



# HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARINGS

December 18, 2025

## Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Regular Meeting and Public Hearings electronically and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, for the purposes and at the times as described below on Thursday, December 18, 2025.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

**Zoom Meeting URL:** <https://zoom.us/j/4356594739>  
**To join by telephone dial:** US: +1 408 638 0986      **Meeting ID:** 435 659 4739  
**YouTube Live Channel:** <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

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### Regular Meeting and Public Hearings

6:00 PM

- I. Call to Order
- II. Roll Call
- III. Public Input - Floor open for any attendee to speak on items not listed on the agenda
- IV. Approval of Meeting Minutes
  1. [November 20, 2025 Planning Commission Minutes DRAFT](#)
- V. Agenda Items
  1. [Consideration of establishing the 2026 Planning Commission Regular Meeting Schedule](#)
- VI. Public Hearings
  1. [Discussion and possible recommendation regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0021-2486 from Mountain \(M\) to Neighborhood Mixed Use \(NMU\) to allow for the location of a fire station and possible Public Works building.](#)
  2. [Discussion and possible recommendation to Hideout Town Council of a preliminary subdivision for Elkhorn Springs Phase 1.](#)
- VII. Meeting Adjournment

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Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

**File Attachments for Item:**

1. November 20, 2025 Planning Commission Minutes DRAFT

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**Minutes**  
Town of Hideout Planning Commission  
Regular Meeting  
November 20, 2025  
6:00 PM

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The Planning Commission of Hideout, Wasatch County, Utah met in a Regular Meeting on November 20, 2025 at 6:00 PM electronically via Zoom and in person in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting

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**I. Call to Order**

Chair Glynnis Tihansky called the meeting to order at 6:00 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

**II. Roll Call**

**Present:** Chair Glynnis Tihansky  
Commissioner Rachel Cooper  
Commissioner Donna Turner  
Commissioner Brad Airmet (alternate)

**Attending Remotely:** Commissioner Catherine Woltering (alternate)

**Excused:** Commissioner Joel Pieper  
Commissioner Chase Winder

**Staff Present:** Cameron Platt, Town Attorney  
Kathleen Hopkins, Deputy Recorder for Hideout

**Staff Attending Remotely:** Thomas Eddington, Town Planner

**Public in Person or Attending Remotely:** John Travis, Terese Walton, Brian Cooper, and others who may not have signed in using proper names in Zoom.

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**III. Public Input**

Mr. Brian Cooper, Shoreline resident, shared his thoughts on the viability of multiple hotel projects in the area and asked the Planning Commissioners to consider whether existing hotels such as the Black Rock Resort were successful when considering new hotel projects in Hideout.

1  
2 **IV. Approval of Meeting Minutes**

3 **1. October 16, 2025 Planning Commission Minutes DRAFT**

4 There were no comments on the October 16, 2025 draft minutes.

5 *Motion: Commissioner Cooper moved to approve the October 16, 2025 Planning Commission*  
6 *Minutes. Commissioner Airmet made the second. Voting Yes: Commissioner Airmet,*  
7 *Commissioner Cooper, Chair Tihansky, and Commissioner Turner. Voting No: None.*  
8 *Abstaining from Voting: None. Absent from Voting: Commissioner Pieper and Commissioner*  
9 *Winder. The motion carried.*

10  
11 **V. Agenda Items**

12 **1. Discussion of a proposed concept plan for the Hideout Mountain Village Annexation.**

13 Town Planner Thomas Eddington introduced Mr. John Travis and Ms. Terese Walton, Applicants  
14 for this proposed annexation, and provided a short overview of the proposed development project  
15 which consisted of two parcels on Lori Lane, near SR-248 and Jordanelle Parkway. Mr. Travis  
16 and Ms. Walton discussed options for the future development of the property which could include  
17 a coffee shop and retail space, and a small boutique hotel or a mixed-use commercial building  
18 with retail and residential units. Mr. Travis stated they owned seven water shares which would be  
19 sufficient for support of the proposed development they were considering.

20 The Applicants answered a variety of questions from the Planning Commissioners on topics  
21 ranging from the types of potential businesses, parking, roads and options for affordable housing  
22 which might be considered.

23 The Applicants thanked the Planning Commissioners for their feedback and departed the meeting  
24 at 6:58 PM.

25  
26 **2. Discussion of Hideout Fire Station rezone.**

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28 Mr. Eddington led a discussion regarding next steps for the new fire station to be constructed on  
29 the town-owned parcel on SR-248 below the Klaim subdivision. He reminded the Planning  
30 Commissioners of the concept plan which had been approved by Hideout Town Council as well as  
31 the long-term lease which had been executed between the Town and Wasatch County Fire District  
32 (WCFD). The property was currently zoned Mountain (M) and would necessitate a rezone to  
33 Neighborhood Mixed Use (NMU) to allow for the location of the fire station and potential  
34 relocation of the Town Public Works Building to the site.

35 Mr. Eddington noted the rezone application would be forthcoming as well as an application for a  
36 Conditional Use Permit to specify the inclusion of these two buildings. He noted WCFD was  
37 hoping to break ground on the project in the spring of 2026. The Planning Commissioners indicated  
38 they were each supportive of the plan to move forward with the rezone request.



**File Attachments for Item:**

1. Consideration of establishing the 2026 Planning Commission Regular Meeting Schedule

**2026 ANNUAL MEETING SCHEDULE FOR THE MEETINGS OF THE  
PLANNING COMMISSION OF HIDEOUT UTAH**

Pursuant to §52-4-202 of the Utah Code, the Town of Hideout hereby gives notice that the Hideout Planning Commission will generally hold its regular Planning Commission meetings for the 2026 calendar year on the third Thursday of each month. The regular meetings generally begin at 6:00 pm and are held electronically via Zoom and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, 84036 unless otherwise noticed.

January 27, 2026	July 16, 2026
February 19, 2026	August 20, 2026
March 19, 2026	September 17, 2026
April 16, 2026	October 15, 2026
May 21, 2026	November 19, 2026
June 18, 2026	December 17, 2026

**Zoom Meeting URL:** <https://zoom.us/j/4356594739>  
**To join by telephone dial:** US: +1 408 638 0986      **Meeting ID:** 435 659 4739  
**YouTube Live Channel:** <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

**File Attachments for Item:**

1. Discussion and possible recommendation regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0021-2486 from Mountain (M) to Neighborhood Mixed Use (NMU) to allow for the location of a fire station and possible Public Works building.



## Staff Report for Rezoning of Town-Owned Land

To: Glynnis Tihansky, Chair  
Town of Hideout Planning Commission

From: Thomas Eddington Jr., AICP, PLA  
Town Planner

Re: Proposed Rezone for Fire Station (and a possible Public Works Building) on SR248

Date: Prepared for the December 18, 2025 Planning Commission Meeting

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*Submittals: Pending Rezone / Site Plan Application from the Wasatch County Fire Department*

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### Background

The Planning Commission approved a Concept Plan for a permanent fire station to be located on SR248, just north of William Woolf's property, in October 2025. This use will require a change in zoning from Mountain (M) residential to a mixed-use or commercial designation for the property. The Planning Commission held a work session on November 20, 2025 to discuss rezoning options for the site and determined that Neighborhood Mixed-Use (NMU) was the appropriate zoning for the site.

### Site Characteristics

Total Acres of Site: +/-3.35 Acres for the total parcel (the fire station will occupy about half of the site; the other half has been discussed as a possible future site for the Town's Public Works building should it need to be relocated)

Current Zoning: Mountain (M)

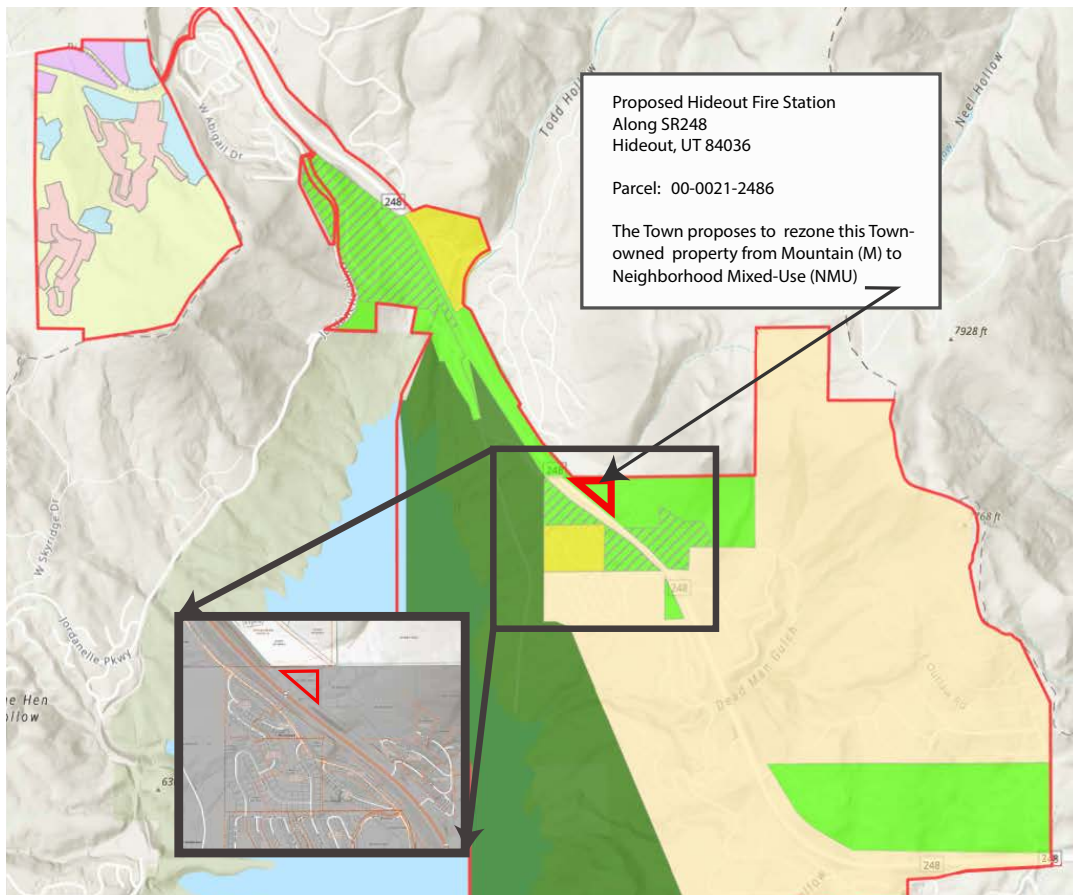
Density Allowed: One (1) unit per acre, residential

Future Zoning: Neighborhood Mixed Use (NMU)

### Site Location (Local Context)



### Map Illustrating Proposed Area to be Rezoned to NMU



## Proposed Zoning Designation

The Neighborhood Mixed Use (NMU) zoning designation does not specifically state that a “fire station” is a permitted or conditional use, but it does list a “public services facility” as a conditional use. A fire station, and a Public Works facility, should be considered “public services facilities.” While these uses are not specifically allowed by-right, they may be allowed with conditions to mitigate any potential impacts. This requires a Conditional Use Permit (CUP) application to the Planning Commission for review and approval.

