

LODGES AT SNAKE CREEK

PLAT AMENDMENT

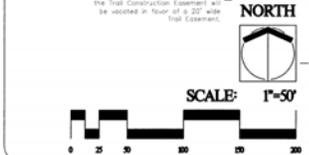
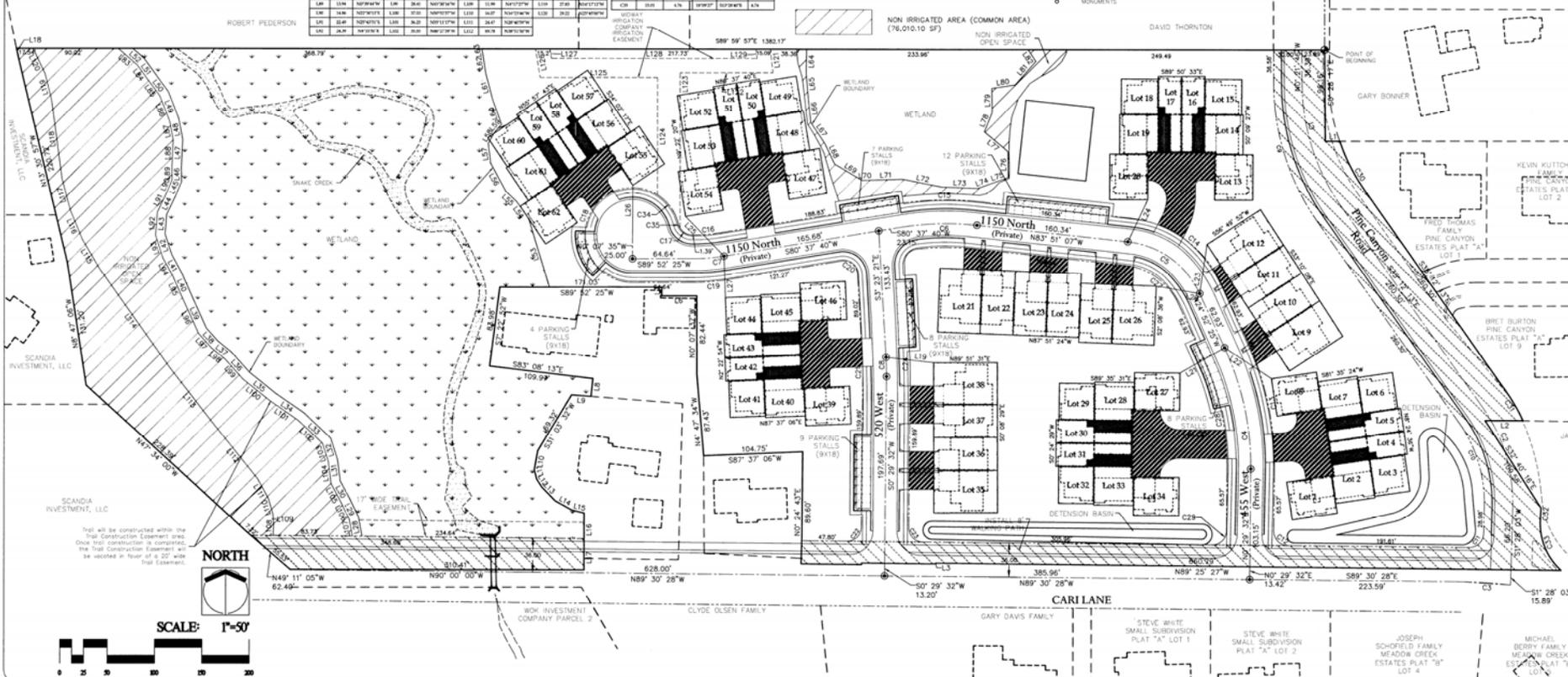
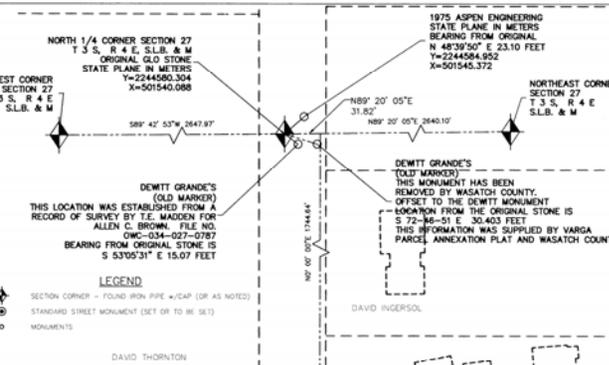
LAND USE SUMMARY

