



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the HIDEOUT VILLAGE ANNEXATION located in TOWN OF HIDEOUT, dated JULY 23, 2026, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the HIDEOUT VILLAGE ANNEXATION located in WASATCH COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 28th day of SEPTEMBER, 2026 at Salt Lake City, Utah.

A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

TOWN OF HIDEOUT, UTAH

Notice of Impending Boundary Action Pursuant to Utah Code § 67-1a-6.5

Date: July 13, 2026

To: Office of the Lieutenant Governor

Attn: Municipal Certifications State Capitol Complex Salt Lake City, Utah

Re: Notice of Impending Boundary Action – Annexation of 1141 and 1160 Lori Lane
(Hideout Mountain Village)

Attn: Lieutenant Governor,

Pursuant to Utah Code § 67-1a-6.5, the Town of Hideout hereby provides notice of an impending boundary action.

On May 14, 2026, the Hideout Town Council adopted Ordinance 2026-O-12, approving the annexation of approximately 2.92 acres of real property located at 1141 and 1160 Lori Lane, Wasatch County, Utah. The annexation also includes approval of the Hideout Mountain Village Annexation and Master Development Agreement (MDA), which establishes zoning, development rights, and governing standards for the property.

In accordance with Utah Code § 67-1a-6.5(3), the Town of Hideout certifies the following:

1. The boundary action is the annexation of the parcels located at 1141 and 1160 Lori Lane, as legally described in Exhibit A to Ordinance 2026-O-12.
2. The Hideout Town Council formally approved the annexation through adoption of Ordinance 2026-O-12 on May 14, 2026.
3. All statutory requirements applicable to the annexation have been completed, including petition acceptance, Planning Commission review, public hearing, contiguity verification, and adoption of the annexation ordinance.
4. The legal description of the annexation area is included as Exhibit A to Ordinance 2026-O-12. A corrected final plat with required signatures will be submitted with the certification packet.
5. This notice is provided prior to submission of the final certification packet, as required by Utah Code § 67-1a-6.5(3)(e). The Town will submit the full certification packet after completion of the statutory 30-day waiting period following this notice, or as soon as preferable.

Please contact me if additional information or clarification is required.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Maria Devereux", with a large, stylized loop at the beginning.

Maria Devereux Town Recorder
Town of Hideout, Utah
Phone: 801.989.2257
mdevereux@hideoututah.gov

ANNEXATION MASTER DEVELOPMENT AGREEMENT
FOR THE HIDEOUT MOUNTAIN VILLAGE DEVELOPMENT
LOCATED AT 1141 AND 1160 LORI LANE, HIDEOUT,
WASATCH COUNTY, UTAH

This Development Agreement (this “**Agreement**”) is entered into as of this 14 day of May, 2026, by and between Trag LLC, a Utah limited liability company and 1160 Lori Lane LLC, (collectively “**Developer**”), as the holder of a contractual right to acquire certain real property located in Hideout, Wasatch County, Utah, on which Developer proposes the development of a project known as Hideout Mountain Village, and the Town of Hideout, a Town and political subdivision of the State of Utah (“**Hideout**”), acting by and through its Town Council. Hideout and Developer are hereinafter collectively referred to as “Parties.”

R E C I T A L S

A. Developer is the owner of two parcels of certain real property located at 1141 Lori Lane and 1160 Lori Lane, Hideout, Wasatch County, Utah, consisting of approximately 1 acre (1141 Lori Lane) and 2 acres (1160 Lori Lane) and identified as Assessor’s Parcel Number(s) 00-0020-3511 / 01Q-4004-0-006-025 (1141 Lori Lane), and 00-002-3510 / 01Q-4003-0-006-025 (1160 Lori Lane), with a legal description of which is attached hereto as Exhibit A, incorporated herein by this reference, and which real property is depicted on the site plans attached hereto as Exhibits C and D, and incorporated herein by reference (the “Property”).

B. The Property is currently located in unincorporated Wasatch County. Developer has petitioned for annexation of the Property into the Town.

C. The Property is currently located in Wasatch County and shows as the Mountain Zone (“M” Zone) in unincorporated Wasatch County. As part of annexation, the Town intends to apply the Commercial (“C”) zoning designation to the Property through the annexation ordinance.

D. Developer proposes a mixed-use commercial development known as Hideout Mountain Village (the “Project”), as generally depicted in the Concept Plans attached as Exhibits B, C, and D.

E. The Town is authorized to enter into development agreements pursuant to Utah Code § 10-9a-532 and Hideout allows for Development Agreements under HMC Section 11.08.04 and the parties agree that this Agreement satisfies those requirements.

F. The Parties desire to establish vested development rights, standards, and obligations governing development of the Property and to do so through Town ordinance.

G. The Town finds that the Project: i) is consistent with the Town’s General Plan; ii) provides economic and community benefits, and iii) justifies the terms of this Agreement

H. Following a lawfully advertised public hearing, and a recommendation from the Planning Commission, Hideout, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) and 10-9a-532; (2) the Hideout Municipal Code (the “Town Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement.

J. The Developer and Hideout acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to Hideout in ongoing and future dealings and relations among the Parties;

K. Developer and Hideout desire to enter voluntarily into this Agreement which sets forth the process and standards whereby Developer may develop the Project.

L. Hideout has determined that the proposed development contains features which advance the policies goals and objectives of the Hideout General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of Hideout, and will result in planning and economic benefits to Hideout and its citizens.

M. Developer has previously received Planning Commission approval of the Concept Plans (Exhibits C and D) to move forward for consideration of an annexation into the Town of Hideout.

N. Developer shall have the vested right to develop on the Property in the approximate mix and configuration demonstrated in Exhibits B, C, and D, to wit: an approximately 40,000-square foot (up to 72,000-square foot) commercial building, divided between a 20,000-square foot (up to 24,000-square foot) ground level with various retail uses and a second story office space, or alternatively a 20,000-square foot (up to 24,000-square foot) commercial space with residential living above. There is a third alternative for the development of a boutique hotel (up to 72,000-square feet). In addition, located at 1141 Lori Lane, the Developer plans to build a retail building between 2,500 – 12,000 square feet (the “**Project**”). The above concepts are more particularly described in the attached narrative document “Hideout Mountain Village Project Narrative” (Exhibit B) and Master Concept Plan (Exhibit C). No additional density will be permitted in the Project except to the extent granted under an amendment to this Agreement. All such development shall comply with the current Hideout Municipal Code (“**HMC**”) unless expressly stated otherwise herein.

O. Hideout has determined that, subject to the terms and conditions of this Agreement, the Project is compliant with all applicable provisions of the HMC as clarified or modified by this Agreement. Hideout has also found that the Project is consistent with the purpose and intent of all relevant provisions of the HMC and Utah Code.

P. This Agreement shall only be valid upon approval of such by the Hideout Council (the “Town Council”), pursuant to resolution R-_____, a copy of which is attached as Exhibit E.

Q. The Developer acknowledges that the terms of this Agreement shall be enforceable

and the rights of the Developer relative to the Property shall vest only if the Town Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as Mountain “M” in Wasatch County to a Town of Hideout zone designated as “C” Commercial.

R. The Annexation and Master Development Agreement is adopted under Ordinance 2026-O-_____, as more fully described in and subject to the Findings of Fact, Conclusions of Law and Conditions of Approval, and adopted by the Town Council, a copy of which is attached hereto as Exhibit F and incorporated herein by this reference.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and Hideout hereby agree as follows:

1. Project Conditions:

1.1. Incorporation of Recitals. The foregoing Recitals are, by this reference, incorporated into the body of this Agreement as if the same had been set forth in the body of this Agreement in their entirety.

1.2. Approval Documents. This Agreement, ordinance 2026-_____ and Resolution 2026-XX together with related documents attached thereto, are hereby incorporated herein by reference (the “**Approval Documents**”) and shall govern the development of the Project, subject to the provisions of the Development Agreement including the vested rights to construct the following:

Property Type	Unit Count (S.F./Units)	ERU Count (Maximum)
Retail (1141 Lori Lane)	2,500 – 12,000 SF	5 ERUs
<i>Commercial Focus Concept:</i>		
Retail (1160 Lori Lane) 1 st floor	20,000 SF – 24,000 SF	9 ERUs
Office (1160 Lori Lane) 2 nd floor	20,000 SF – 24,000 SF	9 ERUs
Office (1160 Lori Lane) 3 rd floor	20,000 SF – 24,000 SF	9 ERUs
<i>Mixed Use Concept:</i>		
Retail (1160 Lori Lane) 1 st floor	20,000 SF – 24,000 SF	9 ERUs
Residential Living 2 nd floor	12 - 20 Units	15 ERUs
Residential Living 3 rd floor	12 - 20 Units	15 ERUs

Development Applications for an Administrative Conditional Use Permit (as necessary) and a Hideout Building Department building permit are required prior to the commencement of any construction in connection with the Project and shall be processed and granted as set forth in this Agreement and the Hideout Municipal Code, as amended from time to time. Notwithstanding the Town Code, drive-through uses shall be a permitted use for the Project at the site located at 1141

Lori Lane within the Commercial (“C”) zoning district, in lieu of being subject to Conditional Use Permit approval as otherwise required under the current zoning regulations. Notwithstanding the rear yard setback requirements otherwise applicable to the Commercial (“C”) zoning designation, the rear yard setback may be reduced from fifty feet (50'-0") to twenty-five feet (25'-0"), subject to review and approval by the Town Planner.

1.3. Governing Standards. This Agreement along with its associated attachments, establish the development rights for the Project, including the use, maximum density, intensity and general configuration for the Project. The Project shall be developed by the Developer in accordance with this Agreement. All Developer submittals must comply generally with this Agreement (including the attached Concept Plan and Approval Documents). Non-material variations to the Concept Plan, as defined and approved by the Town Planner, such as exact building locations, exact locations of open space and parking may be varied by the Developer without official Town Council or Planning Commission approval. Such variations however shall in no way change the maximum density, use and intensity of the development of the Project

1.4. Utilities. Developer shall be responsible, at Developer’s sole cost and expense, to obtain and/or install all connections and other utility infrastructure necessary for the Project.

1.5. Master Concept Plan. The Master Concept Plan (Exhibits B, C & D) is hereby incorporated and adopted herein by reference. Also included is a project narrative “Hideout Mountain Village Annexation and Development Proposal” (Exhibit B). The narrative provides additional detail for the two parcels, including material specifications and the cohesive Mountain Village vision.

1.6. Architectural Guidelines. Developer will design the buildings with a mountain modern aesthetic, creating a “village feel”. While specific material selections will be finalized during the detailed design phase, the architectural guidelines will prioritize a warm, inviting palette, that will utilize textures and tones that create a sense of place, naturally drawing visitors into the village. The Town’s Design Review Committee (DRC) will have statutory oversight to review and approve the proposed plans.

1.7. Public Sidewalk/Crosswalk. The Town of Hideout and the Developer will coordinate with Wasatch County to evaluate the feasibility of installing a pedestrian crosswalk across Jordanelle Parkway (from the northwest side to the southeast side). A crosswalk, crossing Lori Lane (from the southwest side to the northwest side), shall also be coordinated with Wasatch County. Developer will defer to Town Engineers and the Town Planner to identify the safest and most optimal location for these potential crossings. It is assumed Wasatch County and/or UDOT (if applicable) will pay for this infrastructure but any costs deemed private shall be paid by the Developer. Developer agrees to grant whatever easements are necessary to install the crosswalk and no cost to the Town.

1.8. Subdivision Requirements. Each of the following shall be entered into and approved by Hideout prior to the recordation of a Subdivision Plat: (a) a construction mitigation plan; (b) a utility plan; (c) a storm water plan; (d) a grading plan; (e) a culinary water plan and will-serve letter; and (f) a landscape plan. Approvals by Hideout shall not be unreasonably

withheld. The construction mitigation plan shall identify any areas to be used as construction staging areas. Developer shall use its best efforts to minimize any disruption to the natural vegetated state of the land in such construction staging areas and shall restore any disturbed land once use of the construction staging area is complete.

1.9. Preservation of Native Vegetation and Slopes. The major portions of the Project shall remain undisturbed, meaning there will be little change to the contours of the land. On the 1141 Lori Lane property the steep slope protection area along Jordanelle Parkway will remain undisturbed.

1.10. Limits of Disturbance. Building envelopes depicting the limitations of disturbance of land shall be defined at the time of subdivision approval for each phase, leaving undisturbed land between building envelopes, as per applicable code. No disturbance to natural vegetation shall extend beyond any Limits of Disturbance (LOD) fence line.

1.11. Additional Specific Developer Obligations. As an integral part of the consideration for this agreement, the Developer voluntarily agrees as follows:

1.11.1. Developer's Mitigation-of-Impact Contribution. While the Commercial ("C") zoning designation permits a broader range of commercial uses, including offices and meeting facilities, the Developer agrees that the ground-floor space within the building located at 1141 Lori Lane shall be limited to active commercial uses, including but not limited to restaurant and café uses, a grocery or convenience retail, or similar, general retail, personal services, and similar pedestrian-oriented commercial uses (Exhibit B).

1.11.2. For the property located at 1160 Lori Lane, the Developer further agrees that ground-floor uses shall be limited to active commercial uses, including but not limited to restaurants/café's, grocery or convenience retail, general retail, personal services, and similar pedestrian-oriented commercial uses (Exhibit B). If a hotel is proposed for this property, commercial uses may be internal to the building.

1.12. Timeliness. Development applications shall be approved by Hideout within a reasonable time if they comply with the Development Agreement, all applicable provisions of the HMC, Hideout's vested rights laws as well as all Federal and State laws and requirements.

1.13. Town's Denial of a Development Application. If Hideout denies any Development Application, Hideout shall provide a written determination advising the Applicant of the reasons for denial, including the specific reasons why Hideout believes that the Development application is not consistent with this Agreement, applicable law, the HMC, or Hideout's vested rights laws.

1.14. Appeals. Nothing in this Agreement shall modify or replace the Town's established administrative appeal procedures under the Hideout Municipal Code and applicable Utah law. Developer retains all rights to appeal land use decisions to the designated appeal authority within applicable deadlines.

1.15. Meet and Confer Regarding Development Application Denials. Hideout and Applicant shall meet within fifteen (15) business days of any denial to resolve the issues specified in the denial of a Development Application.

1.16. Denials Based on Denials from Non-Town Agencies. If Hideout's denial of a Development Application is based on the denial of the Development Application by a non-Hideout agency, Developer shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below.

1.17. Voluntary Mediation of Development Application Denials.

1.17.1. Issues Subject to Mediation. The Parties agree that issues resulting from Hideout's denial of a Development Application shall be mediated by a third-party mediator in accordance with this Section.

1.17.2. Mediation Process. If Hideout and Applicant are unable to resolve a disagreement subject to mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator, free of conflicts, with subject matter knowledge of the issue in dispute. If the parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. All such mediators shall be free of conflicts. Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days, review the positions of the parties regarding the mediation issue and thereafter promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator(s) shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

1.17.3. No Monetary Damages. To the fullest extent permitted by law, the Parties agree that in any action arising from the interpretation or enforcement of this Agreement, the primary remedies shall be specific performance, declaratory relief, or injunctive relief. The Developer waives any claim for consequential, special, or punitive damages against the Town arising from a breach of this Agreement; provided, however, that nothing herein shall be construed to limit or waive any rights or remedies that cannot be waived under applicable law, including claims arising under constitutional or statutory provisions. Nothing in this section shall be construed to modify or limit the protections and immunities available to the Town, its officers, employees, and agents under applicable law. If there is any litigation related to denials of applications or interpretation of this Agreement, no monetary damages shall be claimed against Hideout, its staff or elected officials. All claims shall be limited to specific performance.

