



# HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING

September 10, 2020

## Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its regularly scheduled meeting electronically for the purposes and at the times as described below on Thursday, September 10, 2020

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's August 26, 2020 determination letter (attached)

All public meetings are available via ZOOM conference call and net meeting.

Interested parties may join by dialing in as follows:

**Meeting URL:** <https://zoom.us/j/4356594739> To join by telephone dial: US: +1 408 638 0986

**Meeting ID:** 435 659 4739

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Regular Meeting

6:00 PM

I. No Anchor Site Determination Letter

1. No Anchor Site Determination Letter

II. Call to Order

III. Roll Call

IV. Agenda Items

1. Approval of Bills to be Paid
2. Discussion and Possible Action of Entering into a Memorandum of Mutual Intent Between Hideout and Mustang Development.
3. Discussion and Appointment of a Mayor Pro Tempore for the dates between September 17 through October 4, 2020 and October 17 through November 1, 2020.
4. Consideration and Possible Action on a Resolution Indicating the Town of Hideout's Intent to Annex property in the vicinity of Richardson Flats across county lines which includes parcels SS-125, SS-125-C, PP-28-1, PP-28-2, SS-86, and portions of PP-28-A, (as depicted and described in Richardson Flats Annexation attachments). The legal description of the area is listed on the attached Resolution.
5. Consideration and Possible Action to authorize the Mayor to enter into a Pre-Annexation Agreement with N Brockbank Investments, LLC related to a possible annexation of land owned by N Brockbank Investments, LLC in the vicinity of Richardson Flat described in the Resolution Indicating the Town of Hideout's Intent to Annex (Item #4 above) considered September 10, 2020 in a form approved by the Town Attorney.

V. Public Input - Floor open for any attendee to speak on items not listed on the agenda

VI. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

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.

**HIDEOUT TOWN COUNCIL**

10860 N. Hideout Trail

Hideout, UT 84036

Phone: 435-659-4739

Posted 9/9/2020



August 26, 2020

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS  
WITHOUT AN ANCHOR LOCATION

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(4) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The percent and number of positive COVID-19 cases in Utah has been significantly higher since May 27, 2020. The seven day average of cases has been over 300 since June 5, 2020. COVID-19 patients in Utah hospitals have increased during the same time period. Hideout is located in Wasatch County and is a close neighbor of Summit County, which have the fourth and fifth highest number of cases per capita in the state.

This meeting will not have a physical anchor location. All attendees will connect remotely. All public meetings are available via ZOOM conference call and net meeting. Interested parties may join by dialing in as follows:

**Meeting URL:** <https://zoom.us/j/4356594739>

**To join by telephone dial:** US: +1 408-638-0986

**Meeting ID:** 4356594739

Additionally, comments may be emailed to the Town Clerk [afairbourne@hideoututah.gov](mailto:afairbourne@hideoututah.gov).

This determination will expire in 30 days on September 25, 2020.

BY:

Mayor Philip Rubin

ATTEST:

Alicia Fairbourne, Town Clerk



9/10/2020

**General Town Expenses**

Ace Hardware	Supplies	-	
Ace Signs & Designs	Plan Prints/Signs	-	
All West	Monthly service	174.42	
Ally	Equipment	1,048.85	
Alpine Business Products	Supplies	70.43	
Associated Business Tech	Office printer supplies	80.93	
Associated Business Tech	Office printer lease	192.81	
Cache Valley Electric	Cameras--labor	1,752.77	
Chemtech-Ford	Disinfection byproducts	550.00	
Dominion	Utilities	9.69	
Francis City	Salt	-	
Fuelman	Fuel roads	475.29	
Hideout	Utilities	215.20	
Home Depot	Road maintenance materials	33.59	
Integrated Planning & Design	Planning services	1,200.00	
Park Record	Public noticing	-	
Pelorus Methods	Quarterly service/maintenance financial software	-	
Professional Alarm, Inc.	Alarm monitoring	80.00	
PEHP	Health insurance January & February	2,390.55	
Rocky Mountain Power	Utilities	818.81	
Safety Supply & Sign	Streets materials, signs	635.70	
Solano, Laura	Cleaning services	150.00	
T-O Engineers	Engineering -- town expenses	55,535.91	
Tech Logic	Monthly service, Office 365, port switch & panel	645.00	
Thyssenkrupp Elevator	Maintenance	471.33	
Utah Division of Finance	Annual building payment	26,175.00	
Utah League of Cities & Town	Council training	-	
Utah Local Governments Trust	Insurance--liability, auto, property, wc policies	8,619.44	
Utah Machine Rentals	Kubota lease/snow removal equip	-	
Verizon Wireless	Equipment and monthly service	370.45	
Wasatch Co Solid Waste	Utilities	48.00	
Wind Rivers	Asphalt repair	14,230.00	
York Howell & Guymon	Legal representation - town charges, January	20,511.95	
<b>Total General Town Expenses</b>			136,486.12

**Expenses Passed Through**

Integrated Planning & Design	Plan review	2,337.50	
Park Record	Public noticing	-	
Rick Gines	Inspections	-	
T-O Engineers	Inspections	12,338.75	
T-O Engineers	Pass through expenses billed	24,628.52	
York Howell & Guymon	Legal representation - pass through charges billed	330.00	
<b>Total Expenses Passed Through</b>			39,634.77

<b>TOTAL GENERAL FUND EXPENSES FOR APPROVAL</b>	176,120.89	176,120.89
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**Expenses from Enterprise Funds**

Clyde Snow	Water matters	-	
Dakody Gines	Sewer/water maintenance & repair	1,490.00	
Rick Gines	Water maintenance & repair	1,060.00	
Jordanelle SSD	Sewer	5,664.26	
Jordanelle SSD	Water	20,812.50	
Mountainland Supply Co	Valves/meters	4,004.98	
Precision Power	Repairs/maintenance lift station	-	
Summit Co Health Dept	Water testing	-	
T-O engineers	Engineering	10,911.25	
Twin D Inc	Emergency repair sewer	-	
USA BlueBook	Water testing supplies		
<b>TOTAL ENTERPRISE EXPENSES FOR APPROVAL</b>			<b>43,942.99</b>

## MEMORANDUM OF MUTUAL INTENT

This Memorandum of Mutual Intent between Hideout Town (the “**Town**”) and Mustang Development (“**Mustang**”) is drafted by a third-party mediator for the purpose of confirming a process for improving the communication and relationship between the parties moving forward. The parties have discussed and agree that is likely to be beneficial to discuss issues that are important to both parties. With this objective in mind, the Town and Mustang agree that each will select a representative to meet on a regular basis (at least on a quarterly basis) with their counterpart for the purpose of discussing issues of mutual concern and potential benefit to the parties. The first quarterly meeting will be held after the Town transmits the first impact fee payment that is collected and delivered pursuant to the Reimbursement Agreement.

Dated this \_\_\_\_ day of August, 2020.

### **TOWN OF HIDEOUT**

By: \_\_\_\_\_

Phil Rubin, Mayor

**Attest:**

\_\_\_\_\_

Alicia Fairbourne, Town Clerk

### **MUSTANG DEVELOPMENT**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**TOWN OF HIDEOUT, UTAH**

Resolution No. 2020-\_\_\_\_\_

A RESOLUTION INDICATING INTENT TO ANNEX

WHEREAS, on or about August 22, 2019, the Town of Hideout amended and revised its annexation policy plan and its expansion area map; and

WHEREAS, the current annexation policy plan and expansion area include land located within both Wasatch County and Summit County; and

WHEREAS, the Town of Hideout is considering the possible annexation of the real property described on Exhibit A attached hereto; and

WHEREAS, Utah Code § 10-2-418(3), allows a municipality to annex real property;

WHEREAS, Utah Code § 10-2-418(6)(a) allows a municipality to adopt a resolution indicating a municipal legislative body's intent to annex certain real property.

WHEREAS, relevant portions of Utah Code § 10-2-418 are in effect until October 19, 2020;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Hideout, Utah, as follows:

Section 1 – Recitals Incorporated. The foregoing recitals are hereby incorporated into this Resolution as findings of fact.

Section 2 – Intent to Annex. Pursuant to Utah Code § 10-2-418(6)(a), the Town Council hereby declares its intent to annex the real property described on Exhibit A attached hereto.

Section 3 – Public Hearing. Prior to adopting an ordinance approving the annexation of the real property described on Exhibit A, the Town Council will hold a public hearing, as provided for in Utah Code § 10-2-418(6)(b), at which members of the public and affected entities will have an opportunity to participate and provide comment.

Section 4 – Mayor to Provide Notice. The Mayor is hereby directed to provide notice of the public hearing contemplated by Section 3. The Mayor shall determine the

date of the public hearing, which shall be not less than thirty (30) days following the passage of this Resolution. The Mayor shall ensure that notice of the public hearing conforms to the requirements and processes set forth in Utah Code §§ 10-2-418(7) and 418(8).

Section 5 – Effective Date. This Resolution will be effective immediately upon adoption by the Town Council.

WHEREFORE, Resolution 2020-\_\_\_\_ has been Passed and Adopted by the Town of Hideout this \_\_\_\_<sup>th</sup> day of September, 2020.



MAYFLOWER ANNEXATION TO THE TOWN OF HIDEOUT

SURVEYORS' CERTIFICATE

I, David E. Hawley, do hereby certify that I am a Professional Land Surveyor, State of Utah, License Number 356548, and in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, I also certify that this plat of the MAYFLOWER ANNEXATION TO THE TOWN OF HIDEOUT, is a true and accurate representation of data compiled from a survey made by Boundary Consultants, filed as Record of Survey Number 3459 with the Wasatch County Surveyor's Office and Record of Survey Number S0010183 filed with the Summit County Surveyor/Recorder, and records on file with the Wasatch County and Summit County Records Offices, and in accordance with Section 17-23-20 of the Utah State Code.

