

THE HOMESTEAD

PLAT AMENDMENT



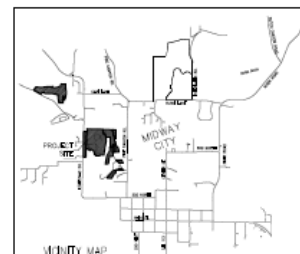
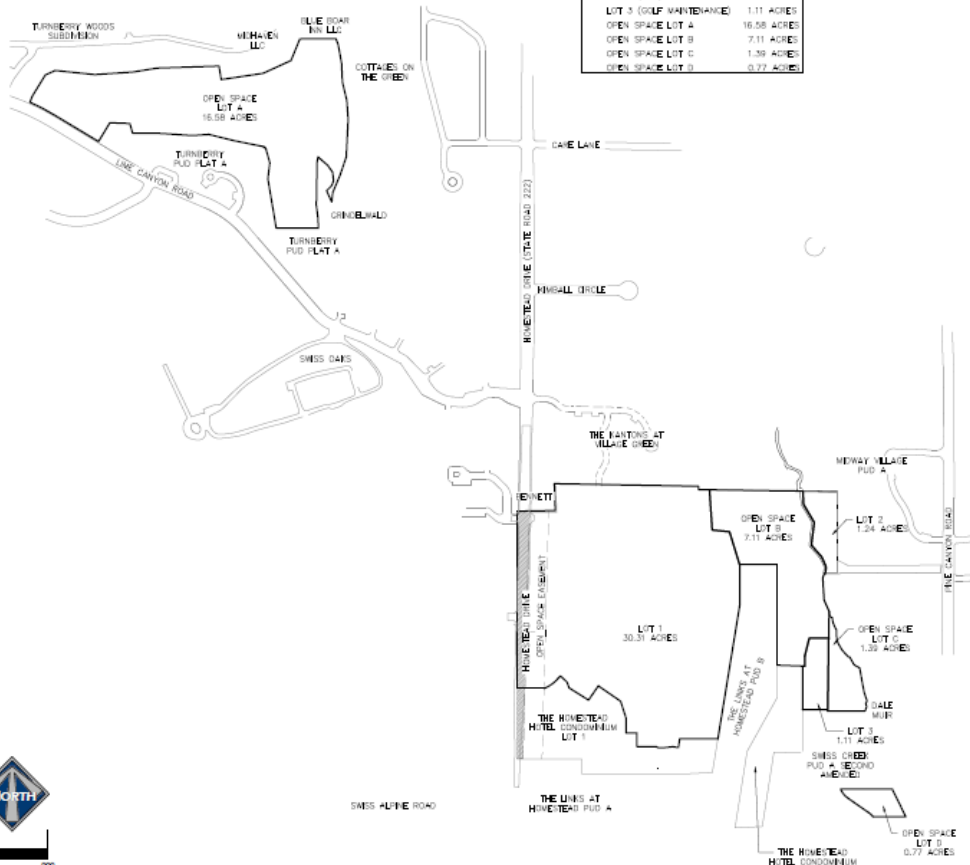
PROPOSED AMENDMENTS

- Amend plats
 - The Homestead Resort Lot 3
 - Open Space Lot B
 - The Homestead Hotel Condominiums Lot 2
- Move designated open space within the resort core
 - Relocate the site for the proposed maintenance building
 - Open space would remain unchanged at 10.53 acres

THE HOMESTEAD RESORT OVERALL PLAT

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

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



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

LEGEND
— PLAT BOUNDARY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°00'00" EAST (MEASURED 2003-08-01) BY THE PLANNING COMMISSION SURVEY MONUMENTS FOR THE NW & MD CORNERS OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-2-4-603 OF THE UTAH CODE, I, BRIAN M. SHALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2001 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 PLAT IN ACCORDANCE WITH SECTION 10-2-4-603 OF THE UTAH CODE AND HAVE SET ALL MONUMENTS, AND HAVE PLACED MONUMENTS AS HEREIN SET FORTH ON THE PLAT.