1.18. Compliance with Other Laws. Developer shall be responsible for compliance with all local, state, and federal regulations including but not limited to those regarding the soils and environmental conditions on the Property. Furthermore, Developer shall be responsible for receiving any required Army Corp of Engineer Permits related to any riparian zone if it is required by applicable federal law.

2. Approval and Reserved Legislative Powers.

2.1. Development Approval. This Agreement becomes effective upon the approval of the annexation ordinance and approval of this Agreement by Town resolution. Subject to the provisions of this Agreement, Developer is hereby granted the right to develop and construct the Project in accordance with the general uses, densities, massing, intensities, and general configuration of development approved in this Agreement and its adopted exhibits, and subject to compliance with the other applicable ordinances and regulations of Hideout. Hideout shall have the right to inspect all work during normal business hours and developer shall facilitate and fully cooperate with all such inspections, including but not limited to providing documents containing drawings, plans, surveys, specifications and the results of all 3rd party inspections/evaluations.

2.2. Roads. Roads in the Project shall be public. The roads are Lori Lane and Jordanelle Parkway and both are currently Wasatch County rights-of-way.

2.3. Reserved Legislative Powers. Developer acknowledges that Hideout is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to Hideout all of its police power that cannot be so limited. Notwithstanding the power of Hideout to enact legislation under the police powers vested in Hideout, such exercise of power through legislation shall only be applied to modify land use and zoning regulations which are applicable to the Project in conflict with the terms of this Agreement based upon policies, facts, and circumstances meeting the important, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and terms and conditions of this Agreement under the above specific limitations and applicable to the Project shall be of general application to all development activity in Hideout; and, unless Hideout declares an emergency, Developer shall be entitled to the required notice and opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine. Nothing in this section shall limit the future legislative amendment of more specific ordinances or codes for which the Developer does not yet have a vested right, and except as otherwise provided in this agreement, no such rights will vest until such time as a completed application is approved by Hideout in conformance with the then applicable code(s), including but not limited to building and energy, lighting, sign, and subdivision codes.

2.4. No Undisclosed Rights. Developer acknowledges that this Agreement does not restrict any rights that Developer holds under clearly established state law. This Agreement is expressly authorized by Utah Code Section 10-9a-532. The Parties have had the opportunity to obtain legal counsel and have them review this Agreement. Due to Developer incentives and requirements consistent with Utah Code Section 10-9a-535 (1 and 3) including the Town's approval of Ordinance _____, the Parties acknowledge that this Agreement may remove, replace, or modify certain rights and responsibilities under the Utah Municipal Land Use, Development, and Management Act (the "**Act**"), the Hideout Land Management Code and applicable common law. Notwithstanding any legal rights afforded to the Parties under the Act, the terms of this Agreement shall govern. Developer expressly agrees that the Town of Hideout has met any obligation it may owe under Utah Code Section 10-9a-532(2)(c).

2.5. Future Development Applications. Without waiving any density rights granted by this Agreement, except for those specific rights expressly vested under this Agreement, all development applications shall be reviewed under the Town's ordinances and regulations in effect at the time of application.

3. General Terms and Conditions.

3.1. Term of Agreement.

3.1.1. Unless earlier terminated as provided for herein, the term of this Agreement shall expire on December 31, 2031. If Developer has not been declared to be currently in Default as of December 31, 2031 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2032.

3.1.2. This Agreement shall also terminate automatically at the end of the warranty period after the Project Buildout which shall be defined as the date on which a final inspection is completed for the last Project improvement, residential home or other structure to be constructed pursuant to the Approvals, Subsequent Approvals and this Agreement.

3.1.3. Failure of Developer to obtain a permit from the building department and commence work on the Project in connection with said permit within 36 months after the date of recordation of this Agreement shall constitute a default as contemplated by this paragraph.

3.2. Binding Effect; Agreement to Run with the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land, provided it remains effective, and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.

3.3. Vested Rights Granted by Approval of this Agreement. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project as described in this Agreement, the Town's Laws, the zoning of the Property, and the Final Plan except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2018). The Town's laws at the time of approval (and as amended when so referenced herein) shall apply.

3.4. Provision of Municipal Services. Except as otherwise provided in the Development Agreement, the Town of Hideout shall provide all Town services to the Project that it provides from time-to-time to other residents and properties within the Town including but not limited to police and other emergency services. The services shall be provided to the Project at the same level of services, on the same terms, and at the same rates as provided to other residents and properties in the Town or applicable service district.

3.5. Water. Prior to approval and recordation of any final plat for a phase of the Development, the Developer shall provide satisfactory evidence that sufficient water rights, water allocations, or water reservations have been dedicated or reserved with the Jordanelle Special Service District ("JSSD") to serve all lots and uses included within the plat. The Developer shall provide all water necessary to serve the Development in accordance with the applicable JSSD standards (Exhibit G) and the Hideout Municipal Code ("HMC") in effect at the time the plat is recorded. As a condition of final plat approval, the Developer shall provide a current Will-Serve Letter from JSSD and execute any agreements or other documents required by JSSD and the Town to ensure that the appropriate water allocation has been secured for the properties included within the plat.

3.6. Public Infrastructure. Developer shall provide proof of adequacy of utilities for each phase of the Project prior to the recording of a plat for that phase, including but not limited to the items listed in Article 1 "Project Conditions", and the items listed in section 1.7 Public Sidewalk/Crosswalk.

3.7. Assignment. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer with the consent of Hideout as provided herein.

- a. Notice. Developer shall give Notice to Hideout of any proposed assignment and provide such information regarding the proposed assignee that Hideout may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing Hideout with all necessary contact information for the proposed assignee.
- b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for all work performed prior to the assignment and the performance of any obligations that were not assigned.
- c. Grounds for Denying Assignment. Hideout may withhold its consent if Hideout is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.
- d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

3.8. No Joint Venture, Partnership or Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto. Nor does it create any rights or benefits to third parties. The Parties acknowledge that this Agreement refers to a private development and that Hideout has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless Hideout has

accepted the dedication of such improvements

3.9. Integration. This Agreement and the Approval Documents collectively contain the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

3.10. Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

3.11. Minor Administrative Modification. Minor administrative modifications to the site plan shall be allowed by the Town's Planner or his/her designee. Any substantive modifications to the site plan such as changes in access, including but not limited to number of structures, building locations, building size, setback, or density shall be reviewed and recommended for action by the Planning Commission with final approval of the Town Council for consistency with the Master Concept Plan included in Exhibit B.

3.12. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items

3.13. No Waiver. Failure to enforce any rights under this Agreement or applicable laws shall not be deemed to constitute a waiver of such right.

3.14. Default.

3.14.1. Notice. If Developer or the Town fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice in writing to the other party. If the Town believes that the Default has been committed by a sub-developer, then the Town shall also provide a courtesy copy of the Notice to Developer.

3.14.2. Contents of the Notice of Default. The Notice of Default shall:

3.14.2.1. Specific Claim. Specify the claimed event of Default;

3.14.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this Agreement (including exhibits) under which the claimed Default has occurred;

3.14.2.3. Materiality. Identify why the Default is claimed to be material;

and

3.14.2.4. Cure. If applicable, the Party shall propose a method and time for curing the Default which shall be of no less than sixty (60) days' duration.

3.14.3. Meet and Confer; Mediation. Upon the issuance of a Notice of Default the parties shall engage in the "Meet and Confer" and "Mediation" processes specified in Section 1.16.

3.14.4. Remedies. If the parties are not able to resolve the Default by "Meet and Confer" or by Mediation, then the parties may have the following remedies:

3.14.4.1. Law and Equity. All rights and remedies available at law and in equity, including injunctive relief, specific performance, and termination, but not including damages or attorney's fees.

3.14.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

3.14.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits, and/or other permits for development of the Project in the case of a default by the Developer, or, in the case of a default by a sub-developer, development of those Parcels owned by the sub-developer until the Default has been cured.

3.14.4.4. The rights and remedies set forth herein shall be cumulative.

3.15. Applicable Law. This Agreement is entered into in Wasatch County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

3.16. Venue. Any action to enforce this Agreement shall be brought only in the Fourth Judicial District Court, Wasatch County, for the State of Utah.

3.17. Non Liability of City Officials and Employees. No officer, representative, consultant, contractor, attorney, agent or employee of Hideout shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by Hideout, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement.

3.18. Agreement. This Agreement, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

3.19. Mutual Drafting. Each Party has participated in negotiating and drafting this Agreement therefore no provision of this Agreement shall be construed for or against any Party

based on which Party drafted any particular portion of this Agreement.

3.20. Authority. The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of Hideout, the signature of the Mayor of Hideout is affixed to this Agreement lawfully binding Hideout pursuant to Resolution No. _____ (Exhibit E) adopted by Hideout on _____, 2024.

3.21. Indemnification.

3.21.1. Agreement. Developer shall indemnify, defend and hold harmless Hideout against all claims, costs, damages, attorney's fees, planning fees, expenses, liabilities or other losses incurred by, or asserted against, or levied against Hideout which are related to, or arise from the entry into this Agreement.

3.21.2. Third-Party Impact Fee Claims. Developer shall indemnify, defend and hold harmless Hideout against all claims, costs, damages, attorney's fees, expenses, liabilities or other losses incurred by, or asserted against or levied against Hideout which are related to, or arise from claims by any third-party that the Project is subject to impact fees currently imposed by Hideout.

3.22. Notices. All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing and delivered to the Mayor with a copy to the Town Attorney. In addition, a copy must be provided by certified mail and regular mail to the following address:

To Developer:

Trag LLC
c/o Gaddis Investments
Terese Walton
2180 S 1300 E Suite 100
Salt Lake City, UT 84106
terese@gaddisinv.com

To the Town:

The Town of Hideout
Attn: Town Clerk
10860 North Hideout Trail
Hideout, Utah 84036

AND

1160 Lori Lane LLC
John Travis
PO Box 680902
Park City, UT 84068
john@travispartnersutah.com

4. Phasing: Access.

4.1. Construction of Access. Developer may commence grading access to the Project as approved by the Town Engineer according to generally accepted engineering practices and standards, and pursuant to permit requirements of the HMC, the International Building Code (or

if such Code is no longer then in effect, according to the code that is, in fact, then in effect), the Uniform Fire Code, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to Town standards and accepted by the Town.

4.2. Forms of Ownership Anticipated for Project. There are two ownership groups, one for each site as outlined in the Annexation Application:

1141 Lori Lane (Trag LLC)

1160 Lori Lane (1160 Lori Lane LLC and Hellms Investments LLC)

These parties are jointly and severally liable under this Agreement.

5. List of Exhibits.

Exhibit A: Legal Description

Exhibit B: Master Concept Plan Narrative

Exhibit C: Master Concept Plan – 1141 Lori Lane

Exhibit D: Master Concept Plans – 1160 Lori Lane

Exhibit E: Copy of Town Council Resolution

Exhibit F: Ordinance Adopting Agreement

Exhibit G: JSSD Standards for Water

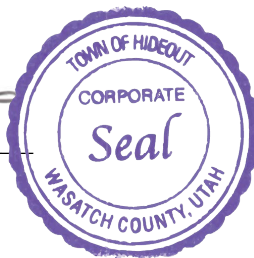
IN WITNESS WHEREOF, this Agreement has been executed by the Developer by persons duly authorized to execute the same and by the Town of Hideout, acting by and through its Town Council as of the 14th day of May, 2026.

TOWN OF HIDEOUT

By: Ralph Severini
Ralph Severini, Mayor

ATTACHED

By: Maria Devereux
Maria Devereux, Town Recorder



APPROVED AS TO FORM:

By: _____
Corbin Gordon, Town Attorney

DEVELOPER:
1141 Lori Lane (Trag LLC)

Trag LLC
a Utah limited liability company

By: James Gaddis Inv. Co., LLC, Manager

Name: Terese Walton

Title: Manager

DEVELOPER:
1160 Lori Lane (1160 Lori Lane LLC and Hellms Investments LLC)

a Utah limited liability company

By: _____

Name: _____

Title: _____

STATE OF UTAH)
 : ss
COUNTY OF Salt Lake

On this 6th day of July, 2026, personally appeared before me
Terese Walton, whose identity is personally known to me/or proved to me on the basis of
satisfactory evidence and who by me duly sworn/affirmed, did say that s/he is a member/manager
of James Gaddis, LLC, a Utah limited liability company, manager of Trag, LLC
Investment Co.

Notary Public

Michelle Sudbury
Michelle Sudbury,
Notary Public

7-6-26



DEVELOPER:
1141 Lori Lane (Trag LLC)

a Utah limited liability company

By: _____

Name: _____

Title: _____

DEVELOPER:
1160 Lori Lane (1160 Lori Lane LLC and Hellms Investments LLC)

1160 Lori Lane LLC
a Utah limited liability company

By: John R. Travis

Name: John R. Travis

Title: Manager

STATE OF UTAH)
 : ss
COUNTY OF Summit)

On this 6 day of July, 2026, personally appeared before me John R Travis, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that s/he is a member/manager of 1160 Lori Lane, LLC, a Utah limited liability company _____

Notary Public

CPagewalked

C Paige Wakefield, Notary Public

7-6-26

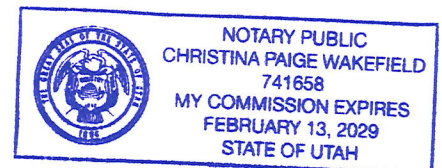


EXHIBIT A

HIDEOUT MOUNTAIN VILLAGE

Legal Descriptions for the Two Projects / Lots

1141 Lori Lane Legal Description:

Lot 4, Iroquois Phase 4 Amended Subdivision, according to the official plat thereof, recorded October 11, 2006, as Entry No. 308975 in Book 898 at Page 382 of the official records in the office of the Wasatch County Recorder.

1160 Lori Lane Legal Description:

All of Lot 3, Iroquois Phase 4 Subdivision, according to the plat thereof, recorded October 18, 2005, as Entry No. 290634 in Book 796 at Page 240 of the official records of the office of the Wasatch County Recorder.

EXHIBIT B

HIDEOUT MOUNTAIN VILLAGE PROJECT NARRATIVE & MASTER CONCEPT PLAN:

Annexation & Development Proposal

The Gateway Vision Our proposed project, "Hideout Mountain Village," represents a unique opportunity to define the entry experience for the Town of Hideout. Strategically located at the intersection of Highway 248 and Jordanelle Parkway, we envision this site effectively serving as the "Gateway" to the community. Because this is the first impression vehicles and visitors see when turning onto Jordanelle Parkway, we hope to deliver a design standard that embodies Hideout's General Plan: preserving outstanding views, cultivating an inviting neighborhood, and building a connected community.

Placemaking & Community Needs Currently, the surrounding residential population is rapidly expanding; however, still lacks the essential services to support them. Residents are often forced to drive into the "big city" for simple necessities. Hideout Mountain Village hopes to address this by providing the amenities residents have been waiting for - a place to grab a coffee, pick up dinner, or purchase groceries without a long commute.