NARRATIVE:

Boundary Consultants was retained by Western States Ventures to prepare an Annexation Plat of the Subject Parcel for Annexation in to the Town of Hideout, Wasatch County, Utah.

This Plat has been created from a Record of Survey performed by Boundary Consultants and certified by David E. Hawley, filed in the offices of the Wasatch and Summit County Surveyors.

The stem portion of this plat which connects the Summit County Parcels to the extent Hideout Town boundary is intended to run coincident with or, along in some areas, the right of way lines of SR-248, the Jordanelle Parkway and that portion of Richardson Flat Road (F.A.P. 93-B) lying and situate in Wasatch County. For example, at the junction with Brown's Canyon Road where the center line of the SR-248 is in a spiral curve, the westerly curve defining the northerly right of way was extended through the intersection.

This survey was carried out using a Trimble RRS GPS System, with ground data collected by the Surveyors. Stationing was determined by said GPS. Basis of Bearing for this survey is NORTH as determined by said GPS.

All Section Corners depicted hereon have been found and measured. The depicted Center Quarter Corner of Section 1 is a found bar and cap stimped "Alliance" which falls on the North-South Center Quarter Section Line. We did not find a filed Record of Survey that depicts how that corner was set but we are honoring it as the Center Quarter Corner.

The Wasatch County - Summit County Line forms the Eastern and Southern boundaries of the subject parcels. The Township & Range of County Monuments were found, as shown hereon, with those areas where no monumentation was found being proportioned between found monuments. The reticement of the County Line was done with the found monuments depicted hereon and that particular Recorder's Plat of the Wasatch/Summit County Line filed as Entry 12/5/1936 in the Office of the Summit County Recorder.

OWNER'S AFFIDAVIT

The undersigned owner(s) of the heron described tract of land, having caused the same to be annexed to the Town of Hideout.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Stitching Mayflower Mountain Fonds, a Netherlands association  
By: Stitching Bahner Mayflower Project, its Manager  
By: Craig C. Coburn, Attorney-in-Fact/Agent

Stitching Mayflower Recreational Fonds, a Netherlands association  
By: Stitching Bahner Mayflower Project, its Manager  
By: Craig C. Coburn, Attorney-in-Fact/Agent

ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF \_\_\_\_\_ } s.s.

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me Craig C. Coburn who acknowledged himself to be the Attorney-in-Fact/Agent of Stitching Bahner Mayflower Project, Manager of Stitching Mayflower Mountain Fonds and Stitching Mayflower Recreational Fonds and that he, as such Attorney-in-Fact/Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

TOWN OF HIDEOUT ACCEPTANCE

I hereby certify that this plat of addition to the corporate limits of the Town of Hideout was accepted by the Mayor and the City Council of Hideout, Wasatch County, Utah, by an ordinance passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

In witness whereof I hereby unto set my hand and affix the corporate seal of the Town of Hideout.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor \_\_\_\_\_ City Recorder \_\_\_\_\_

SUMMIT COUNTY RECORDER

ENTRY NUMBER \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS.

SUMMIT COUNTY RECORDER \_\_\_\_\_



DATE: 09-08-20  
PLOT DATE:  
SCALE: 1"=600'  
PROJECT NUMBER: 1305037

ANNEXATION PLAT OF SUMMIT COUNTY TAX PARCELS  
SS-125, SS-125-C, PP-28-1, PP-28-2, & SS-86  
LYING AND SITUATE IN THE SECTIONS 1, & 12 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH & SECTIONS 6 & 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT & WASATCH COUNTIES, UTAH

Boundary Consultants  
Professional Land Surveyors  
5554 West 2425 North, Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz

DESIGNED: DEH  
DRAFTED: DEH  
CHECKED: MGD

SHEET 1  
OF 2







NB 248 ANNEXATION TO THE TOWN OF HIDEOUT

SURVEYORS' CERTIFICATE

I, David E. Hawley, do hereby certify that I am a Professional Land Surveyor, No. 366548, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of the NB 248 ANNEXATION TO THE TOWN OF HIDEOUT is a true and accurate representation of data compiled from a survey made by Wasatch County Surveyor's Office and Record of Survey Number 3459 with the Wasatch County Surveyor's Office and Record of Survey Number S0010183 filed with the Summit County Surveyor/Recorder, and records on file with the Wasatch County and Summit County Records Offices, and in accordance with Section 17-23-20 of the Utah State Code.

NARRATIVE:

Boundary Consultants was retained by Western States Ventures to prepare an Annexation Plat of the Subject Parcel for Annexation in to the Town of Hideout, Wasatch County, Utah.

This Plat has been created from a Record of Survey performed by Boundary Consultants and certified by David E. Hawley, filed in the offices of the Wasatch and Summit County Surveyors.

The stem portion of this plat which connects the Summit County Parcels to the extant Hideout Town boundary is intended to run coincident with or, along in some areas, the right of way lines of SR-248, the Jordanelle Parkway and that portion of Richardson Flat Road (E.A.P. 93-B) lying and situate in Wasatch County. For example, at the junction with Brown's Canyon Road where the center line of the SR-248 is in a spiral curve, the westerly curve defining the northerly right of way was extended through the intersection.

This survey was carried out using a Trimble R8S GPS System with ground distances being determined by the Utah WGS System and no contribution.

Basis of Bearing for this survey is NORTH as determined by said WGS.

All Section Corners depicted hereon have been found and measured. The depicted Center Quarter Corner of Section 1 is a found bar and cap stamped "Alliance" which falls on the North-South Center Quarter Section Line. We did not find a filed Record of Survey that depicts how that corner was set but we are honoring it as the Center Quarter Corner.

The Wasatch County - Summit County Line forms the Easterly and Southerly perimeter boundary of the subject parcels. A number of County Monuments were found, as shown hereon, with those areas where no monumentation was found being proportioned between found monuments. The re-creation of the County Line was done with the found monuments depicted hereon and that particular Recorder's Plat of the Wasatch/Summit County Line filed as Entry 12/5/1936 in the Office of the Summit County Recorder.

OWNER'S AFFIDAVIT

The undersigned owner(s) of the heron described tract of land, having caused the same to be annexed to the Town of Hideout.

Signed this \_\_\_\_ day of \_\_\_\_, 2020.

NB 248 LLC, a Delaware Limited Liability Company  
By: Nathan A. Brodbeck, Manager

ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF } s.s.

On the \_\_\_\_ day of \_\_\_\_, 2020, personally appeared before me Nathan A. Brodbeck who acknowledged himself to be the Manager of NB 248 LLC, a Delaware limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public My Commission Expires

TOWN OF HIDEOUT ACCEPTANCE

I hereby certify that this plat of addition to the corporate limits of the Town of Hideout was accepted by the Mayor and the City Council of Hideout, Wasatch County, Utah, by an ordinance passed on the \_\_\_\_ day of \_\_\_\_, 2020.

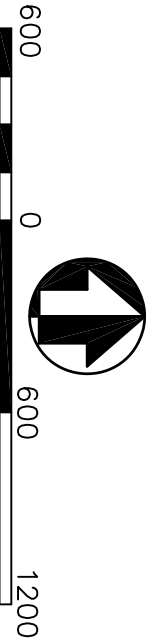
In witness whereof I hereby unto set my hand and affix the corporate seal of the Town of Hideout.

Approved this \_\_\_\_ day of \_\_\_\_, 2020.

Mayor City Recorder

SUMMIT COUNTY RECORDER

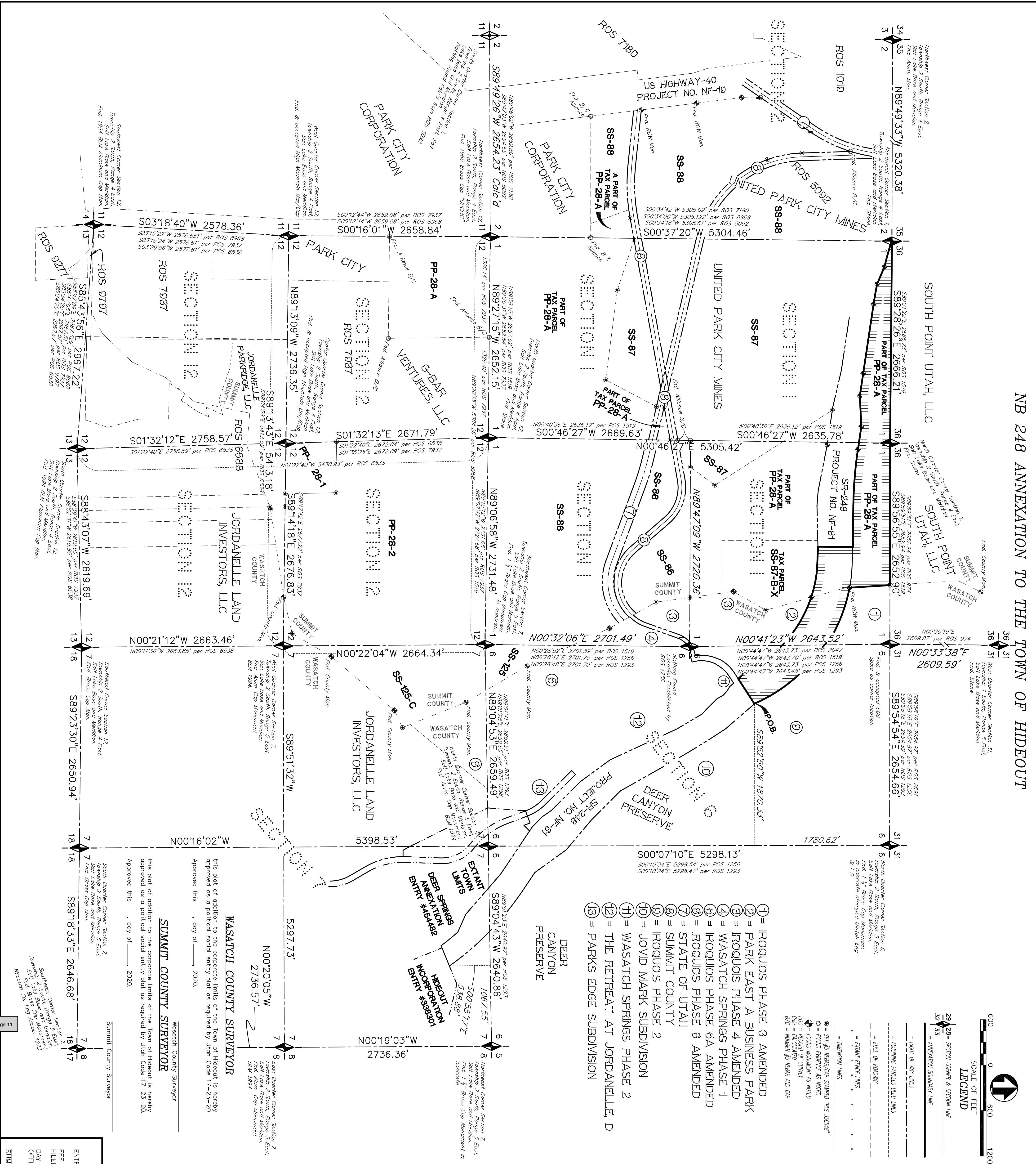
ENTRY NUMBER  
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SUMMIT COUNTY RECORDER



