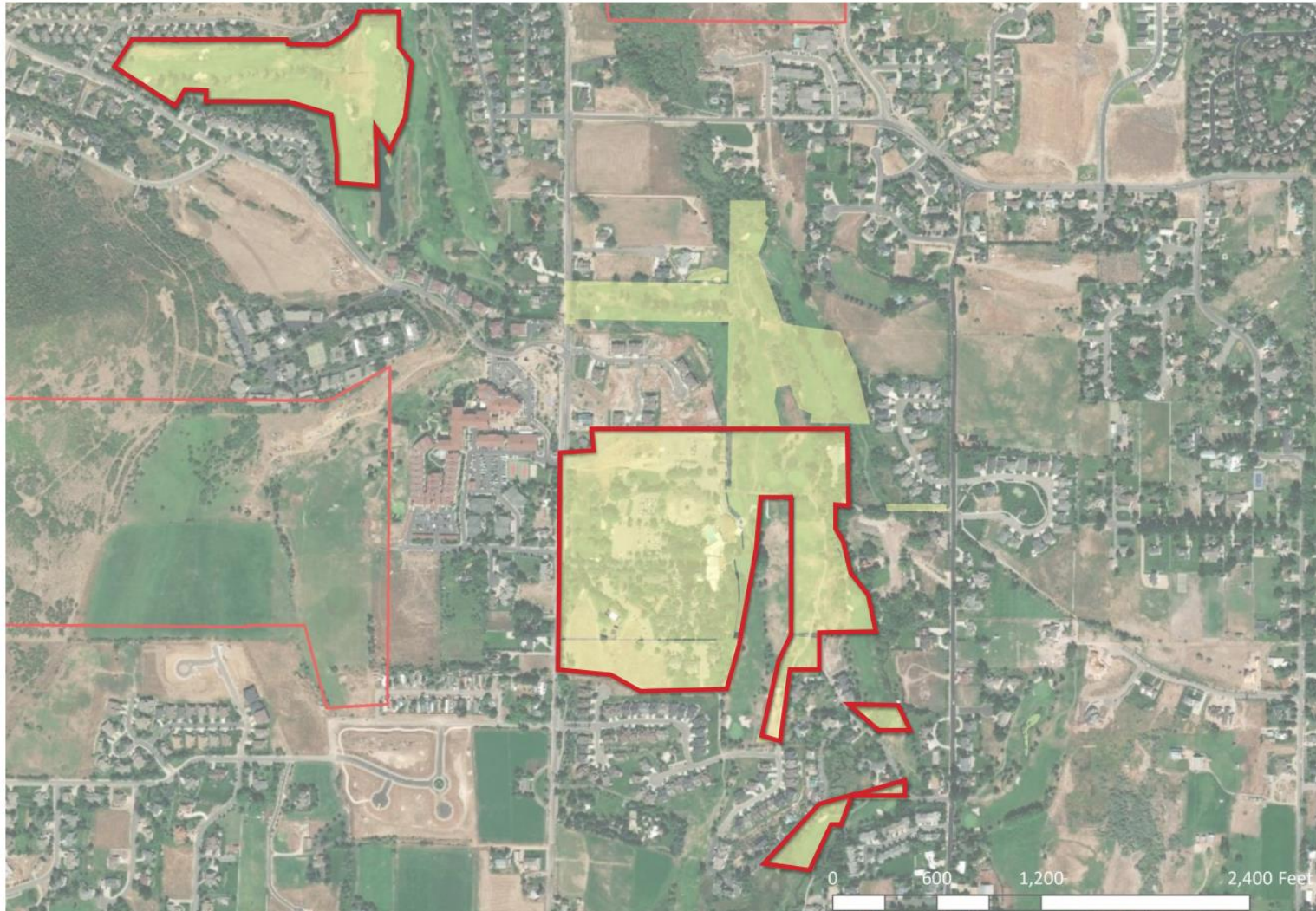
HOMESTEAD RESORT | FEE SIMPLE LAND

MAY 13, 2020



LloydArchitects
SALT LAKE CITY • SEATTLE

FFKR | LANDSCAPE & PLANNING



LEGEND:

 Fee Simple Land

 Proposed Open Space
39.60 Acres

Total Project:
72.01 Acres (per 2008
Master Plan Agreement)

Open Space and Amenities
Required:
55% of 72.01 = **39.60 Acres**

Open Space and Amenities
Provided:
89% of 72.01 = **64.26 Acres**
Resort Core = 27.62 Acres
Golf Course = 36.64 Acres

Note: The 2008 Master Plan
had 55.46 Acres (77%) of
Open Space and Amenities

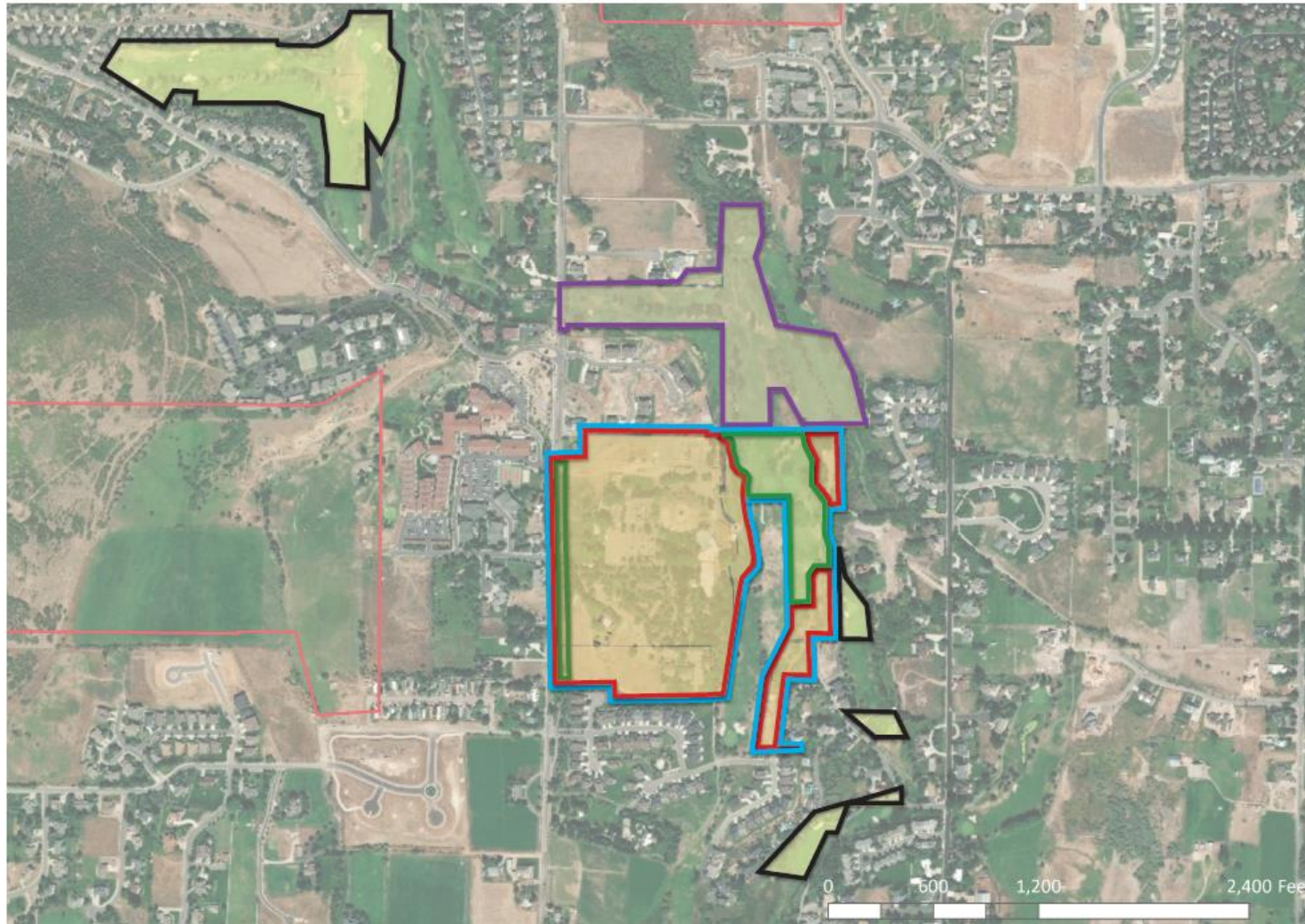
HOMESTEAD RESORT | FEE SIMPLE LAND

JULY 30, 2020



LloydArchitects
SALT LAKE CITY • SEATTLE

FFKR | LANDSCAPE & PLANNING



LEGEND:

-  Resort Core: 51.32 Acres
-  Developable Area In Resort Core: 40.79 Acres
-  Permanent Open Space In Resort Core: 10.53 Acres
-  Golf Course Area Owned by The Homestead that Is Not in the Master Plan: 19.49 Acres
-  Golf Course Open Space In Master Plan: 21.15 Acres

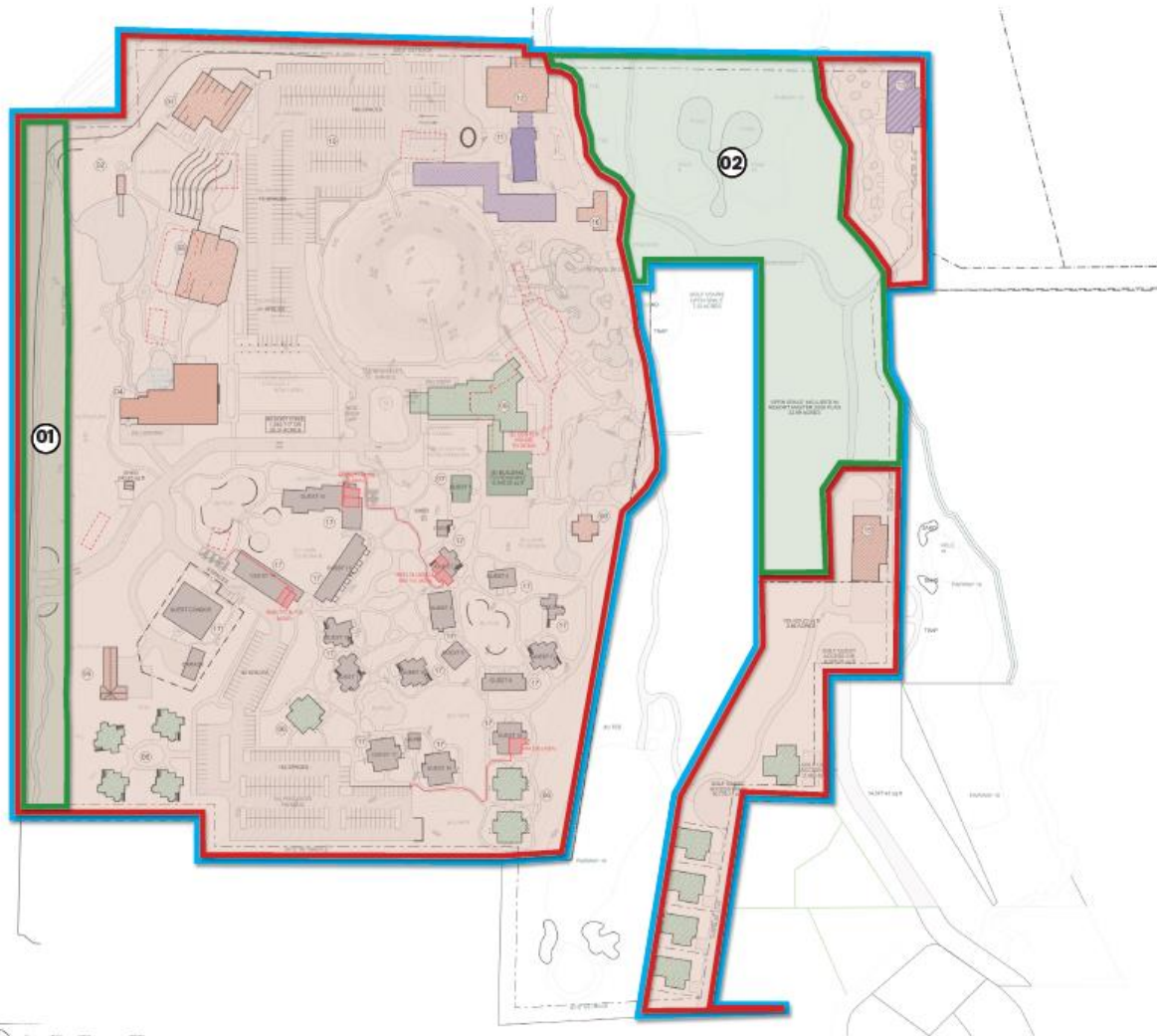
HOMESTEAD RESORT | OPEN SPACE

JANUARY 4, 2021



LloydArchitects
EAST LAKE CITY • SEATTLE

FFKR | LANDSCAPE & PLANNING



LEGEND:

- Developable Area
- Resort Core: 51.55 Acres
- Permanent Open Space In Resort Core: 9.82 Acres
- 01 100' Open Space along Homestead Drive: 3.00 Acres
- 02 Golf Course Open Space In Resort Core: 6.82 Acres

NOTE:
 Only the Resort Core areas shown on this exhibit may be developed. Golf course open space or open space along Homestead Drive included in the Master Plan is prohibited from development.





HOMESTEAD RESORT | PRELIMINARY PLAN | SITE CONCEPT

OCTOBER 14, 2020

LloydArchitects
SALT LAKE CITY • SEATTLE

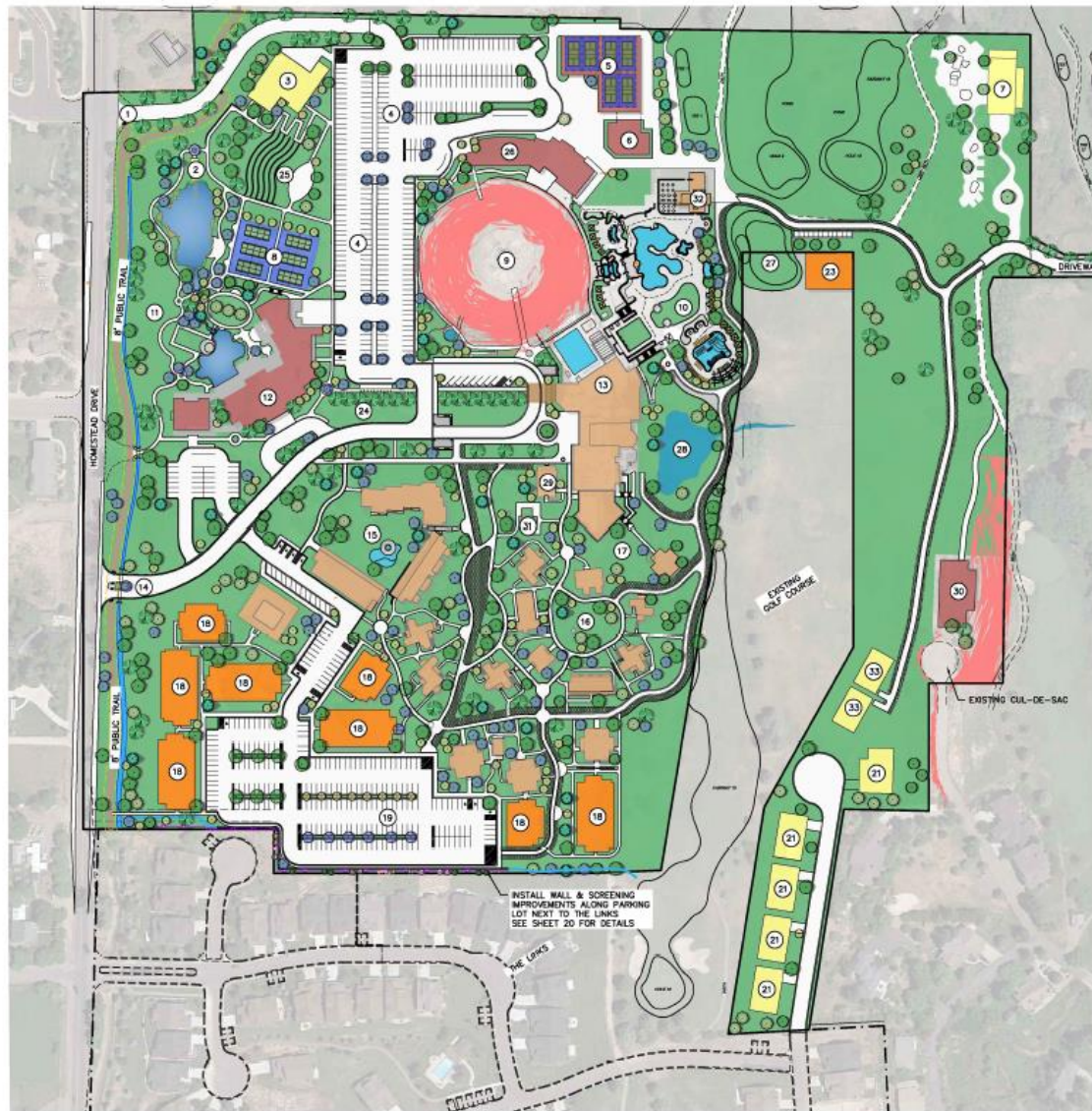
FFKR | LANDSCAPE & PLANNING

HOMESTEAD MASTER PLAN

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

SITE PLAN LEGEND:

