CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING:	July 7, 2026
NAME OF PROJECT:	The Homestead Resort
NAME OF APPLICANT:	The Homestead Group, LLC
AUTHORIZED REPRESENTATIVE:	Berg Engineering
AGENDA ITEM:	Homestead Golf Cottages and Homes
LOCATION OF ITEM:	700 North Homestead Drive
ZONING DESIGNATION:	RZ/R-1-15

ITEM: 6

Paul Berg, agent for The Homestead Group LLC, is applying for Final Approval for a Resort Development to be known as The Homestead Golf Cottages and Homes which is in The Homestead Hotel Condominium Lot 2, Second Plat Amendment of The Homestead Master Plan. The Homestead Golf Cottages are located at 700 North Homestead Drive and are in the RZ/R-1-15 zone.

BACKGROUND:

Berg Engineering, agent for The Homestead Group LLC, is proposing final approval for a Resort Development to be known as The Homestead Golf Cottages and Homes which is in The Homestead Hotel Condominium Lot 2, Second Plat Amendment of The Homestead Master Plan. The Homestead Golf Cottages are located at 700 North Homestead Drive and are in the RZ/R-1-15 zone. This proposal includes five detached single-family homes and 16 condominiums located in two buildings.

The Homestead is a heritage landmark in Midway, and many tourists associate the names "Midway" and "Homestead" as one. The Homestead is an also important economic driver in Midway for both economic activities that have a residual impact on other businesses but also an important tax revenue source for the City which, in turn, helps keep property taxes low which is a benefit to all residents of Midway.

The master plan is 71.97 acres (this proposal covers 2.69 acres) and was approved for development in two phases (this proposal is lot 2 of phase 2). Lot 2 includes seven building pads, common area, and a private road. Five of the building pads are single-family homes and two are condominiums with eight units each. An amendment to the master in 2009 (Resolution 2008-24) prohibited lots 1-4 from use as transient rentals. It is anticipated that the other units will all be transient rentals because they are not specifically prohibited as nightly rentals. The Homestead Resort has a contract with Marriot that will brand the resort as part of the Marriot Autograph Collection. As part of the contract, The Homestead is pursuing condominiums and single-family residences that will be for sale. The RZ code does allow the ability to sell property. The master plan language also allows for some modifications regarding building footprint sizes and expanding the number of rental rooms. There is a maximum number of keys that are allowed is 453, and maximum amount of building footprint is also limited to 367,750 square feet. The proposed plan is well within those limits and will be discussed in more detail later in this report. Changes in room numbers and building footprints do not require a master plan amendment but are allowed through the preliminary and final approval process of each phase. The master plan states the following:

> *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.*

LAND USE SUMMARY:

- RZ/R-1-15 Zone
- Lot 2 of Phase 2
- 2.69 acres
- Private road 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.

ANALYSIS:

Density – The proposal includes five detached single-family homes and 16 condominiums located in two buildings. The master plan limits the number of keys to 453 with the proposal raising the resort total to 285.

Building Area –The proposed plan includes a building footprint area for the proposed plat is 30,056 square feet. This brings the total of the master plan to 268,432 square feet. The maximum amount of building footprint is limited to 367,750 square feet. Per the master plan agreement, it is allowed that the developer can increase the building area through the preliminary and final approval process of each phase.

Access – Lot 2 has two access points. The five single-family dwellings have an access easement from Bayhill Drive which is a private road maintained by The Links HOA. The easement was recorded on January 11, 2006, (see attached) and limits access through the Links to only the five lots. The 16 condominium units will have access through The Homestead resort from the main parking lots. Guests will arrive at the Cottages via the trails on the property and it is anticipated that the use of golf carts will be common.

Architecture Theme – The Visual and Architectural Committee (VAC) reviewed and recommended approval of the condominiums in their February 11, 2026, meeting. The single-family homes have yet to receive a recommendation. The master plan agreement does allow for structures to vary from the Swiss and Old European architectural theming that is generally required. The master plan states the following:

> *Building materials and colors that are compatible with the natural environment and the existing buildings in The Homestead are encouraged.*

Setbacks – The proposal does appear to comply with setback requirements for the 2008 master plan and a recent code amendment that allows for 10' setback when bordering a golf course. The master plan requires a 30' setback along the south and east property lines of the plat. It appears the cottages and the single-family building pad #5 meet that requirement. The four single-family homes along the west boundary all comply with the required 10' setback.

Height of structures – Structures cannot exceed 35' in height unless the building is a hotel or conference building and that building is located at least 500' east of the right-of-way of Homestead Drive. The height of any structure over 35' cannot exceed an elevation of 5680', two feet lower than the highest elevation of the Crater. All future elevation certificates will be based on natural grade and will need to comply with the provisions of the master plan agreement. For this proposal, the five single-family homes will all need to comply with the 35' height limit. The two condominium structures do not have that same requirement but cannot exceed the 5680' elevation as stated in the master plan.

Building Area Dimensional Limitations – The 2006 code requires that building coverage not exceed 12,000 square feet per acre or greater than 27.5% of an acre. The building coverage for the entire master plan has an average building coverage of 3,730 square feet per acre which is 9% per acre. The percentage of coverage for this proposal is 25.7%.

Parking – The developer is required to build 491 stalls but is planning to build 563 stalls (10 garage parking in homes). If there are parking issues, the current agreement gives the City the ability to require additional parking stalls to be constructed if it is agreed by the Planning Director and the City Engineer that there is a lack of parking.

Short-term rentals – It is anticipated that the units in the proposal will be short-term rentals.

Landscaping Plan – A landscaping plan has been submitted for the development area. The amended Homestead master plan requires a landscaping barrier between the Fairway Drive cul-de-sac and the proposed cottage buildings. The purpose of the landscaping is to detour vehicles from using the cul-de-sac to access areas to the north.

VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Visual and Architectural Committee (VAC) has reviewed several renderings of the condominiums and did recommend their approval in the VAC meeting on February 11, 2026. The five single-family homes have not yet been reviewed by the VAC. This review will take place before final approval of the plat. Once building permits are submitted to the City, staff will ensure that construction of those structures matches approved plans.

WATER BOARD RECOMMENDATION:

The Water Board reviewed this item during their meeting on May 4, 2026. After reviewing the proposed development plan, the Water Board recommended that 3.2 acre feet are dedicated to the City before the plat is recorded.

PLANNING COMMISSION RECOMMENDATION:

Motion by Commissioner Nokes: "I would propose that we recommend approval to City Council with the following three conditions. Condition number one, condition number two, as presented, and a third condition added that the three parking spaces in the cul-de-sac will be removed as part of the agreement."

Second: Commissioner Facer
Ayes: Commissioners Nokes, Facer, Farrell, Knight, Lineback
Nays: None
Motion: Passed

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 proposal does comply with requirements as described in the master plan.
- The proposal does comply with newly adopted setback requirements for structures bordering dedicated golf course open space.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with code and master plan requirements.

    a. Accept staff report
    b. List accepted findings
    c. Place condition(s) if needed

2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for continuance
        i. Unresolved issues that must be addressed
    d. Date when the item will be heard again

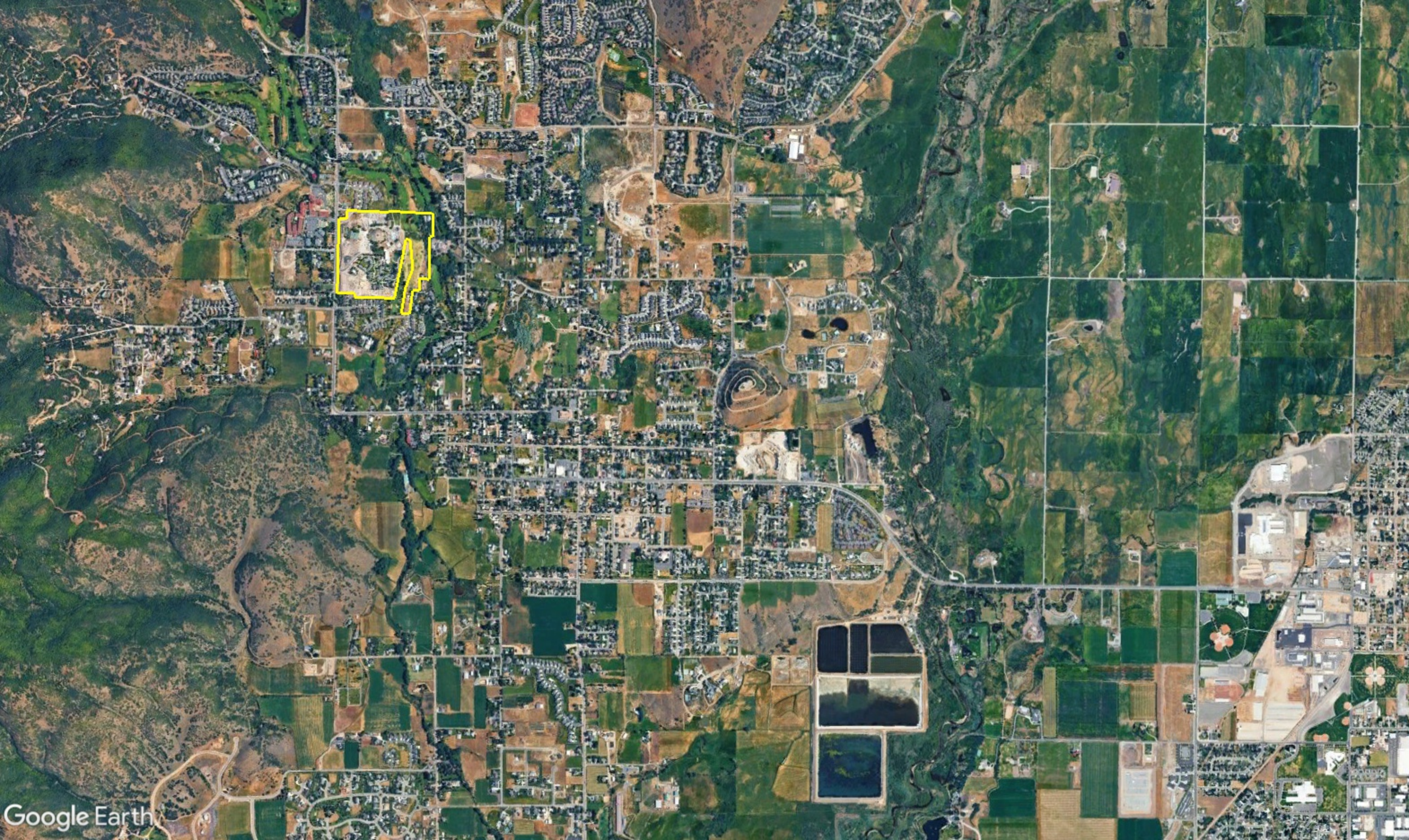
3. Denial. This action can be taken if the City Council finds that the request does not comply with code and master plan requirements.

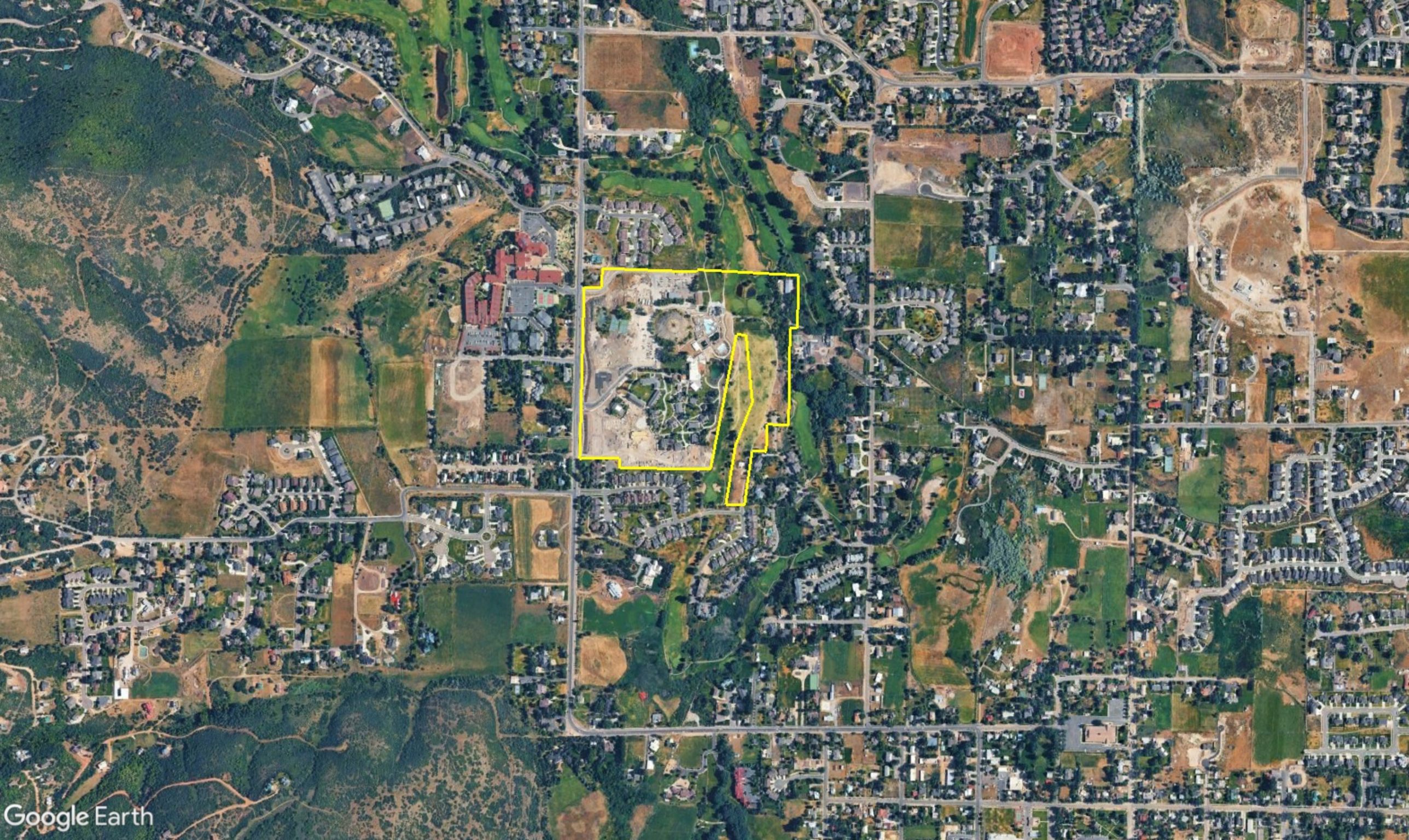
    a. Accept staff report
    b. List accepted findings
    c. Reasons for denial

PROPOSED CONDITIONS:

1. All lighting in the proposal will comply with current Midway requirements.

2. All required parking for each building and use shall be completed before the certificate of occupancy is issued for each building in the proposal.


Google Earth


Google Earth


Google Earth


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PLANT SCHEDULE

DECIDUOUS TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Ax	Ax	Acer truncatum x platanoides 'Warrenred' Pacific Sunset® Maple	3" Cal.	27
Ce	Ce	Carpinus betulus 'JFS-KW1CB' Emerald Avenue® European Hornbeam	2.5" Cal.	24
Cp	Cp	Cercis canadensis 'Pink Trim' Northern Herald® Eastern Redbud	2.5" Cal.	5
Gi	Gi	Gleditsia triacanthos inermis 'Impcole' Imperial® Honey Locust	3" Cal.	5
Pc	Pc	Prunus cerasifera 'Thundercloud' Flowering Plum	3" Cal.	2
Si	Si	Syringa reticulata 'Ivory Silk' Multi-Trunk Japanese Tree Lilac	3" Cal.	1

EVERGREEN TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Cs2	Cs2	Cedrus deodara 'Snow Sprite' Snow Sprite Deodar Cedar	5`-7` H	11
Cg	Cg	Chamaecyparis nootkatensis 'Glauca Pendula' Blue Weeping Nootka Cypress	8`-12` H	4
Jt	Jt	Juniperus chinensis 'Trautman' Trautman Juniper	5`-7` H	17
PW	PW	Picea mariana `Wellspire` Wellspire Black Spruce	B&B	24
Pg	Pg	Picea orientalis 'Green Knight' Wells Green Knight Spruce	8`-10` H	12
PF	PF	Picea pungens glauca fastigiata `Wells Blue Totem` Wells Blue Totem Columnar Spruce	B & B	7

SHRUBS

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Ch	Ch	Cornus alba 'Bailhalo' Ivory Halo® Tatarian Dogwood	5 gal	6
Cf	Cf	Cornus stolonifera 'Farrow' Arctic Fire® Red Twig Dogwood	5 gal	16
Fm	Fm	Forsythia x intermedia 'Mindor' Show Off® Forsythia	5 gal	19
Hn	Hn	Hydrangea arborescens 'NCHA4' Incrediball® Blush Hydrangea	3 gal	12
Hs3	Hs3	Hydrangea paniculata 'Rensun' Strawberry Sundae® Panicle Hydrangea	5 gal	9
Pn2	Pn2	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 gal	70
Pk	Pk	Physocarpus opulifolius 'UMNHarpell' First Editions® Fireside® Ninebark	3 gal	31
Pj	Pj	Potentilla fruticosa 'Jackmanii' Jackman's Bush Cinquefoil	5 gal	22
Rg	Rg	Rhus aromatica 'Fine Textured Select A' Lacette™ Fragrant Sumac	5 gal	10
Sn	Sn	Spiraea nipponica 'Snowmound' Snowmound Spirea	5 gal	19

EVERGREEN SHRUB

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Cg2	Cg2	Cryptomeria japonica 'Globosa Nana' Dwarf Japanese Cedar	5 gal	65
Js	Js	Juniperus sabina 'Scandia' Scandia Juniper	5 gal	117
Pj2	Pj2	Pinus mugo 'Jakobsen' Jakobsen Mugo Pine	5 gal	190
Td2	Td2	Taxus cuspidata 'Densiformis' Dense Japanese Yew	5 gal	23
Th	Th	Taxus x media 'Hicksii' Hicks Anglo-Japanese Yew	5 gal	31
Vg	Vg	Viburnum rhytidophyllum 'Green Trump' Leatherleaf Viburnum	5 gal	74

ORNAMENTAL GRASSES

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Cb	Cb	Calamagrostis brachytricha Korean Feather Reed Grass	5 gal	96
Ph	Ph	Panicum virgatum `Hot Rod` Hot Rod Switch Grass	5 gal	15
Ph2	Ph2	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	5 gal	167
Sb	Sb	Schizachyrium scoparium 'Blaze' Blaze Little Bluestem	5 gal	228

PERENNIALS

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Cb2	Cb2	Coreopsis x 'Berry Chiffon' Berry Chiffon Tickseed	3 gal	12
Ep	Ep	Echinacea purpurea 'PAS702918' PowWow® White Coneflower	4"pot	59
Eo	Eo	Echinacea x 'TNECHKR' Kismet® Raspberry Coneflower	1 gal	60
Es	Es	Eriogonum umbellatum Sulfurflower Buckwheat	3 gal	43
Gg	Gg	Gaillardia x grandiflora Blanketflower	3 gal	39
Hf2	Hf2	Heuchera x 'Fire Chief' Fire Chief Coral Bells	1 gal	6
Hs	Hs	Heuchera x 'Pretty Pistachio' Primo® Pretty Pistachio Coral Bells	5 gal	26
Hs2	Hs2	Hymenoxys acaulis 'Sundancer' Sundancer Daisy	3 gal	17
Rg2	Rg2	Rudbeckia fulgida sullivantii 'Goldsturm' Goldsturm Coneflower	1 gal	21
Sl	Sl	Salvia x 'Balyriclu' Lyrical™ Blues Meadow Sage	3 gal	77

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
GROUND COVERS			
	Pp	Poa pratensis Kentucky Bluegrass	10,124 sf
MULCH			
	LM	Landscape Mulching Organic Mulch	11,606 sf
	LM1	Landscape Mulching Mineral Mulch	16,150 sf



GENERAL NOTES

1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE AT NURSERY.
7. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
8. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
9. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
10. FINISH GRADES OF SHRUB AREAS AND LAWNS/GRASSES SHALL BE 1 INCH BELOW ADJACENT PAVING OR EDGING.
11. PROVIDE BURLAP WRAPPING TO SECOND BRANCH WITH 50% OVERLAP.
12. ALL TREES OVER PARKING GARAGE TO HAVE ROOT ANCHORING SYSTEM, SEE DETAIL D3/LA600.
13. ALL TREES WITHIN 4' OF A PAVED SURFACE TO RECEIVE ROOT BARRIER SYSTEM, SEE DETAIL A1/LA601.