29-28 = SECTION CORNER & SECTION LINE  
32-133 = ANNEXATION BOUNDARY LINE

= RIGHT OF WAY LINES  
= ADJOINING PARCELS DEED LINES  
= DATE OF RECORDING  
= EXISTING EDEGE LINES  
= DIMENSION LINES  
= SET #5 REBAR/PIPE STAMPED 715 365648  
= FOUND MONUMENT AS NOTED  
= FOUND MONUMENT AS NOTED  
= RECORD OF SURVEY  
= CALCULATED  
= NUMBER #5 REBAR AND CAP  
= DIMENSION LINES

- 1 = RIOQUIOS PHASE 3 AMENDED
- 2 = PARK EAST A BUSINESS PARK
- 3 = RIOQUIOS PHASE 4 AMENDED
- 4 = WASATCH SPRINGS PHASE 1
- 5 = RIOQUIOS PHASE 5A AMENDED
- 6 = RIOQUIOS PHASE 6 AMENDED
- 7 = STATE OF UTAH
- 8 = SUMMIT COUNTY
- 9 = RIOQUIOS PHASE 2
- 10 = JOVUD MARK SUBDIVISION
- 11 = WASATCH SPRINGS PHASE 2
- 12 = THE RETREAT AT JORDANELLE, D
- 13 = PARKS EDGE SUBDIVISION





NB 248 ANNEXATION TO THE TOWN OF HIDEOUT

SURVEYORS' CERTIFICATE

I, David E. Hawkes, do hereby certify that I am a Professional Land Surveyor, License No. 366548, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of the NB 248 ANNEXATION TO THE TOWN OF HIDEOUT is a true and accurate representation of data compiled from a survey made by the Wasatch County Surveyor's Office and Record of Survey Number S0010183 filed with the Summit County Surveyor/Recorder, and records on file with the Wasatch County and Summit County Records Offices, and in accordance with Section 17-23-20 of the Utah State Code.

NARRATIVE

Boundary Consultants was retained by Western States Ventures to prepare an Annexation Plat of the Subject Parcel for Annexation in to the Town of Hideout, Wasatch County, Utah.

This Plat has been created from a Record of Survey performed by Boundary Consultants and certified by David E. Hawkes, filed in the offices of the Wasatch and Summit County Surveyors.

The stem portion of this plat which connects the Summit County Parcels to the extant Hideout Town boundary is intended to run coincident with or, along in some areas, the right of way lines of SR-248, the Jordanelle Parkway and that portion of Richardson Flat Road (F.A.P. 93-B) lying and situate in Wasatch County. For example, at the junction with Brown's Canyon Road where the center line of the SR-248 is in a spiral curve, the westerly curve defining the northerly right of way was extended through the intersection.

This survey was carried out using a Trimble R8S GPS System with ground distances being determined by the Utah WGS System and no contribution. Basis of Bearing for this survey is NORTH as determined by said WGS.

All Section Corners depicted hereon have been found and measured. The depicted Center Quarter Corner of Section 1 is a found bar and cap stamped "Alliance" which falls on the North-South Center Quarter Section Line. We did not find a filed Record of Survey that depicts how that corner was set but we are honoring it as the Center Quarter Corner.

The Wasatch County - Summit County Line forms the Easterly and Southerly perimeter boundary of the subject parcels. A number of County Monuments were found, as shown hereon, with those areas where no monumentation was found being proportioned between found monuments. The re-encumbrance of the County Line was done with the found monuments depicted hereon and that particular Recorder's Plat of the Wasatch/Summit County Line filed as Entry 12/5/1936 in the Office of the Summit County Recorder.

OWNER'S AFFIDAVIT

The undersigned owner(s) of the hereon described tract of land, having caused the same to be annexed to the Town of Hideout.

Signed this \_\_\_\_ day of \_\_\_\_, 2020.

NB 248 LLC, a Delaware Limited Liability Company  
By: Nathan A. Brodbook, Manager

ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF } s.s.

On the \_\_\_\_ day of \_\_\_\_, 2020, personally appeared before me Nathan A. Brodbook who acknowledged himself to be the Manager of NB 248 LLC, a Delaware limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public My Commission Expires

TOWN OF HIDEOUT ACCEPTANCE

I hereby certify that this plat of addition to the corporate limits of the Town of Hideout was accepted by the Mayor and the City Council of Hideout, Wasatch County, Utah, by an ordinance passed on the \_\_\_\_ day of \_\_\_\_, 2020.

In witness whereof I hereby unto set my hand and affix the corporate seal of the Town of Hideout.

Approved this \_\_\_\_ day of \_\_\_\_, 2020.

Mayor City Recorder

WASATCH COUNTY RECORDER

ENTRY NUMBER  
FEE PAID  
FILED FOR RECORD AND RECORDED THIS  
DAY OF  
OFFICIAL RECORDS.

WASATCH COUNTY RECORDER



DATE: 09-08-20  
PLOT DATE:  
SCALE: 1"=600'  
PROJECT NUMBER: 1305037

ANNEXATION PLAT OF A PORTION OF SUMMIT COUNTY  
TAX PARCEL PP-28-A

LYING AND SITUATE IN THE SECTIONS 1, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH  
AND SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
SUMMIT & WASATCH COUNTIES, UTAH



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

DESIGNED: DEH  
DRAFTED: DEH  
CHECKED: MGD

SHEET 1  
OF 2



DESCRIPTION.



DATE: PLOT DATE: 09-06-20
SCALE $1''=600'$
PROJECT NUMBER 1305037

ANNEXATION PLAT OF SUMMIT COUNTY TAX PARCELS  
SS-125, SS-125-C, PP-28-1, PP-28-2, & SS-86  
LYING AND SITUATE IN THE SECTIONS 1, & 12 TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH & SECTIONS 6 & 7, TOWNSHIP 2 SOUTH,  
RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT & WASATCH COUNTIES, UTAH

**Boundary Consultants**  
Professional Land Surveyors  
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801-792-1569  
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LESS AND EXCEPTING THEREOF ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING WASATCH COUNTY PARCELS ADJOINING SR-248:

Jordanale Parkway, Parks Edge Subdivision, The Retreat at Jordanale Parcel D, Wasatch Springs Phase 2, Incoquos Phase 2 Amended, Incoquos Phase 3 Amended, Incoquos Phase 4 Amended, Jovial Mark Subdivision and Deer Canyon Preserve.

AND LESS AND EXCEPTING THEREOF: All of Lots 2 through 6 and Parcel A of Incoquos Phase 4 Amended.

AND LESS AND EXCEPTING THEREFROM: All of Lots 2 through 6 and Parcel A of Iroquois Phase 4 Amended.

SUMMIT COUNTY RECORDER

FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2020, IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE  
 OFFICIAL RECORDS.  
 SUMMIT COUNTY RECORDER \_\_\_\_\_



DESCRIPTION.



DATE: PLOT DATE: 09-06-20
SCALE $1''=600'$
PROJECT NUMBER 1305037

ANNEXATION PLAT OF SUMMIT COUNTY TAX PARCELS  
SS-125, SS-125-C, PP-28-1, PP-28-2, & SS-86  
LYING AND SITUATE IN THE SECTIONS 1, & 12 TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH & SECTIONS 6 & 7, TOWNSHIP 2 SOUTH,  
RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT & WASATCH COUNTIES, UTAH

**Boundary Consultants**  
Professional Land Surveyors

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

LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING WASHAKIE COUNTY PARCELS ADJOINING SR-248:

Washakie Parkway, Parks Edge Subdivision, The Retreat at Jordanlake Parcel D, Mountain Springs Phase 2, Ingot Subdivision, 2 Acreed, Ingot Phase 3 Acreed, Ingot Phase 4 Acreed, Jovik Mark Subdivision and Deer Canyon Preserve.

AND LESS AND EXCEPT THEREFROM: All of Lots 2 through 6 and Parcel A of Ingot Phase 4 Acreed.

