

Homestead Golf Cottages and Homes

Plat Amendment

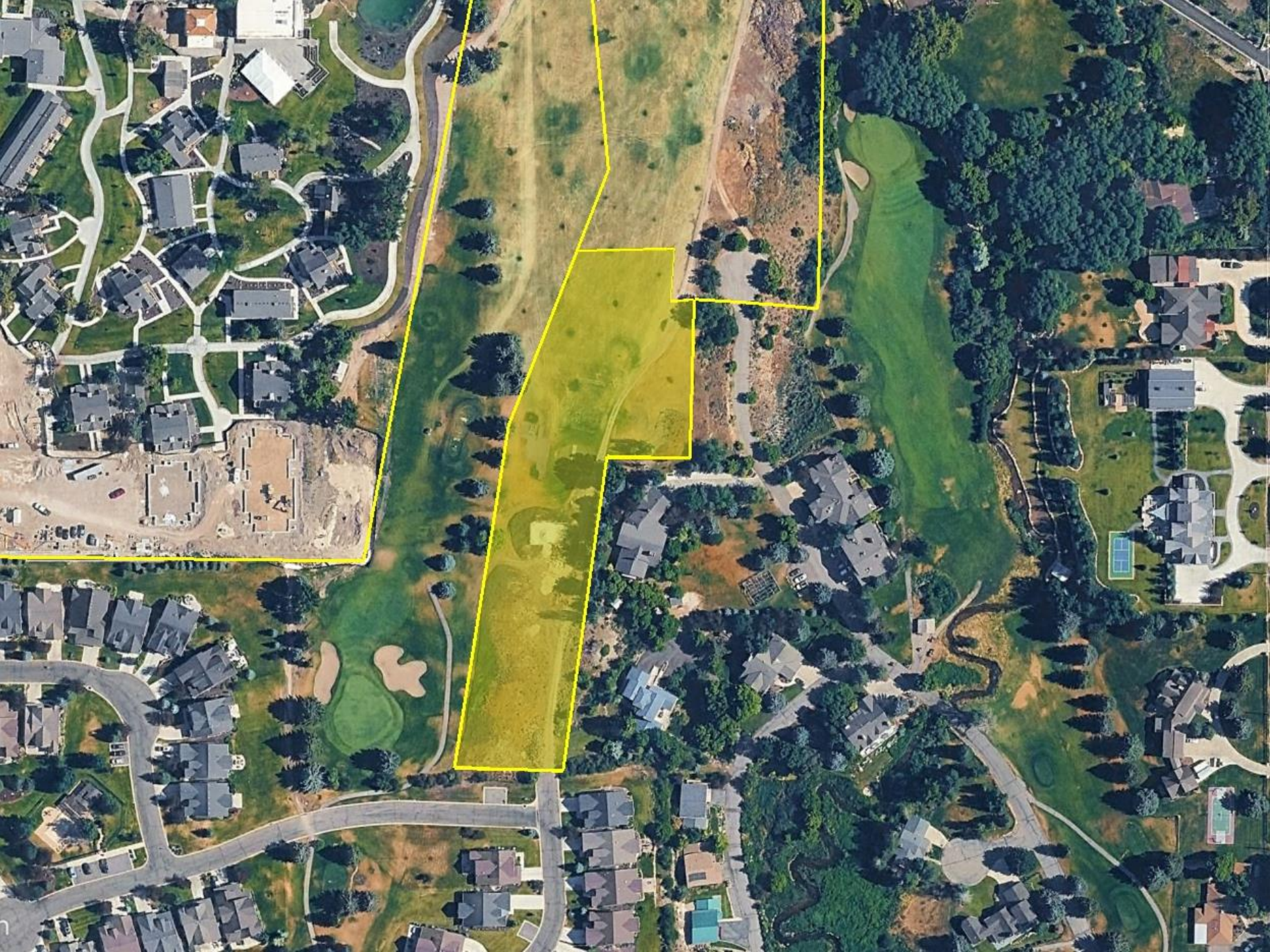


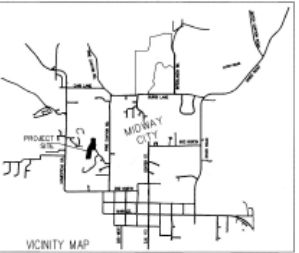
Midway
C.A.R.E.S.