- 16.34 acres
- 62 units
- Wetlands
 - 4.37 acres (26.8%)
- Amenities
- 62 covered parking stalls
- 48 visitor parking
 - Plat amendment increase to 52
- Impervious surface
 - 3.62 acres

| Property Boundary | | | Lot Ties | | | Wetland Boundaries | | | | | | | | |
|-------------------|--------|-------------|----------|--------|-------------|--------------------|--------|-------------|--------|--------|-------------|--------|--------|-------------|
| Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction |
| L1 | 13.6 | N89°05'11"E | L1 | 13.6 | N89°05'11"E | L1 | 13.6 | N89°05'11"E | L1 | 13.6 | N89°05'11"E | L1 | 13.6 | N89°05'11"E |

| Road Centerline | | | | | | Right of Way | | | | | |
|-----------------|--------|--------|--------|-------------|--------|--------------|--------|--------|--------|-------------|--------|
| Curve | Radius | Length | Delta | Bearing | Chord | Curve | Radius | Length | Delta | Bearing | Chord |
| C1 | 200.00 | 100.00 | 180.00 | S00°00'00"W | 200.00 | C1 | 200.00 | 100.00 | 180.00 | S00°00'00"W | 200.00 |

- PRIVATE USE LOTS (114,881.31 SF)
- PERPETUAL EASEMENT (6,443.4 SF)
- LIMITED COMMON AREA (25,766.84 SF)
- COMMON AREA P.U.E. (182,002.73 SF)
- WETLANDS NOT TO BE DISTURBED (COMMON AREA) (187,857.60 SF)
- STREET AREA TO BE DEDICATED TO MIDWAY CITY FOR PUBLIC USE (61,876.84 SF)
- VISITOR PARKING AREA (COMMON AREA) (4,797.60 SF)
- NON-IRRIGATED AREA (COMMON AREA) (76,010.10 SF)



JACK JOHNSON CONSULTING
 6400 N. PACE FRONTAGE ROAD
 PARK CITY, UTAH 84098
 (435) 645-9001

COUNTY RECORDER APPROVAL
 COUNTY SURVEYOR APPROVAL
 SANITATION DISTRICT APPROVAL

APPROVED BY: [Signature]
 COUNTY SURVEYOR
 DATE: 11-16-11
 PROJECT: THE LODGES AT SNAKE CREEK PROPERTY

APPROVED BY: [Signature]
 SANITATION DISTRICT CHAIRMAN
 DATE: [Blank]



CITY/COUNTY ENGINEER SEAL

SHEET 2 OF 2
THE LODGES AT SNAKE CREEK
 A PLANNED UNIT DEVELOPMENT
 LOCATED IN THE NW 1/4 OF SECTION 27, T3S, R4E, S184M
 AN AMENDMENT TO THE LODGES AT SNAKE CREEK CONDOMINIUM PLAT
 MIDWAY CITY, WASATCH COUNTY, UTAH
 SCALE: 1"=50' FEET



LAND USE CALCS

| | |
|--------------------|--------------|
| CURRENT CONDOS | 24 CONDOS |
| PROPOSED TOWNHOMES | 24 TOWNHOMES |
| CURRENT PARKING | 4 SPACES |
| PROPOSED PARKING | 8 SPACES |