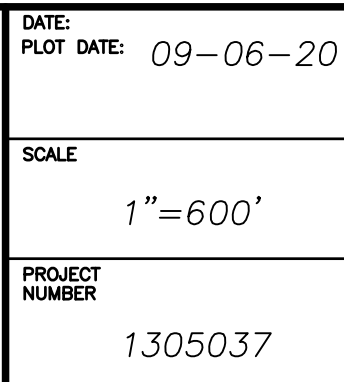
AND LESS AND EXCEPTING  
Iroquois Phase 4 Amended

WASATCH COUNTY RECORDER

FILED PAID \_\_\_\_\_  
 FEE FOR RECORD AND RECORDED THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE  
 OFFICIAL RECORDS.  
 WASATCH COUNTY RECORDER \_\_\_\_\_



DESCRIPTION ANNEXATION PARCEL 2:

[illegible]

RADIAL LINE TABLE	
LINE	BEARING
R1	S54°28'37"W
R4	N00°42'33"E
R5	N08°31'57"E
R6	N13°44'15"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	106.61'	N42.48.55"W
L2	313.86'	N31.50.04"W
L3	300.62'	N87.43.00"W
L4	460.06'	N00.42.47"E
L5	303.73'	N81.30.35"W
L6	407.65'	S87.15.38"W
L7	533.65'	S03.34.52"E
L8	174.88'	S48.19.47"E
L9	393.60'	S57.02.40"W

**BASIS OF BEARING**  
3640.86' MAGS

Northwest Corner Section 7,  
Township 2 South, Range 5 East,  
Salt Lake Base and Meridian.  
Fnd. 1  $\frac{1}{2}$ " Brass Cap Monument  
in concrete.

SUMMIT COUNTY RECORDER

ENTRY NUMBER \_\_\_\_\_  
 FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE  
 OFFICIAL RECORDS. 2020. \_\_\_\_\_  
 SUMMIT COUNTY RECORDER \_\_\_\_\_

ANNEXATION PLAT OF A PORTION OF SUMMIT COUNTY  
TAX PARCEL PP-28-A  
LYING AND SITUATE IN THE SECTIONS 1, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH  
AND SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
SUMMIT & WASATCH COUNTIES, UTAH



**Boundary Consultants**  
Professional Land Surveyors  
5554 West 2425 North, Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz

DESIGNED	DEH
DRAFTED	DEH
CHECKED	MGD

SHEET

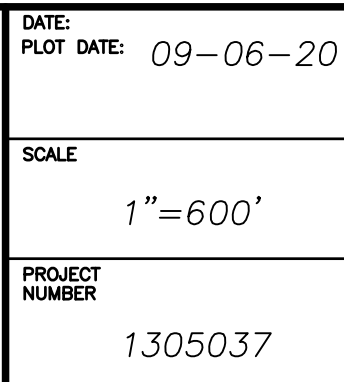
2

OF

2



DESCRIPTION ANNEXATION PARCEL 2:



Thence South 57°02'-40" West, 383.60 feet to a point on the southeast corner of the right of way of said SR-248; the following four (4) courses coincident with the right of way of said 1) North 42°48'-55" West, 106.61 feet; 2) North 31°50'-04" West, 313.86 feet; 3) Westerly 14°53'-87 feet along the arc of a 1679.86 foot radius curve to the left (center bears South 54°28'-37" West through a central angle of 48°58'-27" to the right of way monument; 4) Thence departing said right of way of said SR-248; Thence the following eight (8) courses coincident with the right of way of said 1) North 89°17'-04" West, 539.58 feet; 2) Westerly 75°11'-35 feet along the arc of a 5502.89 foot radius curve to the right (center bears North 00°42'-53" East) through a central angle of 07°49'-37" to a right of way monument; 3) North 81°30'-33" West, 303.73 feet to a right of way monument; 4) South 87°15'-38" West, 407.65 feet to a right of way monument; 5) North 81°28'-00" West, 1223.65 feet to a 5579.36 foot radius curve to the right (center bears North 08°31'-57" East) through a central angle of 02°45'-37" to a right of way monument; 6) Westerly 16°56'-17" West, 246.50 feet to a right of way monument; 7) North 66°56'-17" West, 246.50 feet to a right of way monument; 8) Westerly 35.40 feet along the arc of a 5534.58 foot radius curve to the left (center bears North 13°44'-15" East) through a central angle of 03°39'-53" to a point on the west line of Section 1, Township 2 South, Range 4 East, S.1/4, Lake Base and Meridian; Thence North 00°37'-20" East, 4.53 feet to the northwest corner thereof; Thence South 89°28'-26" East, 2866.21 feet to the North Quarter Corner thereof; Thence South 89°28'-26" East, 1874.61 feet to a number five rebar and plastic cap stamped "P.S. 3565487"; Thence a number five rebar and plastic cap stamped "P.S. 3565487" to the South 03°34'-54" East, 533.65 feet to a point on the north right of way line of said SR-248; Thence the following four (4) courses coincident with said right of way line, 1) Easterly 70°01'-12 feet along the arc of a 2139.86 foot radius curve to the right (center bears North 10°50'-06" West) through a central angle of 18°44'-46"; 2) South 48°19'-37" East, 174.88 feet; 3) Southeastly 11°19'-44 feet along the arc of a 2109.86 foot radius curve to the right (center bears South 34°14'-05" West) through a central angle of 32°01'-45"; 4) South 40°54'-27" East, 5.91 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING PLANNED COUNTY PARCELS, ABUTTING SR-248, TO-WIT: D. Westcott, Sports Phase 2; Irwinco's Phase 2; Amended, Irwinco's Phase 3; Amended, Irwinco's Phase 4; Amended, Jovoid Mark Subdivision and Deer Canyon Preserve.

AND LESS AND EXCEPTING THEREFROM: All of Lots 2 through and Preceded of Irwinco's Phase 4 Amended.

RADIAL LINE TABLE	
LINE	BEARING
R1	S54°28'37"W
R4	N00°42'33"E
R5	N08°31'57"E
R6	N13°44'15"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	106.61'	N42.48.55"W
L2	31.3.86'	N31.50.04"W
L3	300.62'	N87.43.00"W
L4	460.06'	N00.42.47"E
L5	303.73'	N81.30.35"W
L6	407.65'	S87.15.38"W
L7	533.65'	S03.34.52"E
L8	174.88'	S48.19.47"E
L9	393.60'	S57.02.40"W

RADIAL LINE TABLE	
LINE	BEARING
R1	S54°28'37"W
R4	N00°42'33"E
R5	N08°31'57"E
R6	N13°44'15"E

5  
1  
8  
Northeast Corner Section 7,  
Township 2 South, Range 5 East,  
Salt Lake Base and Meridian.  
Find 1 1/2" Brass Cap Monument  
in concrete.

WASATCH COUNTY RECORDER

ENTRY NUMBER \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE  
OFFICIAL RECORDS.  
\_\_\_\_\_

WASATCH COUNTY RECORDER \_\_\_\_\_

2	2
OF	SHEET

**Boundary Consultants**  
Professional Land Surveyors  
5554 West 2425 North, Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz

## PRE-ANNEXATION AGREEMENT

N Brockbank Investments, LLC or assigns (“Brockbank”) and the Town of Hideout (“Town”) hereby enter into this Pre-Annexation Agreement (“Agreement”) as more fully specified below. The Town and Brockbank are each a “Party” to this Agreement, together they are the “Parties” hereto.

### RECITALS

WHEREAS, Brockbank owns or has the right to purchase, to the extent there are any properties where the option has not yet been executed, approximately 380 acres of properties, Tax ID Nos. SS-87-B-X, SS-125, SS-125-C, PP-28-A and portions of SS-86, SS-87 and SS-88 (“the Properties”), as more particularly described on Exhibit A hereto, that are not currently within the boundaries of the Town;

WHEREAS, the Town is considering initiating an annexation that would include the Properties;

WHEREAS, Brockbank does not intend to file a petition for annexation, but is willing to consent to, or obtain the required consents for, the Town’s proposed annexation;

WHEREAS, if the Properties are annexed into the Town, Brockbank proposes to develop the Properties, under the Town’s jurisdiction, into a master planned community as conceptually illustrated on Exhibit B hereto which is intended to be named “Hideout West”;

WHEREAS, Brockbank acknowledges that the Town’s planning and engineering staff will be an integral part of designing and implementing the plan for Hideout West;

WHEREAS, Brockbank acknowledges that in order for the Town to consider initiating an annexation, the Town must assure itself that the annexation of the Properties and any development of Hideout West will not create any financial burdens on the existing and planned residents of the Town or on the municipal government of the Town;

WHEREAS, in addition to providing consent for the Town’s annexation of the Properties, Brockbank is willing to negotiate an Annexation and Master Development Agreement (“AMDA”) with the Town which will specify the terms specific to the annexation of the Properties into Hideout and the development of Hideout West; and

WHEREAS, the Town Council of the Town of Hideout (“Town Council”) considered this Agreement at a public meeting on September \_\_\_\_, 2020 and voted to approve this Agreement and authorize the Mayor of the Town of Hideout (“Mayor”), to finalize and execute the same on behalf of the Town to the extent there are any revisions that have to be made after approval by the Town Council., and to take all of the steps necessary to implement this Agreement.

Now, therefore, in consideration of the foregoing Recitals, the following mutual promises,

and for other good and valuable consideration, Brockbank and the Town agree to the following:

## TERMS

1. Recitals Incorporated. The foregoing recitals are incorporated into, and made part of, the Parties' agreement.

2. Town's Investigations. The Town will take the measures deemed by the Mayor to be necessary and appropriate in determining whether the proposed annexation of the Properties will be beneficial to the Town. Without limitation, the Town's investigations may involve communications with Wasatch County, Summit County, the Military Installation Development Authority ("MIDA"), and other governmental entities.

