



Staff Report for Ratification of KLAIM Phase 1 and Phase 2 Subdivision

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: KLAIM – Ratification of Phase 1 and Phase 2

Date: 15 September 2021

Included Materials: Plan Set With Phase 1 and Phase 2 Subdivisions (attached)

The KLAIM subdivision received Final Plat Approval on December 14, 2017 for the full subdivision (all four or five phases; the exact phasing plan was not fully defined at the time). The project was delayed due to negotiations with UDOT regarding right-of-way issues, etc. and the Applicant appeared before the Planning Commission to request an extension for Final Subdivision Approval on November 19, 2020. That extension was granted by the Planning Commission at that time.

At the December 14, 2017 meeting (and at the prior December 7, 2017 Planning Commission meeting) a site plan was provided but there was never a Subdivision Plat which was in a form which could be recorded.

After receiving the extension, Phase 1 was submitted and recorded on March 29, 2021. Phase 2 has been received for recordation and has gone through staff review and is in the process of getting signatures. Due to an oversight, the Phase 1 and 2 plats were accepted for recordation without going back through Planning Commission and Town Council. In order to ensure a public review of the subdivision plats, Staff is recommending that the Planning Commission review and ratify the Final Subdivisions for Phase 1 and Phase 2. This project is vested under the Town's prior Zoning and Subdivision Ordinances (pre- November 2020) and will not be formally reviewed by the Town Planner or Town Engineer per the newly adopted Zoning and Subdivision Ordinances. Staff reviewed both Phases to ensure that they meet all requirements of the old code and the December 14, 2017 approval. This ratification is essentially a formality to get the project finalized through the Planning Commission and Town Council. The subdivision plats for future phases will come to the Planning Commission and Town Council

Staff recommends the Planning Commission review the attached plan set and subdivisions and forward a favorable recommendation for ratification of the Phase 1 and Phase 2 subdivision plats for KLAIM to the Town Council.



Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

THE VIEW AT HIDEOUT

708 EAST HIGHWAY 248
HIDEOUT, UTAH

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PROFILE	
SSPP-3	SEWER PLAN AND PROFILE

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

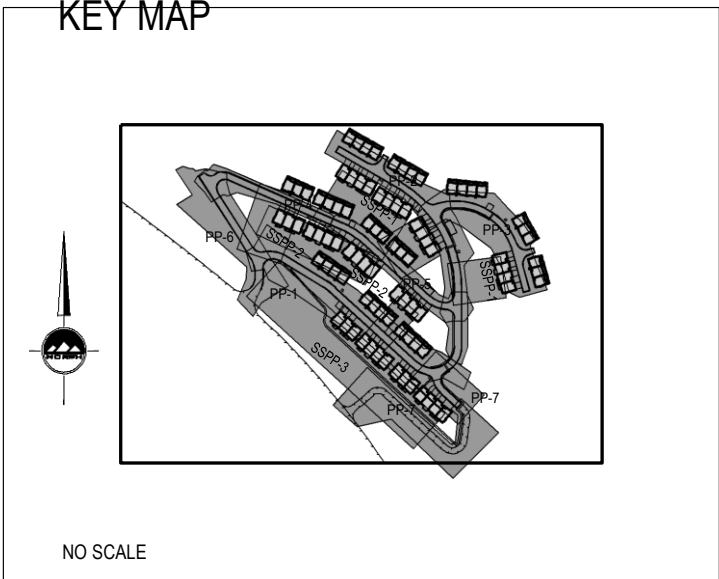
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