## 2019 General Plan

When the Planning Commission considers a rezoning request, any recommendation must follow the General Plan’s direction – Vision Statement, Goals, Strategies, etc.

The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment. The Planning Commission should review the proposal for rezoning and determine whether it complies with the General Plan.

## 2.1 Vision Statement

Hideout, Utah is a community  
that treasures both its residents and its environment.  
As such, Hideout’s vision is to:



preserve  
outstanding  
views

2.1.1 To Preserve  
Outstanding  
Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.



cultivate  
an inviting  
neighborhood  
atmosphere

2.1.2 To Cultivate an  
Inviting Neighborhood  
Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.



build a  
connected  
community

2.1.3 To Build  
a Connected  
Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.



## Goals

### 4.5.1 Hideout's housing goals are to:

1. Create an inviting neighborhood atmosphere by implementing design standards to coordinate the aesthetic and cohesiveness of the built environment.
2. Encourage a balanced mix of housing types to provide desirable options for current and potential residents.

### 3.4.1 Hideout's land use goals are to:

1. Preserve the viewsheds, green space, and unique topography by updating and enforcing a zoning code that reflects Hideout's Community Vision.
2. Maintain the unique character of Hideout by managing intensity of land use and promoting a mix of residential and commercial uses appropriate for the community.

### 8.4.1 Hideout's environment goals are to:

1. Prioritize the protection of Hideout's stunning viewsheds and existing natural environment by limiting the negative impacts of development and mitigating potential natural hazards such as fire and manmade hazards such as pollution.
2. Organize community recycling efforts.
3. Encourage interaction with the natural beauty of Hideout by installing community-minded open spaces including parks and trails.
4. Promote conservation and preservation practices among Hideout residents to better protect the local environment.

### 5.4.1 Hideout's economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.
2. Coordinate with local developers to enhance public gathering spaces and community connectivity.
3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

### 6.4.1 Hideout's transportation goals are to:

1. Connect the community through public pedestrian, bicyclist, and motor vehicle facilities.
2. Improve the quantity and quality of trails in the area.
3. Increase the frequency of transit services to nearby cities.
4. Address user and wildlife safety concerns related to SR-248.

## Recommendation

The Planning Commission should discuss any issues or concerns with the proposed rezoning from Mountain (M) residential to Neighborhood Mixed Use (NMU), open the public hearing for public input, and forward a formal recommendation to the Town Council.

**File Attachments for Item:**

2. Discussion and possible recommendation to Hideout Town Council of a preliminary subdivision for Elkhorn Springs Phase 1.

Town of Hideout  
Planning Commission Meeting  
December 18, 2025

12/15/2025

## **Engineering Staff Review of Elk Horn Springs Phase 1 Subdivision**

### **Background:**

The Council is referred to the Planning Staff Review prepared by Thomas Eddington Jr., AICP, PLA dated December 18, 2025 for background information and maps.

### **Engineering Review:**

Engineering has reviewed the submittal for the Elk Horn Springs Phase 1 Subdivision. The review was not as extensive as the reviewer would have liked due to time constraints and scheduling conflicts. After reviewing the Elk Horn Springs Phase 1 Subdivision submittal, Engineering has the following comments and recommendations for the Planning Commission.

#### **Traffic Impact Study-**

- The Traffic Impact Study indicated that the Level of Service for traffic generated by the project is acceptable for Project and Future 2030 traffic. The study did not attempt to resolve system issues on SR-248 that are outside the scope of the development. However, the study provides information that will be useful to improve traffic issues on SR-248.
- The project plans include deceleration and acceleration lanes improving access to the development at the East Access.
- The Applicant must obtain an access permit from UDOT for the intersection with SR-248.

#### **Geotechnical Report-**

- The Geotechnical Report provided meets standard engineering practice. All recommendations of the Geotechnical Report should be strictly followed.

#### **Drainage Report and Plans –**

- Engineering has questions about how natural drainages are routed around detention bases.
- The drainage plan should replicate historic drainage patterns in the area. This was not clear from the drainage report.
- Drainage pretreatment was not addressed in the report or the project plans.
- The drainage report did not address how lots in the natural drainages are protected.
- Engineering requests that the Planning Commission direct the Applicant to continue to work with Engineering to address the deficiencies noted.

#### **Project Plans –**

- The Applicant must provide a wetlands delineation report.
- Engineering has general questions about the operation of the sewer system, particularly the operation and maintenance of the pressurized sewer system.
- Who is responsible for maintaining the pressurized sewer?
- Engineering has general questions about the operation of the storm drain system.
- Roadways typical section does not match current Hideout Engineering Standards. Was this typical section approved by the prior Town Engineer?

- Plat – Include all signature blocks shown on the Hideout Plat Standard Format on the Plat.
- Engineering requests that the Planning Commission direct the Applicant to continue to work with Engineering to address the deficiencies noted.

In general, the project plans and reports submitted were acceptable and no major concerns were noted by Engineering. There were a few typos and general comments that should be addressed by the Applicant. In addition, Engineering has questions that the Applicant must clarify. The Planning Commission could approve the Preliminary Subdivision with the condition that the Applicant continues to work with the Town to resolve the issues noted in the Engineering Staff Report.

Respectfully,

A handwritten signature in black ink, appearing to read "Dennis Pay". The signature is written in a cursive style with a horizontal line underneath.

HANSEN, ALLEN & LUCE  
Dennis Pay, P.E.  
Town Engineer



## Staff Review of Elkhorn Springs Phase 1 Subdivision

To: Glynnis Tihanskey, Chair  
Town of Hideout Planning Commission

From: Thomas Eddington Jr., AICP, PLA  
Town Planner

Re: Elkhorn Springs Phase 1 – Preliminary Subdivision

Date: Prepared for the December 18, 2025 Planning Commission Meeting

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*Submittals: The Applicant submitted the following plans:*

- *November 18, 2025 – Preliminary Subdivision Application and Plan Set*

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### **Background**

The Planning Commission approved the Concept Plan for Elkhorn Springs on February 18, 2025 and favorably recommended the rezoning for the proposed project (with an associated MDA) on July 17, 2025. The Town Council ultimately approved the proposed rezoning/MDA on October 29, 2025.

The Applicant is now requesting approval for a Preliminary Subdivision for Phase 1 of the Elkhorn Springs project. The Application is for 14 single-family lots, 12 townhouse lots, and a commercial lot with associated parking.

### **Overview of Current Zoning and Site Conditions**

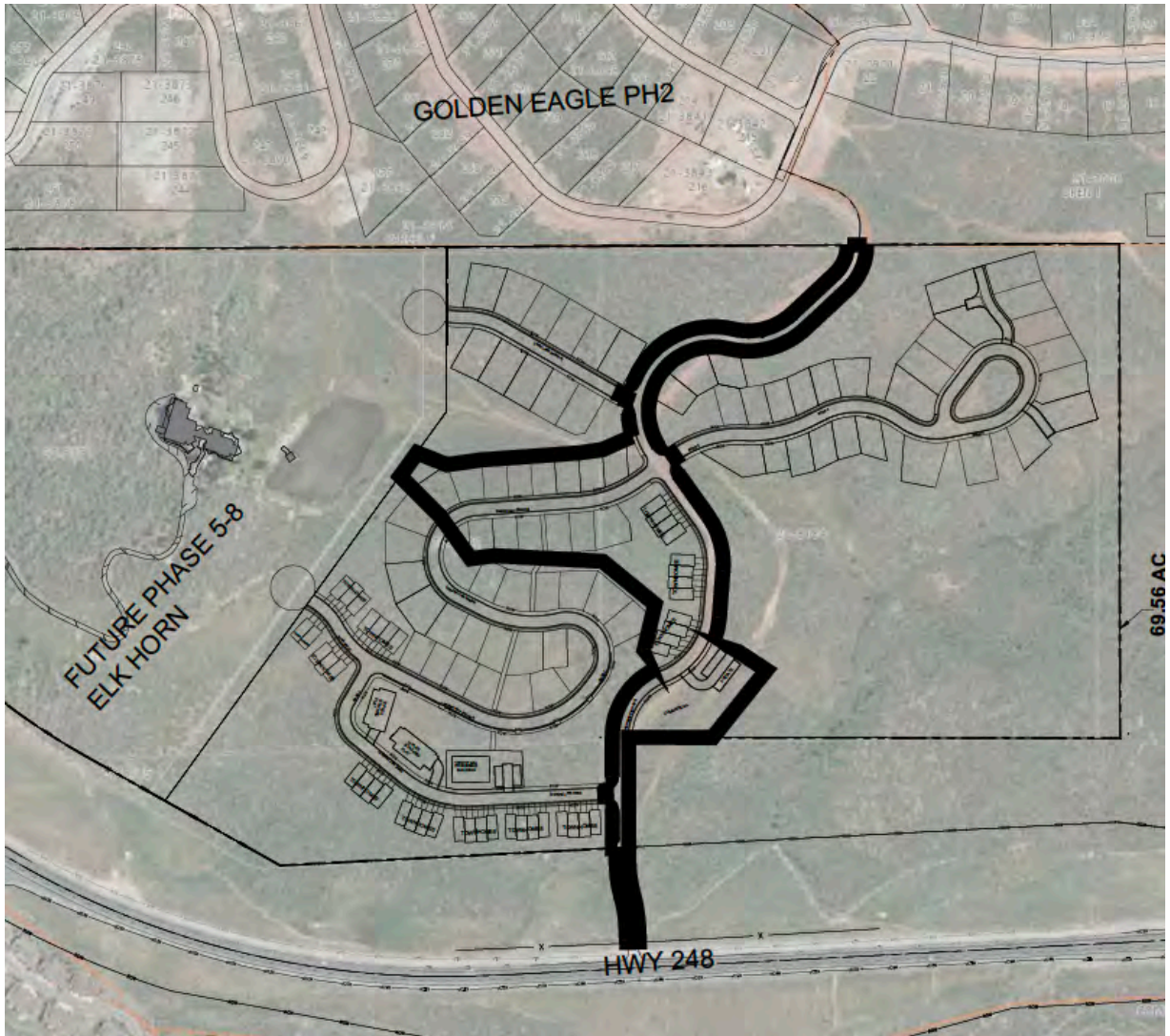
Land Area: 8.971 acres

Zoning: Residential 3 (R3)  
Residential 6 (R6)  
Neighborhood Mixed-Use (NMU)

Allowed Uses: Single-family dwellings, duplexes, neighborhood commercial development, rights-of-way, utility infrastructure

Minimum Lot Size: Varies, as stipulated in the MDA  
Setbacks: Varies, as stipulated in the MDA  
Heights: Varies, as stipulated in the MDA

**Map of Proposed Phase 1 Subdivision for Elkhorn Springs**



**Planning Issues**

The proposed subdivision appears to conform to the Master Development Agreement (MDA), and Exhibits, that was approved by the Town Council on October 29, 2025.