Beyond simple convenience, our goal is true **placemaking**. We envision this project as a centralized "meet-up place" where neighbors can gather, converse, socialize, and exchange ideas. Whether it is a quick stop on the way to the ski resorts, Park City, or the Uintas; or a leisurely afternoon on a patio, we intend for this project to facilitate the connectivity the neighborhood needs.

Site Concept & Usage We plan to design the two distinct parcels to work in tandem to create a cohesive commercial mix. Both parcels have Highway 248 frontage.

- **The 1-Acre Parcel (1141 Lori Lane):** Situated across the road from the 2-acre parcel on Lori Lane, with sidewalk connectivity extending to Richardson Flat Road, we are planning this parcel for a single-tenant retail use. We are currently in negotiations with a coffee shop and hope it will work for them to anchor this site. To accommodate modern consumer needs and the specific business model of such a tenant, we plan to include a drive-thru with adequate stacking, on-site parking, and a possible patio space for outdoor gathering. While we currently plan for a single user, the site offers the flexibility to accommodate a two-tenant building if our plans change.

We recognize that a drive-through configuration requires a Conditional Use Permit. Because this feature is vital to the site's economic viability and the operational success of our intended "anchor" tenant on this 1141 site, we request that this use be considered and approved as an integral part of the annexation agreement.

- **The 2-Acre Parcel (1160 Lori Lane):** We are currently exploring two primary concepts for this site, both designed to maximize the site's potential while adhering to a "Mountain Modern" aesthetic.
 - **Commercial Focus Concept:** Our first concept envisions a 40,000-square-foot (up to 72,000-square foot) commercial building, divided between a 20,000-square foot (up to 24,000-square-foot) ground level with various retail uses, and a second story of office space. We aim to create a "village feel" rather than a monolithic rectangular structure, emphasizing distinct storefronts and direct access.
 - **Mixed-Use Concept:** Alternatively, we are considering a mixed-use project that blends 20,000-square feet (up to 24,000-square feet) of commercial space with residential living above. This "two or three over one" design would feature decks and engaging living spaces, focusing on communal gathering areas rather than high-maintenance amenities like a pool.
 - **Hotel Concept:** A final alternative includes the opportunity to construct a boutique hotel (up to 72,000-square feet) that is well designed and maintains the placemaking concept that is envisioned and so important on this site.

Design & Connectivity Regardless of the final concept, our vision for 1160 Lori Lane is to create an inviting hub for local business. We hope to anchor the ground floor with uses such as a 6,000 – 8,000 square foot boutique grocer, a taproom and/or café with outdoor seating, hardware store, salon, and other select retailers. To ensure ease of access, we plan to prioritize surface parking for retail customers and the grocer, while exploring underground or covered parking options for business owners or residents to manage the site's capacity effectively. The entire development will be framed by trees and greenery wherever possible to enhance the visual appeal. This design vision extends to 1141 Lori Lane, adjusted for its smaller scale. Our goal is for the two sites to share some visual identity while complementing one another.

Safety, Circulation, and Connectivity We are fully aligned with Hideout's vision for future growth. A top priority of our Master Concept Plan is providing safe access and circulation for various modes of travel. With cooperation from State and Local governing bodies, we intend for the site to be easily accessible to vehicles but equally inviting for pedestrians and cyclists (using existing sidewalks), ensuring that the development is not just a roadside stop, but an integrated part of the community fabric.

As final plans are driven significantly by local regulations, we have not defined an exact site layout or specific density as part of this preliminary annexation proposal. The concepts presented reflect our current vision and intent; however, upon formal approval, we will advance the design process to provide detailed drawings. We look forward to collaborating with Hideout at that stage to deliver a high-quality, amenity-rich village that enhances the quality of life for residents and visitors, creating a thriving future for the community.

EXHIBITS C & D

HIDEOUT MOUNTAIN VILLAGE

Master Concept Plans

Exhibits C and D outline preliminary visions for Hideout Mountain Village:

Site-Specific Plans: Exhibits C-1 and D-3 show concept plans applied directly to the actual sites.

Conceptual Designs: All other exhibits represent general design concepts to illustrate an intended “village” look and feel for Hideout Mountain Village. Please note that formal architectural and engineering (A&E) plans have not yet been prepared. We will move into the detailed A&E phase once the annexation is realized.

Exhibit C (1141 Lori Lane):

C-1: Conceptual Drive-Through Coffee Shop, Site Specific

C-2: Typical “Starbucks” Site Plan (Starbucks is interested in this site)

C-3: Typical “Starbucks” Elevation

C-4: General Design Concept (coffee shop or similar)

Exhibit D (1160 Lori Lane):

D-1.A: Conceptual Retail/Restaurant with Second Level Office

D-1.B: Conceptual Retail/Restaurant with Second Level Office

D-2: Conceptual Retail/Restaurant with Residential Lofts

D-3.A: Conceptual 4-Story Hotel, Site Specific

D-3.B: Conceptual Boutique Hotel

EXHIBIT C-1

1141 Lori Lane

Conceptual Drive-Through Coffee Shop

Site Specific

WASATCH COUNTY CODE REVIEW:

1141 LORI LANE; 1.02 ACRES

MOUNTAIN ZONE:

FRONT SETBACK = 30' FROM R.O.W. OR 60' FROM CL
HIGHWAY SETBACK = 50' FROM R.O.W. OR 85' FROM CL
SIDE SETBACK = 12'
REAR SETBACK = 30'
BUILDING HEIGHT = 35' ABOVE NATURAL GRADE

JORDANELLE BASIN OVERLAY ZONE (JBOZ):

20% OF LOT AREA MUST BE LANDSCAPED (45% PROVIDED)
SEE SIGN REQUIREMENTS PER 16.15.25

PARKING:

9'x20' STALLS REQUIRED
PARKING LOTS SETBACK 10' FROM PROPERTY LINE
1 SPACE PER 100 SQ.FT. FOR CAFES
 $3,192 \text{ SQ.FT.} / 100 = 32 \text{ STALLS REQ'D (32 PROVIDED)}$

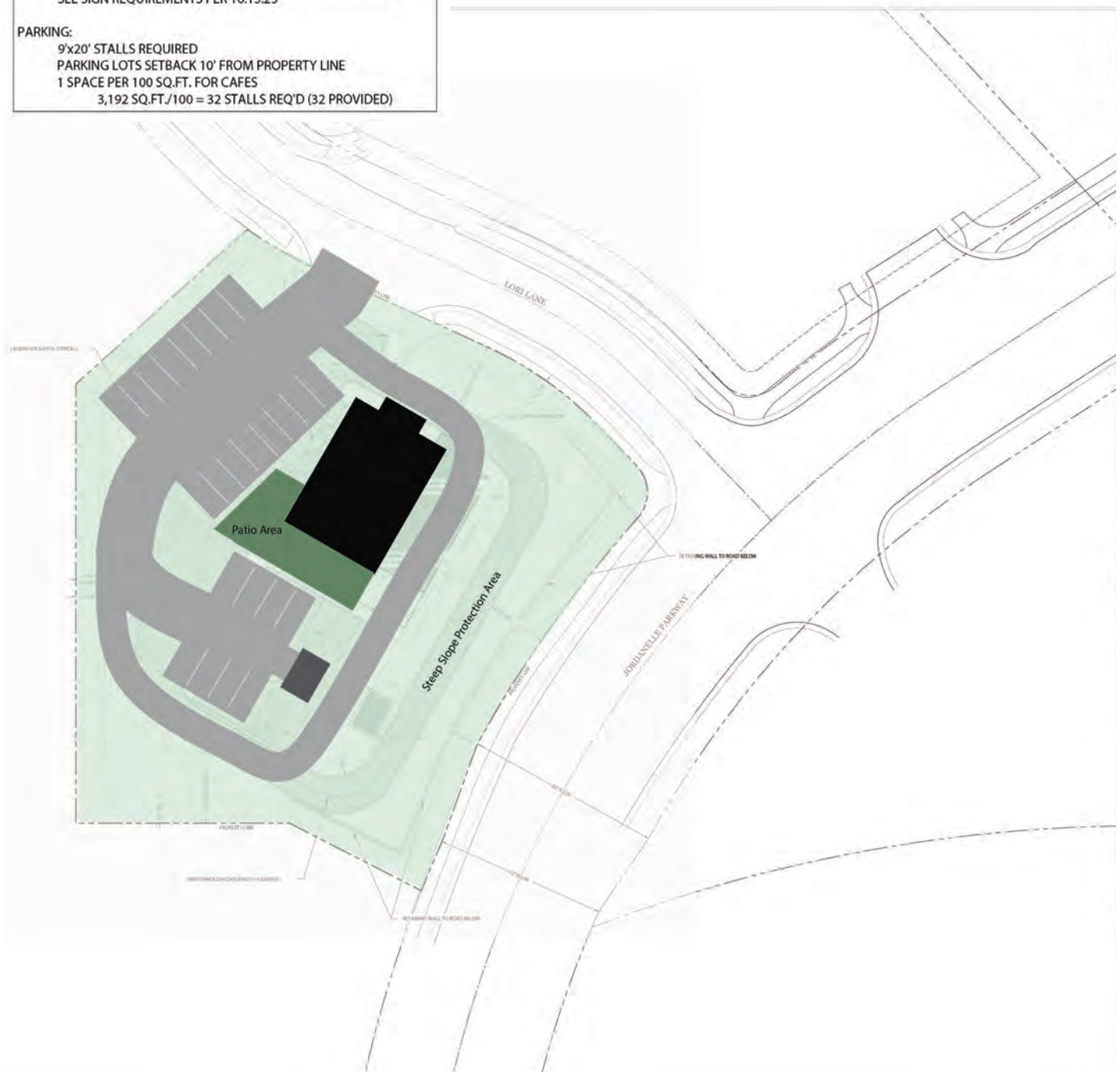


EXHIBIT C-2

1141 Lori Lane

Typical "Starbucks" Site Plan

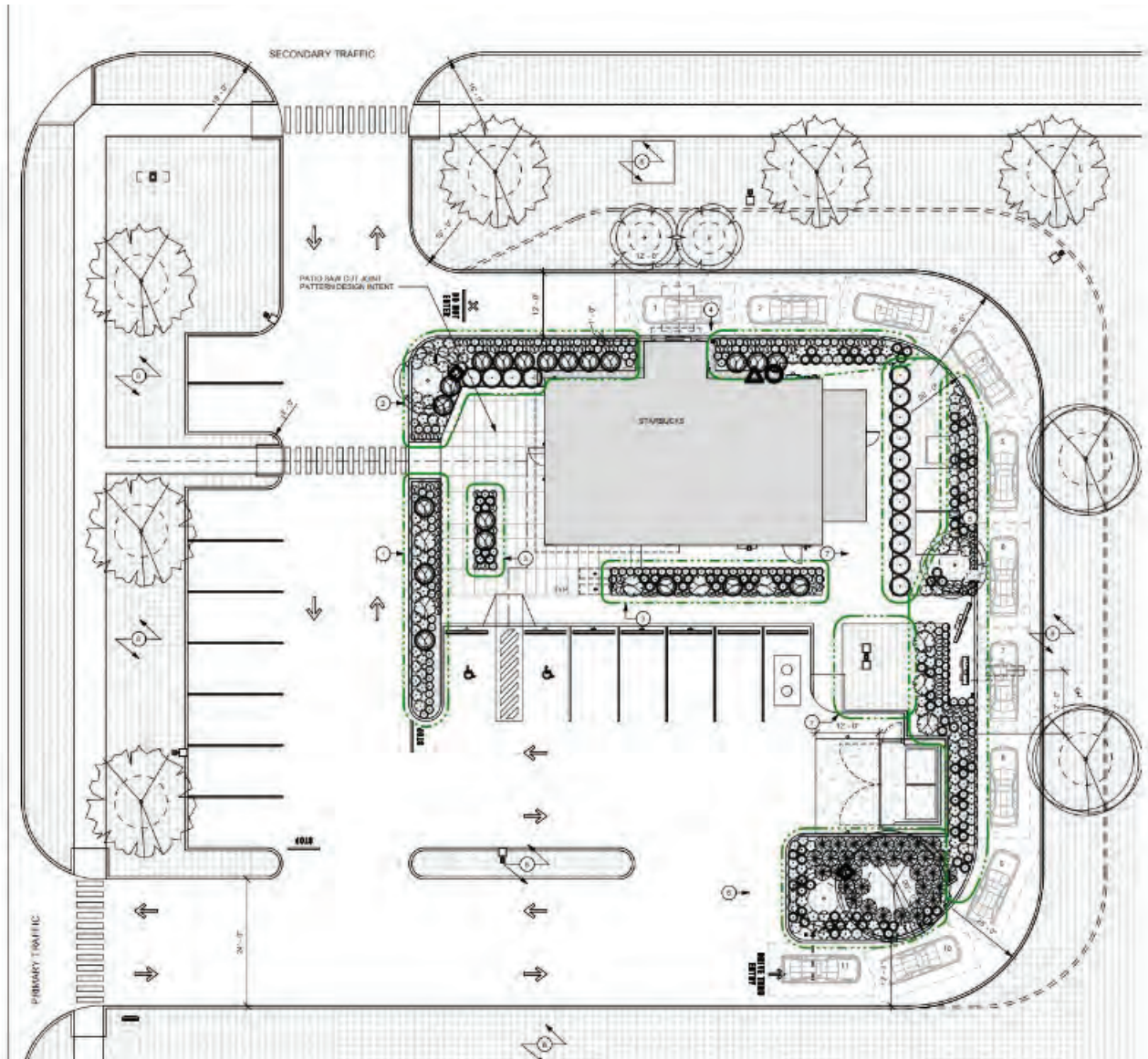


EXHIBIT C-3

1141 Lori Lane

Typical "Starbucks" Elevation

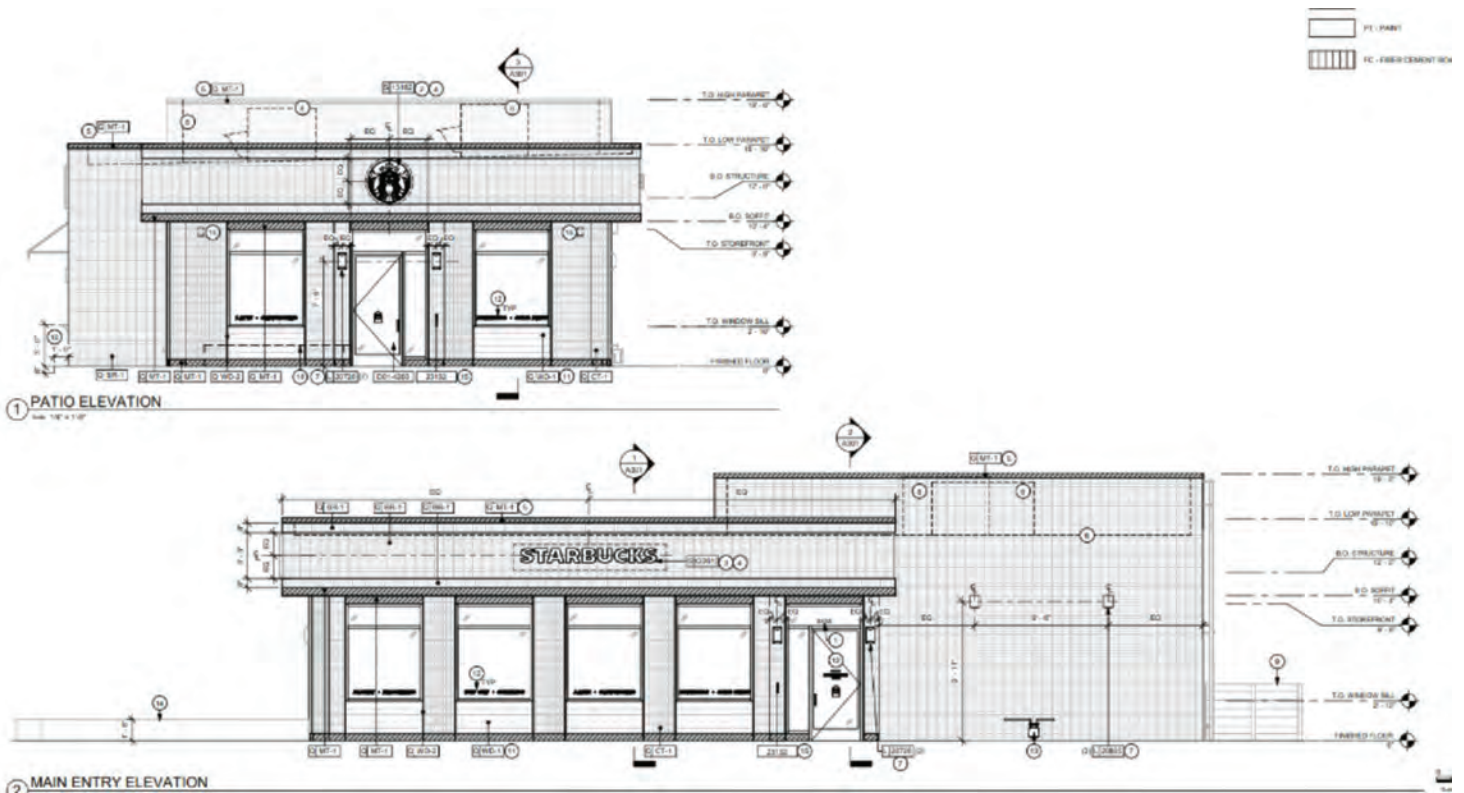


EXHIBIT C-4

1141 Lori Lane

General Design Concept (Coffee Shop or Similar)