3. Process. In connection with the Mayor's investigations of whether the annexation of the Properties will benefit the Town, the Town's legislative body ("Town Council") may, after complying with all required processes and notices, pass a resolution under Utah Code § 10-2-418(6)(a) indicating the Town Council's intent to annex the Properties. The Mayor may continue investigations regarding the benefits of annexing the Properties even if the Town Council adopts such a resolution and continues to follow the statutory annexation process. The Town Council's approval of this Agreement shall not be deemed approval of a resolution under Utah Code § 10-2-418(6)(a).

4. Legislative Discretion. If the Town Council adopts a resolution under Utah Code § 10-2-418(6)(a), the Town Council may thereafter hold a hearing at which the Town Council may approve the annexation. The Parties acknowledge that the Town Council will not hold a hearing to approve the annexation unless the Parties have agreed to the terms and conditions of an Annexation Master Development Agreement ("AMDA"). Further, the Parties agree that the Town Council has legislative discretion regarding whether to approve the annexation and this Agreement does not purport to bind that discretion. This Agreement does not purport to create any commitment, representation, or warranty that the Town Council will pass a resolution under Utah Code § 10-2-418(6)(a) or ordinance under Utah Code § 10-2-418(9) or that any proposed annexation of the Properties into the Town's municipal boundaries will be successful.

5. Zoning. If the Properties are annexed into the Town, the Town will designate zoning for the Properties as approved by the Town Council. The Parties anticipate that the Town Council will approve zoning which will allow Brockbank to develop Hideout West as generally contemplated in an AMDA. The concept plan contemplated on Exhibit B is non-binding, and this Agreement does not guaranty a specific zone for the Properties or specific density for the Properties and does not bind the future legislative discretion of the Town Council. Brockbank and the Town intend that both Parties will act in good faith concerning the annexation and development of the Properties and the negotiation of an AMDA.

6. Design. The Parties contemplate that any AMDA for Hideout West identify proposed densities, uses, and other matters essential for development of the Properties. The AMDA will provide for input from the Town's Planning Commission and Town Council with



respect to the design for Hideout West. Further, the Parties intend that the AMDA will contain provisions identifying the Town's ongoing ability to have oversight input in the design of Hideout West as it evolves over time based on market and other forces. The Parties contemplate that this ongoing oversight will be implemented with some degree of flexibility with respect to the design, and would allow Brockbank to make certain changes within specified and agreed-upon parameters as a matter of right but allow the Town to retain control with respect to any proposed changes that may exceed the agreed-upon parameters.

7. No Representations or Warranties. If the Town Council adopts a resolution under Utah Code § 10-2-418(6)(a), then the Town will thereafter follow the statutory process for the annexation of the Properties so that the Town can consider the annexation. However, the Town makes no commitment, representation, or warranty regarding the timing of the annexation process, whether the Town Council will adopt a resolution under Utah Code § 10-2-418(6)(a), or an ordinance under Utah Code § 10-2-418(9), whether the Town Council will thereafter vote to approve the annexation, whether the annexation process will be challenged by third-parties, or whether any such challenge will be successful.

8. Consent. Brockbank shall consent to the Town's annexation of the Properties, or shall obtain the consent of the fee owners of the Properties. The Parties understand that the annexation is subject to the Parties entering into a mutually acceptable AMDA.

9. Approval of AMDA. If the Town Council adopts a resolution under Utah Code § 10-2-418(6)(a), the Town and Brockbank will both work cooperatively to negotiate a mutually agreeable AMDA and present the same to the Town Council for consideration.

10. Public Infrastructure. Brockbank and the Town intend that the public infrastructure in Hideout West will be completed using one or a combination of the following mechanisms: Assessment Areas, Public Infrastructure District(s), and/or Impact Fees (consisting of service areas separate from the remainder of the Town). The Parties agree that no modification of any existing or future impact fees facility plan related to areas not including the Properties will be made in connection with the construction of infrastructure for the Properties. Further, the operation and maintenance of any such public infrastructure in Hideout West is intended to be financed in such a way as to not impose a burden on the remainder of the residents or property owners within the Town.

11. Town Costs. Brockbank shall pay all reasonable and actual costs incurred by the Town in evaluating and pursuing the annexation, creating the final concept plan and drafting/negotiating the AMDA. These costs shall include, but are not limited to, attorney's fees, planning/engineering/financing consultants, noticing fees and all other costs reasonably related to implementing the purposes of this Agreement. Brockbank shall pay all such costs to the Town within thirty (30) days after receiving a monthly invoice from the Town together with such supporting documentation as may reasonably be required. Brockbank also agrees to indemnify and hold the Town and its employees, officers, elected officials, representatives, and other agents harmless from and against any claims, costs, damages, expenses, injuries, lawsuits, liabilities, or other losses (including court costs and attorney's fees) incurred by, or asserted against, the Town or its employees, officers, elected officials, representatives, and other agents as a result of, or in

any way relating to, the Town taking any action pertaining to the annexation of the Properties. Without in any way limiting the foregoing, and by way of example only, the foregoing indemnification provision shall apply to costs incurred by the Town in connection with the defense of any challenge to the Town's adoption of an ordinance annexing the Properties or any challenge to the Town taking action in furtherance thereof.

12. Term. If the Town Council has not voted to approve the annexation of the Properties into the Town with a mutually acceptable AMDA by December 31, 2020 then either Party may terminate this Agreement except that any obligations of Brockbank to make any payments incurring or arising under the preceding Section before December 31, 2020 shall survive the termination.

13. Default. If either Party defaults in the performance of its obligations hereunder, which default is not cured within fifteen (15) days after receiving written notice, then in connection with litigation which may be commenced, the non-breaching Party, in addition to its other rights and remedies at law or in equity, shall have the right to recover all costs and expenses incurring by such non breaching Party in connection with such proceeding, including reasonable attorney's fees. Nothing in this Agreement shall be deemed to waive or modify any of the protections of the Governmental Immunity Act of Utah.

14. Successors. The obligations of the Parties set forth herein shall be binding on the Parties and their successors and assigns, provided that Brockbank may not assign the obligations hereunder without the Town's written consent except to a person or entity that acquires the Properties. Except for the foregoing, this Agreement shall not create any rights in and/or obligations to any person or parties other than the Parties

Dated this \_\_\_\_ day of September, 2020

Town of Hideout

N Brockbank Investments, LLC

By: \_\_\_\_\_  
Hon. Phil Rubin, Mayor

By: \_\_\_\_\_  
Its Manager

Attest:

\_\_\_\_\_  
Town Clerk

Approved as to Form:

\_\_\_\_\_  
Town Attorney



**EXHIBIT A**  
**(Description of the Properties)**







MAYFLOWER ANNEXATION TO THE TOWN OF HIDEOUT

SURVEYORS' CERTIFICATE

I, David E. Hawley, do hereby certify that I am a Professional Land Surveyor, No. 366548, State of Utah, and am duly licensed under Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of the MAYFLOWER ANNEXATION TO THE TOWN OF HIDEOUT, is a true and accurate representation of data compiled from a survey made by Boundary Consultants, filed as Record of Survey Number 3459 with the Wasatch County Surveyor's Office and Record of Survey Number S0010183 filed with the Summit County Surveyor/Recorder, and records on file with the Wasatch County and Summit County Records Offices, and in accordance with Section 17-23-20 of the Utah State Code.

NARRATIVE:

Boundary Consultants was retained by Western States Ventures to prepare an Annexation Plat of the Subject Parcel for Annexation in to the Town of Hideout, Wasatch County, Utah.

This Plat has been created from a Record of Survey performed by Boundary Consultants and certified by David E. Hawley, filed in the offices of the Wasatch and Summit County Surveyors.

The stem portion of this plat which connects the Summit County Parcels to the extent Hideout Town boundary is intended to run coincident with or, along in some areas, the right of way lines of SR-248, the Jordanelle Parkway and that portion of Richardson Flat Road (F.A.P. 93-B) lying and situate in Wasatch County. For example, at the junction with Brown's Canyon Road where the center line of the SR-248 is in a spiral curve, the westerly curve defining the northerly right of way was extended through the intersection.

This survey was carried out using a Trimble R8S GPS System, with ground data collected by the Surveyors. Stationing was determined by said GPS. Basis of Bearing for this survey is NORTH as determined by said GPS.

All Section Corners depicted hereon have been found and measured. The depicted Center Quarter Corner of Section 1 is a found bar and cap stimped "Alliance" which falls on the North-South Center Quarter Section Line. We did not find a filed Record of Survey that depicts how that corner was set but we are honoring it as the Center Quarter Corner. The Wasatch County - Summit County Line forms the Eastern and Southern boundaries of the subject parcels. The Township & Range of County Monuments were found, as shown hereon, with those areas where no monumentation was found being proportioned between found monuments. The retracement of the County Line was done with the found monuments depicted hereon and that particular Recorder's Plat of the Wasatch/Summit County Line filed as Entry 12/5/1936 in the Office of the Summit County Recorder.

OWNER'S AFFIDAVIT

The undersigned owner(s) of the heron described tract of land, having caused the same to be annexed to the Town of Hideout.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Stitching Mayflower Mountain Fonds, a Netherlands association  
By: Stitching Behrer Mayflower Project, its Manager  
By: Craig C. Coburn, Attorney-in-Fact/Agent

Stitching Mayflower Recreational Fonds, a Netherlands association  
By: Stitching Behrer Mayflower Project, its Manager  
By: Craig C. Coburn, Attorney-in-Fact/Agent

ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF \_\_\_\_\_ } s.s.

