



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

To: Mayor Phil Rubin
Town of Hideout Council

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

Re: KLAIM – Ratification of Phase 1 and Phase 2

Date: 9 November 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 was recorded on October 13, 2021. 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). 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.

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



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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DATE PRINTED
May 28, 2021

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.

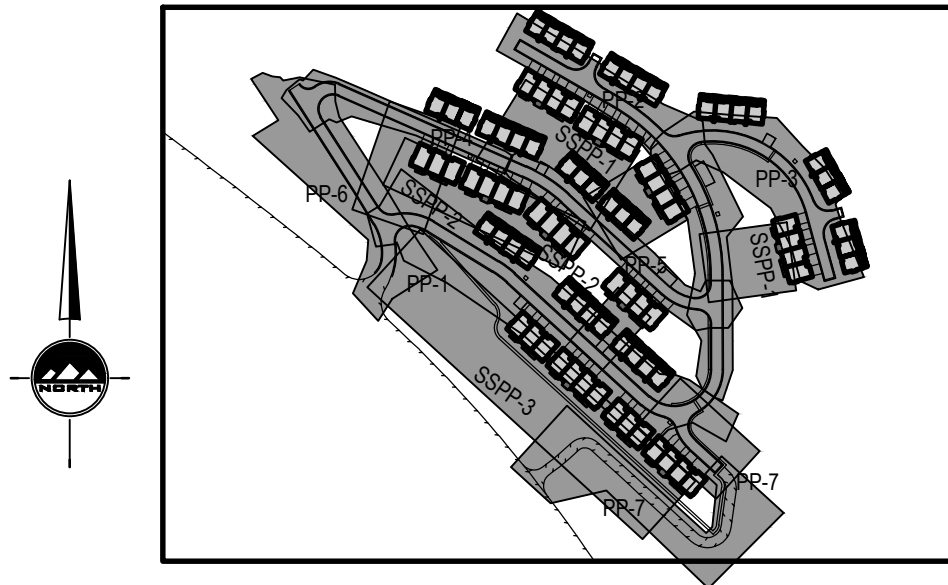
NOTICE TO DEVELOPER/ CONTRACTOR

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

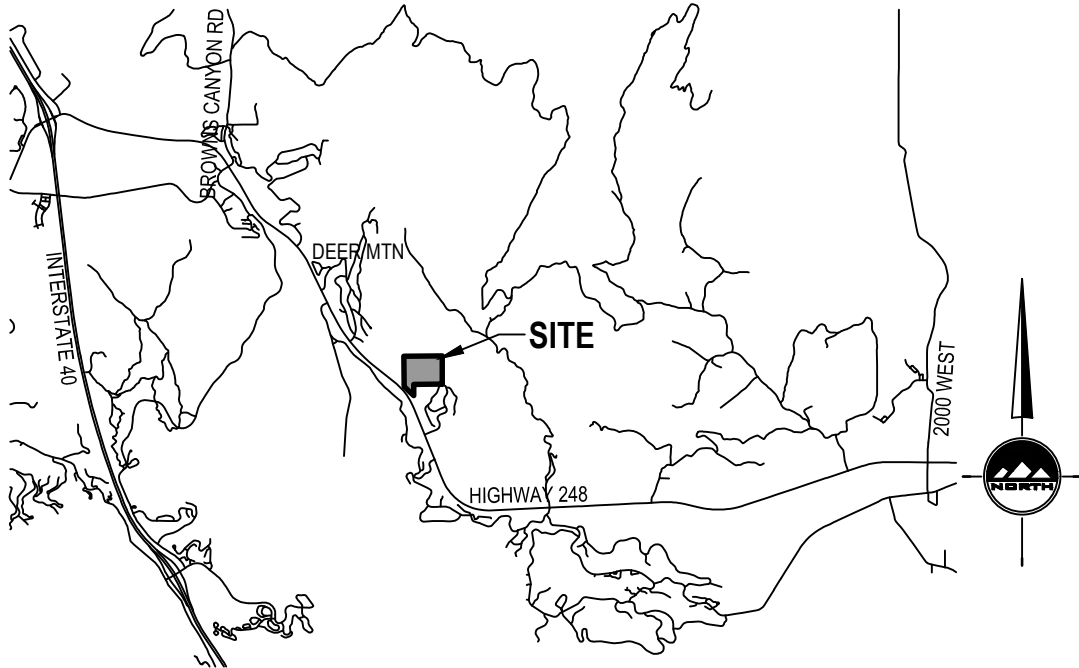
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE 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



NO SCALE

VICINITY MAP



NO SCALE

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.