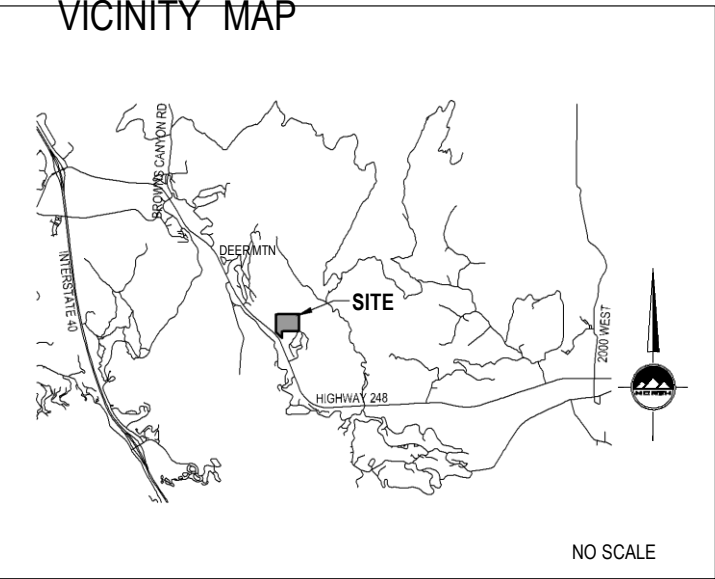
UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



VICINITY MAP



GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE TOWN OF HIDEOUT STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



EN SIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

SOLSTICE HOMES
84 MANILLA DRIVE
DRAPER, UTAH 84020

PHONE:
CHRIS ENSIGN
713-373-1172

DATE PRINTED
May 28, 2021

THE VIEW AT HIDEOUT

708 EAST HIGHWAY 248
HIDEOUT, UTAH



NO.	DATE	REVISION	BY
1	1-7-2021	INTERSECTION REVISED	CDO
2	5-27-2021	ROAD WORKING	CDO

7455

5/28/21

PL M/UP/TS

PROJ: ALTER HBR

PRINT DATE

DRAWN BY

CHECKED BY

PROJECT

KLAIM PHASE 1 SUBDIVISION

LOCATED IN THE NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HIDEOUT, WASATCH COUNTY, UTAH
FINAL PLAT

NORTHWEST CORNER SECTION
17
TOWNSHIP 2 SOUTH, RANGE 5
EAST SALT LAKE BASE AND
MERIDIAN

NORTHEAST CORNER SECTION
17
TOWNSHIP 2 SOUTH, RANGE 5
EAST SALT LAKE BASE AND
MERIDIAN

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	5.62'	3°13'17"	N60°06'19"W	5.62'
C2	200.00'	38.12'	10°55'17"	N53°02'02"W	38.07'
C3	40.00'	3.38'	4°50'39"	S68°36'14"E	3.38'
C4	300.00'	97.43'	18°36'30"	N56°52'39"W	97.01'
C5	113.00'	20.81'	10°33'14"	N63°46'18"W	20.79'
C6	213.00'	23.65'	6°21'45"	N55°18'48"W	23.64'
C7	213.00'	16.95'	4°33'33"	N49°51'09"W	16.94'
C8	187.00'	35.64'	10°55'17"	N53°02'02"W	35.59'
C9	52.00'	18.11'	19°57'35"	N76°09'42"W	18.02'
C10	288.00'	26.05'	5°10'56"	N63°35'26"W	26.04'
C11	288.00'	30.85'	6°08'12"	N57°55'52"W	30.83'
C12	288.00'	33.77'	6°43'07"	N51°30'12"W	33.75'
C13	288.00'	2.87'	0°34'14"	N47°51'31"W	2.87'
C14	312.00'	19.56'	3°35'34"	N49°22'11"W	19.56'
C15	312.00'	33.92'	6°13'42"	N54°16'49"W	33.90'
C16	312.00'	8.93'	1°38'23"	N58°12'51"W	8.93'
C17	312.00'	6.83'	1°15'17"	N63°09'03"W	6.83'
C18	312.00'	13.09'	2°24'13"	N64°58'48"W	13.09'
C19	28.00'	43.98'	90°00'00"	N2°34'24"W	39.60'
C20	28.00'	43.98'	90°00'00"	S87°25'36"W	39.60'
C21	28.00'	43.98'	90°00'00"	N2°34'24"W	39.60'
C22	28.00'	43.98'	90°00'00"	S87°25'36"W	39.60'
C23	332.50'	20.18'	3°28'40"	N60°46'44"W	20.18'