DATE: _____ SURVEYOR (SEE SEAL BELOW): _____

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, HAVE CAUSED A SURVEY TO BE MADE AND THE PLAT MAP CONTAINING OF EXHIBIT (B) HERETO TO BE PREPARED, AND I DO HEREBY GIVE CONSENT TO THE DEDICATION OF THIS PLAT MAP INCLUDING ALL PUBLIC UTILITY EXHIBITS, STATE ROAD RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EXHIBITS.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND

THIS _____ DAY OF _____, 20____

BY: _____ THE HOMESTEAD GROUP LLC

MARGARET

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

ON THE _____ DAY OF _____, A.D. 20____, I, _____, DO PERSONALLY APPEAR BEFORE THE NOTARY THAT I AM THE MANAGER OF THE HOMESTEAD GROUP LLC, A UTAH LIMITED LIABILITY COMPANY, AND I HEREBY GIVE THE FOREGOING OWNER'S CONSENT TO THE DEDICATION OF THIS PLAT MAP INCLUDING ALL PUBLIC UTILITY EXHIBITS, STATE ROAD RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EXHIBITS.

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 ADOPTS THE DEDICATION OF PUBLIC UTILITY EXHIBITS HEREON SHOWN.

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

APPROVED: _____ WATER _____ ATTEY _____ (SEAL-BELOW) (SEE SEAL BELOW)

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

PLANNING COMMISSION APPROVAL

APPROVED BY: _____ DAY OF _____, A.D. 20____ BY THE

MIDWAY _____ CITY PLANNING COMMISSION

(PLANNING COMMISSION) (SEAL, PLANNING COMMISSION)

DATE: _____
MIDWAY SANITATION DISTRICT

DATE: _____
MIDWAY IRRIGATION COMPANY

COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF: _____
FILE: _____ WASATCH COUNTY RECORDER BOOK PAGE
DATE: _____ ENTRY NO. _____

COUNTY SURVEYOR'S CERTIFICATE

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

ROSA: _____

COUNTY SURVEYOR: _____

THE HOMESTEAD RESORT OVERALL PLAT

LOCATED IN PORTIONS OF SECTIONS 27 & 28, T3S, 4E, 30W

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

SHEET 1 OF 8

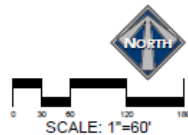
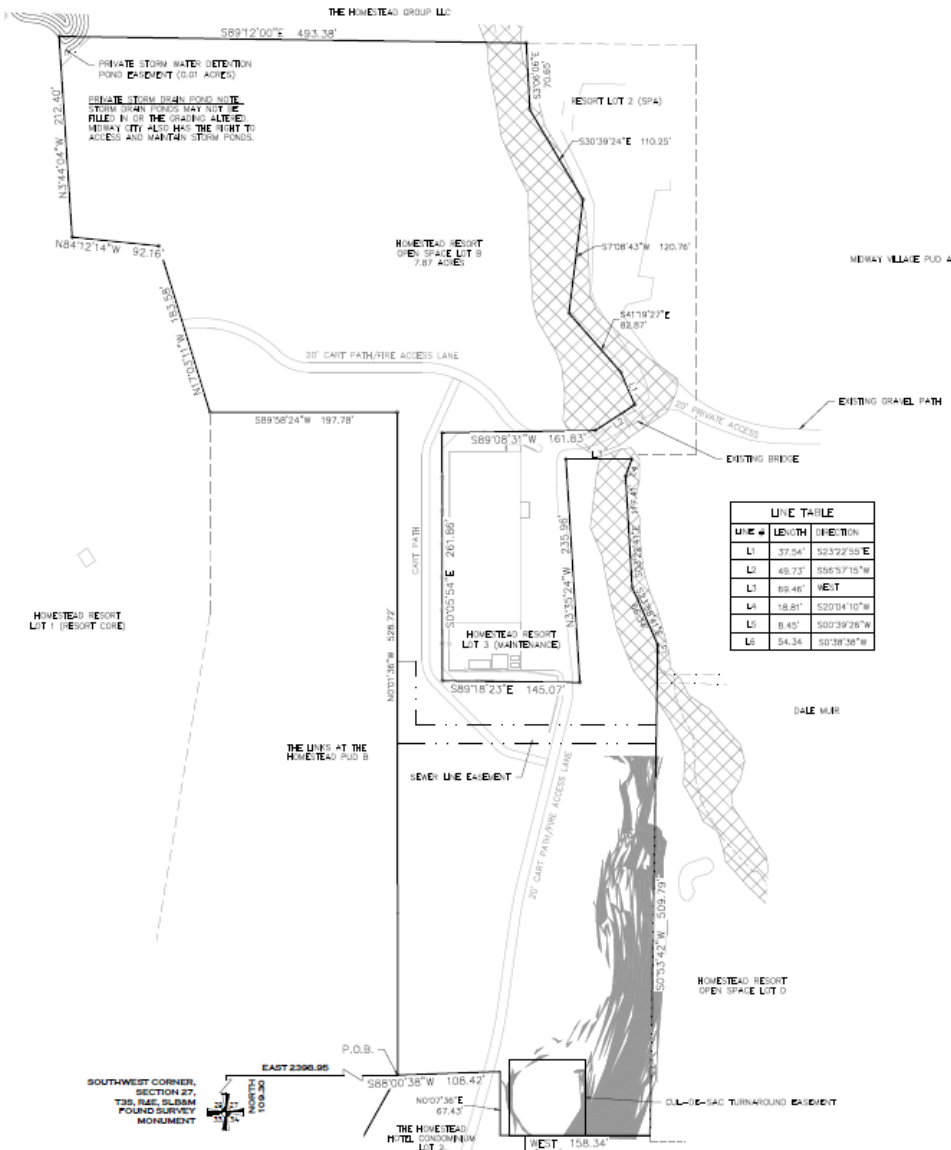
SURVEYOR'S SEAL: _____ NOTARY PUBLIC SEAL: _____ CITY ENGINEER SEAL: _____ (SEAL-BELOW)