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.







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 07°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 2396.95 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 S01°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 NORTH 07°59'08"E 171.01 FEET ALONG THE EAST BOUNDARY OF THE LINKS AT THE HOMESTEAD P.U.D. PLAT # RECORDED AS ENTRY 334083 IN THE OFFICIAL RECORDS OF WASATCH COUNTY, UTAH; THENCE S89°00'00"E 134.73 FEET; THENCE SOUTH 457.50 FEET ALONG THE WESTERLY BOUNDARY OF THE SWISS CREEK P.U.D. PLAT # 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) S89°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) N09°13'27"E 325.39 FEET TO THE POINT OF BEGINNING.

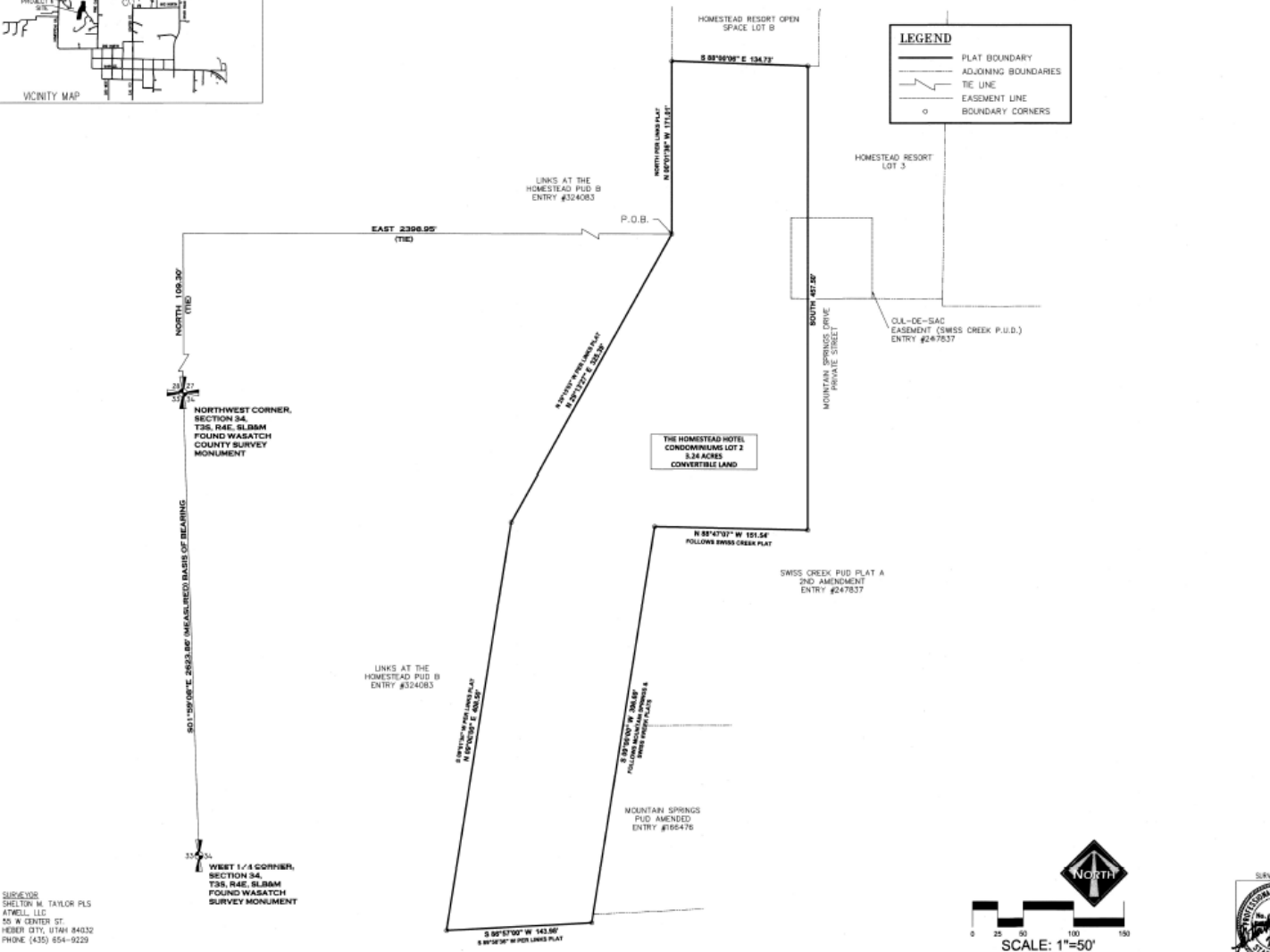
CONTAINING: 3.24 ACRES

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.



SURVEYOR
SHELTON M. TAYLOR PLS
ATWELL, LLC
25 N CENTER ST.
HEBER CITY, UTAH 84032
PHONE (435) 854-9229

DATE OF SURVEY: 25 JULY 2024



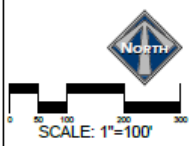
THE HOMESTEAD HOTEL CONDOMINIUMS LOT 2

LOCATED IN PORTIONS OF SECTIONS 27 & 34, T3S, R4E, S38M
A UTAH CONDOMINIUM PROJECT, _____ HIGHWAY _____ CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET

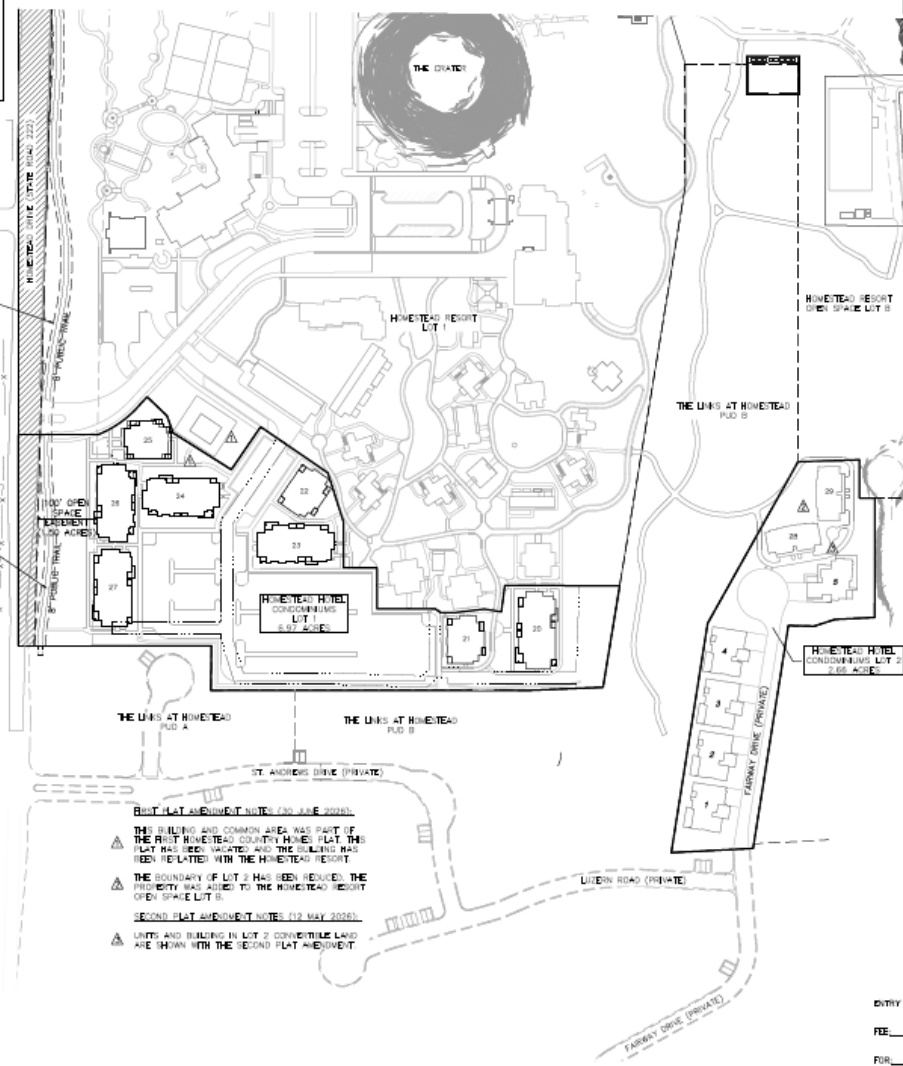
SHEET 2 of 9

THE HOMESTEAD HOTEL CONDOMINIUMS OVERALL PLAT - 13 MAY 2008



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 158.85 FEET AND EAST 1038.31 FEET 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 100.00 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 48°47'07" EAST 48.33 FEET; THENCE SOUTH 19°47'16" EAST 31.08 FEET; THENCE SOUTH 57°44'32" EAST 120.11 FEET; THENCE NORTH 34°23'44" EAST 91.20 FEET; THENCE SOUTH 82°36'16" EAST 143.19 FEET; THENCE SOUTH 57°44'29" EAST 90.05 FEET; THENCE SOUTH 81.22 FEET; THENCE EAST 18.01 FEET; THENCE SOUTH 72.00 FEET; THENCE EAST 102.26 FEET; THENCE SOUTH 20°12'20" 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 202.60 FEET; THENCE SOUTH 07°04'04" WEST 180.80 FEET; THENCE SOUTH 87°37'31" WEST 128.08 FEET; THENCE WEST 581.62 FEET; THENCE NORTH 02°48'00" EAST 78.38 FEET; THENCE NORTH 82°36'00" WEST 340.38 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 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 84°00'38" WEST 108.42 FEET; THENCE SOUTH 00°07'36" WEST 67.43 FEET; THENCE EAST 26.30 FEET; THENCE SOUTH 30°04'34 FEET; THENCE SOUTH 87°03'28" WEST 68.83 FEET; THENCE SOUTH 71°48'32" WEST 37.83 FEET; THENCE NORTH 88°47'07" WEST 45.84 FEET; THENCE SOUTH 09°02'00" WEST 149.80 FEET; THENCE SOUTH 88°07'00" WEST 143.98 FEET; THENCE NORTH 09°07'00" EAST 408.50 FEET; THENCE NORTH 29°37'27" EAST 325.30 FEET TO THE POINT OF BEGINNING.
CONTAINING: 2.66 ACRES