EXHIBIT D-1 Option A

1160 Lori Lane

Conceptual Retail/Restaurant with Second Level Office



EXHIBIT D-1 Option B

1160 Lori Lane

Conceptual Retail/Restaurant with Second Level Office



EXHIBIT D-2

1160 Lori Lane

Conceptual Retail/Restaurant with Residential Lofts



EXHIBIT D-3 Option A

1160 Lori Lane

Conceptual 4-Story Hotel

Site Specific

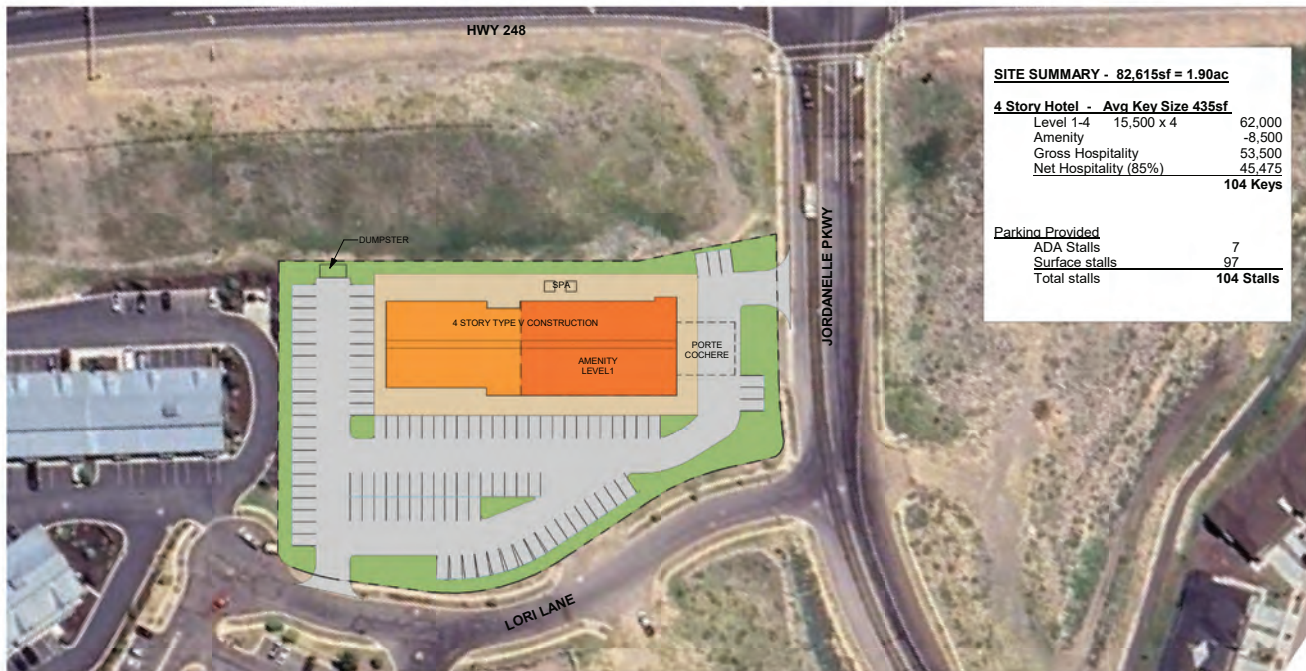


EXHIBIT D-3 Option B

1160 Lori Lane

Conceptual Boutique Hotel



EXHIBIT E
TOWN OF HIDEOUT, UTAH
RESOLUTION NO. 2026-___

A RESOLUTION APPROVING AN ANNEXATION AND MASTER DEVELOPMENT AGREEMENT FOR THE HIDEOUT MOUNTAIN VILLAGE PROJECT LOCATED AT 1141 AND 1160 LORI LANE; AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT

WHEREAS, Trag LLC and 1160 Lori Lane LLC (collectively, the “Developer”) have requested annexation of certain real property located at 1141 and 1160 Lori Lane into the Town of Hideout, as more particularly described in the Annexation and Master Development Agreement (the “Agreement”); and

WHEREAS, the Developer proposes to develop the property as a mixed-use commercial project known as “Hideout Mountain Village,” as more particularly described in the Agreement and its exhibits ; and

WHEREAS, the Town is authorized to enter into development agreements pursuant to Utah Code § 10-9a-532 and applicable provisions of the Hideout Municipal Code; and

WHEREAS, the Town Council finds that the Agreement:

- establishes vested development rights consistent with applicable law;
- provides for orderly development of the Property;
- promotes the public health, safety, and welfare; and
- is consistent with the Town’s General Plan; and

WHEREAS, the Planning Commission has reviewed the proposed Project and has provided a recommendation to the Town Council following a duly noticed public hearing; and

WHEREAS, the Town Council has conducted a duly noticed public hearing and has considered the Agreement and all related materials; and

WHEREAS, the Town Council desires to approve the Agreement subject to the terms and conditions set forth therein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HIDEOUT, UTAH, AS FOLLOWS:

Section 1. Approval of Agreement.

The Town Council hereby approves the Annexation and Master Development Agreement between the Town of Hideout and the Developer, attached hereto as **Exhibit A** and incorporated herein by this reference.

Section 2. Authorization of Execution.

The Mayor is hereby authorized and directed to execute the Agreement on behalf of the Town, and the Town Recorder is authorized to attest the same.

Section 3. Legislative Intent.

The Town Council hereby determines that:

- the Agreement constitutes a valid development agreement under Utah law;
- the terms of the Agreement are consistent with the Town's land use authority; and
- approval of the Agreement is in the best interest of the Town.

Section 4. No Waiver of Police Power.

Nothing in this Resolution or the Agreement shall be construed to limit the Town's legislative authority or police power except as expressly provided in the Agreement and permitted by law.

Section 5. Effective Date.

This Resolution shall take effect immediately upon adoption.

ADOPTED AND PASSED by the Town Council of the Town of Hideout, Utah, this 14 day of May, 2026.

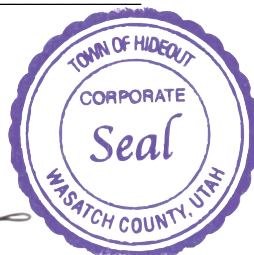
TOWN OF HIDEOUT

By: Ralph Severini
Ralph Severini, Mayor

ATTEST:

Maria Devereux

Maria Devereux, Town Recorder



APPROVED AS TO FORM:

Corbin Gordon, Town Attorney

EXHIBIT F
TOWN OF HIDEOUT, UTAH
ORDINANCE NO. 2026-__

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY LOCATED AT 1141 AND 1160 LORI LANE INTO THE TOWN OF HIDEOUT; ASSIGNING A ZONING DESIGNATION; APPROVING AN ANNEXATION AND MASTER DEVELOPMENT AGREEMENT; AND PROVIDING FOR RELATED MATTERS

WHEREAS, Trag LLC and 1160 Lori Lane LLC (collectively, the “Developer”) are the owners or contract purchasers of certain real property located in unincorporated Wasatch County, Utah, commonly known as 1141 and 1160 Lori Lane, more particularly described in Exhibit A (the “Property”); and

WHEREAS, the Developer has submitted a petition for annexation of the Property into the Town of Hideout (the “Town”) in accordance with applicable Utah law; and

WHEREAS, the Property is contiguous to the boundaries of the Town and is eligible for annexation; and

WHEREAS, the Developer proposes to develop the Property as a mixed-use commercial project known as “Hideout Mountain Village” (the “Project”); and

WHEREAS, the Town is authorized to enter into development agreements pursuant to Utah Code § 10-9a-532; and

WHEREAS, the Town Council has considered the proposed Annexation and Master Development Agreement (the “Agreement”), attached hereto as Exhibit B; and

WHEREAS, the Town Council has held a duly noticed public hearing and received a recommendation from the Planning Commission regarding the annexation, zoning designation, and Project; and

WHEREAS, the Town Council hereby adopts the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The site includes two parcels. 1141 Lori Lane contains 1.02 acres and 1160 Lori Lane that contains 1.90 acres.
2. Prior to the annexation, the property was in unincorporated Wasatch County and was zoned Mountain (M) and also included within the Jordanelle Basin Overlay Zone (JBOZ), with a minimum lot size of 20 acres required for development.

3. The Town Council accepted the annexation petition for further consideration on September 9, 2025.
4. The site plan concepts associated with the petition for annexation were reviewed by the Planning Commission at two work sessions; one on November 20, 2025 and then again on March 19, 2026.
5. The proposed zoning for both sites is Commercial “C” once annexed into the Town of Hideout.
6. The property is contiguous to the Jordanelle Parkway which is in the Town of Hideout.

Conclusions of Law

1. The proposed annexation and zoning designation, as conditioned, comply with Hideout Municipal Code.
2. The proposed annexation and zoning designation, as conditioned, are consistent with the applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured because of the approval of the proposed annexation and zoning designation, as conditioned.
4. Approval of the proposed annexation and zoning designation, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Hideout.

Conditions of Approval

1. While the Commercial (“C”) zoning designation permits a broader range of commercial uses, including offices and meeting facilities, the Developer agrees that the ground-floor space within the building located at 1141 Lori Lane shall be limited to active commercial uses, including but not limited to restaurant and café uses. For the property located at 1160 Lori Lane, the Developer agrees that ground-floor uses shall be limited to active commercial uses, including but not limited to restaurants/café, bar/pub, grocery or convenience retail, general retail, personal services, fitness centers, and similar pedestrian-oriented commercial uses. Alternatively, a hotel may be constructed at 1160 Lori Lane.
2. The Town’s Design Review Committee (DRC) will have statutory oversight to review and approve the proposed plans.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HIDEOUT, UTAH, AS FOLLOWS:

Section 1. Annexation of Property.

The Property described in **Exhibit A** is hereby annexed into the Town of Hideout and shall be subject to all applicable laws, ordinances, and regulations of the Town, except as otherwise provided in this Ordinance or the Agreement.

Section 2. Zoning Designation.

Upon annexation, the Property is hereby designated as **Commercial (“C”) Zone**.

The zoning designation established herein shall govern the use and development of the Property, subject to the provisions of the Agreement.

Section 3. Approval of Annexation and Master Development Agreement.

The Town Council hereby approves the Annexation and Master Development Agreement attached as **Exhibit B** and incorporated herein by this reference.

Section 4. Authorization of Execution.

The Mayor is hereby authorized and directed to execute the Agreement on behalf of the Town, and the Town Recorder is authorized to attest the same.

Section 5. Development Rights and Governing Standards.

The development of the Property shall be governed by:

1. This Ordinance;
2. The Agreement; and
3. Applicable provisions of the Hideout Municipal Code, except as modified by the Agreement.

Section 6. Reservation of Legislative Authority.

Nothing in this Ordinance or the Agreement shall be construed to limit the Town’s legislative authority or police power except as expressly provided in the Agreement and as permitted by law.

Section 7. Effective Date.

This Ordinance shall take effect upon:

- passage and publication as required by law; and
- satisfaction of any statutory annexation requirements.

Section 8. Severability.

If any provision of this Ordinance is determined to be invalid or unenforceable, such determination shall not affect the validity of the remaining provisions.

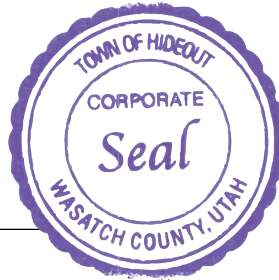
PASSED AND ADOPTED by the Town Council of the Town of Hideout, Utah, this ____ day of _____, 2026.

TOWN OF HIDEOUT

By: Ralph Severini
Ralph Severini, Mayor

ATTEST:

By: [Signature]
Maria Devereux, Town Recorder



APPROVED AS TO FORM:

By: _____
Corbin Gordon, Town Attorney

WATER RIGHTS AND INFRASTRUCTURE CAPACITY BY DEVELOPMENT TYPE
QUICK REFERENCE GUIDE

2/3/2021

JORDANELLE SPECIAL SERVICE DISTRICT

EXHIBIT G

INDOOR

Water Use Category	Definition/Notes	Base Unit	Water Right Req. (AF) ¹	Water System Capacity Req. (WCU) ⁴	Sewer System Capacity Req. (SCU) ⁵
Single Family	Typical Single Family Residence	Dwelling	0.450	0.40	1.00
Townhomes	Typical Townhome	Dwelling	0.450	0.40	1.00
Condominiums	Typical Condo (1500 SF+)	Dwelling	0.450	0.40	1.00
Apartments	Max 1500 SF and 2 Baths	Dwelling	0.360	0.32	0.80
Single Wide Mobile Home	Typical Single Wide Mobile Home	Dwelling	0.360	0.32	0.80
Studio	Max 900 SF and 1 Bath	Dwelling	0.225	0.20	0.50
Restaurant	25 SF Overall Space per Seat.	Seat	0.020	0.018	0.044
Fast Food	Typical Fast Food Establishment	KSF	0.588	0.525	1.308
Clubhouse without Pool	Typical Clubhouse serving up to 200 dwellings (1 kitchen and 2 bathroom groups, approx 2500 SF)	KSF	0.090	0.080	0.200
Office	Typical Office Space (inclusive of bathrooms, break areas, etc.)	KSF	0.112	0.100	0.249
Commercial/Retail	Typical of Mini-mall	KSF	0.069	0.062	0.154
Church	Typical Worship Service Meeting House	Each	1.184	1.06	2.63
Hotel/Motel	Max 900 SF and 1 Bath (No Kitchen)	Room	0.084	0.08	0.19
Public Restroom	Does Not Include Showers	Stall	0.266	0.237	0.591
Irrigated Land	Irrigated areas not tied to another water use category (e.g. golf areas, parks, open spaces, common areas, etc.)				