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me Craig C. Coburn who acknowledged himself to be the Attorney-in-Fact/Agent of Stitching Behrer Mayflower Project, Manager of Stitching Mayflower Mountain Fonds and Stitching Mayflower Recreational Fonds and that he, as such Attorney-in-Fact/Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

TOWN OF HIDEOUT ACCEPTANCE

I hereby certify that this plat of addition to the corporate limits of the Town of Hideout was accepted by the Mayor and the City Council of Hideout, Wasatch County, Utah, by an ordinance passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

In witness whereof I hereby unto set my hand and affix the corporate seal of the Town of Hideout.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor \_\_\_\_\_ City Recorder \_\_\_\_\_

WASATCH COUNTY RECORDER

ENTRY NUMBER \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS.

WASATCH COUNTY RECORDER \_\_\_\_\_



DATE: 09-08-20  
PLOT DATE:  
SCALE: 1"=600'  
PROJECT NUMBER: 1305037

ANNEXATION PLAT OF SUMMIT COUNTY TAX PARCELS  
SS-125, SS-125-C, PP-28-1, PP-28-2, & SS-86  
LYING AND SITUATE IN THE SECTIONS 1, & 12 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH & SECTIONS 6 & 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT & WASATCH COUNTIES, UTAH

Boundary Consultants  
Professional Land Surveyors  
5554 West 2425 North, Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz

DESIGNED: DEH  
DRAFTED: DEH  
CHECKED: MGD

SHEET 1  
OF 2



NB 248 ANNEXATION TO THE TOWN OF HIDEOUT

SURVEYORS' CERTIFICATE

I, David E. Hawley, do hereby certify that I am a Professional Land Surveyor, License No. 36548, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of the NB 248 ANNEXATION TO THE TOWN OF HIDEOUT is a true and accurate representation of data compiled from a survey made by the Wasatch County Surveyor's Office and Record of Survey Number 3459 with the Wasatch County Surveyor's Office and Record of Survey Number S0010183 filed with the Summit County Surveyor/Recorder, and records on file with the Wasatch County and Summit County Records Offices, and in accordance with Section 17-23-20 of the Utah State Code.

NARRATIVE

Boundary Consultants was retained by Western States Ventures to prepare an Annexation Plat of the Subject Parcel for Annexation in to the Town of Hideout, Wasatch County, Utah.

This Plat has been created from a Record of Survey performed by Boundary Consultants and certified by David E. Hawley, filed in the offices of the Wasatch and Summit County Surveyors.

The stem portion of this plat which connects the Summit County Parcels to the extent Hideout Town boundary is intended to run coincident with or, along in some areas, the right of way lines of SR-248, the Jordanelle Parkway and that portion of Richardson Flat Road (F.A.P. 93-B) lying and situate in Wasatch County. For example, at the junction with Brown's Canyon Road where the center line of the SR-248 is in a spiral curve, the westerly curve defining the northerly right of way was extended through the intersection.

This survey was carried out using a Trimble R8S GPS System with ground distances being determined by the Utah WGS System and no contribution. Basis of Bearing for this survey is NORTH as determined by said WGS.

All Section Corners depicted hereon have been found and measured. The depicted Center Quarter Corner of Section 1 is a found bar and cap stamped "Alliance" which falls on the North-South Center Quarter Section Line. We did not find a filed Record of Survey that depicts how that corner was set but we are honoring it as the Center Quarter Corner.

The Wasatch County - Summit County Line forms the Eastern and Southern perimeter boundary of the subject parcels. A number of County Monuments were found, as shown hereon, with those areas where no monumentation was found being proportioned between found monuments. The re-creation of the County Line was done with the found monuments depicted hereon and that particular Recorder's Plat of the Wasatch/Summit County Line filed as Entry 12/5/1936 in the Office of the Summit County Recorder.

OWNER'S AFFIDAVIT

The undersigned owner(s) of the hereon described tract of land, having caused the same to be annexed to the Town of Hideout.

Signed this \_\_\_\_ day of \_\_\_\_, 2020.

NB 248 LLC, a Delaware Limited Liability Company  
By: Nathan A. Brodbeck, Manager

ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF } s.s.

On the \_\_\_\_ day of \_\_\_\_, 2020, personally appeared before me Nathan A. Brodbeck who acknowledged himself to be the Manager of NB 248 LLC, a Delaware limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public My Commission Expires

TOWN OF HIDEOUT ACCEPTANCE

I hereby certify that this plat of addition to the corporate limits of the Town of Hideout was accepted by the Mayor and the City Council of Hideout, Wasatch County, Utah, by an ordinance passed on the \_\_\_\_ day of \_\_\_\_, 2020.

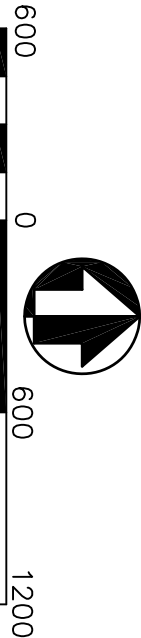
In witness whereof I hereby unto set my hand and affix the corporate seal of the Town of Hideout.

Approved this \_\_\_\_ day of \_\_\_\_, 2020.

Mayor City Recorder

SUMMIT COUNTY RECORDER

ENTRY NUMBER  
FEE PAID  
FILED FOR RECORD AND RECORDED THIS  
DAY OF  
OFFICIAL RECORDS.  
SUMMIT COUNTY RECORDER

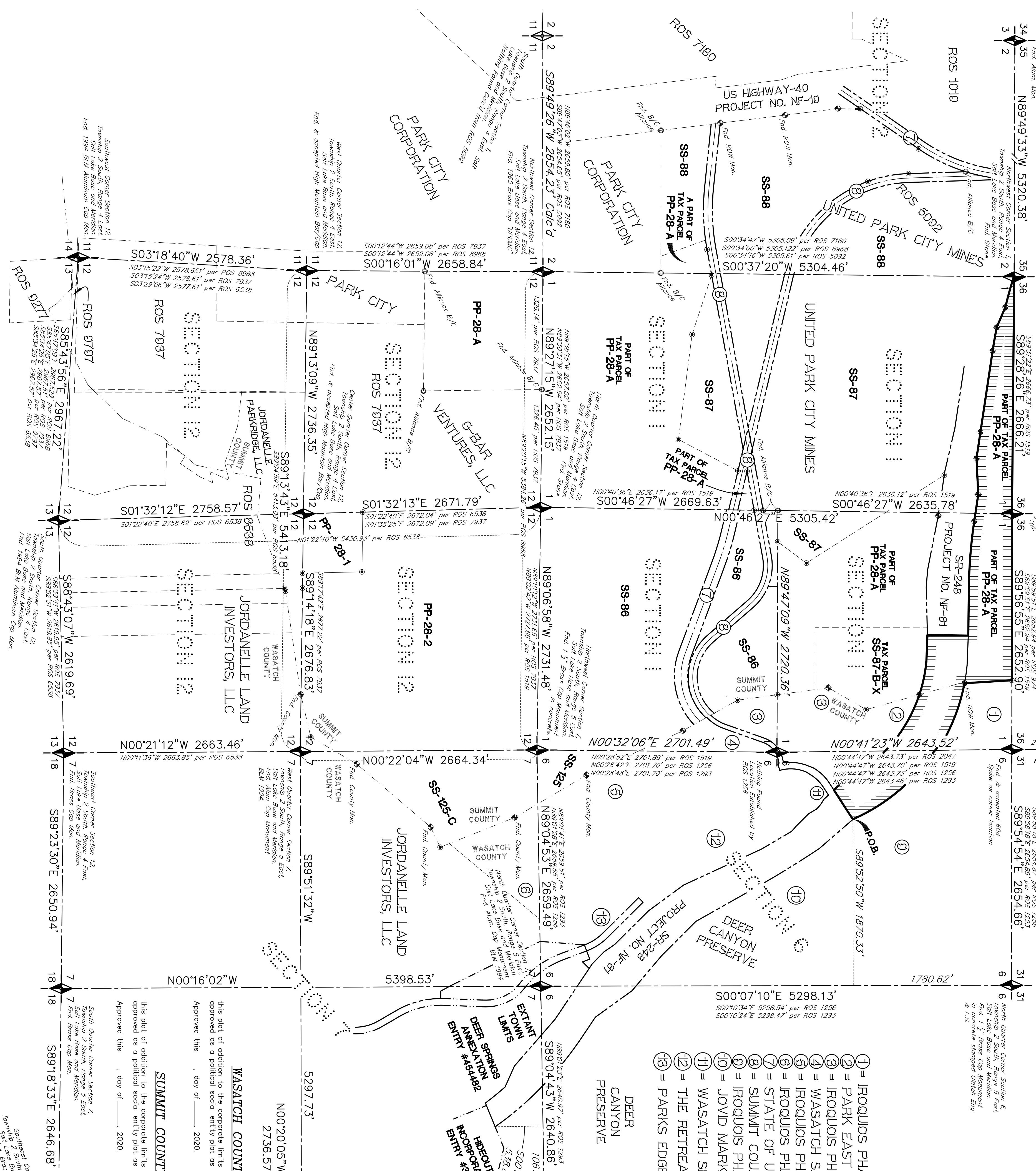


29-28 = SECTION CORNER & SECTION LINE  
32-133 = ANNEXATION BOUNDARY LINE

= RIGHT OF WAY LINES  
= ADJOINING PARCELS DEED LINES  
= DATE OF RECORDING  
= EXISTING EDEGE LINES  
= DIMENSION LINES

= SET #5 REBAR/PIPE STAMPED 715 365648  
= FOUND MONUMENT AS NOTED  
= FOUND MONUMENT AS NOTED  
= RECORD OF SURVEY  
= CALCULATED  
= NUMBER #5 REBAR AND CAP

- 1 = IRQUIGOS PHASE 3 AMENDED
- 2 = PARK EAST A BUSINESS PARK
- 3 = IRQUIGOS PHASE 4 AMENDED
- 4 = WASATCH SPRINGS PHASE 1
- 5 = IRQUIGOS PHASE 5A AMENDED
- 6 = IRQUIGOS PHASE 6 AMENDED
- 7 = STATE OF UTAH
- 8 = SUMMIT COUNTY
- 9 = IRQUIGOS PHASE 2
- 10 = JOYD MARK SUBDIVISION
- 11 = WASATCH SPRINGS PHASE 2
- 12 = THE RETREAT AT JORDANELLE, D
- 13 = PARKS EDGE SUBDIVISION



WASATCH COUNTY SURVEYOR  
this plat of addition to the corporate limits of the Town of Hideout is hereby approved as a political social entity plat as required by Utah Code 17-23-20.  
Approved this \_\_\_\_ day of \_\_\_\_, 2020.