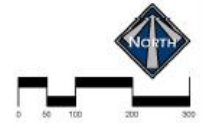
- 1 SECONDARY ACCESS TO PARKING, GOLF, SPA, AND DRVE/ACTIVITY CENTER
- 2 BOAT HOUSE WITH OVER-WATER DECK
- 3 FUTURE BUILDING (USE TO BE DETERMINED)
- 4 MAIN PARKING AREA
- 5 CART BARN WITH 2ND FLOOR INDOOR PICKLEBALL COURTS
- 6 GOLF CLUBHOUSE AND SPA ARRIVAL
- 7 AQUA THERAPY SPA
- 8 OUTDOOR PICKLEBALL COURTS
- 9 CRATER WITH IMPROVED VIEW/AMENITY AREA AT THE TOP
- 10 POOL AMENITY AREA WITH UPPER ADULT POOL AREA WITH INDOOR/OUTDOOR POOL, SPAS, INFINITY EDGE POOL, CABANAS, AND A LOWER FAMILY POOL AREA WITH ZERO-ENTRY POOL, WATERFALLS, TODDLER AREA WITH VIEWS OF MAIN POOL AREA, SLIDE, FIRE PITS, CABANAS, GUEST SERVICES ACCESS BELOW FITNESS
- 11 PASTURE AND ORCHARD AREA ALONG HOMESTEAD DRIVE
- 12 WEDDING BARN WITH ACCESS TO NEW POND AREA. NEW 2024 BUILDING LAYOUT
- 13 NEW CENTER HOUSE WITH PORTE COCHERE ARRIVAL
- 14 MAIN ARRIVAL DRIVE RELOCATED TO THE SOUTH TO CREATE MORE MEANDERING APPROACH AND IMPROVE INTERSECTION SPACING
- 15 FAMILY REUNION UNITS WITH OPEN LAWN, NATURAL THEMED SPLASH PAD, PLAYGROUND AREA AND FIRE PITS
- 16 GARDEN VIEW UNITS WITH MULTIPLE GARDENS WITH PATHWAYS, WATER FEATURES AND SEATING
- 17 BALLROOM FUNCTION LAWN AND WEDDING PAVILION
- 18 THE RETREAT--88 CONDO UNITS (NEW IN 2024 PLAN)
- 19 GUEST PARKING AREA
- 20 GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN. USE INCLUDED IN GOLF CLUBHOUSE)
- 21 THE VILLAS (2)
- 22 HORSE STABLE AND BARN (REMOVED FROM MASTER PLAN)
- 23 GOLF WARM-UP CAGE
- 24 FUNCTION LAWN WITH ROSE ARBOR STRUCTURE TO PROVIDE SHELTER AND SEPARATION BETWEEN LAWN AND ADJACENT PARKING / FUTURE PARKING EXPANSION IF NEEDED
- 25 AMPHITHEATER AND STAGE AREA
- 26 NEW ACTIVITY CENTER
- 27 RELOCATED PUTTING GREEN
- 28 ENHANCED POND WITH TERRACES, WATER FALLS AND BON FIRE LOCATION
- 29 VIRGINIA HOUSE UPGRADES FOR GUEST CHECK-IN
- 30 GOLF MAINTENANCE BUILDING
- 31 MILK HOUSE
- 32 POOL AND GOLF GRILL
- 33 GOLF COTTAGES ACCESSED BY CART PATH PER HOMESTEAD MASTER PLAN AGREEMENT. (2)



LEGEND

- +25% UNBUILDABLE SLOPES
- EXISTING BUILDINGS (190,000)
- APPROVED 2021 MASTER PLAN BUILDING THAT HAVE NOT BEEN CONSTRUCTED (1,443,000 SF)
- APPROVED 2021 MASTER PLAN BUILDINGS BUT WITH A REVERSED BUILDING LAYOUT OR NEW LOCATION (160,000 SF)
- PROPOSED NEW CONDO BUILDINGS IN 2024 AMENDED PLAN (163,000 SF)
- GRASS PAVER FIRE LANE
- SCREENING FENCE IMPROVEMENTS

INSTALL WALL & SCREENING IMPROVEMENTS ALONG PARKING LOT NEXT TO THE LINKS SEE SHEET 20 FOR DETAILS



SCALE: 1"=100'
SCALE 1" = 200' FOR 11x17"

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

2024 SITE PLAN

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

PAUL S. BERG, P.E.
SERIAL NO. 30588
DATE: 5.08.2024



DESIGNED BY: PDB
DRAWN BY: DEJ
DATE: 5 JUNE 2024
SHEET: 1



SITE PLAN

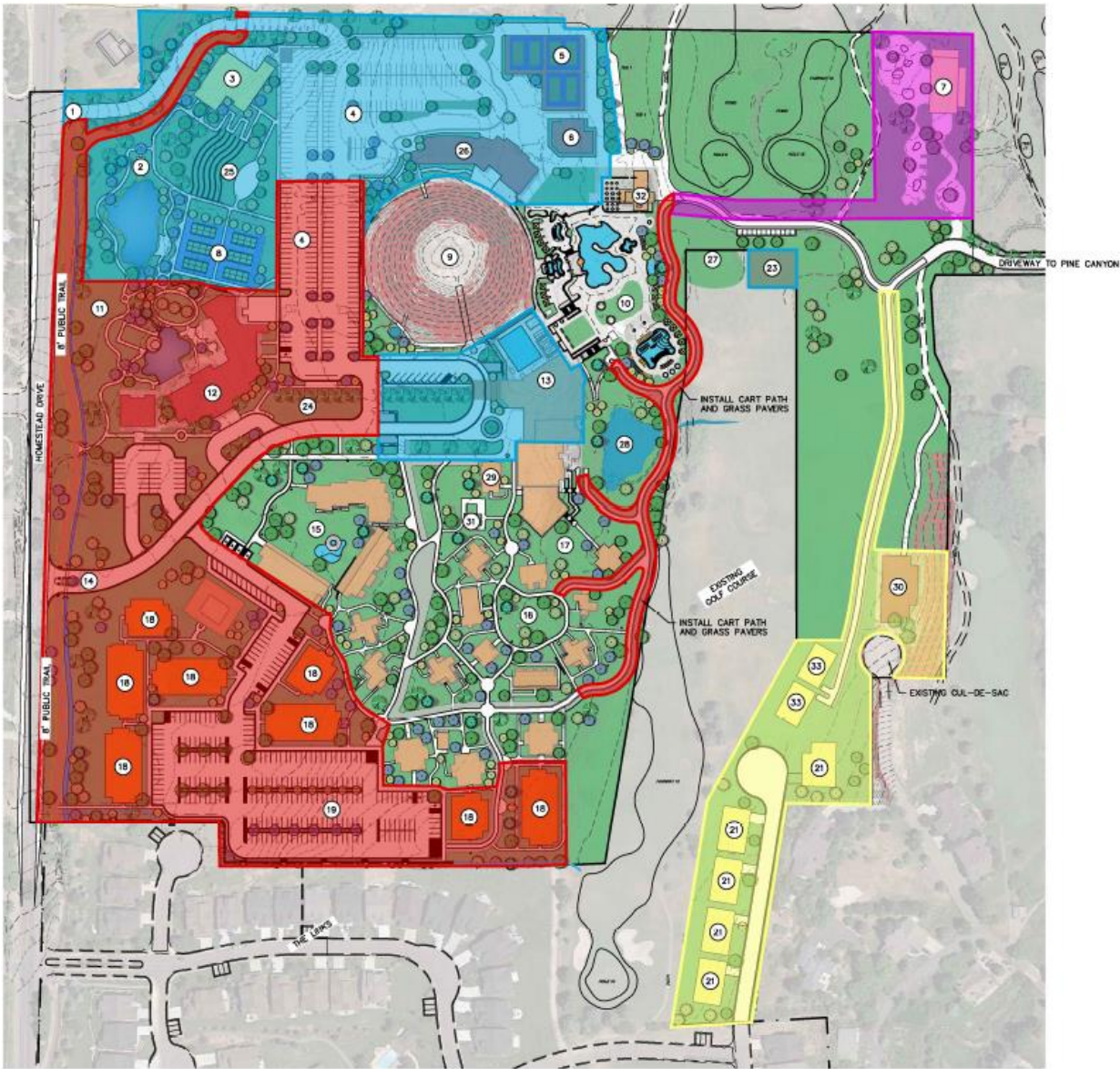
- 125 hotel rooms (existing)
- 4 condominiums (existing)
- 68 new condominiums
- 7 new single-family dwellings
- 71.97 acres owned by The Homestead
- 55.79 acres open space
- 19.49 acres owned by The Homestead but not in the master plan

SITE PLAN

- 465 required stalls with a minimum of 510 stalls that will be built
- 609 stalls may be built if needed
- 2 phases
- One ownership of entire property except
 - 4 existing condominiums units may be sold separately from resort
 - 68 proposed condominiums units may be sold separately from resort
 - 7 residences may be sold separately from resort
- Public trail that parallels Homestead Drive
 - Proposed to be built by Summer of 2024

SITE PLAN

- Redesigned clubhouse
- Redesigned golf cart storage building with second story of indoor pickleball courts
- Redesigned activity center
- Wedding barn and conference center are combined into one facility
- Tennis courts are converted to pickleball courts
- Remove stable
- Other revisions to the approved plan



ANTICIPATED CONSTRUCTION PHASING:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

PLATTING PHASES:

- THE RETREAT GUEST CONDO UNITS (18) THE VILLAS (21) AND THE GOLF COTTAGES (33) WILL BE PLATTED AS A PHASE WITH ONE PLAT.
- ALL OTHER PARTS OF THE RESORT WILL BE OWNED BY THE RESORT AND PLATTED WITH A SECOND PLAT. GOLF COURSE OPEN SPACE IS INCLUDED IN THIS PLAT.
- PLEASE SEE THE PLATS INCLUDED IN THE FINAL APPLICATION FOR MORE INFORMATION.

SITE PLAN LEGEND:

- 1 SECONDARY ACCESS TO PARKING, GOLF, SPA, AND DIVE/ACTIVITY CENTER
- 2 BOAT HOUSE WITH OVER-WATER DECK
- 3 FUTURE BUILDING (USE TO BE DETERMINED)
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SCALE: 1"=100'
Scale 1" = 200' for 11x17

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

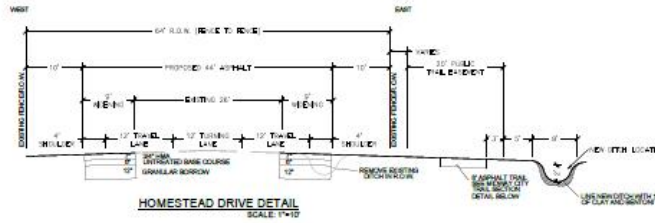
CONSTRUCTION PHASING PLAN



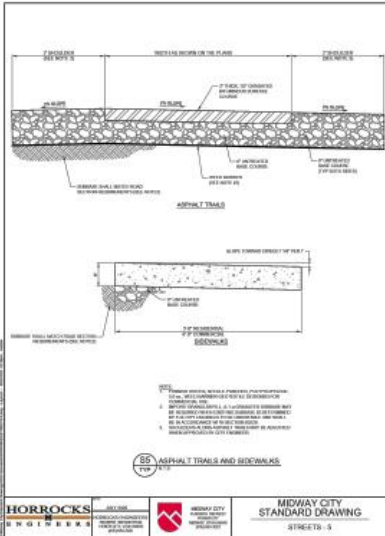
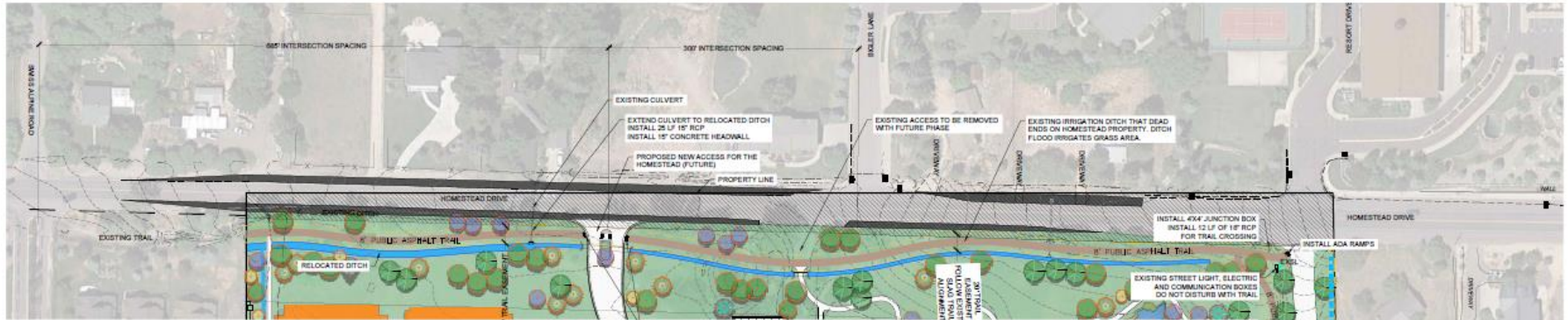
390 E. Main St., Suite 204
Molokai, HI 96749
ph: 825-637-9749

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PAUL S. BESS P.E.
SERIAL NO. 202585
DATE: 5 JUN 2024

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



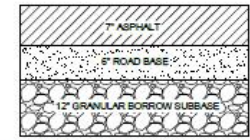
HOMESTEAD DRIVE DETAIL
 SCALE 1"=10'



NOTE:
 * ALL ROAD CONSTRUCTION SHALL MEET UDOT STANDARDS.

- UTILITY INSTALLATION:**
1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIUM ISLAND OR RESTRICT THE ACCESS TO A RIGHT-OF-WAY RIGHT CUT AT ANY TIME.
 2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
 3. ROW WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AADP PEAK TRAFFIC HOURS (6:00 - 9:06 AM AND 3:06-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
 4. REFLECT ALL INVESTMENT MARKERS IN RED (TOP WITH FLAG AND PAINT WITH PAVEMENT). INSTALL ALL PAINT LINES WITH PREEMPTIVE PAINT APPLICATION FOR UDOT SPECIFICATION (ONE PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICE).
 5. ALL NEW PAVEMENT MARKS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED (THREADED) PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 6. ALL SIGNS NOT ALIGNED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADEABLE AND MEETING WITH A DOUBLE BASE INSTALL ALL SIGNS PER UDOT'S UDOT STANDARD DRAWINGS.
 7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
 8. NO ROAD CUTS ALLOWED ON THIS JOB.
 9. FOR ALL UTILITY TRENCH CUTS, USE FLARE AND HILL FOR UDOT'S CURRENT MIX DESIGN (S490) PER UDOT SPEC 0395.
 10. ALL UTILITIES WITHIN THE PAVED OR REPAVED SURF BE RE-SET.
 11. FOR ENCROACHMENTS OUTSIDE OF THE ROADWAY, BASE FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE COMPOSITION PER UDOT SPEC 206 AND 207.
 12. OWNER, INSPECTOR, AND/OR THE CONTRACTOR IS REQUIRED TO FILL AND BACKFILL EXISTING COMPACT FOR ALL TRENCHES WITHIN THE UDOT RIGHT-OF-WAY.
 13. OWNER, INSPECTOR, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
 14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE FURNISH OF THE BOND OR BONDING AS DESCRIBED IN THE CONTRACT DOCUMENTS TO THE ROAD INSPECTOR'S SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNAL DIVISION.
 15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARD SPECIFICATIONS AND STANDARD DRAWINGS.
 16. EXISTING AND NEW CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS OVER CUTS AND SPALLS WILL RECEIVE FULL PANEL REPLACEMENT.
 17. ALL ABOVE GROUND PEAK REPAIRS AND UNDER UTILITIES (POWER, FIRE, HYDRAULIC, SEWER, ETC.) MUST BE RELOCATED OUT OF THE ASPHALT CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

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



PAVEMENT IMPROVEMENTS IN UDOT RIGHT-OF-WAY

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

SCALE: 1"=60'
 Scale 1" = 20' for UDOT

THE HOMESTEAD GROUP LLC
 2024 FINAL APPLICATION

HOMESTEAD DRIVE
 IMPROVEMENT PLAN

THE DOCUMENT IS INCOMPLETE AND IS SUBJECT TO MODIFICATION FOR REVIEW BY UDOT. IT IS NOT INTENDED FOR CONSTRUCTION BEYOND 90 FEET SURVEY.