DEVELOPER AREA CALCS

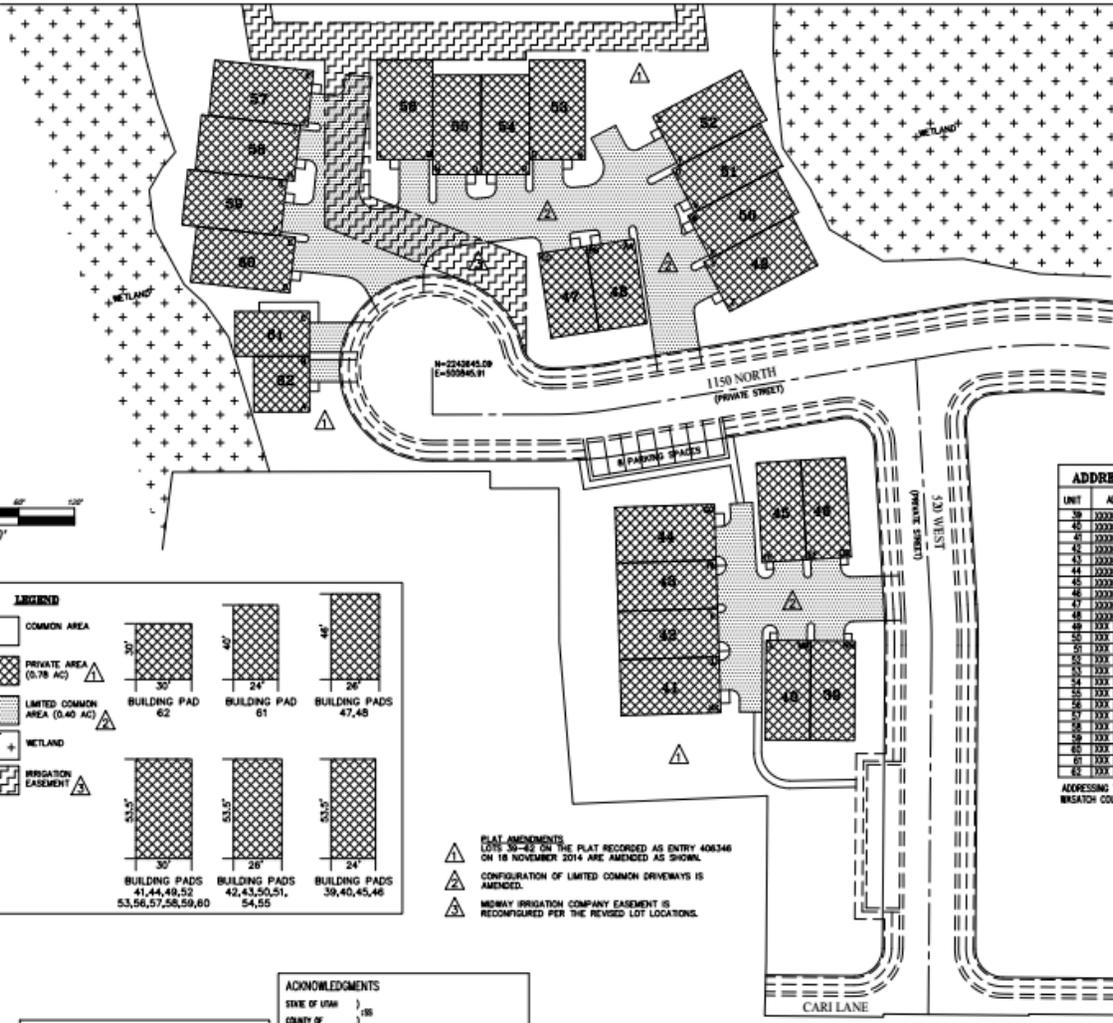
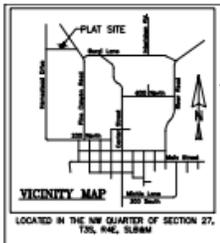
| CONDOS | DRIVEWAYS | PARKING | LANDSCAPE | TOTAL |
|------------------------|---------------|---------------|---------------|----------------|
| CURRENT 2,847 SQ. FT. | 8,274 SQ. FT. | 1,600 SQ. FT. | 2,233 SQ. FT. | 14,954 SQ. FT. |
| PROPOSED 2,889 SQ. FT. | 8,432 SQ. FT. | 3,200 SQ. FT. | 2,277 SQ. FT. | 16,798 SQ. FT. |