A few conditions are recommended:

- A note should be included on the plat clearly identifying the location of the proposed stairway (and width) so that future owners fully understand that the area is not additional side yard area, etc.
- A plat note shall be added stating that the driveways serving each townhouse unit must be separated by landscaping and may not be constructed as continuous pavement across the frontage of the four-plex. The note should also specify the maximum allowable driveway width.
- All open space included in Exhibit K of the MDA as “native” or “undisturbed” shall be protected from construction activity.

### **Recommendation**

The Planning Commission should review the proposed preliminary subdivision, provide input and direction, open the public hearing for public input, and consider approving the Preliminary Subdivision with the Planning and Engineering conditions included in the staff reports.

**Exhibit A**

**Preliminary Subdivision Plan Package**  
(Submitted on November 18, 2025)

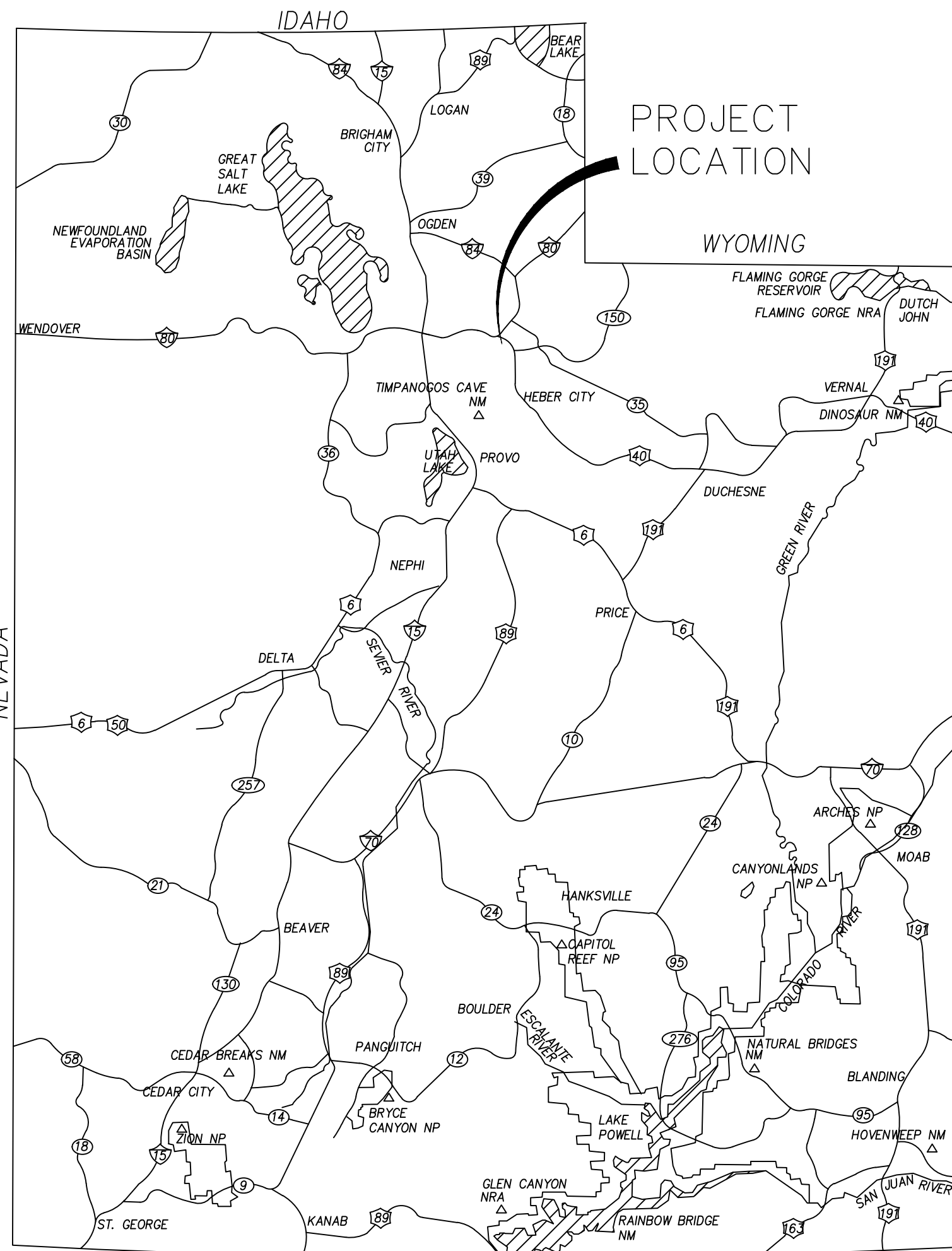
*See Attached Documents*

SITE DEVELOPMENT CONSTRUCTION PLANS

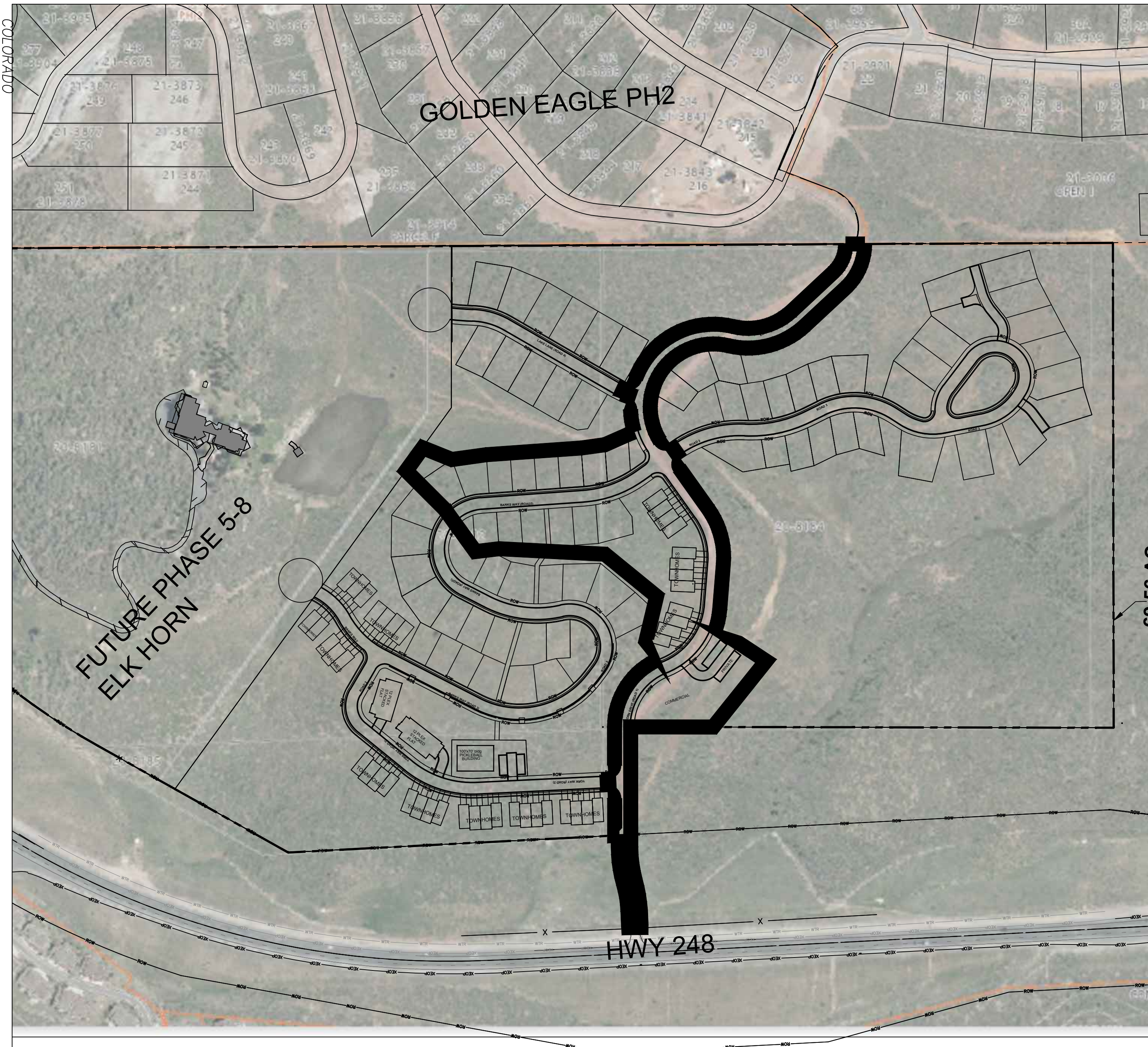
# ELK HORN SPRINGS PHASE 1

LOCATION

DEVELOPMENT IS IN THE NORTH HALF OF  
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN  
HIDEOUT, WASATCH COUNTY, UTAH



N.T.S.



VICINITY MAP  
N.T.S.

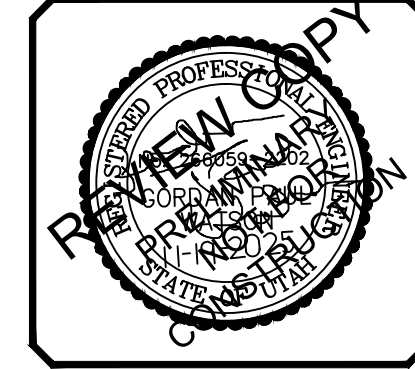
NOVEMBER 19, 2025

### INDEX OF SHEETS

1	TITLE SHEET
1A	PROJECT NOTES
	RECORD OF SURVEY
N/A	PHASE 1 PLAT
2	EXISTING SITE AND DEMO PLAN
3	OVERALL PROJECT SITE PLAN
4A	SETBACKS MAP
4B	CONSTRAINTS MAP
5	DRAINAGE MAP
6	TRAIL PLAN
7	LOT DIMENSIONS
8	PHASE PLAN
9	RETAINING WALL PLAN
10	GREEN SPACE
11	UDOT DIMENSIONS
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
ER1-ER2	EROSION CONTROL DETAILS
G0	OVERALL GRADING SHEET (1"=110')
G1-G13	GRADING SHEETS (1"=30')
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
U4	PROPOSED DRY UTILITIES
PP1-PP13	PLAN AND PROFILE
PP14	PLAN AND PROFILE SHARED DRIVEWAYS
PP15-19	PLAN AND PROFILE UDOT HIGHWAY
SSL	SIGN AND STRIPE
DETAIL SHEETS	
D1	ROADWAY DETAILS
D2	STORM DRAINAGE DETAILS