DATE: 5/1/2024
 P/E: JAC
 DATE: 5/1/2024

DESIGN BY: POB
 DRAWN BY: DEU
 DATE: 5 JUNE 2024
 REV: 3

BERG ENGINEERING
 330 E Main St, Suite 204
 Midway, UT 84047
 ph 435.627.7749

HORROCKS ENGINEERS

MIDWAY CITY STANDARD DRAWING
 STREETS - 5



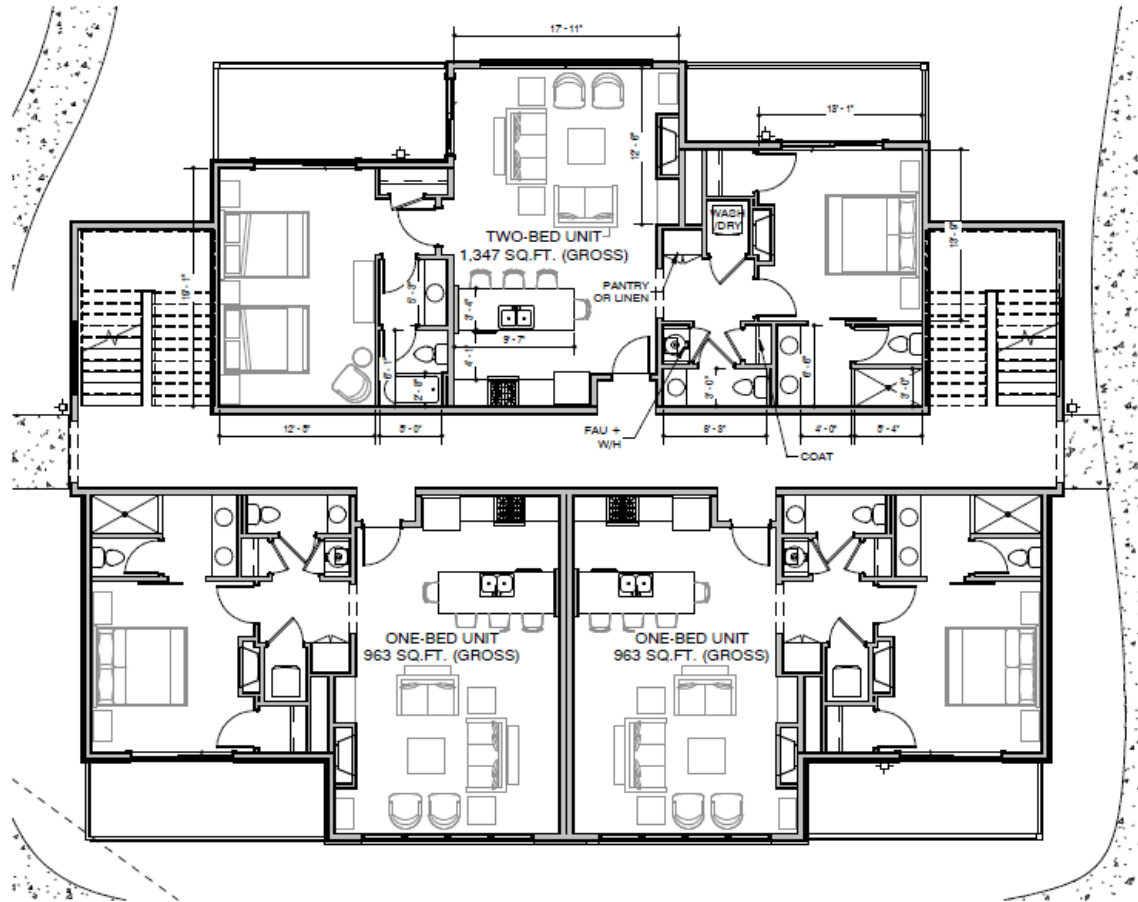
BHArchitecture
Schematic Design



BH ARCHITECTURE
Schematic Design

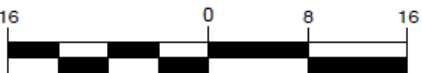






6-UNIT BLDG - LEVEL 1 FLOOR PLAN

3/32" = 1'-0"



(IN FEET)

3/32" = 1'-0"

6 UNIT BUILDING

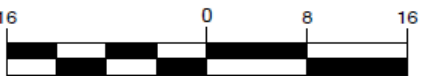
4/2/2024
PRELIMINARY -
SUBJECT TO
REVISION



LEVEL 1 FLOOR PLAN - VERSION 2
 3/32" = 1'-0"

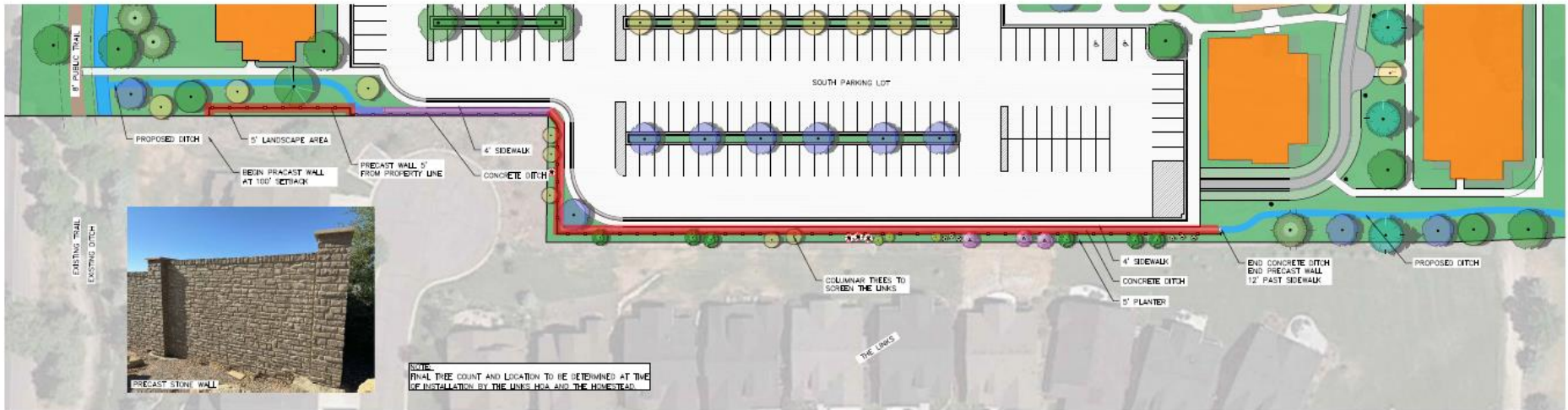
BOTH FLOORS SIMILAR

10 UNIT BUILDING



(IN FEET)

3/32" = 1'-0"



PLANT SCHEDULE SOUTH BOUNDARY

SYMBOL COMMON / BOTANICAL NAME

DECIDUOUS TREES

- Autumn Brilliance Apple Serviceberry / Amelanchier 3' standard Autumn Brilliance
- Columnar Purple Beech / Fagus sylvatica 'Dawson Purple'
- Columnar Green Beech / Fagus sylvatica 'Fastigate'
- Swedish Aspen / Populus tremuloides woods
- Pyramidal English Oak / Quercus robur 'Fastigate'

EVERGREEN TREES

- Weeping Blue Spruce / Picea mariana 'Weeping'
- Weib Blue Totem Columnar Spruce / Picea purpurea glauca 'Fastigate' 'Weib Blue Totem'

LEGEND

PRECAST FENCE

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



SCALE: 1"=30'
Scale 1/8"=1' for title

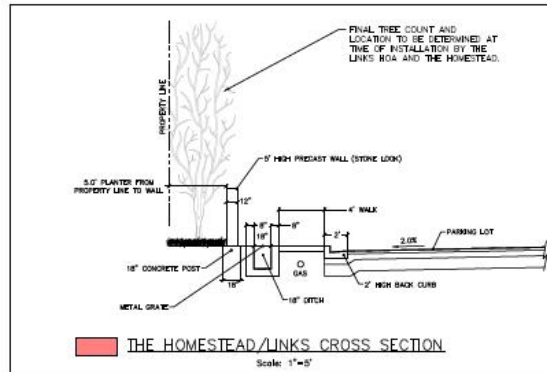
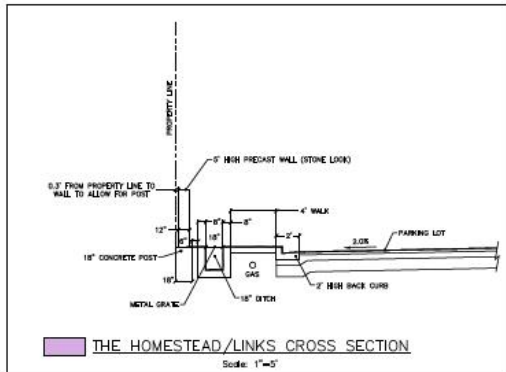
THE HOMESTEAD GROUP LLC
2024 PRELIMINARY PLANS

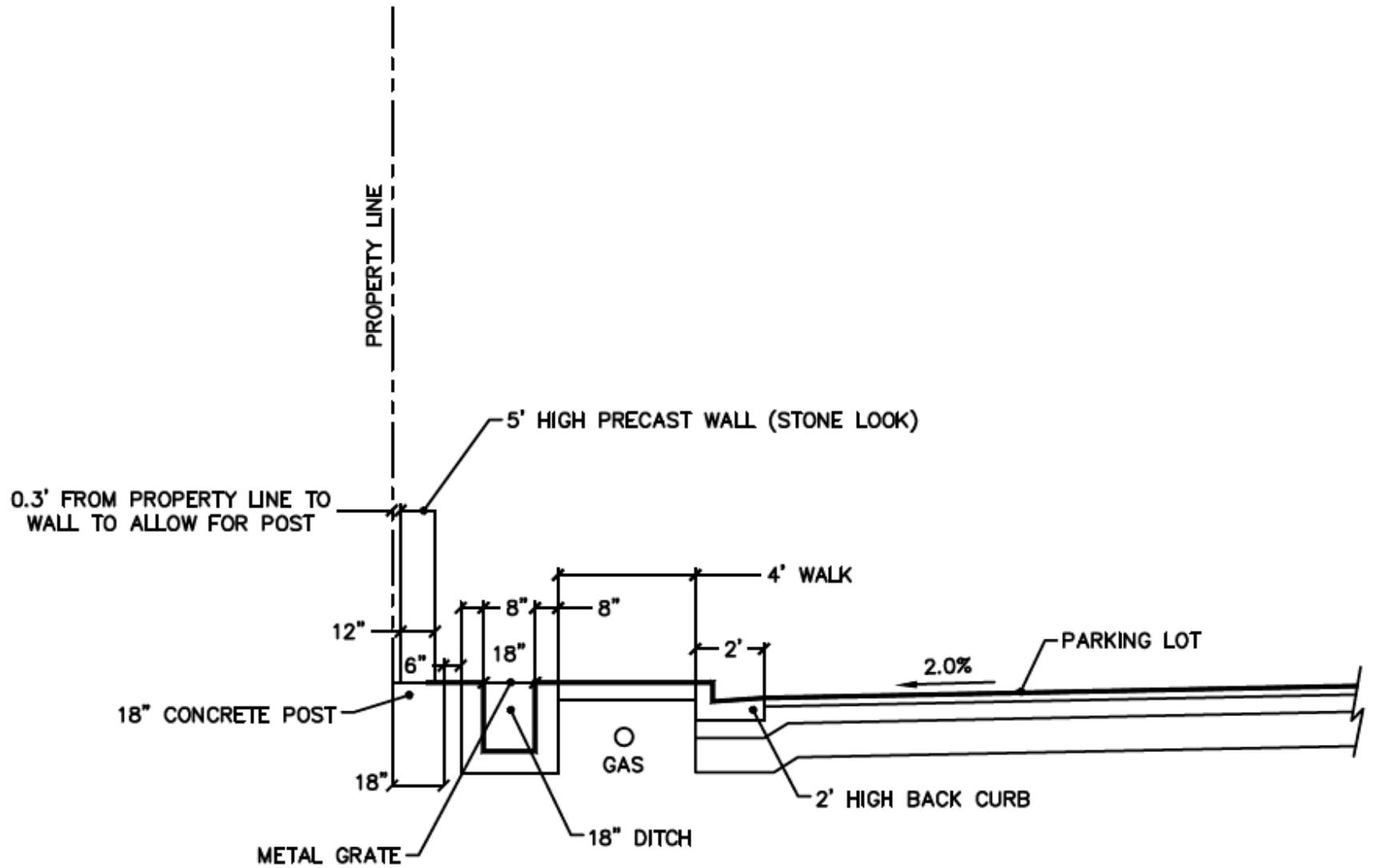
SOUTH BOUNDARY PLAN



DESIGN BY: JDB DATE: 10 MAY 2024 SHEET 20
DRAWN BY: DA REV:

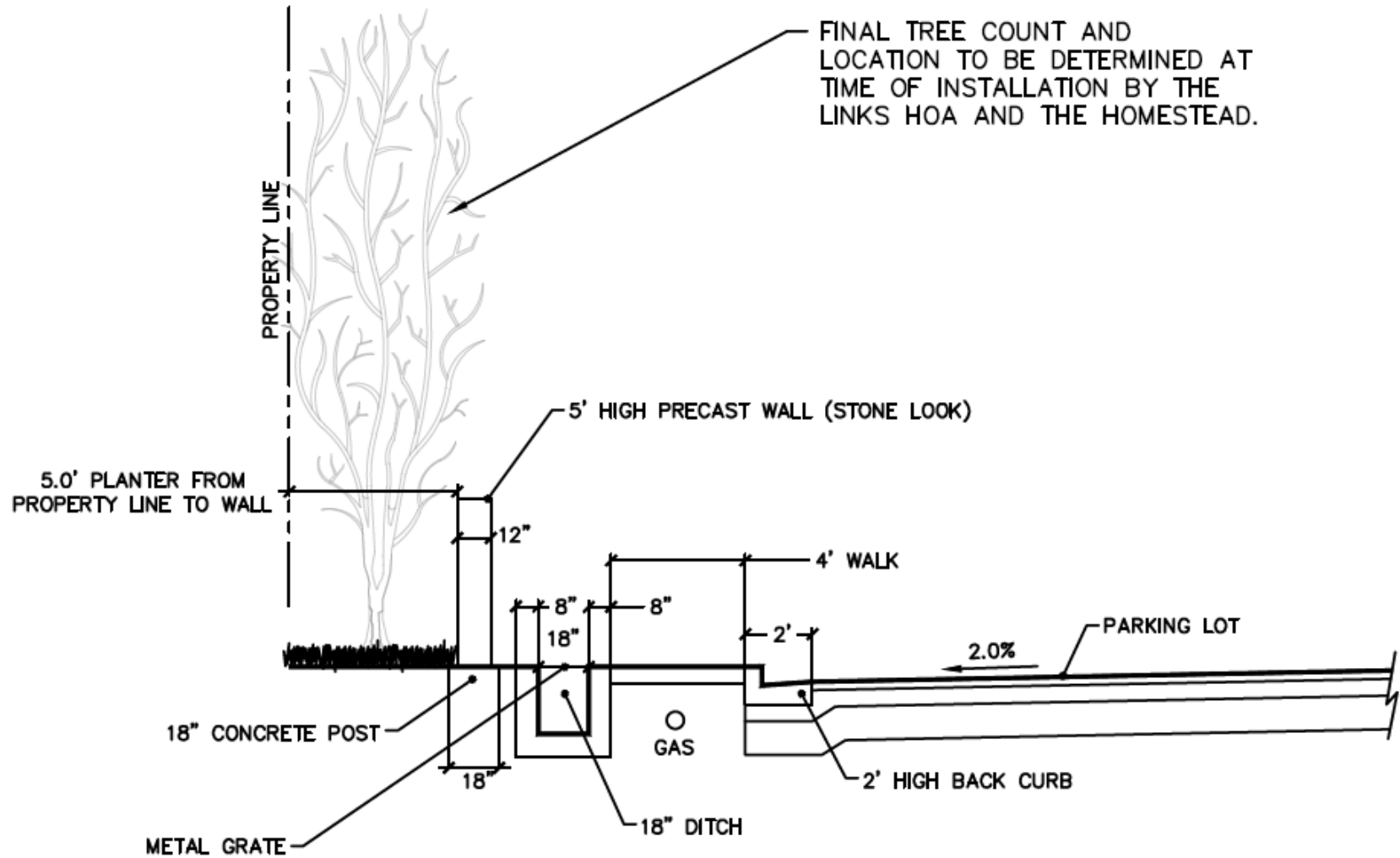
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SCALE: 1/8"=1' P.E.
SERIAL NO. 20240001
DATE: 10 MAY 2024





THE HOMESTEAD/LINKS CROSS SECTION

Scale: 1"=5'



THE HOMESTEAD/LINKS CROSS SECTION

Scale: 1"=5'

NORTH AREA PLAN



THREE RAIL FENCE CHARACTER IMAGERY

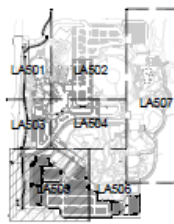
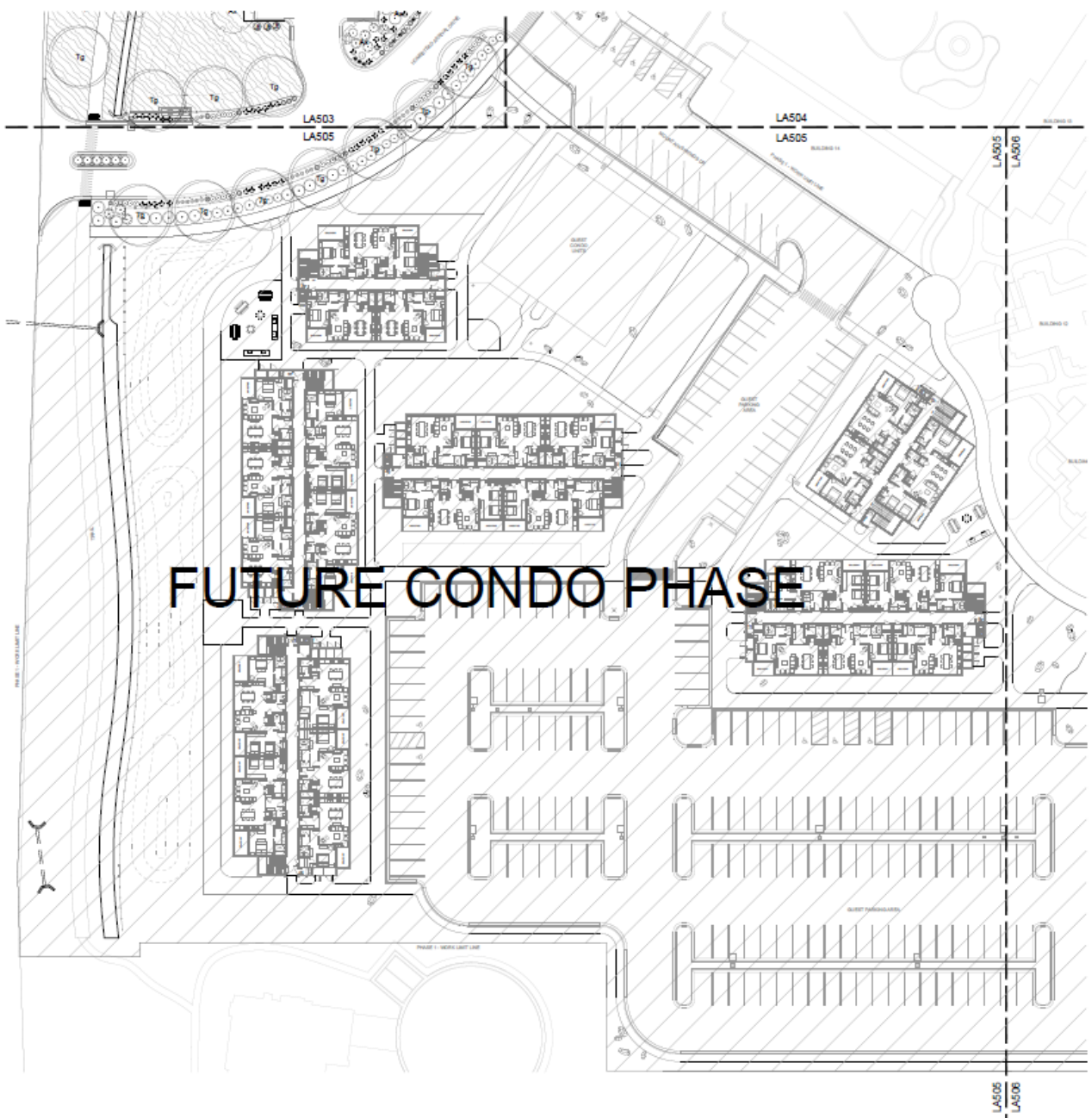


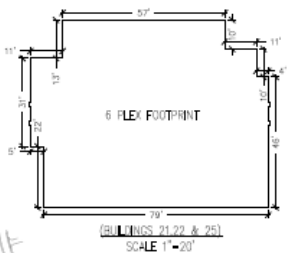
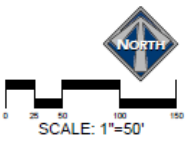
PLANT SCHEDULE LA505

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
DECIDUOUS TREES			
	Tg	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	5
		SUBTOTAL:	5
SHRUBS			
	Ch	Cornus alba 'Ballata' Ivory Halo® Tatarian Dogwood	10
	Ph2	Perovnia stipularis 'Blue Jean Baby' Blue Jean Baby Russian Sage	15
	Pj	Potentilla fruticosa 'Jackman' Jackman's Bush Cinquefoil	3
	Rg	Rhus aromatica 'Fire Textured Select A' Lacetta™ Fragrant Sumac	13
	Sn	Spiraea nipponica 'Snowmound' Snowmound Spiraea	12
		SUBTOTAL:	53
ORNAMENTAL GRASSES			
	Cb	Calamagrostis brachytricha Korean Feather Reed Grass	4
	Ph	Panicum virgatum 'Hot Rod' Hot Rod Switch Grass	17
	Sb	Schizachyrium scoparium 'Blaze' Blaze Lite Bluestem	13
		SUBTOTAL:	34
PERENNIALS			
	Si	Salvia x 'Balyricid' Lyrical™ Grass Meadow Sage	10
		SUBTOTAL:	10

SYMBOL	CODE	BOTANICAL / COMMON NAME
MULCH		
	LM	Landscape Mulch
		Organic Mulch
	LM1	Landscape Mulch
		Mineral Mulch

FUTURE CONDO PHASE





BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°58'00" EAST (MEASURED 2023.06) BETWEEN FOUND SURVEY MONUMENT SECTION CORNER SURVEY MONUMENTS FOR THE NW & MD CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

UTILITY NOTE
1. ALL UTILITY DEANS, LOCATES AND THEIR WHITEWASH WITH THE PLAT SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER.