POINT TABLE

PINT	NORTHING	EASTING	DESCRIPTION
1	7406748.12	1669320.93	NE COR SEC 17
2	7406708.13	1663993.79	NW COR SEC 17
3	7405560.16	1667465.61	BLDG PAD
4	7405602.11	1667494.60	BLDG PAD
5	7405627.44	1667602.64	BLDG PAD
6	7405485.49	1667573.65	BLDG PAD
7	7405542.10	1667697.21	BLDG PAD
8	7405501.23	1667669.66	BLDG PAD
9	7405590.09	1667562.95	BLDG PAD
10	7405630.96	1667600.50	BLDG PAD
11	7405643.06	1667578.67	BLDG PAD
12	7405592.28	1667556.26	BLDG PAD
13	7405645.32	1667436.11	BLDG PAD
14	7405696.09	1667458.52	BLDG PAD
15	7405700.00	1667449.68	BLDG PAD
16	7405649.22	1667427.27	BLDG PAD
17	7405689.34	1667336.39	BLDG PAD
18	7405740.11	1667358.81	BLDG PAD
19	7405801.27	1667368.93	BLDG PAD
20	7405847.93	1667389.52	BLDG PAD
21	7405807.81	1667480.40	BLDG PAD
22	7405761.16	1667459.80	BLDG PAD
23	7405756.27	1667470.95	BLDG PAD
24	7405802.93	1667491.55	BLDG PAD
25	7405749.89	1667611.70	BLDG PAD
26	7405703.23	1667591.10	BLDG PAD
27	7405696.22	1667628.48	BLDG PAD
28	7405723.86	1667692.88	BLDG PAD
29	7405656.85	1667736.21	BLDG PAD
30	7405619.20	1667701.80	BLDG PAD
31	7405611.20	1667710.55	BLDG PAD
32	7405648.85	1667744.96	BLDG PAD
33	7405581.84	1667818.28	BLDG PAD
34	7405544.19	1667783.87	BLDG PAD

I, _____ Patrick M. Harris, _____, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as

KLAIM PHASE 1 SUBDIVISION

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

Beginning at a point being South 89°34'12" West 2,118.10 feet along the section line and South 877.77 feet from the Northeast Corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; and running

thence North 89°31'25" East 340.08 feet; thence South 30°06'55" West 33.64 feet; thence South 59°53'05" East 175.00 feet; thence South 44°40'21" East 220.00 feet; thence South 42°25'36" West 183.59 feet; thence North 47°36'18" West 86.21 feet; thence South 42°25'36" West 83.00 feet; thence South 47°34'24" East 60.00 feet; thence South 42°25'36" West 26.00 feet; thence North 47°34'24" West 51.00 feet; thence South 42°25'36" West 91.95 feet; thence North 47°34'42" West 105.48 feet to the Northerly Right of Way Line of State Highway 248 as defined by the Utah Department of Transportation Right of Way Plans for Project No. NF-81; thence along said Northerly Right of Way Line the following two (2) courses: (1) thence North 21°46'31" West 220.50 feet; (2) thence North 34°04'21" West 273.32 feet to the point of

beginning. Contains 160,375 Square Feet or 3.744 Acres

STATE OF UTAH
No. 286882
PATRICK M. HARRIS
PROFESSIONAL LAND SURVEYOR

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Town of Hideout and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

Know all men by these presents that _____, the _____ undersigned owner() of the hereon described tracts of land, and hereby cause the same to be divided into lots and streets together with easements as set forth on this plat, hereafter to be known as

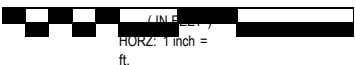
KLAIM PHASE 1 SUBDIVISION

Also, the owner(s) hereby dedicate to the Town of Hideout, a non-exclusive easement for the access and utility easements and roadways shown hereon for the purpose of providing access and for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision and also dedicate to the public the roads and public trails as shown on this plat intended for the use of the public.

In witness whereof _____ have hereunto set _____ this _____ day of _____, A.D., 20____.

On the _____ day of _____, A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, who after being duly sworn, acknowledged to me that _____, a Limited Liability Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

On the _____ day of _____, A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, who after being duly sworn, acknowledged to me that _____, a Limited Liability Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.