OUTDOOR

Water Use Category	Base Unit	Water Right Req. (AF) ²	Water System Capacity Req. (WCU) ⁴	Sewer System Capacity Req. (SCU) ⁵
Single Family	Dwelling	0.45	0.60	
Townhomes	Gross Acre	0.90	1.20	
Condominiums	Gross Acre	0.90	1.20	
Apartments	Gross Acre	0.66	0.88	
Single Wide Mobile Home	Gross Acre	0.98	1.30	
Studio	Gross Acre	0.66	0.88	
Restaurant	Gross Acre	0.45	0.60	
Fast Food	Gross Acre	0.45	0.60	
Clubhouse without Pool	Gross Acre	1.05	1.40	
Office	Gross Acre	0.45	0.60	
Commercial/Retail	Gross Acre	0.45	0.60	
Church	Gross Acre	0.99	1.32	
Hotel/Motel	Gross Acre	0.45	0.60	
Public Restroom				
Irrigated Land	Gross Acre	3.00	3.99	

Notes:

1. Indoor required 100% consumptive municipal water rights is based on 0.45 AF for typical indoor water use of a single family residence.

2. Outdoor required irrigation water rights is based on 3.00 AF per Irrigated Acre.

3. Official determination of required water rights is left to the jurisdiction of the Water Board.

4. A water system capacity unit is equivalent to 1.25 gpm of peak day system water use.

5. A sewer system capacity unit is equivalent to 0.564 gpm of peak hour indoor water use.

• It should be noted that use of this table only constitutes an estimate. Official determination of water rights and system capacity requirements occurs during the official plan review process and ultimately at the time of building permit application.

Definitions:

- AF = Acre-foot. This is the measure of required water rights.
- WCU = Water Capacity Unit. This is the measure of peak demand on the water system relative to a typical single family residence and principally affects impact fees.
- SCU = Sewer Capacity Unit. This is the measure of peak hour loading on the sewer system relative to a typical single family residence and principally affects impact fees.
- KSF = 1,000 square feet (SF) of floor space.



10860 N. Hideout Trail
Hideout, Utah 84036

Application #	
Zone	
Tax ID #	
Date Received	
Received By	
Reviewed By	
Date Completed	

Annexation Petition Application Form

Any person desiring to initiate an annexation petition shall submit a petition application to the Town Administrator explaining the request and the reasons pursuant to Utah State Code 10-2-403. Annexation petition -- Requirements -- Notice required before filing. The petition shall be accompanied by an application fee in an amount determined by the town fee schedule as outlined below.

Town of Hideout Fee and Rate Resolution #2024-R-01 (January 2024)*

Annexation Pre-Application:	\$3,300.00 and
+ Escrow Fee: \$12,500 (with a minimum required balance of \$5,000)	
Annexation Petition Application:	
Less than or equal to 40 acres	\$5,500 and
+ Escrow Fee: \$12,500 (with a minimum required balance of \$5,000)	
Greater than 40 acres	\$8,250.00 and
+ Escrow Fee: \$20,000 (with a minimum required balance of \$5,000)	
Annexation Fiscal Impact Analysis	\$3,850.00
Modifications to Application (once filed; plus overage costs)	\$2,200.00 and
+ Escrow Fee: \$10,000 (with a minimum required balance of \$2,500)	
Meetings Covered w/Initial Fee: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings	
<i>*Please consult the current Fee and Rate Schedule to verify these meetings and fees</i>	



1. Project Information

Project Name: Hideout Mountain Village

Project Location: 1141 Lori Lane and 1160 Lori Lane, Heber City (Wasatch County), Utah

Legal Description: See attached

Tax ID: 1141 Lori Lane: 84-4603690; 1160 Lori Lane: 84-3271335

Owner(s) of Record:

Full Name: 1141 Lori Lane: Trag LLC; 1160 Lori Lane: 1160 Lori Lane LLC

Address: 1141: 2180 S 1300 E Suite 100, SLC 84106; 1160: PO Box 680902, PC 8

Phone: 801.244.6067; 435.640.2972 Email Address: terese@gaddisinv.com & john

Architect / Engineer / Landscape Architect / Surveyor:

Full Name: Altitude Engineering Blayde McIntire (see attached for others)

Address: PO Box 531, Heber City, Utah 84032

Phone: Blayde: 307.679.8620 Email Address: blayde@altitude-engineering.com

Requested Zone(s)

- | | | | |
|--|--|---|---|
| ☐ Mountain (M) | ☐ Residential Single Family (RSF) | ☐ Residential Medium Density (RMD) | ☐ Residential High Density (RHD) |
| ☐ Neighborhood Commercial | ☒ Commercial (C) | ☐ Light Industrial (LI) | ☐ Community Site (CS) |
| ☐ Open Space (OS) | | | |

Subdivision and Lot #, or Survey, Lot and Block #:

1141: Iroquois Phase 4, Lot 4 Amended Plat; and 1160: Iroquois Phase 4, Lot 3 Amer

1141: Iroquois Phase 4, Lot 4 Amended Plat; and 1160: Iroquois Phase 4, Lot 3 Amer

Project description:

(Include number acres, number of lots, concept description and projected ERU's):

See attached

See attached

See attached



2. Annexation Review Process

1. Petition filed with Town Clerk

2. Petition must contain the following:



Signature of:

- a. Owners whose private property covers a majority of the private land within the annexation area AND equals at least 1/3 of the value of all property within the annexation area; or
- b. If within an Agriculture Protection Area under UCA 17-41 or Migratory Bird Production Area under UCA 23-28, of 100% of private property owners; or
- c. If owned entirely by public entity other than federal government, of owner of all the publicly owned property.



Accurate, recordable map and plat of survey

- d. Must be prepared and certified by a licensed surveyor and contain each individual ownership sought to be annexed.



List of sponsors, with one designated as contact sponsor

- e. May include up to five (5) sponsors. Must include mailing address of each sponsor.



Copy of County resolution

- f. If located outside Wasatch County



If intended for development, must include at minimum:

- g. Anticipated timeline for development
- h. Master planned development applications
- i. Preliminary subdivision plat (recordable)
- j. Statement of desired zoning
- k. Designations showing proposed zoning district lines



Statements regarding owned waters

- l. Disclosure of all waters owned or historically utilized on property in annexation area and statement from water owner(s) as to estimated value or price at which is/are willing sell to the Town.



Comprehensive review/analysis of surrounding property in sufficient detail for the Town to determine long-term impacts:

- m. Including all property within 1.5 miles of annexation area, but Town Planner can adjust up to 1/2 mile
- n. Performed by qualified land use planner with assistance from other professionals, whom the Town may select
- o. Including analysis of vegetation, wildlife, view corridors, resources, geological features, road systems, utilities, open space and recreation, land uses, community facilities, etc.



Copies mailed/delivered by petitioners (at time of filing petition):

- p. To County Clerk for county in which the property is located
- q. To chair of any Planning Commission with review authority and jurisdiction over the property



Additional information may be required by the Town Planner, Town Engineer, Town Council and/or Planning Commission.



Application fee must be paid prior to any review.

3. Upon confirmation of a complete Petition for Annexation submittal, the Town Planner and Town Engineer, in conjunction with other necessary review members, will complete analyses for presentation to the Town Council.
4. If the Town Council accepts the Petition for Annexation, the petition is sent to the Planning Commission for review, hearing(s) and recommendation.
5. The Planning Commission recommendation is brought to the Town Council for review and a final vote to approve or deny.



3. Applicant or Authorized Representative to Whom All Correspondence Is to Be Sent

☐

Applicant is not the owner listed above.

Full Name: Terese Walton

Address: 2180 S 1300 E Suite 100, Salt Lake City Utah 84106

Phone #: 801-244-6067

Email Address: terese@gaddisinv.com

The checklist below must be included with your application with all items checked off to designate that they have been submitted or your application will not be processed.

4. Checklist:

- a) ☒ Fee paid
- b) ☒ Completed Annexation Petition Application Form
- c) ☒ Preliminary Engineering sketch/drawing of the existing conditions and proposed use; drawn to scale not smaller than one-inch equals one hundred feet (1" = 100ft) and showing the following (both hard copy and electronic format)
 - i. ☒ North point, scale, date
 - ii. ☒ Any Existing development/uses/conditions
 - iii. ☒ Area to be developed
 - iv. ☒ Adjacent property
 - v. ☒ Proposed lot lines with lot sizes
 - vi. ☒ Proposed building envelopes
 - vii. ☐ Proposed ERU's



5. Acknowledgement of Responsibility

This is to certify that I am making an application for the described action by the Town of Hideout and that I am responsible for complying with all town requirements regarding this request. This application should be processed in my name and I am a party whom the town should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until the Town Administrator or designee has reviewed the application and notified me in writing that it has been deemed complete. **I understand that any application I submit will be governed by the terms of the Town Code of the Town of Hideout** and that I am responsible to understand those provisions and ensure that the application complies with the same.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that I will be informed of the dates set for any public hearing or public meetings. This report will be on file and available in the Town of Hideout office shown above.

I further understand that additional fees may be charged for the Town's review of the application, and that the fee for the annexation petition is non-refundable. Any additional analysis required would be processed through the town's consultants with a written estimate of time/expense/scope. This estimate will be provided to the applicant for authorization prior to any work being performed.

Signature of the Applicant:

Name of Applicant (Print): Terese Walton for Trag LLC and 1160 Lori Lane LLC

Mailing Address: 2180 S 1300 E Suite 100, Salt Lake City, Utah 84106

Phone: 801-244.6067 - Terese Walton; 435.640.2972 - John Travis

Email Address: terese@gaddisinv.com and john@travispartnersutah.com



6. AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant (Print): Terese Walton and John Travis

Mailing Address: 2180 S 1300 E Suite 100, SLC Utah 84106 and PO Box 680902, PC 8

Street Address/Legal Description of Subject Property:

1141 Lori Lane, Heber City Utah 84036 and 1160 Lori Lane, Heber City Utah 84036

Signature: DocuSigned by: *Terese Walton* Signed by: *John Travis* 144701EDE9D245F... 74FBB27AE8A7483... Date: 5/9/2025

1. If you are not the fee owner, attach another copy of this form that has been completed by the fee owner, or a copy of your authorization to pursue this action.
2. If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Please note: This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action.

EXHIBIT F
TOWN OF HIDEOUT, UTAH
ORDINANCE NO. 2026-O-12

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY LOCATED AT 1141 AND 1160 LORI LANE INTO THE TOWN OF HIDEOUT; ASSIGNING A ZONING DESIGNATION; APPROVING AN ANNEXATION AND MASTER DEVELOPMENT AGREEMENT; AND PROVIDING FOR RELATED MATTERS

WHEREAS, Trag LLC and 1160 Lori Lane LLC (collectively, the “Developer”) are the owners or contract purchasers of certain real property located in unincorporated Wasatch County, Utah, commonly known as 1141 and 1160 Lori Lane, more particularly described in Exhibit A (the “Property”); and

WHEREAS, the Developer has submitted a petition for annexation of the Property into the Town of Hideout (the “Town”) in accordance with applicable Utah law; and

WHEREAS, the Property is contiguous to the boundaries of the Town and is eligible for annexation; and

WHEREAS, the Developer proposes to develop the Property as a mixed-use commercial project known as “Hideout Mountain Village” (the “Project”); and

WHEREAS, the Town is authorized to enter into development agreements pursuant to Utah Code § 10-9a-532; and

WHEREAS, the Town Council has considered the proposed Annexation and Master Development Agreement (the “Agreement”), attached hereto as Exhibit B; and

WHEREAS, the Town Council has held a duly noticed public hearing and received a recommendation from the Planning Commission regarding the annexation, zoning designation, and Project; and

WHEREAS, the Town Council hereby adopts the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The site includes two parcels. 1141 Lori Lane contains 1.02 acres and 1160 Lori Lane that contains 1.90 acres.
2. Prior to the annexation, the property was in unincorporated Wasatch County and was zoned Mountain (M) and also included within the Jordanelle Basin Overlay Zone (JBOZ), with a minimum lot size of 20 acres required for development.

3. The Town Council accepted the annexation petition for further consideration on September 9, 2025.
4. The site plan concepts associated with the petition for annexation were reviewed by the Planning Commission at two work sessions; one on November 20, 2025 and then again on March 19, 2026.
5. The proposed zoning for both sites is Commercial “C” once annexed into the Town of Hideout.
6. The property is contiguous to the Jordanelle Parkway which is in the Town of Hideout.

Conclusions of Law

1. The proposed annexation and zoning designation, as conditioned, comply with Hideout Municipal Code.
2. The proposed annexation and zoning designation, as conditioned, are consistent with the applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured because of the approval of the proposed annexation and zoning designation, as conditioned.
4. Approval of the proposed annexation and zoning designation, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Hideout.

Conditions of Approval

1. While the Commercial (“C”) zoning designation permits a broader range of commercial uses, including offices and meeting facilities, the Developer agrees that the ground-floor space within the building located at 1141 Lori Lane shall be limited to active commercial uses, including but not limited to restaurant and café uses. For the property located at 1160 Lori Lane, the Developer agrees that ground-floor uses shall be limited to active commercial uses, including but not limited to restaurants/café, bar/pub, grocery or convenience retail, general retail, personal services, fitness centers, and similar pedestrian-oriented commercial uses. Alternatively, a hotel may be constructed at 1160 Lori Lane.
2. The Town’s Design Review Committee (DRC) will have statutory oversight to review and approve the proposed plans.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HIDEOUT, UTAH, AS FOLLOWS:

Section 1. Annexation of Property.

The Property described in **Exhibit A** is hereby annexed into the Town of Hideout and shall be subject to all applicable laws, ordinances, and regulations of the Town, except as otherwise provided in this Ordinance or the Agreement.

Section 2. Zoning Designation.

Upon annexation, the Property is hereby designated as **Commercial (“C”) Zone**.

The zoning designation established herein shall govern the use and development of the Property, subject to the provisions of the Agreement.

Section 3. Approval of Annexation and Master Development Agreement.

The Town Council hereby approves the Annexation and Master Development Agreement attached as **Exhibit B** and incorporated herein by this reference.

Section 4. Authorization of Execution.

The Mayor is hereby authorized and directed to execute the Agreement on behalf of the Town, and the Town Recorder is authorized to attest the same.

Section 5. Development Rights and Governing Standards.

The development of the Property shall be governed by:

1. This Ordinance;
2. The Agreement; and
3. Applicable provisions of the Hideout Municipal Code, except as modified by the Agreement.

Section 6. Reservation of Legislative Authority.

Nothing in this Ordinance or the Agreement shall be construed to limit the Town’s legislative authority or police power except as expressly provided in the Agreement and as permitted by law.

Section 7. Effective Date.

This Ordinance shall take effect upon:

- passage and publication as required by law; and
- satisfaction of any statutory annexation requirements.

Section 8. Severability.

If any provision of this Ordinance is determined to be invalid or unenforceable, such determination shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED by the Town Council of the Town of Hideout, Utah, this 14 day of May, 2026.

TOWN OF HIDEOUT

By: Ralph Severini
Ralph Severini, Mayor

ATTEST:

By: Maria Devereux
Maria Devereux, Town Recorder



EXHIBIT E
TOWN OF HIDEOUT, UTAH
RESOLUTION NO. 2026-R-09

A RESOLUTION APPROVING AN ANNEXATION AND MASTER DEVELOPMENT AGREEMENT FOR THE HIDEOUT MOUNTAIN VILLAGE PROJECT LOCATED AT 1141 AND 1160 LORI LANE; AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT

WHEREAS, Trag LLC and 1160 Lori Lane LLC (collectively, the “Developer”) have requested annexation of certain real property located at 1141 and 1160 Lori Lane into the Town of Hideout, as more particularly described in the Annexation and Master Development Agreement (the “Agreement”); and

WHEREAS, the Developer proposes to develop the property as a mixed-use commercial project known as “Hideout Mountain Village,” as more particularly described in the Agreement and its exhibits ; and

WHEREAS, the Town is authorized to enter into development agreements pursuant to Utah Code § 10-9a-532 and applicable provisions of the Hideout Municipal Code; and

WHEREAS, the Town Council finds that the Agreement:

- establishes vested development rights consistent with applicable law;
- provides for orderly development of the Property;
- promotes the public health, safety, and welfare; and
- is consistent with the Town’s General Plan; and

WHEREAS, the Planning Commission has reviewed the proposed Project and has provided a recommendation to the Town Council following a duly noticed public hearing; and

WHEREAS, the Town Council has conducted a duly noticed public hearing and has considered the Agreement and all related materials; and

WHEREAS, the Town Council desires to approve the Agreement subject to the terms and conditions set forth therein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HIDEOUT, UTAH, AS FOLLOWS:

Section 1. Approval of Agreement.

The Town Council hereby approves the Annexation and Master Development Agreement between the Town of Hideout and the Developer, attached hereto as **Exhibit A** and incorporated herein by this reference.

Section 2. Authorization of Execution.

The Mayor is hereby authorized and directed to execute the Agreement on behalf of the Town, and the Town Recorder is authorized to attest the same.

Section 3. Legislative Intent.

The Town Council hereby determines that:

- the Agreement constitutes a valid development agreement under Utah law;
- the terms of the Agreement are consistent with the Town's land use authority; and
- approval of the Agreement is in the best interest of the Town.

Section 4. No Waiver of Police Power.

Nothing in this Resolution or the Agreement shall be construed to limit the Town's legislative authority or police power except as expressly provided in the Agreement and permitted by law.

Section 5. Effective Date.

This Resolution shall take effect immediately upon adoption.

ADOPTED AND PASSED by the Town Council of the Town of Hideout, Utah, this 14 day of May, 2026.

TOWN OF HIDEOUT

By: Ralph Severini
Ralph Severini, Mayor

ATTEST:

Maria Devereux
Maria Devereux, Town Recorder



RECORDER'S CERTIFICATE

Town of Hideout, Utah
10860 N Hideout Trail, Hideout, UT 84036

Annexation of 1141 and 1160 Lori Lane

Ordinance 2026-O-12

I, Maria Devereux, the duly appointed and acting Town Recorder for the Town of Hideout, Utah, hereby certify the following:

1. On May 14, 2026, the Hideout Town Council adopted Ordinance 2026-O-12, approving the annexation of approximately 2.92 acres of real property located at 1141 and 1160 Lori Lane, Wasatch County, Utah.
2. All requirements applicable to this annexation under Utah law have been completed, including petition acceptance, Planning Commission review, public hearing, contiguity verification, and adoption of the annexation ordinance.
3. The final local entity plat and legal description of the annexation area are attached hereto and incorporated as part of this certification.
4. The Town of Hideout respectfully requests that the Office of the Lieutenant Governor review this boundary action and issue the applicable Certificate of Annexation pursuant to Utah Code § 67-1a-6.5.

Signed this 13th day of July, 2026.



Maria Devereux Town Recorder

Town of Hideout, Utah

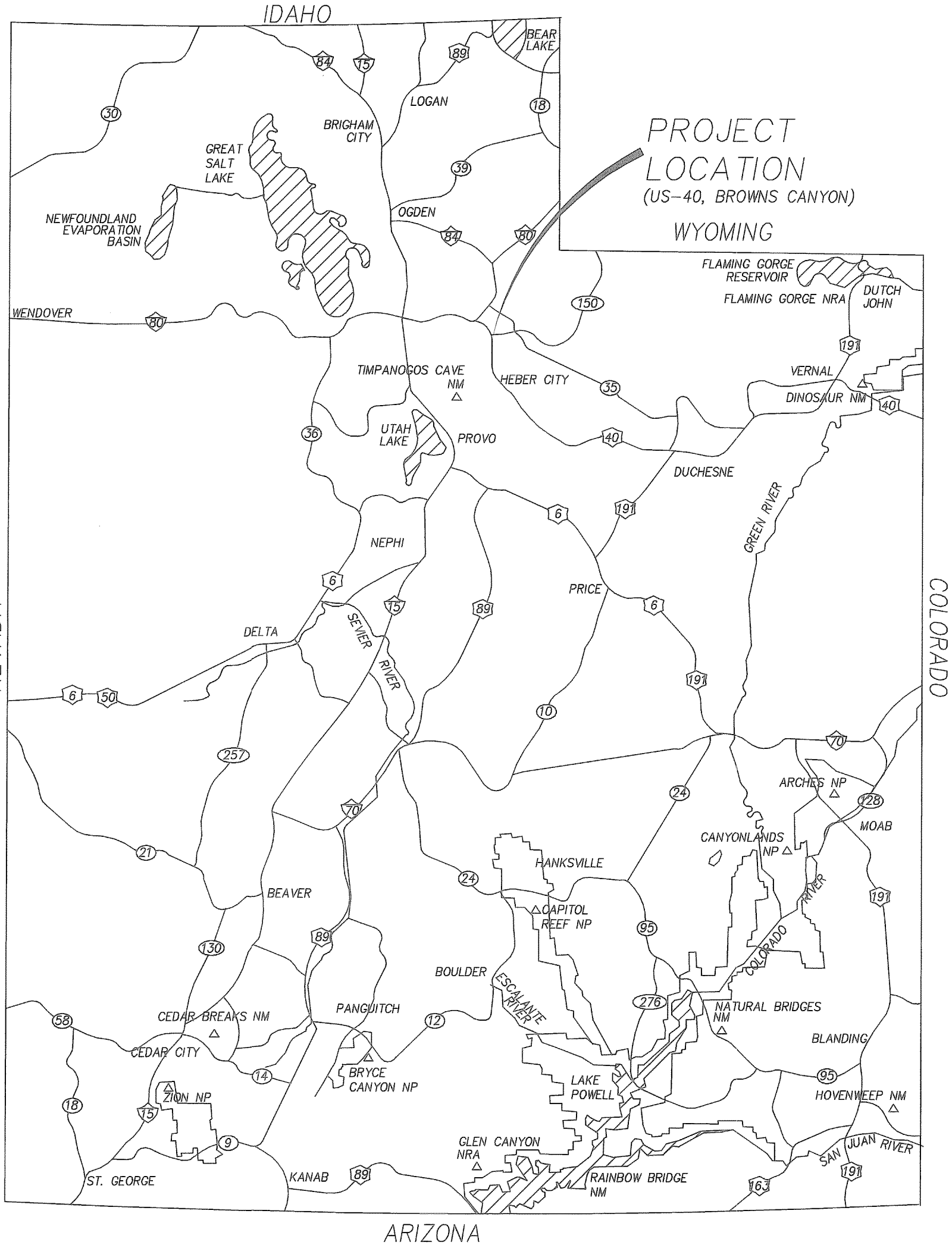
mdevereux@hideoututah.gov

O: 801.989.2257

IROQUOIS PHASE 4 AMENDED

LOCATED IN SECTION 6, TOWNSHIP
2 SOUTH, RANGE 5 EAST AND THE SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	88.88'	475.00'	10°43'16"	44.57'	S51°37'34"W	88.75'
C2	52.24'	475.00'	6°18'04"	26.15'	S53°50'10"W	52.21'
C3	36.64'	475.00'	4°25'12"	18.33'	S48°28'32"W	36.63'
C4	56.75'	516.00'	6°18'04"	28.40'	S53°50'10"W	56.72'
C5	23.90'	16.00'	85°34'48"	14.81'	S86°31'28"E	21.74'
C6	23.90'	16.00'	85°34'48"	14.81'	N00°56'40"W	21.74'
C7	116.51'	516.00'	12°56'15"	58.51'	S35°22'36"W	116.27'
C8	36.64'	475.00'	4°25'12"	18.33'	S44°03'20"W	36.63'
C9	107.26'	475.00'	12°56'15"	53.86'	S35°22'36"W	107.03'
C10	143.90'	475.00'	17°21'28"	72.51'	S37°35'12"W	143.35'
C11	212.69'	434.00'	28°04'43"	108.53'	S42°56'50"W	210.57'
C12	40.03'	475.00'	4°49'41"	20.02'	S26°29'38"W	40.01'
C13	7.21'	439.00'	0°56'27"	3.60'	S23°36'34"W	7.21'
C14	481.08'	475.00'	58°01'46"	263.46'	S17°15'03"W	460.78'
C15	297.16'	475.00'	35°50'38"	153.62'	S06°09'28"W	292.33'
C16	261.73'	475.00'	31°34'14"	134.28'	S08°17'40"W	258.43'
C17	35.43'	475.00'	4°16'24"	17.72'	S09°37'38"E	35.42'
C18	22.36'	511.00'	2°30'24"	11.18'	S22°49'35"W	22.35'
C19	61.35'	511.00'	6°52'44"	30.71'	S18°08'02"W	61.31'
C20	197.86'	511.00'	22°11'06"	100.19'	S03°36'07"W	196.63'
C21	23.38'	16.00'	83°44'13"	14.34'	N34°22'40"E	21.36'
C22	38.59'	475.00'	4°39'19"	19.31'	S14°05'30"E	38.58'
C23	287.29'	290.00'	56°45'37"	156.67'	S47°51'58"W	275.69'
C24	312.06'	315.00'	56°45'37"	170.18'	S47°51'58"W	299.45'
C25	215.42'	475.00'	25°59'06"	109.60'	N32°28'42"E	213.58'
C26	197.27'	450.00'	25°07'04"	100.25'	N32°02'41"E	195.70'
C27	139.89'	647.96'	12°22'10"	70.22'	S13°25'16"W	139.61'
C28	459.44'	647.96'	40°37'33"	239.85'	S39°55'08"W	449.88'
C29	57.08'	150.00'	21°48'11"	28.89'	N54°38'09"W	56.74'
C30	66.59'	175.00'	21°48'11"	33.70'	N54°38'09"W	66.19'
C31	76.11'	200.00'	21°48'11"	38.52'	N54°38'09"W	75.65'
C32	107.70'	150.00'	41°08'18"	56.29'	S44°58'06"E	105.40'
C33	125.65'	175.00'	41°08'18"	65.67'	S44°58'06"E	122.97'
C34	143.60'	200.00'	41°08'18"	75.05'	S44°58'06"E	140.54'
C35	36.66'	200.00'	10°30'05"	18.38'	S60°17'12"E	36.61'
C36	106.94'	200.00'	30°38'13"	54.78'	S39°43'03"E	105.67'
C37	59.69'	200.00'	17°05'57"	30.07'	S15°50'58"E	59.47'
C38	61.21'	175.00'	20°02'26"	30.92'	S14°22'44"E	60.90'
C39	40.73'	150.00'	15°33'32"	20.49'	S16°37'10"E	40.61'
C40	15.10'	15.50'	55°49'44"	8.21'	S19°04'28"W	14.51'
C41	13.30'	15.50'	49°10'50"	7.09'	N31°53'24"W	12.90'
C42	247.37'	50.00'	28°32'08"	39.44'	S85°15'15"W	61.93'
C43	132.02'	50.00'	15°17'01"	195.33'	N28°39'11"W	96.88'
C44	115.35'	50.00'	13°21'07"	112.79'	S09°36'45"W	91.42'
C45	599.32'	647.96'	52°59'43"	323.03'	S33°44'03"W	578.19'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD



NOTICE TO PURCHASERS

- 1) No Buildings shall be constructed on active fault lines, collapsible soils, landslide areas, alluvia fan, flood debris, flows, on steeper slopes than 25% grade, or other geological hazards, unless approved by Wasatch County.
- 2) No buildings shall be constructed on wetlands or other areas where ground water is periodically within 7 feet of the surface, on areas within rises to 100 feet of a live or intermittent water, on area within 150 feet radius from a well used for culinary water, on areas within a 100-year 24 hour storm incident drainage path, and on any other water related area where development will have an unreasonable effect on the water course or aquifer.
- 3) No building shall be constructed on any utility easement of record.
- 4) Subject to any restrictions per the Declaration of Covenants, Conditions and Restriction
- 5) Subject to any restrictions per the Architectural/Technical Control Committee.
- 6) Subject to any restrictions per the Wasatch County Fire District and Wasatch County.
- 7) Subject to any regulations per Developer Maintenance Agreement.
- 8) Subject to any regulations per Developer J.S.S.D. Regulations and Guidelines.
- 9) Subject to any regulations per Home Owners Associations Articles of Incorporation.
- 10) Subject to any regulations per Home Owners Associations By Laws.
- 11) Subject to any regulations per County Commission and Planning Commission Counsel.
- 12) Subject to any roof and driveway drainage detention regulations per the approved set of roadway construction drawings.
- 13) Individual lot owners will be responsible for the maintenance of storm water flows in any drainage devices and channels which has been crossed or modified.
- 14) The following parties shall be responsible for the control and eradication of noxious weeds on all areas of the property (including graded and disturbed areas).
 - a) The developer until such time the individual lots are sold.
 - b) Individual lot owners after each lot is purchased.
- 15) Surface drainage ditches shown on the project improvement plans, and existing surface drainage ditches shall be maintained in open conditions at all times for flood control purposes.
- 16) Subject to Wasatch County School Board Bus scheduling and routing.
- 17) Lot owners subject to Wasatch County Water Quality Standards, including treating runoff from the 2 year 24 hour storm event. See guideline requirements for Wasatch County Erosion Control.
- 18) All road drainage facilities, including storm water ponds, channels, etc to be maintained by the HOA in accordance with the Utah Water Quality Control Division.
- 19) All driveway and lot drainage facilities, ponds, channels, etc to be maintained by the lot owner in accordance with the Utah Water Quality Control Division.
- 20) No outside water irrigation on 30% slopes and steeper.
- 21) All outside irrigation systems shall be per Jordanelle Special Service District Regulations and standards.
- 22) Rebar & cap to be set at all boundary corners & rear lot corners (LS #259961) all front lot corners will be set with lead plugs in the curb as an extension of the lot line.
- 23) All public utility and drainage easements are 10 feet in the front and back and 10 feet of the sides unless otherwise noted.
- 24) Building setbacks are 10 feet in the front, 10 feet in the rear, 10 feet on the sides, and 10 feet on street side of corner lots, unless otherwise noted on the plat. Any commercial project will be reviewed as a conditional use and setbacks determined by the County at that time.
- 25) "Public Utilities shall have the right to install, maintain and operate their equipment above and below ground and all the other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

SEE IROQUOIS PHASE 4, RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, FOR SLOPE INFORMATION.