### REVISIONS

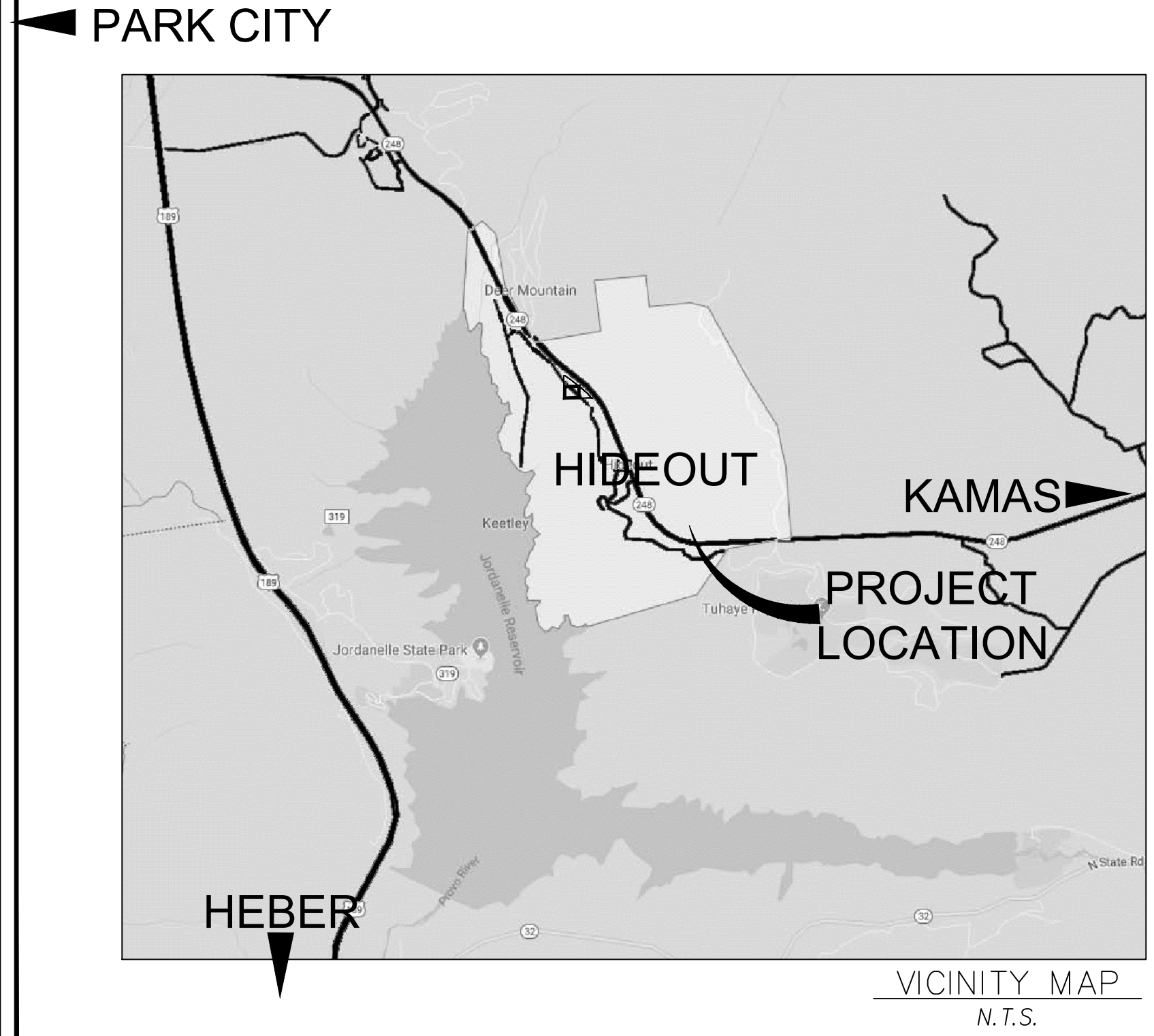
NO.	DESCRIPTION	DATE	SHEETS AFFECTED



**GATEWAY CONSULTING, Inc.**  
P.O. BOX 951005 SOUTH JORDAN, UT 84095  
PH: (801) 694-5848  
paul@gatewayconsultingllc.com

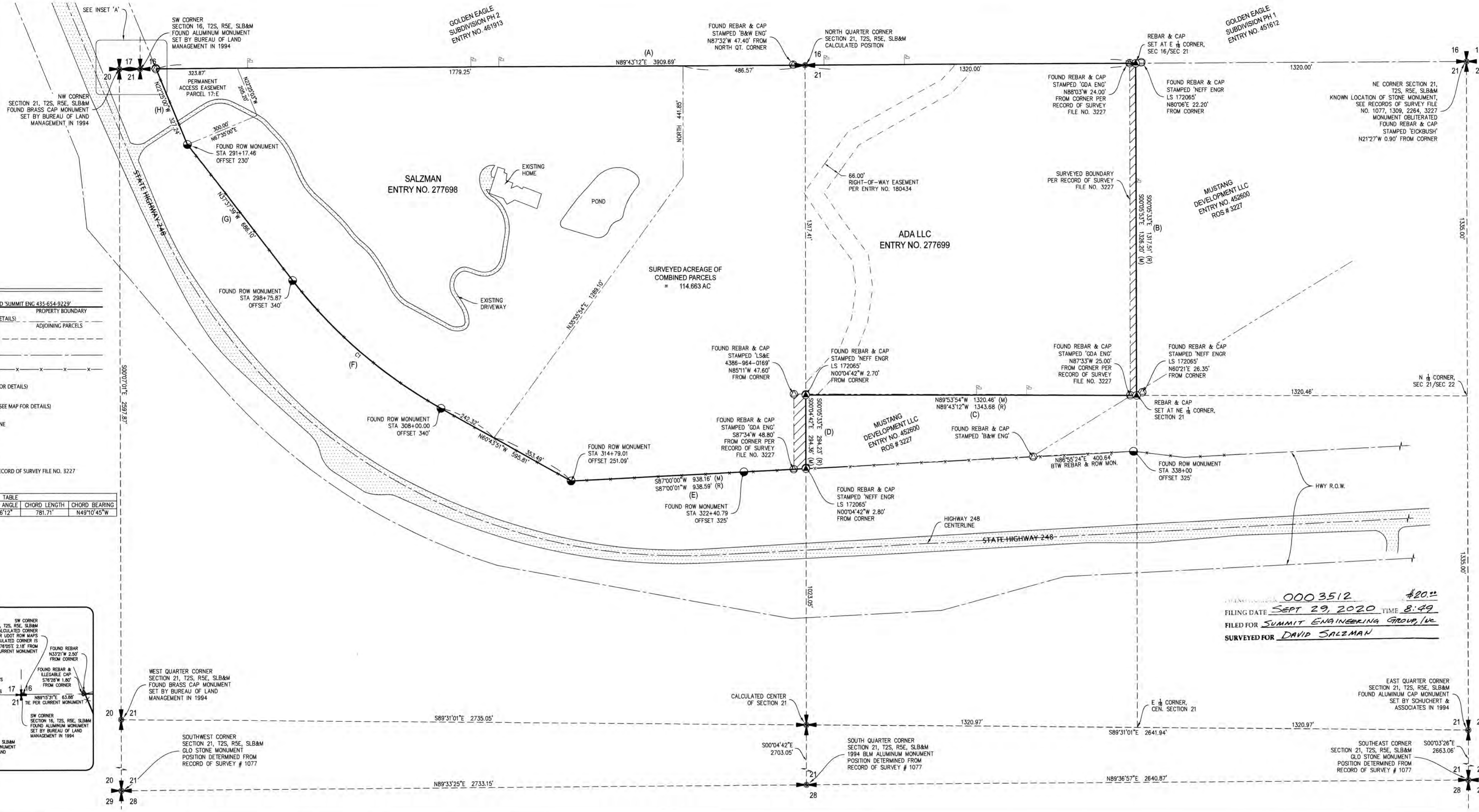
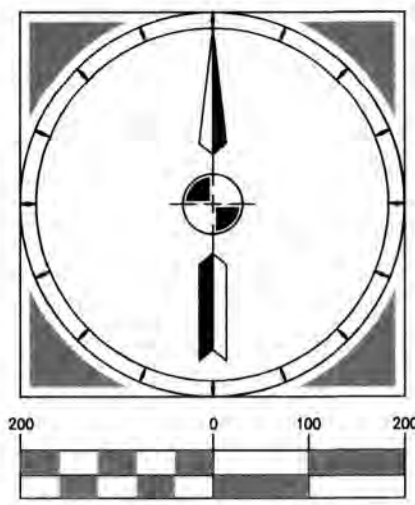
CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
CONSTRUCTION MANAGEMENT

11-19-2025 DATE:	PROJECT:	1-TITLE FILE:	SHEET NO. 1
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VICINITY MAP  
N.T.S.



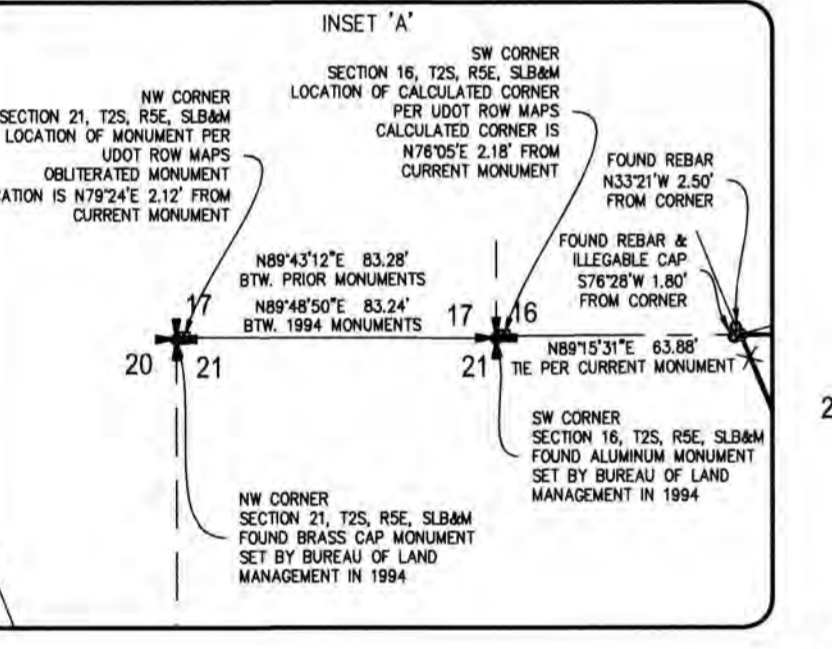


**LEGEND**

- SET REBAR & ALUMINUM CAP STAMPED 'SUMMIT ENG 435-654-9229'
- FOUND REBAR & CAP (SEE MAP FOR DETAILS)
- SECTION LINE
- HIGHWAY RIGHT OF WAY LINE
- EXISTING FENCE LINE
- SECTION CORNER (SEE MAP FOR DETAILS)
- FOUND 5/8" REBAR NO CAP (SEE MAP FOR DETAILS)
- SET 10" PIPE ON PROPERTY LINE
- EXISTING ASPHALT ROADS
- AREA OF CONFLICT WITH RECORD OF SURVEY FILE NO. 3227 CONTAINS 1.07 ± ACRES

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	1951.83	787.04'	23°06'12"	781.71'	N49°10'45"W



0003512 \$20.00  
 FILING DATE SEPT 29, 2020 TIME 8:49  
 FILED FOR SUMMIT ENGINEERING GROUP, INC.  
 SURVEYED FOR DAVID SALZMAN

**SURVEYOR'S CERTIFICATE**

I, KEVIN M. BALLS, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 11207308) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF DAVID SALZMAN.
- THE LAND SURVEYED LIES WITHIN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, AND THE SURVEY WAS COMPLETED DURING JULY 2020.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 17, OF THE UTAH CODE.
- THE MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

Kevin M. Balls  
 KEVIN M. BALLS  
 PROFESSIONAL LAND SURVEYOR

08/07/2020  
 DATE



**DEED DESCRIPTIONS**

ENTRY NO. 277698  
 BEGINNING AT A POINT WHICH IS NORTH 89°43'12" EAST 145.04 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS THE FOLLOWING COURSE, SOUTH 22°25'00" EAST 327.24 FEET, THENCE SOUTH 37°37'39" EAST 686.10 FEET, THENCE ALONG A 1951.83 FOOT RADIUS CURVE TO THE LEFT, (DELTA=23°06'12") 787.03 FEET, THENCE SOUTH 60°43'51" EAST 242.32 FEET, THENCE NORTH 35°55'54" EAST 1288.10 FEET, THENCE NORTH 441.85 FEET TO THE NORTH SECTION LINE OF SAID SECTION 21, THENCE ALONG SAID SECTION LINE SOUTH 89°43'12" WEST 2103.120 FEET TO THE POINT OF BEGINNING.