SUMMIT COUNTY SURVEYOR  
this plat of addition to the corporate limits of the Town of Hideout is hereby approved as a political social entity plat as required by Utah Code 17-23-20.  
Approved this \_\_\_\_ day of \_\_\_\_, 2020.

Major City Recorder

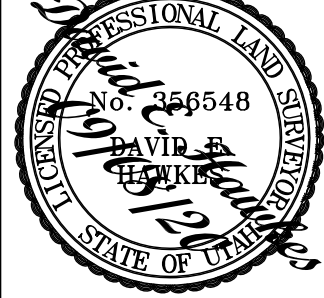
SUMMIT COUNTY RECORDER

ENTRY NUMBER  
FEE PAID  
FILED FOR RECORD AND RECORDED THIS  
DAY OF  
OFFICIAL RECORDS.  
SUMMIT COUNTY RECORDER

Boundary Consultants  
Professional Land Surveyors  
5554 West 2425 North, Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz

ANNEXATION PLAT OF A PORTION OF SUMMIT COUNTY  
TAX PARCEL PP-28-A  
LYING AND SITUATE IN THE SECTIONS 1, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH  
AND SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
SUMMIT & WASATCH COUNTIES, UTAH

DATE: 09-08-20  
SCALE: 1"=600'  
PROJECT NUMBER: 1305037





NB 248 ANNEXATION TO THE TOWN OF HIDEOUT

SURVEYORS' CERTIFICATE

I, David E. Hawley, do hereby certify that I am a Professional Land Surveyor, License Number 356548, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of the NB 248 ANNEXATION TO THE TOWN OF HIDEOUT is a true and accurate representation of data compiled from a survey made by Wasatch County Surveyor's Office and Record of Survey Number 3459 with the Wasatch County Surveyor's Office and Record of Survey Number S0010183 filed with the Summit County Surveyor/Recorder, and records on file with the Wasatch County and Summit County Records Offices, and in accordance with Section 17-23-20 of the Utah State Code.

NARRATIVE

Boundary Consultants was retained by Western States Ventures to prepare an Annexation Plat of the Subject Parcel for Annexation in to the Town of Hideout, Wasatch County, Utah.

This Plat has been created from a Record of Survey performed by Boundary Consultants and certified by David E. Hawley, filed in the offices of the Wasatch and Summit County Surveyors.

The stem portion of this plat which connects the Summit County Parcels to the extent Hideout Town boundary is intended to run coincident with or, along in some areas, the right of way lines of SR-248, the Jordanelle Parkway and that portion of Richardson Flat Road (E.A.P. 93-B) lying and situate in Wasatch County. For example, at the junction with Brown's Canyon Road where the center line of the SR-248 is in a spiral curve, the westerly curve defining the northerly right of way was extended through the intersection.

This survey was carried out using a Trimble R8S GPS System with ground distances being determined by the Utah WGS System and no contribution. Basis of Bearing for this survey is NORTH as determined by said WGS.

All Section Corners depicted hereon have been found and measured. The depicted Center Quarter Corner of Section 1 is a found bar and cap stamped "Alliance" which falls on the North-South Center Quarter Section Line. We did not find a filed Record of Survey that depicts how that corner was set but we are honoring it as the Center Quarter Corner.

The Wasatch County - Summit County Line forms the Easterly and Southerly perimeter boundary of the subject parcels. A number of County Monuments were found, as shown hereon, with those areas where no monumentation was found being proportioned between found monuments. The re-encumbrance of the County Line was done with the found monuments depicted hereon and that particular Recorder's Plat of the Wasatch/Summit County Line filed as Entry 12/5/1936 in the Office of the Summit County Recorder.

OWNER'S AFFIDAVIT

The undersigned owner(s) of the hereon described tract of land, having caused the same to be annexed to the Town of Hideout.

Signed this \_\_\_\_ day of \_\_\_\_, 2020.

NB 248 LLC, a Delaware Limited Liability Company  
By: Nathan A. Brodbeck, Manager

ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF } s.s.

On the \_\_\_\_ day of \_\_\_\_, 2020, personally appeared before me Nathan A. Brodbeck who acknowledged himself to be the Manager of NB 248 LLC, a Delaware limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public My Commission Expires

TOWN OF HIDEOUT ACCEPTANCE

I hereby certify that this plat of addition to the corporate limits of the Town of Hideout was accepted by the Mayor and the City Council of Hideout, Wasatch County, Utah, by an ordinance passed on the \_\_\_\_ day of \_\_\_\_, 2020.

In witness whereof I hereby unto set my hand and affix the corporate seal of the Town of Hideout.

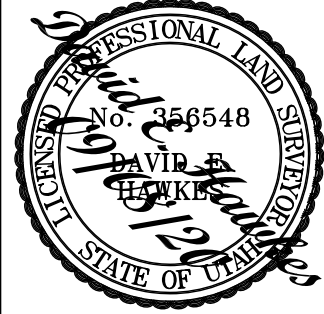
Approved this \_\_\_\_ day of \_\_\_\_, 2020.

Mayor City Recorder

WASATCH COUNTY RECORDER

ENTRY NUMBER  
FEE PAID  
FILED FOR RECORD AND RECORDED THIS  
DAY OF  
OFFICIAL RECORDS.

WASATCH COUNTY RECORDER



DATE: 09-08-20  
PLOT DATE:  
SCALE: 1"=600'  
PROJECT NUMBER: 1305037

ANNEXATION PLAT OF A PORTION OF SUMMIT COUNTY  
TAX PARCEL PP-28-A

LYING AND SITUATE IN THE SECTIONS 1, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH  
AND SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
SUMMIT & WASATCH COUNTIES, UTAH



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

DESIGNED: DEH  
DRAFTED: DEH  
CHECKED: MGD

SHEET 1  
OF 2



DESCRIPTION.



DATE: PLOT DATE: 09-06-20
SCALE $1''=600'$
PROJECT NUMBER 1305037

ANNEXATION PLAT OF SUMMIT COUNTY TAX PARCELS  
SS-125, SS-125-C, PP-28-1, PP-28-2, & SS-86  
LYING AND SITUATE IN THE SECTIONS 1, & 12 TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH & SECTIONS 6 & 7, TOWNSHIP 2 SOUTH,  
RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT & WASATCH COUNTIES, UTAH

**Boundary Consultants**  
Professional Land Surveyors  
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801-792-1569  
dave@boundaryconsultants.biz

LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING WASHAKIE COUNTY PARCELS ADJOINING SR-248:

Washakie Parkway, Parks Edge Subdivision, The Retreat at Jordanlake Parcel D, Mountain Springs Phase 2, Ingot Subdivision, 2 Acreed, Ingot Phase 3 Acreed, Ingot Phase 4 Acreed, Jovik Mark Subdivision and Deer Canyon Preserve.

AND LESS AND EXCEPT THEREFROM: All of Lots 2 through 6 and Parcel A of Ingot Phase 4 Acreed.

AND LESS AND EXCEPTING THEREFROM: All of Lots 2 through 6 and Parcel A of Iroquois Phase 4 Amended.

SUMMIT COUNTY RECORDER

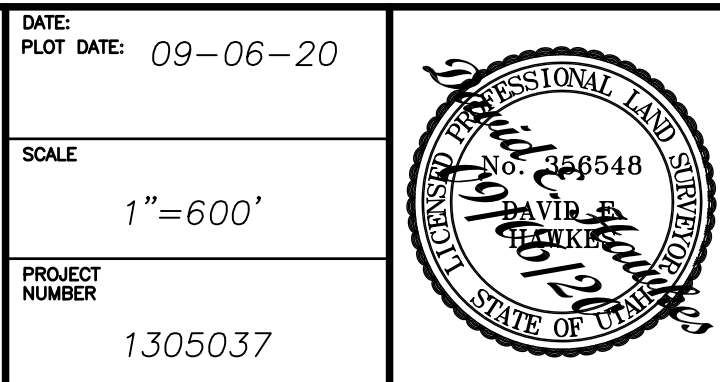
FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2020, IN BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE  
 OFFICIAL RECORDS.  
 SUMMIT COUNTY RECORDER \_\_\_\_\_







DESCRIPTION ANNEXATION PARCEL 2:

[illegible]

RADIAL LINE TABLE	
LINE	BEARING
R1	S54°28'37"W
R4	N00°42'33"E
R5	N08°31'57"E
R6	N13°44'15"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	106.61'	N42.48.55"W
L2	313.86'	N31.50.04"W
L3	300.62'	N87.42.30"W
L4	460.06'	N00.42.47"E
L5	303.73'	N81.30.35"W
L6	407.65'	S87.15.38"W
L7	533.65'	S03.34.57"E
L8	174.88'	S48.19.37"E
L9	393.60'	S57.02.40"W

**BASIS OF BEARING**  
3640.86' MAG

Northeast Corner Section 7,  
 Township 2 South, Range 5 East,  
 Salt Lake Base and Meridian.  
 Fnd. 1  $\frac{1}{2}$ " Brass Cap Monument  
 in concrete.