FFKR

730 Pacific Avenue
Salt Lake City, UT 84104

801.521.6186 | FFKR.com

HOMESTEAD RESORT
700 N HOMESTEAD DRIVE, MIDWAY UT, 84049
FAIRWAY RESIDENCES
LANDSCAPE PLANTING DOCUMENTS - 05/26/2026

△	DATE	REVISION

PROJECT NUMBER 24015

LANDSCAPE PLANTING PLAN

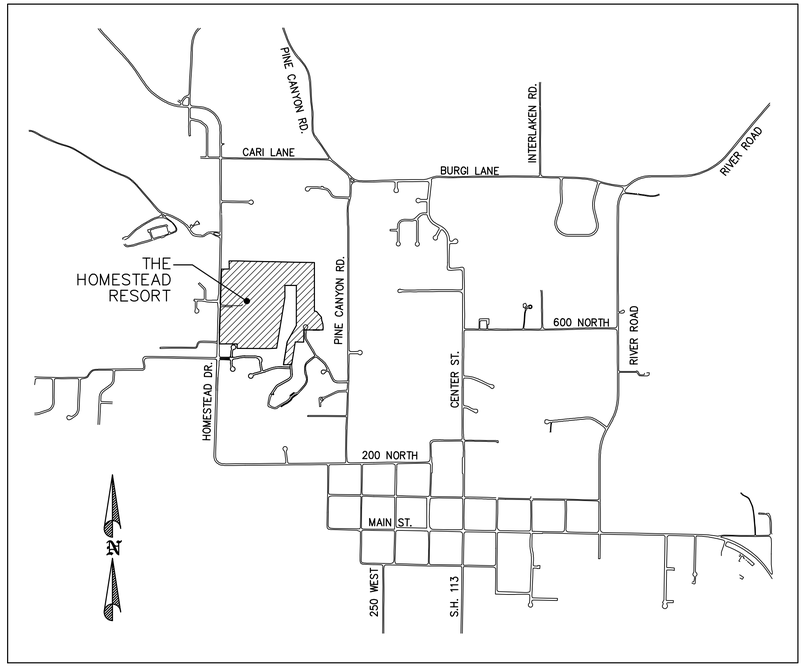
LA500

THE HOMESTEAD

GOLF COTTAGES AND HOMES

THE HOMESTEAD HOTEL CONDOMINIUM LOT 2, SECOND PLAT AMENDMENT

FINAL APPLICATION



MIDWAY CITY
VICINITY MAP

SHEET INDEX

CIVIL

C1. OVERALL SITE PLAN
C2. GOLF COTTAGES AND HOMES SITE PLAN
C3. GRADING PLAN FOR GOLF COTTAGES AND HOMES
C4. NORTH FAIRWAY DRIVE PLAN & PROFILE
C5. ROAD CONSTRUCTION DETAILS
C6. UTILITY PLAN
C7. NORTH FAIRWAY DRIVE SEWER PLAN & PROFILE
C8. SEWER CONSTRUCTION DETAILS
C9. WATER PLAN
C10. WATER CONSTRUCTION DETAILS
C11. NORTH FAIRWAY DRIVE STORM DRAIN PLAN & PROFILE
C12. STORM DRAIN CONSTRUCTION DETAILS

LANDSCAPE

LA500. LANDSCAPE PLANTING PLAN

PLATS

1. THE HOMESTEAD HOTEL CONDOMINIUM LOT 2, SECOND AMENDMENT OVERALL PLAT
2. THE HOMESTEAD HOTEL CONDOMINIUM LOT 2, SECOND AMENDMENT
3. BUILDING 28 FIRST AND SECOND FLOOR PLAN
4. BUILDING 29 FIRST AND SECOND FLOOR PLAN
5. BUILDING SECTIONS

THE HOMESTEAD GOLF COTTAGES AND HOMES FINAL APPLICATION - 13 MAY 2026

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 13 MAY 2026

THE HOMESTEAD GROUP LLC
GOLF COTTAGES AND HOMES

COVER

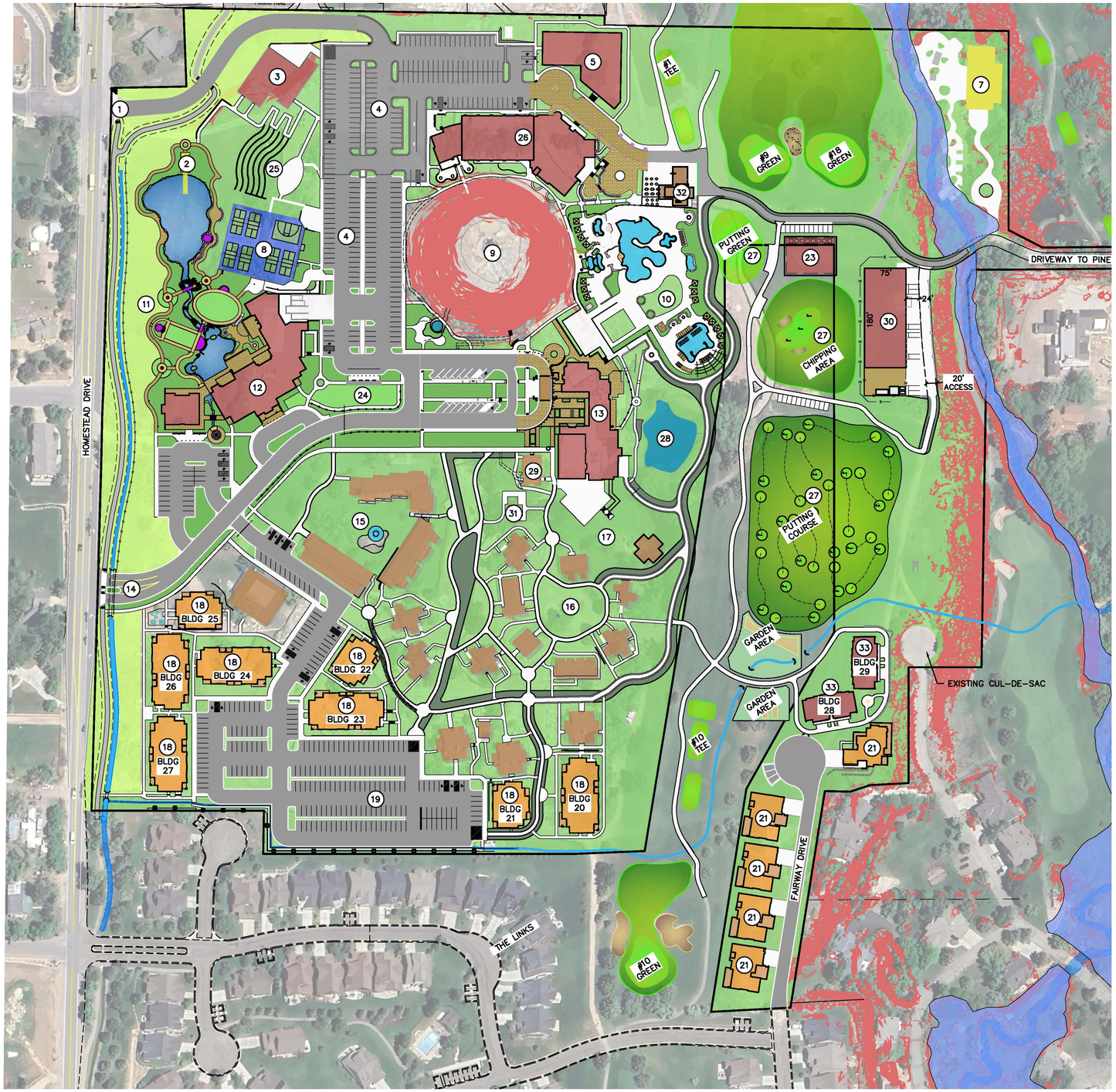
BERG ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB	DATE: 13 MAY 2026	SHEET
DRAWN BY: DEJ	REV:	0

path: X:\Homestead\2024 Report Revised Master Plan for Shakespeare\2026 Golf Cottages & Homes (Condo Lot 2 Plat Amendment)\02_Final\
file name: 00_COVER.dwg | plot date: May 13, 2026 | plotted by: dejrd

SITE PLAN LEGEND:

1. SECONDARY ACCESS TO PARKING, GOLF, SPA, AND DIVE/ACTIVITY CENTER
2. BOAT HOUSE WITH OVER-WATER DECK
3. FUTURE BUILDING (USE TO BE DETERMINED)
4. MAIN PARKING AREA
5. FUTURE BUILDING (TBD)
6. REMOVED FROM MASTER PLAN
7. AQUA THERAPY SPA
8. OUTDOOR PICKELBALL 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. MAIN LOBBY WITH PORTE COCHERE ARRIVAL
14. MAIN ARRIVAL DRIVE RELOCATED TO THE SOUTH TO CREATE MORE MEANDERING APPROACH AND IMPROVE INTERSECTION SPACING
15. FAMILY REUNION UNITS WITH OPEN LAWN, NATURAL THEMED SPLASH PAD, PLAYGROUND AREA AND FIRE PITS
16. GARDEN VIEW UNITS WITH MULTIPLE GARDENS WITH PATHWAYS, WATER FEATURES AND SEATING
17. BALLROOM FUNCTION LAWN AND WEDDING PAVILION
18. THE RETREAT-68 CONDO UNITS (NEW IN 2024 PLAN)
19. GUEST PARKING AREA
20. GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN. USE INCLUDED IN GOLF CLUBHOUSE)
21. THE VILLAS (5 UNITS)
22. HORSE STABLE AND BARN (REMOVED FROM MASTER PLAN)
23. GOLF WARM-UP CAGE
24. FUNCTION LAWN WITH ROSE ARBOR STRUCTURE TO PROVIDE SHELTER AND SEPARATION BETWEEN LAWN AND ADJACENT PARKING / FUTURE PARKING EXPANSION IF NEEDED
25. AMPHITHEATER AND STAGE AREA
26. NEW ACTIVITY CENTER
27. PUTTING COURSE
28. ENHANCED POND WITH TERRACES, WATER FALLS AND BON FIRE LOCATION.
29. VIRGINIA HOUSE UPGRADES FOR GUEST CHECK-IN
30. GOLF MAINTENANCE BUILDING AND CART STORAGE (NEW LOCATION)
31. MILK HOUSE
32. POOL AND GOLF GRILL
33. GOLF COTTAGES ACCESSED BY CART PATH PER HOMESTEAD MASTER PLAN AGREEMENT (2 BUILDINGS, 8 UNITS PER BUILDING)



LEGEND

- +25% UNBUILDABLE SLOPES
- EXISTING BUILDINGS
- APPROVED 2021 MASTER PLAN BUILDING THAT HAVE NOT BEEN CONSTRUCTED
- APPROVED 2021 MASTER PLAN BUILDINGS BUT WITH A REVISED BUILDING LAYOUT OR NEW LOCATION
- PROPOSED NEW CONDO BUILDINGS IN 2024 AMENDED PLAN
- GRASS PAVER FIRE LANE
- ASPHALT TRAIL, PARKING OR ROADS
- CONCRETE
- FLAGSTONE PAVER
- PAVER
- CRUSHED STONE
- SCREENING FENCE IMPROVEMENTS
- LANDSCAPED AREA (SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS)
- 100 YEAR FLOODPLAIN

PARKING SPACES 553 SPACES

REVISION NOTES: 5 FEBRUARY 2025
- LOCATION OF MAINTENANCE BUILDING (30) HAS MOVED AND CONFIGURATION OF THE BUILDING HAS CHANGED.
- CART BARN HAS BEEN COMBINED WITH THE MAINTENANCE BUILDING (30).
- MAIN LOBBY BUILDING (13) HAS BEEN REVISED.

REVISION NOTES: 24 MARCH 2025
- BUILDING 25 HAS BEEN MOVED TO PROVIDE 10' OF SEPARATION FOR THE EXISTING BUILDING TO EAST INSTEAD OF 5'.

REVISION NOTES: 28 JULY 2025
- REDUCED NORTH FAIRWAY DRIVE FROM 26' TO 20' TO ALLOW A LARGER LANDSCAPE BUFFER NEXT TO NEIGHBORS TO PROTECT EXISTING LANDSCAPING.

REVISION NOTES: 30 SEPTEMBER 2025
- LATEST BUT NOT FINAL VERSION OF BUILDING 5 SHOWN FOR REFERENCE PURPOSES ONLY.

REVISION NOTES: 5 MARCH 2026
- FINAL UNIT FOOTPRINT FOR (33) GOLF COTTAGES.
- 10' SETBACK PER CODE AMENDMENT.
- PUTTING COURSE AND GARDEN AREAS SHOWN.
- FINAL ACTIVITY CENTER (26) LAYOUT SHOWN.

NORTH

0 50 100 200 300

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

THE HOMESTEAD GROUP LLC
GOLF COTTAGES AND HOMES

OVERALL SITE PLAN

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 13 MAY 2026

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DESIGN BY: PDB
DRAWN BY: DEJ
DATE: 13 MAY 2026
REV:
SHEET C1

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LEGEND

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- EXISTING BUILDINGS
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- APPROVED 2021 MASTER PLAN BUILDINGS BUT WITH A REVISED BUILDING LAYOUT OR NEW LOCATION
- PROPOSED NEW CONDO BUILDINGS IN 2024 AMENDED PLAN
- GRASS PAVER FIRE LANE
- ASPHALT TRAIL, PARKING OR ROADS
- CONCRETE
- FLAGSTONE PAVER
- PAVERS (SEE LANDSCAPE ARCHITECTS PLANS FOR COLOR AND TYPE)
- CRUSHED STONE
- SCREENING FENCE IMPROVEMENTS
- LANDSCAPED AREA (SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS)
- 100 YEAR FLOODPLAIN
- APPROVED PRELIMINARY PLAN HOME FOOTPRINT
- PROPOSED HOME FOOTPRINT
- PATIO

NORTH

0 25 50 100 150

SCALE: 1"=50'
Scale 1" = 100' for 11x17

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GOLF COTTAGES AND HOMES

GOLF COTTAGES AND HOMES
SITE PLAN

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380 E Main St. Suite 204
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file name: C2_SITE PLAN.dwg | plot date: May 13, 2026 | plotted by: DerJ



LEGEND

SD	STORM DRAIN
EXSD	EXISTING STORM DRAIN
SS	SEWER
EXSS	EXISTING SEWER
EXW	WATER
EXGAS	EXISTING GAS
EXPWR	EXISTING POWER
5700	EXISTING CONTOURS
5700	PROPOSED CONTOURS
	SPILL CURB
DS	DOWN SPOUT
	ROCK RETAINING WALL
	PROPOSED ELEVATION 101 = 5701, 95 = 5695

BOW	BACK OF WALK
EOP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GND	PROPOSED GROUND ELEVATION
LIP	LIP OF CURB
RIM	RIM ELEVATION OF GRATE
TBC	TOP BACK OF CURB
TOP	TOP OF WALL OR FOUNDATION WALL
X	SPOT ELEVATION

NORTH

0 15 30 60 90

SCALE: 1"=30'

Scale 1"=60' for 11x17

THE HOMESTEAD GROUP LLC

GOLF COTTAGES AND HOMES

GRADING PLAN FOR GOLF COTTAGES AND HOMES

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

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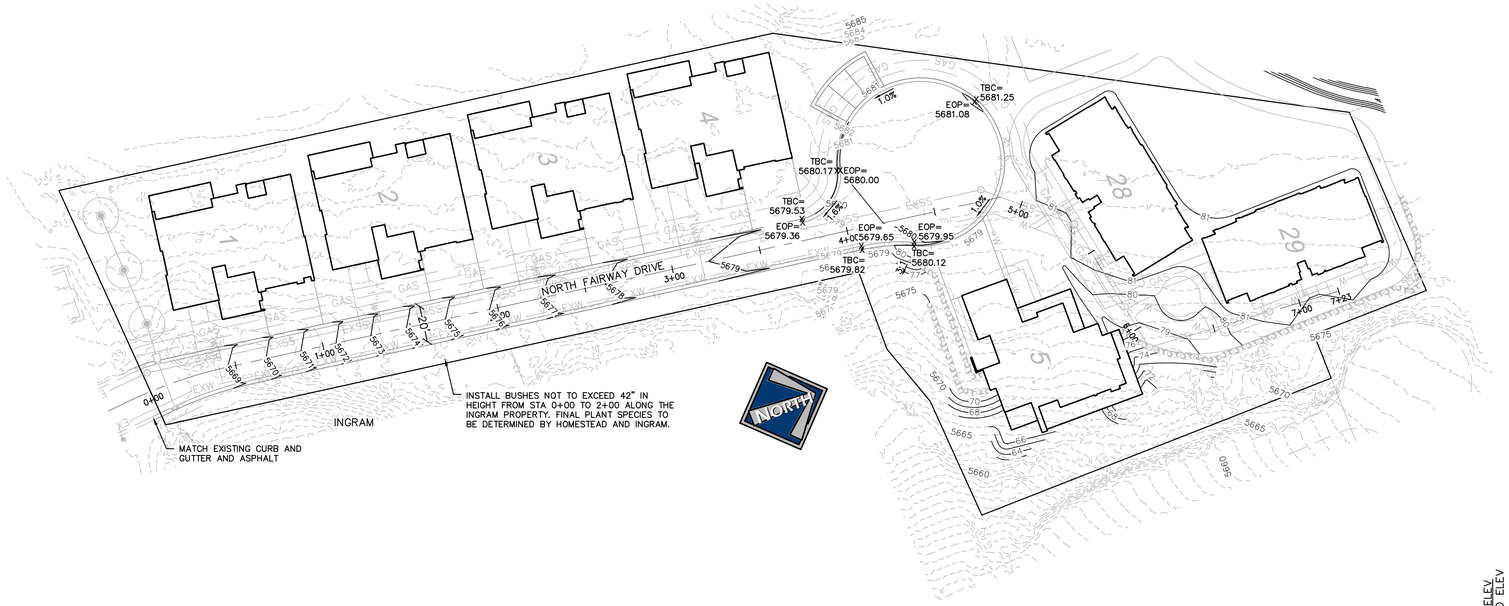
PAUL D. BERG P.E.

SERIAL NO. 295595

DATE: 13 MAY 2026

DESIGN BY: PDB DRAWN BY: DEJ	DATE: 13 MAY 2026 REV:	SHEET C3

path: X:\Homestead\2024 Report Revised Master Plan for Shakespeare\2026_Golf Cottages & Homes (Condo Lot 3 Plat Amendment)\03_Final\
file name: C3_GRADING PLAN.dwg | plot date: May 13, 2026 | plotted by: Dale



LEGEND

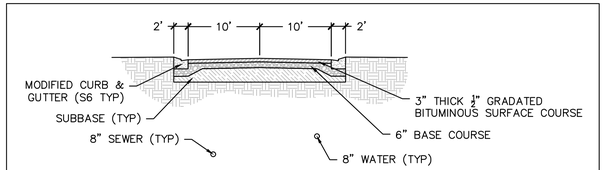
- EXPWR — EXISTING POWER
- EXGAS — EXISTING GAS
- EXSS — EXISTING SEWER
- SS — PROPOSED 8" SEWER
- EXW — EXISTING 8" WATER
- W — PROPOSED 8" WATER
- PI — PROPOSED PRESSURIZED IRRIGATION
- EXPI — EXISTING PRESSURIZED IRRIGATION
- SD — PROPOSED STORM DRAIN

BLUE STAKE NOTE:

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

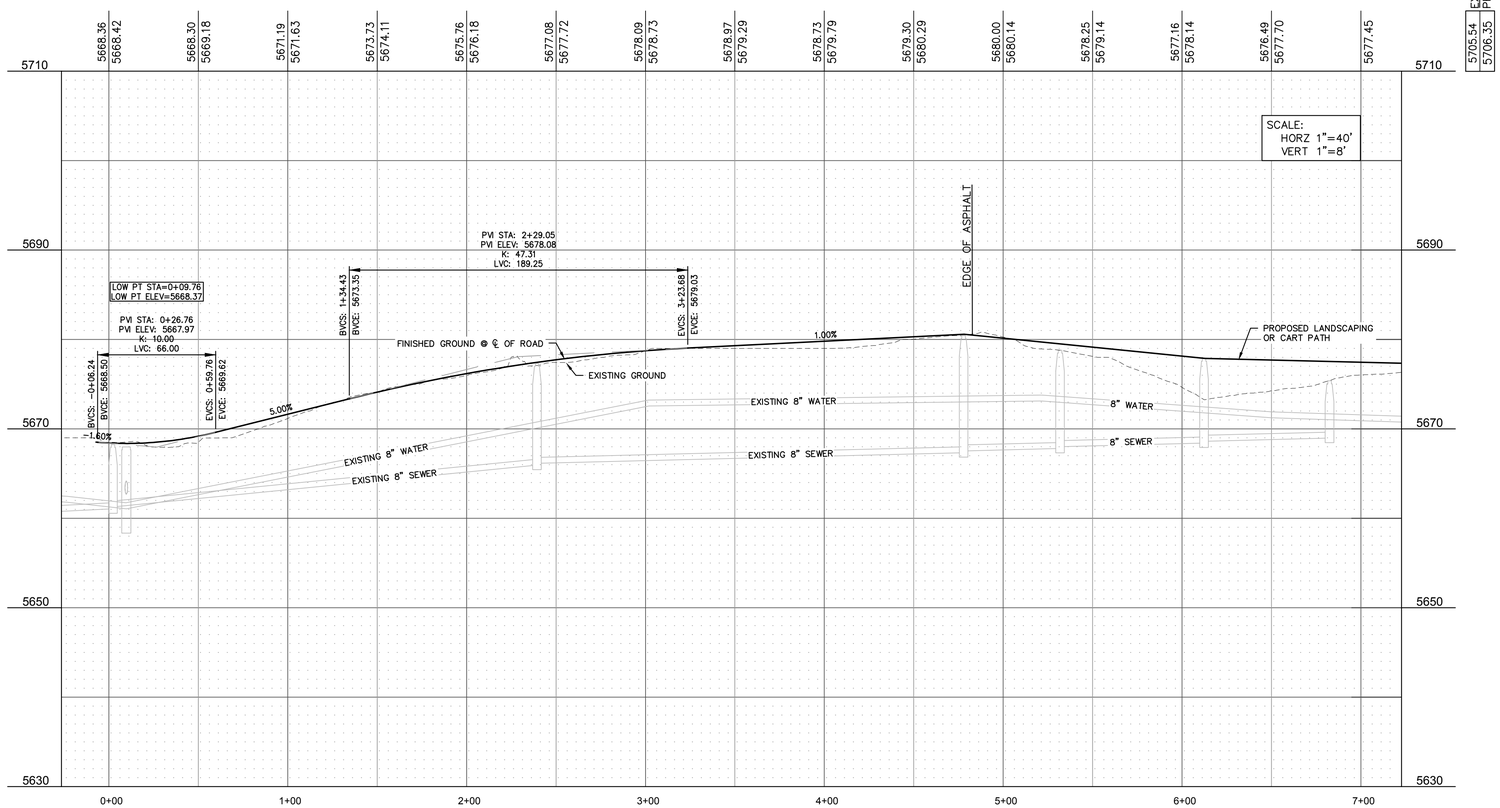
REVISION NOTES: 28 JULY 2025

- REDUCE NORTH FAIRWAY DRIVE FROM 26' TO 20' TO ALLOW A LARGER LANDSCAPE BUFFER NEXT TO NEIGHBORS TO PROTECT EXISTING LANDSCAPING AS APPROVED BY MIDWAY CITY COUNCIL.



NOTES:

- IMPORT/GRANULAR FILL, A-1-a GRADATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE AND SHALL BE IN ACCORDANCE WITH SECTION 02250.



ROAD CONSTRUCTION NOTE:

- UTILITIES IN NORTH FAIRWAY DRIVE HAVE BEEN INSTALLED.
- CURB AND GUTTER HAS BEEN INSTALLED.
- SUBBASE AND BASE COURSE HAVE BEEN INSTALLED.
- ASPHALT STILL TO BE INSTALLED.

0 20 40 80 120

SCALE: 1"=40'

Scale 1" = 80' for 11x17

THE HOMESTEAD GROUP LLC

GOLF COTTAGES AND HOMES

NORTH FAIRWAY DRIVE
PLAN & PROFILE STA 0+00-10+00

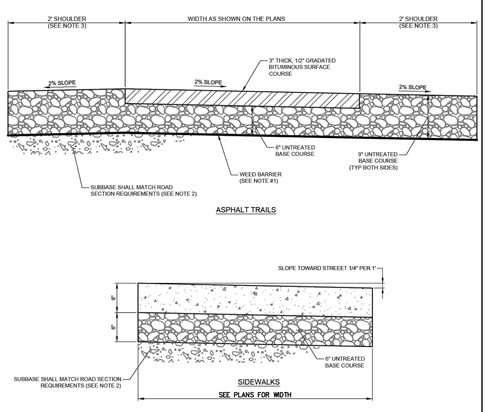
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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 13 MAY 2026

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

DESIGN BY: PDB	DATE: 13 MAY 2026	SHEET
DRAWN BY: DEJ	REV:	C4

path: K:\Homestead\2024 Resort Revised Master Plan for Shakespeare\2026 Golf Cottages & Homes (Condo Lot 2 Plat Amendment)\02_Final\
file name: C4_ROAD PnP.dwg | plot date: May 13, 2026 | plotted by: Dale



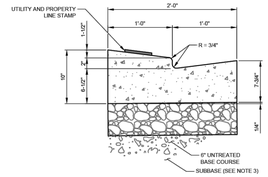
ASPHALT TRAILS

SIDEWALKS

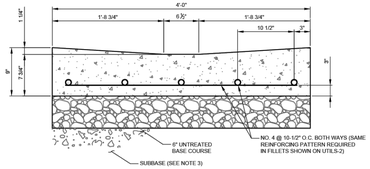
SEE PLANS FOR WIDTH

NOTE:
1. FURNISH WOVEN, NEEDLE-PUNCHED, POLYPROPYLENE, 5.0 oz., WEED BARRIER GEOTEXTILE DESIGNED FOR COMMERCIAL USE.
2. IMPORT GRANULAR FILL, A-1-a GRADATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE AND SHALL BE IN ACCORDANCE WITH SECTION 02528.
3. SHOULDERS ALONG ASPHALT TRAILS MAY BE ADJUSTED WHEN APPROVED BY CITY ENGINEER.

S5 TYP — ASPHALT TRAILS AND SIDEWALKS N.T.S.



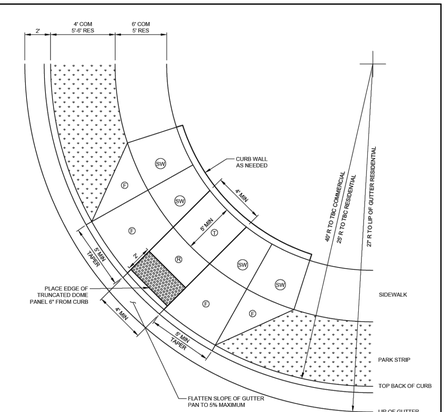
MODIFIED CURB & GUTTER



CROSS GUTTER

NOTES:
1. ALL PUBLIC UTILITIES SHALL BE STAMPED IN THE TOP BACK OF THE CURB & GUTTER AS FOLLOWS:
   W = WATER, S = SEWER, I = PRESSURIZED IRRIGATION
2. A BRASS PIN SHALL BE INSTALLED INDICATING ALL PROPERTY LINES.
3. IMPORT/ GRANULAR FILL, A-1-a GRADATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE AND SHALL BE IN ACCORDANCE WITH SECTION 02528.

S6 TYP — CURBS AND GUTTERS N.T.S.