SURVEYOR'S CERTIFICATE

I, JASON G. JENKINS, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 6119653 as prescribed under the laws of the State of Utah, I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be known as:

IROQUOIS PHASE 4 AMENDED

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land located in the East half of Section 1, Township 2 South, Range 4 East, and in the Northwest Quarter of Section 6, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the westerly line of the Wasatch County line, which point is 389.02 feet, North 89°50'20" West along the East-West Quarter section line and 792.00 feet, South 00°09'40" West from the brass cap monument found marking the West Quarter corner of said Section 6 (basis of bearings being South 00°44'47" East, 2643.77 feet along the section line between the brass cap monuments found marking the Northwest and West Quarter corners of said Section 6), and running thence along said westerly line the following four (4) courses: (1) North 29°19'09" West, 398.02 feet; (2) North 07°48'30" West, 1031.33 feet; (3) North 30°03'00" East, 491.00 feet; (4) North 15°43'00" West, 623.18 feet to the southwesterly line of Highway 248 and a 1679.86-foot curve to the right (center bears South 18°24'52" West); thence along said southwesterly line the following five (5) courses: (1) southeasterly 1058.71 feet along the arc of said curve through a central angle of 36°06'36" (chord bears South 53°31'50" East, 1041.28 feet); (2) South 31°53'30" East, 311.66 feet; (3) South 42°52'21" East, 264.22 feet to a 360.24-foot radius curve to the right (center bears South 26°14'55" West); (4) southeasterly 137.82 feet along the arc of said curve through a central angle of 21°55'15" (chord bears South 52°47'28" East, 136.98 feet); (5) South 30°11'46" East, 147.37 feet to the northerly line of the Rail Trail and a 647.96-foot radius curve to the left (center bears South 23°55'19" West); thence northwesterly 506.84 feet along said line and the arc of said curve through a central angle of 44°49'03" (chord bears North 88°29'13" West, 494.02 feet) to a 439.00-foot radius curve to the left (center bears South 66°51'39" East); thence southwesterly 303.10 feet along the arc of said curve through a central angle of 39°33'30" (chord bears South 03°21'36" West, 297.11 feet); thence South 73°34'51" West, 72.00 feet to a 16.00-foot radius curve to the left (center bears South 73°34'51" West); thence northwesterly 24.39 feet along the arc of said curve through a central angle of 87°20'05" (chord bears North 60°05'11" West, 22.10 feet); thence South 76°14'46" West, 40.51 feet to the point of curvature with a 265.00-foot radius curve to the left; thence southwesterly 262.52 feet along the arc of said curve through a central angle of 56°45'37" (chord bears South 47°51'58" West, 251.92 feet); thence South 19°29'09" West, 467.14 feet to the point of curvature with a 500.00-foot radius curve to the right; thence southwesterly 233.55 feet along the arc of said curve through a central angle of 26°45'45" (chord bears South 32°52'01" West, 231.43 feet) to the point of beginning.

Contains 35.11 acres, more or less.



JULY 25 2006
DATE:

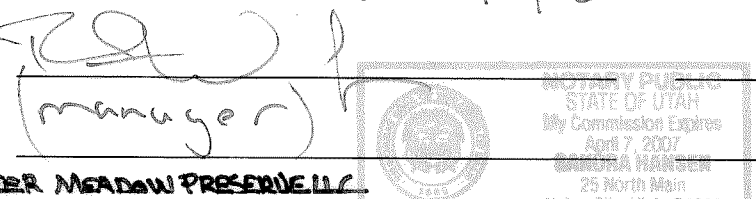
OWNER'S DEDICATION

Know all men by these presents that Richard J. Jenkins, the undersigned owner() of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

IROQUOIS PHASE 4 AMENDED

do hereby dedicate for perpetual use of all the public all parcels of land shown on this plat as intended for public use. All lots shall have undivided interest in the common areas for the purpose of ingress, egress and placement of utilities.

In witness whereof, I, Richard J. Jenkins, have hereunto set my hand and seal this 15th day of August, A.D., 2006.



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ S.S.
On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, _____ who after being duly sworn acknowledged to me that _____ a Limited Liability Company () that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

WASATCH COUNTY RECORDER

NO. 308975 BOOK 898 PAGE 382-401 DATE 11 Oct 2006
STATE OF UTAH, COUNTY OF WASATCH, TIME 10:40 AM, FEE 66.00
RECORDED AND FILED AT THE REQUEST OF Deer Meadow Preserve LLC

Elizabeth Palmier
COUNTY RECORDER

SHEET NO

1
2

WASATCH COUNTY FIRE MARSHALL

APPROVED THIS 31 DAY OF Aug. 2006

WASATCH COUNTY FIRE MARSHALL

WASATCH COUNTY PLANNING COMMISSION

APPROVED AS TO FORM THIS 11 DAY OF Sept. 2006

Chairman, Planning Commission

WASATCH COUNTY WEED BOARD

APPROVED THIS 1 DAY OF Sept. 2006

WEED DEPARTMENT SUPERVISOR

APPROVAL AS TO FORM

APPROVED THIS 23 DAY OF August, 2006

WASATCH COUNTY ATTORNEY

JORDANELLE SPECIAL IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____

JSD AUTHORIZED REPRESENTATIVE

WASATCH COUNTY PUBLIC WORKS

APPROVED THIS 1 DAY OF Sept. 2006

DIRECTOR, PUBLIC WORKS DEPT.

WASATCH COUNTY SURVEYOR

THIS OFFICE HAS REVIEWED THE PLAT AND ACCEPTS THE PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.

WASATCH COUNTY SURVEYOR

DATE

WASATCH COUNTY PLANNING OFFICE

APPROVED AS TO FORM THIS 6th DAY OF Oct. 2006

DIRECTOR, PLANNING & ZONING DEPT.

WASATCH COUNTY SHERIFF DEPT.

APPROVED THIS 11 DAY OF Sept. 2006

WASATCH COUNTY SHERIFF

WASATCH COUNTY HEALTH DEPT.

APPROVED THIS 11 DAY OF Sept. 2006

DIRECTOR, COUNTY HEALTH DEPT.

JORDANELLE SPECIAL SERVICE DISTRICT

APPROVED THIS 8 DAY OF Sept. 2006

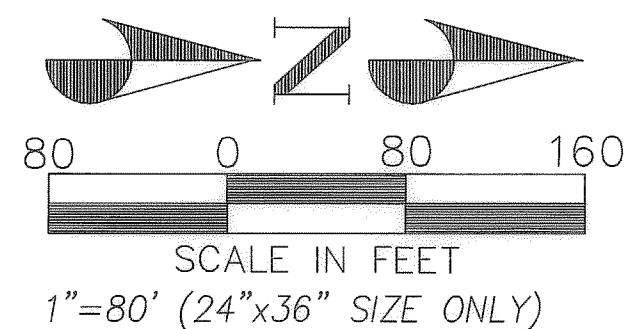
JSSD AUTHORIZED REPRESENTATIVE

THE COUNTY OF WASATCH APPROVES THIS IROQUOIS PHASE 4 AMENDED SUBDIVISION, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, SUBJECT TO THE DEVELOPER COMPLETING ALL IMPROVEMENTS ACCORDING TO WASATCH COUNTY DEVELOPMENT STANDARDS.

APPROVED THIS 11th DAY OF Oct. 2006

WASATCH COUNTY EXECUTIVE

ATTEST



IROQUOIS PHASE 4 AMENDED

LOCATED IN SECTION 6, TOWNSHIP
2 SOUTH, RANGE 5 EAST AND THE SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

CENTER QUARTER CORNER OF
SECTION 1, TOWNSHIP 2 SOUTH, RANGE
4 EAST, SALT LAKE BASE & MERIDIAN
(NOT LOCATED)

UNITED PARK CITY MINES

UNITED PARK CITY MINES

POINT OF
BEGINNING

LOT 5
262,267 SQ. FT.
6.02 AC.

LOT 2
581,031 SQ. FT.
13.34 AC.

LOT 1
323,733 SQ. FT.
7.43 AC.

$\Delta = 36^{\circ}06'36''$
 $R = 1679.86'$
 $L = 1058.71'$
 $Chd = S53^{\circ}31'50''E$
1041.28'

$\Delta = 26^{\circ}45'45''$
 $R = 500.00'$
 $L = 233.55'$
 $Chd = S32^{\circ}52'01''W$
231.43'

WEST QUARTER CORNER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE & MERIDIAN
FOUND WASATCH CO. MONUMENT
(LOCATED AND VERIFIED)

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND 1.5" METAL CAP SET IN CONC.
(LOCATED AND VERIFIED)

$\Delta = 56^{\circ}45'37''$
 $R = 265.00'$
 $L = 262.52'$
 $Chd = S47^{\circ}51'58''W$
251.92'

$\Delta = 87^{\circ}20'05''$
 $R = 16.00'$
 $L = 24.39'$
 $Chd = N60^{\circ}05'11''W$
22.10'

PARCEL A
40,979 SQ. FT.
0.94 AC.

$\Delta = 39^{\circ}33'30''$
 $R = 439.00'$
 $L = 303.10'$
 $Chd = S03^{\circ}21'36''W$
297.11'

$\Delta = 44^{\circ}49'03''$
 $R = 647.96'$
 $L = 506.84'$
 $Chd = N88^{\circ}29'13''W$
494.02'

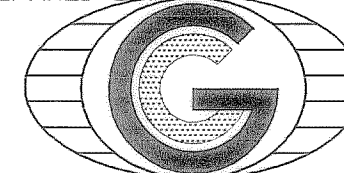
$\Delta = 21^{\circ}55'15''$
 $R = 360.24'$
 $L = 137.82'$
 $Chd = S52^{\circ}47'28''E$
136.98'

SEE IROQUOIS PHASE 4, RECORDED IN
THE OFFICE OF THE WASATCH COUNTY
RECORDER, FOR SLOPE INFORMATION.

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- REBAR AND CAP TO BE SET
- MONUMENT PEPG LS#259961 TO BE SET

PREPARED BY:



GATEWAY CONSULTING, L.L.C.

P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 433-0774 FAX: (801) 433-0776

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

FOCAL POINT
SURVEYS
PO BOX 312
HEBER CITY, UT 84032-0312
435.654.1917

Date: FEBRUARY 21, 2006
File: 6361.0510/DWG/FPLAT-48

SHEET NO

2

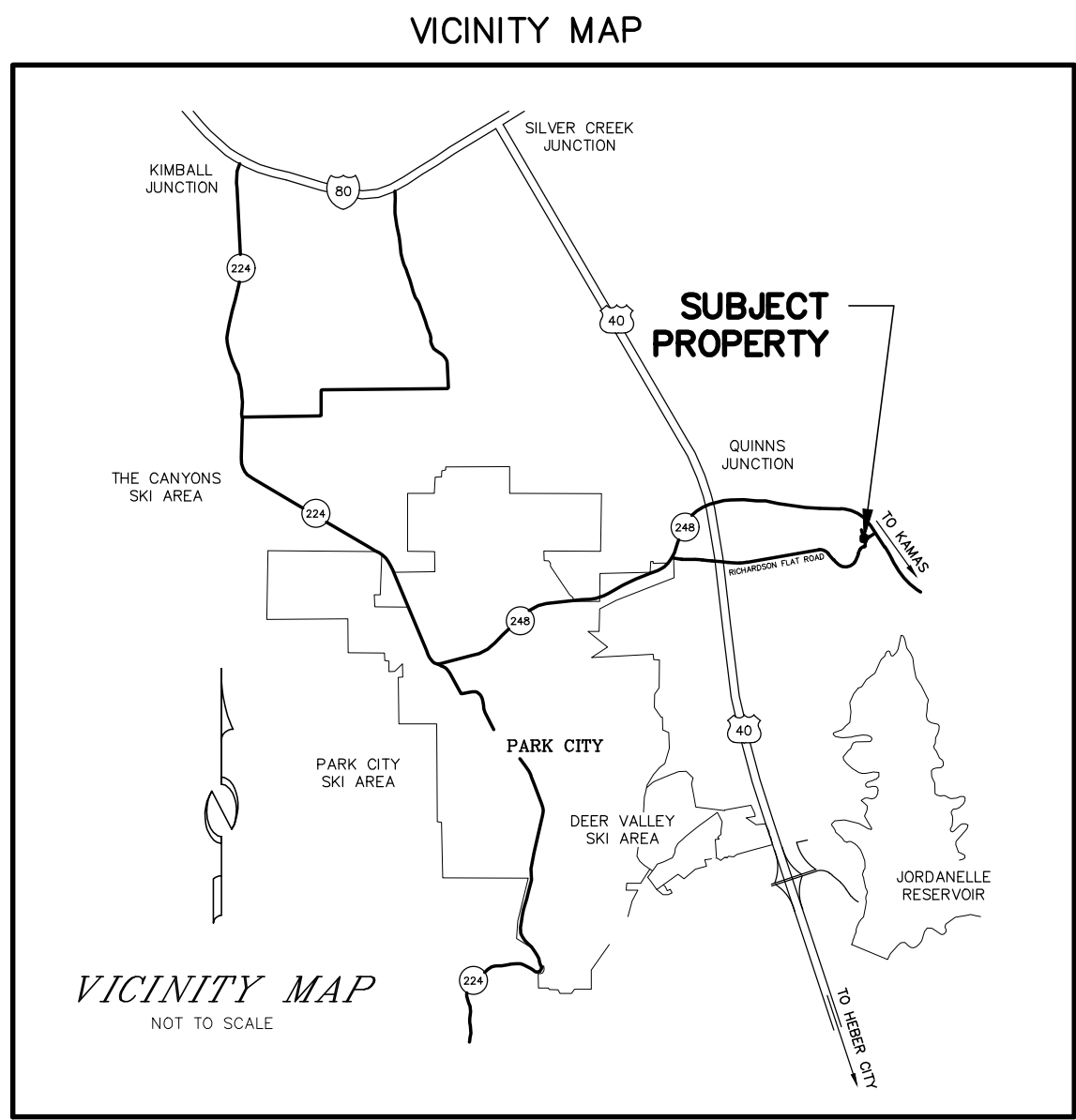
2

WASATCH COUNTY RECORDER

NO. **308975** BOOK **898** PAGE **382** DATE **11-Oct-2006**
STATE OF UTAH, COUNTY OF WASATCH, TIME **10:40 AM**, FEE **66.00**
RECORDED AND FILED AT THE REQUEST OF **Oser Meadow Preserve LLC**