PROJECT

45 W. 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

NUMBER :

MANAGER :

DRAWN BY :

SALT
LAKE
CITY

SHEET 1 OF 1

- PLAT NOTES:
1. THE OWNER OF EACH LOT SHOWN ON THIS PLAT WILL HAVE AN EASEMENT OVER THE DRIVEWAY ADJACENT TO SUCH LOT AND WILL BE RESPONSIBLE FOR THE YEAR ROUND MAINTENANCE OF SUCH DRIVEWAY, INCLUDING SNOW REMOVAL.
 2. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL PROPERTY SHOWN ON THE PLAT AS COMMON AREA AND ALL OTHER PROPERTY WHICH IS NOT DEDICATED TO THE PUBLIC OR REQUIRED TO BE MAINTAINED BY THE OWNER.
 3. DEVELOPMENT LIMITED TO 12 COMPLETED UNITS UNTIL ALL DEVELOPMENT IMPROVEMENTS ARE COMPLETE.

SECTION
CORNER

PROPOSED STREET MONUMENT

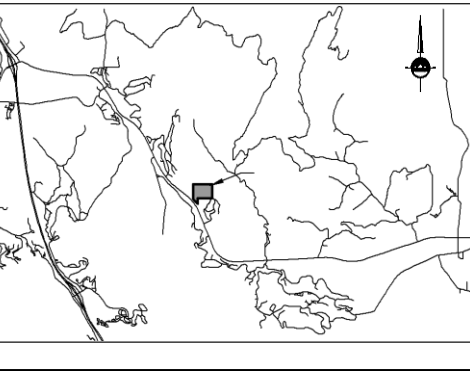
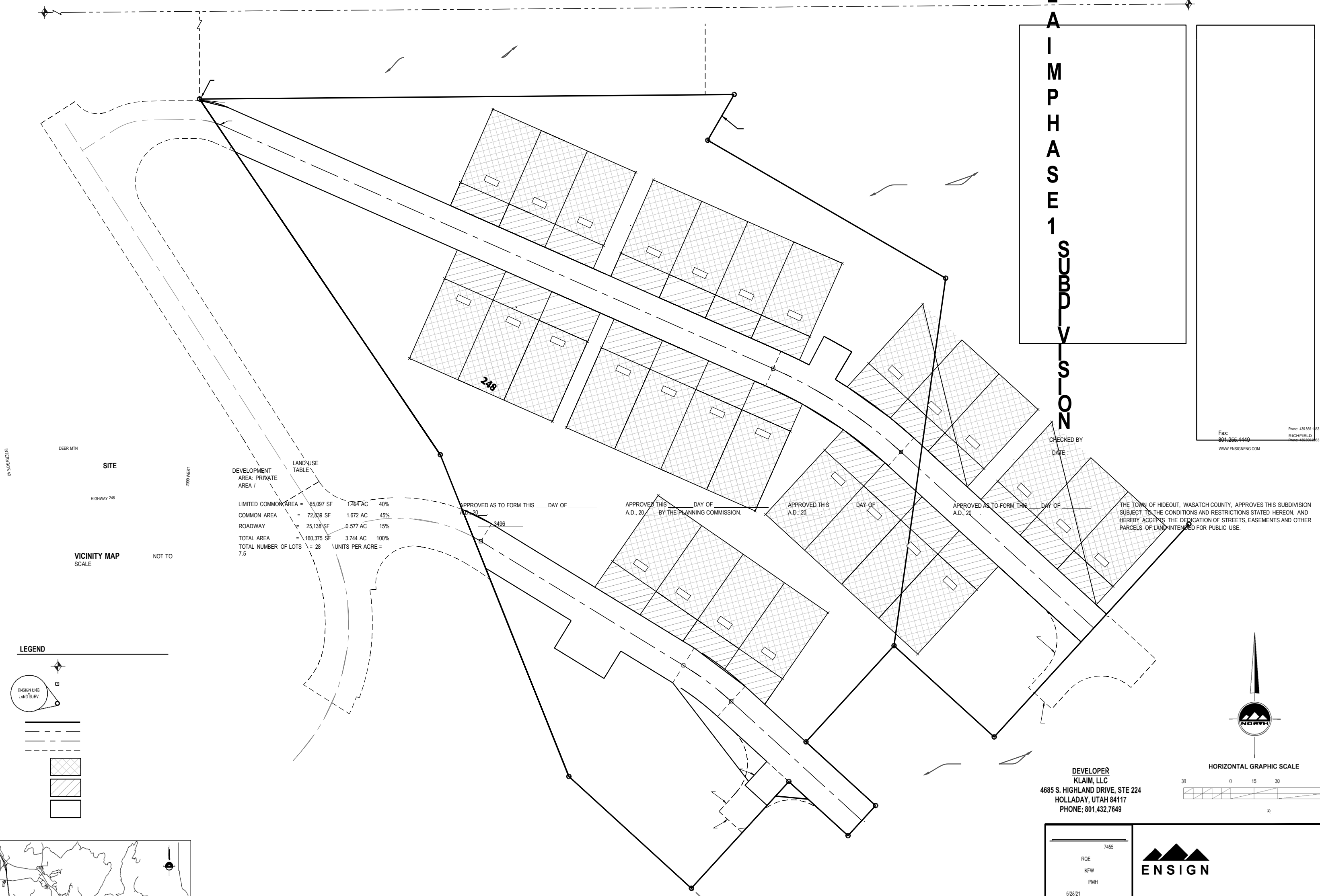
SET 5/8" REBAR WITH YELLOW
PLASTIC CAP, OR NAIL
STAMPED "ENGIN ENG. &
LAND SURV."