ADDRESS TABLE

LOT	ADDRESS
20	700 NORTH HOMESTEAD DRIVE LIO 20
21	700 NORTH HOMESTEAD DRIVE LIO 21
22	700 NORTH HOMESTEAD DRIVE LIO 22
23	700 NORTH HOMESTEAD DRIVE LIO 23
24	700 NORTH HOMESTEAD DRIVE LIO 24
25	700 NORTH HOMESTEAD DRIVE LIO 25
26	700 NORTH HOMESTEAD DRIVE LIO 26
27	700 NORTH HOMESTEAD DRIVE LIO 27

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	28.48	S14°32'04"E
L2	12.34	S89°13'29"E
L3	22.88	N80°00'00"E
L4	53.88	N83°02'32"E
L5	30.26	S81°22'32"E
L6	46.72	N73°22'02"E
L7	18.86	N60°30'58"E
L8	44.88	N65°12'53"W
L9	21.80	S45°47'39"E
L10	46.22	S38°12'22"W
L11	41.74	S35°58'54"W
L12	38.19	S62°44'44"W
L13	38.86	N28°40'02"E
L14	54.63	S78°15'19"E
L15	30.05	S70°47'38"E
L16	26.16	N57°44'54"E
L17	38.40	N50°33'50"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DR	CHORD LITH
C1	25.06	202.00	7°06'32"	N69°04'19"E	25.05
C2	37.19	215.00	9°54'42"	N62°33'34"E	37.15

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-11-1003 OF THE UTAH CODE, I BRIAN M. HALL, SS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HAVING LICENSE NUMBER 3340529-2201 IN ACCORDANCE WITH TITLE CHAPTER 23 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS UTAH BOARD ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 72-2-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS INDICATED ON THE PLAT.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 240.16 FEET AND EAST 1240.56 FEET 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°03'04" EAST 28.48 FEET; THENCE SOUTH 07°01'18" EAST 35.10 FEET; THENCE NORTH 53°07'01" EAST 93.59 FEET; THENCE SOUTH 55°59'54" EAST 128.78 FEET; THENCE SOUTH 7°47'39" EAST 30.26 FEET; THENCE SOUTH 85°22'32" FEET; THENCE EAST 59.03 FEET; THENCE SOUTH 57.19 FEET; THENCE EAST 10.92 FEET; THENCE SOUTH 55°13'25" EAST 12.34 FEET; THENCE EAST 22.88 FEET; THENCE NORTH 83°02'32" EAST 53.88 FEET; THENCE SOUTH 81°22'32" EAST 30.26 FEET; THENCE NORTH 67°02'02" EAST 46.72 FEET; THENCE SOUTH 69°48'27" EAST 302.00 FEET; THENCE SOUTH 09°18'54" WEST 180.89 FEET; THENCE SOUTH 87°37'31" WEST 128.69 FEET; THENCE WEST 561.02 FEET; THENCE NORTH 50°00'00" EAST 76.36 FEET; THENCE NORTH 69°09'57" WEST 210.43 FEET; THENCE NORTH 59°58'32" EAST 419.34 FEET; THENCE ALONG THE ARC OF A 202.00 FOOT RADIUS TO THE LEFT 25.06 FEET (CENTRAL ANGLE OF 7°06'32") AND A CHORD BEARING NORTH 69°04'19" EAST 25.05 FEET; THENCE NORTH 65°30'58" EAST 18.86 FEET; THENCE ALONG THE ARC OF A 215.00 FOOT RADIUS TO THE LEFT 37.19 FEET (CENTRAL ANGLE OF 9°54'42") AND A CHORD BEARING NORTH 62°33'34" EAST 37.15 FEET; TO THE POINT OF BEGINNING.
CONTAINING 5.95 ACRES.

OWNER'S CONSENT TO RECORD AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD RETREAT, HAVE CAUSED A SURVEY TO BE MADE AND THE PLAT HAS CONFORMED TO THE LAWS TO BE PREPARED, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP.

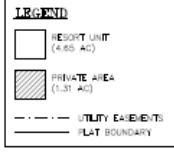
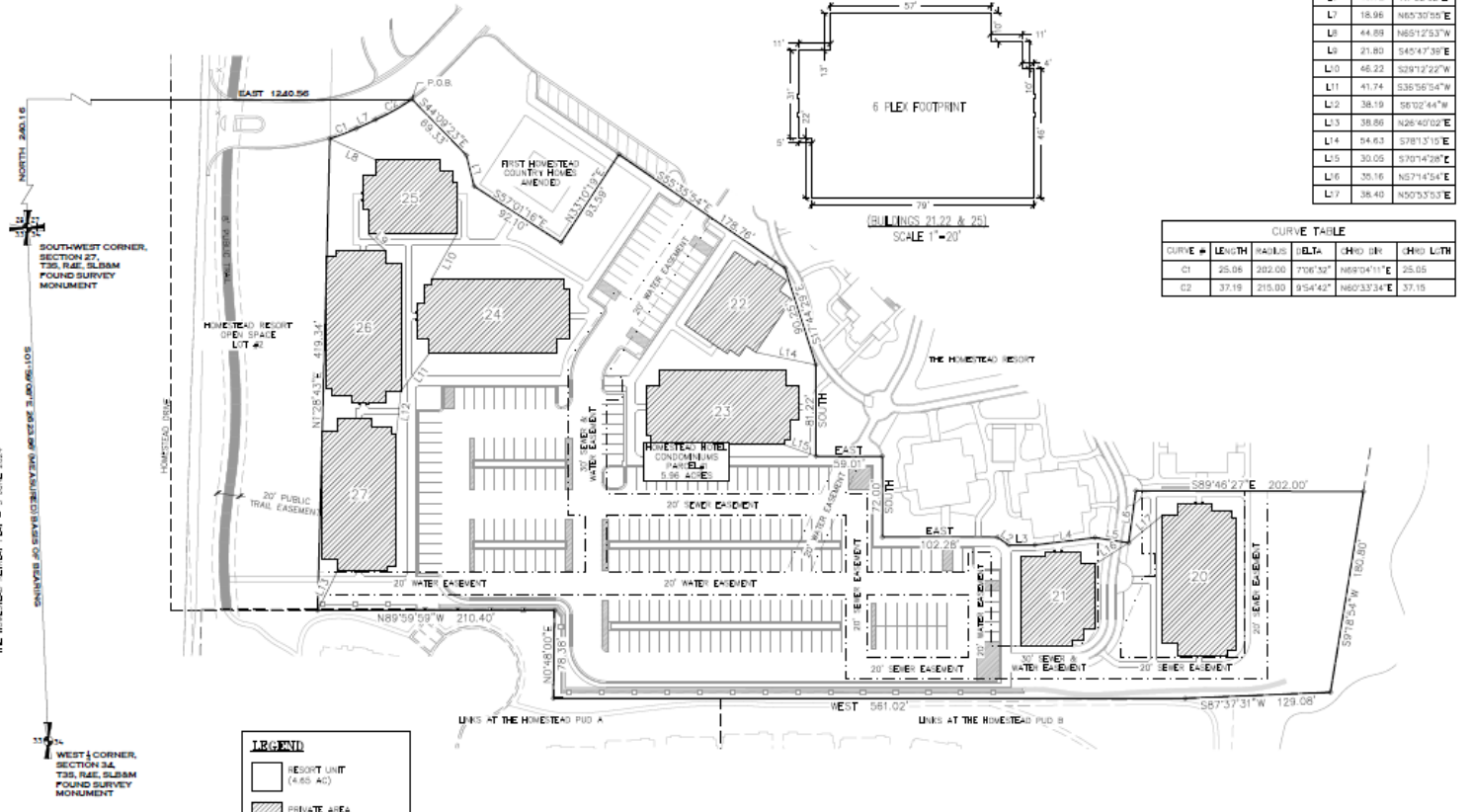
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
THIS _____ DAY OF _____, 20____
BY _____
WITNESSES: _____
STATE OF UTAH) SS
COUNTY OF WASHINGTON)
ON THE _____ DAY OF _____, A.D. 20____, I, _____, DO PERSONALLY APPEAR BEFORE ME IN PERSON (OR BY THE MANAGER OF THE HOMESTEAD GROUP LLC), A UTAH LIMITED LIABILITY COMPANY AND HEREBY GIVE THE FOREGOING OWNER'S CONSENT AND I DO HEREBY ACKNOWLEDGE TO ME THAT SAID COMPANY DID EVERYTHING AS ABOVE.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC: _____

ACCEPTANCE BY MIDWAY CITY
THE CITY COUNCIL OF MIDWAY CITY, WASHINGTON 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: _____ MAYOR _____ ATTEST: _____ (SEE SEAL HERE)
APPROVED: _____ CITY ATTORNEY _____ ATTEST: _____ (SEE SEAL HERE)

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

THE HOMESTEAD HOTEL CONDOMINIUMS PARCEL #1
LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, S46M
A UTAH CONDOMINIUM PROJECT. _____ BY: WASHINGTON COUNTY, STATE OF UTAH
SCALE: 1" = 50 FEET SHEET 1 OF 8
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL LEGAL ENGINEER SEAL



WEST & CORNER, SECTION 34, T3S, R4E, S46M FOUND SURVEY MONUMENT
SOUTHWEST CORNER, T3S, R4E, S46M FOUND SURVEY MONUMENT
THE HOMESTEAD RETREAT PLAT - 5 JUNE 2024
DATE OF SURVEY: 5 JUNE 2024

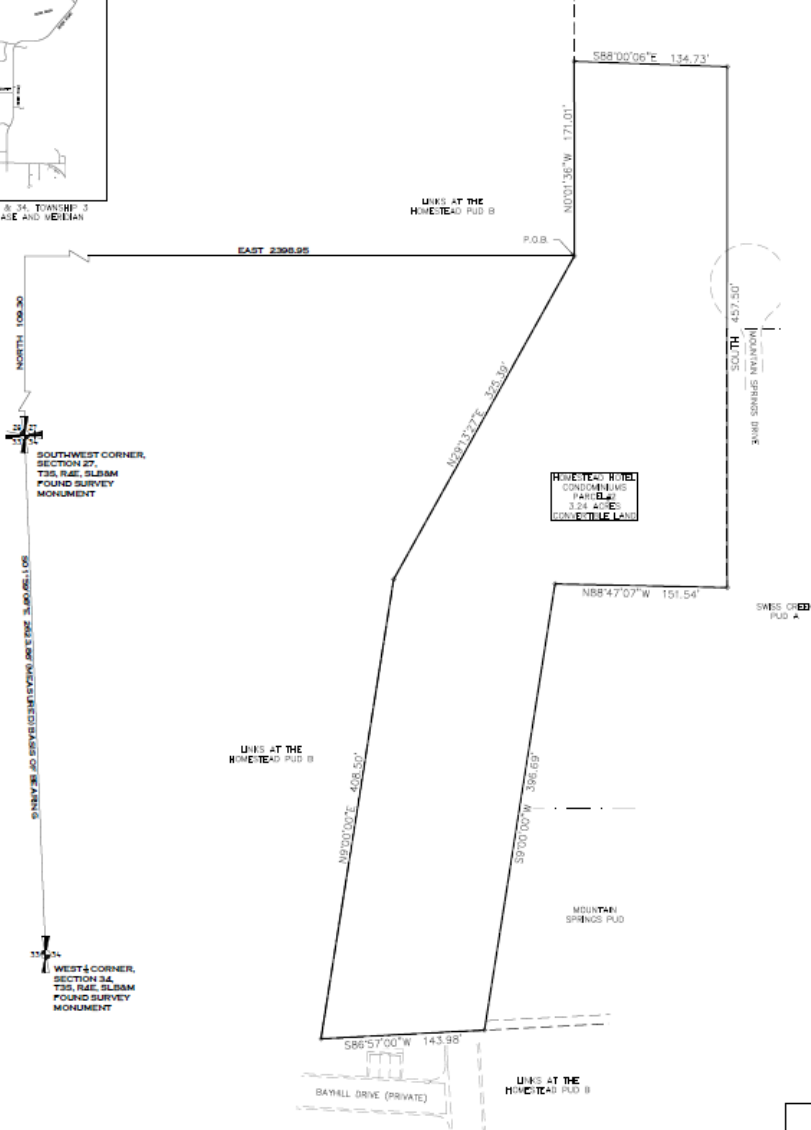
COUNTY RECORDER

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

THE HOMESTEAD, UTAH PLAT - 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°50'00" EAST (MEASURED 2023.89') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENT FOR THE NW & MD CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-60-603 OF THE UTAH CODE, I BRIAN M. BAILES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 338023-2000 IN ACCORDANCE WITH TITLE 10, CHAPTER 20, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS UNIFORM ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-20-17 OF THE UTAH CODE AND HAVE LOCATED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 109.30 FEET AND EAST 2398.95 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 00°01'38" WEST 171.01 FEET; THENCE SOUTH 88°00'08" EAST 134.73 FEET; THENCE SOUTH 48°30' FEET; THENCE NORTH 88°47'07" WEST 191.94 FEET; THENCE SOUTH 89°02'00" WEST 356.88 FEET; THENCE SOUTH 89°37'00" WEST 143.98 FEET; THENCE NORTH 89°00'00" EAST 428.50 FEET; THENCE NORTH 29°12'27" EAST 328.39 FEET TO THE POINT OF BEGINNING.
CONTAINING: 3.24 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD HOTEL, HAVE CAUSED A SURVEY TO BE MADE AND THE PLAT HAS TO BE PREPARED, AND I DO HEREBY GIVE CONSENT TO THE RECORDED 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, _____ (I) PERSONALLY APPEAR BEFORE ME STATEING THAT HE IS THE MANAGER THE HOMESTEAD, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME TO SIGN THE FOREGOING INSTRUMENT RELATION 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 THE PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
APPROVED: _____ DAY OF _____ A.D. 20____
NAME: _____ TITLE: _____ (SEE SEAL BELOW)
THE APPROVED: _____ DAY OF _____ A.D. 20____
NAME: _____ TITLE: _____ (SEE SEAL BELOW)

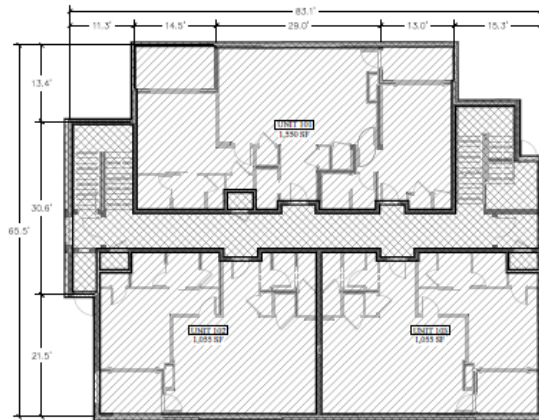
PLANNING COMMISSION APPROVAL
APPROVED: _____ DAY OF _____ A.D. 20____ THE
NAME: _____ CITY PLANNING COMMISSION
PLANNING DIRECTOR: _____ CHAIRMAN PLANNING COMMISSION

THE HOMESTEAD HOTEL CONDOMINIUMS PARCEL#2
LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLSBM A UTAH CONDOMINIUM PROJECT, _____ MERIDIAN, UTAH, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 50'
SHEET 2 OF 8
SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, CITY ENGINEER SEAL, LEGAL-COUNSEL SEAL

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

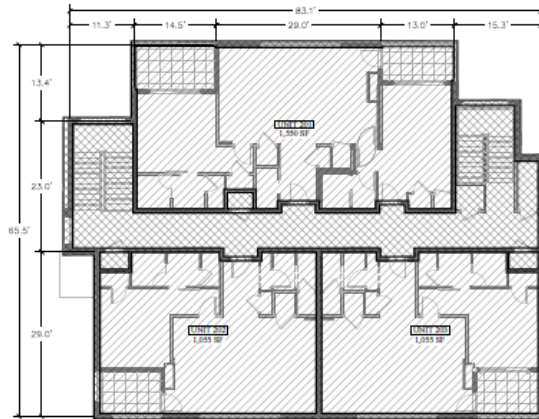
COUNTY RECORDER

SUBJECT: BRIAN M. BAILES, PLS
-TRIAL, U.C.
65 W. CENTER ST
MIDWAY CITY, UTAH 84032
PHONE (435) 654-9229
DATE OF SURVEY: 5 JUNE 2024



FIRST FLOOR PLAN

DIMENSIONS SHOWN ARE TYPICAL FOR ALL FIRST FLOOR UNITS



SECOND FLOOR PLAN

DIMENSIONS SHOWN ARE TYPICAL FOR ALL SECOND FLOOR UNITS

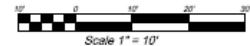
LEGEND	
	LIMITED COMMON AREA
	PRIVATE AREA

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	
100	100 NORTH HOMESTEAD DRIVE, SUITE # UNIT 100
101	100 NORTH HOMESTEAD DRIVE, SUITE # UNIT 101
102	100 NORTH HOMESTEAD DRIVE, SUITE # UNIT 102
SECOND FLOOR	
200	100 NORTH HOMESTEAD DRIVE, SUITE # UNIT 200
201	100 NORTH HOMESTEAD DRIVE, SUITE # UNIT 201
202	100 NORTH HOMESTEAD DRIVE, SUITE # UNIT 202

- NOTES:**
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PROVIDED BY BH ARCHITECTURE 1452 SOUTH 6300 WEST, CEDAR CITY UTAH 84202 (435) 791-7000
 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 DIMENSIONS, COVENANTS, RESTRICTIONS AND CONDITIONS REFER TO SUBDIVISION PLANS.
 5. ALL PRIVATE AREAS ARE TO THE INSIDE OF WALL.