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTIONS 10-24-203 OF THE UTAH CODE, I, BRIAN M. DALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334653-2001 IN ACCORDANCE WITH TITLE 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 SECTIONS 10-23-17 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 PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREIN 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 _____ MANAGER THE HOMESTEAD GROUP CONDOS LLC.

STATE OF UTAH) S.S.
COUNTY OF WASATCH)
ON THE ____ DAY OF _____ A.D. 20____, I, _____, DID PERSONALLY APPEAR BEFORE ME, STATE THAT I AM THE MANAGER OF THE HOMESTEAD GROUP CONDOS LLC, A UTAH LIMITED LIABILITY COMPANY AND BEFORE ME SIGNED THE FOREGOING OWNER'S DEDICATION AND FULLY ACKNOWLEDGED TO ME THAT SAID COMPANY DID KNOWLEDGE THE SAME.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC, _____

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

THE ____ DAY OF _____, A.D. 20____
APPROVED: _____ MAYOR CITY ENGINEER (SEE SEAL BELOW)
APPROVED: _____ CITY ATTORNEY CITY ENGINEER (SEE SEAL BELOW)

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

MIDWAY SANITATION DISTRICT DATE _____
MIDWAY IRRIGATION COMPANY DATE _____

COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS ____ DAY OF _____, 20____
ROSE _____
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 & 28, T3S, R4E, S44W
A UTAH CONDOMINIUM PROJECT. _____ CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 30.00 FT. SHEET 1 of 5

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

SURVEYOR
BRIAN M. DALLS, PLS
ATHELL, LLC
85 N CENTER ST
MIDWAY, UT 84042
PHONE (435) 854-3229



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

BASIS OF BEARINGS

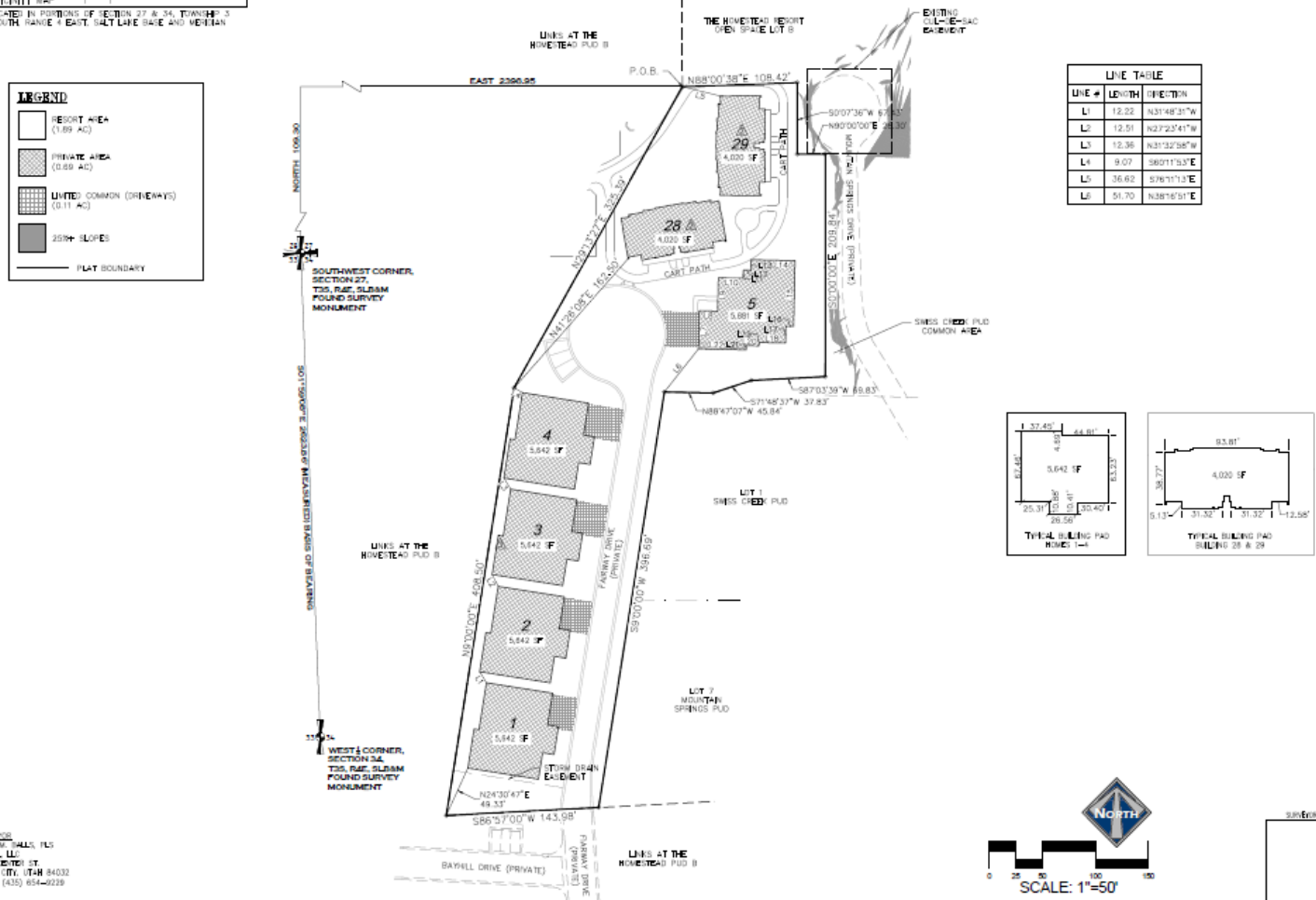
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 05°59'00" EAST (MEASURED 232.867) BETWEEN FORD WATKINS COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE NW & SE CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, LAKE LAKE AND NEVADA.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 109.30 FEET, EAST 2388.90 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, LAKE LAKE AND NEVADA.