BOUNDARY
LINE SECTION
LINE CENTER
LINE
EASEMENTS

PRIVATE AREA

COMMON AREA

LAYTON
Phone: 801.541.1100
TUCULE
Phone: 435.843.3590
CEDAR CITY



DEVELOPMENT AREA: PRIVATE AREA /	LAND/USE TABLE
LIMITED COMMON AREA =	65,097 SF 1.494 AC 40%
COMMON AREA =	72,839 SF 1.672 AC 45%
ROADWAY =	25,136 SF 0.577 AC 15%
TOTAL AREA =	160,375 SF 3.744 AC 100%
TOTAL NUMBER OF LOTS =	28 UNITS PER ACRE = 7.5

APPROVED AS TO FORM THIS ____ DAY OF ____ A.D., 20__

APPROVED THIS ____ DAY OF ____ A.D., 20__ BY THE PLANNING COMMISSION.

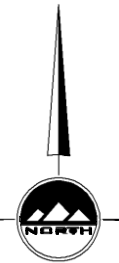
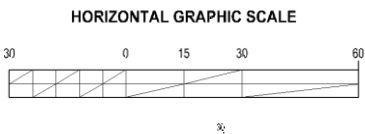
APPROVED THIS ____ DAY OF ____ A.D., 20__

APPROVED AS TO FORM THIS ____ DAY OF ____ A.D., 20__

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.

DEVELOPER
KLAIM, LLC
4685 S. HIGHLAND DRIVE, STE 224
HOLLADAY, UTAH 84117
PHONE: 801.432.7649

7455
RQE
KFW
PMH
5/28/21



COUNTY SURVEYOR
ROS #
COUNTY SURVEYOR

PLANNING COMMISSION
CHAIR, PLANNING COMMISSION

ENGINEERING DEPARTMENT
DIRECTOR, ENGINEERING DEPARTMENT

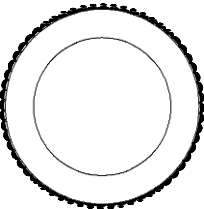
APPROVAL AS TO FORM
HIDEOUT TOWN ATTORNEY

ADMINISTRATIVE BODY
MAYOR DATE ATTORNEY DATE

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

SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION



DATE

PATRICK M. HARRIS
P.L.S. 286982

LOCATED IN THE NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND
MERIDIAN HIDEOUT, WASATCH COUNTY, UTAH

OWNER'S CERTIFICATE AND CONSENT TO RECORD

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF

S.S.,

MY COMMISSION EXPIRES

NOTARY PUBLIC
RESIDING IN COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF

S.S.,

MY COMMISSION EXPIRES

NOTARY PUBLIC
RESIDING IN COUNTY

KLAIM PHASE 2 SUBDIVISION

LOCATED IN THE NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HIDEOUT, WASATCH COUNTY, UTAH
FINAL PLAT

NORTHWEST CORNER SECTION 17
TOWNSHIP 2 SOUTH, RANGE 5
EAST SALT LAKE BASE AND
MERIDIAN

N 89°34'12" E . BASIS OF BEARING
5327.29' (MEASURED)
3638.45'

NORTHEAST CORNER SECTION 17
TOWNSHIP 2 SOUTH, RANGE 5
EAST SALT LAKE BASE AND
MERIDIAN

1488.84'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	83.00'	192.04'	132°34'09"	N66°08'31"E
C2	100.00'	74.30'	42°34'09"	S68°51'29"E
C3	68.00'	5.90'	4°58'26"	S50°03'37"E
C4	68.00'	151.43'	127°35'43"	N63°39'18"E
C5	28.00'	41.58'	85°04'31"	N42°40'48"W
C6	28.00'	49.63'	101°33'19"	N50°38'07"E
C7	88.00'	47.13'	30°41'18"	S63°14'35"E
C8	112.00'	42.61'	21°47'44"	S74°19'12"E
C9	112.00'	30.98'	15°50'56"	S55°29'52"E

LINE TABLE		
PINT	NORTHING	EASTING
1	7406748.12	1669320.93
2	7406708.13	1663993.79
10	7405438.71	1667625.54
11	7405476.35	1667659.94
12	7405387.75	1667756.89
13	7405350.10	1667722.48
14	7405334.81	1667739.21
15	7405372.46	1667773.62
16	7405283.85	1667870.56
17	7405246.21	1667836.15
18	7405401.15	1667851.81
19	7405360.19	1667814.36
20	7405448.79	1667717.42
21	7405489.76	1667754.86

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°25'36"E	20.50'
L2	S42°25'36"W	20.50'
L3	S47°34'24"E	19.00'
L4	S58°53'00"E	20.40'

I, _____, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 28682, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as

KLAIM PHASE 2 SUBDIVISION

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

Beginning at a point being South 89°34'12" West 1,488.84 feet along the section line and South 1,153.02 feet from the Northeast Corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 43°50'38" East 147.59 feet; thence North 89°51'27" East 30.00 feet; thence South 00°08'33" East 188.79 feet; thence Southwesterly 226.75 feet along the arc of a 98.00 foot radius curve to the right (center bears South 89°51'27" West and the chord bears South 66°08'32" West 179.45 feet with a central angle of 132°34'09"); thence North 47°34'24" West 251.12 feet to the westerly boundary line of Klaim Phase 1 Subdivision; thence along said westerly boundary line the following five (5) courses: (1) North 42°25'36" East 25.00 feet; (2) North 47°34'24" West 60.00 feet; (3) North 42°25'36" East 83.00 feet; (4) South 47°36'18" East 88.21 feet; (5) North 42°25'36" East 183.59 feet to the point of beginning. Contains 88,215 Square Feet or 2.025 Acres

PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
PATRICK M. HARRIS
28682

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Town of Hideout, and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

Know all men by these presents that _____, the _____ undersigned owner() of the hereon described tracts of land, and hereby cause the same to be divided into lots and streets together with easements as set forth on this plat, hereafter to be known as

KLAIM PHASE 2 SUBDIVISION

Also, the owner(s) hereby dedicate to the Town of Hideout, a non-exclusive easement for the access and utility easements and roadways shown hereon for the purpose of providing access and for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision and also dedicate to the public the roads and public trails as shown on this plat intended for the use of the public.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20____.

On the _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, who after being duly sworn, acknowledged to me that

Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

On the _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, who after being duly sworn, acknowledged to me that

KLAIM PHASE 2 SUBDIVISION

LOCATED IN THE NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND
MERIDIAN HIDEOUT, WASATCH COUNTY, UTAH

SECTION CORNER
EXISTING STREET MONUMENT
PROPOSED STREET MONUMENT
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV."
BOUNDARY
LINE SECTION
LINE CENTER
LINE
EASEMENTS
PRIVATE AREA
LIMITED COMMON AREA
COMMON AREA

- PLAT NOTES:
- THE OWNER OF EACH LOT SHOWN ON THIS PLAT WILL HAVE AN EASEMENT OVER THE DRIVEWAY ADJACENT TO SUCH LOT AND WILL BE RESPONSIBLE FOR THE YEAR ROUND MAINTENANCE OF SUCH DRIVEWAY, INCLUDING SNOW REMOVAL.
 - THE HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL PROPERTY SHOWN ON THE PLAT AS COMMON AREA AND ALL OTHER PROPERTY WHICH IS NOT DEDICATED TO THE PUBLIC OR REQUIRED TO BE MAINTAINED BY THE OWNER.