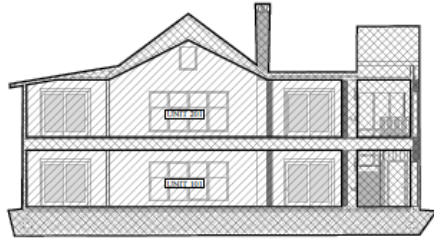


THE HOMESTEAD HOTEL CONDOMINIUMS

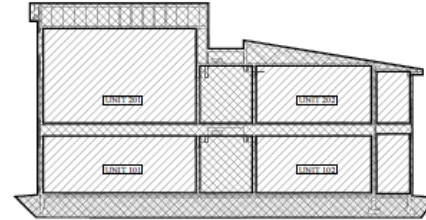
**6 UNIT BUILDING FLOOR PLANS
 (BUILDINGS 21, 22 & 25)**

LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R1E, S38M
 A UTAH CONDOMINIUM PROJECT, MEDWAY CITY, WASHCATH COUNTY, STATE OF UTAH
 SCALE 1" = 10 FEET
 SHEET 3 OF 6

SECTION 24	SECTION 24	SECTION 24	SECTION 24



TYPICAL SECTION A-A



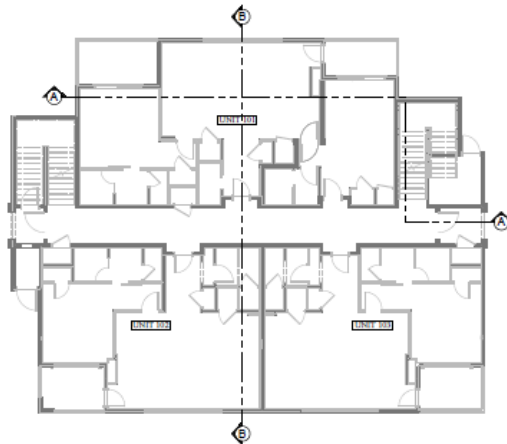
TYPICAL SECTION B-B

LEGEND

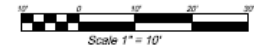
	UNIT COMMON AREA
	PRIVATE AREA

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY EH ARCHITECTURE 1432 SOUTH 6300 WEST, DEAR CITY UTAH, 84702 (435) 709-7000.
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 _____ PAGE _____.
5. ALL PRIVATE AREAS ARE TO THE INSIDE OF WALL.



SECTION KEY

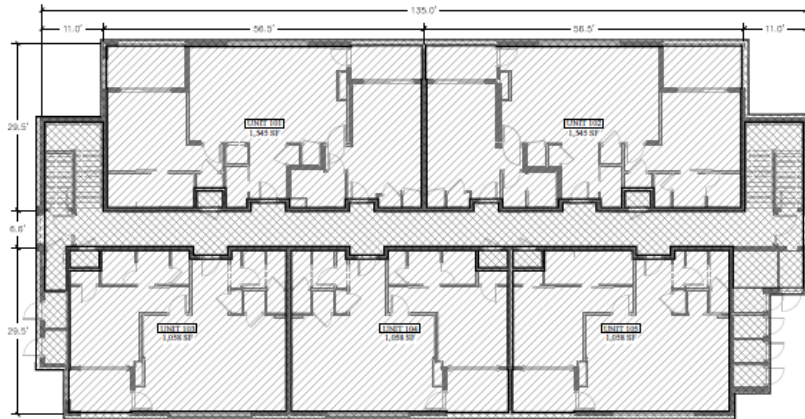


THE HOMESTEAD HOTEL CONDOMINIUMS

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

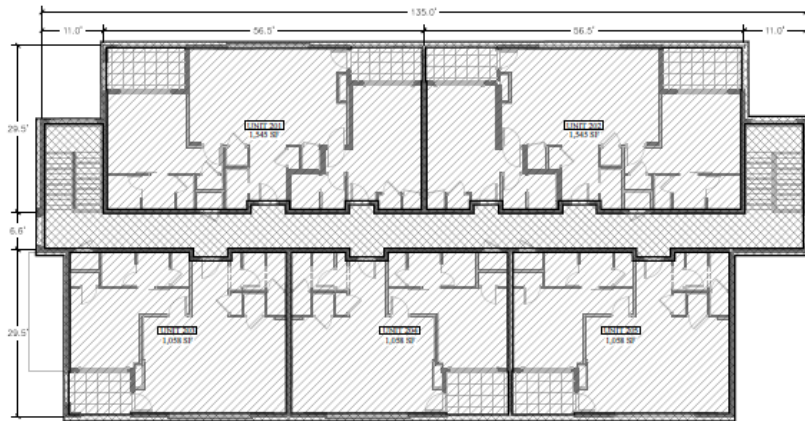
LOCATED IN PORTIONS OF SECTIONS 27 & 34 T2S, R1E, S36W
 A UTAH CONDOMINIUM PROJECT, _____ HIGHWAY _____ CITY, KANEATH COUNTY, STATE OF UTAH
 SCALE 1" = _____ FEET SHEET 4 OF 6

SECTION 24	SECTION 24	SECTION 24	SECTION 24



FIRST FLOOR PLAN

DIMENSIONS SHOWN ARE TYPICAL FOR ALL FIRST FLOOR UNITS



SECOND FLOOR PLAN

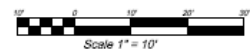
DIMENSIONS SHOWN ARE TYPICAL FOR ALL SECOND FLOOR UNITS

LEGEND	
	UNITED COMMON AREA
	PRIVATE AREA

1ST FLOOR	UNITED COMMON AREA	2,136 SF
	PRIVATE AREA	6,264 SF
2ND FLOOR	UNITED COMMON AREA	1,848 SF
	PRIVATE AREA	6,264 SF

ADDRESS BLOCK	
UNIT	ADDRESS
FIRST FLOOR	
101	300 NORTH RIVERVIEW DRIVE UNIT # UNIT 101
102	300 NORTH RIVERVIEW DRIVE UNIT # UNIT 102
103	300 NORTH RIVERVIEW DRIVE UNIT # UNIT 103
104	300 NORTH RIVERVIEW DRIVE UNIT # UNIT 104
105	300 NORTH RIVERVIEW DRIVE UNIT # UNIT 105
SECOND FLOOR	
201	300 NORTH RIVERVIEW DRIVE UNIT # UNIT 201
202	300 NORTH RIVERVIEW DRIVE UNIT # UNIT 202
203	300 NORTH RIVERVIEW DRIVE UNIT # UNIT 203
204	300 NORTH RIVERVIEW DRIVE UNIT # UNIT 204
205	300 NORTH RIVERVIEW DRIVE UNIT # UNIT 205

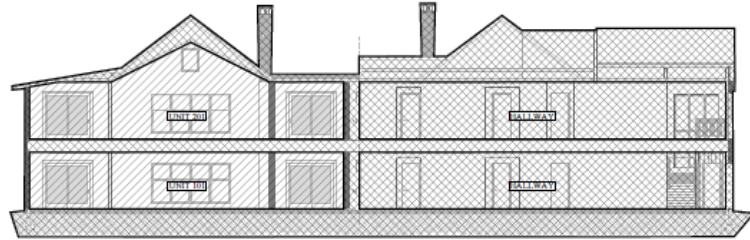
- NOTE:**
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY MR. ARCHITECTURE 1402 SOUTH 6500 WEST, DEARBY CITY, UTAH 84720 (435) 791-7000
 2. ALL UNIT EXTERIOR DIMENSIONS ARE TO THE OUTSIDE WALL.
 3. ALL UNIT INTERIOR DIMENSIONS ARE TO THE INSIDE WALL.
 4. FOR COMPLETE DESCRIPTION OF OWNERSHIP COVENANTS, RESTRICTIONS AND CONDITIONS REFER TO OWNER'S PLANS.
 5. ALL PRIVATE AREAS ARE TO THE INSIDE OF WALL.



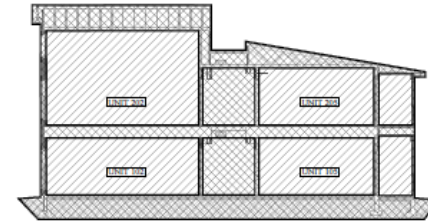
THE HOMESTEAD HOTEL CONDOMINIUMS
10 UNIT BUILDING FLOOR PLANS
(BUILDINGS 20, 23, 24, 26 & 27)
 LOCATED IN PORTIONS OF SECTIONS 27 & 34, T2S, R1E, S38M

A UTAH CONDOMINIUM PROJECT, MENAWEY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 10' FEET SHEET 3 OF 5

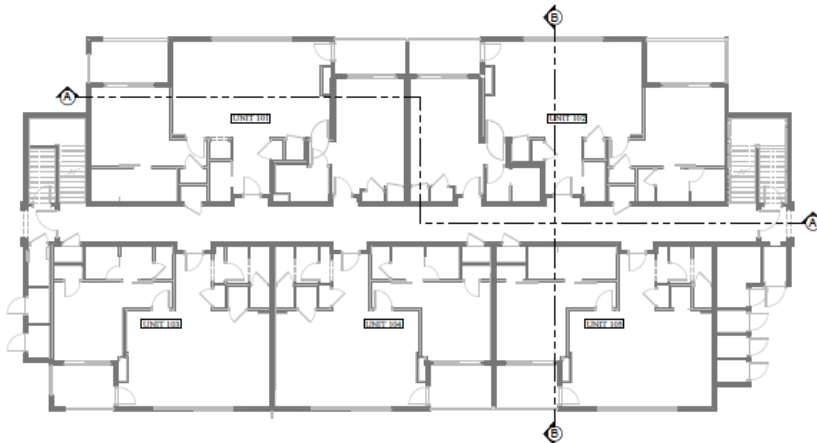
SECTION 24	SECTION 24	SECTION 24	SECTION 24



TYPICAL SECTION A-A



TYPICAL SECTION B-B



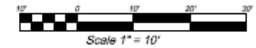
SECTION KEY

LEGEND

	UNIT COMMON AREA
	PRIVATE AREA

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY BH ARCHITECTURE 1492 SOUTH 6300 WEST, DEAR CITY UTAH, 84730 (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 TITLE.
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, R1E, S38M

A UTAH CONDOMINIUM PROJECT, MONDAY, CITY, GARFIELD COUNTY, STATE OF UTAH
SCALE 1" = 10' FEET SHEET 6 OF 6

UNITS 20, 23, 24, 26 & 27	UNITS 20, 23, 24, 26 & 27	UNITS 20, 23, 24, 26 & 27	UNITS 20, 23, 24, 26 & 27

THE HOMESTEAD RESORT PARCEL 1

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°30'00" EAST (MEASURED 2023.86") BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 21.61 FEET AND EAST 1106.74 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 01°28'43" EAST 601.24 FEET; THENCE NORTH 00°00'00" WEST 26.40 FEET; THENCE NORTH 02°22'28" EAST 109.46 FEET; THENCE NORTH 01°14'32" EAST 48.53 FEET; THENCE NORTH 01°48'27" EAST 55.31 FEET; THENCE NORTH 01°29'04" EAST 376.67 FEET; THENCE NORTH 88°56'05" EAST 35.15 FEET; THENCE NORTH 88°04'00" WEST 141.88 FEET; THENCE SOUTH 88°56'05" EAST 761.83 FEET; THENCE SOUTH 00°48'00" WEST 17.93 FEET; THENCE SOUTH 89°18'54" EAST 58.11 FEET; THENCE SOUTH 03°44'04" EAST 212.46 FEET; THENCE SOUTH 04°12'14" EAST 92.16 FEET; THENCE SOUTH 17°03'11" EAST 163.34 FEET; THENCE SOUTH 00°01'36" EAST 212.68 FEET; THENCE SOUTH 89°18'54" WEST 714.43 FEET; THENCE NORTH 89°48'27" WEST 202.00 FEET; THENCE SOUTH 07°52'07" WEST 48.72 FEET; THENCE NORTH 89°22'32" WEST 30.28 FEET; THENCE NORTH 17°44'29" WEST 80.25 FEET; THENCE NORTH 89°35'54" WEST 178.76 FEET; THENCE SOUTH 33°19'19" WEST 93.59 FEET; THENCE NORTH 87°01'18" WEST 32.10 FEET; THENCE NORTH 87°04'47" WEST 38.40 FEET; THENCE NORTH 44°02'27" WEST 69.35 FEET; THENCE ALONG THE ARC OF A 215.00 FOOT RADIUS TO THE LEFT 37.19 FEET (CENTRAL ANGLE OF 00°04'47"); AND A CHORD BEARING SOUTH 65°25'54" WEST 37.19 FEET; THENCE SOUTH 65°00'50" WEST 18.96 FEET; THENCE ALONG THE ARC OF A 202.00 FOOT RADIUS TO THE LEFT 25.06 FEET (CENTRAL ANGLE OF 07°08'07"); AND A CHORD BEARING SOUTH 69°04'11" EAST 25.06 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-401-603 OF THE UTAH CODE, I BRIAN M. HALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 3346359-2209 IN ACCORDANCE WITH TITLE 36, 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 THIS PLAT IN ACCORDANCE WITH SECTION 72-2-317 OF THE UTAH CODE, AND HAVE IDENTIFIED 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	92.48	S2°22'19"W
L3	48.53	S1°34'32"W
L4	33.31	S1°48'27"W
L5	80.28	S1°46'44"W
L6	35.15	N88°56'05"E
L7	141.88	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	S73°02'09"W
L12	30.28	N81°22'32"W
L13	53.88	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	N03°00'00"E
L18	56.01	N80°00'00"W
L19	61.22	N08°00'00"E
L20	90.25	N17°44'29"W
L21	178.76	N55°35'54"W
L22	93.59	S33°01'19"W
L23	92.10	S57°01'16"W
L24	26.40	N14°02'04"W
L25	69.35	N44°09'23"W
L26	18.96	S65°00'50"W

OWNER'S CONSENT TO RECORD AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS 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 BRADSHAW)

ON THE _____ DAY OF _____, A.D. 20____, I DO PERSONALLY APPEAR BEFORE STATING THAT I AM THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY, AND BEFORE ME, I SIGNED THE FOREGOING OWNER DECLARATION AND FULLY ACKNOWLEDGED TO ME THAT SAID COMPANY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC: _____

CURVE TABLE

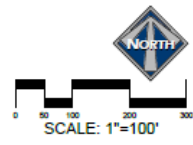
CURVE #	LENGTH	RADIUS	DELTA	CHRD OR	CHRD LUTH
C1	37.19	215.00	9°54'42"	N68°33'54"E	37.15
C2	25.06	202.00	7°08'32"	N89°04'11"E	25.05

COUNTY RECORDER

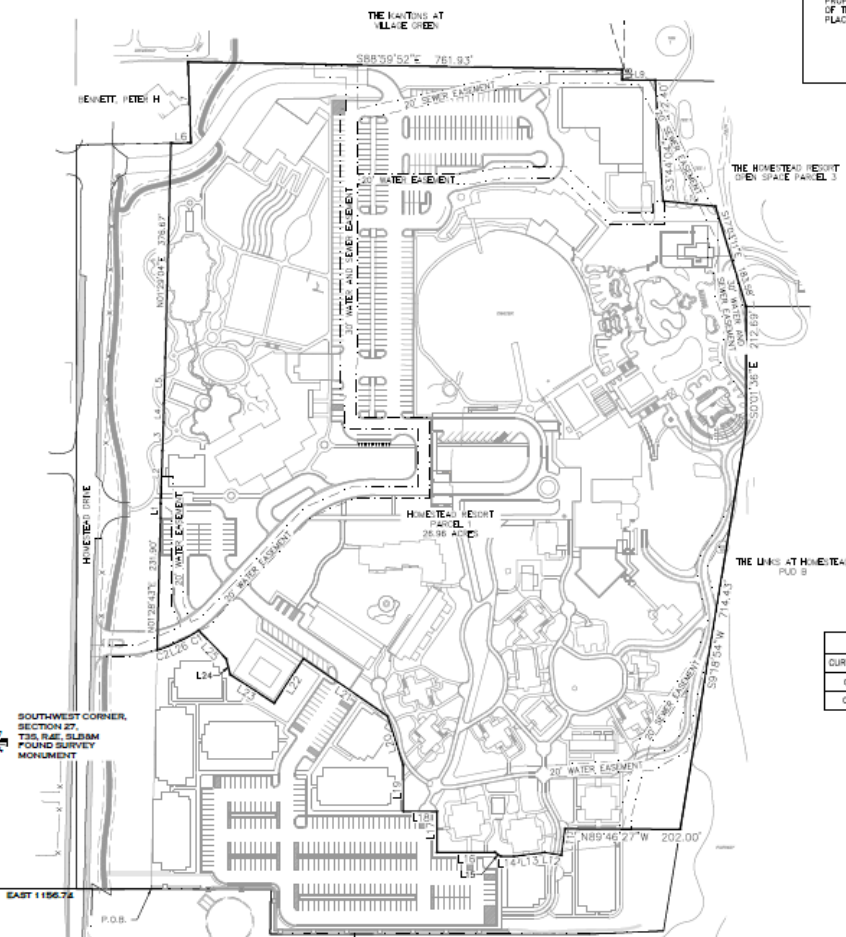
COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
BY _____
COUNTY SURVEYOR _____



