



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: 7

Paul Berg, agent for The Homestead Group Condos LLC, is applying for a Plat Amendment of The Homestead Hotel Condominiums - Lot 2 Second Amendment Plat. The proposed amendment includes five single-family homes and two condominium buildings. The proposal is located at 700 North Homestead Drive and is zoned RZ and R-1-15.

BACKGROUND:

Berg Engineering, agent for The Homestead Group LLC, is applying for a Plat Amendment of The Homestead Hotel Condominiums - Lot 2 Second Amendment Plat. The proposed amendment includes five single-family homes and two condominium buildings. The proposal is located at 700 North Homestead Drive and is zoned RZ and R-1-15.

The recorded plat included a page that was recorded as a convertible land parcel. The Utah Condominium Ownership Act allows a developer to identify a convertible land parcel, that is in the bounds within a larger project, to be developed later, once a plan has been decided. When current plat was recorded, it was unknown the exact location and number of units that would be located in the convertible land parcel. The developer now has a specific plan for the area and is now ready to amend the plat so that the plat will now match the plan. The Homestead master plan governs the area and what is being proposed complies with the provisions of the agreement. The proposed plan matches specifically the final approval that the applicant is currently seeking.

LAND USE SUMMARY:

- RZ/R-1-15 Zone
- Lot 2 of Phase 2
- 2.69 acres
- 5 single-family dwellings
- 2 condominium buildings with eight units each
- 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:

The proposed plat amendment is allowed by the Utah Condominium Ownership Act and complies with The Homestead master plan agreement. The amendment will create building pads, condominium units, and common areas within the plat that will allow construction to commence and units to be sold.

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.

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.

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.

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 Lineback: “I make a motion that we recommend approval for a plat amendment of the Homestead Hotel Condominiums Lot Two, Second Amendment Plat. Proposed amendment includes five single-family homes and two condominium buildings. The proposal is located at 700 North Homestead Drive and is zoned RZ and R-1-15, and we accept the findings.”

Second: Commissioner Knight

Ayes: Commissioners Nokes, Facer, Farrell, Knight, Lineback

Nays: None

Motion: Passed

POSSIBLE FINDINGS:

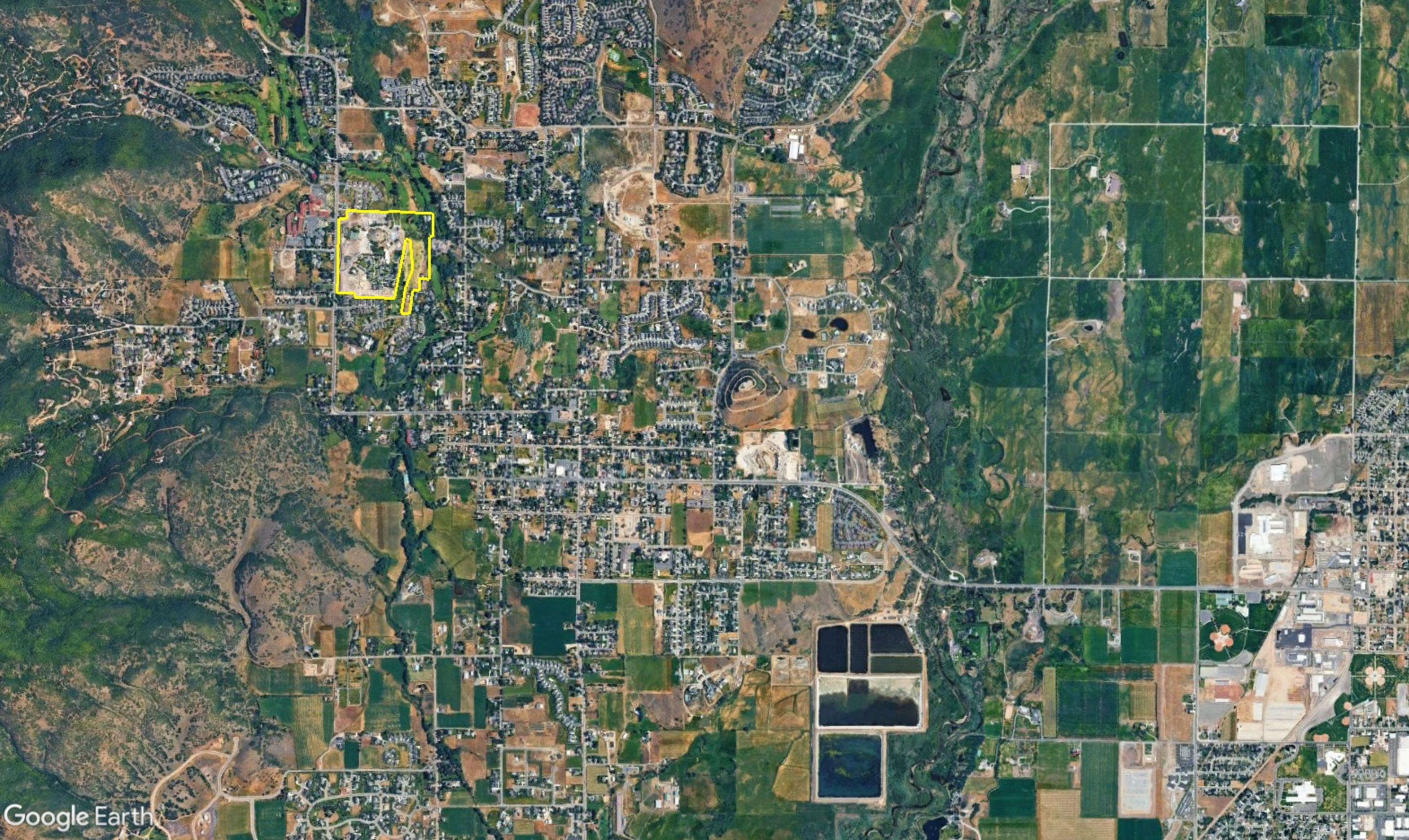
- The proposal will benefit the City financially by creating a greater tax base.
- The proposal will help the City better comply with State requirements regarding the ability to collect resort tax.
- The proposal does comply with requirements as described in the master plan.
- The proposal does comply with newly adopted setback requirements for structures bordering dedicated golf course open space.