IMPROVEMENTS ARE COMPLETE.

LAND USE			
TABLE DEVELOPMENT AREA:			
PRIVATE AREA			
LIMITED COMMON AREA =	27,576 SF	0.633 AC	31%
COMMON AREA =	35,272 SF	0.810 AC	40%
ROADWAY =	25,367 SF	0.582 AC	29%
TOTAL AREA =	88,215 SF	2.025 AC	100%

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.

APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE PLANNING COMMISSION.

APPROVED THIS _____ DAY OF _____ A.D., 20____.

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____, _____ HEREBY ACCEPTS THE

THE TOWN OF HIDEOUT, WASATCH COUNTY, APPROVES THIS SUBDIVISION THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND DEDICATION OF STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC USE.

(IN FEET)
HORIZ: 1 inch =

SHEET 1 OF 1

PROJECT NUMBER :
MANAGER :
DRAWN BY :
CHECKED BY :
DATE :

SALT LAKE CITY
45 W. 10000 S., Suite 500
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENGINENR.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.943.3990
CEDAR CITY
Phone: 435.943.1033
RICHFIELD
Phone: 435.896.2383

SITE

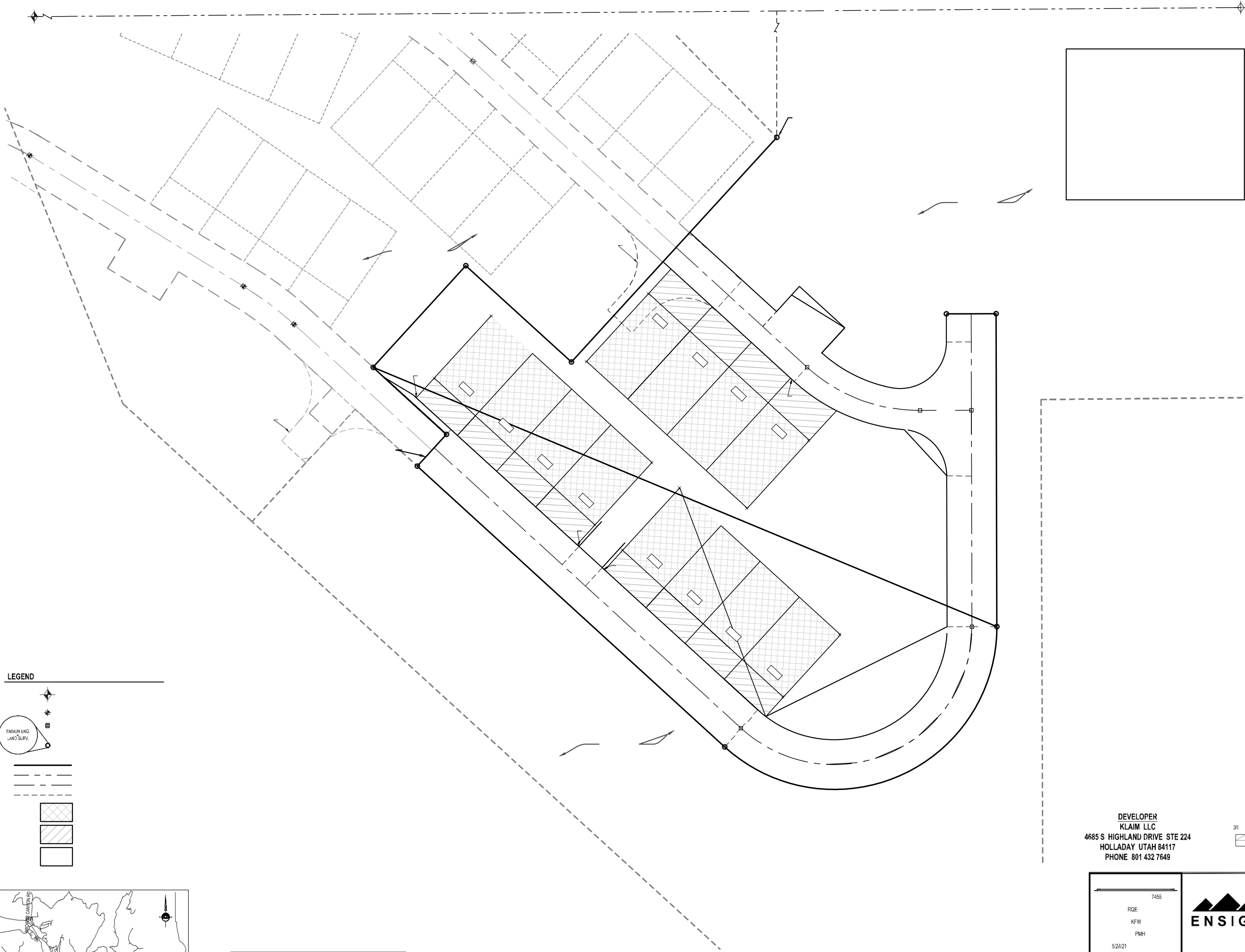
HIGHWAY 248

2000 WEST

DEER MTN

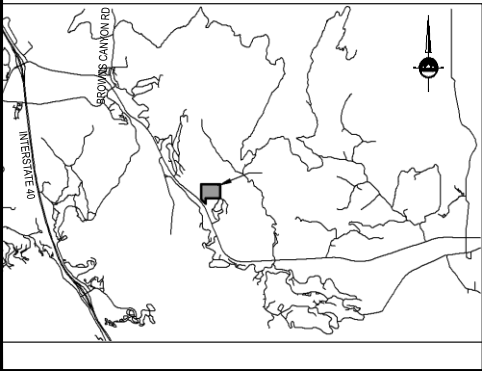
T
O
VICINITY MAP