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



LEGEND
FLAT BOUNDARY



THE HOMESTEAD RESORT PARCEL 1 PLAT - 31 MAY 2024

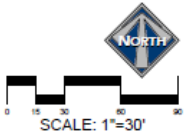
BRIAN M. HALLS, PLS
ATKINS, LLC
65 W CENTER ST
HEBER CITY, UTAH 84032
PHONE (435) 856-9228

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 EXHIBENTS HEREON SHOWN.
THIS _____ DAY OF _____, A.D. 20____
APPROVED: _____ ATTEST: _____ (SEE SEAL BELOW)
CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

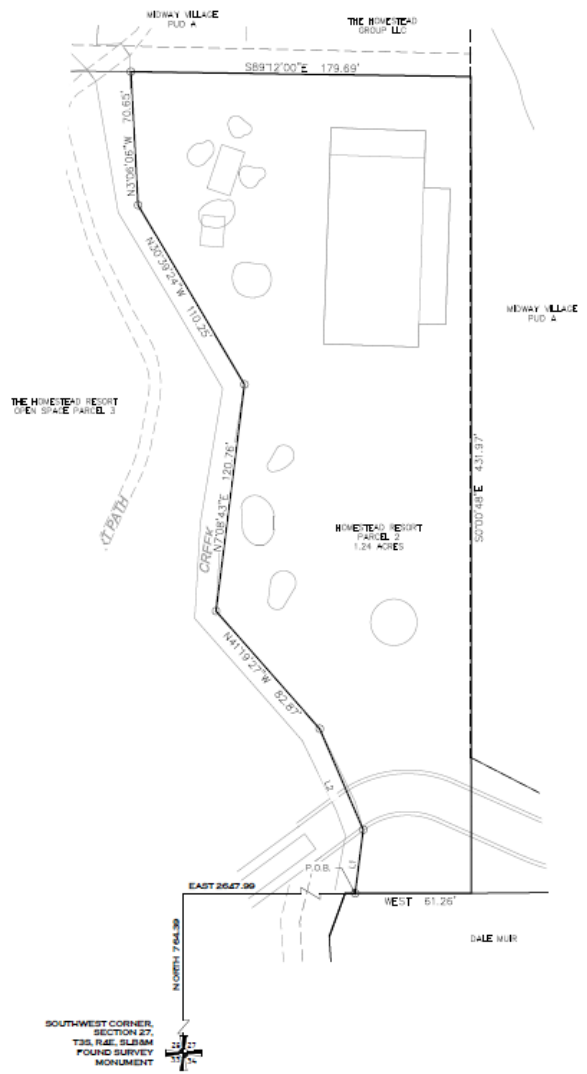
PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
CITY PLANNING COMMISSION
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

**THE HOMESTEAD RESORT
PARCEL 1**
LOCATED IN PORTIONS OF SECTIONS 27 & 28, T1S, R4E, S14M
A UTAH COMMONS PROJECT, _____, UTAH, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 100 FEET SHEET 1 OF 9

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL GLEN-HEWLETT SEAL



THE HOMESTEAD RESORT PARCEL 2



LEGEND
 _____ PLAT BOUNDARY

LINE #	LENGTH	DIRECTION
L1	33.97	N0715°01'E
L2	58.11	N0322°25'W

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY HAS ESTABLISHED AS SOUTH 01°59'08" EAST (MEASURED 2022.86) BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MD. CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9-403 OF THE UTAH CODE, I, BRIAN M. HALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334533-2001 IN ACCORDANCE WITH TITLE 58, CHAPTER 23 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS UTAH CODE. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT IN ACCORDANCE WITH SECTION 11-2-2(1) 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 784.39 FEET AND EAST 2847.99 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN;
 THENCE NORTH 07°15'01" EAST 33.97 FEET; THENCE NORTH 03°22'25" WEST 58.11 FEET; THENCE NORTH 41°19'27" WEST 82.67 FEET; THENCE NORTH 07°08'43" EAST 120.78 FEET; THENCE NORTH 30°39'24" WEST 110.28 FEET; THENCE NORTH 03°06'18" WEST 70.65 FEET; THENCE SOUTH 89°22'07" EAST 190.69 FEET; THENCE SOUTH 80°08'48" 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 PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREIN 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 RECORDED AND DEDICATION 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 DO HEREBY APPEAR BEFORE YOU STATING THAT I AM THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY, AND BEFORE ME, BEING THE FOREGOING OWNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN, 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 THE PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
 THIS ____ DAY OF _____, A.D. 20____
 APPROVED: _____ MAYOR CITY ENGINEER (SEE SEAL BELOW)
 APPROVED: _____ ATTY CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20____ BY THE
 _____ MAYOR CITY PLANNING COMMISSION
 PLANNING MEMBER: _____ CHAIRMAN, PLANNING COMMISSION: _____

COUNTY RECORDER

 COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

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

THE HOMESTEAD RESORT PARCEL 2

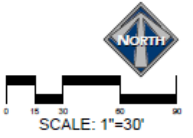
LOCATED IN PORTIONS OF SECTION 34, T1S, R4E, T3S, THE SEAM, A UTAH COOPERATION PROJECT, _____ MERIDIAN, UTAH, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 30 FEET SHEET 2 of 3

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	LEGAL REPRESENTATIVE SEAL

THE HOMESTEAD RESORT PARCEL 2 PLAT - 31 MAY 2024

CONTRACTOR
 BRIAN M. HALLS, PLS.
 4700 S. W. 1000 E.
 MIDWAY CITY, UTAH 84032
 PHONE (435) 959-9229

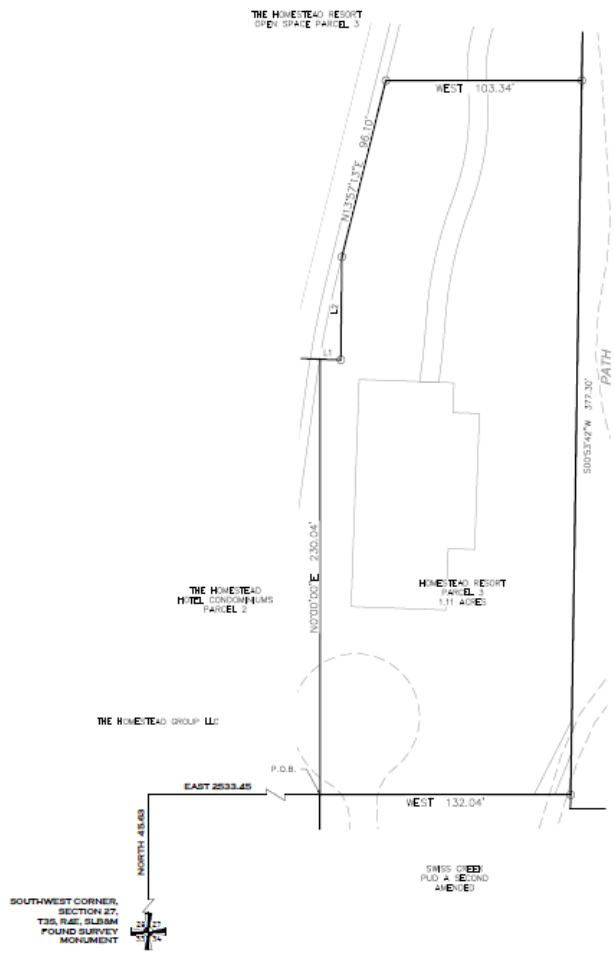
SOUTHWEST CORNER, SECTION 37, T3S, R4E, SLEAM FOUND SURVEY MONUMENT



THE HOMESTEAD RESORT PARCEL 3

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

LEGEND
PLAT BOUNDARY



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.82	S89°00'00"E
L2	54.34	N00°28'38"E

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS DETERMINED AS SOUTH 02°04'00" EAST (MEASURING 2623.861' BETWEEN FOUND BENCHMARK SECTION CORNER SURVEY MONUMENTS FOR THE 1/4 SECTION CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 16-10-103 OF THE UTAH CODE, I, BRIAN M. DALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 134633-2001 IN ACCORDANCE WITH TITLE 18, CHAPTER 23, 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 17-2-2(1) OF THE UTAH CODE, AND HAVE EMPLOYED 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 SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 230.04 FEET; THENCE SOUTH 89°00'00" EAST 10.82 FEET; THENCE NORTH 00°28'38" EAST 54.34 FEET; THENCE NORTH 132°34'33" EAST 86.10 FEET; THENCE WEST 103.34 FEET; THENCE SOUTH 02°04'00" EAST 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 HEREIN 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 WASHINGTON)

ON THIS _____ DAY OF _____ A.D. 20____, I DO HEREBY PUBLICLY SPEAK BEFORE ME STATING THAT HE IS THE MANAGER, THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME, BEING THE FOREGOING OWNER, SIGNATURE WHO DULY ACKNOWLEDGES TO ME THAT SAID COMPANY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC: _____

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH, HEREBY APPROVES THE PLANNING COMMISSION'S FINDINGS AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREIN SHOWN.

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

APPROVED: _____ MAYOR (SEE SEAL BELOW)

APPROVED: _____ CITY ATTORNEY (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____ (SEE SEAL BELOW)

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
RD# _____
COUNTY SURVEYOR _____

THE HOMESTEAD RESORT PARCEL 3

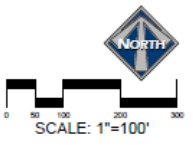
LOCATED IN PORTIONS OF SECTION 27, T35, R4E, S35DBM
A UTAH COORDINATE PROJECT, _____ MERIDIAN, UTAH, WASHINGTON COUNTY, STATE OF UTAH
SCALE 1" = _____ FEET SHEET 3 OF 3

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	LEGAL COUNSEL SEAL

THE HOMESTEAD RESORT PARCEL 3 PLAT - 31 MAY 2024

BRUCE DALLS
BRIAN M. DALLS, PLS.
ATLANTA, GA.
65 W. CENTER ST.
MIDWAY CITY, UTAH 84032
PHONE (435) 654-9228

THE HOMESTEAD RESORT OPEN SPACE PARCEL 1



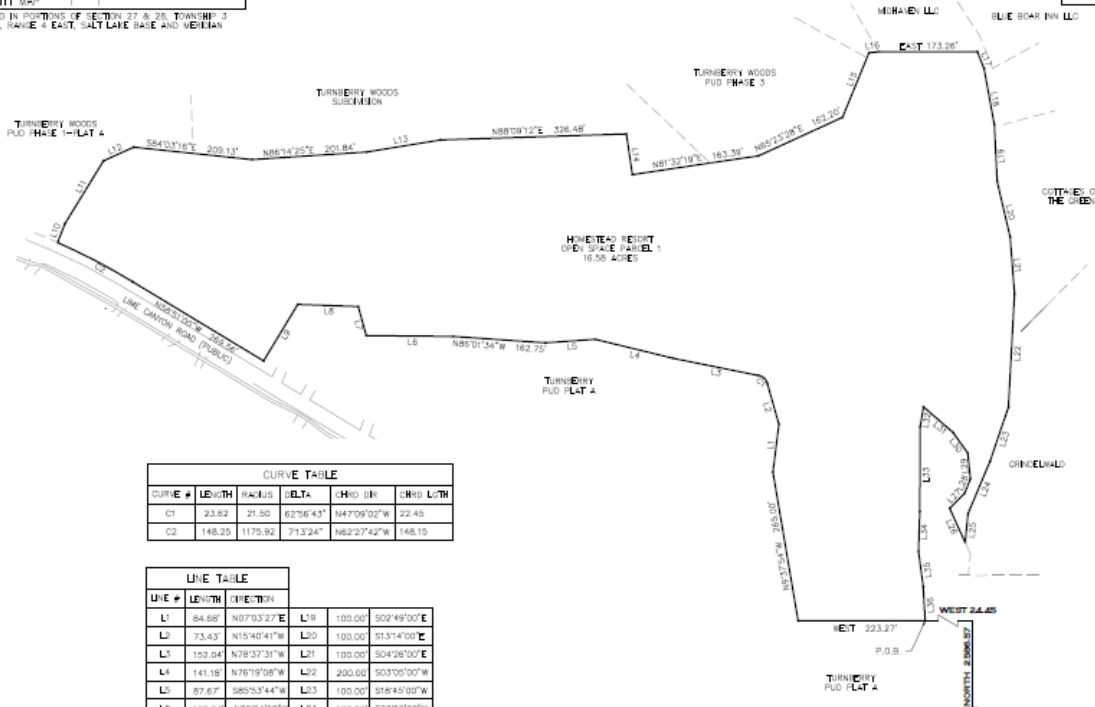
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°30'00" EAST (MEASURED 2023.86) BETWEEN FOUND WASHATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MD CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-304-503 OF THE UTAH CODE, I, BRIAN M. HALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER: 338559-2209 IN ACCORDANCE WITH TITLE 36, 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 FLAT IN ACCORDANCE WITH SECTION 7-202-417 OF THE UTAH CODE AND HAVE DEPICTED ALL NEARBY RIGHTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE FLAT.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 25°26'57" WEST AND WEST 24.45 FEET 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°07'34" WEST 305.00 FEET; THENCE NORTH 07°02'27" EAST 94.88 FEET; THENCE NORTH 15°40'41" WEST 124.41 FEET; THENCE ALONG THE ARC OF A 21.90 FOOT RADIUS TO THE LEFT 23.62 FEET (CENTRAL ANGLE OF 52°58'45" AND A CHORD BEARING NORTH 07°09'02" WEST 22.45 FEET); THENCE NORTH 02°02'54" WEST 150.24 FEET; THENCE NORTH 76°19'08" WEST 141.16 FEET; THENCE SOUTH 85°03'44" WEST 87.67 FEET; THENCE NORTH 80°07'34" WEST 152.25 FEET; THENCE NORTH 80°24'38" WEST 152.54 FEET; THENCE NORTH 50°00'00" WEST 50.00 FEET; THENCE SOUTH 106.39 FEET; THENCE SOUTH 31°09'00" WEST 113.73 FEET; THENCE NORTH 58°51'00" WEST 264.36 FEET; THENCE ALONG THE ARC OF A 1175.92 FOOT RADIUS TO THE LEFT 344.16 FEET (CENTRAL ANGLE OF 37°13'24" AND A CHORD BEARING NORTH 62°27'43" WEST 148.15 FEET); THENCE NORTH 21°13'16" EAST 33.04 FEET; THENCE NORTH 31°38'09" EAST 129.89 FEET; THENCE NORTH 62°35'50" EAST 38.27 FEET; THENCE SOUTH 84°03'51" EAST 206.13 FEET; THENCE NORTH 80°14'25" EAST 201.84 FEET; THENCE NORTH 80°46'54" EAST 131.48 FEET; THENCE NORTH 88°59'12" EAST 326.45 FEET; THENCE SOUTH 88°27'41" EAST 72.06 FEET; THENCE NORTH 81°20'18" EAST 163.36 FEET; THENCE NORTH 60°23'28" EAST 162.20 FEET; THENCE NORTH 62°13'45" EAST 122.51 FEET; THENCE NORTH 83°57'45" EAST 17.26 FEET; THENCE EAST 173.26 FEET; THENCE SOUTH 20°32'28" EAST 31.96 FEET; THENCE SOUTH 10°19'00" 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°28'00" 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 09°44'00" WEST 50.73 FEET; THENCE NORTH 24°27'39" WEST 25.74 FEET; THENCE NORTH 44°59'12" EAST 48.88 FEET; THENCE NORTH 22°04'36" EAST 27.81 FEET; THENCE NORTH 06°11'31" WEST 15.71 FEET; THENCE NORTH 30°33'59" WEST 44.33 FEET; THENCE NORTH 49°02'01" WEST 68.93 FEET; THENCE SOUTH 09°17'47" WEST 35.44 FEET; THENCE SOUTH 00°16'59" WEST 148.87 FEET; THENCE SOUTH 01°48'53" WEST 70.01 FEET; THENCE SOUTH 07°33'37" EAST 662.16 FEET; THENCE SOUTH 03°24'08" EAST TO THE POINT OF BEGINNING.