ENTRY NO. 277699  
 BEGINNING AT A POINT NORTH 89°43'12" EAST 145.04 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE SOUTH 22°25' EAST 327.24 FEET, THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE SOUTH 37°37'39" EAST 686.10 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE AROUND A CURVE TO THE LEFT (DELTA=23°06'12" RADIUS 1951.83 FEET) 787.03 FEET, THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE SOUTH 60°43'51" EAST 242.32 FEET, THENCE NORTH 35°55'54" EAST 1288.10 FEET, THENCE NORTH 441.85 FEET TO THE NORTH SECTION LINE OF SAID SECTION 21, THENCE ALONG SAID SECTION LINE SOUTH 89°43'12" WEST 2103.120 FEET TO THE POINT OF BEGINNING.

LINE SOUTH 89°43'12" WEST 1343.685 FEET TO THE NORTH QUARTER CORNER OF SECTION 21, THENCE ALONG THE SECTION LINE SOUTH 89°43'12" WEST 2589.70 FEET TO THE POINT OF BEGINNING.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE PHYSICAL LOCATION AND MONUMENT PROPERTY REFERENCED IN WARRANTY DEEDS ENTRY NO. 277698 & 277699. SEVERAL PRIOR SURVEYS APPEAR TO HAVE BEEN PERFORMED ON SUBJECT PROPERTY BASED ON FOUND MONUMENTS IN THE FORM OF REBARS & CAPS. HOWEVER, NO RECORDS OF SURVEY ARE ON FILE WITH THE WASATCH COUNTY SURVEYOR'S OFFICE. THE LOCATIONS OF SAID REBARS & CAPS ARE RECORDED ON THE FACE OF THIS PLAT. IT SHOULD BE NOTED THAT A SURVEY PERFORMED BY GARY G. CHRISTENSEN CIRCA 2019 (RECORD OF SURVEY FILE NO. 3227 IN THE WASATCH COUNTY SURVEYOR'S OFFICE) ON THE ADJACENT PROPERTY TO THE EAST CONFLICTS WITH THIS SURVEY. THE SUBJECT PROPERTY IS TIED TO THE NORTHWEST CORNER OF SECTION 21, BASED ON RESEARCH AND BOUNDARY ANALYSIS. IT IS THE OPINION OF THIS SURVEYOR THAT THE CURRENT 1994 BUREAU OF LAND MANAGEMENT MONUMENTS FOR THE NORTHWEST CORNER OF SECTION 21 AND THE SOUTHWEST CORNER OF SECTION 16 DIFFER FROM THE LOCATIONS AS DOCUMENTED ON THE UDOT RIGHT OF WAY MAPS FOR HIGHWAY 248, PROJECT NUMBER NF-61 (SEE INSET 'A' FOR PRIOR LOCATIONS). EVIDENCE SUGGESTS THAT TITLE FOR THE SUBJECT PROPERTY PREDATED THE CURRENT 1994 BUREAU OF LAND MANAGEMENT MONUMENT FOR THE NORTHWEST CORNER OF SECTION 21 AS TITLE BEARINGS AND DISTANCES MATCH THE HIGHWAY RIGHT OF WAY LINES AND THE CALLED FOR NORTH SECTION LINE MATCHES THE SECTION LINE SHOWN ON THE UDOT RIGHT OF WAY MAPS FOR HIGHWAY 248. FURTHERMORE, PLACING TITLE ON THE HIGHWAY RIGHT-OF-WAY LINES CONFORMS WITH THE KNOWN LOCATION FOR THE GLO STONE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 21.

THE CONTROLLING ELEMENTS OF EACH SURVEYED LINE ARE AS FOLLOWS:

- THE NORTH BOUNDARY FOLLOWS THE SECTION LINE AS DOCUMENTED ON UDOT RIGHT-OF-WAY PLANS FOR HIGHWAY 248 (PROJECT NUMBER NF-61).
- FOLLOWS THE EAST SIXTEENTH LINE AS DETERMINED BY PROTRACTION OF THE SECTION. SECTION 21 IS LOTTED ON THE WEST SIDE, THEREFORE THE NORTH QUARTER CORNER WAS CALCULATED ALONG THE SECTION LINE 2640' FROM THE NORTHEAST CORNER AND EXCESS WAS PLACED IN THE WEST HALF OF SAID SECTION.
- FOLLOWS THE NORTH SIXTEENTH LINE AS DETERMINED BY PROTRACTION OF THE SECTION.
- FOLLOWS THE QUARTER SECTION LINE AS DETERMINED BY PROTRACTION OF THE SECTION TO SAID NORTHERLY HIGHWAY RIGHT OF WAY.
- (H) FOLLOWS THE SAID NORTHERLY HIGHWAY RIGHT OF WAY.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 87°42'27" EAST 5376.81 FEET BETWEEN THE 1994 BLM MONUMENT FOR THE NORTHWEST CORNER AND THE LOCATION OF THE GLO STONE MONUMENT FOR THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM CENTRAL ZONE BEARINGS (NAD 83).

**GENERAL NOTES**

- THIS SURVEY DOES NOT GUARANTEE TITLE TO LAND, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJACERS.
- IN THE EVENT THAT THIS SURVEY DETERMINES THAT THE CREATION OF A NEW/REVISED LEGAL DESCRIPTION IS ADVISABLE AND NECESSARY TO AVOID THE RESOLUTION OF KNOWN BOUNDARY CONFLICTS, IT SHOULD BE UNDERSTOOD THAT SUCH A LEGAL DESCRIPTION, AS MIGHT BE SHOWN AND PROVIDED HEREON, DOES NOT AUTOMATICALLY REPLACE OR EXTINGUISH RECORD TITLE LINES AND SHOULD NOT BE USED IN INSTRUMENTS OF CONVEYANCE BY WARRANTY OR FOR THE BOUNDARY LINES OF FUTURE DEVELOPMENTS UNLESS THE BOUNDARY LINES OF SUCH A LEGAL DESCRIPTION, AS MIGHT BE PROVIDED HEREON, HAVE BEEN ESTABLISHED AND AGREED UPON BY APPROPRIATE AND LEGAL MEANS BETWEEN RELEVANT PARTIES. TO HELP PREPARE SUCH AGREEMENTS, SOLICITATION OF COMPETENT LEGAL COUNSEL IS STRONGLY RECOMMENDED.
- IN THE EVENT THAT THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF PARCELING PROPERTY ACCORDING TO DIRECTIONS FROM THE CLIENT, UNDER NO CIRCUMSTANCE SHOULD THE PARCELING OF PROPERTY AS MIGHT BE SHOWN HEREON AND DESCRIBED BY LEGAL DESCRIPTION ABOVE BE INTERPRETED AS REPRESENTING A LEGAL SUBDIVISION OF LOTS OF RECORD SANCTIONED OR APPROVED BY CITY OR COUNTY GOVERNMENT OFFICES. INSTEAD, THIS SURVEY AND ANY INFORMATION PROVIDED HEREON ARE INTENDED NEITHER TO CREATE NOR DESTROY LOT OR RECORD STATUS AND ASSOCIATIVE ENTITLEMENTS AND MAKES NO CLAIM AS TO LOT CONFORMANCE BY STATUTE. PROPERTY OWNERS AND PROSPECTIVE BUYERS ARE ADVISED TO CONTACT CITY AND COUNTY PLANNING OFFICES FOR INFORMATION AND DIRECTION PERTAINING TO ISSUES OF LOT CONFORMANCE AND REQUIREMENTS FOR DEVELOPMENT.
- THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE, AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.
- THIS SURVEY DOES NOT PURPORT TO DETAIL THE LOCATIONS OF ANY OR ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD AND USE.
- THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES; INSTEAD, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-862-4111).

Summit Engineering Group Inc.  
 STRUCTURAL • CIVIL • LAND SURVEYING  
 1100 WEST CENTER - 400 SOUTH  
 SALT LAKE CITY, UTAH 84143  
 P. 313-554-7425 F. 313-554-8281