SUMMIT COUNTY RECORDER

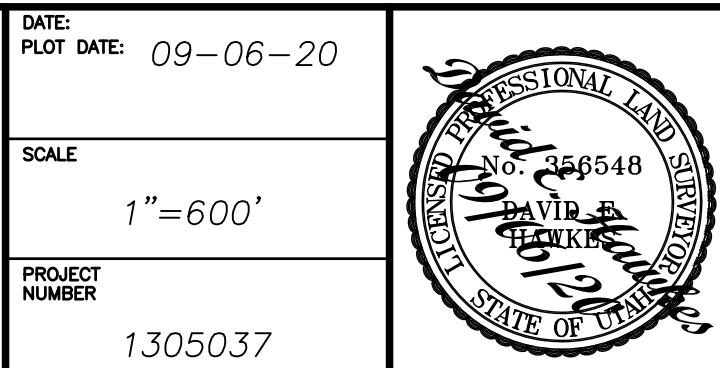
ENTRY NUMBER \_\_\_\_\_  
 FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE  
 OFFICIAL RECORDS. 2020. \_\_\_\_\_  
 SUMMIT COUNTY RECORDER \_\_\_\_\_

2	2
OF	SHEET

**Boundary Consultants**  
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DESCRIPTION ANNEXATION PARCEL 2:



Thence South 57°02'-40" West, 393.60 feet to a point on the southeast corner of right of way of said SR-248; the following four (4) courses coincident with said right of way of said right of way of said SR-248: 1) North 42°48'55" West, 106.61 feet; 2) North 31°50'-04" West, 313.86 feet; 3) Westerly 1°45:35.87 feet along the arc of a 1679.86 foot radius curve to the left (center bears South 54°28'37" West) through a central angle of 48°58:22.71"; 4) North 87°43'00" South 50.62 feet along a central angle of 48°58:22.71"; 5) North 87°43'00" West, 460.06 feet to a point on the northerly right of way of said SR-248; Thence the following point on the northerly right of way of said SR-248: 1) North 89°17'04" West, 539.58 feet; 2) Westerly 75:1.35 feet along the arc of a 5502.89 foot radius curve to the right (center bears North 00°42'32" East) through a central angle of 07°49:23"; 3) North 89°17'04" West, 303.73 feet to a right of way monument; 4) North 81°30'35" West, 303.73 feet to a right of way monument; 5) North 81°28'00" West, 1223.65 feet to a right of way monument; 6) Westerly 268.80 feet along the arc of a 5575.96 foot radius curve to the right (center bears North 08°51'57" East) through a central angle of 02°45:37" to a right of way monument; 7) North 66°56'17" West, 246.50 feet to a right of way monument; 8) Westerly 354.00 feet along the arc of a 5534.58 foot radius curve to the left (center bears North 13°44'15" East) through a central angle of 03°39:53" through a central angle of 02°45:37" to a right of way monument; 9) North 66°56'17" West, 246.50 feet to a right of way monument; 8) Westerly 354.00 feet along the arc of a 5534.58 foot radius curve to the left (center bears North 13°44'15" East) through a central angle of 03°39:53" point on the west line of Section 1, Township 2 South, Range 4 East, S Lake Base and Meridian; Thence North 00°37'20" East, 4.53 feet to the northwest corner thereof; Thence South 89°28'26" East, 2666.21 feet to the North Quarter Corner thereof; Thence South 89°26'51" East, 1874.61 feet to a number five rebar and plastic cap stamped "PLS 3565487"; Thence a number five rebar and plastic cap stamped "PLS 3565487"; Thence South 03°34'-44" East, 533.65 feet to a point on the north right of way of said SR-248; Thence the following four (4) courses coincident with said right of way line: 1) Eastern 7°00:12 feet along the arc of a 2139.86 foot radius curve to the right (center bears North 10°50'06" West); 2) North 89°17'04" West, 539.58 feet; 3) North 89°17'04" West, 539.58 feet; 4) North 89°17'04" West, 539.58 feet; 5) North 89°17'04" West, 539.58 feet; 6) North 89°17'04" West, 539.58 feet; 7) North 89°17'04" West, 539.58 feet; 8) North 89°17'04" West, 539.58 feet; 9) North 89°17'04" West, 539.58 feet; 10) North 89°17'04" West, 539.58 feet; 11) North 89°17'04" West, 539.58 feet; 12) North 89°17'04" West, 539.58 feet; 13) North 89°17'04" West, 539.58 feet; 14) North 89°17'04" West, 539.58 feet; 15) North 89°17'04" West, 539.58 feet; 16) North 89°17'04" West, 539.58 feet; 17) North 89°17'04" West, 539.58 feet; 18) North 89°17'04" West, 539.58 feet; 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A of Iroquois Phase 4 Amended.

LESS AND ELEEPING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING WASATCH COUNTY PARCELS ABUTTING SR-248:  
Jordanelle Parkway, Parks Edge Subdivision, The Retreat at Jordanelle Park  
D, Wasatch Springs Phase 2, Inyoquis Phase 2 Amended, Inyoquis Phase 3  
Amended, Inyoquis Phase 4 Amended, Jovid Mark Subdivision and Deer  
Canyon Preserve.

Canyon Preserve

AND LESS AND EXCEPTING THEREFROM: All of Lots 2 through 6 and Parcel A of Iroquois Phase 4 Amended.

WASATCH COUNTY RECORDER

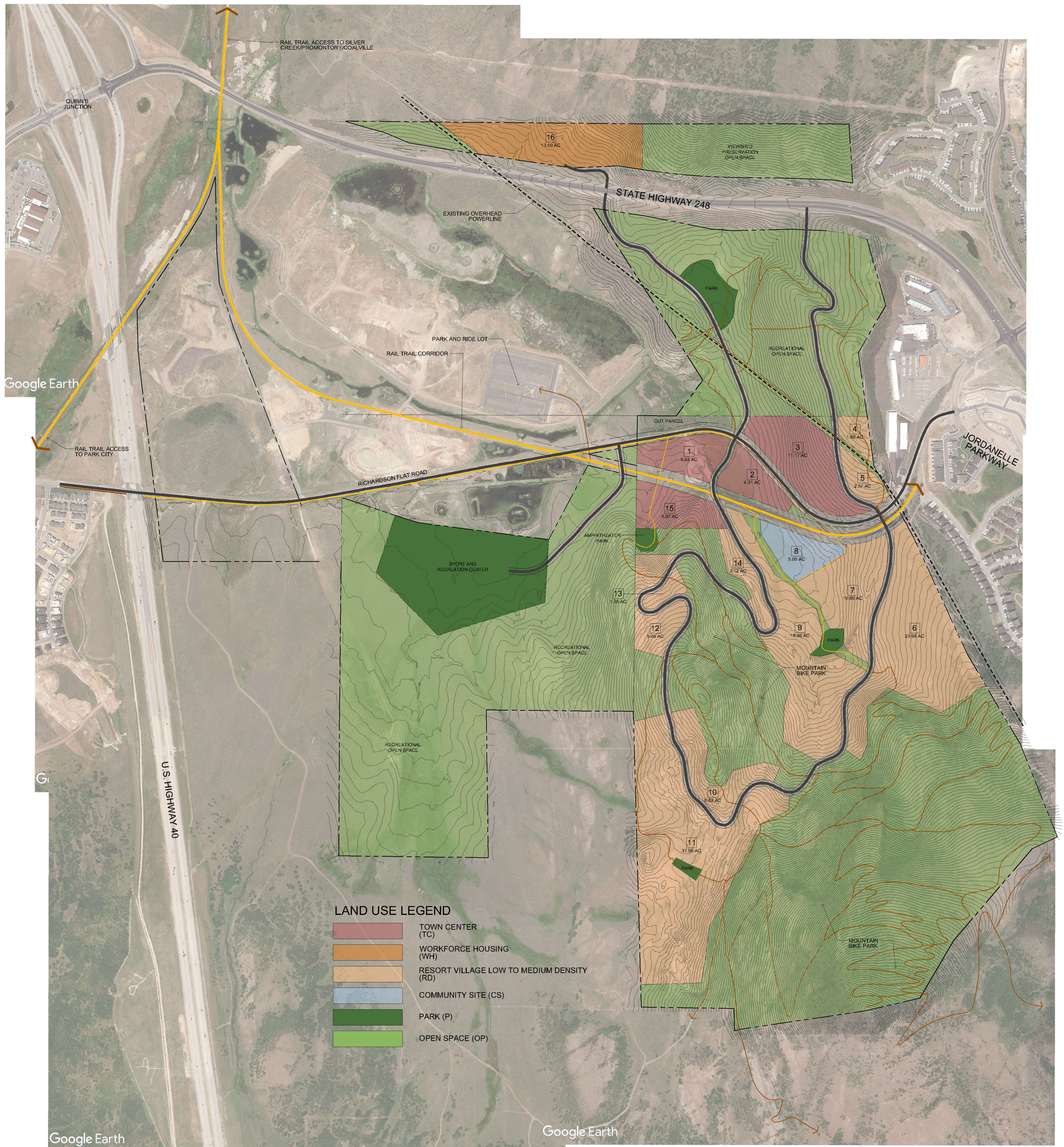
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WASATCH COUNTY RECORDER

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**EXHIBIT B**  
**(Current Concept Plan)**





# RICHARDSON

## COMMUNITY LAND USE PLAN

SEPTEMBER 2020