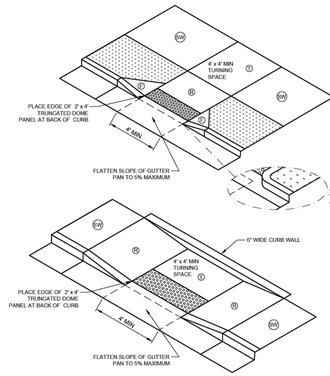


REQUIRED SLOPE TABLE		
LOCATION	RUNNING SLOPE	CROSS SLOPE
F	10% MAX	
R	5.1% MIN TO 8.3% MAX	2% MAX *
T	2% MAX	2% MAX *
SW	-	2% MAX

* DO NOT EXCEED THE ROADWAY PROFILE GRADE FOR THE CROSS SLOPE AT LOCATIONS WITHOUT A STOP OR YIELD SIGN OR AT MID-BLOCK RAMPS.

NOTES:
1. RAMP TO INCLUDE ADA DETECTABLE WARNING STRIP; IE. ADA SOLUTIONS, ARMOR-TILE CAST-IN-PLACE, MASCO CASTINTACT, WAUSAU, OR TEKWAY.
2. COLOR OF ADA DETECTABLE WARNING STRIP SHALL BE DARK RED.
3. CURB TAPER SLOPE SHALL BE 10% MAXIMUM.
4. NO LIPS ALLOWED. AT THE CURB CUT, A LIP IS A VERTICAL DISCONTINUITY GREATER THAN 1/4". AT THE GUTTER/ROAD TRANSITION, A LIP IS A VERTICAL DISCONTINUITY GREATER THAN 1/2". VERTICAL DISCONTINUITIES GREATER THAN 1/4" SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 50%.
5. ALL PEDESTRIAN RAMPS ARE SUBJECT TO THE REQUIREMENTS SHOWN ON THE UDOT PEDESTRIAN ACCESS STANDARD DRAWINGS. WHERE CONFLICTS EXIST, THE MORE STRINGENT SHALL GOVERN.

S7 TYP — CORNER PEDESTRIAN RAMP N.T.S.



REQUIRED SLOPE TABLE		
LOCATION	RUNNING SLOPE	CROSS SLOPE
F	20% MAX (SEE NOTE 3)	
R	5.1% MIN TO 8.3% MAX	2% MAX *
T	2% MAX	2% MAX *
SW	-	2% MAX

* DO NOT EXCEED THE ROADWAY PROFILE GRADE FOR THE CROSS SLOPE AT LOCATIONS WITHOUT A STOP OR YIELD SIGN OR AT MID-BLOCK RAMPS.

NOTES:
1. RAMP TO INCLUDE ADA DETECTABLE WARNING STRIP; IE. ADA SOLUTIONS, ARMOR-TILE CAST-IN-PLACE, MASCO CASTINTACT, WAUSAU, OR TEKWAY.
2. COLOR OF ADA DETECTABLE WARNING STRIP SHALL BE DARK RED.
3. CURB TAPER SLOPE: FOR FLARES SHALL BE 10% MAXIMUM IF IT FALLS WITHIN THE PEDESTRIAN ACCESS ROUTE AS DEFINED BY UDOT.
4. NO LIPS ALLOWED. AT THE CURB CUT, A LIP IS A VERTICAL DISCONTINUITY GREATER THAN 1/4". AT THE GUTTER/ROAD TRANSITION, A LIP IS A VERTICAL DISCONTINUITY GREATER THAN 1/2". VERTICAL DISCONTINUITIES GREATER THAN 1/4" SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 50%.
5. ALL PEDESTRIAN RAMPS ARE SUBJECT TO THE REQUIREMENTS SHOWN ON THE UDOT PEDESTRIAN ACCESS STANDARD DRAWINGS. WHERE CONFLICTS EXIST, THE MORE STRINGENT SHALL GOVERN.

S8 TYP — MID-BLOCK PEDESTRIAN RAMPS N.T.S.

3" ASPHALT
6" ROAD BASE
SUITABLE NATIVE A-1a MATERIAL OR 8" MINIMUM OF GRANULAR BORROW PER GEOTECH REPORT

PRIVATE ROAD AND PARKING LOT SECTION

ALL MATERIAL & INSTALLATION TO MIDWAY CITY STANDARDS AND SPECIFICATIONS

PRIVATE ROAD DETAIL

HORROCKS ENGINEERS — JULY 2022 — HORROCKS ENGINEERS, 739 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226

MIDWAY CITY, 75 NORTH 100 WEST, PO BOX 277, MIDWAY, UTAH 84049, (435) 654-3223

MIDWAY CITY STANDARD DRAWING — STREETS - 5

MIDWAY CITY STANDARD DRAWING — STREETS - 6

MIDWAY CITY STANDARD DRAWING — STREETS - 7

MIDWAY CITY STANDARD DRAWING — STREETS - 8

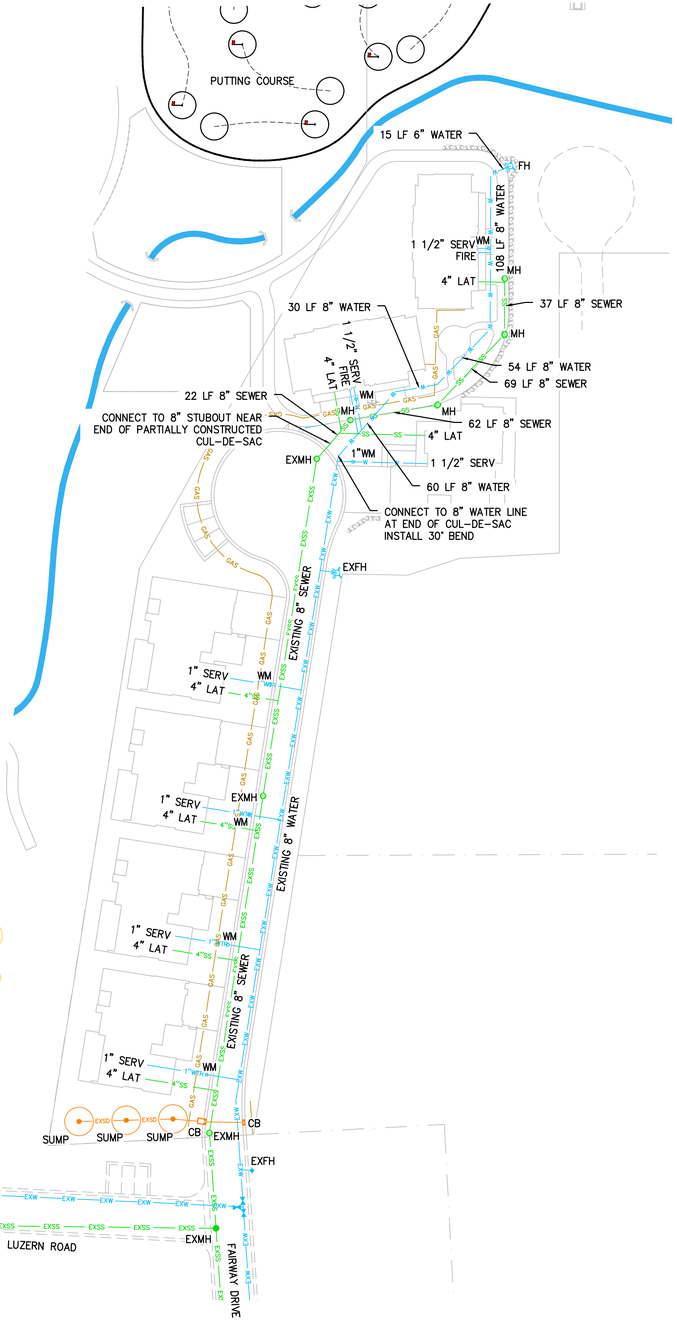
THE HOMESTEAD GROUP LLC
GOLF COTTAGES AND HOMES

ROAD CONSTRUCTION DETAILS

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

DESIGN BY: PDB
DRAWN BY: DEJ
DATE: 13 MAY 2026
REV:
SHEET C5

path: X:\Homestead\2024 Report Revised Master Plan for Shakespeare\2026 Golf Cottages & Homes (Condo Lot 2 Plat Amendment)\02_Final\ file name: C5_PAVING DETAILS.dwg | plot date: May 12, 2026 | plotted by: Dale



LEGEND

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

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

SEWER NOTES:
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

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

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

POWER NOTE:
- FINAL POWER DESIGN BY PROJECT ELECTRICAL ENGINEER AND HEBER LIGHT AND POWER. CONTRACTOR RESPONSIBLE TO REVIEW THIS PLAN AND INSTALL CONDUITS AS NECESSARY.
- EXISTING AND PROPOSED POWER TRANSFORMERS ARE SHOWN FOR REFERENCE ONLY. PLEASE SEE SITE ELECTRICAL PLANS FOR TRANSFORMER AND JUNCTION BOX LOCATIONS ALONG WITH UNDERGROUND LINES.

GAS NOTE:
- GAS ALIGNMENT SHOWN IS GAS LOOP AND EASEMENT DESIGNED WITH DOMINION ENERGY.
- GAS DESIGN TO EACH BUILDING PER DOMINION ENERGY AND MEP.
- CONTRACTOR RESPONSIBLE TO REVIEW THE GAS PLAN FROM DOMINION AND INSTALL CONDUITS AS NECESSARY.

NORTH

0 25 50 100 150

SCALE: 1"=50'

Scale 1" = 100' for 11x17

THE HOMESTEAD GROUP LLC

GOLF COTTAGES AND HOMES

UTILITY PLAN

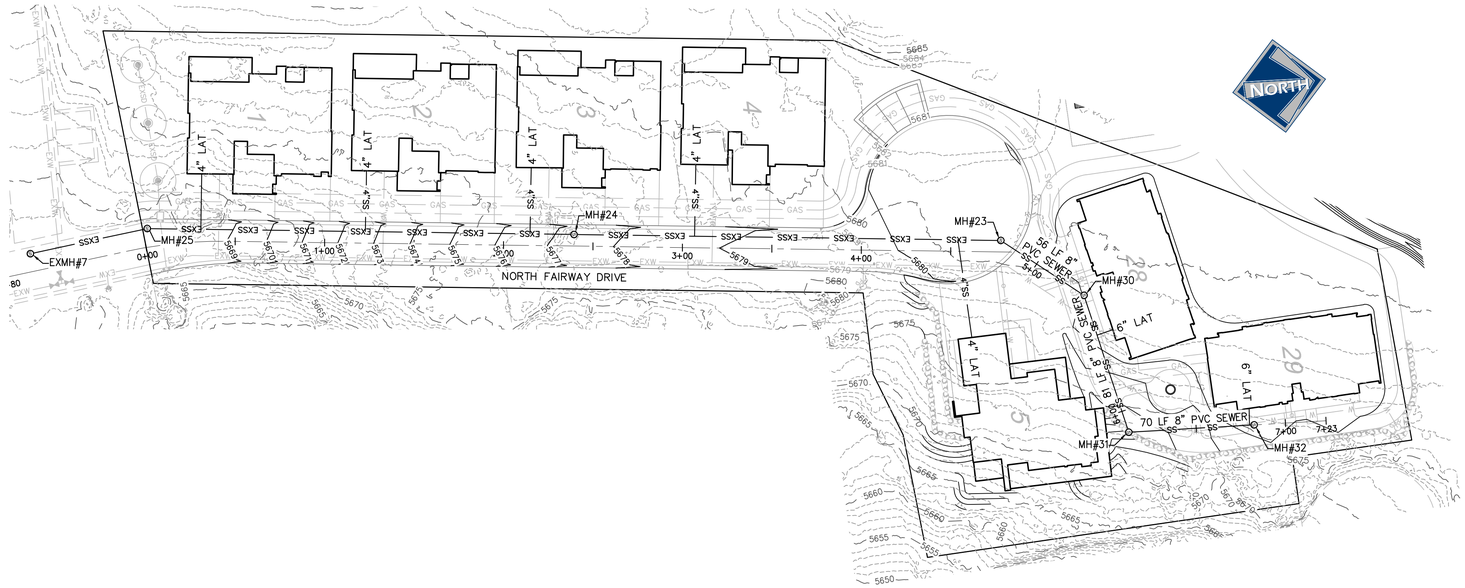
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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 13 MAY 2026

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

DESIGN BY: PDB DRAWN BY: DEJ	DATE: 13 MAY 2026 REV:	SHEET C6

path: K:\Homestead\2024 Report\Revised Master Plan for Shadowpark\2026_Golf Cottages & Homes (Condo Lot 2 Plat Amendment)\02_Final\
file name: 05_UTILITY PLAN.dwg | plot date: May 13, 2026 | plotted by: Dale



LEGEND

- EXPWR — EXISTING POWER
- EXGAS — EXISTING GAS
- EXSS — EXISTING SEWER
- SS — PROPOSED 8" SEWER
- EXS"W — EXISTING 8" WATER
- 8"WTR — PROPOSED 8" WATER
- PI — PROPOSED PRESSURIZED IRRIGATION
- EXPI — EXISTING PRESSURIZED IRRIGATION
- SD — PROPOSED STORM DRAIN

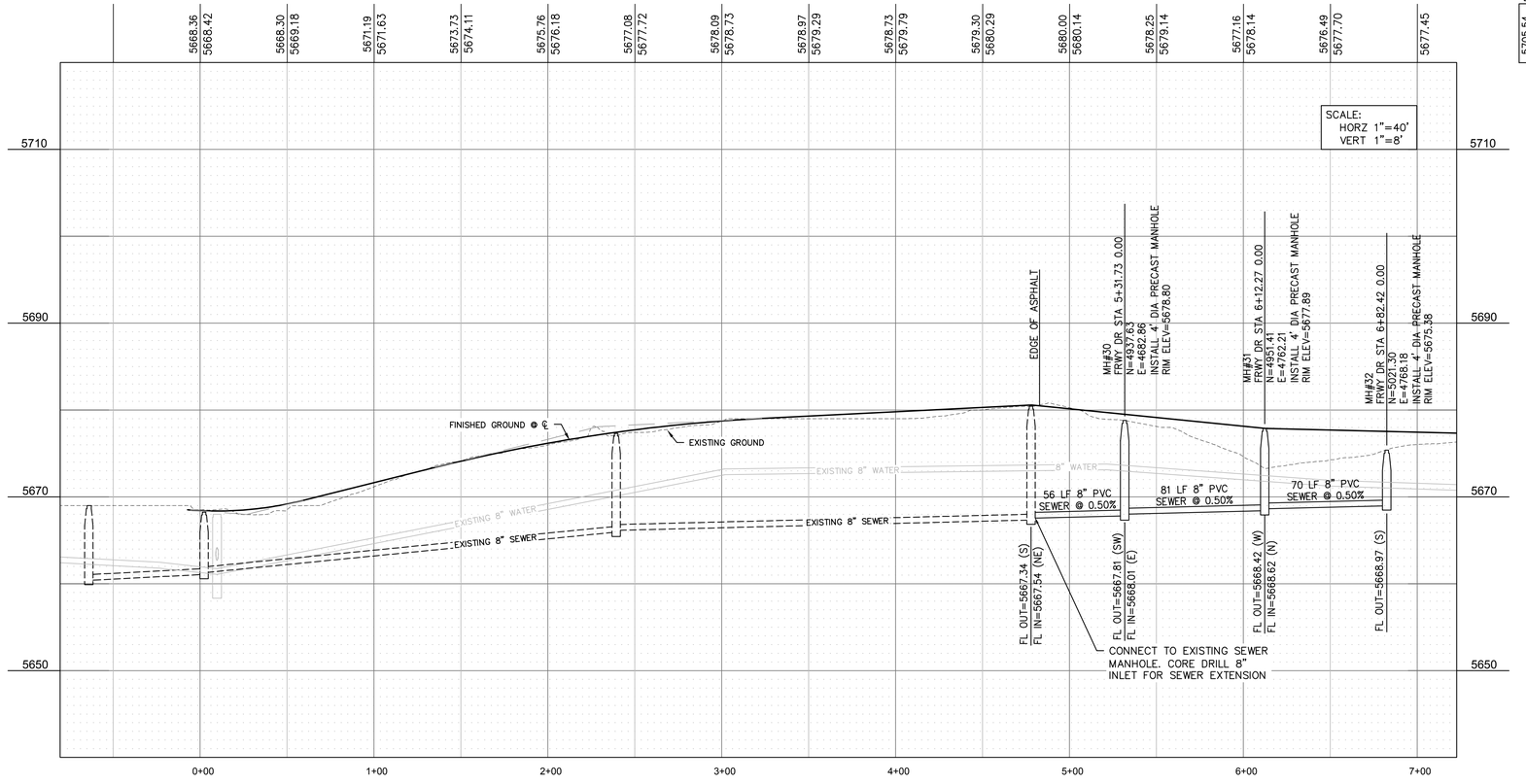
BLUE STAKE NOTE:

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

NOTES:

- ALL SEWER CONSTRUCTION SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.

	0+00	1+00	2+00	3+00	4+00	5+00	6+00	7+00
EXISTING ELEV	5668.36	5668.30	5671.19	5673.73	5675.76	5677.08	5678.09	5678.97
PROPOSED ELEV	5668.42	5669.18	5671.63	5674.11	5676.18	5677.72	5678.73	5679.29
EXISTING ELEV	5678.73	5679.30	5680.00	5678.25	5677.16	5676.49	5677.45	
PROPOSED ELEV	5679.79	5680.29	5680.14	5679.14	5678.14	5677.70		



0 20 40 80 120

SCALE: 1"=40'

Scale 1" = 80' for 11x17

THE HOMESTEAD GROUP LLC

GOLF COTTAGES AND HOMES

NORTH FAIRWAY DRIVE

SEWER PLAN & PROFILE STA 0+00-6+15

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

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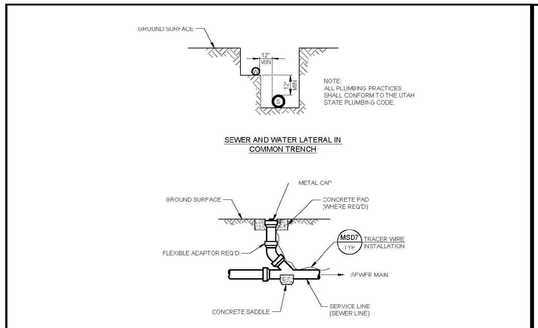
PAUL D. BERG P.E.

SERIAL NO. 295595

DATE: 13 MAY 2026

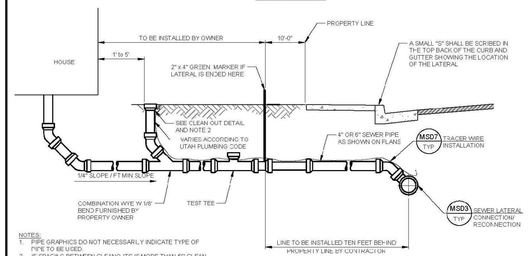
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DRAWN BY: DEJ	REV:	C7

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file name: C7_SOUTH SEWER PnP.dwg | plot date: May 13, 2026 | plotted by: Dale



SEWER AND WATER LATERAL IN COMMON TRENCH

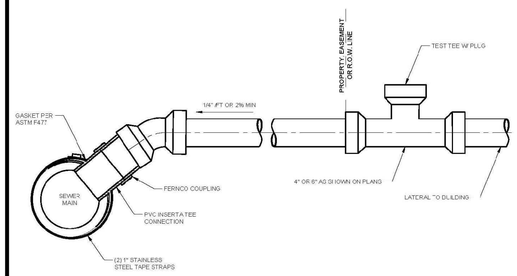
CLEAN OUT DETAIL



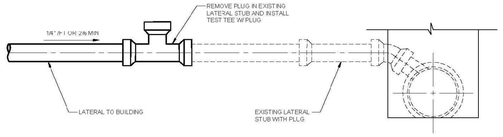
NOTES:
1. PIPE GRAPHICS DO NOT NECESSARILY INDICATE TYPE OF PIPE TO BE USED.
2. IF SPACING BETWEEN CLEANOUTS IS MORE THAN 50' CLEAN OUT AT PROPERTY LINE WILL BE REQUIRED.
3. MAINTAIN SPACING BETWEEN CLEAN OUTS 50'.
4. ALL BENDS SHALL BE 45° OR LESS. 90° BENDS ARE NOT ALLOWED.

MSD1 TYP TYPICAL SEWER SERVICE CONNECTION N.T.S.

HORROCKS ENGINEERS	DATE: MARCH 20'4 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 1



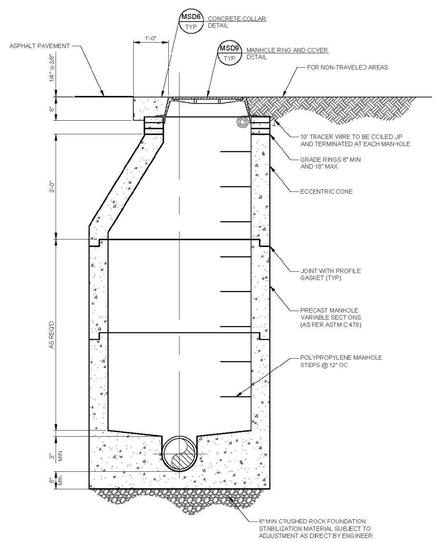
LATERAL CONNECTION TO EXISTING SEWER LINE



LATERAL CONNECTION TO EXISTING LATERAL STUB

MSD2 TYP LATERAL CONNECTIONS N.T.S.

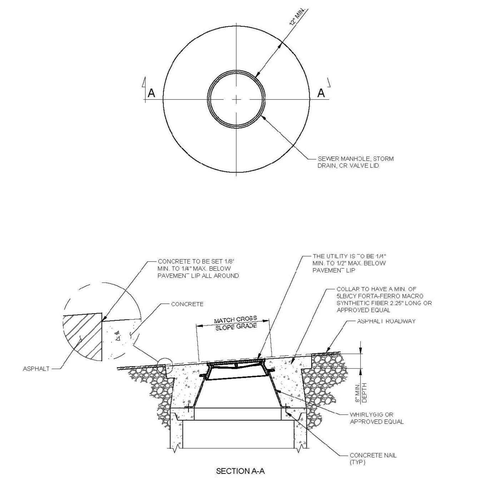
HORROCKS ENGINEERS	DATE: MARCH 2014 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 2



NOTES:
1. UTILITIES MANHOLE TO BE WATERTIGHT ON DOWNSTREAM SIDE OF MANHOLE IF SFT MANHOLE FRAME IN GROUT.
2. ALL JOINTS TO BE WATER TIGHT".
3. MANHOLE BASE AND 1st SECTION OF MANHOLE TO BE FABRICATED AS AN INTEGRAL UNIT.
4. USE 5 DIAMETER MANHOLE FOR 18" PIPE AND LARGER. USE 4' DIAMETER MANHOLE FOR ALL PIPE UP TO 18" DIAMETER PIPE.

MSD4 TYP PRECAST CONCRETE SEWER MANHOLE N.T.S.

HORROCKS ENGINEERS	DATE: MARCH 2014 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 4

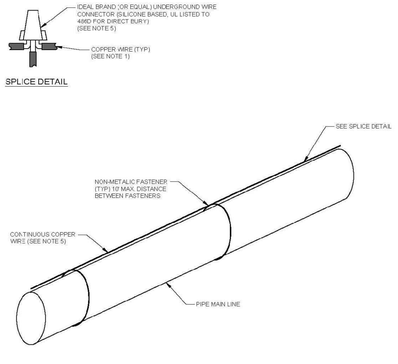


SECTION A-A

NOTES:
1. CONCRETE COLLAR, CLASS 4000 SEE SECTION 03304.
2. COLLAR PERIMETER SHALL BE CUT USING A SAW UNLESS APPROVED BY THE ENGINEER.

MSD6 TYP CONCRETE COLLAR DETAIL N.T.S.