LEGEND

—	PLAT BOUNDARY
- - -	WATER AND WATER EASEMENTS
- - -	PRIVATE ROAD EASEMENT
▨	3054 SLURRIES
▨	100 YEAR FEMA FLOODPLAIN

THE HOMESTEAD RESORT
OPEN SPACE LOT B
(PHASE 1 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)



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

BOUNDARY DESCRIPTION FOR OPEN SPACE LOT B
BEGINNING AT A POINT WHICH IS NORTH 108.30 FEET AND EAST 2386.95 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 528.72 FEET; THENCE SOUTH 89°58'24" WEST 187.78 FEET; THENCE NORTH 77°03'11" WEST 183.58 FEET; THENCE NORTH 84°12'14" WEST 82.16 FEET; THENCE NORTH 03°44'04" WEST 212.45 FEET; THENCE SOUTH 89°12'30" EAST 493.38 FEET; THENCE SOUTH 00°10'03'04" EAST 10.63 FEET; THENCE SOUTH 30°39'24" EAST 110.25 FEET; THENCE SOUTH 07°08'43" WEST 120.76 FEET; THENCE SOUTH 41°18'27" EAST 82.87 FEET; THENCE SOUTH 23°22'59" EAST 37.54 FEET; THENCE SOUTH 58°37'15" WEST 49.73 FEET; THENCE SOUTH 89°58'24" WEST 181.83 FEET; THENCE SOUTH 00°05'54" EAST 281.86 FEET; THENCE SOUTH 89°18'24" EAST 145.03 FEET; THENCE NORTH 03°30'24" WEST 235.89 FEET; THENCE WEST 59.46 FEET; SOUTH 20°04'10" WEST 18.89 FEET; THENCE SOUTH 03°22'41" EAST 117.45 FEET; THENCE SOUTH 23°58'41" EAST 68.34 FEET; THENCE SOUTH 00°39'28" WEST 8.49 FEET; THENCE SOUTH 00°15'42" WEST 134.48 FEET; THENCE WEST 188.34 FEET; THENCE SOUTH 33°52'42" WEST 589.78 FEET; THENCE WEST 158.34 FEET; THENCE NORTH 00°07'36" EAST 87.43 FEET; THENCE SOUTH 88°00'38" WEST 108.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.87 ACRES

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	37.54'	S23°22'59"E
L2	49.73'	S89°37'15"W
L3	68.46'	WEST
L4	18.81'	S20°04'10"W
L5	8.49'	S00°39'28"W
L6	54.34'	S8°58'38"W