CONTAINING: 16.58 ACRES

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



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.62	21.90	62°58'45"	044°09'02"W	22.45
C2	148.25	1175.92	71°32'41"	N62°27'42"W	148.15

LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	84.88	N07°03'27"E	L9	100.00	S02°49'00"E
L2	73.43	N15°46'41"W	L10	100.00	S13°47'00"E
L3	152.64	N78°32'31"W	L11	100.00	S04°28'00"E
L4	141.16	N76°19'08"W	L12	200.00	S03°05'00"W
L5	87.67	S85°53'44"W	L13	100.00	S18°45'00"W
L6	152.54	N89°24'38"W	L14	100.00	S22°50'00"W
L7	52.95	N18°29'53"W	L15	50.73	S09°44'00"W
L8	106.39	N88°02'26"W	L16	65.74	N24°27'39"W
L9	115.73	S31°09'00"W	L17	36.90	N44°59'12"E
L10	35.06	N21°13'16"E	L18	27.81	N22°04'36"E
L11	129.89	N31°38'09"E	L19	45.71	N06°11'31"W
L12	58.27	N65°03'50"E	L20	44.33	N35°33'59"W
L13	131.48	N80°46'54"E	L21	68.93	N49°02'01"W
L14	72.06	S08°27'41"E	L22	35.44	S09°17'47"W
L15	122.51	N23°13'45"E	L23	148.87	S07°33'37"E
L16	17.26	N83°57'45"E	L24	70.01	S01°48'53"W
L17	31.96	S21°32'28"E	L25	62.16	S07°33'37"E
L18	100.00	S01°16'59"E	L26	60.53	S03°24'08"E

COUNTY RECORDER

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

OWNER'S CONSENT TO RECORD AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS THE HOMESTEAD RESORT OPEN SPACE LOT 1 AND HAVE CAUSED A SURVEY TO BE MADE AND THE FLAT MAP, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS FLAT 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 WASHATCH)

ON THE _____ DAY OF _____, A.D. 20____, I, _____ DO HEREBY APPEAR BEFORE YOU STATING THAT I AM THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND HEREBY WE SOLICIT THE FORTHCOMING OWNER'S DECLARATION AND GIVE AUTHORITY TO YOU THAT SAID COMPANY DOES EXECUTE THE SAME.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY
THE CITY COUNCIL OF MIDWAY CITY, WASHATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THE PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
THIS _____ DAY OF _____, A.D. 20____
APPROVED: _____ MAYOR
APPROVED: _____ CITY ENGINEER (SEE SEAL BELOW)
CITY ATTORNEY
CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED: _____ DAY OF _____, A.D. 20____, THE _____ CITY PLANNING COMMISSION
PLANNING DIRECTOR
CHIEF OF PLANNING COMMISSION

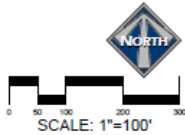
**THE HOMESTEAD RESORT
OPEN SPACE PARCEL 1**
LOCATED IN PORTIONS OF SECTIONS 27 & 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
A UTAH COMMONS PROJECT. _____ MIDWAY CITY, WASHATCH COUNTY, STATE OF UTAH
SCALE: 1" = 100 FEET SHEET 4 OF 4

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL LEGAL-COUNSEL SEAL

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

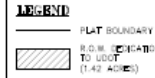
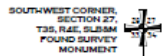
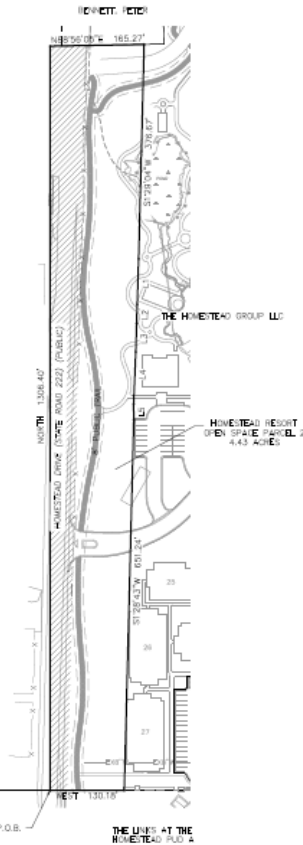
BRIAN M. HALLS, PLS
ATLANTIC, UT
65 W. CENTER ST
MIDWAY CITY, UTAH 84032
PHONE (435) 656-9228

**THE HOMESTEAD RESORT
OPEN SPACE PARCEL 2**



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

LINE #	LENGTH	DIRECTION
L1	80.28	S71°40'44\"/>



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'30\"/>

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTIONS 10-9-403 OF THE UTAH CODE, I, BRIAN M. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR. HALL, LICENSE NUMBER 344532-2010, IN ACCORDANCE WITH TITLE 48, CHAPTER 2, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSES ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTIONS 14-23-17 OF THE UTAH CODE, AND HAVE SECURED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS BE DESCRIBED ON THE PLAT.

DATE: _____ SURVEYOR: BRIAN M. HALL

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 214.11 FEET AND EAST 1026.56 FEET 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°58'07\"/>

OWNER'S CONSENT TO RECORD AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREIN 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 WASHINGTON)

ON THE _____ DAY OF _____, A.D. 20____, I DO HEREBY APPEAR BEFORE YOU STATING THAT I AM THE MANAGER, THE HOMESTEAD GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY AND BEPFORE ME, BEING THE FOREGOING OWNER, DECLARATION AND FULLY 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, WASHINGTON COUNTY, STATE OF UTAH, HEREBY APPROVES THE PLANNING COMMISSION'S RECOMMENDATION AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.

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

APPROVED: _____ MAYOR (SIGN-RECORDED) (SEE SEAL BELOW)

APPROVED: _____ CITY ATTORNEY (SIGN-RECORDED) (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNING COMMISSION: _____ ORIGINAL PLANNING COMMISSION

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

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

ROSW: _____

COUNTY SURVEYOR: _____

**THE HOMESTEAD RESORT
OPEN SPACE PARCEL 2**

LOCATED IN PORTIONS OF SECTION 27, TWP. 3S, R. 4E, SLM, A UTAH COMMONS PROJECT, _____ MIDDY, WASHINGTON COUNTY, STATE OF UTAH

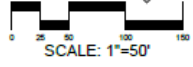
SCALE: 1" = 100 FEET SHEET # 2 OF 2

SURVEYOR'S SEAL: _____ NOTARY PUBLIC SEAL: _____ CITY ENGINEER SEAL: _____ LEGAL RECORD SEAL: _____

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

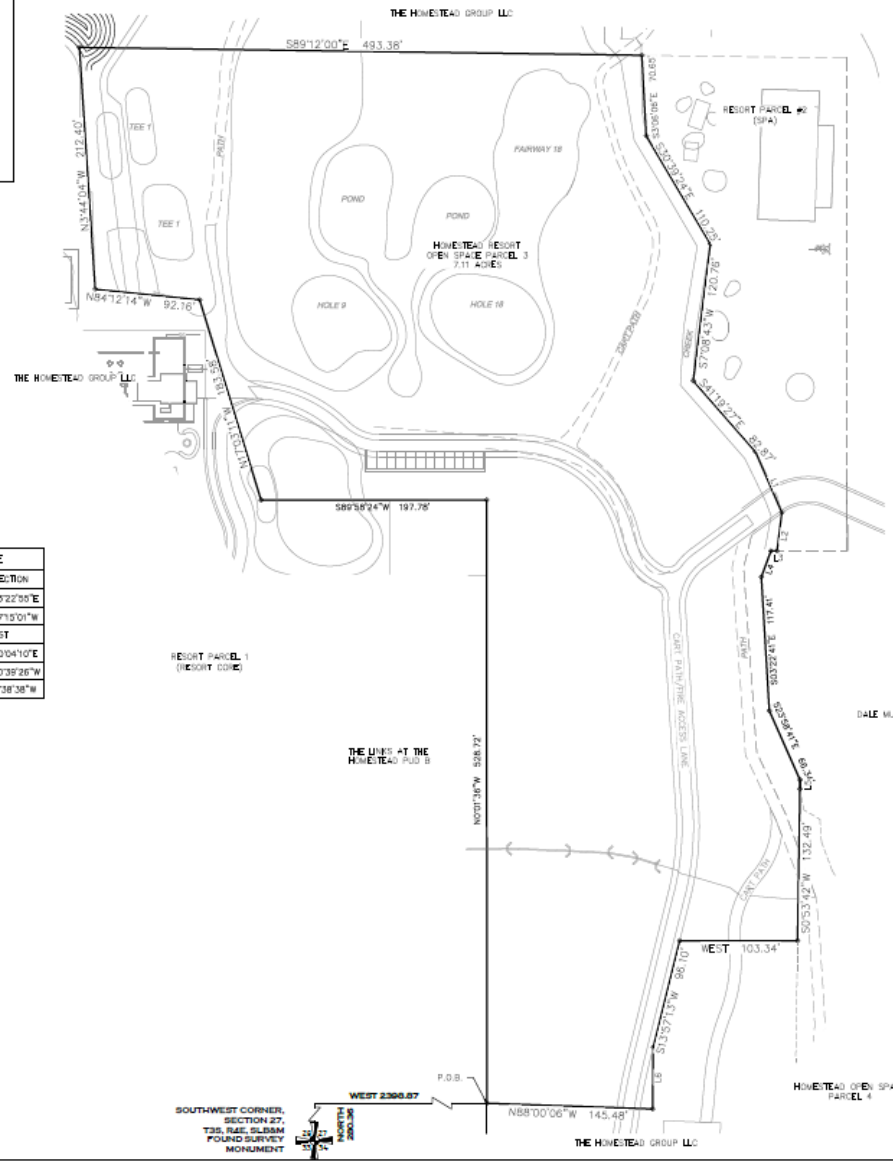
BRIAN M. HALL, PLS
ATLANTA, GA
605 W. GATEWAY
MIDWAY CITY, UTAH 84032
PHONE (435) 856-9229

THE HOMESTEAD RESORT OPEN SPACE PARCEL 3



LOCALITY MAP
LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN 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'	S03°38'38"W

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

SURVEYOR
BRYAN M. GALLS, PLS
ATHLETIC, LLC
65 W CENTER ST
MIDWAY CITY, UTAH 84032
PHONE (435) 854-9228

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 07°59'58" EAST (MEASURED 2623.98') BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW 1/4 CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 19-6-6(3) OF THE UTAH CODE, I, BRYAN M. GALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334533-2201 IN ACCORDANCE WITH TITLE 56, CHAPTER 23, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I DO 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 INDICATED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION
BEGINNING AT A POINT 104.18 FEET NORTH 268.38 FEET AND EAST 2388.87 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN;
THENCE NORTH 00°01'36" WEST 528.72 FEET; THENCE SOUTH 89°58'24" WEST 197.70 FEET; THENCE NORTH 17°03'11" WEST 183.58 FEET; THENCE NORTH 84°12'14" WEST 29.19 FEET; THENCE NORTH 03°44'04" WEST 112.40 FEET; THENCE SOUTH 89°12'00" EAST 493.38 FEET; THENCE SOUTH 06°03'06"08" EAST 70.69 FEET; THENCE SOUTH 30°29'24" EAST 110.20 FEET; THENCE SOUTH 07°28'43" WEST 103.19 FEET; THENCE SOUTH 41°59'21" EAST 74.97 FEET; THENCE SOUTH 23°22'55" EAST 58.11 FEET; THENCE SOUTH 07°15'01" WEST 53.91 FEET; THENCE WEST 5.34 FEET; SOUTH 20°04'10" WEST 24.23 FEET; THENCE SOUTH 03°22'41" WEST 112.41 FEET; THENCE SOUTH 04°19'21" EAST 74.97 FEET; THENCE SOUTH 10°39'26" WEST 8.45 FEET; THENCE SOUTH 00°34'42" WEST 132.46 FEET; THENCE WEST 103.34 FEET; THENCE SOUTH 03°07'13" WEST 96.10 FEET; THENCE SOUTH 00°39'35" WEST 54.34 FEET; THENCE NORTH 88°00'38" WEST 143.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.11 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS 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 _____, A.D. 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, THE 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: _____ MAYOR _____ ATTEST: _____ (SEE SEAL BELOW)
APPROVED: _____ CITY ATTORNEY _____ ATTEST: _____ (SEE SEAL BELOW)

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

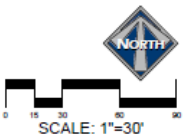
COUNTY RECORDER
[]

COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS ____ DAY OF _____, 20____
RD54 _____
COUNTY SURVEYOR _____

**THE HOMESTEAD RESORT
OPEN SPACE PARCEL 3**
LOCATED IN PORTIONS OF SECTION 27, T3S, R4E, S36M
A UTAH COMMONMAN PROJECT, MERRYWILL CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 50 FEET SHEET 6 OF 8

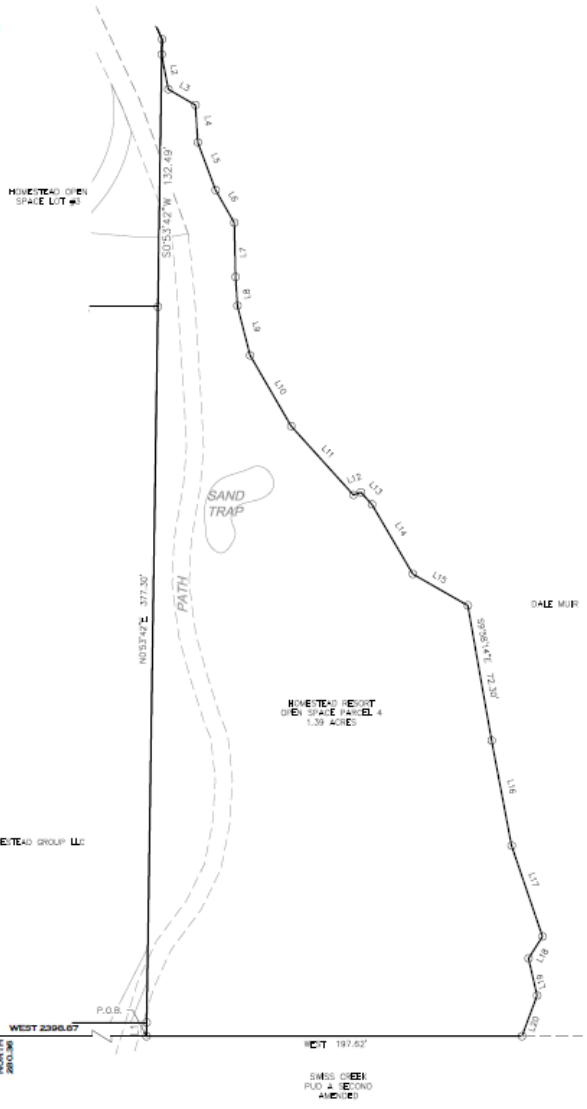
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLEM-HUTCHINS SEAL

THE HOMESTEAD RESORT OPEN SPACE PARCEL 4



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

LEGEND
— PLAT BOUNDARY



LINE #	LENGTH	DIRECTION
L1	7.20	N00°40'26"E
L2	18.59	S10°47'10"E
L3	16.52	S09°34'34"E
L4	19.70	S03°43'54"E
L5	26.78	S20°28'48"E
L6	19.87	S29°41'51"E
L7	28.50	S01°24'53"E
L8	15.20	S03°33'46"E
L9	26.87	S14°56'02"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	33.30	S60°15'31"E
L16	58.42	S10°45'32"E
L17	50.47	S18°49'07"E
L18	13.60	S32°14'06"W
L19	20.11	S12°34'47"E
L20	32.84	S00°21'42"W

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS DETERMINED AS SOUTH 03°50'57" EAST (MEAN TRUE) 2023.861 BETWEEN POINTS IN WASHITA COUNTY, NORTH CORNER SURVEY MONUMENTS FOR THE SW 1/4 AND CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH RULES 10-94-303 OF THE UTAH CODE I, BRIAN W. BULLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 354532-2201 IN ACCORDANCE WITH TITLE 36, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS UTHERING ACT. FURTHER, CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE SUBJECT DESCRIBED IN THE PLAT IN ACCORDANCE WITH SECTION 17-20-17 OF THE UTAH CODE, AND HAVE REPEATED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS INDICATED ON THE PLAT.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 38.43 FEET AND EAST 2685.41 FEET FROM THE SOUTH-WEST CORNER OF SECTION 24, 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 09°34'34" EAST 16.52 FEET; THENCE SOUTH 03°43'54" EAST 19.70 FEET; THENCE SOUTH 20°28'48" EAST 26.78 FEET; THENCE SOUTH 29°41'51" EAST 19.87 FEET; THENCE SOUTH 01°24'53" EAST 28.50 FEET; THENCE SOUTH 03°33'46" EAST 15.20 FEET; THENCE SOUTH 14°56'02" EAST 26.87 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 33.30 FEET; THENCE SOUTH 09°45'32" EAST 58.42 FEET; THENCE SOUTH 10°45'32" EAST 50.47 FEET; THENCE SOUTH 09°49'07" EAST 13.60 FEET; THENCE SOUTH 12°34'47" EAST 20.11 FEET; THENCE SOUTH 32°14'06" WEST 13.60 FEET; THENCE SOUTH 12°34'47" WEST 22.84 FEET; THENCE WEST 12°34'47" TO THE POINT OF BEGINNING.
CONTAINING 1.39 ACRES.

OWNER'S CONSENT TO RECORD AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS THE HOMESTEAD RESORT OPEN SPACE LOT 4 AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MADE, 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 WASHITA)
ON THE _____ DAY OF _____, A.D. 20____, I DO PERSONALLY APPEAR BEFORE ME, STATE THAT I AM THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND HEREBY WE GIVE THE FOREGOING OWNER, SET FORTH AND FULLY ACKNOWLEDGE TO ME THAT SAID COMPANY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC: _____

ACCEPTANCE BY MIDWAY CITY
THE CITY COUNCIL OF MIDWAY CITY, WASHITA COUNTY, STATE OF UTAH, HEREBY APPROVES THE PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
THIS _____ DAY OF _____, A.D. 20____
APPROVED: _____ MAYOR (SEE SEAL BELOW)
APPROVED: _____ CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED: _____ DAY OF _____, A.D. 20____, BY THE
PLANNING COMMISSION (SEE SEAL BELOW)
CITY PLANNING COMMISSION

COUNTY RECORDER
[Signature Line]

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

**THE HOMESTEAD RESORT
OPEN SPACE PARCEL 4**
LOCATED IN PORTIONS OF SECTION 27, T1S, R4E, S4W
A UTAH COMMONS PROJECT, MIDWAY, UTAH, WASHITA COUNTY, STATE OF UTAH
SCALE: 1" = 30 FEET SHEET 7 OF 9

SURVEYOR'S SEAL: _____
NOTARY PUBLIC SEAL: _____
CITY ENGINEER SEAL: _____
MAYOR SEAL: _____

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

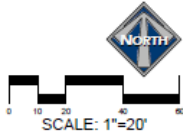
BRIAN W. BULLS, PLS
4700 W. 6500 S.
MIDWAY, UT 84032
PHONE (435) 656-9229

SOUTH-WEST CORNER,
SECTION 27,
T3S, R4E, S4W
FOUND SURVEY
MONUMENT

SWISS CHEESE
P.L.O. # 12300
A.M.C. # 12300

THE HOMESTEAD RESORT

OPEN SPACE PARCEL 5



LEGEND
 _____ PLAT BOUNDARY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'08" EAST MEASURED 2623.867' BETWEEN FOUND WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE N.W. AND CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTIONS 10-19-003 OF THE UTAH CODE, I, BRIAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 326033-2201 IN ACCORDANCE WITH TITLE 68, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS UTAH CODE.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 11-2-2(1) OF THE UTAH CODE, AND HAVE IDENTIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS INDICATED 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 SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN;

THENCE NORTH 89°46'27" EAST 271.74 FEET; THENCE SOUTH 86°12'28" 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 30.20 FEET (CENTRAL ANGLE OF 142°29'25" AND A CHORD BEARING NORTH 17°54'45" WEST 35.11 FEET); THENCE NORTH 88°07'00" WEST 131.41 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS TO THE RIGHT 32.73 FEET (CENTRAL ANGLE OF 301°22'29" AND A CHORD BEARING NORTH 40°00'45" WEST 35.11 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

I, BRIAN W. HALL, DO HEREBY CERTIFY THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS THE HOMESTEAD RESORT, OPEN SPACE PARCEL 5, AND HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MADE, AND I DO HEREBY GIVE MY 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 MICHIGAN)

ON THE _____ DAY OF _____, A.D. 20____, I, THE UNDERSIGNED, HEREBY APPEAR BEFORE YOU STATING THAT I AM THE MANAGER OF THE HOMESTEAD GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY, AND DESIRE TO RECORDE THE FOREGOING OWNER'S CONSENT AND HEREBY ACKNOWLEDGE TO YOU 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 THE PLANNED CITY DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.

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

APPROVED: _____ MAYOR (SEE RECORD) (SEE SEAL BELOW)

APPROVED: _____ CITY ATTORNEY (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNING MEMBER _____ CHAIRMAN, PLANNING COMMISSION _____

THE HOMESTEAD RESORT

OPEN SPACE PARCEL 5

LOCATED IN PORTIONS OF SECTION 34, T3S, R4E, S48M
 A UTAH COMMONS PROJECT, MICHIGAN COUNTY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 20 FEET SHEET 6 OF 8

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL LEGAL RECORDER SEAL

COUNTY RECORDER

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

REC'D _____

COUNTY SURVEYOR'S CERTIFICATE

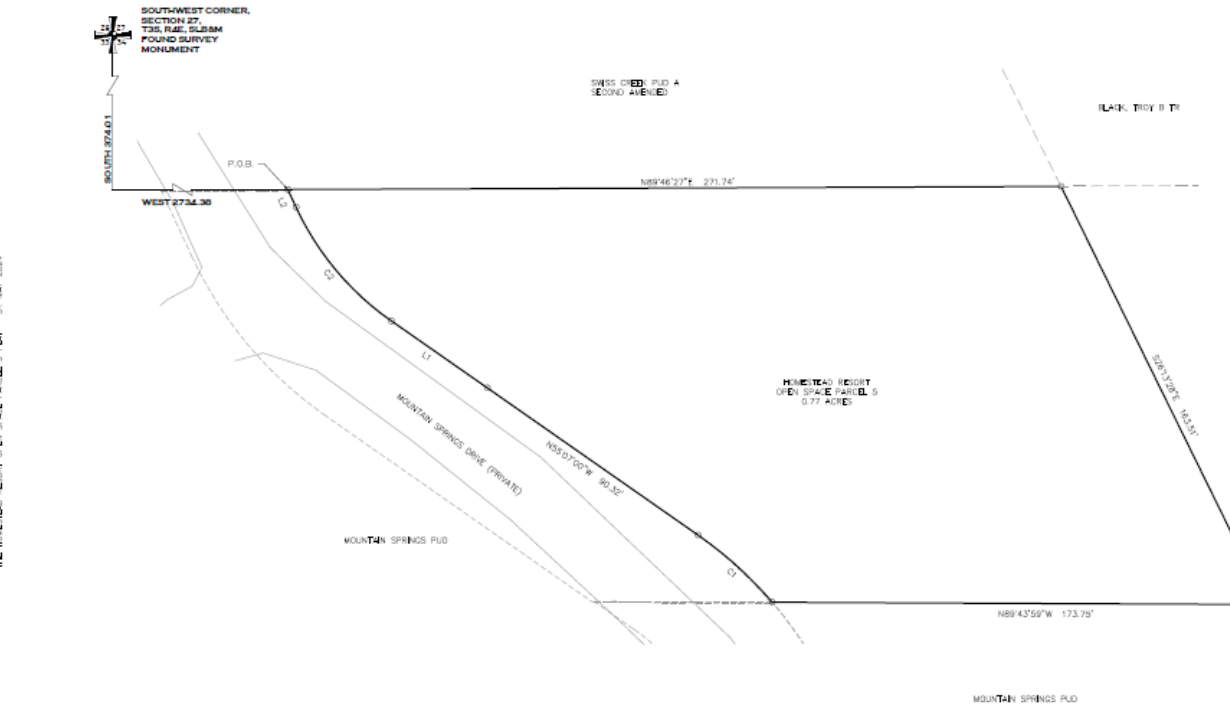
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____

REC'D _____

COUNTY SURVEYOR _____



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

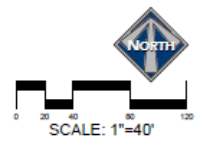


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	41.08'	N55°07'00"W
L2	6.84'	N24°54'31"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR.	CHORD LENGTH
C1	35.20	140.00	142°29'25"	N47°04'46"W	35.11
C2	52.72	100.00	301°22'29"	S40°00'45"E	52.11

BRIAN W. HALL, PLS
 65 W. CENTER ST
 MIDWAY CITY, UTAH 84032
 PHONE (435) 656-9229

THE HOMESTEAD RESORT, OPEN SPACE PARCEL 5, PLAT - 33 MAY 2024



THE HOMESTEAD RESORT OPEN SPACE PARCELS 6 & 7

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'00" EAST (MEASURED 2023.567) BETWEEN FOUND WASHINGTON COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & MID CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

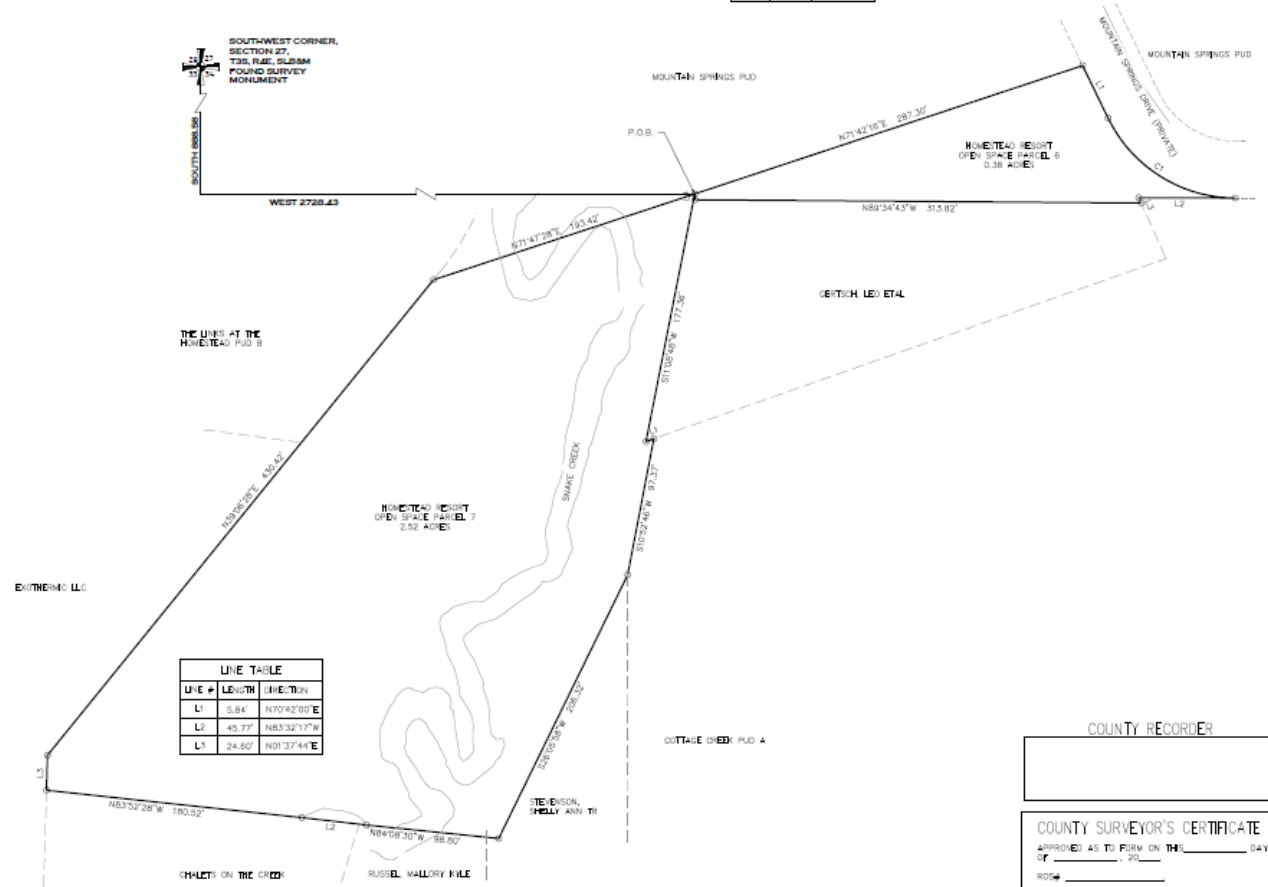
IN ACCORDANCE WITH SECTION 10-9-303 OF THE UTAH CODE, I, BRIAN M. DALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2901 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS UTAH ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-2-2(1) OF THE UTAH CODE, AND HAVE EMPLOYED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REHELD ON THE PLAT.

LEGEND
— PLAT BOUNDARY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.99'	S25°55'48"E
L2	67.84'	N89°41'56"W
L3	4.10'	S24°37'21"E
L4	4.42'	N02°39'39"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEG	CHORD END
C1	111.36'	100.00'	83°48'11"	S57°49'54"E	105.69'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.84'	N70°42'00"E
L2	45.77'	N63°32'17"W
L3	24.60'	N01°37'44"E

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 07°42'16" EAST 287.30 FEET; THENCE SOUTH 25°55'48" EAST 40.99 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS TO THE RIGHT 111.36 FEET (CENTRAL ANGLE OF 83°48'11" AND A CHORD BEARING SOUTH 57°49'54" EAST 105.69 FEET); THENCE NORTH 83°32'28" WEST 180.92 FEET; THENCE SOUTH 24°7'01" EAST 4.10 FEET; THENCE NORTH 89°41'56" WEST 313.82 FEET; THENCE NORTH 02°39'39" WEST 4.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.36 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°05'48" WEST 172.30 FEET; THENCE NORTH 70°42'00" EAST 5.84 FEET; THENCE SOUTH 10°55'48" WEST 97.37 FEET; THENCE SOUTH 26°03'58" WEST 206.37 FEET; THENCE NORTH 84°58'20" WEST 98.80 FEET; THENCE NORTH 83°32'17" WEST 45.77 FEET; THENCE NORTH 83°32'28" WEST 180.92 FEET; THENCE NORTH 03°37'45" EAST 24.60 FEET; THENCE NORTH 30°52'03" EAST 434.42 FEET; THENCE NORTH 71°47'28" EAST 193.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.52 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND HEREIN DESCRIBED AS THE HOMESTEAD RESORT OPEN SPACE PARCELS 6 & 7, HAVE CAUSED A SURVEY TO BE MADE AND THE PLAT MAP AND I DO HEREBY GIVE MY 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 WASHINGTON)

ON THE _____ DAY OF _____, A.D. 20____, I DO HEREBY APPEAR BEFORE YOU STATING THAT I AM THE MANAGER, THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME, BEING THE FOREGOING OWNER, SET-FORTH AND DULY ACKNOWLEDGED TO YOU THAT SAID COMPANY DO EXECUTE THE SAME.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC: _____

ACCEPTANCE BY MIDWAY CITY

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

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

APPROVED: _____ CITY MANAGER (SEE SEAL BELOW)

APPROVED: _____ CITY ATTORNEY (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION: _____

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

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

RD# _____

COUNTY SURVEYOR: _____

**THE HOMESTEAD RESORT
OPEN SPACE PARCELS 6 & 7**

LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, S4M
A UTAH COMMONS PROJECT. MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH

SCALE: 1" = 40 FEET SHEET # 01 OF 01

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY MANAGER SEAL	CITY ATTORNEY SEAL
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THE HOMESTEAD RESORT OPEN SPACE PARCELS 6 & 7 PLAT - 31 MAY 2024

DISCUSSION ITEMS

- Homestead Drive improvements
- Emergency access
- Marriot Autograph Collection
- Dark sky lighting
- Water rights requirements

WATER BOARD RECOMMENDATION

- Motion: Midway Irrigation Member Mike Lundin made a recommendation to the City Council to accept the water calculations for The Homestead Resort as presented tonight, of 87.19 acre feet for the new proposed uses, however the board does have concern over the leased water that has a term with the State Park, as well as what is being asked is different than City policy in dedicating water to the City.
- Midway Irrigation Member Russ Kohler 2nd the motion.
- Total Water Rights
 - 87.19 change of use in resort core
 - 95.27 for open space plats
- **182.46 acres feet required for plat dedication for phases 1 & 2**

Table 1 - Water Use Requirements

Use	Water Requirement		Source of Requirement	Return Flow Requirement	Total Required	
	Quantity	Unit			Quantity	Unit
Irrigated / landscaped area	3.00	acre-feet/acre	Midway Water Board	0.00	3.00	acre-feet/acre
Hotel resort unit	150	gpd/unit	Table 1, Utah Code R309-510	1.77	0.30	acre-feet/unit
Restaurant	35	gpd/seat	Table 2, Utah Code R309-510	1.77	0.07	acre-feet/seat
Swimming pools	10	gpd/person	Table 2, Utah Code R309-510	1.77	0.02	acre-feet/person
Retail and commercial	500	gpd/toilet	Table 2, Utah Code R309-510	1.77	0.99	acre-feet/toilet
Weddings & conferences with a meal (50 per year)	10	gpd/seat	Table 2, Utah Code R309-510	1.77	0.003	acre-feet/seat
Conferences without a meal (25 per year)	5	gpd/person	Table 2, Utah Code R309-510	1.77	0.0007	acre-feet/person
Spa and activity center	25	gpd/person	Table 2, Utah Code R309-510	1.77	0.05	acre-feet/person

Table 2 - Change in Water Uses at The Homestead

Use	Quantity	Unit
Existing units to be removed	-12	units
Irrigated area added to resort	2.40	acres
Pond area added to resort	0.11	acres
Residential homes	7	homes
New guest condo units	68	units
Additional restaurants seating	130	seats
Additional restaurant (Milk House)	35	seats
Additional swimming pool capacity	206	person
Retail and commercial	2	toilet
Weddings and conferences with a meal	300	person
Conferences without a meal	300	person
Spa	50	person
Activity Center	40	person

Comments

Only 12 existing units to be removed, 125 of the existing 137 units will remain. less than previous plan (4.61 acres) due to additional parking and buildings
 Previous master plan had 0.07 acres
 Previous master plan had 5 homes
 3 - 6 unit building, 5 - 10 unit building (Previously 49 units).
 See note 4.
 Based on occupancy calculations on building permit plans.
 See note 1.
 Additional mens and womens toilet stalls in commercial and amenity areas

Table 3 - Additional Water Needs for The Homestead Resort

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Credit for removed hotel units	12	units	-0.30	acre-feet/unit	-3.60
Irrigated area added to resort	2.40	acres	3.00	acre-feet/acre	7.20
Pond area added to resort	0.11	acres	3.00	acre-feet/acre	0.33
Residential homes	7	homes	0.80	acre-feet/home	5.60
New guest condo units	68	units	0.80	acre-feet/unit	54.40
New restaurant spaces	130	seats	0.07	acre-feet/person	9.10
Additional restaurant (Milk House)	35	seats	0.07	acre-feet/person	2.45
Swimming Pools	206	person	0.02	acre-feet/person	4.12
Retail and commercial	2	toilet	0.99	acre-feet/toilet	1.98
Weddings and conferences with meal (50 per year)	300	person	0.003	acre-feet/person	0.90
Conferences without a meal (25 per year)	300	person	0.0007	acre-feet/person	0.21
Spa	50	person	0.05	acre-feet/person	2.50
Activity Center	40	person	0.05	acre-feet/person	2.00

87.19 acre-feet

The plat sheets for 68 condos (The Homestead Retreat) and the 7 golf course cottages (The Homestead Villas) are attached. These will be recorded with Phase 2 of the resort. The resort core and the open space parcels will be recorded as Phase 1. The calculations for Phase 2 are provided below.

Phase 2

Inside Use

The Retreat	68 condos	0.80 acre-feet/unit	54.40 acre-feet
The Villas	7 cottages	0.80 acre-feet/unit	<u>5.60 acre-feet</u>
			60.00 acre-feet (20 shares)

Irrigation

The Retreat	1.62 acres	3.00 acre-feet/acre	4.86 acre-feet
The Villages	1.96 acres	3.00 acre-feet/acre	5.88 acre-feet
less currently irrigated areas in the golf course	1.60 acres	3.00 acre-feet/acre	<u>- 4.80 acre-feet</u>
			5.94 acre-feet (1.98 shares)

Phase 1

The total estimate water rights need for the improvements to The Homestead is 86.80 acre-feet.
 Phase 1 rights needed = Total – Phase 2 = 86.80 – 65.94 = 20.86 acre/feet (6.95 shares)
 Golf course areas included in the open space plats for Phase 1 are not included in the water calculations but are included in the 104 acres of golf course area that the Homestead has water right for. Please see the attached letter for more information.

65.94 ac ft phase 1
87.19 – 65.94 = 21.25 ac ft phase 2

POSSIBLE FINDINGS

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

PROPOSED CONDITIONS

1. The public trail that parallels Homestead Drive will be built by August 1, 2024.
2. A light mitigation plan shall be submitted to the City, and agreeable to the City, that will mitigate the potential impact to the surrounding residents.
3. All existing lighting and planned lighting in the resort will comply with current Midway requirements. Existing nonconforming lighting in each phase must be brought into compliance within a year of recording the plat where the lighting is located.
4. Landscaping must be installed along the southern and northern boundaries of The Homestead the first summer season of construction to help mitigate nuisance issues related to construction activities.

PROPOSED CONDITIONS

5. With respect to Open Space Parcels 1-7 of previously designated open space per the current master plan agreement that is located outside of the resort core, a conservation easement should be placed on it to permanently restrict it from future development. The conservation easement will be held by an accredited land trust.
6. All required parking for each building and use shall be completed before the certificate of occupancy is issued for each building in both phases.
7. A UDOT approval document is submitted to the City for the new access location on State Route 222 and for all other improvements to the road.