DRAWN BY: KMB  
 REVIEWED BY: BC  
 SCALE: 1" = 200'  
 ISSUE DATE: 08/07/2020

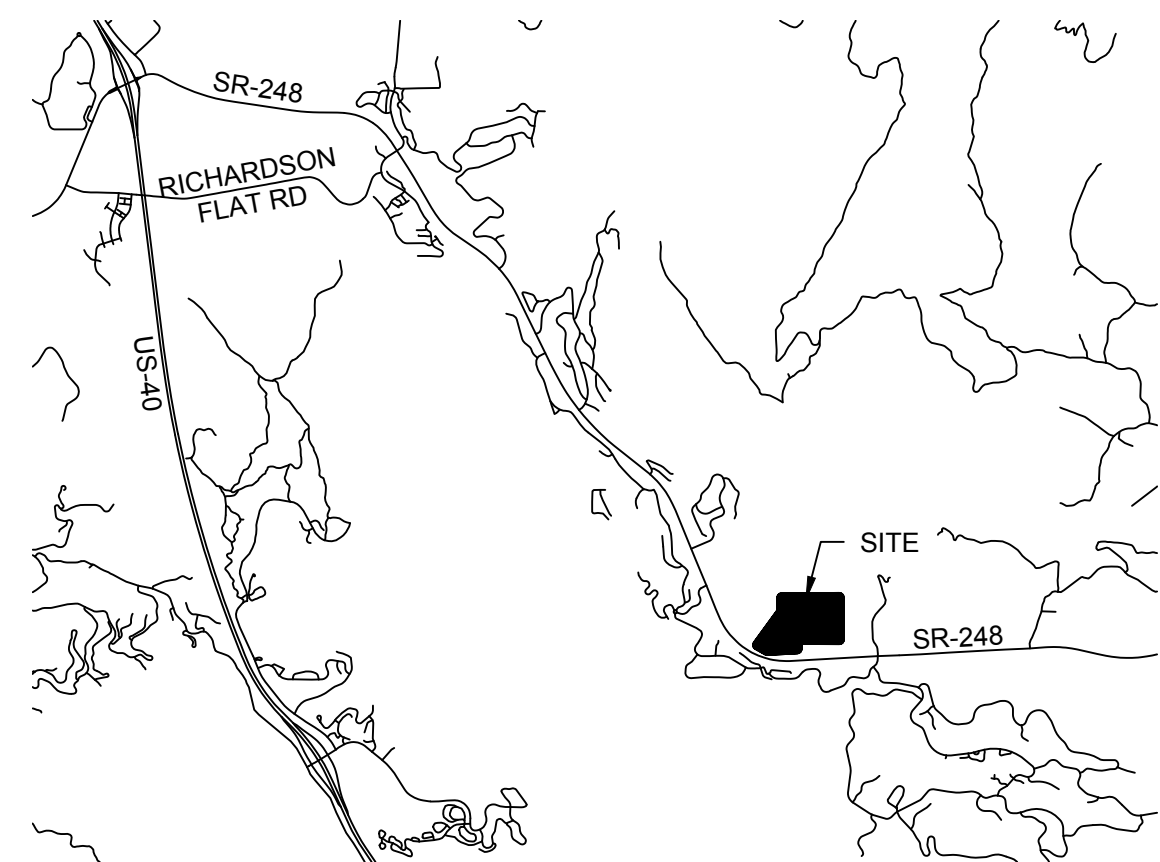
LOCATED IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SL&BM  
 WASATCH COUNTY, UTAH

**RECORD OF SURVEY**

PREPARED FOR: DAVID SALZMAN  
 PROJECT: BOUNDARY SURVEY

PROJECT: L20-146  
 SHEET: 1 OF 1

3512



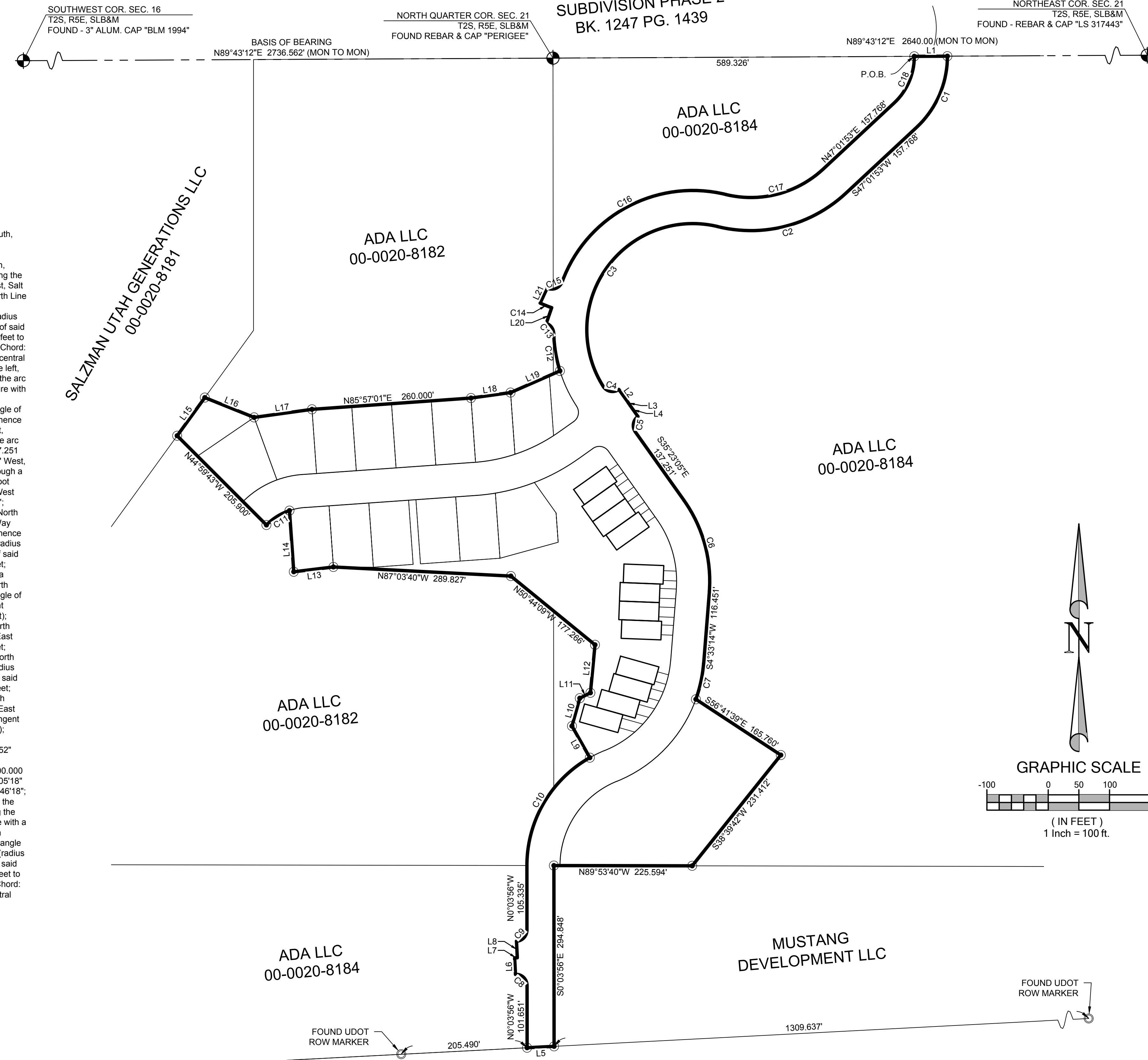
VICINITY MAP

# ELKHORN PHASE 1

LOCATED IN A PORTION OF THE NORTHWEST AND  
NORTHEAST QUARTERS OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN  
TOWN OF HIDEOUT, WASATCH COUNTY, UTAH

GOLDEN EAGLE  
SUBDIVISION PHASE 1  
BK. 1223 PG. 169

GOLDEN EAGLE  
SUBDIVISION PHASE 2  
BK. 1247 PG. 1439



**BOUNDARY DESCRIPTION**  
A parcel of land located in the Northwest and Northeast Quarters of Section 21, Township 2 South, Range 5 East, Salt Lake Base & Meridian, said parcel more particularly described as follows:

Beginning at a point on the North Line of the Northeast Quarter of Section 21, Township 2 South, Range 5 East, Salt Lake Base & Meridian, said point lies North 89°43'12" East 589.326 feet along the Section Line from the North Quarter Corner of said Section 21, Township 2 South, Range 5 East, Salt Lake Base and Meridian (Basis of bearings is North 89°43'12" East 2736.562 feet being the North Line of the Northwest Quarter of said Section 21) and running thence along said North Line North 89°43'12" East 54.000 feet to a point on a 158.080 foot radius non tangent curve to the right, (radius bears South 89°49'51" West, Chord: South 23°25'52" West 126.576 feet); thence along the arc of said curve 130.227 feet through a central angle of 47°12'02"; thence South 47°01'53" West 157.768 feet to a point on a 227.000 foot radius tangent curve to the right, (radius bears North 42°58'07" West, Chord: South 75°21'43" West 215.450 feet); thence along the arc of said curve 224.486 feet through a central angle of 58°39'41" to a point of reverse curvature with a 173.000 foot radius tangent curve to the left, (radius bears South 13°41'33" West, Chord: South 35°42'19" West 320.777 feet); thence along the arc of said curve 410.564 feet through a central angle of 135°58'28" to a point of compound curvature with a 18.000 foot radius tangent curve to the left, (radius bears North 57°43'05" East, Chord: South 78°50'00" East 26.136 feet); thence along the arc of said curve 29.249 feet through a central angle of 93°06'11"; thence South 35°23'05" East 27.000 feet; thence South 54°36'55" West 0.227 feet; thence South 35°23'05" East 27.000 feet to a point on a 18.000 foot radius non tangent curve to the left, (radius bears South 35°23'05" East, Chord: South 09°36'55" West 25.456 feet); thence along the arc of said curve 28.274 feet through a central angle of 90°00'00"; thence South 35°23'05" East 137.251 feet to a point on a 227.000 foot radius tangent curve to the right, (radius bears South 54°36'55" West, Chord: South 15°24'56" East 155.049 feet); thence along the arc of said curve 158.233 feet through a central angle of 39°56'19"; thence South 04°33'14" West 116.451 feet to a point on a 227.000 foot radius tangent curve to the right, (radius bears North 85°26'46" West, Chord: South 12°09'36" West 60.092 feet); thence along the arc of said curve 60.269 feet through a central angle of 15°12'44"; thence South 56°41'39" East 165.760 feet; thence South 38°39'42" West 231.412 feet; thence North 89°53'40" West 225.594 feet; thence South 00°03'56" East 294.848 feet to the North Right-of-Way Line of State Road 248; thence along said State Road 248 South 87°01'14" West 44.057 feet; thence North 00°03'56" West 101.651 feet to a point on a 18.000 foot radius tangent curve to the left, (radius bears South 89°56'04" West, Chord: North 46°25'51" West 26.055 feet); thence along the arc of said curve 29.132 feet through a central angle of 92°43'49"; thence North 02°47'45" West 27.000 feet; thence North 87°12'15" East 4.292 feet; thence North 02°47'45" West 27.000 feet to a point on a 18.000 foot radius non tangent curve to the left, (radius bears North 02°47'45" West, Chord: North 43°34'09" East 24.842 feet); thence along the arc of said curve 27.417 feet through a central angle of 87°16'11"; thence North 00°03'56" West 105.335 feet to a point on a 202.000 foot radius tangent curve to the right, (radius bears North 89°56'04" East, Chord: North 30°13'55" East 203.814 feet); thence along the arc of said curve 213.631 feet through a central angle of 60°35'42"; thence North 29°28'14" West 59.222 feet; thence North 15°41'19" East 47.167 feet; thence North 62°52'08" East 19.449 feet; thence North 05°31'22" East 78.579 feet; thence North 50°44'09" West 177.266 feet; thence North 87°03'40" West 289.827 feet; thence South 83°04'35" West 65.082 feet; thence North 04°02'59" West 100.000 feet to a point on a 98.000 foot radius non tangent curve to the left, (radius bears South 18°52'34" East, Chord: South 58°03'52" West 44.289 feet); thence along the arc of said curve 44.675 feet through a central angle of 26°07'09"; thence North 44°59'43" West 205.900 feet; thence North 35°55'54" East 76.891 feet; thence South 68°04'11" East 86.665 feet; thence North 82°02'23" East 95.313 feet; thence North 85°57'01" East 260.000 feet; thence North 82°08'06" East 65.144 feet; thence North 66°14'25" East 87.878 feet to a point on a 227.000 foot radius non tangent curve to the right, (radius bears North 72°46'44" East, Chord: North 09°23'12" West 61.886 feet); thence along the arc of said curve 62.079 feet through a central angle of 15°40'08" to a point of reverse curvature with a 18.000 foot radius tangent curve to the left, (radius bears South 88°26'52" West, Chord: North 36°15'47" West 20.500 feet); thence along the arc of said curve 21.810 feet through a central angle of 99°25'19"; thence North 19°01'33" East 27.000 feet to a point on a 200.000 foot radius non tangent curve to the right, (radius bears North 19°01'33" East, Chord: North 88°05'18" West 20.139 feet); thence along the arc of said curve 20.147 feet through a central angle of 05°46'18"; thence North 24°47'52" East 27.000 feet to a point on a 18.000 foot radius non tangent curve to the left, (radius bears North 24°47'52" East, Chord: North 67°27'29" East 26.474 feet); thence along the arc of said curve 29.744 feet through a central angle of 94°40'44" to a point of reverse curvature with a 227.000 foot radius tangent curve to the right, (radius bears South 69°52'53" East, Chord: North 61°54'20" East 302.529 feet); thence along the arc of said curve 331.111 feet through a central angle of 83°34'26" to a point of reverse curvature with a 173.000 foot radius tangent curve to the left, (radius bears North 13°41'33" East, Chord: North 75°21'43" East 164.197 feet); thence along the arc of said curve 171.084 feet through a central angle of 58°39'41"; thence North 47°01'53" East 157.768 feet to a point on a 104.080 foot radius tangent curve to the left, (radius bears North 42°58'07" West, Chord: North 23°27'35" East 83.242 feet); thence along the arc of said curve 85.637 feet through a central angle of 47°08'35" to the point of beginning.

Property contains 8.971 acres.

**LEGEND**

	FOUND WASATCH COUNTY MONUMENT
	FOUND SURVEY MARKER
	SET 5/8" REBAR & CAP "PERIGEE"
	MONUMENT LINE
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	DESCRIPTION TIE LINE

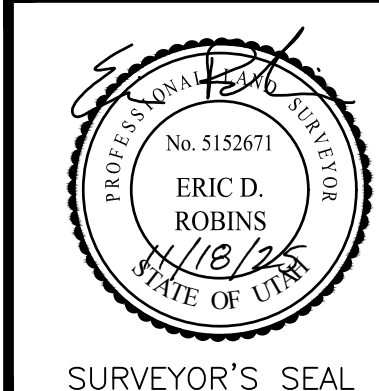
**NOTE**  
1. THE TWO EASEMENTS, ONE RECORDED JULY 26, 1995 AS ENTRY NO. 180434 IN BOOK 301 AT PAGE 735 OF THE OFFICIAL RECORDS, AND THE OTHER RECORDED JULY 26, 1995 AS ENTRY NO. 180435 IN BOOK 301 AT PAGE 740 OF THE OFFICIAL RECORDS, PROVIDE THAT THE PRECISE DESCRIPTION OF THE RIGHTS-OF-WAY CREATED THEREBY WILL BE ESTABLISHED BY THE CENTERLINE OF THE ROAD AS IT IS BUILT; THEREFORE, THIS PLAT REFLECTS SUCH EASEMENTS AND THE RIGHTS-OF-WAY CREATED BY SUCH EASEMENTS BY SHOWING THE CENTERLINE OF THE ROAD AS IT IS DESIGNED TO BE CONSTRUCTED.

SHEET 1 OF 5

ENGINEERING FIRM NAME: PERIGEE CONSULTING  
ENGINEERING FIRM ADDRESS: 9089 SOUTH 1300 WEST, SUITE 160, WEST JORDAN, UT  
SURVEYING FIRM NAME: PERIGEE CONSULTING  
SURVEYING FIRM ADDRESS: 9089 SOUTH 1300 WEST, SUITE 160, WEST JORDAN, UT

**SURVEYOR'S CERTIFICATE**  
I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) in accordance with Utah Code Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that, by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, have subdivided said tract of land into lots, streets, together with easements, and have placed monuments on the ground as represented on the plat. I also certify that I have filed with the Wasatch County Surveyor, pursuant to State Law, a map of the survey I completed.

**BOUNDARY DESCRIPTION**  
SEE BOUNDARY DESCRIPTION AT LEFT



Acres: 8.971, # of lots 27, # of parcels 3.

**OWNER'S DEDICATION**  
The undersigned owner(s) of the above-described tract of land has/have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

**ELKHORN PHASE 1**  
and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The undersigned owner(s), agents, successors, and assigns shall voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The undersigned owner(s), agents, successors, and assigns also hereby convey any other easements, as shown and/or noted on this plat, to the parties indicated and for the purposes shown and/or noted hereon. The City assumes no liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision.

In witness whereof I have set forth my hand this \_\_\_ day of \_\_\_, 20\_\_.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Title & Entity \_\_\_\_\_

**CONSENT TO DEDICATE**  
Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of a portion of the real property described on the description above and, having caused the same to be subdivided into Lots and/or public streets to be hereafter known as ELKHORN PHASE 1, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. All private streets, open space area parcels and limited-common area parcels are dedicated to the Elkhorn Owners Association.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Title & Entity \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Title & Entity \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
County of Utah

On this \_\_\_ day of \_\_\_, 20\_\_\_, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies).

WITNESS my hand and official seal.

Notary Public Full Name: \_\_\_\_\_

RECORDER'S SEAL

**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY  
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

**COUNTY SURVEYOR**  
Approved as to form this \_\_\_ day of \_\_\_, 20\_\_.

**PLANNING COMMISSION**  
Approved on this \_\_\_ day of \_\_\_, 20\_\_ by the Planning Commission.

**ENGINEERING DEPARTMENT**  
Approved on this \_\_\_ day of \_\_\_, 20\_\_

**APPROVAL AS TO FORM**  
Approved on this \_\_\_ day of \_\_\_, 20\_\_

**ADMINISTRATIVE BODY**  
THE TOWN OF HIDEOUT, WASATCH COUNTY, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC USE.  
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**RECORD#**  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY WASATCH COUNTY RECORDER

# ELKHORN PHASE 1

LOCATED IN A PORTION OF THE NORTHWEST AND  
NORTHEAST QUARTERS OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN  
TOWN OF HIDEOUT, WASATCH COUNTY, UTAH

GOLDEN EAGLE SUBDIVISION PHASE 1  
BK. 1223 PG. 169

GOLDEN EAGLE SUBDIVISION PHASE 2  
BK. 1247 PG. 1439

SOUTHWEST COR. SEC. 16  
T2S, R5E, SLB&M  
FOUND - 3" ALUM. CAP "BLM 1994"  
BASIS OF BEARING  
N89°43'12"E 2736.562' (MON TO MON)

NORTH QUARTER COR. SEC. 21  
T2S, R5E, SLB&M  
FOUND REBAR & CAP "PERIGEE"

NORTHEAST COR. SEC. 21  
T2S, R5E, SLB&M  
FOUND - REBAR & CAP "LS 317443"

589.326'

N89°43'12"E 2640.00' (MON TO MON)

P.O.B.

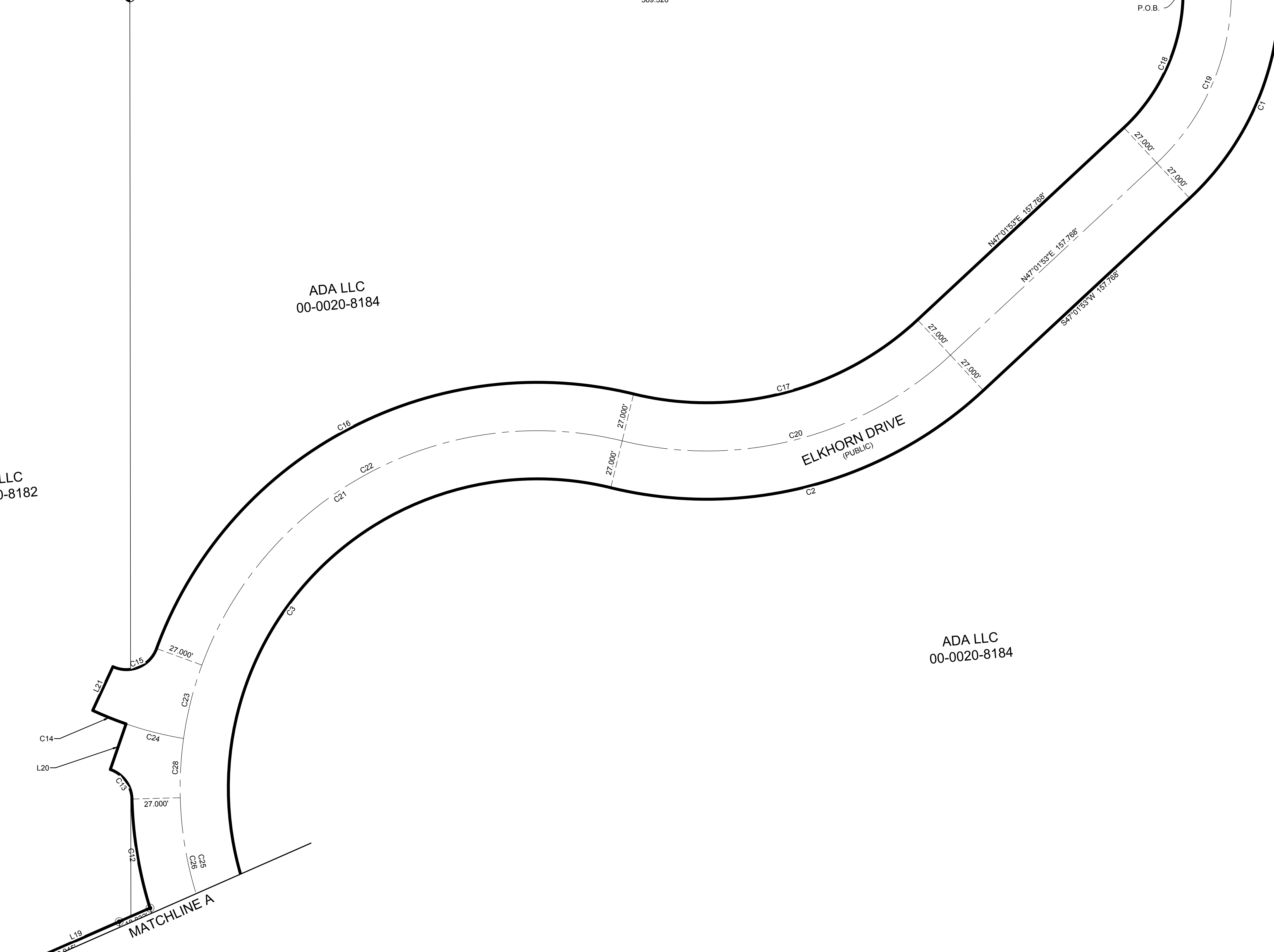
27.000'