HORROCKS ENGINEERS	DATE: MARCH 20'4 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 6

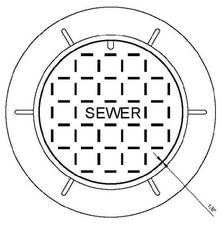


SPLICE DETAIL

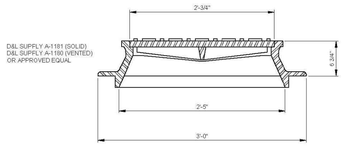
NOTES:
1. COPPER WIRE SHALL BE #14 AWG SOLID UF TYPE WITH CROSS-LINKED POLYETHYLENE INSULATION
2. COPPER TRACER WIRE TO BE INSTALLED THE LENGTH OF PIPELINE. TRACER WIRE IS TO BE INSTALLED ALSO TO EACH LATERAL.
3. TRACER WIRE TO BE INSTALLED ALONG EACH WATER SERVICE TO THE METER CAN.
4. TRACER WIRE TO BE INSTALLED AND MAINTAINED ON TOP OF PIPE CENTERLINE DURING BACKFILL.
5. TWO, THREE AND FOUR WIRE CONNECTIONS: STRIP WIRE ENDS, INSTALL IDEAL UNDERGROUND WIRE NUTS, AND WRAP WITH THREE LAYERS OF SCOTCH 33 OR EQUAL ELECTRICAL TAPE. OVERLAP THE TAPE WRAPPING, 5" ONTO THE WIRE INSULATION.
6. CONTRACTOR SHALL TEST TRACER WIRE FOR CONTINUITY PRIOR TO PAVING IN THE PRESENCE OF THE ENGINEER.

MSD7 TYP TRACER WIRE INSTALLATION N.T.S.

HORROCKS ENGINEERS	DATE: MARCH 2014 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 7



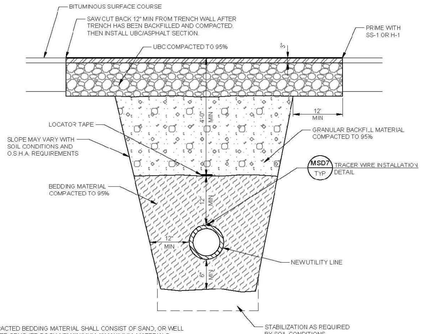
PLAN OF COVER AND RING



NOTE:
1. MANHOLE COVERS SHALL BE SOLID UNLESS DISTRICT ENGINEER SPECIFIES VENTED COVERS.
2. HEAVY DUTY, HS-20 LOADING MINIMUM.

MSD9 TYP HEAVY DUTY, HS-20 LOADING MINIMUM, MANHOLE RING AND COVER N.T.S.

HORROCKS ENGINEERS	DATE: MARCH 2014 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 9



NOTES:
1. COMPACTED BEDDING MATERIAL SHALL CONSIST OF SAND, OR WELL GRADED CRUSHED ROCK 1/2" MINIMUM, 1" MAXIMUM, MATERIALS MET 404 AND COMPACTION, SHALL BE APPROVED BY ENGINEER.
2. USE PROPER MARKER TAPE APPROVED BY ENGINEER.

MSD10 TYP UTILITY INSTALLATION IN EXISTING ROADWAYS N.T.S.

HORROCKS ENGINEERS	DATE: MARCH 20'4 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 10

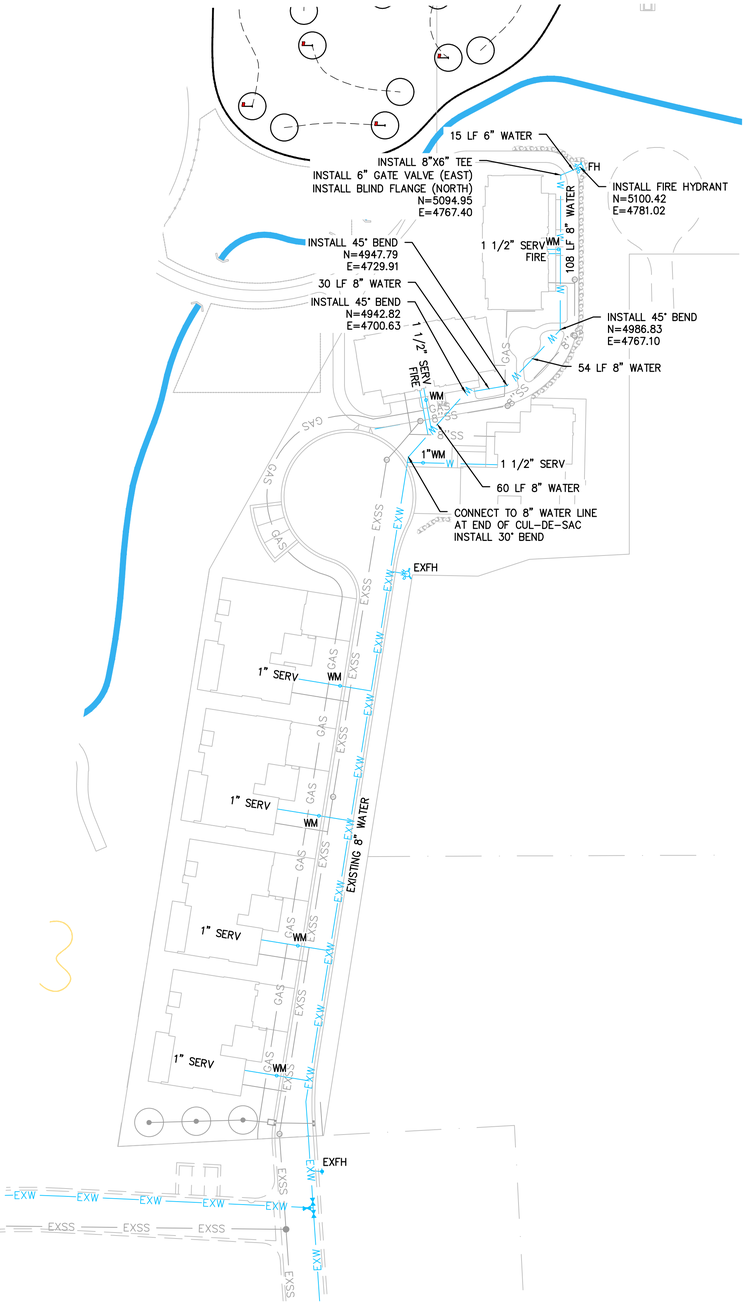
THE HOMESTEAD GROUP LLC
GOLF COTTAGES AND HOMES

SEWER CONSTRUCTION DETAILS

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

DESIGN BY: PDB DRAWN BY: DEJ	DATE: 13 MAY 2026 REV:	SHEET C8

path: X:\Homestead\2024 Resort Related Master Plan for Shubenacre\2026_Golf Cottages & Homes (Condo Lot 2 Plat Amendment)\D0_Final\
file name: C8_SEWER CONSTRUCTION DETAILS.dwg | plot date: May 12, 2026 | plotted by: Dale



LEGEND

HW	EXISTING HOT WATER LINE FROM CRATER (PRIVATE)
EXGAS	EXISTING GAS LINE
GAS	GAS LINE
EXFL	EXISTING FIRE LINES
EXSS	EXISTING SEWER
SS	PROPOSED SEWER
EXW	EXISTING WATER
8"WTR	PROPOSED 8" WATER
PI	PRESSURIZED IRRIGATION
EXPI	EXISTING PRESSURIZED IRRIGATION
SD	STORM DRAIN
EXPWR	EXISTING POWER LINE
PWR	POWER LINE
WM	WATER METER
EXPP	EXISTING POWER POLE
FH	FIRE HYDRANT

BLUE STAKE NOTE:

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

WATER NOTES:

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

NORTH

0 25 50 100 150

SCALE: 1"=50'

Scale 1" = 100' for 11x17

THE HOMESTEAD GROUP LLC

GOLF COTTAGES AND HOMES

WATER PLAN

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

PAUL D. BERG P.E.

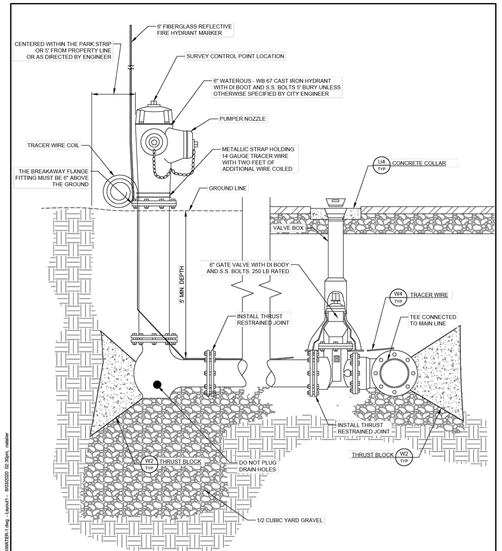
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DATE: 13 MAY 2026

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

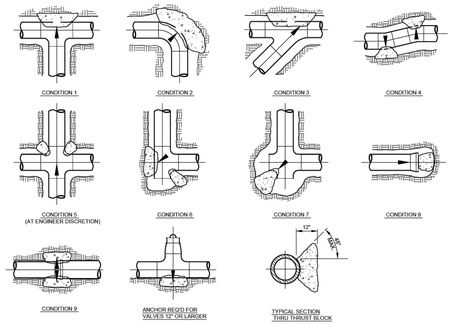
DESIGN BY: PDB DRAWN BY: DEJ	DATE: 13 MAY 2026 REV:	SHEET C9

path: X:\Wasatchers\2024 Resort Related Master Plan for Shakespeare\2026_Golf Cottages & Homes (Condo Lot 2 Post Amendment)\VG_Final\
file name: 09_WATER PLAN.dwg | plot date: May 13, 2026 | plotted by: Dale



NOTES:
1. FIRE HYDRANTS AT INTERSECTIONS MUST BE WITHIN 5' - 7' OF A STREET LIGHT WHEN POSSIBLE.
2. ALL PIPE COUPLINGS AND FITTINGS ARE REQUIRED TO BE NEW MEGALUG RESTRAINED JOINT FITTINGS WITH STAINLESS STEEL BOLTS AND ANTI-SEIZE LUBRICANT.
3. INSTALL VALVE EXTENSION 6" OPERATING NUT GREATER THAN 4 FEET BELOW THE LID.

W1 TYP — STANDARD FIRE HYDRANT
N.T.S.

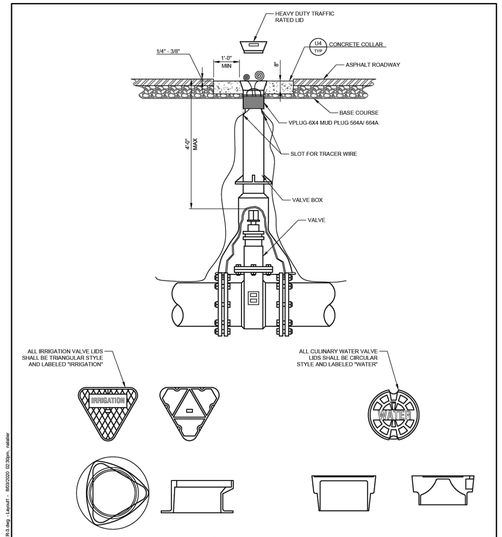


THRUST BLOCK BEARING AREA IN SQ. FT.

PIPE SIZE	CONDITION								
	1	2	3	4	5	6	7	8	9
4	2.6	3.3	2.6	1.3	1.3	2.0	3.3	2.6	1.3
6	4.6	6.5	3.9	2.0	2.6	3.3	6.5	4.6	2.0
8	7.8	11.0	5.9	3.3	3.9	5.9	11.0	7.8	3.3
10	12.4	17.5	9.8	5.2	6.5	9.1	17.5	12.4	5.2
12	17.5	24.8	13.6	7.8	9.1	12.3	24.8	17.5	7.8
14	24.0	33.8	18.2	9.7	12.3	16.9	33.8	24.0	9.7
16	31.1	44.0	23.8	12.7	15.5	23.2	44.0	31.1	12.7
20	48.6	68.8	37.2	19.8	24.2	36.3	68.8	48.6	19.8
24	89.8	90.1	48.8	24.9					24.9

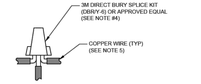
NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. THRUST BLOCKS SHALL BE CONSTRUCTED PER SPEC SECTION 03304-2.06.
3. ALL THRUST BLOCK SIDES SHALL BE FORMED.
4. CALCULATED ON 225 LB. TEST PRESSURE AND ALLOWABLE BEARING PRESSURE OF 2000 LBS. PER SQUARE FEET.
5. IN POOR/ER SOILS SPECIAL DESIGN IS REQUIRED.

W2 TYP — TYPICAL PIPE THRUST BLOCKING
N.T.S.

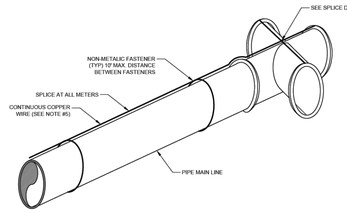


NOTES:
1. RAISE VALVE BOX TO GRADE AFTER PAVING OPERATIONS ARE COMPLETED.
2. INSTALL VALVE EXTENSION 6" OPERATING NUT GREATER THAN 4 FEET BELOW THE LID.

W3 TYP — VALVE BOX
N.T.S.

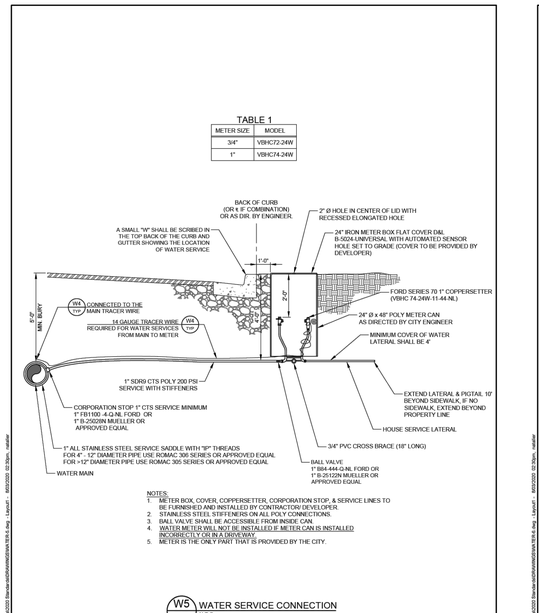


SPLICE DETAIL



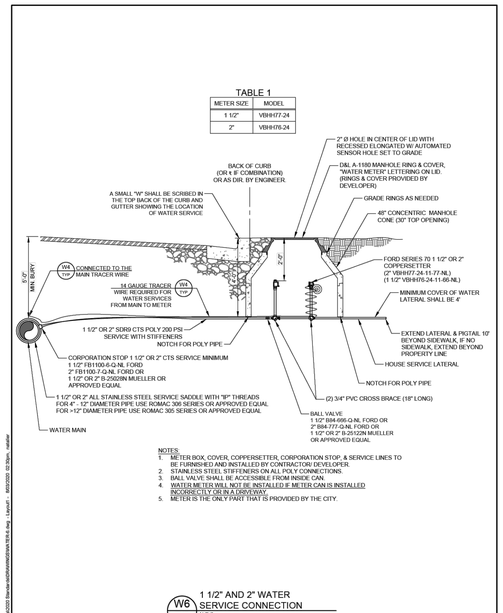
NOTES:
1. COPPER TRACER WIRE TO BE INSTALLED THE LENGTH OF PIPELINE AND EACH CULINARY SERVICE, AND SECONDARY SERVICE, ALONG EACH PRESSURIZED IRRIGATION PIPELINE AND SERVICE. TRACER WIRE TO BE BROUGHT UP IN AT LEAST ONE VALVE IN EACH INTERSECTION. TRACER WIRE TO BE BROUGHT TO THE END OF EACH FIRE HYDRANT ON CULINARY LINES. (NOT TO EXCEED 500 FEET).
2. TRACER WIRE TO BE INSTALLED ALONG EACH WATER SERVICE TO THE METER CAN.
3. TRACER WIRE TO BE INSTALLED AND MAINTAINED ON TOP OF PIPE CENTERLINE DURING BACKFILL.
4. SPLICE KIT USED TO ELECTRICALLY CONNECT TWO OR MORE PRESTRIPPED COPPER WIRES AND MOISTURE SEAL THE CONNECTION FOR DIRECT BURIAL. THE KIT SHALL INCLUDE A 3M (OR APPROVED EQUAL) PERFORMANCE PLUS WIRE CONNECTOR AND A HIGH IMPACT, UV RESISTANT POLYPROPYLENE TUBE PREFILLED WITH MOISTURE RESISTANT GREASE.
5. COPPER WIRE SHALL BE #12 AWG SOLID UF TYPE WITH CROSS-LINKED POLYETHYLENE INSULATION.
6. CONTRACTOR SHALL TEST TRACER WIRE FOR CONTINUITY PRIOR TO FAVING IN THE PRESENCE OF THE ENGINEER.
7. THE TEE/CROSS IS SHOWN WITHOUT VALVES AND IS INTENDED TO SHOW TRACER WIRE ROUTING ONLY.
8. ALL PIPE COUPLINGS AND FITTINGS ARE REQUIRED TO BE NEW MEGALUG RESTRAINED JOINT FITTINGS ON PIPE MAIN LINE.

W4 TYP — TRACER WIRE INSTALLATION
N.T.S.



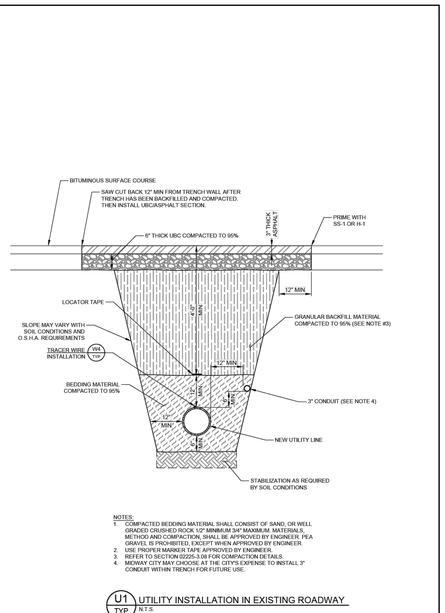
NOTES:
1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR/ DEVELOPER.
2. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
3. BALL VALVE SHALL BE ACCESSIBLE FROM INSIDE CAN.
4. WATER METER WILL NOT BE INSTALLED IF METER CAN IS INSTALLED INCORRECTLY OR IN A DRIVEWAY.
5. METER IS THE ONLY PART THAT IS PROVIDED BY THE CITY.

W5 TYP — WATER SERVICE CONNECTION
N.T.S.



NOTES:
1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR/ DEVELOPER.
2. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
3. BALL VALVE SHALL BE ACCESSIBLE FROM INSIDE CAN.
4. WATER METER WILL NOT BE INSTALLED IF METER CAN IS INSTALLED INCORRECTLY OR IN A DRIVEWAY.
5. METER IS THE ONLY PART THAT IS PROVIDED BY THE CITY.

W6 TYP — 1 1/2" AND 2" WATER SERVICE CONNECTION
N.T.S.



NOTES:
1. COMPACTED BEDDING MATERIAL SHALL CONSIST OF SAND, OR WELL GRADED CRUSHED ROCK 1/2" MINIMUM 3/4" MAXIMUM. MATERIALS, METHOD AND COMPACTION, SHALL BE APPROVED BY ENGINEER. PEA GRAVEL IS PROHIBITED, EXCEPT WHEN APPROVED BY ENGINEER.
2. USE PROPER MARKER TAPE APPROVED BY ENGINEER.
3. REFER TO SECTION 02225-3.06 FOR COMPACTION DETAILS.
4. MIDWAY CITY MAY CHOOSE AT THE CITY'S EXPENSE TO INSTALL 3" CONDUIT WITHIN TRENCH FOR FUTURE USE.

U1 TYP — UTILITY INSTALLATION IN EXISTING ROADWAY
N.T.S.

HORROCKS ENGINEERS	DATE: JULY 2020 — HORROCKS ENGINEERS 726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	MIDWAY CITY STANDARD DRAWING — WATER - 1
HORROCKS ENGINEERS	DATE: JULY 2020 — HORROCKS ENGINEERS 726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	MIDWAY CITY STANDARD DRAWING — WATER - 2
HORROCKS ENGINEERS	DATE: JULY 2020 — HORROCKS ENGINEERS 726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	MIDWAY CITY STANDARD DRAWING — WATER - 3
HORROCKS ENGINEERS	DATE: JULY 2020 — HORROCKS ENGINEERS 726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	MIDWAY CITY STANDARD DRAWING — WATER - 4
HORROCKS ENGINEERS	DATE: JULY 2020 — HORROCKS ENGINEERS 726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	MIDWAY CITY STANDARD DRAWING — WATER - 5
HORROCKS ENGINEERS	DATE: JULY 2020 — HORROCKS ENGINEERS 726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	MIDWAY CITY STANDARD DRAWING — WATER - 6
HORROCKS ENGINEERS	DATE: JULY 2020 — HORROCKS ENGINEERS 726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	MIDWAY CITY STANDARD DRAWING — UTILITY - 1

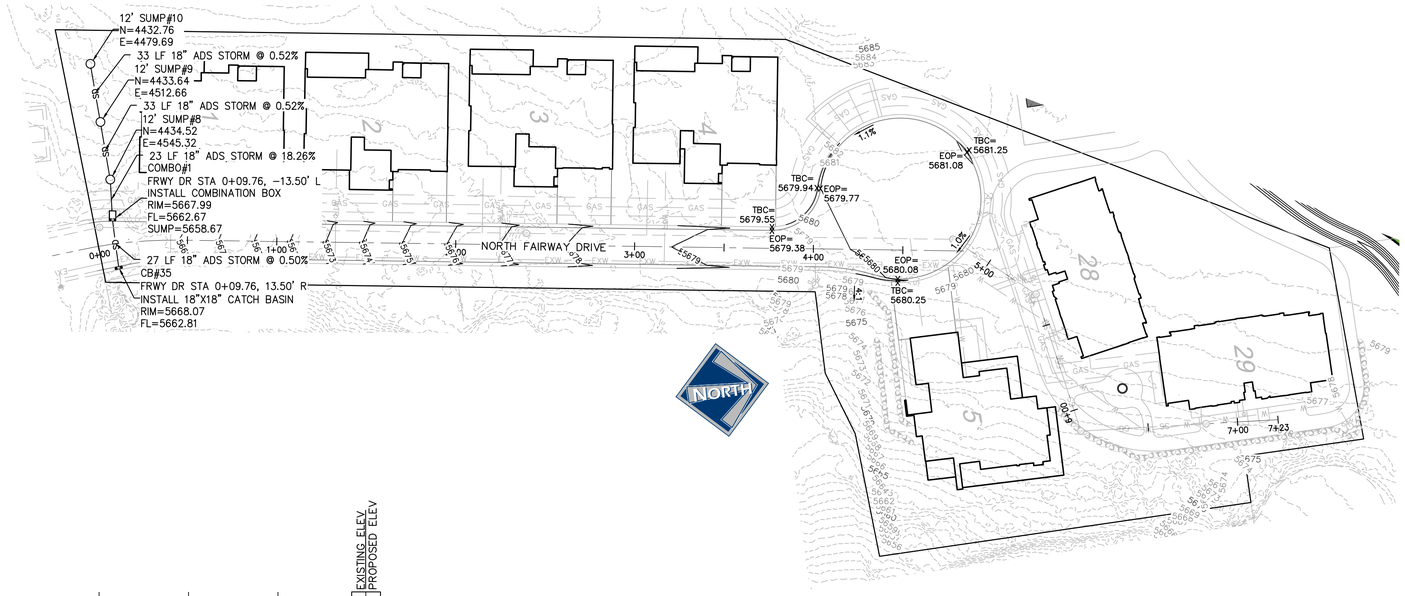
THE HOMESTEAD GROUP LLC
GOLF COTTAGES AND HOMES

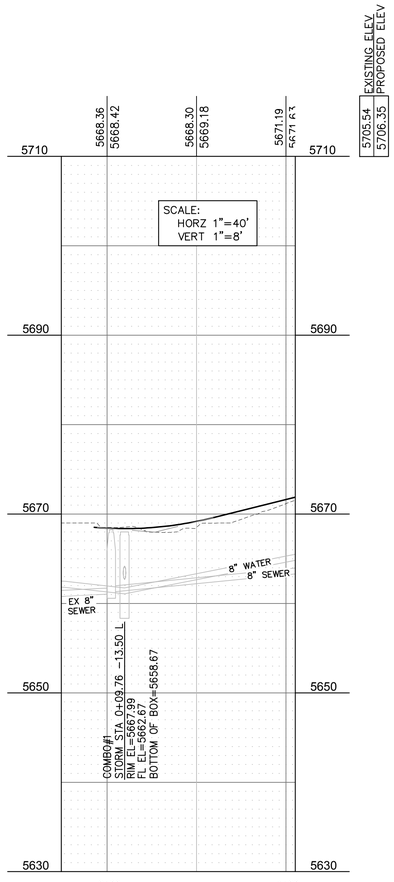
WATER CONSTRUCTION DETAILS

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

DESIGN BY: PDB	DATE: 13 MAY 2026	SHEET
DRAWN BY: DEJ	REV:	C10

path: X:\Homestead\2024 Resort Revised Master Plan for Shakespeare\2026_Golf Cottages & Homes (Condo Lot 2 Plat Amendment)\00_Final\
file name: C10_WATER CONSTRUCTION DETAILS.dwg | plot date: May 12, 2026 | plotted by: Dale





LEGEND

EXPWR	EXISTING POWER
EXGAS	EXISTING GAS
EXSS	EXISTING SEWER
SS	PROPOSED 8" SEWER
EX8"W	EXISTING 8" WATER
8"WTR	PROPOSED 8" WATER
PI	PROPOSED PRESSURIZED IRRIGATION
EXPI	EXISTING PRESSURIZED IRRIGATION
SD	PROPOSED STORM DRAIN

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

NOTES:
- ALL STORM DRAIN CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.