THE HOMESTEAD RESORT OPEN SPACE LOT B AND LOT C PLAT - 3 MARCH 2025

SURVEYOR
BRYAN W. THALLS, PLS
ATTORNEY AT LAW
65 W. CENTER ST.
MIDWAY CITY, UTAH 84032
PHONE (435) 654-9228

SURVEYOR'S SEAL

THE HOMESTEAD RESORT
OPEN SPACE LOT B

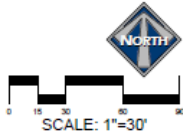
LOCATED IN PORTIONS OF SECTION 27, T3S, R4E, S48M
A UTAH COOPERATION PROJECT, _____ COUNTY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 60 FEET SHEET 6 OF 8

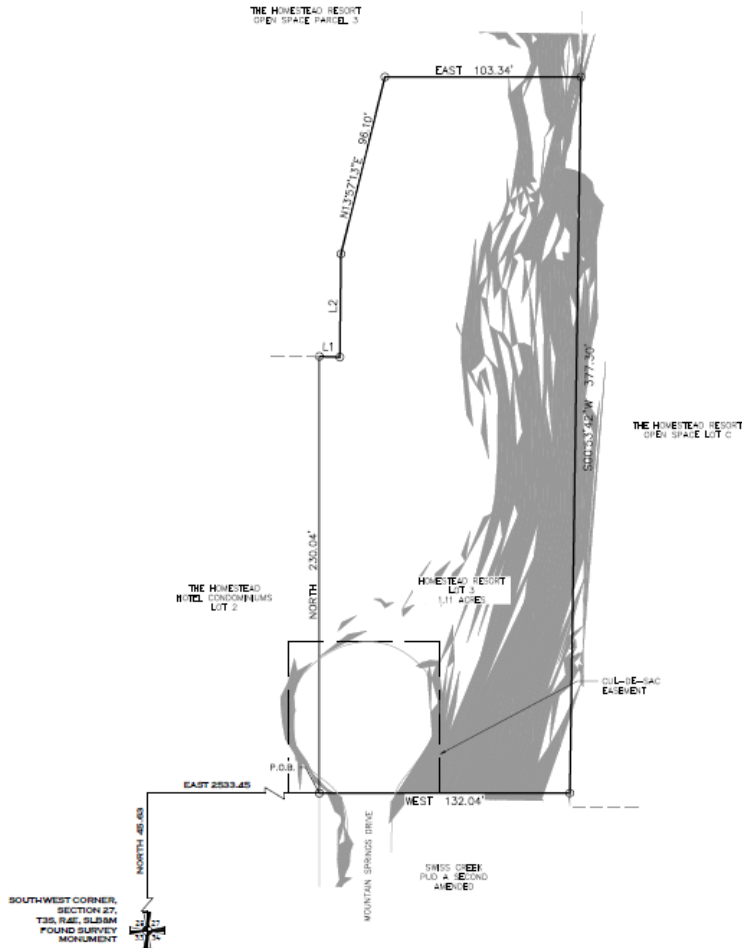


LOCATED IN PORTIONS OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LEGEND	
	PLAT BOUNDARY
	3054 SLOPES



THE HOMESTEAD RESORT
LOT 3 (GOLF MAINTENANCE)
(PHASE 1 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.82	S88°00'00"E
L2	54.34	N60°28'38"E

ADDRESS TABLE	
ALSO	ADDRESS
29	100 NORTH HOMESTEAD DRIVE (DD 33)

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS OBTAINED AS SOUTH 07°30'08" EAST (MEASURED) 2823.85' BETWEEN FOUND BAYVIEW COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW 1/4 AND CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION FOR LOT 3 (GOLF MAINTENANCE)
BEGINNING AT A POINT WHICH IS NORTH 45.63 FEET AND EAST 2833.45 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 230.04 FEET; THENCE SOUTH 88°00'08" EAST 10.82 FEET; THENCE NORTH 00°30'38" EAST 54.34 FEET; THENCE NORTH 132°31'3" EAST 56.10 FEET; THENCE WEST 103.34 FEET; THENCE SOUTH 00°33'42" WEST 377.30 FEET; THENCE WEST 132.04 FEET TO THE POINT OF BEGINNING.
CONTAINING: 1.11 ACRES

THE HOMESTEAD RESORT LOT 3 PLAT - 8 NOVEMBER 2024

SURVEYOR
BRYAN W. DALLS, PLS
ATWELL, LLC
80 W CENTER ST
REID, UT, 84032
PHONE (435) 854-9229



THE HOMESTEAD RESORT
LOT 3

LOCATED IN PORTIONS OF SECTIONS 27 & 28, T3S, R4E, S43M
A UTAH CONDOMINIUM PROJECT, REID CITY, GARFIELD COUNTY, STATE OF UTAH

SCALE: 1" = 30 FEET

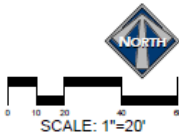
SHEET 4 OF 8



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

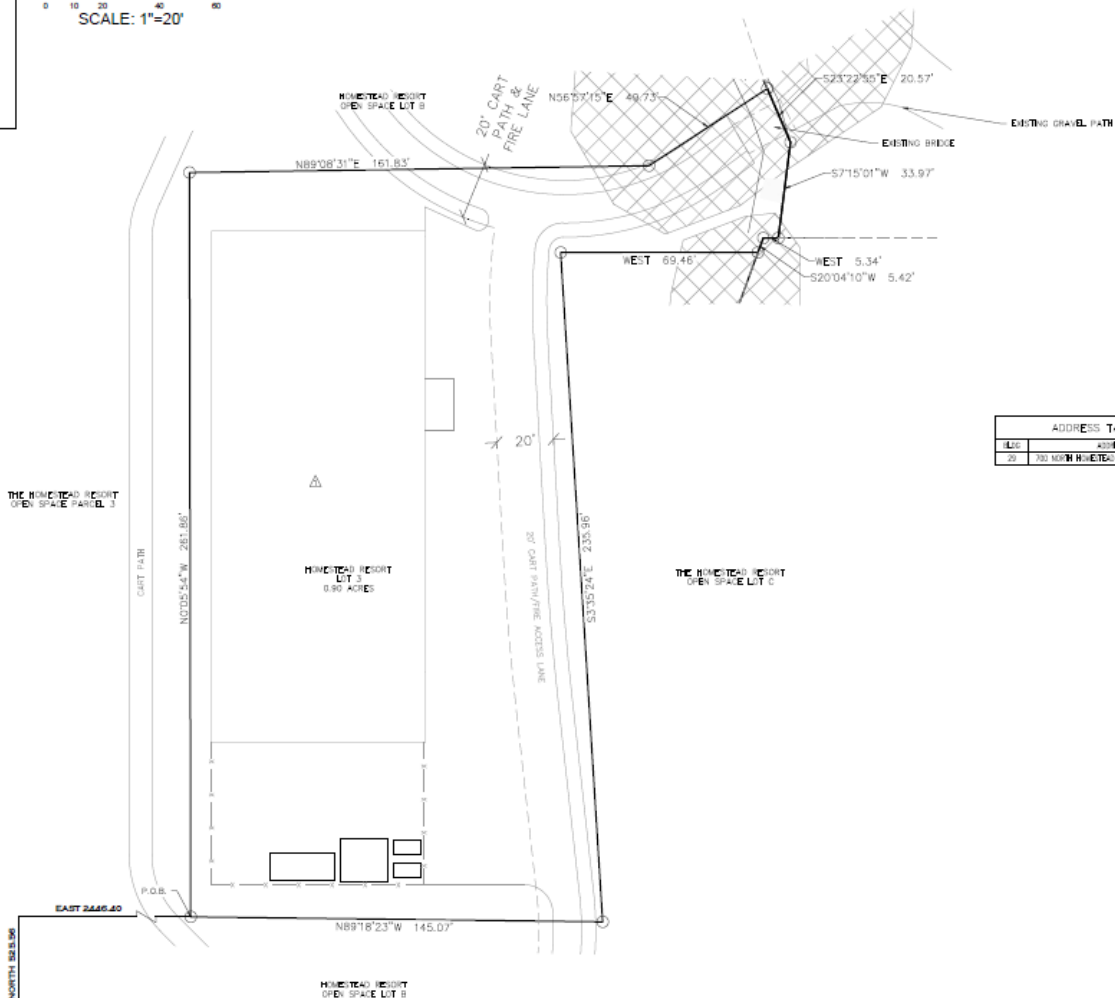
LEGEND

- FLAT BOUNDARY
- 30% SLOPED
- FEWA FLOODPLAIN



SCALE: 1"=20'

THE HOMESTEAD RESORT
LOT 3 (GOLF MAINTENANCE) - AMENDED
(PHASE 1 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)



ADDRESS TABLE	
LOT	ADDRESS
25	700 NORTH HOMESTEAD DRIVE LOT 25

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 07°50'00" EAST (MEASURED 2623.86') BETWEEN FOUND BASIN COUNTY SECTION CORNER SURVEY MONUMENT FOR THE SW 1/4 CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

BOUNDARY DESCRIPTION FOR LOT 3 (GOLF MAINTENANCE)

BEGINNING AT A POINT WHICH IS NORTH 525.96 FEET AND EAST 2448.40 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN;
THENCE NORTH 02°05'54" WEST 261.88 FEET; THENCE NORTH 89°08'30" EAST 161.83 FEET; THENCE NORTH 56°07'15" EAST 49.73 FEET; THENCE SOUTH 23°22'50" EAST 20.97 FEET; THENCE SOUTH 07°15'01" WEST 33.97 FEET; THENCE WEST 5.34 FEET; THENCE SOUTH 82°04'10" WEST 5.42 FEET; THENCE WEST 69.46 FEET; THENCE SOUTH 07°30'24" EAST 235.96 FEET; THENCE NORTH 89°18'23" WEST 145.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.90 ACRES

USE:
LOCATION OF GOLF MAINTENANCE LOT HAS BEEN AMENDED.

OPEN SPACE BOUNDARY HAS BEEN AMENDED.

THE HOMESTEAD RESORT
LOT 3 - AMENDED

LOCATED IN PORTIONS OF SECTIONS 27 & 28, T3S, R4E, S4M
A UTAH COOPERATION PROJECT, _____ COUNTY, _____ CITY, WASHINGTON COUNTY, STATE OF UTAH

SCALE: 1" = 20' FEET SHEET 4 OF 4

THE HOMESTEAD HOTEL CONDOMINIUMS LOT 2 PLAT - 8 NOVEMBER 2024

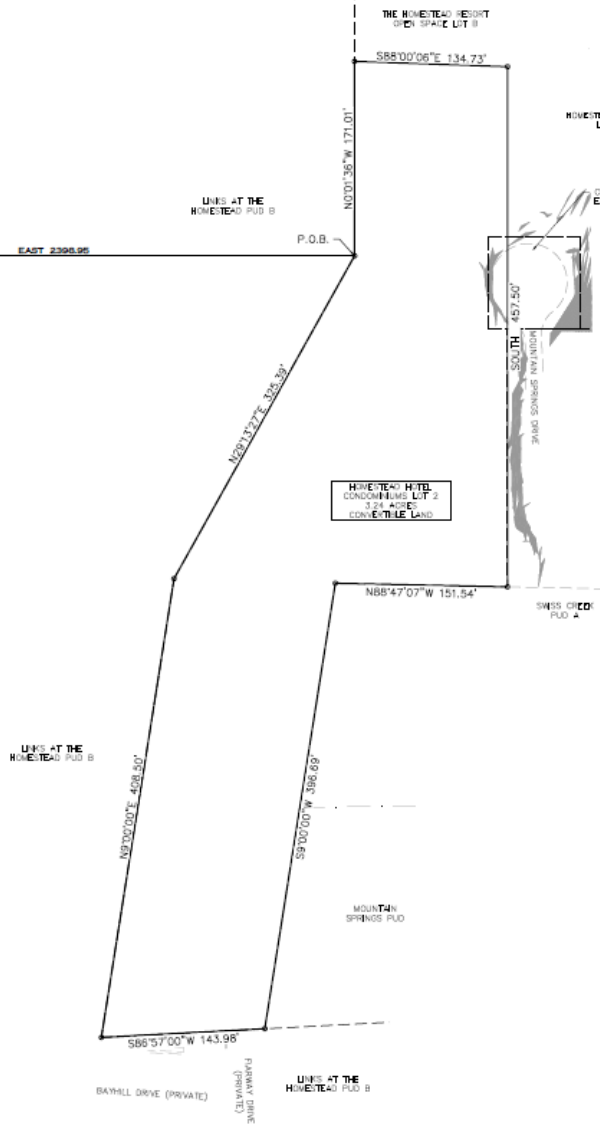
SUBJECT:
BRIAN M. HALL, PLS
ATWELL, LLC
35 W CENTER ST
REBER CITY, UTAH 84032
PHONE (435) 654-9229

DATE OF SURVEY: 25 JULY 2024



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

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



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 85°50'00\"/>

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 109.30 FEET AND EAST 2388.95 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN;
THENCE NORTH 0°00'00\"/>

CONTAINING: 3.24 ACRES

RETRACT NOTES:

- ALL BUILDINGS SHALL BE RETRACTED A MINIMUM OF 30 FEET FROM THE PLATTED PROJECT PERIMETER EXCEPT FOR BUILDINGS ALONG THE HOMESTEAD DRIVE WHICH SHALL BE RETRACTED 100 FEET FROM THE HOMESTEAD DRIVE HIGHWAY AS CURRENTLY PLATTED EXCEPT FOR THE HISTORIC CAFE.

REMARKS:

- NO BUILDING PERMITS SHALL BE ISSUED IN THIS PLAT UNTIL PLAT IS REVIEWED AND APPROVED BY THE LAND USE AUTHORITY.
- APPROVAL IS LIMITED TO FILE (C) SINGLE-FAMILY DWELLINGS AND TWO COTTAGES.

LEGEND

- PLAT BOUNDARY
- 300'± (100'±)

THE HOMESTEAD HOTEL CONDOMINIUMS LOT 2

LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, S34M
A UTAH CONDOMINIUM PROJECT, REBER CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET

SHEET 6 OF 9

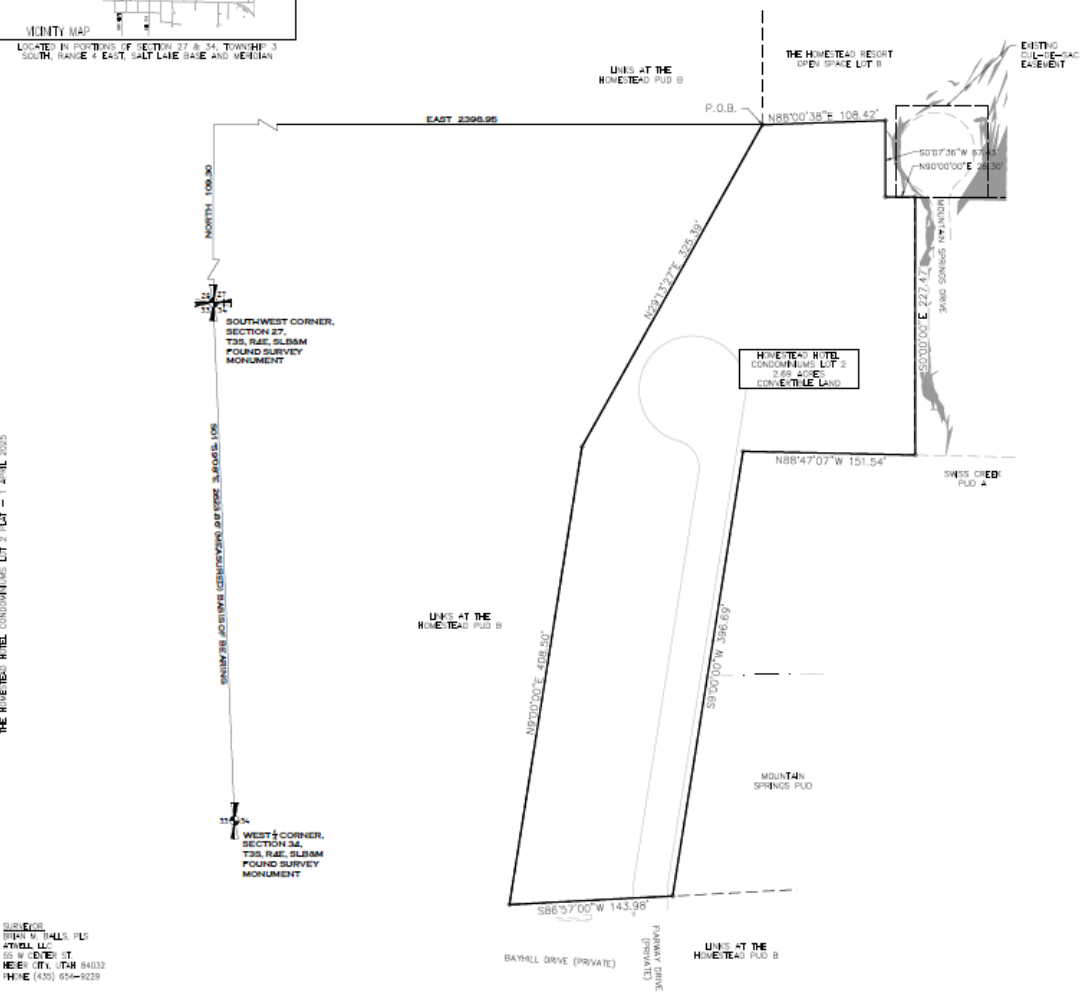


COUNTY MAP
LOCATED IN PORTIONS OF SECTION 27 & 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN

THE HOMESTEAD HOTEL CONDOMINIUMS
LOT 2 - AMENDED
(PHASE 2 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°00'00" EAST (MEASURED 2023.00) BETWEEN POUND WASHBURN COUNTY SECTION CORNER SURVEY MONUMENT FOR THE NW & NE CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 109.30 FEET AND EAST 2396.95 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN;
THENCE NORTH 88°00'00" WEST 109.30 FEET; THENCE SOUTH 00°00'00" WEST 57.43 FEET; THENCE EAST 26.30 FEET; THENCE SOUTH 227.47 FEET; THENCE NORTH 88°47'07" WEST 151.54 FEET; THENCE SOUTH 00°00'00" WEST 396.69 FEET; THENCE SOUTH 88°00'00" WEST 143.98 FEET; THENCE NORTH 00°00'00" EAST 408.50 FEET; THENCE NORTH 29°12'27" EAST 325.39 FEET TO THE POINT OF BEGINNING.
CONTAINING: 2.69 ACRES



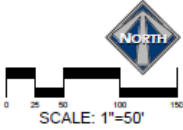
- LEGEND**
- NO BUILDING PERMITS SHALL BE ISSUED IN THIS LOT UNTIL PLAT IS AMENDED AND APPROVED BY THE LAND USE AUTHORITY.
 - APPROVAL IS LIMITED TO FIVE (5) SINGLE-FAMILY DWELLINGS AND TWO (2) OUTLINES.

LEGEND

- PLAT BOUNDARY
- 30%+ SLOPE

SETBACK NOTES:

- ALL BUILDINGS SHALL BE SETBACK A MINIMUM OF 3 FEET FROM THE BAYHILL DRIVE PROJECT BOUNDARY EXCEPT FOR BUILDINGS ALONG HOMESTEAD DRIVE WHICH SHALL BE SETBACK 100 FEET FROM THE HOMESTEAD DRIVE DRIVE-PARTWAY AS CURRENTLY PLATTED EXCEPT FOR THE HISTORIC COTTAGE.



THE HOMESTEAD HOTEL CONDOMINIUMS
LOT 2 - AMENDED
LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R1E, S34M
A CITY CONDOMINIUM PROJECT, MIDWAY CITY, NORTH COUNTY, STATE OF HAWAII
SCALE: 1" = 30.00 FEET
SHEET 6 OF 9

SOURCE:
BRIAN W. HALLS, PLS
ATKINS, LLC
405 W. EDISON ST
HAWAII CITY, UTAR 94032
PHONE (435) 654-9229
DATE OF SURVEY: 25 JULY 2024

POSSIBLE FINDINGS

- The lot line between Lot 3, Open Space Lot B, and The Homestead Hotel Condominiums Lot 2 will be adjusted.
- The amount of open space will remain unchanged.
- State code requires that the petition be approved if no land use ordinance is violated.
- No public street, right-of-way, or easement will be vacated or altered.
- The duration of a plat amendment approval shall be for one year from the date of approval of the amendment by the City Council...