NOT TO SCALE

L NUMBER OF LOTS = 12
UNITS PER ACRE = 5.9

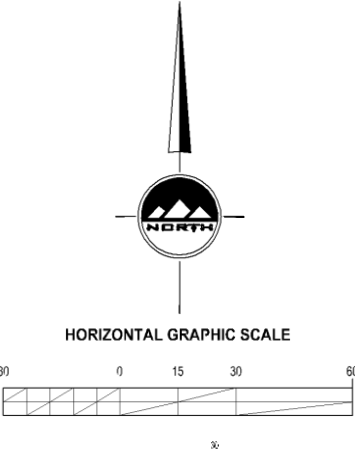


LEGEND

- ENCLAVE
- LAND SURVEY
- SHADING PATTERNS



DEVELOPER
KLAIM LLC
4685 S HIGHLAND DRIVE STE 224
HOLLADAY UTAH 84117
PHONE 801 432 7649



7455
RQE
KFW
PMH
5/23/21



COUNTY SURVEYOR

ROS # _____

COUNTY SURVEYOR _____

PLANNING COMMISSION

CHAIR PLANNING COMMISSION _____

ENGINEERING DEPARTMENT

DIRECTOR ENGINEERING DEPARTMENT _____

APPROVAL AS TO FORM

HIDEOUT TOWN ATTORNEY _____

ADMINISTRATIVE BODY

MAYOR _____ DATE _____ ATTEST CLERK _____ DATE _____

RECORDED # _____

STATE OF UTAH COUNTY OF WASATCH RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ HOUR _____ PAGE _____

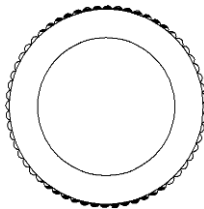
FEES _____ DEPUTY WASATCH COUNTY RECORDER _____

SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

DATE _____

PATRICK M. HARRIS
PLS 286582



OWNER'S CERTIFICATE AND CONSENT TO RECORD

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

SS

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ C. UNT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

SS

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY