DEER WATERS RESORT, PHASE 1, 1st AMENDED

AMENDING A PORTION OF DEER WATERS RESORT PHASE 1

THE TOWN OF HIDEOUT, WASATCH COUNTY, UTAH

LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

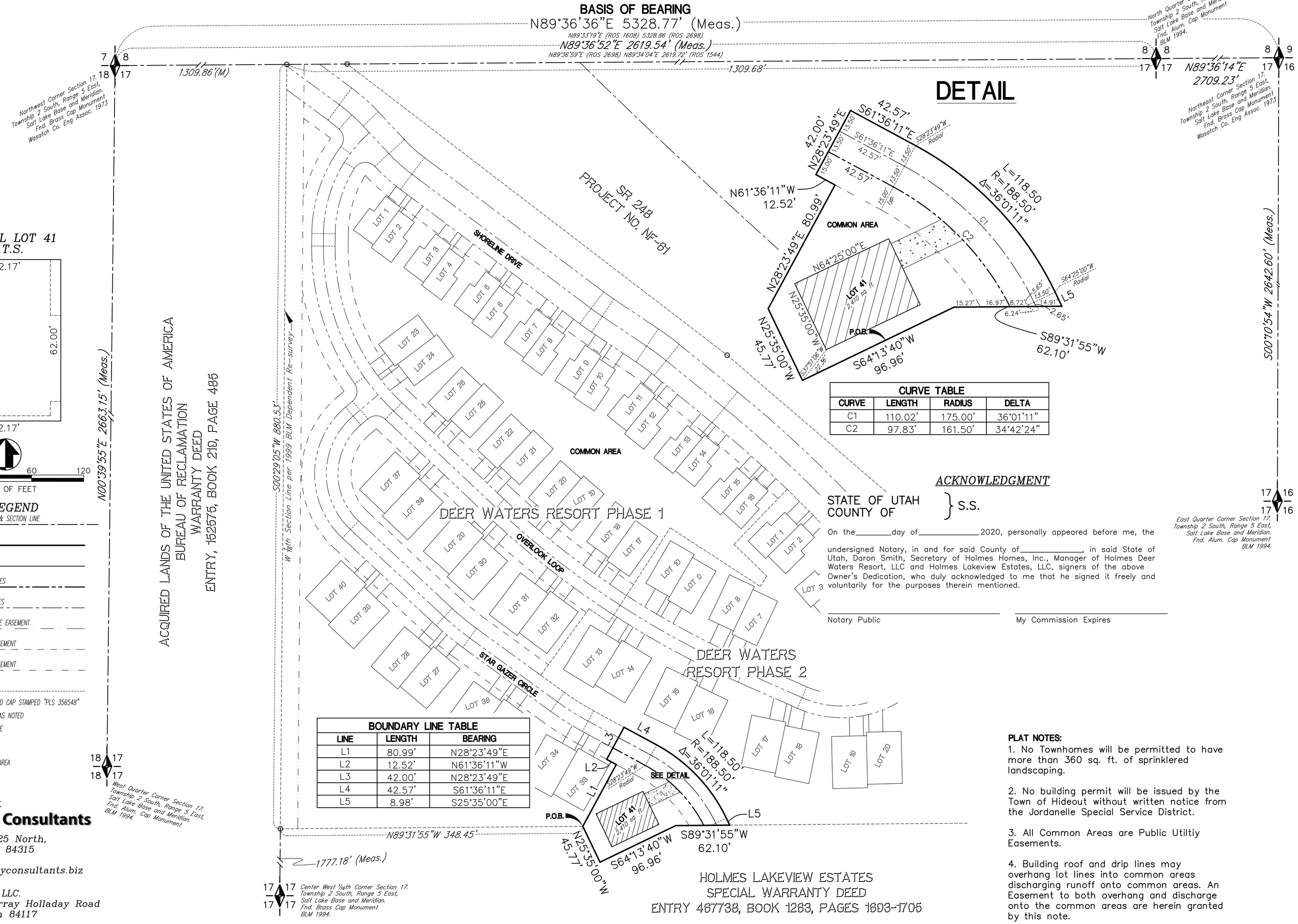
BASIS OF BEARING

N89°36'36"E 5328.77' (Meas.)

N89°33'19"E (ROS 1608) 5328.86 (ROS 2698)

N89°36'52"E 2619.54' (Meas.)

N89°36'59"E (ROS 2698) N89°34'04"E 2619.72' (ROS 1544)

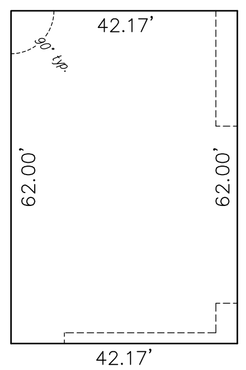


DETAIL

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	110.02'	175.00'	36°01'11"
C2	97.83'	161.50'	34°42'24"

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	80.99'	N28°23'49"E
L2	12.52'	N61°36'11"W
L3	42.00'	N28°23'49"E
L4	42.57'	S61°36'11"E
L5	8.98'	S25°35'00"E

TYPICAL LOT 41
N.T.S.