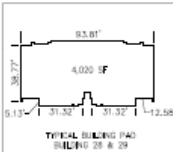
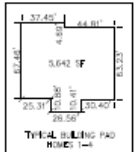
THENCE NORTH 89°05'00" WEST 108.42 FEET, THENCE SOUTH 00°07'00" WEST 67.43 FEET, THENCE EAST 26.30 FEET, THENCE SOUTH 20°04'00" WEST, THENCE SOUTH 07°03'00" WEST 68.83 FEET, THENCE SOUTH 71°04'00" WEST 37.80 FEET, THENCE NORTH 89°05'00" WEST 108.42 FEET, THENCE NORTH 00°07'00" WEST 366.69 FEET, THENCE SOUTH 89°05'00" WEST 143.98 FEET, THENCE NORTH 20°04'00" WEST 67.43 FEET, THENCE NORTH 20°17'32" EAST 325.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.66 ACRES



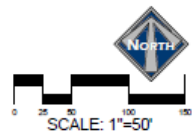
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.22	N31°48'31"W
L2	12.51	N27°23'41"W
L3	12.36	N31°32'58"W
L4	9.07	S80°11'53"E
L5	36.62	S76°11'13"E
L6	51.70	N38°16'51"E

LOT	ADDRESS
1	XXX F4RRWAY DRIVE
2	XXX F4RRWAY DRIVE
3	XXX F4RRWAY DRIVE
4	XXX F4RRWAY DRIVE
5	XXX F4RRWAY DRIVE
28	700 NORTH H0MELEND DRIVE BLDG #28
29	700 NORTH H0MELEND DRIVE BLDG #29



- BUILDINGS 28 & 29 ARE PART OF A SHORT-TERM RENTAL PROJECT. THE USE BY ANY INDIVIDUAL OF A UNIT FOR MORE THAN 30 DAYS, IS PROHIBITED.
- THE CONDOMINIUM OWNERS ASSOCIATION SHALL HAVE AN EASEMENT FOR TEMPORARY BUILDING MAINTENANCE WITHIN THE COURTYARD 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.



**THE HOMESTEAD
HOTEL CONDOMINIUMS
LOT 2 - SECOND AMENDMENT**

LOCATED IN PORTIONS OF SECTIONS 37 & 38, T2S, 84E, 18AM
A UTAH CONDOMINIUM PROJECT. UNRECORDED UTAH, WASHINGTON COUNTY, STATE OF UTAH

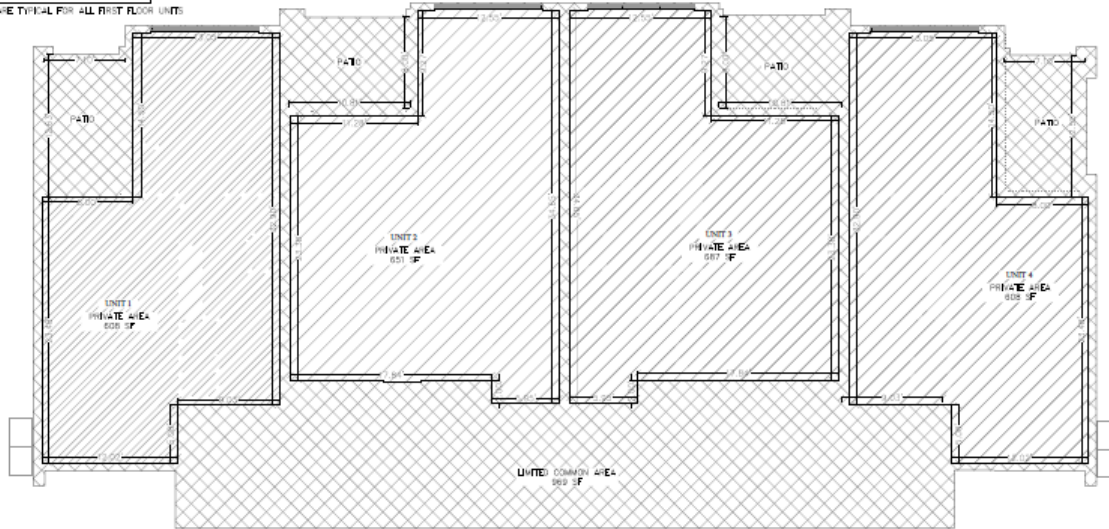
SCALE 1" = 30 FEET SHEET 2 OF 2

THE HOMESTEAD GOLF COTTAGES

LOT 2
BUILDING 20
(8-UNIT BUILDING FOOTPRINT)

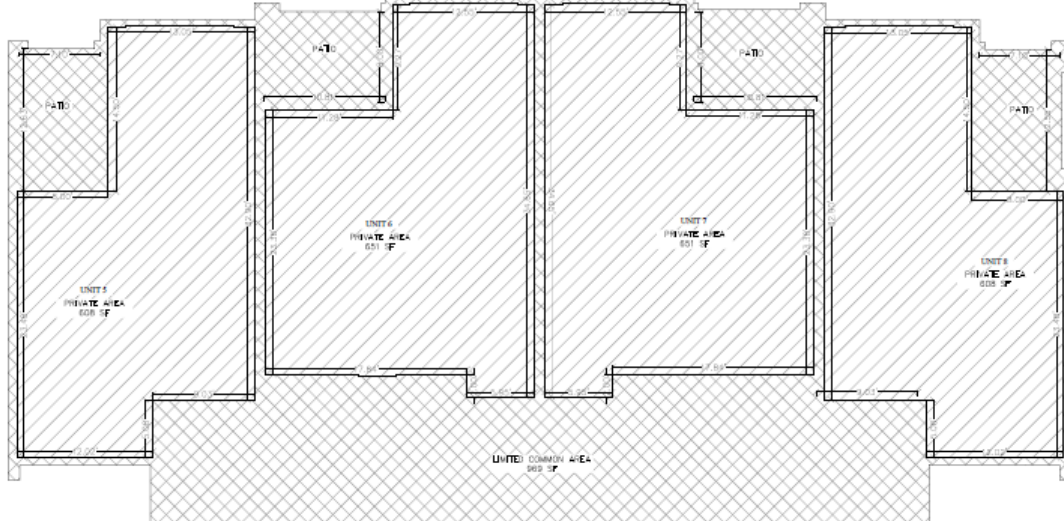
FIRST FLOOR PLAN

DIMENSIONS SHOWN ARE TYPICAL FOR ALL FIRST FLOOR UNITS



SECOND FLOOR PLAN

DIMENSIONS SHOWN ARE TYPICAL FOR ALL SECOND FLOOR UNITS



LEGEND



1ST FLOOR
UNIT COMMON AREA 1,055 SF
PRIVATE AREA 2,316 SF
2ND FLOOR
UNIT COMMON AREA 1,055 SF
PRIVATE AREA 2,316 SF

ADDRESS BLOCK

UNIT	ADDRESS
1	611 E. L. A. II
2	TH H. E. L. A. II
3	TH H. E. L. A. II
4	TH H. E. L. A. II
5	TH H. E. L. A. II
6	TH H. E. L. A. II
7	TH H. E. L. A. II
8	TH H. E. L. A. II

NOTES

- PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY SH ARCHITECTURE, 1450 SOUTH 5500 WEST, CANYON CITY, UTAH 84720 (435) 701-4000.
- ALL BUILDING EXTERIOR DIMENSIONS ARE TO THE OUTLINE FACE OF THE EXTERIOR WALL (HEAD).
- ALL UNIT INTERIOR DIMENSIONS ARE TO THE INSIDE FACE OF THE WALLBOARD.
- FOR COMPLETE DESCRIPTION OF BUILDING CONDITIONS, COORDINATES, AND RESTRICTIONS, REFER TO BOOK _____ PAPER _____ RECORDED IN THE OFFICIAL RECORDS OF HANSEN COUNTY, UT.
- ALL PRIVATE AREAS ARE PAINT-TO-PAINT, MEASURING TO THE INSIDE FACE OF THE WALLBOARD AROUND THE PERIMETER OF EACH UNIT.
- THE EXTERIOR FINISHES OF ALL BUILDINGS ARE COMMON AREA.



THE HOMESTEAD GOLF COTTAGES

BUILDING 20
(8-UNIT BUILDING EXTERIOR FOOTPRINT)

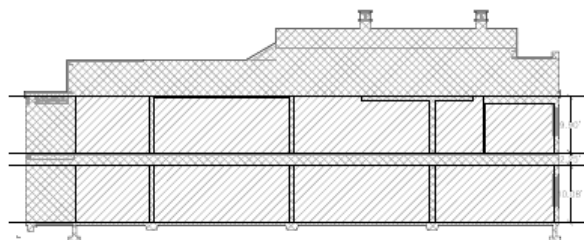
LOCATED IN PORTIONS OF SECTIONS 27 & 34 T1S, R1E, S14M

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

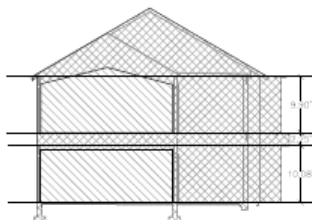
SCALE 1" = 5' FEET SHEET 4 OF 5

THE HOMESTEAD GOLF COTTAGES

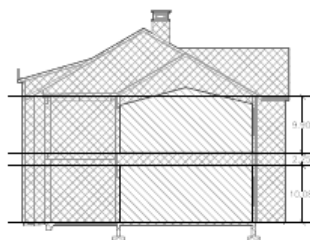
LOT 2
BUILDINGS 28 & 29
(8-UNIT BUILDING SECTIONS)



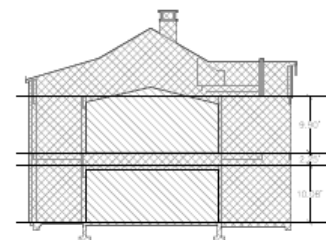
TYPICAL SECTION A-A



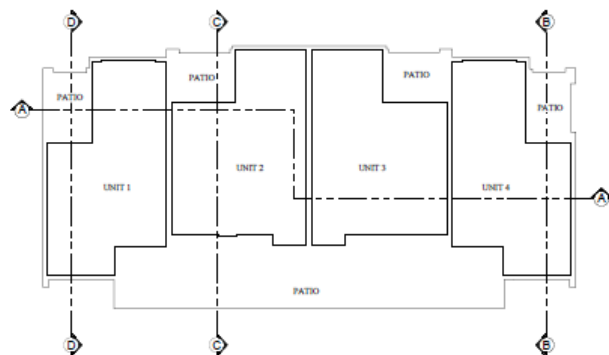
TYPICAL SECTION B-B



TYPICAL SECTION C-C



TYPICAL SECTION D-D



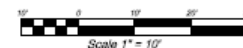
SECTION KEY

LEGEND



NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAN WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY BR ARCHITECTURE, 1452 SOUTH 8300 WEST, DEARBY CITY, UTAH, 84720 (435) 702-1000.
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 _____ PAGE _____ RECORDED IN THE OFFICIAL RECORDS OF WASATCH COUNTY, UT.
5. ALL PRIVATE AREAS ARE PAINT-TO-PAST, MEASURING TO THE INSIDE FACE OF THE BUILDINGS AROUND THE PERIMETER OF EACH UNIT.
6. THE EXTERIOR PERIMETER OF ALL BUILDINGS ARE COMMON AREA.



THE HOMESTEAD GOLF COTTAGES

BUILDINGS 28 & 29
(8-UNIT BUILDING SECTIONS)

LOCATED IN PORTIONS OF SECTIONS 27 & 34 T2S, 16E, 16N4W
A UTAH CONDOMINIUM PROJECT, _____, _____ CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = _____ FEET
SHEET 5 of 5

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.



Proposed Conditions

- None



Midway
C.A.R.E.S.