SUMP TABLE					
NAME	NORTHING	EASTING	RIM	PIPE FL	BOTTOM
SUMP#8	4434.52	4545.32	5671.50	5658.56	5653.50
SUMP#9	4433.64	4512.66	5674.00	5658.39	5653.50
SUMP#10	4432.76	4479.69	5676.50	5658.22	5653.50

RIM OF CATCH BASIN GRATE IS 67.59.
14' SUMP DEPTH IS BASED ON THIS ELEVATION.
BOTTOM OF SUMPS SHOULD BE 5653.50.
TOTAL SUMP MANHOLE DEPTH EXCEEDS 14' SEE SUMP TABLE FOR RIM TO BOTTOM DEPTHS.

Homestead Villas
Final Storm Drainage Calculations

5 June 2024

Table 1 - Runoff Coefficient for Drainage Areas

Drainage Area	Total Collected Area (acres)	C = 0.95 Building Pad (acres)	C = 0.90 Road and Driveways (acres)	C = 0.20 Landscaping (acres)	Compsite Runoff Coefficient
A	1.75	0.43	0.50	0.82	0.58

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

Time Period (min)	Rainfall Intensity (in / hr)	Total Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	1.75	0.58	4.17	3,755
30	2.76	1.75	0.58	2.82	5,080
60	1.71	1.75	0.58	1.75	6,295
120	0.96	1.75	0.58	0.98	7,068
180	0.65	1.75	0.58	0.66	7,178
360	0.35	1.75	0.58	0.36	7,730
720	0.21	1.75	0.58	0.21	9,276
1440	0.13	1.75	0.58	0.13	11,485

Table 3 - Sump Design Calculations for Area A

Time Period (min)	Total Runoff Volume (cf)	Percolation Rate (inch / hour)	3 - 14' Sump Volume (cf)	Percolation from Sump (cf)	Total Sump Capacity (cf)
15	3,755	2.0	5,991	130	6,121
30	5,080	2.0	5,991	259	6,250
60	6,295	2.0	5,991	518	6,509
120	7,068	2.0	5,991	1,037	7,028
180	7,178	2.0	5,991	1,555	7,546
360	7,730	2.0	5,991	3,110	9,101
720	9,276	2.0	5,991	6,221	12,212
1440	11,485	2.0	5,991	12,442	18,433

0 20 40 80 120

SCALE: 1"=40'
Scale 1" = 80' for 11x17

THE HOMESTEAD GROUP LLC
GOLF COTTAGES AND HOMES

NORTH FAIRWAY DRIVE
STORM DRAIN PLAN & PROFILE

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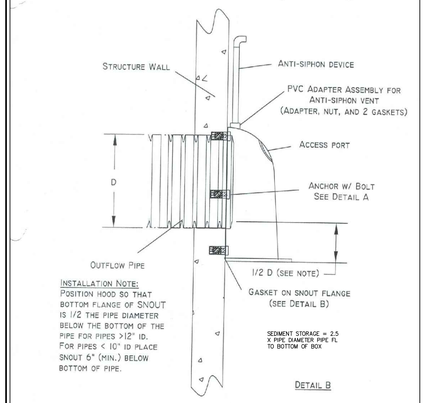
PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 13 MAY 2026

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

DESIGN BY: PDB
DRAWN BY: DEJ
DATE: 13 MAY 2026
REV:
SHEET C11

path: X:\Homestead\2024 Report Revised Master Plan for Shakespeare\2026 Golf Cottage & Homes (Condo Lot 2 Plat Amendment)\02_Final\
file name: C11_SOUTH STORM PnP.dwg | plot date: May 12, 2026 | plotted by: Dale

BEST MANAGEMENT PRODUCTS, INC.
"SNOUT" OIL & DEBRIS STOP
INSTALLATION DIAGRAM (TYPICAL)

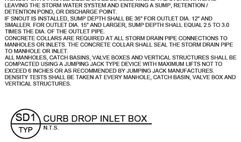


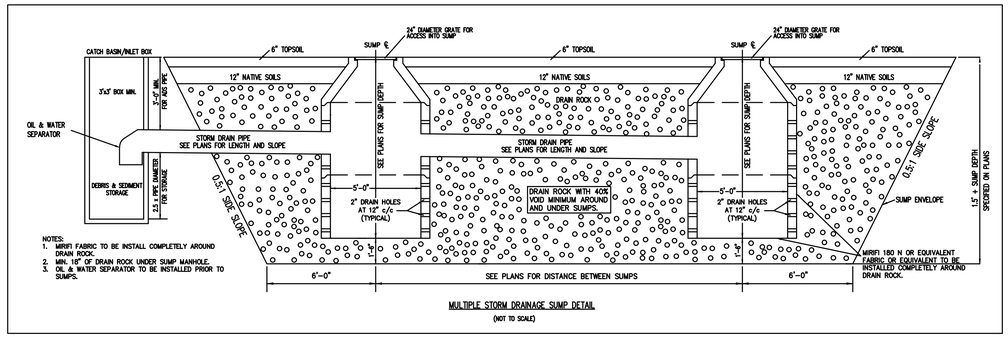
INSTALLATION NOTE:
POSITION HOOD SO THAT BOTTOM FLANGE OF SNOUT IS 1/2 THE PIPE DIAMETER BELOW THE BOTTOM OF THE PIPE FOR PIPES >12" ID. FOR PIPES < 10" ID PLACE SNOUT 5" (MIN.) BELOW BOTTOM OF PIPE.

DETAIL A



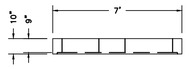
DETAIL B



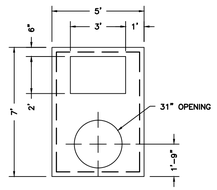


NOTES:
1. MIRAFI FABRIC TO BE INSTALL COMPLETELY AROUND DRAIN ROCK.
2. MIN. 18" OF DRAIN ROCK UNDER SUMP MANHOLE.
3. OIL & WATER SEPARATOR TO BE INSTALLED PRIOR TO SUMPS.

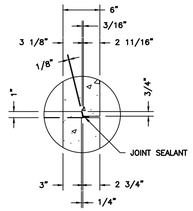
MULTIPLE STORM DRAINAGE SUMP DETAIL
(NOT TO SCALE)



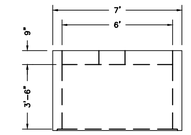
4'x6' COMBO BOX LID
ELEVATION VIEW



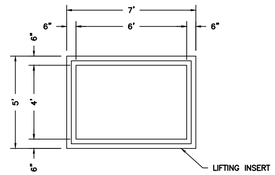
4'x6' CATCH BASIN LID/TOP
PLAN VIEW



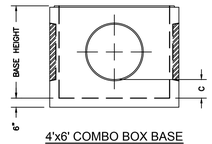
JOINT DETAIL



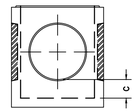
4'x6' COMBO BOX TOP
ELEVATION VIEW



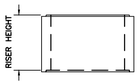
4'x6' COMBO BOX BASE / RISER
PLAN VIEW



4'x6' COMBO BOX BASE
SIDE ELEVATION VIEW

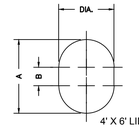


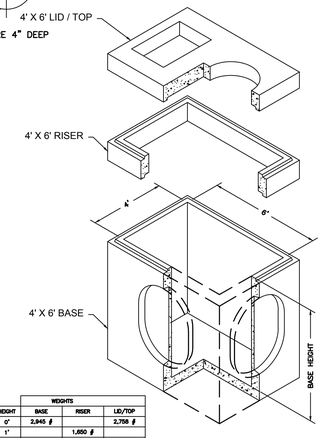
4'x6' COMBO BOX BASE
END ELEVATION VIEW



4'x6' CATCH BASIN RISER
ELEVATION VIEW

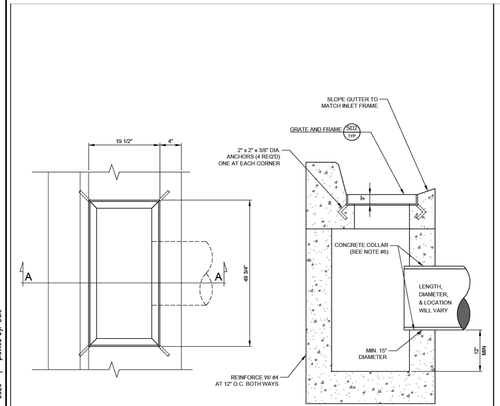
BASE HEIGHT	WIDE SIDE KNOCKOUT DIMENSIONS			SHORT SIDE KNOCKOUT DIMENSIONS			
	DIA.	A	B	DIA.	A	B	C
3'-6"	36"	36"	0"	36"	36"	0"	0"
4'	36"	36"	0"	36"	36"	0"	0"
5'	36"	36"	0"	36"	36"	0"	12"
6'	36"	48"	12"	36"	48"	12"	12"





WEIGHTS			
HEIGHT	BASE	RISER	LID/TOP
0"	2,945 #		2,758 #
1"		1,850 #	
2"		3,300 #	
3"		4,950 #	
3'-6"	6,704 #		6,704 #
4'	7,530 #		
5'	8,880 #		
6'	10,530 #		

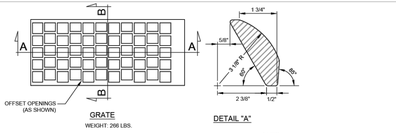
NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO H-20 loading.
2. Riser height, knockout type and location may change without notice.



SECTION A-A

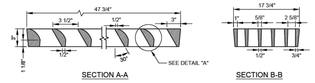
NOTES:
1. ALL FRAMES & GRATES TO BE CAST IRON.
2. CONSTRUCT BOX (WALL THICKNESS) TO MATCH EXISTING OR NEW TYPE OF CURB AS SHOWN.
3. INLET BOX SPACING SHALL NOT EXCEED 500 FEET UNLESS APPROVED BY THE CITY ENGINEER.
4. A SNOUT OR APPROVED EQUAL SHALL BE USED WHERE THE STORM WATER IS LEAVING THE STORM WATER SYSTEM AND ENTERING A SUMP, RETENTION / DETENTION POND, OR DISCHARGE POINT.
5. IF SNOUT IS INSTALLED, SUMP DEPTH SHALL BE 36" FOR OUTLET DIA. 12" AND SMALLER. FOR OUTLET DIA. 15" AND LARGER, SUMP DEPTH SHALL EQUAL 2.5 TO 3.0 TIMES THE DIA. OF THE OUTLET PIPE.
6. CONCRETE COLLARS ARE REQUIRED AT ALL STORM DRAIN PIPE CONNECTIONS TO MANHOLES OR INLETS. THE CONCRETE COLLAR SHALL SEAL THE STORM DRAIN PIPE TO MANHOLE OR INLET.
7. ALL MANHOLES, CATCH BASINS, VALVE BOXES AND VERTICAL STRUCTURES SHALL BE COMPACTED USING A JUMPING JACK TYPE DEVICE WITH MAXIMUM LIFTS NOT TO EXCEED 6 INCHES OR AS RECOMMENDED BY JUMPING JACK MANUFACTURES. DENSITY TESTS SHALL BE TAKEN AT EVERY MANHOLE, CATCH BASIN, VALVE BOX AND VERTICAL STRUCTURES.

SD1 TYP — CURB DROP INLET BOX
N.T.S.



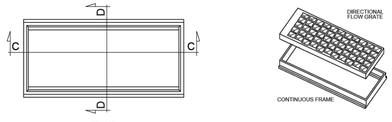
GRATE
WEIGHT: 266 LBS.

DETAIL "A"

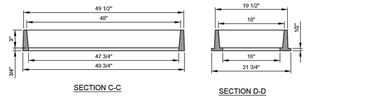


SECTION A-A

SECTION B-B



FRAME
WEIGHT: 160 LBS.



SECTION C-C

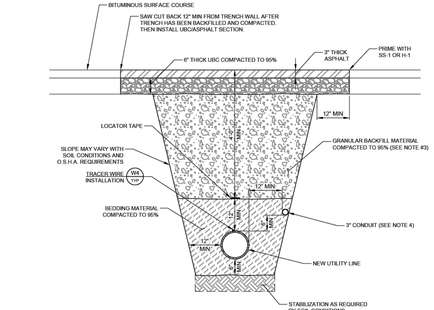
SECTION D-D

NOTES:
1. ALL DIMENSIONS ARE INCHES (in) UNLESS OTHERWISE NOTED.
2. GRATE AND FRAME MAY BE FURNISHED IN EITHER DUCTILE IRON (ASTM A-536 GRADE 80) OR CAST GRAY IRON: AASHTO M-105, CLASS 30 B (ASTM A-48).
3. GRATE & FRAME SHALL BE D&L I-1803 OR APPROVED EQUAL.

DESIGN DATA:
MS 18 (HS-20) OR INTERSTATE ALTERNATE LOADING IN ACCORDANCE WITH CURRENT AASHTO AND INTERIM SPECIFICATIONS.

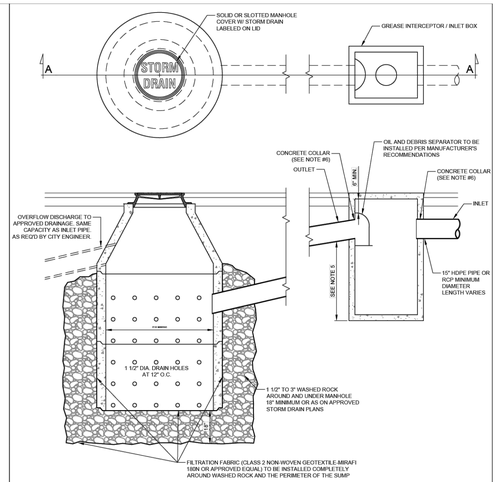
DUCTILE IRON AND STRUCTURAL STEEL:
fy=138 MPa

SD2 TYP — GRATE AND FRAME
N.T.S.



NOTES:
1. COMPACTED BEDDING MATERIAL SHALL CONSIST OF SAND, OR WELL GRADED CRUSHED ROCK 1/2" MINIMUM 3/4" MAXIMUM. MATERIALS, METHOD AND COMPACTION, SHALL BE APPROVED BY ENGINEER. PEA GRAVEL IS PROHIBITED, EXCEPT WHEN APPROVED BY ENGINEER.
2. USE PROPER MARKER TAPE APPROVED BY ENGINEER.
3. REFER TO SECTION 02205-3.08 FOR COMPACTION DETAILS.
4. MIDWAY CITY MAY CHOOSE AT THE CITY'S EXPENSE TO INSTALL 3" CONDUIT WITHIN TRENCH FOR FUTURE USE.

U1 TYP — UTILITY INSTALLATION IN EXISTING ROADWAY
N.T.S.



SECTION A-A

NOTES:
1. CONSTRUCT DROP INLET BOX TO MATCH WIDTH OF CURB & GUTTER. MATCH INSIDE OF BOX TO INSIDE OF FRAME.
2. D & L I-3516 WITH ADJUSTABLE CURB BOX.
3. D & L I-3516 WITH SLOTTED GRATE & LID.
4. OIL SEPARATOR TO BE INSTALLED PRIOR TO SUMP.
5. INLET BOX DEPTH SHALL BE 36" FOR OUTLET DIA. 12" AND SMALLER. FOR OUTLET DIA. 15" AND LARGER, SUMP DEPTH SHALL EQUAL 2.5 TO 3.0 TIMES THE DIA. OF THE OUTLET PIPE.
6. CONCRETE COLLARS ARE REQUIRED AT ALL STORM DRAIN PIPE CONNECTIONS TO MANHOLES OR INLETS. THE CONCRETE COLLAR SHALL SEAL THE STORM DRAIN PIPE TO MANHOLE OR INLET.

SD3 TYP — SUMP DISPOSAL
N.T.S.

HORROCKS ENGINEERS	DATE		MIDWAY CITY STANDARD DRAWING
HORROCKS ENGINEERS	JULY 2020	HORROCKS ENGINEERS 726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223
STORM DRAIN - 1			

HORROCKS ENGINEERS	DATE		MIDWAY CITY STANDARD DRAWING
HORROCKS ENGINEERS	JULY 2020	HORROCKS ENGINEERS 726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223
STORM DRAIN - 2			

HORROCKS ENGINEERS	DATE		MIDWAY CITY STANDARD DRAWING
HORROCKS ENGINEERS	JULY 2022	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	
UTILITY - 1			

HORROCKS ENGINEERS	DATE		MIDWAY CITY STANDARD DRAWING
HORROCKS ENGINEERS	JULY 2020	HORROCKS ENGINEERS 726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223
STORM DRAIN - 3			

THE HOMESTEAD GROUP LLC
GOLF COTTAGES AND HOMES

STORM DRAIN CONSTRUCTION DETAILS

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

DESIGN BY: PDB	DATE: 13 MAY 2026	SHEET
DRAWN BY: DEJ	REV:	C12

path: X:\Homestead\2024 Revised Master Plan for Shakespeare\2026_Golf Cottages & Homes (Condo Lot 2 Plat Amendment)\02_Final\
file name: 012_STORM DRAIN CONSTRUCTION DETAILS.dwg | plot date: May 12, 2026 | plotted by: Dale

PLANT SCHEDULE

DECIDUOUS TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Ax	Ax	Acer truncatum x platanoides 'Warrenred' Pacific Sunset® Maple	3" Cal.	27
Ce	Ce	Carpinus betulus 'JFS-KW1CB' Emerald Avenue® European Hornbeam	2.5" Cal.	20
Cp	Cp	Cercis canadensis 'Pink Trim' Northern Herald® Eastern Redbud	2.5" Cal.	5
Gi	Gi	Gleditsia triacanthos inermis 'Impcole' Imperial® Honey Locust	3" Cal.	5
Si	Si	Syringa reticulata 'Ivory Silk' Multi-Trunk Japanese Tree Lilac	3" Cal.	1

EVERGREEN TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Cs2	Cs2	Cedrus deodara 'Snow Sprite' Snow Sprite Deodar Cedar	5`-7` H	13
Cg	Cg	Chamaecyparis nootkatensis 'Glauca Pendula' Blue Weeping Nootka Cypress	8`-12` H	7
Jt	Jt	Juniperus chinensis 'Trautman' Trautman Juniper	5`-7` H	17
PW	PW	Picea mariana `Wellspire` Wellspire Black Spruce	B&B	28
Pg	Pg	Picea orientalis 'Green Knight' Wells Green Knight Spruce	8`-10` H	16
PF	PF	Picea pungens glauca fastigiata `Wells Blue Totem` Wells Blue Totem Columnar Spruce	B & B	7

SHRUBS

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Ch	Ch	Cornus alba 'Bailhalo' Ivory Halo® Tatarian Dogwood	5 gal	6
Cf	Cf	Cornus stolonifera 'Farrow' Arctic Fire® Red Twig Dogwood	5 gal	16
Fm	Fm	Forsythia x intermedia 'Mindor' Show Off® Forsythia	5 gal	19
Hn	Hn	Hydrangea arborescens 'NCHA4' Incrediball® Blush Hydrangea	3 gal	12
Hs3	Hs3	Hydrangea paniculata 'Rensun' Strawberry Sundae® Panicle Hydrangea	5 gal	10
Pn2	Pn2	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 gal	62
Pk	Pk	Physocarpus opulifolius 'UMNHarpell' First Editions® Fireside® Ninebark	3 gal	34
Pj	Pj	Potentilla fruticosa 'Jackmanii' Jackman's Bush Cinquefoil	5 gal	22
Rg	Rg	Rhus aromatica 'Fine Textured Select A' Lacette™ Fragrant Sumac	5 gal	10
Sn	Sn	Spiraea nipponica 'Snowmound' Snowmound Spirea	5 gal	19

EVERGREEN SHRUB

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Cg2	Cg2	Cryptomeria japonica 'Globosa Nana' Dwarf Japanese Cedar	5 gal	73
Js	Js	Juniperus sabina 'Scandia' Scandia Juniper	5 gal	166
Pj2	Pj2	Pinus mugo 'Jakobsen' Jakobsen Mugo Pine	5 gal	232
Td2	Td2	Taxus cuspidata 'Densiformis' Dense Japanese Yew	5 gal	23
Th	Th	Taxus x media 'Hicksii' Hicks Anglo-Japanese Yew	5 gal	31
Vg	Vg	Viburnum rhytidophyllum 'Green Trump' Leatherleaf Viburnum	5 gal	98

ORNAMENTAL GRASSES

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Cb	Cb	Calamagrostis brachytricha Korean Feather Reed Grass	5 gal	94
Ph	Ph	Panicum virgatum `Hot Rod` Hot Rod Switch Grass	5 gal	15
Ph2	Ph2	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	5 gal	165
Sb	Sb	Schizachyrium scoparium 'Blaze' Blaze Little Bluestem	5 gal	240

PERENNIALS

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
Cb2	Cb2	Coreopsis x 'Berry Chiffon' Berry Chiffon Tickseed	3 gal	10
Ep	Ep	Echinacea purpurea 'PAS702918' PowWow® White Coneflower	4"pot	60
Eo	Eo	Echinacea x 'TNECHKR' Kismet® Raspberry Coneflower	1 gal	60
Es	Es	Eriogonum umbellatum Sulfurflower Buckwheat	3 gal	44
Gg	Gg	Gaillardia x grandiflora Blanketflower	3 gal	40
Hf2	Hf2	Heuchera x 'Fire Chief' Fire Chief Coral Bells	1 gal	6
Hs	Hs	Heuchera x 'Pretty Pistachio' Primo® Pretty Pistachio Coral Bells	5 gal	26
Hs2	Hs2	Hymenoxys acaulis 'Sundancer' Sundancer Daisy	3 gal	17
Rg2	Rg2	Rudbeckia fulgida sullivantii 'Goldsturm' Goldsturm Coneflower	1 gal	21
Sl	Sl	Salvia x 'Balyriclu' Lyrical™ Blues Meadow Sage	3 gal	76

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
GROUND COVERS			
	Pp	Poa pratensis Kentucky Bluegrass	9,993 sf
MULCH			
	LM	Landscape Mulching Organic Mulch	12,483 sf
	LM1	Landscape Mulching Mineral Mulch	6,629 sf



0 80 160 240 320 feet

1" = 80'

NORTH

GENERAL NOTES

1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE AT NURSERY.
7. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
8. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
9. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
10. FINISH GRADES OF SHRUB AREAS AND LAWNS/GRASSES SHALL BE 1 INCH BELOW ADJACENT PAVING OR EDGING.
11. PROVIDE BURLAP WRAPPING TO SECOND BRANCH WITH 50% OVERLAP.
12. ALL TREES OVER PARKING GARAGE TO HAVE ROOT ANCHORING SYSTEM, SEE DETAIL D3/LA600.
13. ALL TREES WITHIN 4' OF A PAVED SURFACE TO RECEIVE ROOT BARRIER SYSTEM, SEE DETAIL A1/LA601.