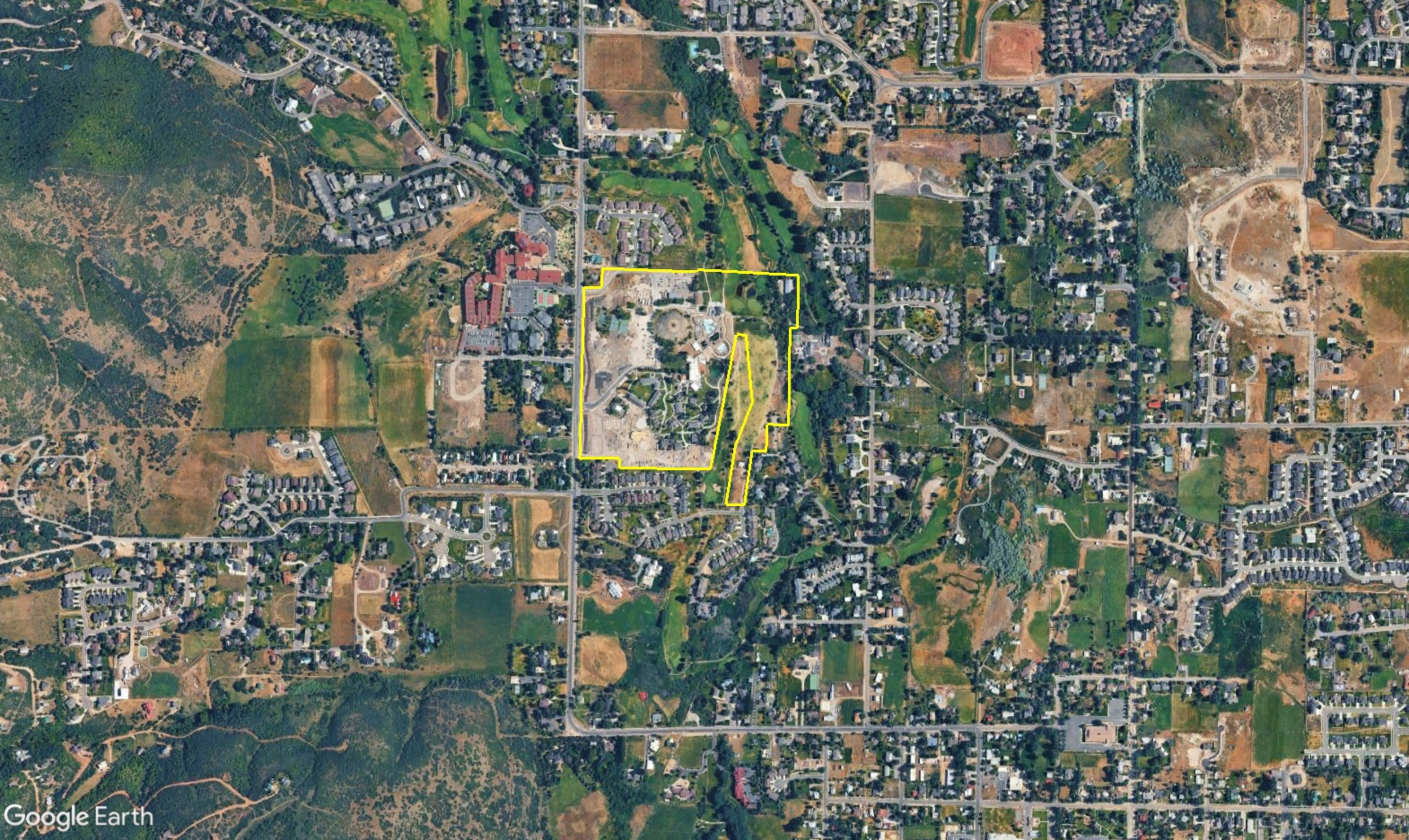
ALTERNATIVE ACTIONS:

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

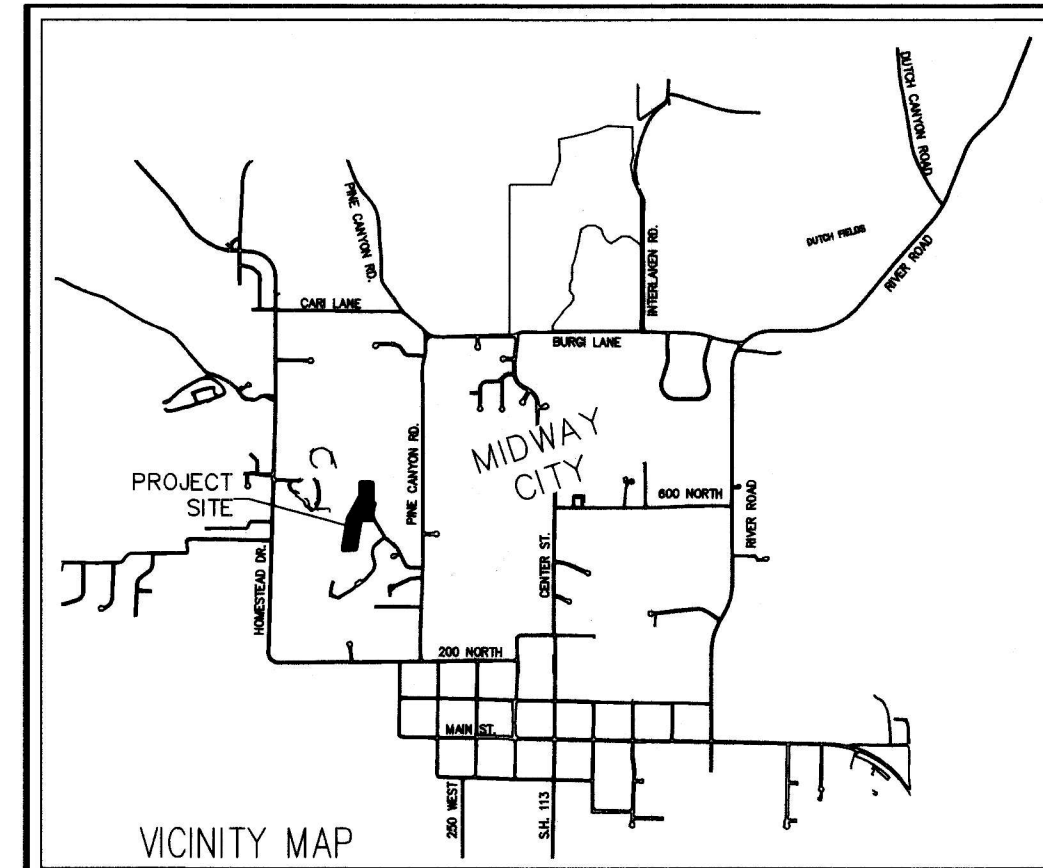
PROPOSED CONDITIONS:

- None





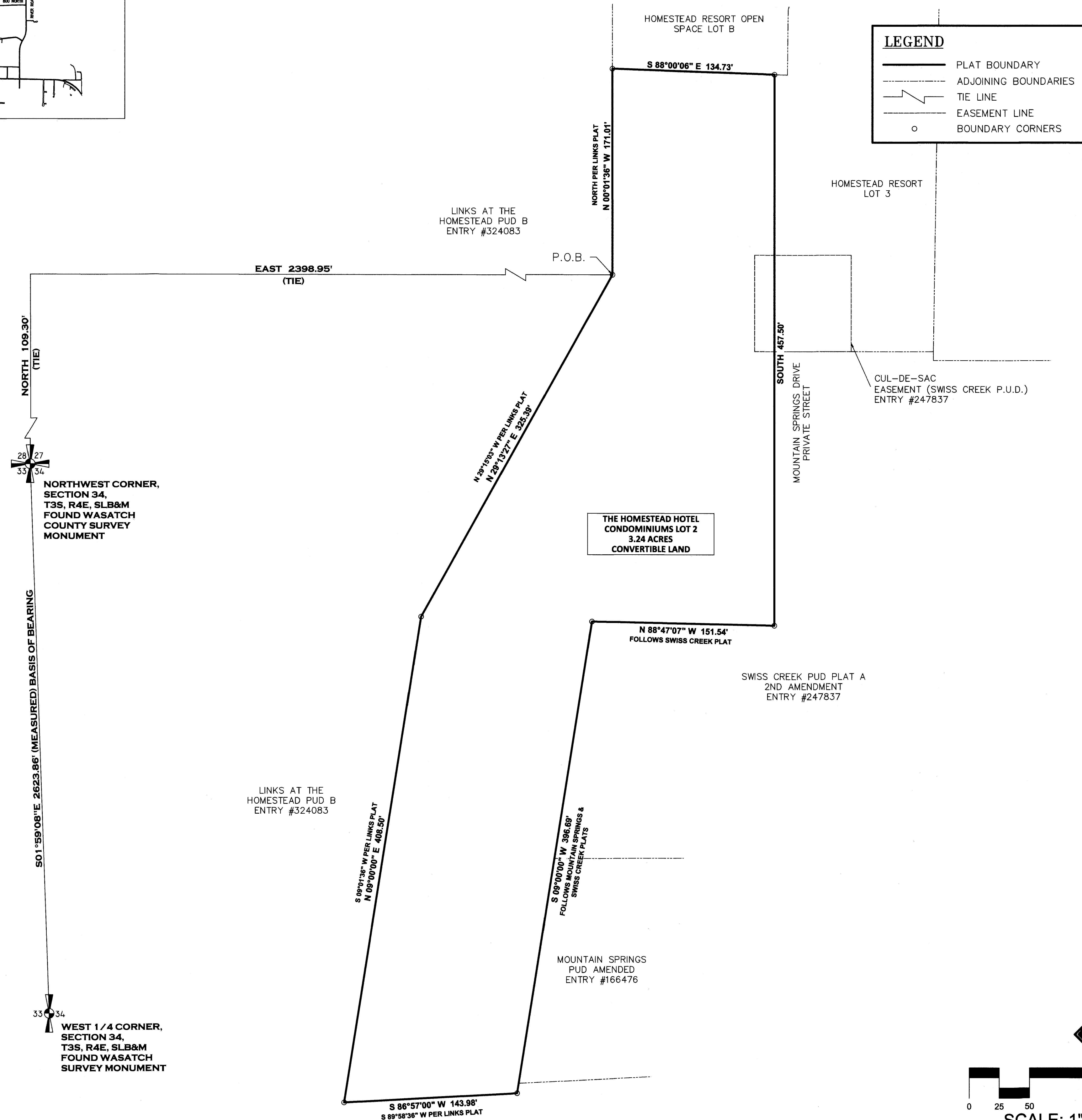




THE HOMESTEAD HOTEL CONDOMINIUMS

LOT 2

(PHASE 2 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)
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 BETWEEN FOUND WASATCH COUNTY SURVEY MONUMENTS FOR THE NORTHWEST CORNER AND WEST ONE-QUARTER CORNER 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 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN: (BASIS OF BEARINGS FOR THIS DESCRIPTION BEING 501°59'08"E BETWEEN FOUND WASATCH COUNTY SURVEY MONUMENTS FOR THE NORTHWEST CORNER AND WEST ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.)

RUNNING THENCE N00°01'36"W 171.01 FEET ALONG THE EAST BOUNDARY OF THE LINKS AT THE HOMESTEAD P.U.D. PLAT B RECORDED AS ENTRY 324083 IN THE OFFICIAL RECORDS OF WASATCH COUNTY, UTAH; THENCE S88°00'06"E 134.73 FEET; THENCE SOUTH 457.50 FEET ALONG THE WESTERLY BOUNDARY OF THE SWISS CREEK P.U.D. PLAT A SECOND AMENDED RECORDED AS ENTRY 247837 IN SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY AND WESTERLY BOUNDARY OF SAID SWISS CREEK P.U.D. AND ALONG THE WESTERLY BOUNDARY OF THE MOUNTAIN SPRINGS P.U.D. AMENDED RECORDED AS ENTRY 166476 IN SAID OFFICIAL RECORDS THE FOLLOWING TWO (2) COURSES: (1) N88°47'07"W 151.54 FEET, (2) S09°00'00"W 396.69 FEET TO SAID LINKS AT THE HOMESTEAD P.U.D. BOUNDARY; THENCE ALONG SAID LINKS BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S86°57'00"W 143.98 FEET, (2) N09°00'00"E 408.50 FEET, (3) N29°13'27"E 325.39 FEET TO THE POINT OF BEGINNING.

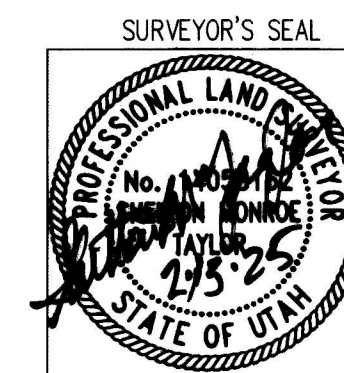
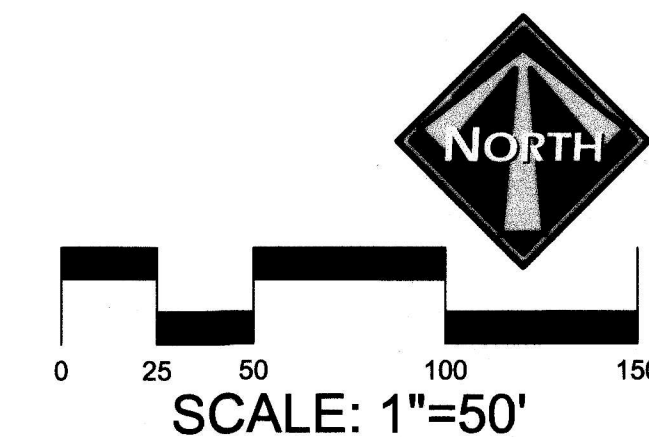
CONTAINING: 3.24 ACRES

- SETBACK NOTES:**
- ALL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30 FEET FROM THE MASTER PLAN PROJECT PERIMETER EXCEPT FOR THE HISTORIC CABIN (NOT SHOWN).
- DEVELOPMENT NOTES:**
- NO BUILDING PERMITS SHALL BE ISSUED IN THIS PLAT UNTIL PLAT IS AMENDED AND APPROVED BY THE LAND USE AUTHORITY.
 - APPROVAL IS LIMITED TO FIVE (5) SINGLE-FAMILY DWELLINGS AND TWO (2) COTTAGES.

path: Z:\SER-PROJECTS\CURRENT PROJECTS\HOMESTEAD HOTEL\CONDOMINIUMS\HOMESTEAD HOTEL LOT 2\WORKING FILES\Survey\Map\Surveyor's Seal\Surveyor's Seal.dwg
DATE: 25 JULY 2024
TIME: 11:11 AM
USER: SHELTON M. TAYLOR
PLT: 123456789
FIRM: ATWELL, LLC
PROJECT: THE HOMESTEAD HOTEL CONDOMINIUMS LOT 2

SURVEYOR
SHELTON M. TAYLOR 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

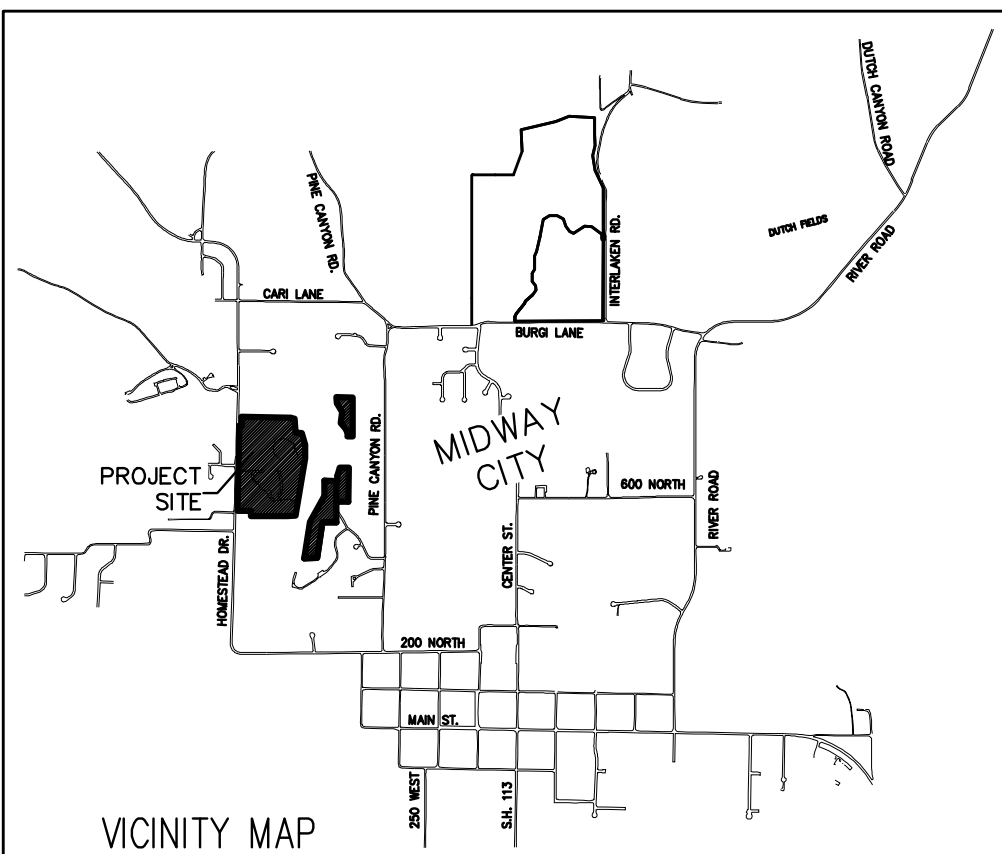
LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLB&M
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY _____ CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET

SHEET 9 of 9

THE HOMESTEAD HOTEL CONDOMINIUMS OVERALL PLAT - 13 MAY 2026

Sub: X:\Viewing\Arch\Draw\Records\Main\Plat\Plat for Stakeout\2026\2nd Plat Amendment\02.Plot
Drawn: 12/15/2025 by: B.M.Balls
Checked: 12/15/2025 by: B.M.Balls
Printed: 12/15/2025 by: B.M.Balls



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



SCALE: 1"=100'

THE HOMESTEAD HOTEL CONDOMINIUMS-LOT 2 SECOND AMENDMENT OVERALL PLAT (PHASE 2 OF THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT)

LEGEND

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

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

20' PUBLIC TRAIL EASEMENT

20' PUBLIC TRAIL EASEMENT

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):**
- 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.
 - 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):**
- UNITS AND BUILDING IN LOT 2 CONVERTIBLE LAND ARE SHOWN WITH THE SECOND PLAT AMENDMENT.

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.

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 WHEREOF, 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

LOT 2 – SECOND AMENDMENT

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

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.

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

DEVELOPMENT NOTES:

- 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.
- THE TWO (2) COTTAGES HAVE CHANGED TO TWO (2) – EIGHT (8) PLEX CONDO BUILDINGS.
- THE SETBACK NOTE HAS BEEN REMOVED DUE TO CHANGES IN THE RESORT CODE REGARDING SETBACKS.

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 CURTLAGE OF EACH CONDOMINIUM BUILDING (BUILDINGS 28 & 29).

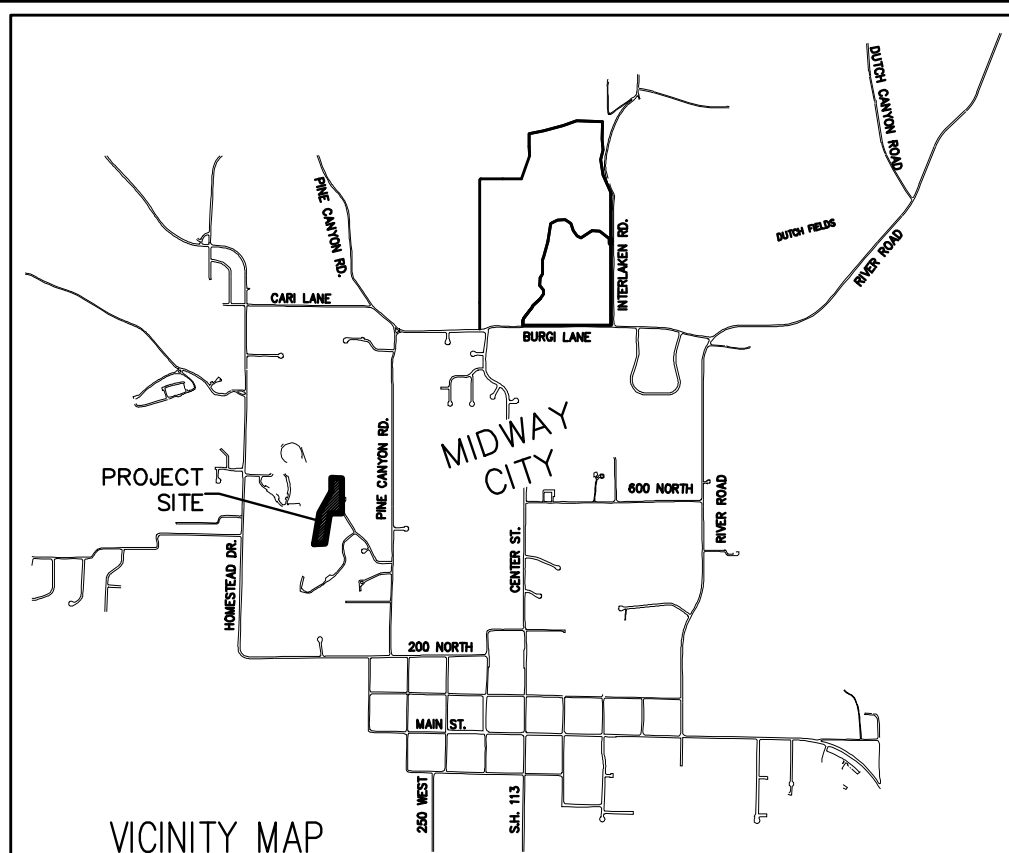
UTILITY NOTE:

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

LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, SLB&M
A UTAH CONDOMINIUM PROJECT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