- LEGEND**
- 30'x52.5' TOWNHOME
 - 30'x52.5' TOWNHOME
 - 30'x52.5' TOWNHOME
 - CUSTOM TOWNHOME
 - WETLAND
 - RESTRICTED PARKING AREA
 - GRASS
 - TREES
 - SHRUBS

JEREMY CLARK
 THE LODGES AT SNAKE CREEK
 TOWNHOMES
 AMENDED SITE PLAN



| | | |
|----------------|-------------------|--------|
| DESIGN BY: CNB | DATE: 22 MAR 2018 | SCALE: |
| DRAWN BY: CNB | REV: | |



| UNIT | ADDRESS |
|------|----------------------|
| 39 | XXXX NORTH 530 WEST |
| 40 | XXXX NORTH 530 WEST |
| 41 | XXXX NORTH 530 WEST |
| 42 | XXXX NORTH 530 WEST |
| 43 | XXXX NORTH 530 WEST |
| 44 | XXXX NORTH 530 WEST |
| 45 | XXXX NORTH 530 WEST |
| 46 | XXXX NORTH 530 WEST |
| 47 | XXXX NORTH 530 WEST |
| 48 | XXXX NORTH 530 WEST |
| 49 | XXXX EAST 1150 NORTH |
| 50 | XXXX EAST 1150 NORTH |
| 51 | XXXX EAST 1150 NORTH |
| 52 | XXXX EAST 1150 NORTH |
| 53 | XXXX EAST 1150 NORTH |
| 54 | XXXX EAST 1150 NORTH |
| 55 | XXXX EAST 1150 NORTH |
| 56 | XXXX EAST 1150 NORTH |
| 57 | XXXX EAST 1150 NORTH |
| 58 | XXXX EAST 1150 NORTH |
| 59 | XXXX EAST 1150 NORTH |
| 60 | XXXX EAST 1150 NORTH |
| 61 | XXXX EAST 1150 NORTH |
| 62 | XXXX EAST 1150 NORTH |

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-30-803 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8864113 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 SECTIONS 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BASIS OF BEARING & BOUNDARY DESCRIPTION
 SEE THE LODGES AT SNAKE CREEK PLAT AT THE WASATCH COUNTY RECORDERS OFFICE ENTRY NUMBER 406346.

RESERVATION OF COMMON AREA
 THE OWNER HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE LODGES AT SNAKE CREEK P.U.D.

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, DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS DRIVES, 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: _____
 JEREMY CLARK

ACKNOWLEDGMENT
 STATE OF UTAH)
 COUNTY OF WASATCH) S.S.
 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 CLOW-RECORDER (SEE SEAL HERE)
 APPROVED _____ ATTEST _____
 CITY ATTORNEY CITY ENGINEER (SEE SEAL HERE)

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

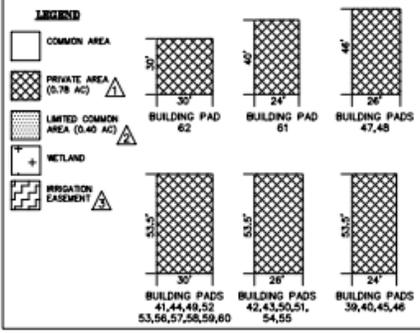
COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS
 DAY OF _____, 20____
 ROSA _____
 COUNTY SURVEYOR

THE LODGES AT SNAKE CREEK LOTS 39-62 PLAT AMENDMENT
 PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 30' FEET

| | | | |
|-----------------|--------------------|--------------------|--------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLOW-RECORDER SEAL |
|-----------------|--------------------|--------------------|--------------------|

REVISIONS AND CORRECTIONS

| REV. | NO. | DATE | DESCRIPTION |
|------|------------|-----------|-------------|
| A | 2342621.60 | 500779.90 | |
| B | 2342621.60 | 500779.84 | |
| C | 2342621.60 | 500779.78 | |
| D | 2342621.60 | 500779.05 | |
| E | 2342711.40 | 500772.31 | |
| F | 2342711.27 | 500764.35 | |
| G | 2342746.09 | 500767.62 | |
| H | 2342746.09 | 500771.59 | |
| I | 2342775.48 | 500774.85 | |
| J | 2342775.04 | 500778.83 | |
| K | 2342824.80 | 500782.09 | |
| L | 2342757.18 | 500806.14 | |
| M | 2342757.18 | 500806.14 | |
| N | 2342749.18 | 500806.14 | |
| O | 2342749.18 | 500806.14 | |
| P | 2342749.18 | 500806.14 | |
| Q | 2342757.18 | 500806.14 | |
| R | 2342757.18 | 500806.14 | |
| S | 2342780.29 | 500806.14 | |
| T | 2342757.18 | 500806.14 | |
| U | 2342757.18 | 500806.14 | |
| V | 2342757.18 | 500806.14 | |
| W | 2342736.98 | 500806.14 | |
| X | 2342757.18 | 500806.14 | |
| Y | 2342757.18 | 500806.14 | |
| Z | 2342757.18 | 500806.14 | |
| AA | 2342757.18 | 500806.14 | |
| BB | 2342710.61 | 500806.14 | |
| CC | 2342757.18 | 500806.14 | |
| DD | 2342543.58 | 501071.32 | |
| EE | 2342542.17 | 501047.36 | |
| FF | 2342542.17 | 501033.40 | |
| GG | 2342571.82 | 500997.72 | |
| HH | 2342541.83 | 500968.84 | |
| II | 2342514.94 | 500969.43 | |
| JJ | 2342489.95 | 501000.22 | |
| KK | 2342489.95 | 501001.13 | |
| LL | 2342489.75 | 501025.53 | |
| MM | 2342489.55 | 501049.52 | |
| NN | 2342489.34 | 501073.52 | |



PLAT AMENDMENTS
 LOTS 39-62 ON THE PLAT RECORDED AS ENTRY 406346 ON 18 NOVEMBER 2014 ARE AMENDED AS SHOWN.
 CONFIGURATION OF LIMITED COMMON DRIVEWAYS IS AMENDED.
 MIDWAY IRRIGATION COMPANY EASEMENT IS RECONFIGURED PER THE REVISED LOT LOCATIONS.

ACKNOWLEDGMENTS
 STATE OF UTAH)
 COUNTY OF _____)
 ON THE _____ DAY OF _____, 20____,
 PERSONALLY APPEARED BEFORE ME _____
 WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTES THE
 FOREGOING CONSIST OF MORTGAGE IN THE CAPACITY INDICATED.

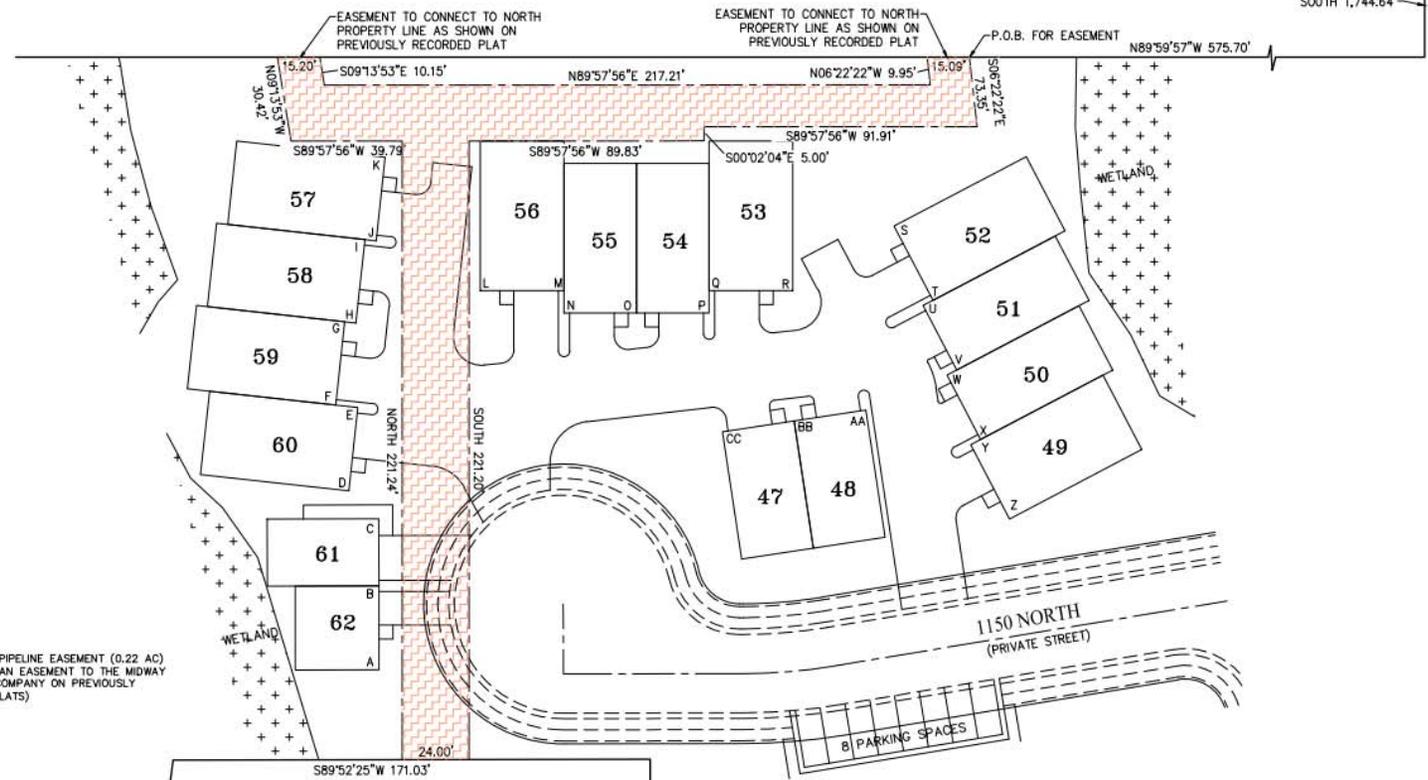
 NOTARY PUBLIC

CONSENT OF MORTGAGEE TO RECORD
 I HEREBY CONSENT TO THE RECORDING
 OF THE LODGES AT SNAKE CREEK LOTS 39-62 AMENDMENT AND JOINT IN
 THE DECLARATION OF COVENANTS AND RESTRICTIONS AS SHOWN.

SURVEYOR
 TROY L. TAYLOR, PLS
 ELEMENT LAND SURVEYING
 2206 SOUTH 270 EAST
 HEBER CITY UT
 PHONE (801) 857-8748
 DATE OF SURVEY: APRIL 2015

DATE _____ COUNTY RECORDER
 MIDWAY IRRIGATION COMPANY
 DATE _____
 MIDWAY SANITATION DISTRICT

NORTH QUARTER SECTION 27,
T3S, R4E SLB&M
N89°20'05"E 31.82'
SOUTH 1,744.64'



LEGEND

WETLAND

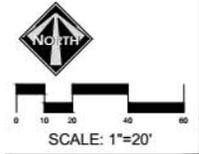
HOT WATER PIPELINE EASEMENT (0.22 AC)
(SHOWN AS AN EASEMENT TO THE MIDWAY IRRIGATION COMPANY ON PREVIOUSLY RECORDED PLATS)

EASEMENT BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°20'05" EAST ALONG A SECTION LINE 31.82 FEET; THENCE SOUTH 1,744.64 FEET TO A POINT ON THE NORTH PROPERTY LINE; THENCE NORTH 89°59'57" WEST 575.70 FEET ALONG SAID PROPERTY LINE;

THENCE SOUTH 06°22'22" EAST 73.35 FEET; THENCE SOUTH 89°57'56" WEST 91.91 FEET; THENCE SOUTH 00°02'04" EAST 5.00 FEET; THENCE SOUTH 89°57'56" WEST 89.83 FEET; THENCE SOUTH 221.24 FEET; THENCE SOUTH 89°52'25" WEST 24.00 FEET; THENCE NORTH 221.24 FEET; THENCE SOUTH 89°57'56" WEST 39.79 FEET; THENCE NORTH 09°13'53" WEST 30.42 FEET; THENCE SOUTH 89°59'57" EAST 15.20 FEET; THENCE SOUTH 09°13'53" EAST 10.15 FEET; THENCE NORTH 89°57'56" EAST 217.21 FEET; THENCE NORTH 06°22'22" WEST 9.95 FEET; THENCE SOUTH 89°59'57" EAST 15.09 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.23 ACRES



The Lodges at
Snake Creek
REVISED EASEMENT

ENGINEERING
380 E Main St, Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: PJB DATE: 4 JUNE 2018 0011
DRAWN BY: DRJ REV:













APPLICANT'S REASONS

- The community will benefit from the improved aesthetics and decreased impact. Additionally, the improvements don't increase the size of the footprint and will add off-street parking.
- Two-story slab on grade for most units instead of current three-story units.
- Addition of natural exterior materials instead of all stucco.
- Adds eight street parking stalls and 24 off-street parking spaces in front of garages.
- Decrease in units per building from eight to four.
- Decreased square footage of units, adding much needed lower priced housing.

ITEMS OF CONSIDERATION

- Conforms more with current PUD code
 - Reduces 8 units buildings to 4 unit buildings
- Allows for some variation in building design and layout
- Impervious surface area will not change but the driveway area will increase while the building area will decrease

ITEMS OF CONSIDERATION

- Sidewalks must be completed
- Landscaping bond
- Legislative decision

PROPOSED FINDINGS

- Density will not increase with the proposed amendment
- The proposed amendment will better comply with the current PUD code
- A landscaping bond will be required to assure that all proposed landscaping will be installed
- No public street, right-of-way, or easement will be vacated or altered

POSSIBLE CONDITIONS

- A landscaping bond is established before the plat is recorded
- A construction bond is established for the missing and damaged infrastructure before the plat is recorded

POSSIBLE CONDITIONS

- We would ask that a mutually agreed upon amended maintenance and easement agreement be written up and signed by Jeremy Clark, agent for Snake Creek Properties, LLC (new owner of the Lodges at Snake Creek) and Jon Winget and Larry K. Johnson, partners in Hidden Springs, LLC. This amended agreement will identify our new easement location and specify the pipeline maintenance, repair, and replacement requirements. This will provide us the protection we need for the requested relocation of our easement and hot water pipeline. The amended agreement will be recorded in Wasatch County.
- The Hidden Springs, LLC easement shall be identified on the amended plat map to be recorded in Wasatch County.