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

HOMESTEAD RESORT
700 N HOMESTEAD DRIVE, MIDWAY UT, 84049
FAIRWAY UNITS
CITY PERMIT SET - 05/13/2026

△ DATE REVISION

PROJECT NUMBER

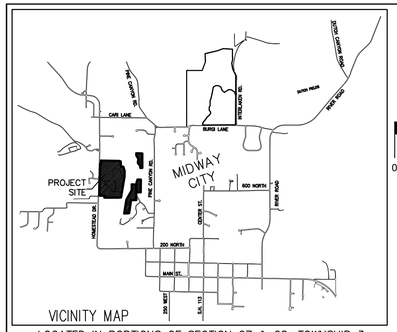
LANDSCAPE PLANTING PLAN

LA500

THE HOMESTEAD HOTEL CONDOMINIUMS–LOT 2 SECOND AMENDMENT

OVERALL PLAT

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



VICINITY MAP

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

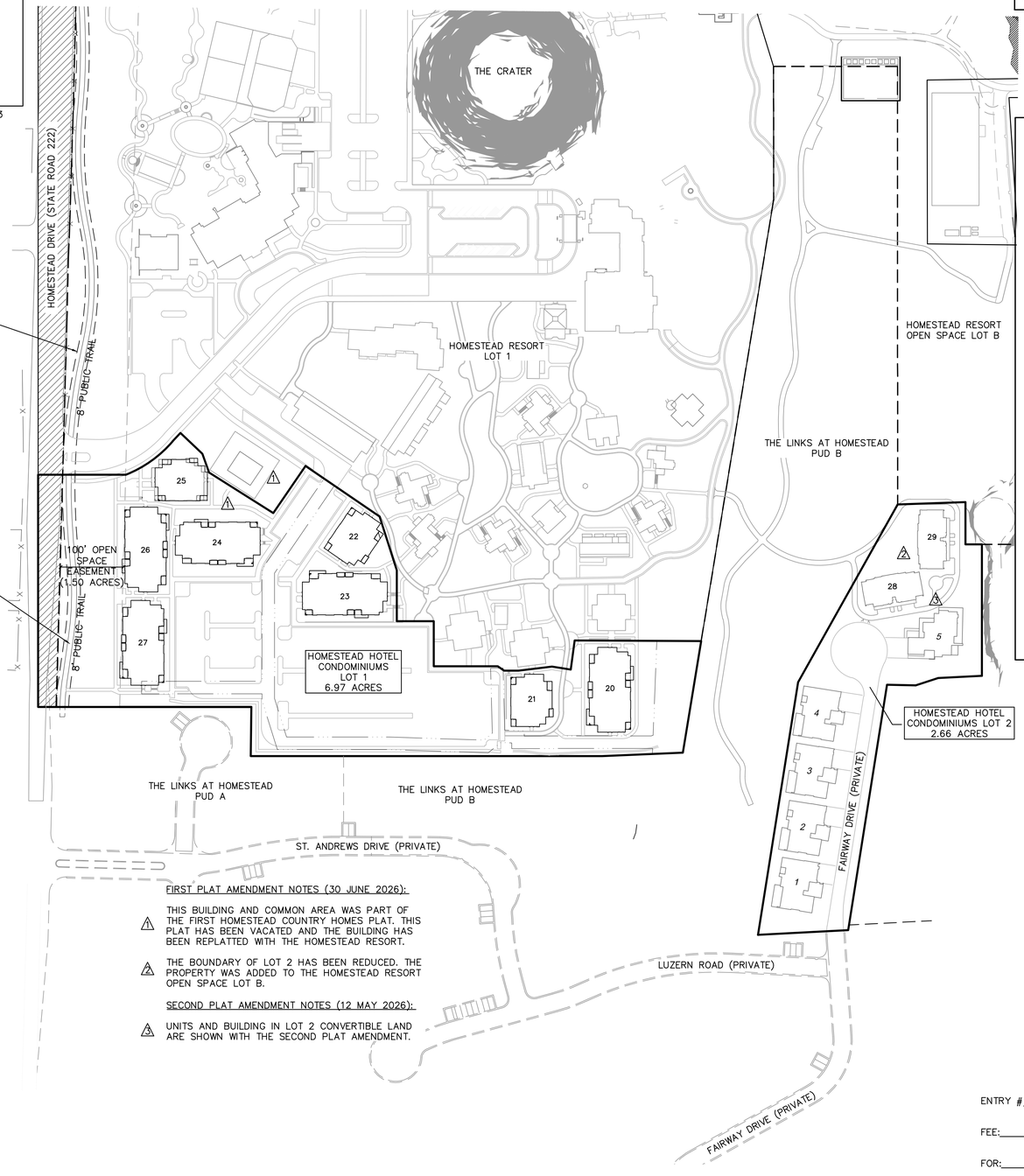
NORTH

0 50 100 200 300

SCALE: 1"=100'

LEGEND

- PLAT BOUNDARY
- STATE ROAD 222 RIGHT–OF–WAY DEDICATION (0.30 ACRES)



HOMESTEAD DRIVE (STATE ROAD 222) RIGHT–OF–WAY DEDICATION DESCRIPTION:

BEGINNING AT A POINT WHICH IS NORTH 156.85 FEET AND EAST 1166.31 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE EAST 39.72 FEET; THENCE SOUTH 01°28'43" WEST 371.08 FEET; THENCE WEST 30.15 FEET; THENCE NORTH 370.96 FEET TO THE POINT OF BEGINNING.
CONTAINING: 0.30 ACRES

THE HOMESTEAD HOTEL CONDOMINIUMS WAS ORIGINALLY RECORDED ON APRIL 3, 2025 AS ENTRY 557876 OF THE WASATCH COUNTY RECORDS. THE ORIGINAL PLAT CONTAINED 9 SHEETS. ONLY SHEETS 1 AND 9 ARE BEING AMENDED.

FIRST PLAT AMENDMENT NOTES (30 JUNE 2026):

1. THIS BUILDING AND COMMON AREA WAS PART OF THE FIRST HOMESTEAD COUNTRY HOMES PLAT. THIS PLAT HAS BEEN VACATED AND THE BUILDING HAS BEEN REPLATTED WITH THE HOMESTEAD RESORT.
2. THE BOUNDARY OF LOT 2 HAS BEEN REDUCED. THE PROPERTY WAS ADDED TO THE HOMESTEAD RESORT OPEN SPACE LOT B.

SECOND PLAT AMENDMENT NOTES (12 MAY 2026):

3. UNITS AND BUILDING IN LOT 2 CONVERTIBLE LAND ARE SHOWN WITH THE SECOND PLAT AMENDMENT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 156.85 FEET AND EAST 1026.56 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE EAST 139.76 FEET; THENCE ALONG THE ARC OF A 191.00 FOOT RADIUS TO THE LEFT 93.33 FEET (CENTRAL ANGLE OF 27°59'45" AND A CHORD BEARING NORTH 54°25'31" EAST 92.40 FEET); THENCE NORTH 43°18'40" EAST 17.81 FEET; THENCE SOUTH 46°41'20" EAST 48.33 FEET; THENCE SOUTH 19°41'16" EAST 31.98 FEET; THENCE SOUTH 57°44'32" EAST 121.11 FEET; THENCE NORTH 34°23'44" EAST 91.20; THENCE SOUTH 55°36'16" EAST 143.19 FEET; THENCE SOUTH 17°44'29" EAST 90.25 FEET; THENCE SOUTH 81.22 FEET; THENCE EAST 59.01 FEET; THENCE SOUTH 72.00 FEET; THENCE EAST 102.28 FEET; THENCE SOUTH 55°13'25" EAST 12.34 FEET; THENCE EAST 22.88 FEET; THENCE NORTH 83°02'32" EAST 53.86 FEET; THENCE SOUTH 81°22'32" EAST 30.26 FEET; THENCE NORTH 07°52'02" EAST 46.72 FEET; THENCE SOUTH 89°46'27" EAST 202.00 FEET; THENCE SOUTH 09°18'54" WEST 180.80 FEET; THENCE SOUTH 87°37'31" WEST 129.08 FEET; THENCE WEST 561.02 FEET; THENCE NORTH 00°48'00" EAST 78.38 FEET; THENCE NORTH 89°59'59" WEST 340.58 FEET; THENCE NORTH 370.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6.97 ACRES

BEGINNING AT A POINT WHICH IS NORTH 109.30 FEET AND EAST 2398.95 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 88°00'38" WEST 108.42 FEET; THENCE SOUTH 00°07'36" WEST 67.43 FEET; THENCE EAST 26.30 FEET; THENCE SOUTH 209.84 FEET; THENCE SOUTH 87°03'39" WEST 69.83 FEET; THENCE SOUTH 71°48'37" WEST 37.83 FEET; THENCE NORTH 88°47'07" WEST 45.84 FEET; THENCE SOUTH 09°00'00" WEST 396.69 FEET; THENCE SOUTH 86°57'00" WEST 143.98 FEET; THENCE NORTH 09°00'00" EAST 408.50 FEET; THENCE NORTH 29°13'27" EAST 325.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.66 ACRES

SURVEYOR'S CERTIFICATE

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

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17–23–17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

OWNER'S CONSENT TO RECORD AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE HOMESTEAD HOTEL CONDOMINIUMS, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP CONSISTING OF NINE (9) SHEETS TO BE PREPARED, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP INCLUDING ALL PUBLIC UTILITY EASEMENTS, STATE ROAD RIGHT–OF–WAY DEDICATION AND PUBLIC TRAIL EASEMENTS.

IN WITNESS HEREOF, I HAVE HEREUNTO SET MY HAND

THIS ____ DAY OF _____, 20__,

BY _____. THE HOMESTEAD GROUP CONDOS LLC.
MANAGER

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

ON THE ____ DAY OF _____, A.D. 2026, _____ DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER THE HOMESTEAD GROUP CONDOS LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____.
NOTARY PUBLIC _____.

ACCEPTANCE BY MIDWAY CITY

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

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

APPROVED _____ ATTEST _____
MAYOR CLERK–RECORDER (SEE SEAL BELOW)

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

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

DATE: _____
MIDWAY SANITATION DISTRICT

DATE: _____
MIDWAY IRRIGATION COMPANY

COUNTY SURVEYOR'S CERTIFICATE

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

ROS# _____.

COUNTY SURVEYOR _____

WASATCH COUNTY RECORDER

ENTRY #_____ DATE:_____ TIME:_____

FEE:_____ BOOK:_____ PAGE:_____

FOR:_____ BY:_____

THE HOMESTEAD HOTEL CONDOMINIUMS–LOT 2 SECOND AMENDMENT

OVERALL PLAT

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

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

SCALE: 1" = 50 FEET

SHEET 1 of 5

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

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

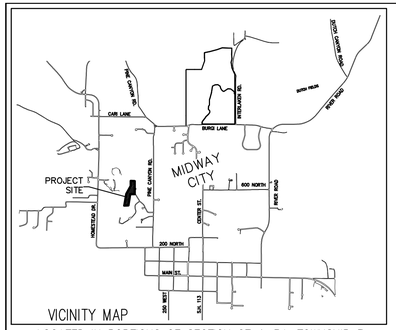
THE HOMESTEAD HOTEL CONDOMINIUMS OVERALL PLAT – 13 MAY 2026

C:\Users\brian.b.\Documents\00074 Permit Revised Master Plan for Shadowpeak\00095 Golf Cottages & Villas\Condo Lot 2 Plat Amendment\00_Final\Site memo PLAT CONDO PLATS AMENDED 5 MARCH 2026.dwg 1 plat date: May 13, 2026 published by: David

THE HOMESTEAD HOTEL CONDOMINIUMS

LOT 2 – SECOND AMENDMENT ⚠1

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



VICINITY MAP

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

BASIS OF BEARINGS

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

BOUNDARY DESCRIPTION

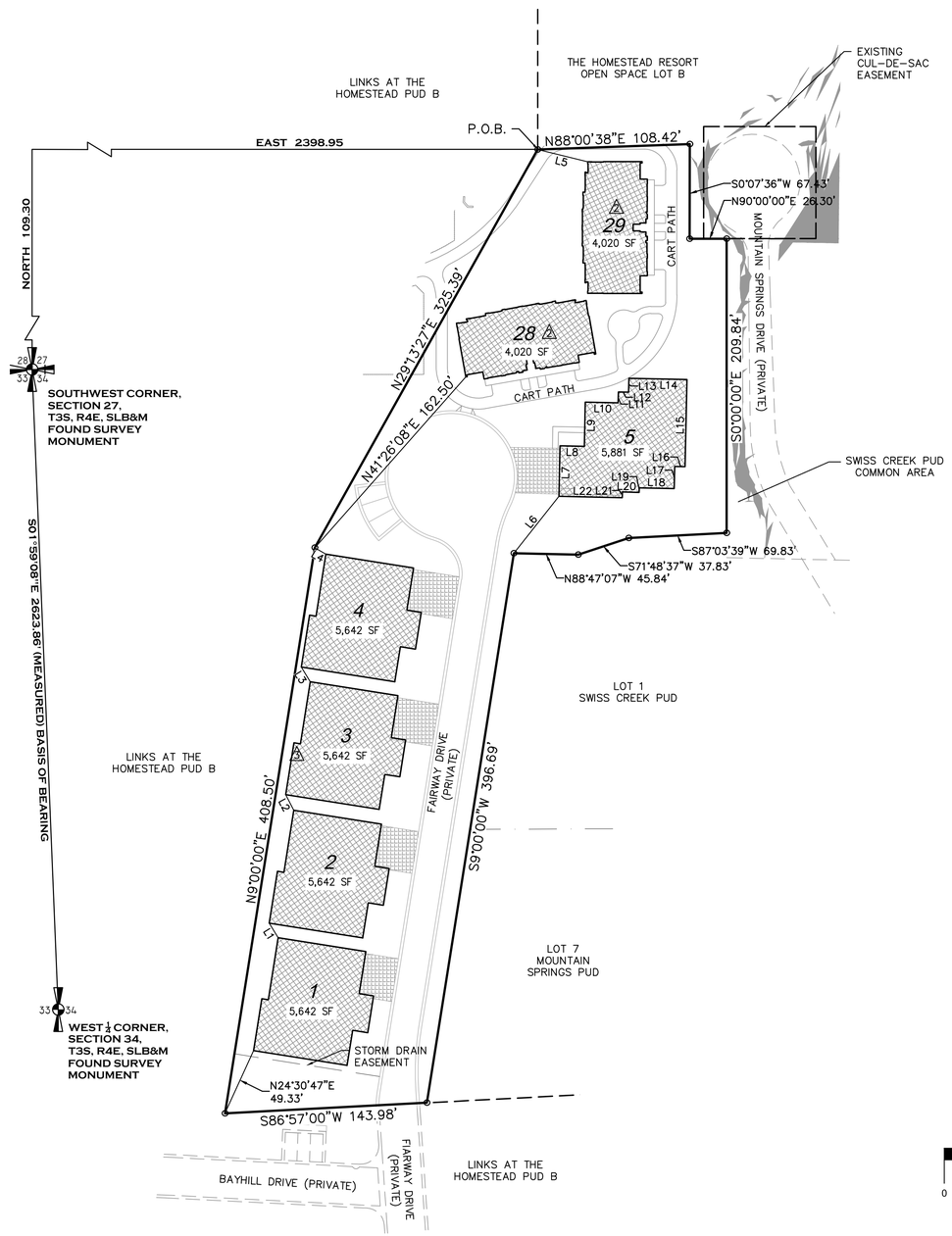
BEGINNING AT A POINT WHICH IS NORTH 109.30 FEET AND EAST 2398.95 FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 88°00'38" WEST 108.42 FEET; THENCE SOUTH 00°07'36" WEST 67.43 FEET; THENCE EAST 26.30 FEET; THENCE SOUTH 209.84 FEET; THENCE SOUTH 87°03'39" WEST 69.83 FEET; THENCE SOUTH 71°48'37" WEST 37.83 FEET; THENCE NORTH 88°47'07" WEST 45.84 FEET; THENCE SOUTH 09°00'00" WEST 396.69 FEET; THENCE SOUTH 86°57'00" WEST 143.98 FEET; THENCE NORTH 09°00'00" EAST 408.50 FEET; THENCE NORTH 29°13'27" EAST 325.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.66 ACRES

LEGEND

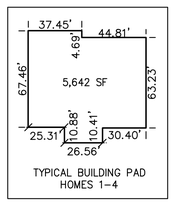
- RESORT AREA (1.89 AC)
- PRIVATE AREA (0.69 AC)
- LIMITED COMMON (DRIVEWAYS) (0.11 AC)
- 25%+ SLOPES
- PLAT BOUNDARY



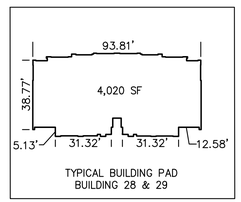
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.22	N31°48'31"W
L2	12.51	N27°23'41"W
L3	12.36	N31°32'58"W
L4	9.07	S60°11'53"E
L5	36.62	S76°11'13"E
L6	51.70	N38°16'51"E

DEVELOPMENT NOTES:

- ⚠1 THIS SHEET AMENDS SHEET 9 OF 9 OF THE ORIGINAL PLATS. THIS AMENDMENT SATISFIES DEVELOPMENT NOTE 1 REQUIRING A PLAT AMENDMENT TO OBTAIN BUILDING PERMITS.
- ⚠2 THE TWO (2) COTTAGES HAVE CHANGED TO TWO (2) – EIGHT (8) PLEX CONDO BUILDINGS.
- ⚠3 THE SETBACK NOTE HAS BEEN REMOVED DUE TO CHANGES IN THE RESORT CODE REGARDING SETBACKS.



TYPICAL BUILDING PAD HOMES 1–4



TYPICAL BUILDING PAD BUILDING 28 & 29

ADDRESS TABLE

LOT	ADDRESS
1	XXX FAIRWAY DRIVE
2	XXX FAIRWAY DRIVE
3	XXX FAIRWAY DRIVE
4	XXX FAIRWAY DRIVE
5	XXX FAIRWAY DRIVE
28	700 NORTH HOMESTEAD DRIVE BLDG #28
29	700 NORTH HOMESTEAD DRIVE BLDG #29

NOTES:

- BUILDINGS 28 & 29 ARE PART OF A SHORT-TERM RENTAL PROJECT. THE USE BY ANY INDIVIDUAL OF A UNIT FOR MORE THAN 90 DAYS, IS PROHIBITED.
- THE CONDOMINIUM OWNERS ASSOCIATION SHALL HAVE AN EASEMENT FOR TEMPORARY BUILDING MAINTENANCE WITHIN THE CURTILAGE OF EACH CONDOMINIUM BUILDING (BUILDINGS 28 & 29).

UTILITY NOTE:

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

0 25 50 100 150

SCALE: 1"=50'

SURVEYOR'S SEAL

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

DATE OF SURVEY: 25 JULY 2024

THE HOMESTEAD HOTEL CONDOMINIUMS LOT 2 – SECOND AMENDMENT

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

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

SCALE: 1" = 50 FEET

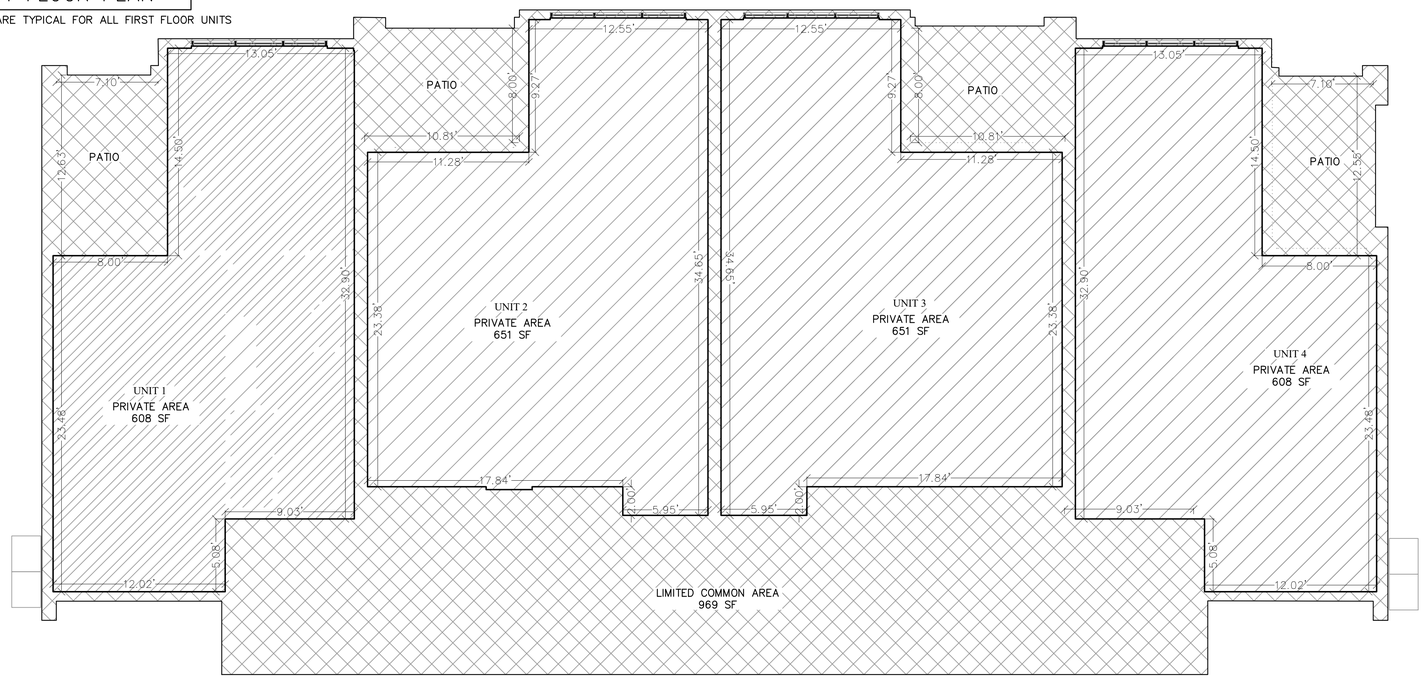
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file name: PLAT_20251125 AND HOMES PLAT AMENDED.dwg last plotted date: May 13, 2026 plotted by: David
THE HOMESTEAD HOTEL CONDOMINIUMS LOT 2 PLAT–SECOND AMENDMENT – 13 MAY 2026

THE HOMESTEAD GOLF COTTAGES

LOT 2
BUILDING 28
(8-UNIT BUILDING FOOTPRINT)