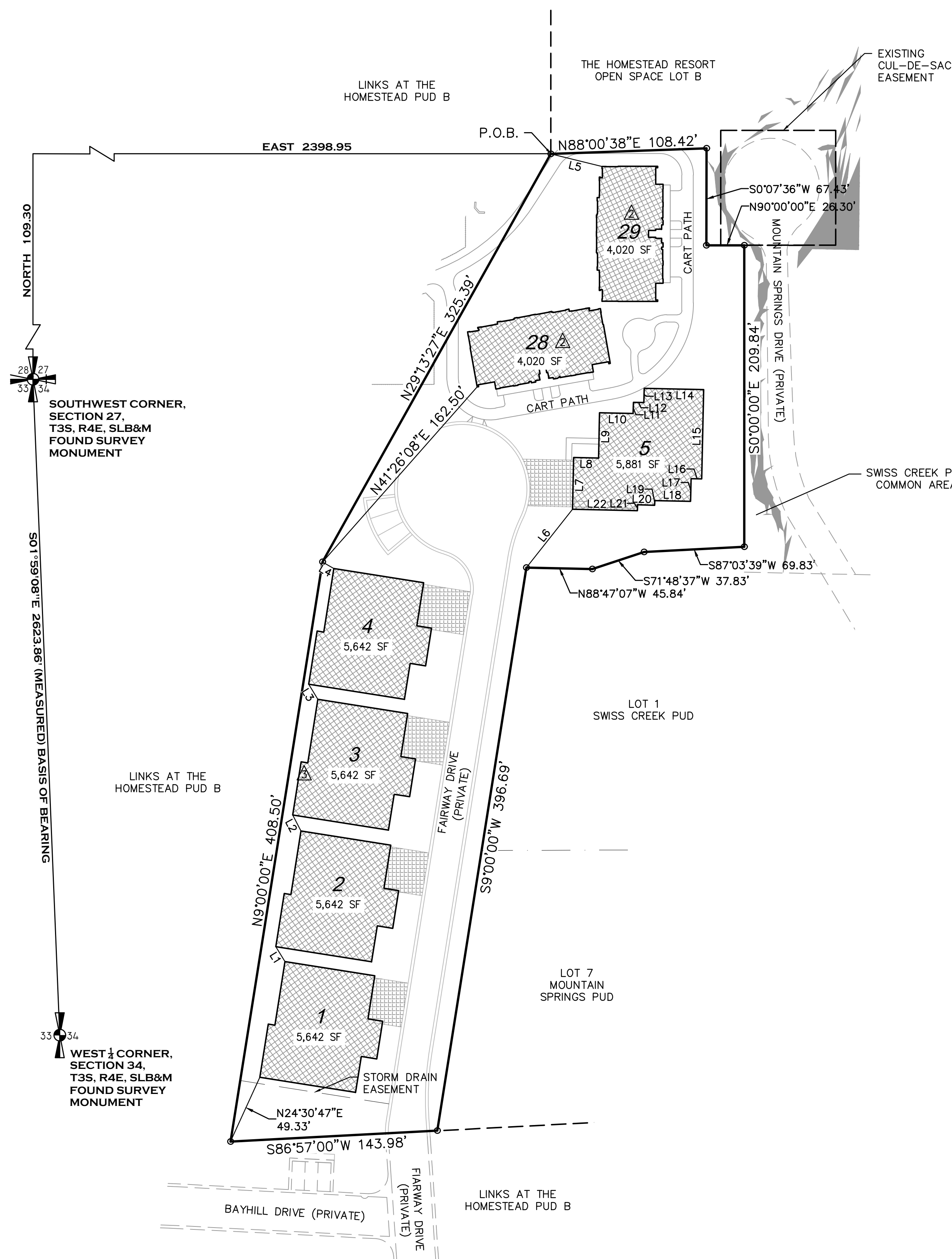
SCALE: 1" = 50 FEET

SHEET 2 of 5

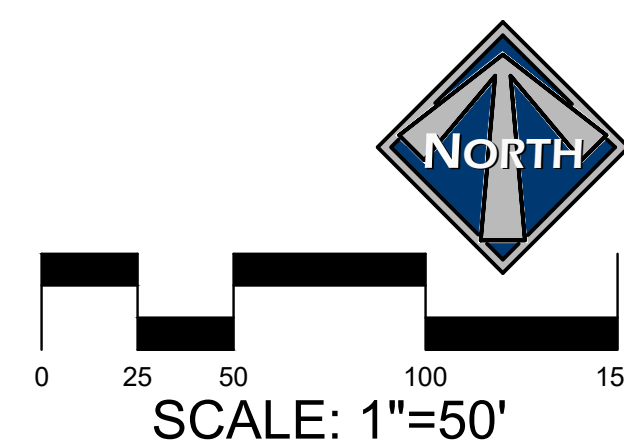
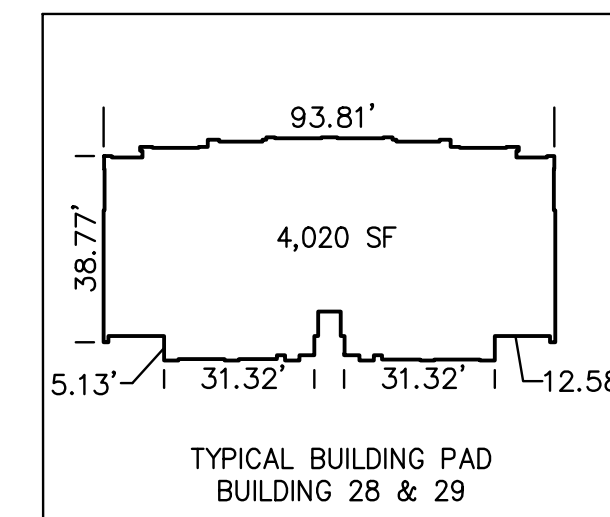
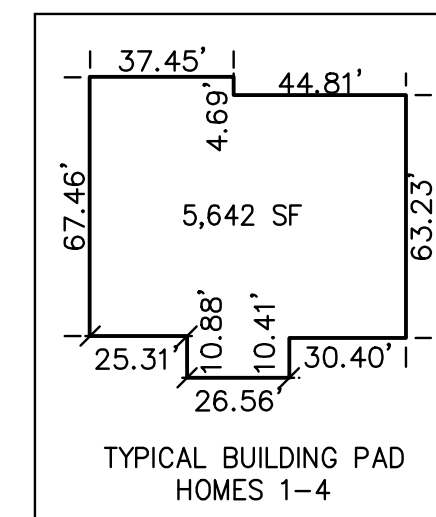


LOCATED IN PORTIONS OF SECTION 27 & 34, TOWNSHIP 3
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

 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



SURVEYOR'S SEAL

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

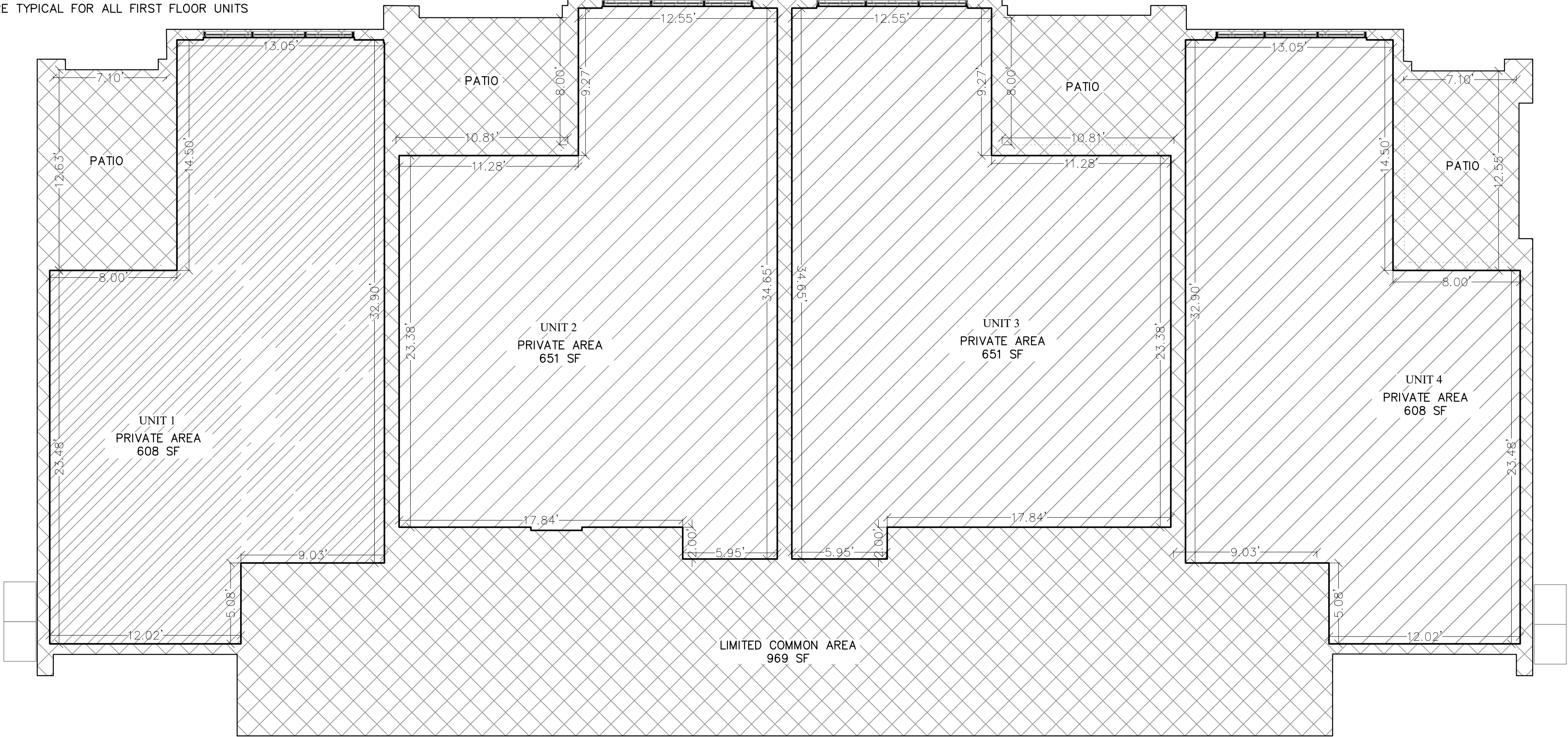
DATE OF SURVEY: 25 JULY 2024

Path: X:\Homestead\2024 Resort Revised Master Plan for Shokspeare\2026_Golf Cottages & Homes (Condo Lot 2 Plat Amendment)\02_Final\

THE HOMESTEAD GOLF COTTAGES
LOT 2
BUILDING 28
(8-UNIT BUILDING FOOTPRINT)