60 0 60 120
SCALE OF FEET

LEGEND

- 29/32 28/33 = SECTION CORNER & SECTION LINE
- = BOUNDARY LINE
- = LOT LINE
- = RIGHT OF WAY LINES
- = ROAD CENTER LINES
- = 50.00' POWER LINE EASEMENT
- = 15.00' UTILITY EASEMENT
- = 20.00' UTILITY EASEMENT
- = DIMENSION LINES
- ◉ = SET #5 REBAR AND CAP STAMPED "PLS 356548"
- ○ = FOUND EVIDENCE AS NOTED
- -0A = OVER ALL DISTANCE
- = COMMON AREA
- = LIMITED COMMON AREA
- = PRIVATE AREA

PREPARED BY:

Boundary Consultants
Professional Land Surveyors

5554 West 2425 North,
Hooper, Utah, 84315
801-792-1569
dave@boundaryconsultants.biz

FOR:
DEER WATERS LLC.
2265 East Murray Holladay Road
Holladay, Utah 84117
801-268-6070

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

NARRATIVE

See Record of Surveys #2698 and 2888 filed with the Wasatch County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Northwest Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian. Comprising 0.31 acres, a 0.26 acre portion of the Deer Waters Phase 1 Subdivision (Entry 461594 of Wasatch County Records) and a 0.05 acre portion of Wasatch County Tax Parcel 00-0020-8159. Basis of Bearing for subject parcel being GEODETIC NORTH as determined by GPS or North 89°36'36" East 5328.77 feet measured between the Northwest and Northeast Corners of said Section 17. Subject parcel being more particularly described as follows:

Commencing at the BLM 1994 aluminum cap monument monumentalizing the North Quarter Corner of said Section 17, Thence South 89°36'52" West 1309.68 feet coincident with the north line of the Northwest Quarter of said Section 17 to the W 16th corner thereof; Thence South 00°29'05" West 880.53 feet coincident with said West 16th Section Line; Thence North 89°31'55" East 348.45 feet to the True Point of Beginning; Thence North 28°23'49" East 80.99 feet; Thence North 61°36'11" West 12.52 feet; Thence North 28°23'49" East 42.00 feet to a point on the southerly boundary of Deer Waters Resort Phase 2; Thence the following three (3) courses coincident with said Phase 2, 1) South 61°36'11" East 42.57 feet to a point of curvature; 2) Southerly 118.50 feet along the arc of a 188.50 foot radius curve to the right (center bears South 28°23'49" West) through a central angle of 36°01'11" to a point of tangency; 3) South 25°35'00" East 8.98 feet to a point on the north boundary of that particular parcel of land described in that certain Special Warranty Deed recorded as Entry #467738, in Book 1263, at Pages 1693-1705 of the Wasatch County Records; Thence South 89°31'55" West 62.10 feet coincident with said north boundary; Thence South 64°13'40" West 96.96 feet; Thence North 25°35'00" West 45.77 feet to the point of beginning.

Contains 13,360 sq. ft. or 0.31 acres and 1 Lot.

OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and streets as shown on this plat and name said tract **DEER WATERS RESORT, PHASE 1, 1st AMENDED** and hereby dedicate, grant and convey to The Town of Hideout, Utah, all those parts or portions of said tract of land designated as streets, and all Common Space as easements for public utility and drainage purposes, in witness we have hereunto set our signatures.

Signed this_____day of_____2020.

Deer Waters, L.L.C.
BY: Nathan A. Brockbank, its Manager

Holmes Deer Waters Resort, LLC
BY: Daron Smith, Secretary of Holmes Homes, Inc.
The Manager of Holmes Deer Waters Resort, LLC

Holmes Lakeview Estates, LLC
BY: Daron Smith, Secretary of Holmes Homes, Inc.
The Manager of Holmes Deer Waters Resort, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF } S.S.

On the_____day of_____2020, personally appeared before me, the undersigned Notary, in and for said County of_____, in said State of Utah, Daron Smith, Secretary of Holmes Homes, Inc., Manager of Holmes Deer Waters Resort, LLC and Holmes Lakeview Estates, LLC, signers of the above Owner's Dedication, who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF } S.S.

On the_____day of_____2020, personally appeared before me, the undersigned Notary, in and for said County of_____, in said State of Utah, Nathan A. Brockbank, Manager Deer Waters, LLC signer of the above Owner's Dedication, who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

PLAT NOTES:

1. No Townhomes will be permitted to have more than 360 sq. ft. of sprinklered landscaping.

2. No building permit will be issued by the Town of Hideout without written notice from the Jordanelle Special Service District.

3. All Common Areas are Public Utiltiy Easements.

4. Building roof and drip lines may overhang lot lines into common areas discharging runoff onto common areas. An Easement to both overhang and discharge onto the common areas are herein granted by this note.

APPROVAL AS TO FORM

Approved this _____ day of _____ 2020
by the Hideout Town Attorney

_____
Attorney, The Town of Hideout

THE TOWN OF HIDEOUT ENGINEER

Approved this _____ day of _____ 2020.
with the following conditions _____

_____

_____

_____
Director, Engineering Department

THE TOWN OF HIDEOUT PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Hideout Town Planning Commission on the _____ day of _____ , 2020.

_____
Chairman, Planning Commission

ADMINISTRATIVE APPROVAL

The Town of Hideout approves this subdivision and hereby accepts the dedication of all easements for public purposes for the perpetual use of the public,

this _____ day of _____, 2020.

Subject to the following conditions: _____

_____

Attest:_____ Mayor:_____

WASATCH COUNTY SURVEYOR

Approved this _____ day of _____ 2020
by the Wasatch County Surveyor.
Record of Survey Number 2888

_____
Wasatch County Surveyor

WASATCH COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS

DAY OF_____ 2020, IN BOOK _____ , AT PAGE _____ OF THE OFFICIAL RECORDS.

_____
WASATCH COUNTY RECORDER