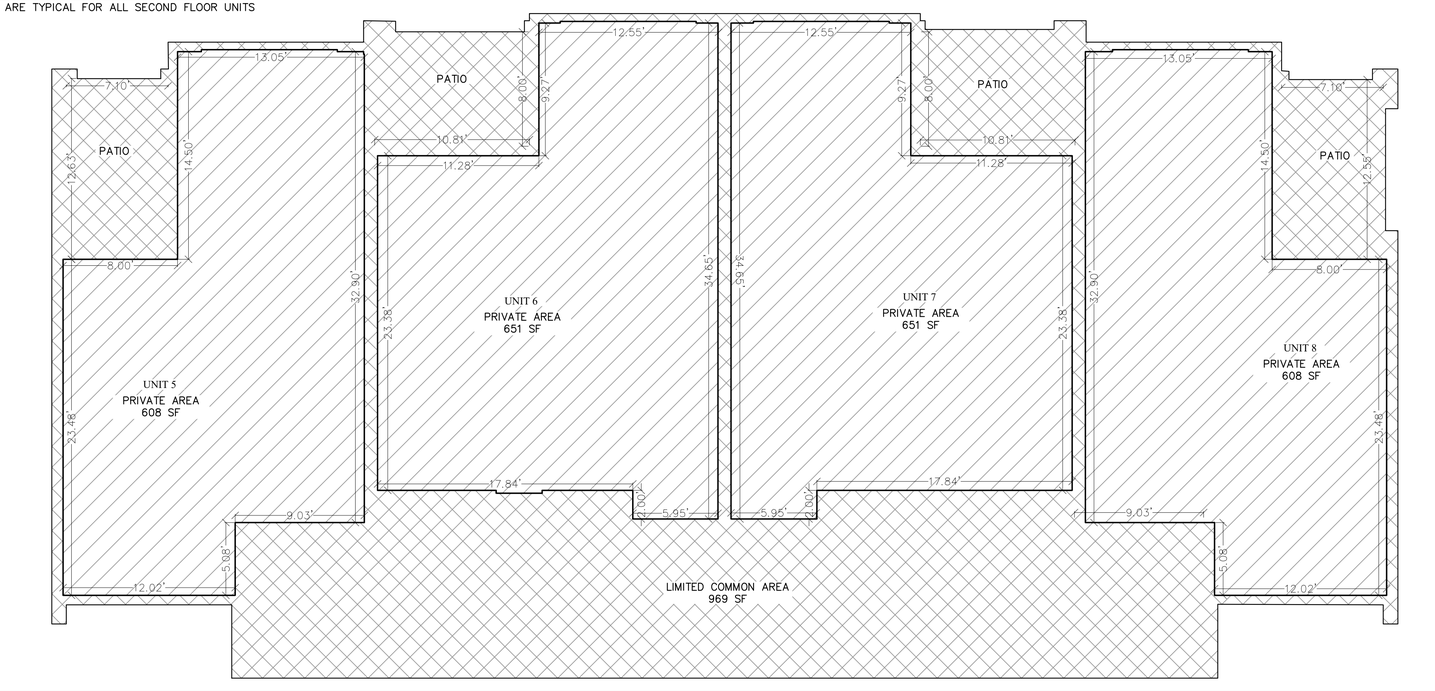
FIRST FLOOR PLAN

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 1,055 SF
PRIVATE AREA 2,518 SF

2ND FLOOR
LIMITED COMMON AREA 1,055 SF
PRIVATE AREA 2,518 SF

ADDRESS BLOCK

UNIT	ADDRESS
	FIRST FLOOR
1	700 NORTH HOMESTEAD DRIVE BLDG #28, UNIT 1
2	700 NORTH HOMESTEAD DRIVE BLDG #28, UNIT 2
3	700 NORTH HOMESTEAD DRIVE BLDG #28, UNIT 3
4	700 NORTH HOMESTEAD DRIVE BLDG #28, UNIT 4
	SECOND FLOOR
5	700 NORTH HOMESTEAD DRIVE BLDG #28, UNIT 5
6	700 NORTH HOMESTEAD DRIVE BLDG #28, UNIT 6
7	700 NORTH HOMESTEAD DRIVE BLDG #28, UNIT 7
8	700 NORTH HOMESTEAD DRIVE BLDG #28, UNIT 8

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY BH ARCHITECTURE, 1452 SOUTH 6300 WEST, CEDAR CITY UTAH, 84720 (435) 701-4000.
2. ALL BUILDING EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE EXTERIOR WALL SHEATHING.
3. ALL UNIT INTERIOR DIMENSIONS ARE TO THE INSIDE FACE OF THE WALLBOARD.
4. FOR COMPLETE DESCRIPTION OF OWNERSHIP CONDITIONS, COVENANTS, AND RESTRICTIONS, REFER TO BOOK_____, PAGES_____ RECORDED IN THE OFFICIAL RECORDS OF WASATCH COUNTY, UT.
5. ALL PRIVATE AREAS ARE "PAINT-TO-PAINT," MEANING TO THE INSIDE FACE OF THE WALLBOARD AROUND THE PERIMETER OF EACH UNIT.
6. THE EXTERIOR FINISHES OF ALL BUILDINGS ARE COMMON AREA.

5' 0 5' 10' 15'

Scale 1" = 5'

SURVEYOR'S SEAL

THE HOMESTEAD GOLF COTTAGES

BUILDING 28
(8-UNIT BUILDING EXTERIOR FOOTPRINT)

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

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

SCALE: 1" = 5 FEET

SHEET 3 of 5

THE HOMESTEAD GOLF COTTAGES - 13 MAY 2026

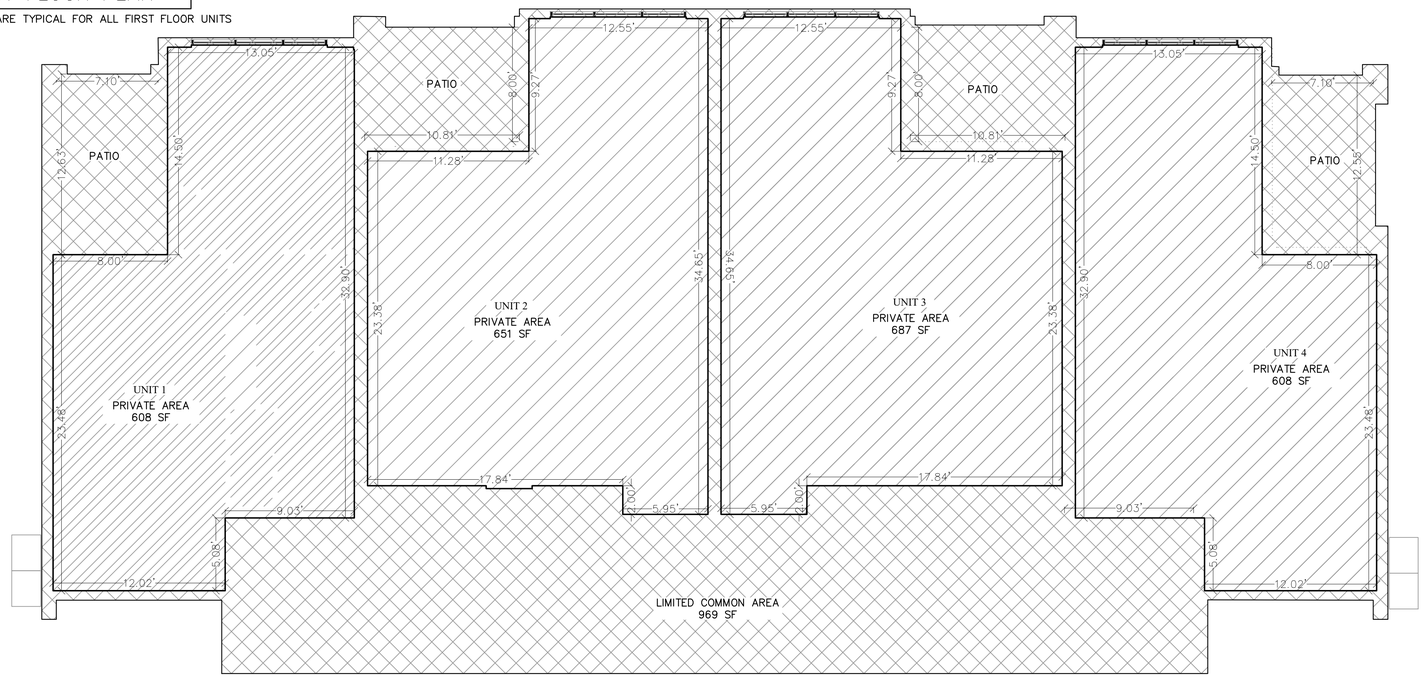
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file name: P3-5_PLAT 8 PLEX.dwg | plot date: May 13, 2026 | plotted by: Dario

THE HOMESTEAD GOLF COTTAGES

LOT 2
BUILDING 29
(8-UNIT BUILDING FOOTPRINT)

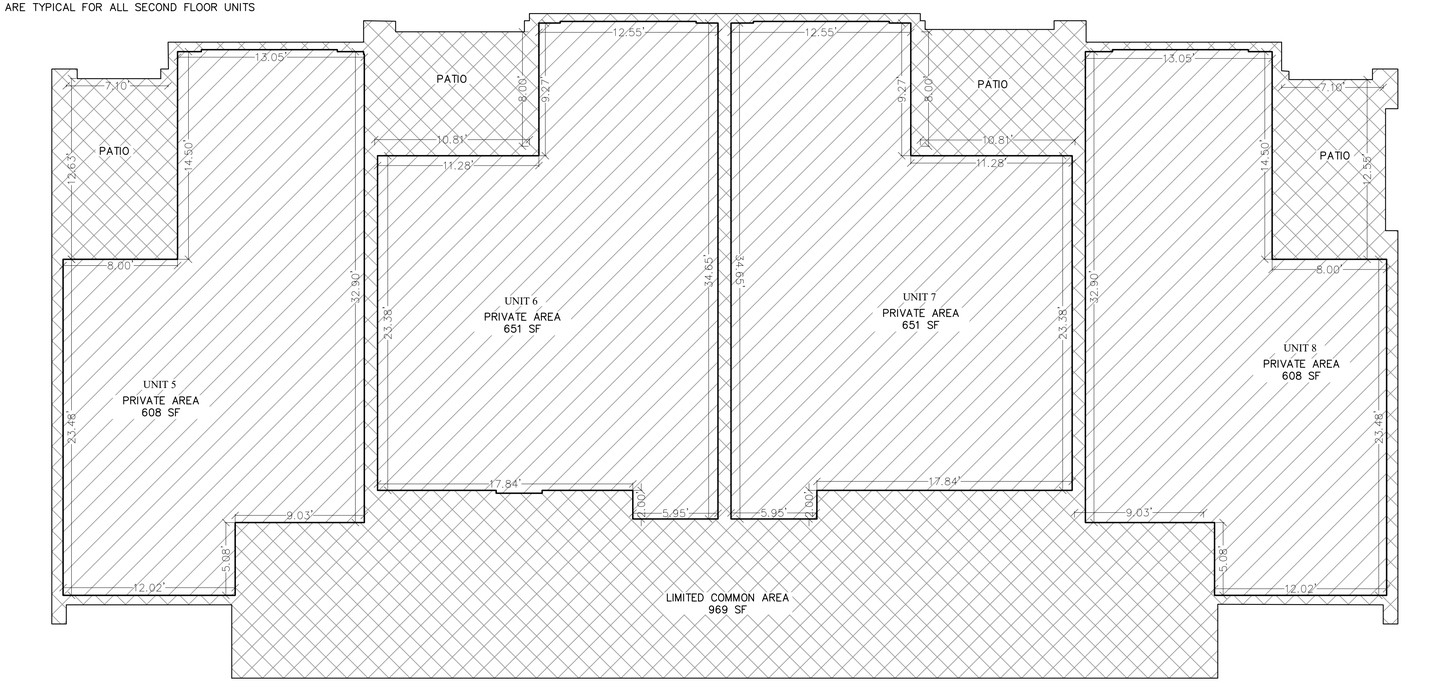
FIRST FLOOR PLAN

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 1,055 SF
PRIVATE AREA 2,518 SF

2ND FLOOR
LIMITED COMMON AREA 1,055 SF
PRIVATE AREA 2,518 SF

ADDRESS BLOCK

UNIT	ADDRESS
	FIRST FLOOR
1	700 NORTH HOMESTEAD DRIVE BLDG #29, UNIT 1
2	700 NORTH HOMESTEAD DRIVE BLDG #29, UNIT 2
3	700 NORTH HOMESTEAD DRIVE BLDG #29, UNIT 3
4	700 NORTH HOMESTEAD DRIVE BLDG #29, UNIT 4
	SECOND FLOOR
5	700 NORTH HOMESTEAD DRIVE BLDG #29, UNIT 5
6	700 NORTH HOMESTEAD DRIVE BLDG #29, UNIT 6
7	700 NORTH HOMESTEAD DRIVE BLDG #29, UNIT 7
8	700 NORTH HOMESTEAD DRIVE BLDG #29, UNIT 8

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY BH ARCHITECTURE, 1452 SOUTH 6300 WEST, CEDAR CITY UTAH, 84720 (435) 701-4000.
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6. THE EXTERIOR FINISHES OF ALL BUILDINGS ARE COMMON AREA.

5' 0 5' 10' 15'

Scale 1" = 5'

SURVEYOR'S SEAL

THE HOMESTEAD GOLF COTTAGES

BUILDING 29
(8-UNIT BUILDING EXTERIOR FOOTPRINT)

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

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

SCALE: 1" = 5 FEET

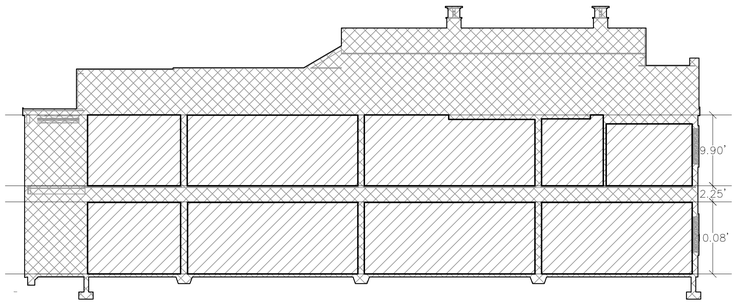
SHEET 4 of 5

THE HOMESTEAD GOLF COTTAGES - 13 MAY 2026

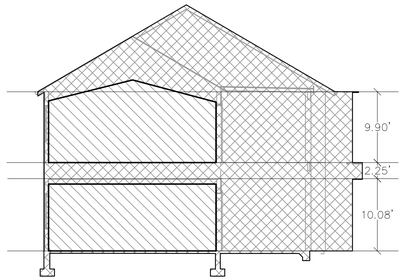
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THE HOMESTEAD GOLF COTTAGES

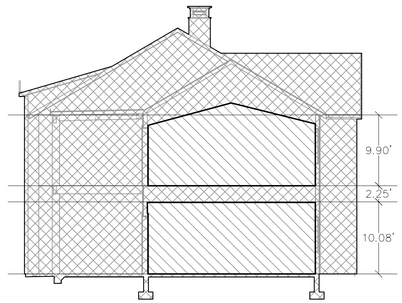
LOT 2
BUILDINGS 28 & 29
(8-UNIT BUILDING SECTIONS)



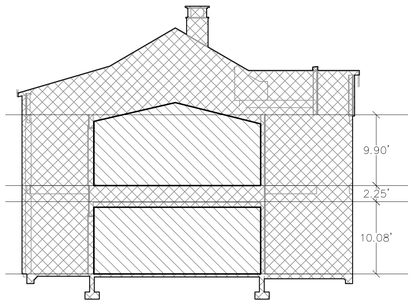
TYPICAL SECTION A-A



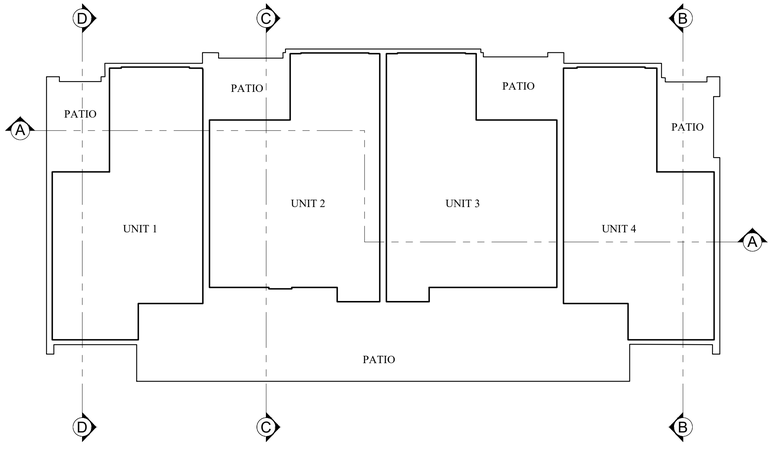
TYPICAL SECTION B-B



TYPICAL SECTION C-C



TYPICAL SECTION D-D



SECTION KEY

LEGEND

LIMITED COMMON AREA

PRIVATE AREA

NOTES:

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6. THE EXTERIOR FINISHES OF ALL BUILDINGS ARE COMMON AREA.

10' 0 10' 20' 30'

Scale 1" = 10'

SURVEYOR'S SEAL

THE HOMESTEAD GOLF COTTAGES

BUILDINGS 28 & 29
(8-UNIT BUILDING SECTIONS)

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

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

SCALE: 1" = 10 FEET

SHEET 5 of 5

THE HOMESTEAD GOLF COTTAGES - 13 MAY 2026

path: X:\Homestead\2024 Report Revised Master Plan for Shakespeare\2026_Golf Cottages & Homes (Condo Lot 2 Plat Amendment)\02_Final\
file name: P3-5_PLAT B PLAT.dwg | plot date: May 15, 2026 | plotted by: David

Ent 295086 Bk 0821 Pg 0117-0128
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2006 JAN 11 3:09pm Fee 33.00 MWC
FOR FIRST AMERICAN TITLE - PARK CI
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

Paul M. Durham, Esq.
DURHAM JONES & PINEGAR
111 E. Broadway, Suite 900
Salt Lake City, Utah 84111

DECLARATION AND GRANT

OF

EASEMENT

This Declaration and Grant of Easement ("***Declaration and Grant***") is made and entered into as of December 29th, 2005, by and between FOX POINT, LLC, a Utah limited liability company, and UTAH HOME BUILDING COMPANY, a Utah corporation (collectively "***Grantor***"), whose address is 4682 South 150 West, Murray, Utah 84107, and THE HOMESTEAD, INC., a Utah corporation ("***Grantee***"), whose address is 700 N. Homestead Drive, Midway, Utah 84049.

RECITALS

WHEREAS, Grantor desires to grant to Grantee, and Grantee desires to receive from Grantor an easement upon, over and across the road or roads (the "***New Roads***" or the "***Easement Property***") to be built upon that certain real property owned by Grantor and located in Wasatch County, State of Utah, as more particularly described in Exhibit "A" attached hereto and incorporated herein (the "***Grantor Property***").

WHEREAS, Grantor, will extend utility services, to include main sewer line, main water line, electric power, natural gas, and telephone (the "***Utilities***") to Grantee's property line at the Access Point more particularly described in Exhibit "B",.

WHEREAS, the easement with respect to the New Roads is for the purpose of providing Grantee with non-exclusive access over and across the New Roads to and from that certain real property of Grantee (the "***Grantee Property***") located north of Grantor's northern property line at the Access Point more particularly described in Exhibit "B" attached hereto and incorporated herein; provided, however, that such use shall be limited to Grantee and the owners of no more than five (5) lots developed or to be developed by Grantee located to the east of hole No. 10 on the Homestead Golf Course and such lot owner's guests and invitees.

NOW, THEREFORE, to these ends and in consideration of the terms and conditions of this agreement, as well as the mutual benefits to be derived herefrom and TEN AND NO/100 DOLLARS ($10.00) paid by Grantee and received this day by Grantor and other good and valuable consideration, Grantor and Grantee agree as follows:

1. Grantor hereby grants and conveys to Grantee a nonexclusive easement and right of way (the "***Easement***") upon, over and across the Easement Property to utilize the New Roads and utilities solely for the uses described herein. As used hereinafter, "Grantee" shall include Grantee, its successors and assigns, and the owners of the five (5) lots developed or to be developed by Grantee on the Grantee Property located to the east of the hole No. 10 green on the Homestead Golf Course, and such lot owner's successors and assigns, employees, tenants, guests, permitees, representatives, agents, and invitees. Notwithstanding the earlier recordation of this Easement, this Easement will only become effective and Grantee may only begin to use the Easement for the uses described herein once Grantor has completed construction of the New Roads and Utilities. Grantee shall have no obligation at any time for the costs of design, construction or maintenance of the New Roads or Utilities.

2. Exclusive use of the Easement Property is not hereby granted, and the right and easement for ingress and egress in common with Grantee hereby is expressly reserved by Grantor. Grantor reserves the right to make any use of the Easement Property and to grant others the right to use the Easement Property including without limitation the dedication of the Easement Property for the public use, so long as any such use does not permit any person to unreasonably interfere with the non-exclusive right and easement for use and related ingress and egress which is herein granted to Grantee.

3. The use by the holders of the dominant tenements of the easement granted herein shall be limited to such uses as are described herein, which uses shall be made in such a manner as will least interfere with the use of the servient tenements by the owners and lessees thereof.

4. This Declaration and Grant may not be modified except with the consent of Grantor and Grantee and, then, only by written instrument duly executed and acknowledged and recorded in the office of the County Recorder of Wasatch County, Utah. Grantee may elect to terminate its use of the Easement Property at any time. In connection with any such termination, Grantee shall execute and deliver to Grantor, suitable for recording, a termination of this Declaration and Grant, to evidence such termination and to remove any encumbrance therefor on the Grantor Property.

5. No person shall be deemed to be in default of any provision of this Declaration and Grant except upon the expiration of ten (10) days from receipt of written notice specifying the particulars in which such person has failed to perform the obligations of this Declaration and Grant, unless such person, prior to the expiration of said ten (10) days, has rectified the particulars specified in said notice. Failure to cure any such default shall entitle the nonbreaching party to any remedies at law or equity including without limitation reasonable expenses, attorney fees and costs.

6. After Grantor has completed its construction of the New Roads over the Easement Property, it shall be Grantor's sole responsibility and obligation to maintain, repair and keep in good condition the New Roads until such time as the New Roads becomes a publicly dedicated street or road.

7. Grantee shall indemnify and agrees to defend and hold Grantor harmless from any claims, causes of action, damages or litigation arising from the use of the Easement by Grantee or any employees, tenants, guests, permitees, representative, agents, and invitees of Grantee. Similarly, any successor or assign of Grantee shall indemnify and agrees to defend and hold Grantor harmless from any claims, causes of action, damages or litigation arising from the use of the Easement by such successor or assign or any successors and assigns, employees, tenants, guests, permitees, representative, agents, and invitees of such successor or assign of Grantee. Grantor shall indemnify and agrees to defend and hold Grantee harmless from any claims, causes of action, damages or litigation arising from the use of the Easement by Grantor or any employees, tenants, guests, permitees, representatives, agents, and invitees of Grantor. Similarly, any successor or assign of Grantor shall indemnify and agrees to defend and hold Grantee harmless from any claims, causes of action, damages or litigation arising from the use of the Easement by such successor or assign or any employees, tenants, guests, permitees, representatives, agents, and invitees of such successor or assign of Grantor.

8. The failure of a person to insist upon strict performance of any of the terms, covenants, conditions or agreements contained herein shall not be deemed a waiver of any rights or remedies that said person may have, and shall not be deemed a waiver of any subsequent breach or default in any of the terms, covenants, conditions or agreements contained herein by the same or any other person.

9. The provisions of this Declaration and Grant are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership or any similar relationship between the parties. This Declaration and Grant contains the entire agreement between the parties and supersedes all prior agreements, oral or written, with respect to the subject matter hereof, except for the Development Agreement and that certain Declaration of Covenants, Conditions and Restrictions entered into by Grantee and Grantor and recorded on or about this day with the office of the County Recorder of Wasatch County, Utah. The provisions of this Declaration and Grant shall be construed as a whole and not strictly for or against any party.

10. This Declaration and Grant shall be governed by and construed in accordance with the laws of the State of Utah. This Declaration and Grant shall be recorded in the records of the County Recorder of Wasatch County, Utah.

11. All of the provisions in this Declaration and Grant, including the benefits and burdens, shall be and are binding upon and inure to the benefit of the successors and assigns of the parties hereto. The grant of the Easement herein is coupled with an interest for the benefit of the Grantee Property and shall run with the land of the Grantor Property.

12. Nothing in this Declaration and Grant is intended to create an enforceable right, claim or cause of action by any third party against any party to this Declaration and Grant.

[Signature Page Follows]

IN WITNESS WHEREOF Grantor and Grantee hereby enter into this Declaration and Grant effective as of the date first indicated above.

GRANTOR:

FOX POINT, LLC,
a Utah limited liability company

By_____
Its: _____

DATE: _____ day of _____, 2005.

UTAH HOME BUILDING COMPANY,
a Utah corporation

By_____
Its: _____

DATE: _____ day of _____, 2005

GRANTEE:

THE HOMESTEAD, INC.
a Utah corporation

Britt Mathwich

DATE: 29 day of December, 2005.

STATE OF Utah)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by _____, the _____ of Fox Point, LLC, a Utah limited liability company.

_____
Notary Public

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by _____, the _____ of Utah Home Building Company, a Utah corporation.

_____
Notary Public

STATE OF Utah)
: ss.
COUNTY OF Summit)

The foregoing instrument was acknowledged before me this 29 day of December, 2005, by Britt Mathwick, the President of The Homestead, Inc., a Utah corporation.

Scott Chatwin
Notary Public

Notary Public
SCOTT A. CHATWIN
1785 Prospector Avenue, Ste A-100
Park City, Utah 84060
My Commission Expires
January 25, 2009
State of Utah

IN WITNESS WHEREOF Grantor and Grantee hereby enter into this Declaration and Grant effective as of the date first indicated above.

GRANTOR:

FOX POINT, LLC,
a Utah limited liability company

By _____
Its: _____

DATE: _____ day of _____, 2005.

UTAH HOMEBUILDING COMPANY,
a Utah corporation

By _____
Its: _____

DATE: _____ day of _____, 2005

GRANTEE:

THE HOMESTEAD, INC.
a Utah corporation

_____

DATE: 29 day of December, 2005.

STATE OF Utah)
: ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 10th day of January, 2005, by Jeffrey D. Peterson the Manager of Fox Point, LLC, a Utah limited liability company.

Notary Public
BABS W. ISON
6925 S. Union Park Center, #160
Midvale Utah 84047
My Commission Expires
October 31, 2006
State of Utah

Babs W. Ison
Notary Public

STATE OF Utah)
: ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 10th day of January, 2005, by Jeffrey D. Peterson the President of Utah Home Building Company, a Utah corporation.

Notary Public
BABS W. ISON
6925 S. Union Park Center, #160
Midvale Utah 84047
My Commission Expires
October 31, 2006
State of Utah

Babs W. Ison
Notary Public

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by _____, the _____ of The Homestead, Inc., a Utah corporation.

_____
Notary Public

OMI-0225
OMI-0270-1

EXHIBIT "A"

Description of Grantor Property

Property located in Wasatch County, Utah, more particularly described as follows:

LINKS AT THE HOMESTEAD P.U.D.
BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 214.49 FEET AND EAST 1053.51 FEET FROM THE FOUND BRASS MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE SOUTH 89°58'24" EAST 313.50 FEET;
THENCE SOUTH 00°49'36" WEST 78.38 FEET;
THENCE SOUTH 89°58'24" EAST 560.99 FEET;
THENCE NORTH 87°39'07" EAST 129.07 FEET;
THENCE NORTH 09°20'30" EAST 895.18 FEET;
THENCE NORTH 212.68 FEET;
THENCE EAST 197.77 FEET;
THENCE SOUTH 699.74 FEET;
THENCE SOUTH 29°15'03" WEST 325.39 FEET;
THENCE SOUTH 09°01'36" WEST 408.50 FEET;
THENCE NORTH 86°58'36" EAST 277.55 FEET;
THENCE SOUTH 03°01'30" EAST 205.30 FEET;
THENCE SOUTH 04°23'23" WEST 120.41 FEET;
THENCE SOUTH 58°08'58" WEST 458.40 FEET;
THENCE NORTH 68°55'56" WEST 292.29 FEET;
THENCE NORTH 68°34'46" WEST 560.39 FEET;
THENCE SOUTH 89°00'36" WEST 234.77 FEET;
THENCE NORTH 01°38'04" EAST 611.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: 26.14 AC

Subject to all restrictions, reservations and other conditions of record as may be disclosed by a record examination of the title.

Ent 295086 Bk 0821 Pg 0126

BUILDING PAD COORDINATES

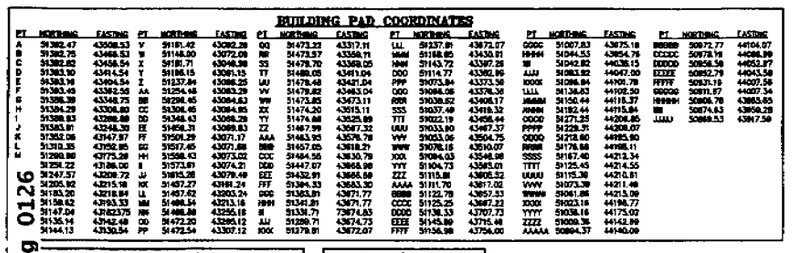
PT	NORTHING	EASTING	PT	NORTHING	EASTING	PT	NORTHING	EASTING	PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	51382.47	43508.53	V	51181.42	43282.28	QQ	51473.23	43517.31	LLL	51337.81	43871.07	QQQC	51007.83	43875.18
B	51382.75	43468.53	W	51148.00	43072.08	RR	51473.57	43559.11	MMM	51188.65	43430.91	HHHH	51044.53	43854.75
C	51382.82	43458.54	X	51181.71	43048.38	SS	51478.70	43568.05	NNN	51143.72	43397.28	III	51042.82	44038.15
D	51383.10	43414.54	Y	51186.15	43091.15	TT	51488.05	43613.04	OOO	51114.77	43282.96	JJJJ	51083.82	44047.00
E	51383.16	43404.54	Z	51237.84	43088.25	UU	51478.48	43431.04	PPP	51073.84	43373.56	KKKK	51086.84	44101.78
F	51383.43	43382.55	AA	51254.46	43083.29	VV	51478.82	43483.04	QQQ	51084.06	43376.36	LLLL	51138.83	44102.50
G	51386.39	43348.75	BB	51298.45	43084.83	WW	51473.85	43473.11	RRR	51038.82	43468.17	MMMM	51150.44	44118.37
H	51384.29	43306.80	CC	51306.45	43084.85	XX	51474.20	43615.11	SSS	51037.49	43418.32	NNNN	51182.44	44115.84
I	51388.83	43286.69	DD	51348.43	43088.29	YY	51474.84	43625.89	TTT	51002.19	43456.44	OOOO	51271.23	44206.85
J	51383.81	43248.39	EE	51456.31	43088.83	ZZ	51467.99	43647.32	UUU	51033.80	43467.37	PPPP	51228.31	44208.07
K	51382.06	43147.87	FF	51501.29	43071.17	AAA	51463.95	43676.78	VVV	51053.06	43504.75	QQQQ	51218.80	44185.80
L	51318.35	43152.85	GG	51517.45	43071.68	BBB	51457.05	43618.21	WWW	51078.18	43510.07	RRRR	51178.84	44198.11
M	51298.88	43175.28	HH	51598.43	43073.02	CCC	51464.56	43630.78	XXX	51084.63	43548.98	SSSS	51167.40	44213.34
N	51294.22	43186.00	II	51573.81	43074.21	DDD	51447.07	43668.98	YYY	51104.73	43585.01	TTTT	51125.45	44214.55
O	51247.57	43208.72	JJ	51515.28	43078.49	EEE	51432.91	43666.58	ZZZ	51115.81	43608.32	UUUU	51115.38	44210.81
P	51205.82	43215.98	KK	51457.27	43181.24	FFF	51384.33	43653.30	AAAA	51111.76	43617.02	VVVV	51073.38	44211.48
Q	51183.20	43218.84	LL	51457.62	43503.24	GGG	51383.81	43671.77	BBBB	51122.78	43657.53	WWWW	51061.86	44213.09
R	51138.62	43193.33	MM	51498.34	43213.16	HHH	51341.81	43671.77	CCCC	51125.25	43687.23	XXXX	51023.16	44198.77
S	51147.04	43162.75	NN	51498.84	43295.16	II	51338.71	73674.83	DDDD	51138.33	43707.73	YYYY	51038.16	44175.02
T	51135.14	43142.48	OO	51472.20	43295.12	JJJ	51280.71	43674.73	EEEE	51145.89	43715.48	ZZZZ	51009.36	44142.89
U	51144.13	43130.54	PP	51472.54	43307.12	KKK	51279.81	43672.07	FFFF	51156.98	43756.00	AAAAA	50884.37	44140.09

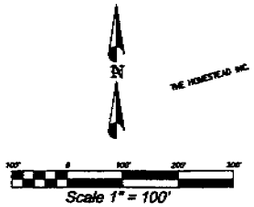
CURVE TABLE

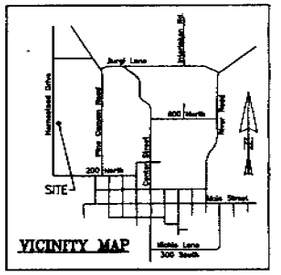
LENGTH	RADIUS	CHORD	BEARING	DELTA
31.39'	450.00'	31.30'	N 89°25'45" E	03°58'12"
88.07'	450.00'	85.88'	N 81°57'37" E	10°57'03"
152.61'	728.84'	152.33'	N 82°28'31" E	11°58'50"
148.82'	100.00'	136.19'	S 48°50'01" E	85°16'20"
88.35'	500.00'	88.19'	S 08°36'24" E	10°23'06"
106.30'	173.90'	104.68'	N 18°29'58" E	35°01'39"
106.55'	202.25'	105.33'	S 13°53'08" E	30°11'10"
15.20'	500.00'	15.19'	S 87°02'12" W	02°50'15"
100.65'	500.00'	99.88'	S 80°26'00" W	11°27'54"
87.39'	374.77'	87.17'	S 85°12'04" W	14°53'28"
113.15'	100.00'	107.21'	S 28°28'44" W	06°29'45"
47.81'	100.00'	47.25'	S 47°17'52" W	01°52'47"
41.42'	200.00'	41.34'	S 34°03'56" W	11°51'05"

LINE TABLE

LINE	BEARING	LENGTH
L1	S 88°34'39" E	181.11'
L2	S 89°45'11" E	173.56'
L3	S 03°54'51" E	25.02'
L4	S 15°17'57" E	48.39'
L5	N 01°37'28" E	98.61'
L6	S 01°37'28" W	82.29'
L7	S 87°54'27" W	111.49'
L8	S 88°38'58" W	141.00'
L9	S 74°42'03" W	143.99'
L10	S 74°42'03" W	317.06'
L11	S 03°55'16" E	58.02'
L12	S 03°55'16" E	108.27'
L13	S 80°54'36" W	211.35'
L14	S 33°37'56" W	145.68'
L15	S 78°08'39" W	7.78'







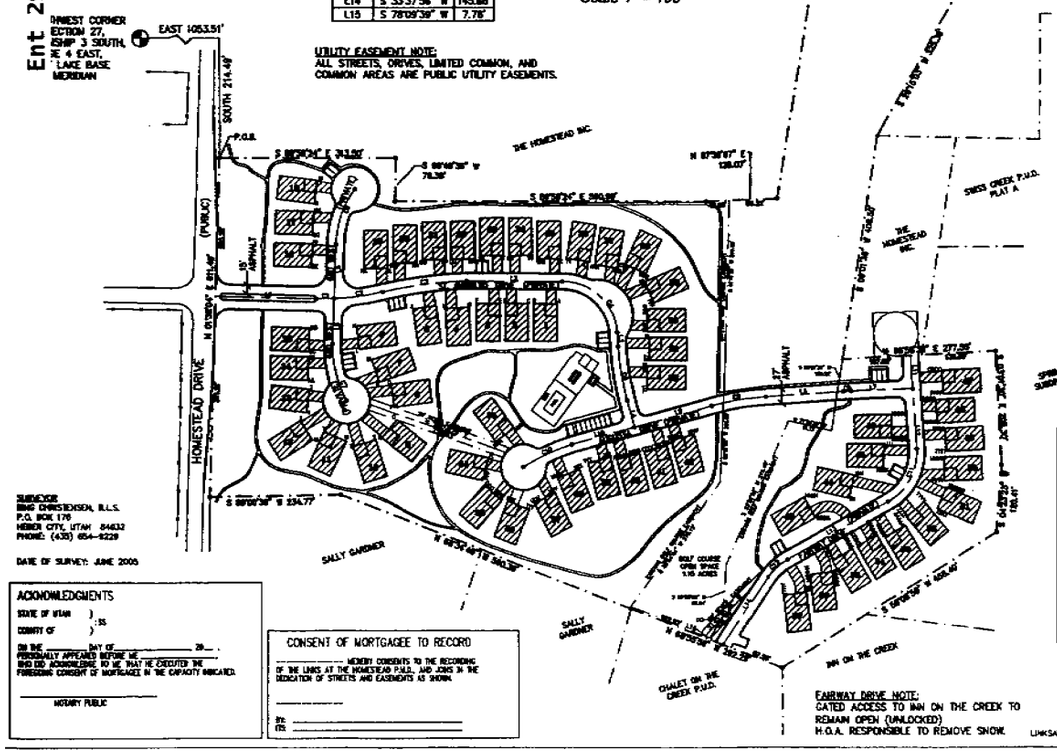
VICINITY MAP

LOCATED IN THE SOUTHWEST CORNER OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

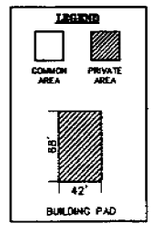
ADDRESSING TO BE COMPLETED BY G.I.S. DEPARTMENT

ADDRESS TABLE

LOT	ADDRESS
1	629 WEST ST. ANDREWS DRIVE
2	635 WEST ST. ANDREWS DRIVE
3	643 WEST ST. ANDREWS DRIVE
4	654 WEST ST. ANDREWS DRIVE
5	657 WEST ST. ANDREWS DRIVE
6	480 NORTH 600 WEST
7	466 NORTH 600 WEST
8	464 NORTH 600 WEST
9	462 NORTH 600 WEST
10	460 NORTH 600 WEST
11	461 NORTH 600 WEST
12	463 NORTH 600 WEST
13	465 NORTH 600 WEST
14	473 NORTH 600 WEST
15	481 NORTH 600 WEST
16	515 NORTH 600 WEST
17	529 NORTH 600 WEST
18	537 NORTH 600 WEST
19	668 WEST ST. ANDREWS DRIVE
20	660 WEST ST. ANDREWS DRIVE
21	654 WEST ST. ANDREWS DRIVE
22	648 WEST ST. ANDREWS DRIVE
23	640 WEST ST. ANDREWS DRIVE
24	632 WEST ST. ANDREWS DRIVE
25	624 WEST ST. ANDREWS DRIVE
26	620 WEST ST. ANDREWS DRIVE
27	614 WEST ST. ANDREWS DRIVE
28	612 WEST ST. ANDREWS DRIVE
29	600 WEST ST. ANDREWS DRIVE
30	594 WEST ST. ANDREWS DRIVE
31	590 WEST ST. ANDREWS DRIVE
32	582 WEST ST. ANDREWS DRIVE
33	586 WEST AUGUSTA DRIVE
34	590 WEST AUGUSTA DRIVE
35	598 WEST AUGUSTA DRIVE
36	597 WEST AUGUSTA DRIVE
37	595 WEST AUGUSTA DRIVE
38	583 WEST AUGUSTA DRIVE
39	587 WEST AUGUSTA DRIVE
40	583 WEST AUGUSTA DRIVE
41	575 WEST AUGUSTA DRIVE
42	567 WEST AUGUSTA DRIVE
43	413 NORTH FAIRWAY DRIVE
44	431 NORTH FAIRWAY DRIVE
45	443 NORTH FAIRWAY DRIVE
46	447 NORTH FAIRWAY DRIVE
47	464 NORTH FAIRWAY DRIVE
48	458 NORTH FAIRWAY DRIVE
49	444 NORTH FAIRWAY DRIVE
50	438 NORTH FAIRWAY DRIVE
51	434 NORTH FAIRWAY DRIVE
52	430 NORTH FAIRWAY DRIVE
53	420 NORTH FAIRWAY DRIVE
54	414 NORTH FAIRWAY DRIVE
55	406 NORTH FAIRWAY DRIVE
56	400 NORTH FAIRWAY DRIVE
57	390 NORTH FAIRWAY DRIVE



UTILITY EASEMENT NOTE:
ALL STREETS, DRIVES, LIMITED COMMON, AND COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.



FAIRWAY DRIVE NOTE:
GATED ACCESS TO INN ON THE CREEK TO REMAIN OPEN (UNLOCKED)
H.O.A. RESPONSIBLE TO REMOVE SNOW.

LINKSATTHEHOMESTEADPUD 21 DECEMBER 2005

SURVEYOR:
BING CHRISTENSEN, R.L.S.
P.O. BOX 170
HEBER CITY, UTAH 84032
PHONE: (435) 654-9229

DATE OF SURVEY: JUNE 2005

ACKNOWLEDGMENTS

STATE OF UTAH)
: SS
COUNTY OF)

ON THE _____ DAY OF _____, 20__.
PERSONALLY APPEARED BEFORE ME _____
WHO DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE FOREGOING CONSENT OF MORTGAGEE IN THE CAPACITY INDICATED.

_____
NOTARY PUBLIC

CONSENT OF MORTGAGEE TO RECORD

_____ HEREBY CONSENTS TO THE RECORDING OF THE LINKS AT THE HOMESTEAD P.U.D., AND JOINS IN THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN.

_____

BY: _____
ITS: _____

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY WATER BOARD

DATE: _____
MIDWAY SANITATION DISTRICT

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND UPON WHICH WILL BE CONSTRUCTED THE LINKS ON HOMESTEAD, P.U.D., PLAT.

_____ DATE

_____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 214.49 FEET AND EAST 1053.51 FEET FROM THE FOUND BRASS MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE SOUTH 89°58'24" EAST 313.50 FEET; THENCE SOUTH 00°49'36" WEST 78.38 FEET; THENCE SOUTH 89°58'24" EAST 580.99 FEET; THENCE NORTH 87°39'07" EAST 129.07 FEET; THENCE NORTH 06°20'36" EAST 895.18 FEET; THENCE NORTH 212.68 FEET; THENCE EAST 197.77 FEET; THENCE SOUTH 699.74 FEET; THENCE SOUTH 29°15'03" WEST 325.39 FEET; THENCE SOUTH 09°01'36" WEST 406.50 FEET; THENCE NORTH 86°58'36" EAST 277.55 FEET; THENCE SOUTH 03°01'30" EAST 205.30 FEET; THENCE SOUTH 04°23'23" WEST 120.41 FEET; THENCE SOUTH 58°06'56" WEST 458.40 FEET; THENCE NORTH 68°55'56" WEST 292.28 FEET; THENCE NORTH 58°34'48" WEST 560.38 FEET; THENCE NORTH 89°00'36" WEST 234.77 FEET; THENCE NORTH 01°38'04" EAST 611.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: 26.14 AC

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF CONDIANTS AND RESTRICTIONS OF THE LINKS ON HOMESTEAD, P.U.D. RECORDED _____, AS ENTRY NO. _____ IN BOOK _____ BEGINNING AT PAGE _____ (THE "DECLARATION")

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PRIVATE DRIVES, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, PRIVATE STREETS, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____

_____
MANAGER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } SS

ON THE _____ DAY OF _____, A.D. 20__ PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

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 EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

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

APPROVED _____ ATTEST _____
MAYOR — CLERK-RECORDER (SEE SEAL BELOW)

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

PLANNING COMMISSION APPROVAL

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

_____ DIRECTOR - SECRETARY

_____ CHAIRMAN, PLANNING COMMISSION

LINKS AT THE HOMESTEAD P.U.D

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 100 FEET

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

EXHIBIT "B"

Description Access Point to Grantee's Property

Property located in Wasatch County, Utah, more particularly described as follows:

Links at The Homestead P.U.D.
The Homestead Inc. Point of Access Description

Access point is East 229.04 feet aSouth 572.56 feet from the found brass monument for the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

Said point being along the Northern property of the Links at The Homestead P.U.D. and the centerline of Fairway Drive.

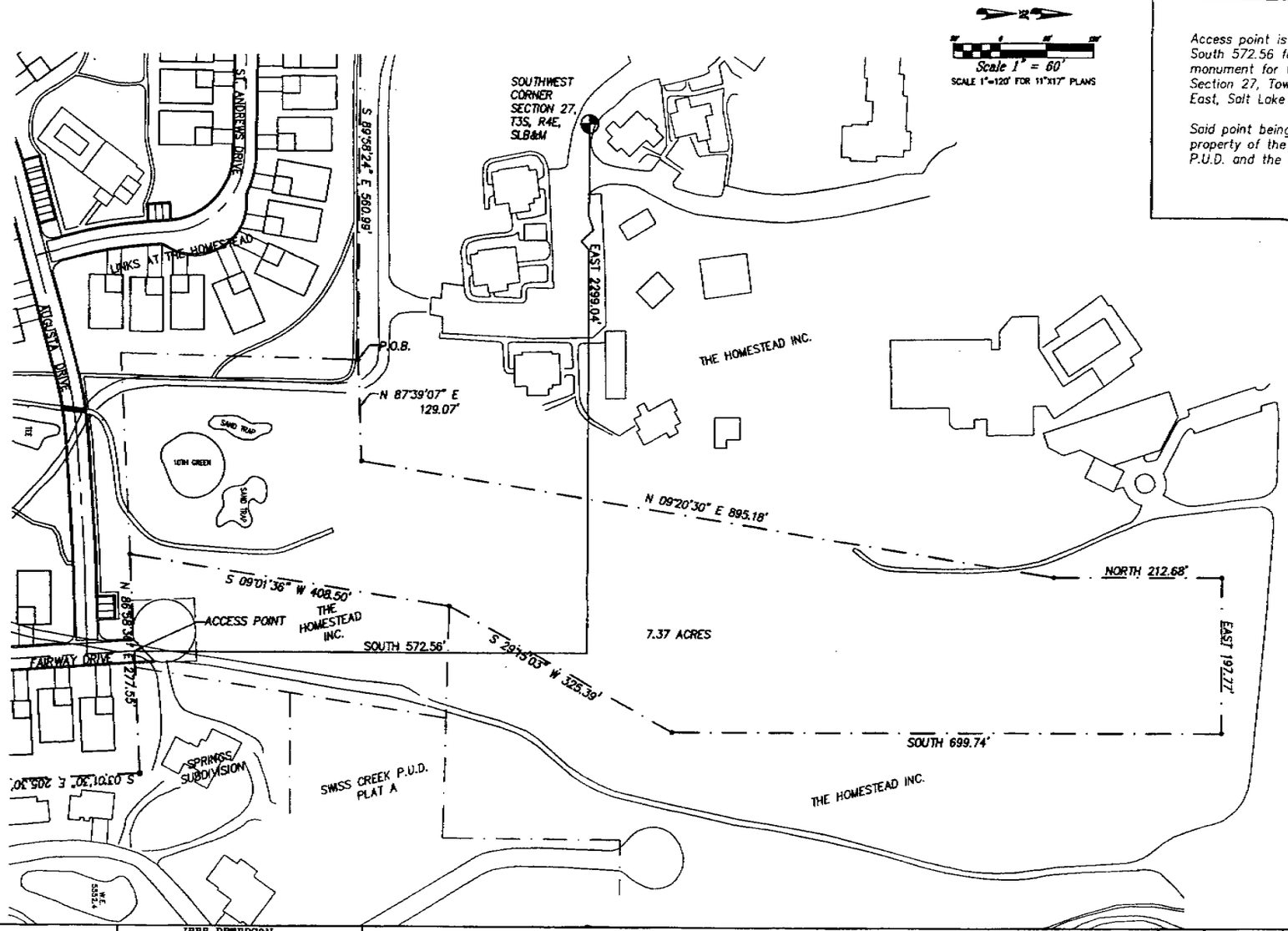
Subject to all restrictions, reservations and other conditions of record as may be disclosed by a record examination of the title.

Ent 295086 Bk 0821 Pg 0128

ACCESS POINT DESCRIPTION

Access point is East 229.04 feet and South 572.56 feet from the found brass monument for the Southwest corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

Said point being along the Northern property of the Links at The Homestead P.U.D. and the centerline of Fairway Drive.



MIDWAY CITY, UT	JEFF PETERSON ADDRESS: 4682 SOUTH 700 WEST MURRAY, UT 84107 PHONE: (801) 268-8998	THE HOMESTEAD INC. POINT OF ACCESS	SCALE: 1"=60'	DESIGN BY: PDB DRAWN BY: CNB	DATE: 21 DEC 2005 REV:	DRAWING NO.: POINT_X	SHEET NO.: 1