Elizabeth Palmier
COUNTY RECORDER

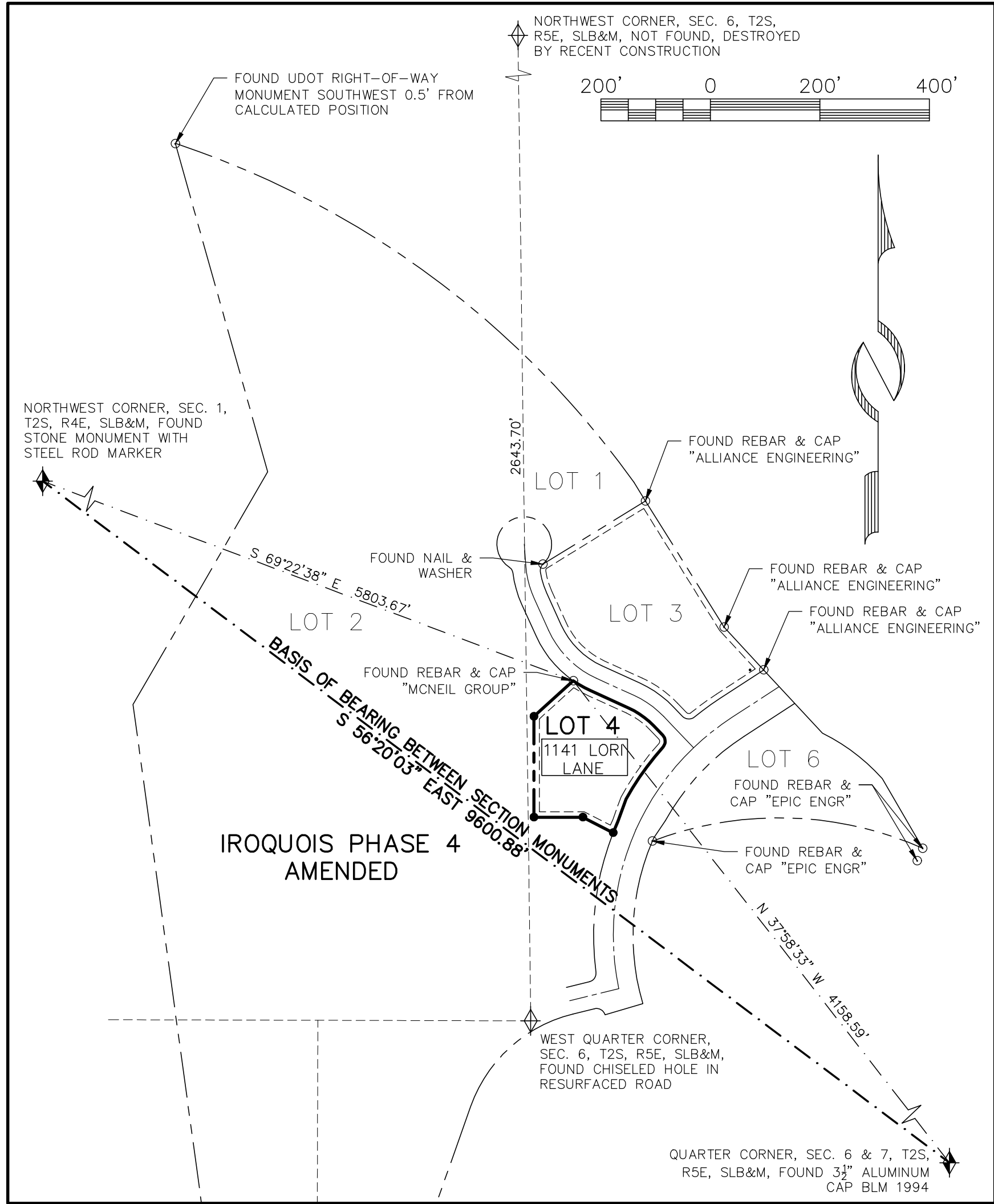
NC



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 43°44'04" W	23.58'

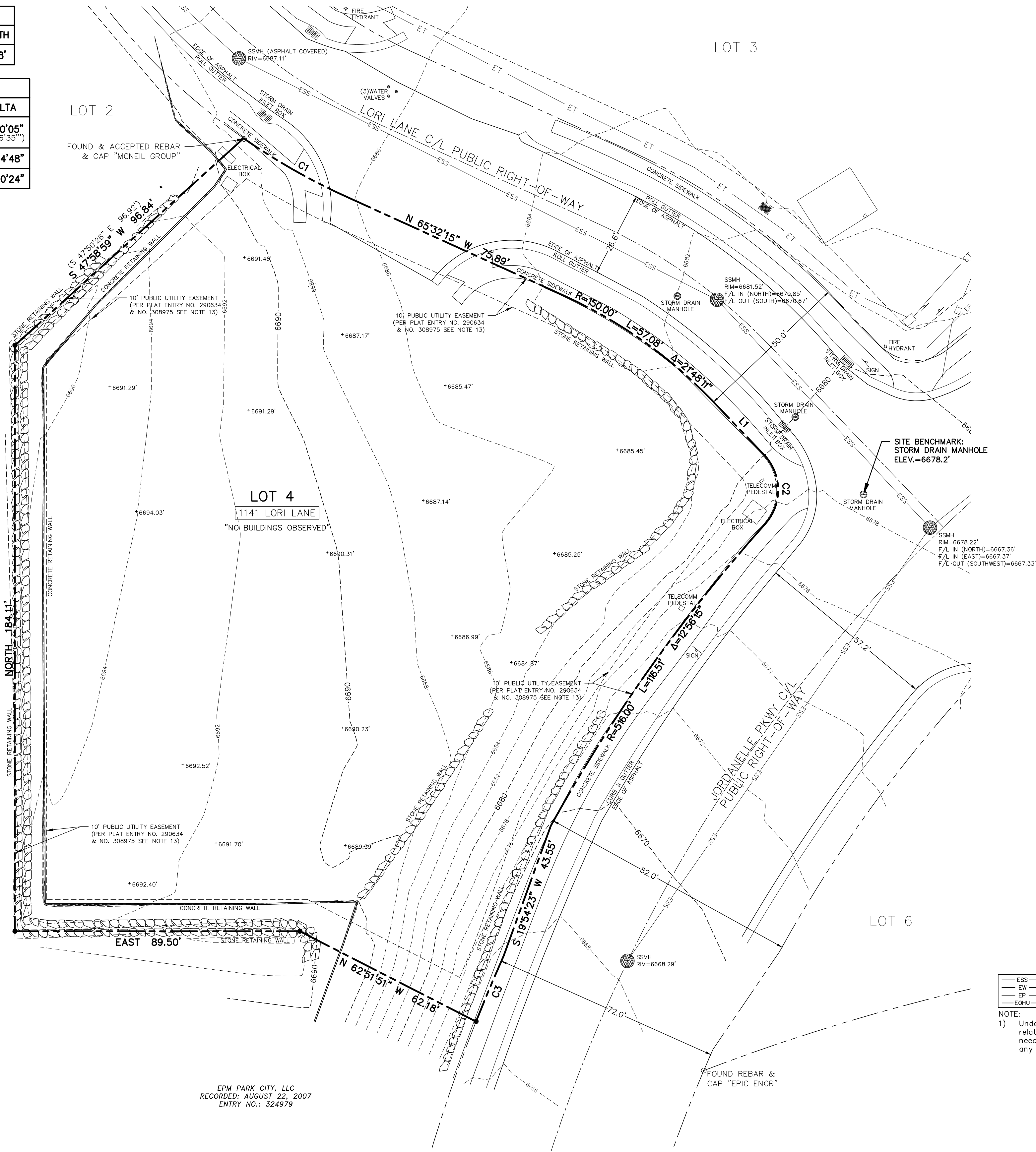
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	200.00'	36.66' (36.45')	10°30'05" (10°26'35")
C2	16.00'	23.90'	85°34'48"
C3	511.00'	22.36'	02°30'24"

EPM PARK CITY, LLC
RECORDED: AUGUST 22, 2007
ENTRY NO.: 324979

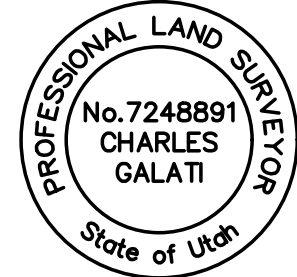


1141 LORI LANE ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH
RECORD OF SURVEY



EPM PARK CITY, LLC
RECORDED: AUGUST 22, 2007
ENTRY NO.: 324979



SURVEYOR'S CERTIFICATE

To Travis Land Company Inc., Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 8, and 11 of Table A thereof. The field work was completed on December 11, 2019.

LEGAL DESCRIPTION

LOT 4, IROQUOIS PHASE 4 AMENDED SUBDIVISION, according to the official plat thereof, recorded October 11, 2006, as Entry No. 308975 in Book 898 at Page 382 of the official records in the office of the Wasatch County Recorder.

NOTES

- Basis of Bearing for this survey is between the found section corner monuments as shown on this plat.
- Field work for this survey was completed December 11, 2019 and is in compliance with generally accepted industry standards for accuracy.
- The purpose of this survey was to perform an ALTA, Boundary, Existing Conditions, and Topography survey for a real estate transaction and the possibility of future improvements to the property.
- Gross land area for Lot 4 is 44,378 sq. ft.
- County tax maps, recorded deeds, Iroquois Phase 4 Amended Entry No. 308975, Record of Surveys s1256, s1519, and s2686 (all aforementioned documents on file and of record in the Wasatch County Recorder's Office), BLM MTP for Township 2S, Range 5E, Salt Lake Base and Meridian, yet to be recorded survey of Lot 3 prepared by this surveyor dated December 4, 2019, and physical evidence found in the field were used to determine the boundary as shown on this plat.
- Site Benchmark: STORM DRAIN MANHOLE, Elevation=6678.2' as shown.
- The architect is responsible for verifying building setbacks, zoning requirements and building heights.
- Property corners were found or set as shown.
- Snow coverage at the time of the survey was approximate 0-6". As a result, monuments, improvements, and/or conditions may exist which are not shown on this survey.
- This survey was performed in conjunction with a Commitment for Title Insurance, File No. 26470, issued by Stewart Title Guaranty Company with an effective date of August 12, 2019.
- There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- Exception Items 1-14, and 17-19 in Schedule B Part II of the Title Commitment are not addressed by this survey.
- Exception Item 15 in Schedule B Part II of the Title Commitment with regards to Easements and Right of Way per Iroquois Phase 4 Subdivision Entry No. 290634 and Iroquois Phase 4 Amended Subdivision Entry No. 308975 are shown on this survey.
- Exception Item 16 in Schedule B Part II of the Title Commitment with regards to reservation for a Transmission line Right of Way does not affect this property.
- Record Bearings and distances, when different than measured are in parenthesis, ().
- Subject Property is located within Zone X, "Area of Minimal Flood Hazard" per flood map 49051C0025E effective March 15, 2012 as found on the FEMA Flood Map Service Center.
- Utilities shown are per observed evidence collected pursuant to Section 5.E.iv. minimum standard detail requirement.

DRAFT
FOR
REVIEW

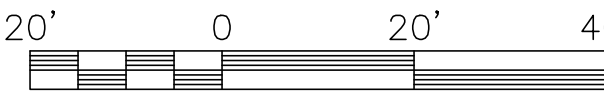
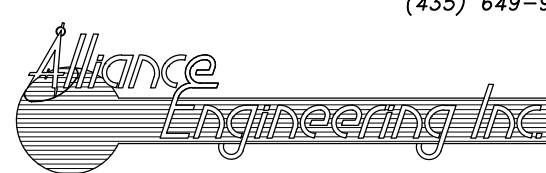
LEGEND

- Set 5/8" rebar w/cap or Nail and Washer Stamped "ALLIANCE ENGINEERING"
- Found Monument (As-Noted)
- Found Section monument (As-Noted)
- Not-Found Section monument (As-Noted)

ESS	EXISTING SEWER	SS	NEW SEWER
EW	EXISTING WATER	W	NEW WATER
EP	EXISTING POWER	EG	EXISTING GAS
EOHU	EXTG OVERHEAD UTILITY	ET	EXISTING TELECOMM

NOTE:

1) Underground utilities shown per blue stake and related field survey evidence. Civil engineer will need to verify location with utility companies for any future design.



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:

CHARLES GALATI
CONNOR DINSMORE
TOM LUND
CHIP TOMSUDAN

DATE: 12/20/19

ALTA/NSPS LAND TITLE SURVEY
1141 LORI LANE - HEBER CITY, UTAH
LOT 4, IROQUOIS PHASE 4 AMENDED PLAT

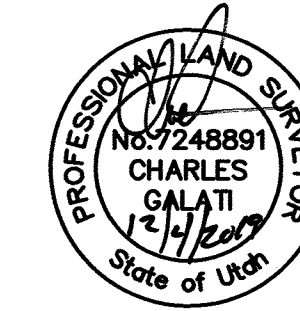
FOR: JIM GADDIS

JOB NO.: 6-12-19

FILE: X:\WasatchCounty\dwg\sr\svry2019\061219-Lot 4 Iroquois Ph 4\061219-Lot 4.dwg

SHEET
1
OF
1

1160 LORI LANE
LOCATED IN THE NORTHWEST QUARTER OF
SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH
RECORD OF SURVEY



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

All of Lot 3, Iroquois Phase 4 Subdivision, according to the plat thereof, recorded October 18, 2005, as Entry No. 290634 in Book 796 at Page 240 of the official records in the office of the Wasatch County Recorder.

NARRATIVE/NOTES

- Basis of Bearing for this survey is between the found property monuments as shown on this plat.
- Field work for this survey was performed November 20, 2019, and is in compliance with generally accepted industry standards for accuracy.
- The purpose of this survey was to perform a Boundary Existing Conditions and Topography survey for the possibility of future improvements to the property.
- A Title Report was not provided to the surveyor and only easements and setbacks per subdivision plat were located as part of this survey. This owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
- County tax maps, recorded deeds, Iroquois Phase 4 Amended Entry No. 308975 (all aforementioned documents on file and of record in the Wasatch County Recorder's Office), and physical evidence found in the field were used to determine the boundary as shown on this plat.
- Site Benchmark: Water Meter, Elevation=6690.77' as shown.
- The architect is responsible for verifying building setbacks, zoning requirements and building heights.
- Property corners were found as shown.
- Snow coverage at the time of the survey was approximately 0-12". As a result, monuments, improvements, and/or conditions may exist which are not shown on this survey.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	516.00'	56.75'	06°18'04"
C2	16.00'	23.90'	85°34'48"
C3	200.00'	76.11'	21°48'11"
C4	150.00'	40.73'	15°33'32"
C5	15.50'	15.10'	55°49'44"

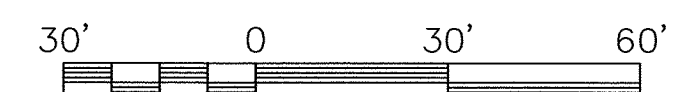
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 43°44'04" W	23.58'

LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- Found Section monument (As-Noted)
- Not-Found Section monument (As-Noted)

ESS	EXISTING SEWER	SS	NEW SEWER
EW	EXISTING WATER	W	NEW WATER
EP	EXISTING POWER	EG	EXISTING GAS
ET	EXISTING TELECOMM	ET	EXISTING TELECOMM
EOH	EXISTING OVERHEAD UTILITY		

NOTE:
1) Underground utilities shown per blue stake and related field survey evidence. Civil engineer will need to verify location with utility companies for any future design.



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CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
CHARLES GALATI
CONNOR DINSMORE
TOM LUND
CHIP TOMSDEN

DATE: 12/4/19

EXISTING CONDITIONS & TOPOGRAPHIC MAP
1160 LORI LANE - HEBER CITY, UTAH
LOT 3, IROQUOIS PHASE 4 AMENDED PLAT

FOR: JOHN TRAVIS
JOB NO.: 8-10-19
FILE: X:\WasatchCounty\dwg\sr\svy2019\081019-1160 Lori Lane\081019-1160 Lori Lane.dwg

SHEET
1
OF
1