27.000'

ADA LLC  
00-0020-8184

ADA LLC  
00-0020-8182

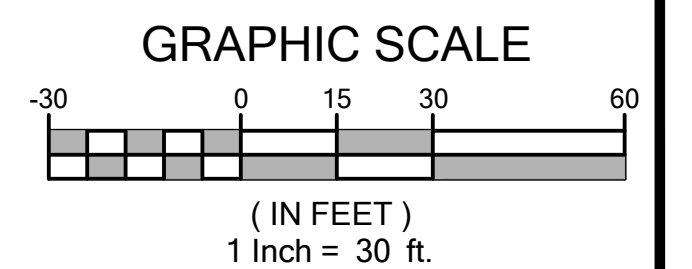
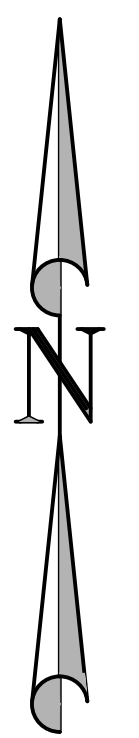
ADA LLC  
00-0020-8184



*Ei Pl*

### LEGEND

	FOUND WASATCH COUNTY MONUMENT
	PROPOSED STREET MONUMENT
	FOUND SURVEY MARKER
	SET 5/8" REBAR & CAP "PERIGEE"
	MONUMENT LINE
	PROPOSED EASEMENT
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	DESCRIPTION TIE LINE
	SETBACK LINE
	LIMITED-COMMON AREA FOR THE BENEFIT OF THE ADJACENT UNIT



9089 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84088  
801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

RECORD# \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE \_\_\_\_\_  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY WASATCH COUNTY RECORDER

# ELKHORN PHASE 1

LOCATED IN A PORTION OF THE NORTHWEST AND  
NORTHEAST QUARTERS OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN  
TOWN OF HIDEOUT, WASATCH COUNTY, UTAH

SALZMAN UTAH GENERATIONS LLC  
00-0020-8181

ADA LLC  
00-0020-8182

PARCEL C  
OPEN SPACE  
2,961 S.F.  
0.068 Acres

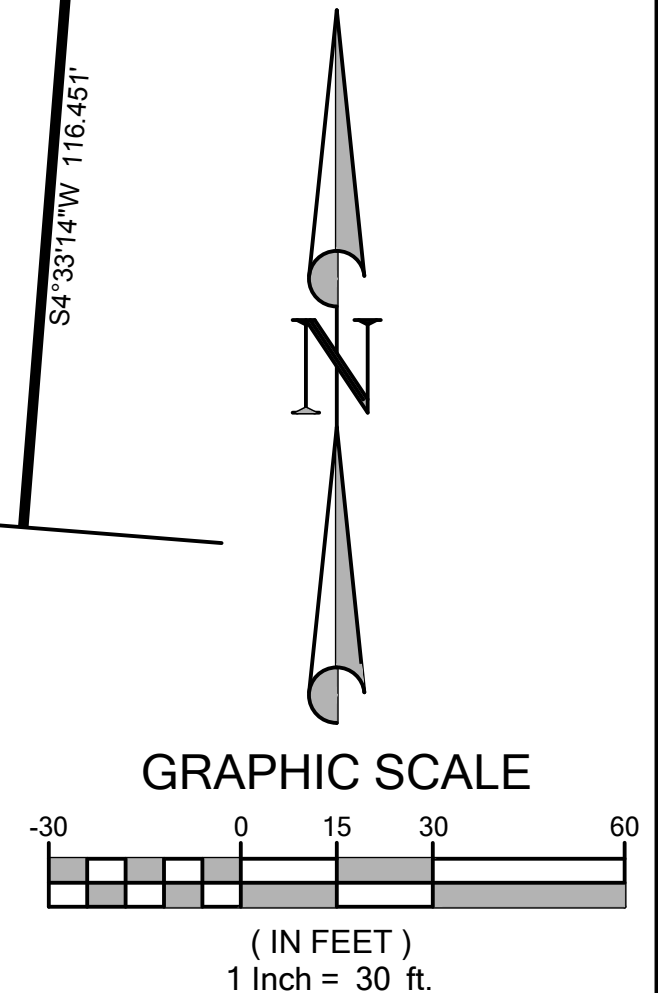
ADA LLC  
00-0020-8184

*E. P.*



## LEGEND

	FOUND WASATCH COUNTY MONUMENT
	PROPOSED STREET MONUMENT
	FOUND SURVEY MARKER
	SET 5/8" REBAR & CAP "PERIGEE"
	MONUMENT LINE
	PROPOSED EASEMENT
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	DESCRIPTION TIE LINE
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	LIMITED-COMMON AREA FOR THE BENEFIT OF THE ADJACENT UNIT



**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

RECORD# \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE \_\_\_\_\_  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY WASATCH COUNTY RECORDER

# ELKHORN PHASE 1

LOCATED IN A PORTION OF THE NORTHWEST AND  
NORTHEAST QUARTERS OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN  
TOWN OF HIDEOUT, WASATCH COUNTY, UTAH

*E. P. Li*

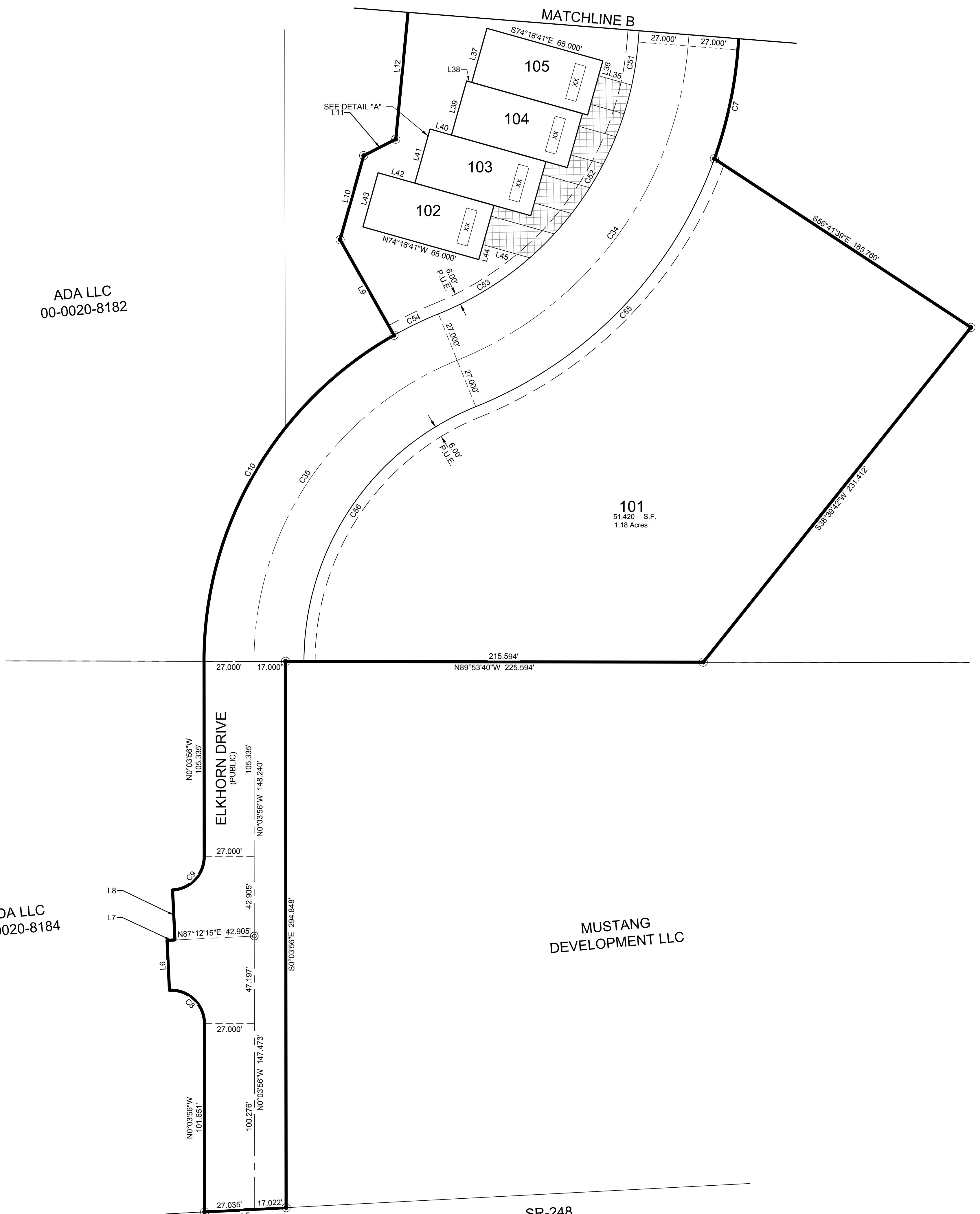
ADA LLC  
00-0020-8182

ADA LLC  
00-0020-8184

ADA LLC  
00-0020-8184

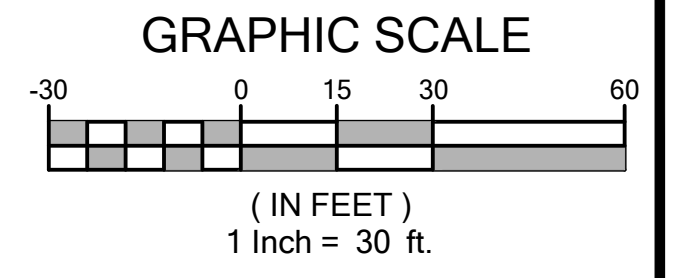
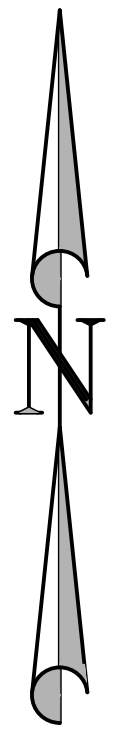
MUSTANG  
DEVELOPMENT LLC

SR-248  
RIGHT-OF-WAY WIDTH VARIES



## LEGEND

	FOUND WASATCH COUNTY MONUMENT
	PROPOSED STREET MONUMENT
	FOUND SURVEY MARKER
	SET 5/8" REBAR # CAP "PERIGEE"
	MONUMENT LINE
	PROPOSED EASEMENT
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	DESCRIPTION TIE LINE
	SETBACK LINE
	LIMITED-COMMON AREA FOR THE BENEFIT OF THE ADJACENT UNIT



**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84088  
801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

RECORD# \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE \_\_\_\_\_  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY WASATCH COUNTY RECORDER