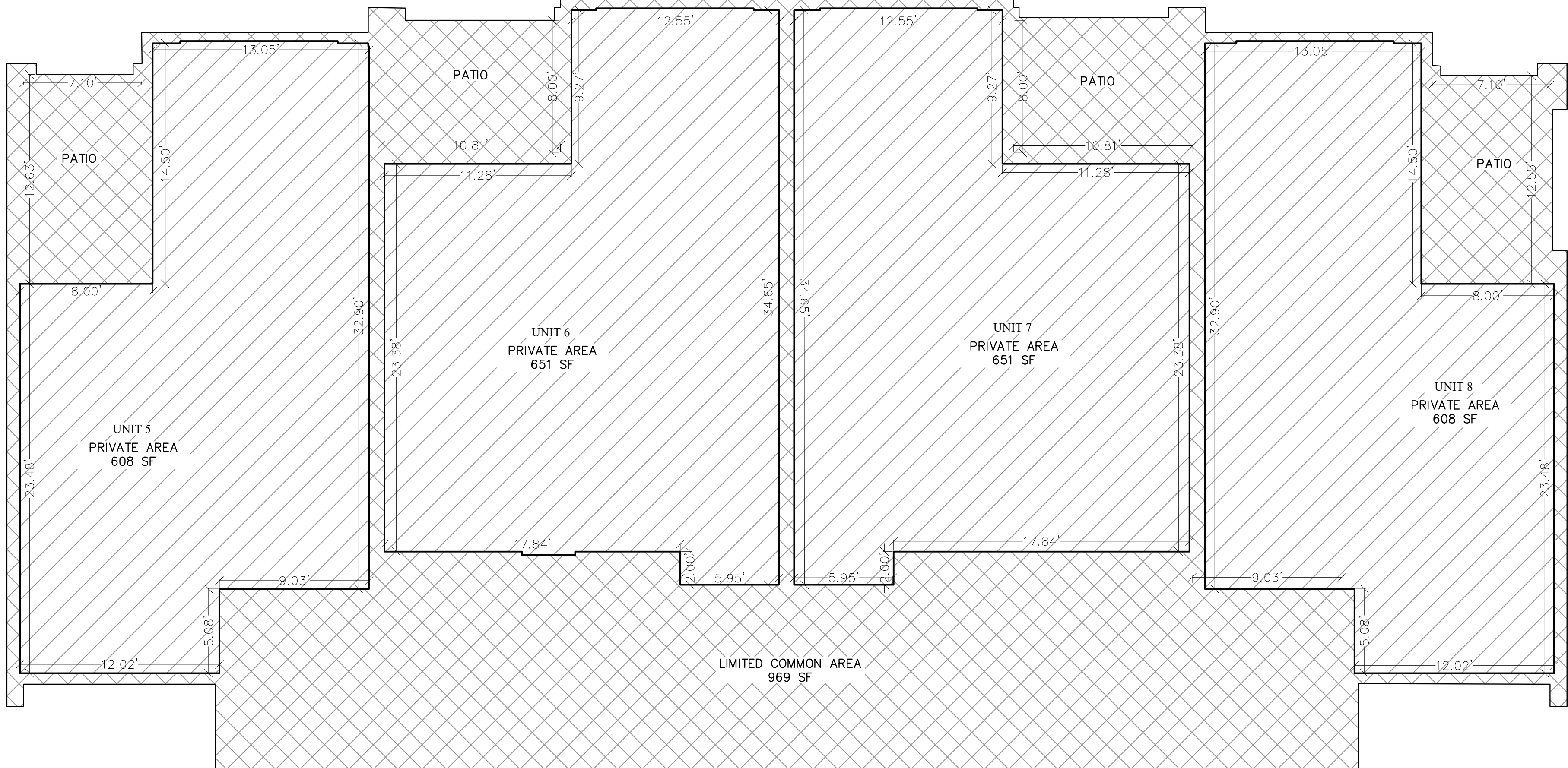
FIRST FLOOR PLAN

DIMENSIONS SHOWN ARE TYPICAL FOR ALL FIRST FLOOR UNITS



SECOND FLOOR PLAN

DIMENSIONS SHOWN ARE TYPICAL FOR ALL SECOND FLOOR UNITS



LEGEND



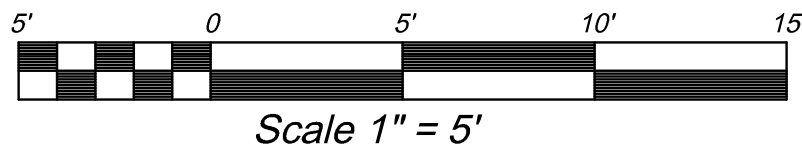
1ST FLOOR	
LIMITED COMMON AREA	1,055 SF
PRIVATE AREA	2,518 SF
2ND FLOOR	
LIMITED COMMON AREA	1,055 SF
PRIVATE AREA	2,518 SF

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:

- 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.
- ALL BUILDING EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE EXTERIOR WALL SHEATHING.
- ALL UNIT INTERIOR DIMENSIONS ARE TO THE INSIDE FACE OF THE WALLBOARD.
- FOR COMPLETE DESCRIPTION OF OWNERSHIP CONDITIONS, COVENANTS, AND RESTRICTIONS, REFER TO BOOK _____ PAGES _____ RECORDED IN THE OFFICIAL RECORDS OF WASATCH COUNTY, UT.
- ALL PRIVATE AREAS ARE "PAINT-TO-PAINT," MEANING TO THE INSIDE FACE OF THE WALLBOARD AROUND THE PERIMETER OF EACH UNIT.
- THE EXTERIOR FINISHES OF ALL BUILDINGS ARE COMMON AREA.



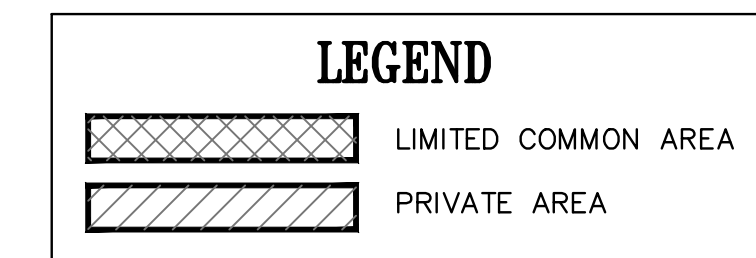
SURVEYOR'S SEAL

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

LOT 2
BUILDING 29
(8-UNIT BUILDING FOOTPRINT)

DIMENSIONS SHOWN ARE TYPICAL FOR ALL FIRST FLOOR UNITS

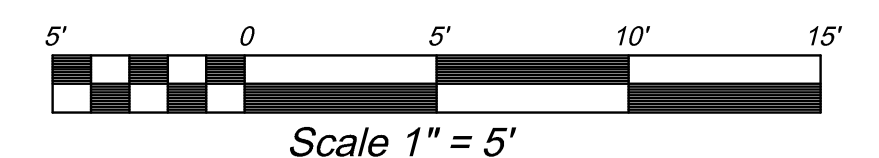


<u>2ND FLOOR</u>	
LIMITED COMMON AREA	1,055 SF
PRIVATE AREA	2,518 SF

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

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN 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.
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5. ALL PRIVATE AREAS ARE TO BE PAINTED TO MEANING TO THE INSIDE FACE OF THE WALLBOARD AROUND THE PERIMETER OF EACH UNIT.
6. THE EXTERIOR FINISHES OF ALL BUILDINGS ARE COMMON AREA.

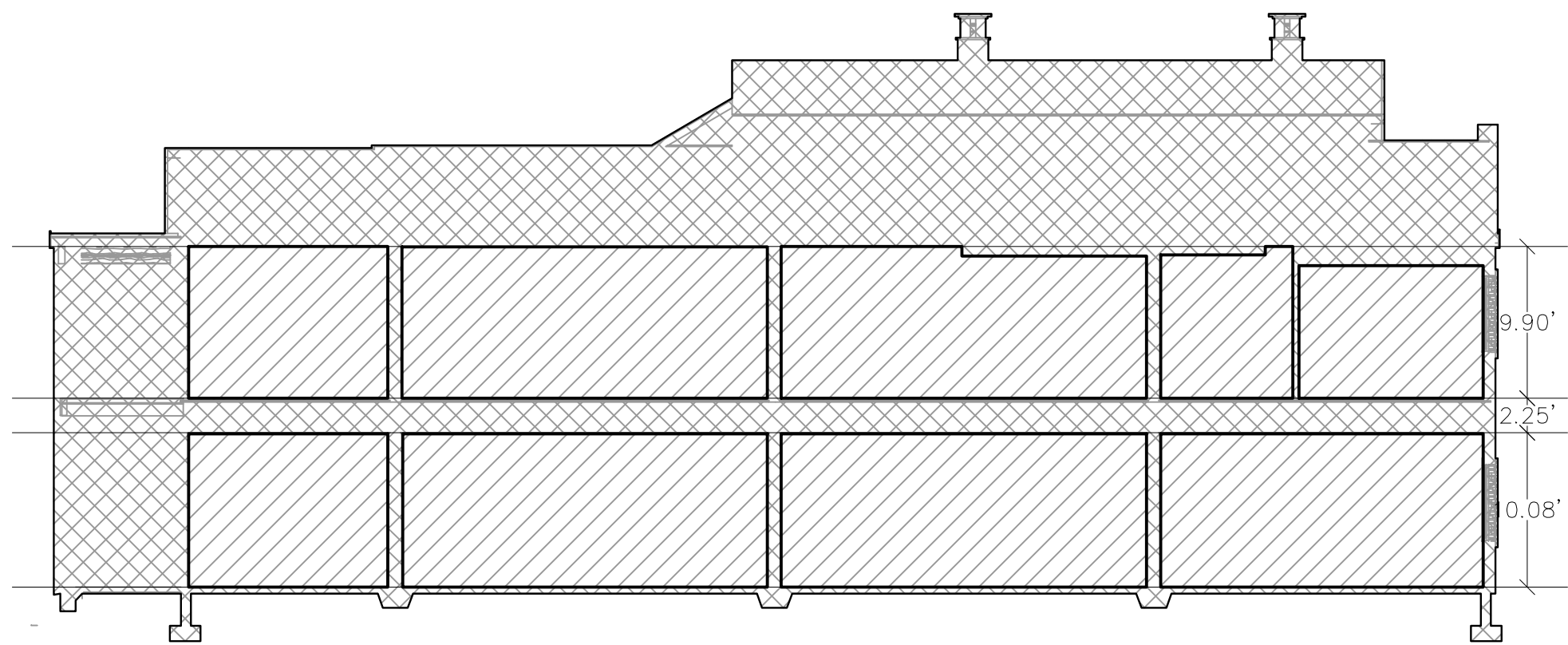
DIMENSIONS SHOWN ARE TYPICAL FOR ALL SECOND FLOOR UNITS



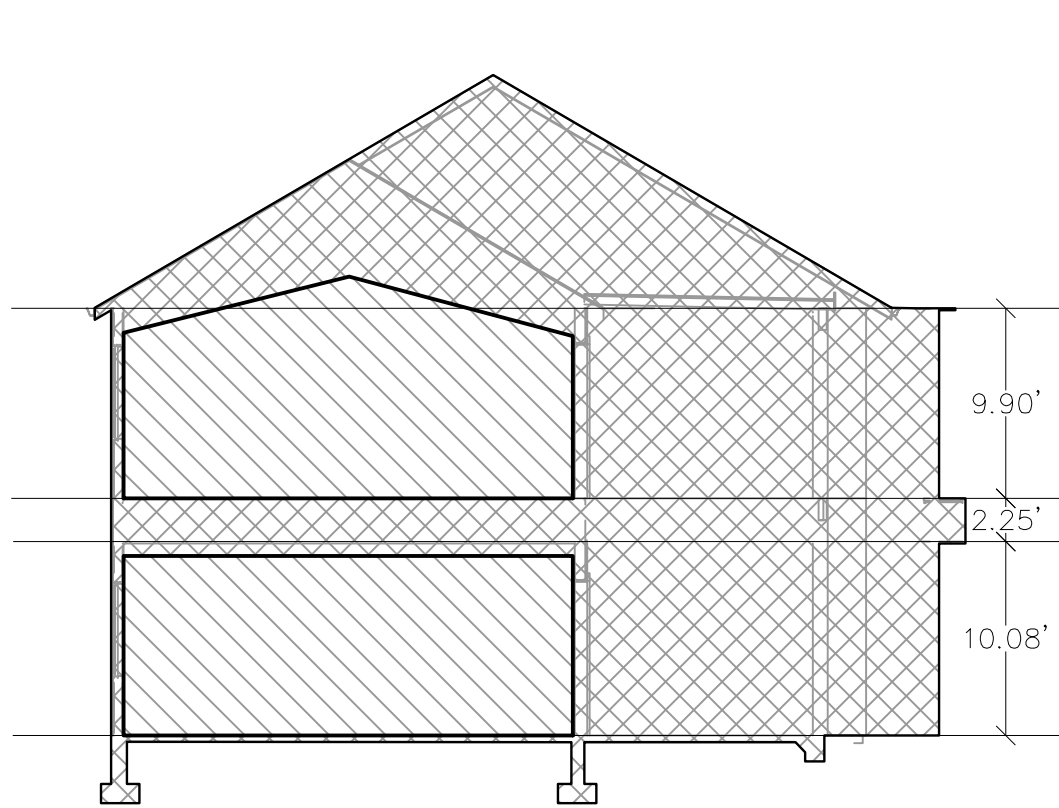
LOCATED IN PORTIONS OF SECTIONS 27 & 34. T3S, R4E, SLB&M
A UTAH CONDOMINIUM PROJECT, _____ MIDWAY _____ CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = _____ 5 FEET SHEET 4 of 5

THE HOMESTEAD GOLF COTTAGES

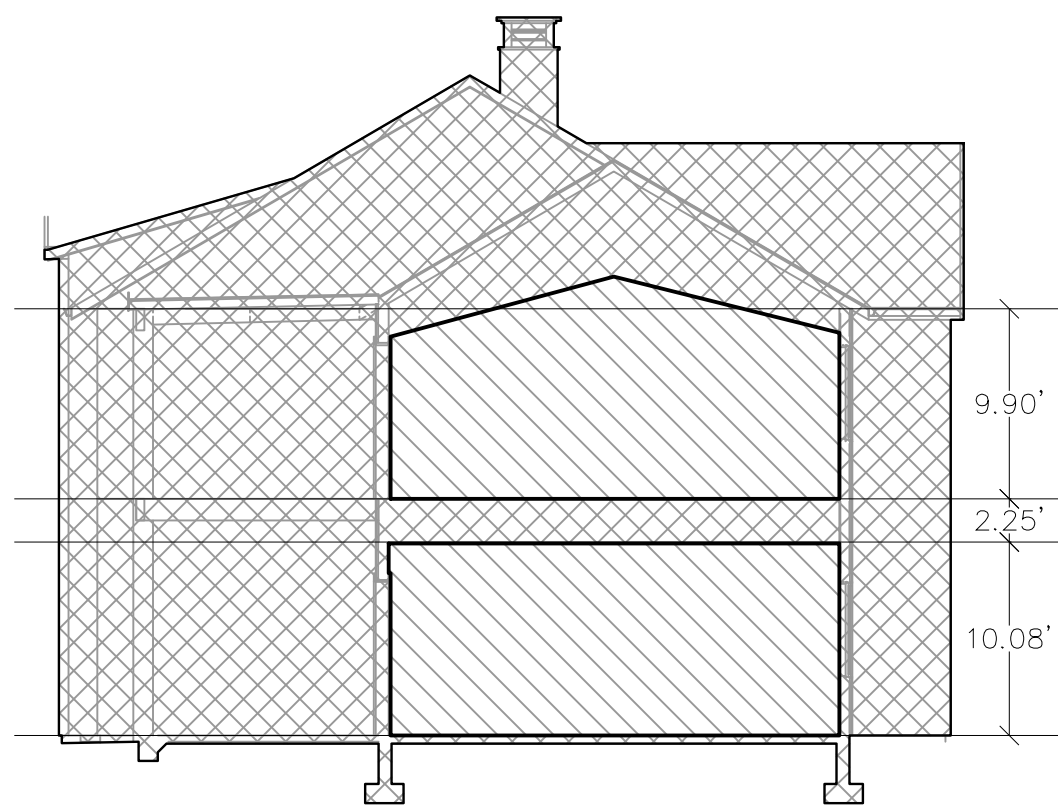
LOT 2
BUILDINGS 28 & 29
(8-UNIT BUILDING SECTIONS)



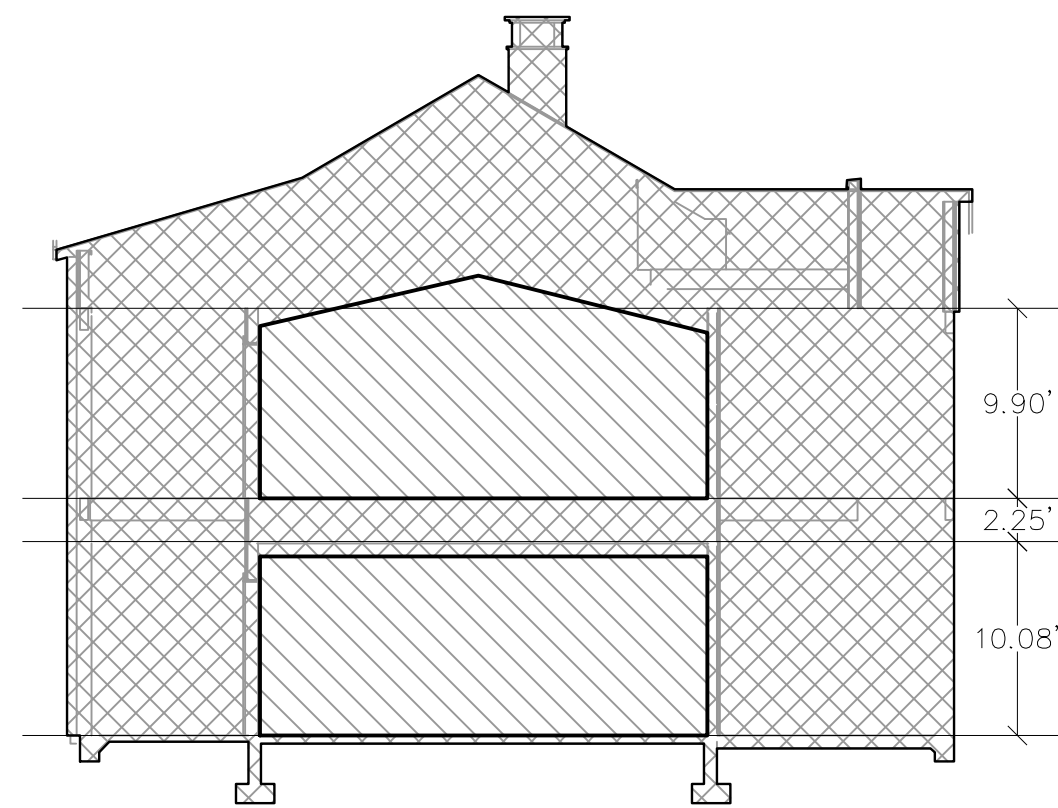
TYPICAL SECTION A-A



TYPICAL SECTION B-B



TYPICAL SECTION C-C



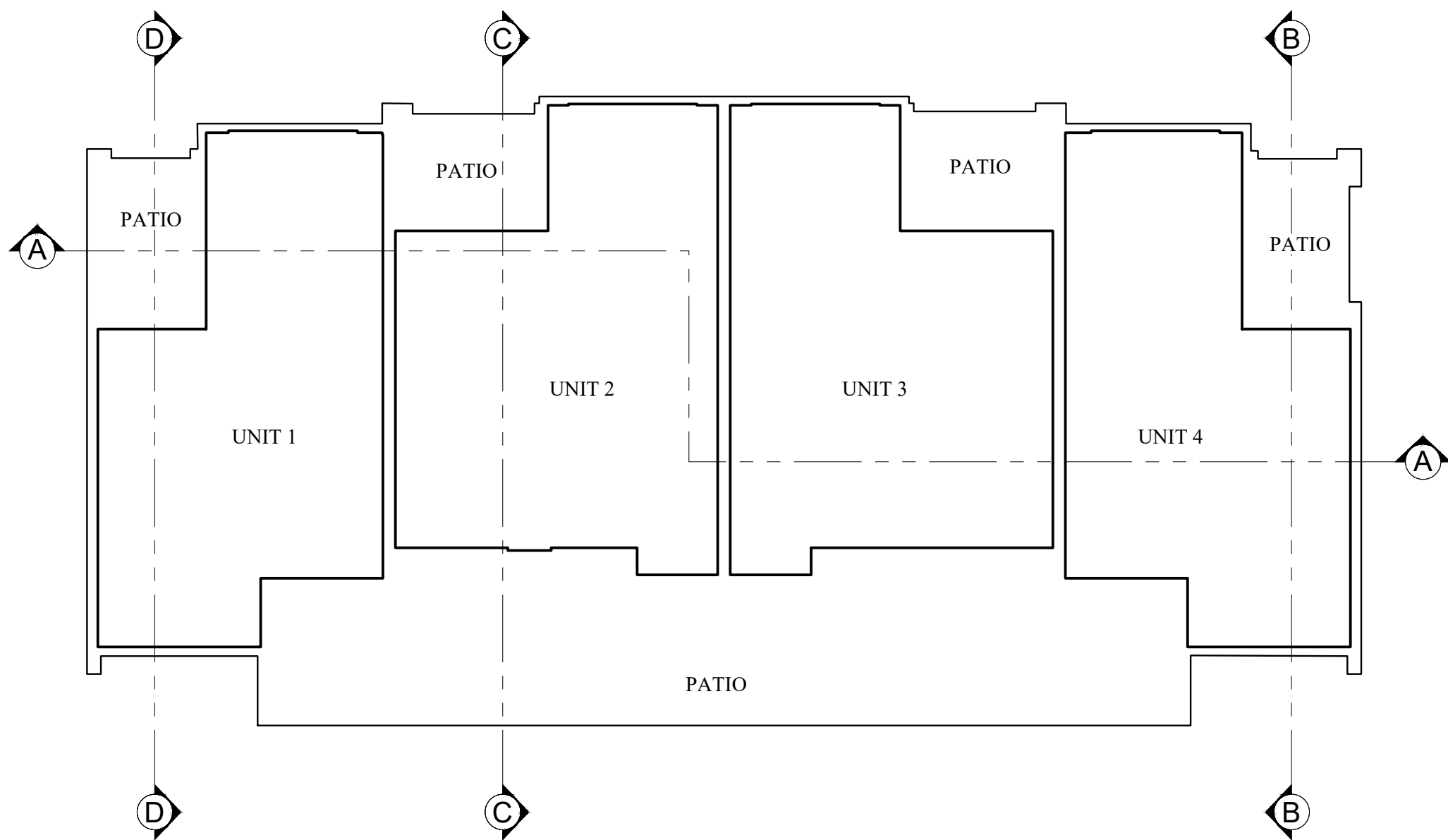
TYPICAL SECTION D-D

LEGEND

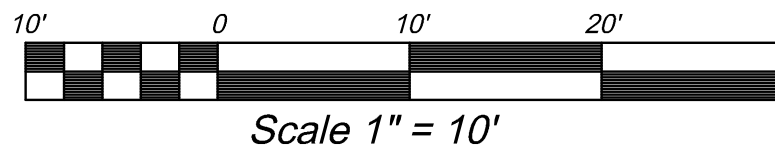
- LIMITED COMMON AREA
PRIVATE AREA

NOTES:

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



SECTION KEY



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