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

FOR:
SOLSTICE HOMES
84 MANILLA DRIVE
DRAPER, UTAH 84020

CONTACT:
CHRIS ENSIGN
PHONE: 713-373-1172

THE VIEW AT HIDEOUT

708 EAST HIGHWAY 248
HIDEOUT, UTAH



NO.	DATE	REVISION	BY
1	1-7-2021	INTERSECTION REVISION	COO
2	5-27-2021	ROAD WIDENING	COO
3			
4			
5			
6			
7			
8			

PROJECT NUMBER
7455

PRINT DATE
5/28/21

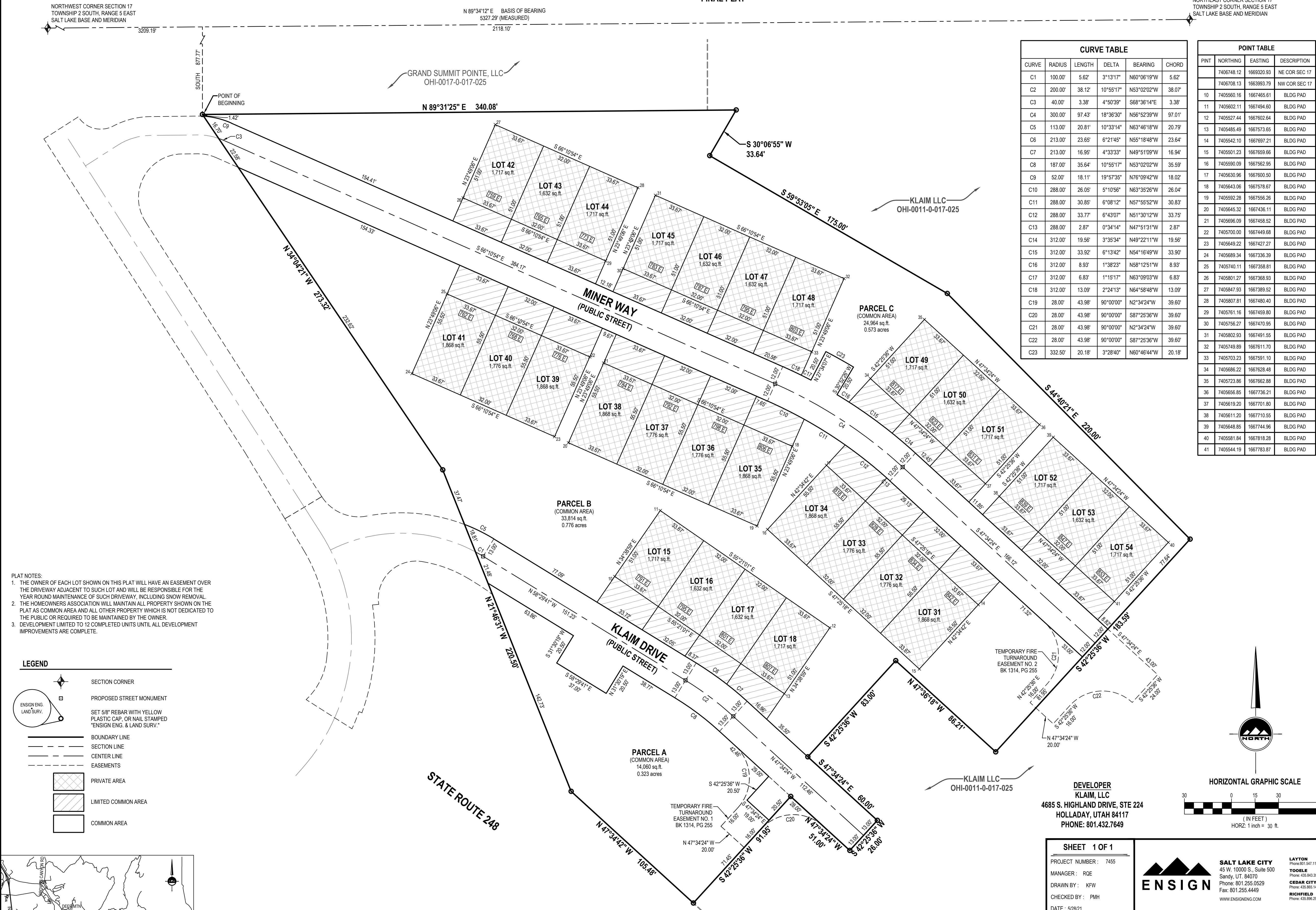
DRAWN BY

CHECKED BY
B. MORRIS

PROJECT MANAGER
D. ALTER

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



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
	7406748.12	1669320.93	NE COR SEC 17
	7406708.13	1663993.79	NW COR SEC 17
10	7405560.16	1667465.61	BLDG PAD
11	7405602.11	1667494.60	BLDG PAD
12	7405527.44	1667602.64	BLDG PAD
13	7405485.49	1667573.65	BLDG PAD
14	7405542.10	1667697.21	BLDG PAD
15	7405501.23	1667699.66	BLDG PAD
16	7405590.09	1667562.95	BLDG PAD
17	7405630.96	1667600.50	BLDG PAD
18	7405643.06	1667578.67	BLDG PAD
19	7405592.28	1667556.26	BLDG PAD
20	7405645.32	1667436.11	BLDG PAD
21	7405696.09	1667458.52	BLDG PAD
22	7405700.00	1667449.88	BLDG PAD
23	7405649.22	1667427.27	BLDG PAD
24	7405689.34	1667336.39	BLDG PAD
25	7405740.11	1667358.81	BLDG PAD
26	7405801.27	1667368.93	BLDG PAD
27	7405847.93	1667389.52	BLDG PAD
28	7405807.81	1667480.40	BLDG PAD
29	7405761.16	1667459.80	BLDG PAD
30	7405756.27	1667470.95	BLDG PAD
31	7405802.93	1667491.55	BLDG PAD
32	7405749.89	1667611.70	BLDG PAD
33	7405703.23	1667591.10	BLDG PAD
34	7405686.22	1667628.48	BLDG PAD
35	7405723.86	1667662.88	BLDG PAD
36	7405656.85	1667736.21	BLDG PAD
37	7405619.20	1667701.80	BLDG PAD
38	7405611.20	1667710.55	BLDG PAD
39	7405648.85	1667744.96	BLDG PAD
40	7405581.84	1667818.28	BLDG PAD
41	7405544.19	1667783.87	BLDG PAD

SURVEYOR'S CERTIFICATE

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.

BOUNDARY DESCRIPTION

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 42°25'36" West 51.00 feet;
thence North 47°34'24" West 105.48 feet to the Northern 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 Northern 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

PROFESSIONAL LAND SURVEYOR

No. 286882

PATRICK M. HARRIS

STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. 286882

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.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

Know all men by these presents that, the undersigned owner(s) 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____.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ J.S.S.
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.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ J.S.S.
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.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

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

RECORDED #

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

SHEET 1 OF 1
PROJECT NUMBER : 7455
MANAGER : ROE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 5/28/21

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone 801.547.1100
TOOELE
Phone 435.843.3090
CEDAR CITY
Phone 435.865.1453
RICHFIELD
Phone 435.868.2983

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 _____

APPROVAL AS TO FORM

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

HIDEOUT TOWN ATTORNEY _____

ENGINEERING DEPARTMENT

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

DIRECTOR, ENGINEERING DEPARTMENT _____

PLANNING COMMISSION

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

CHAIR, PLANNING COMMISSION _____

COUNTY SURVEYOR

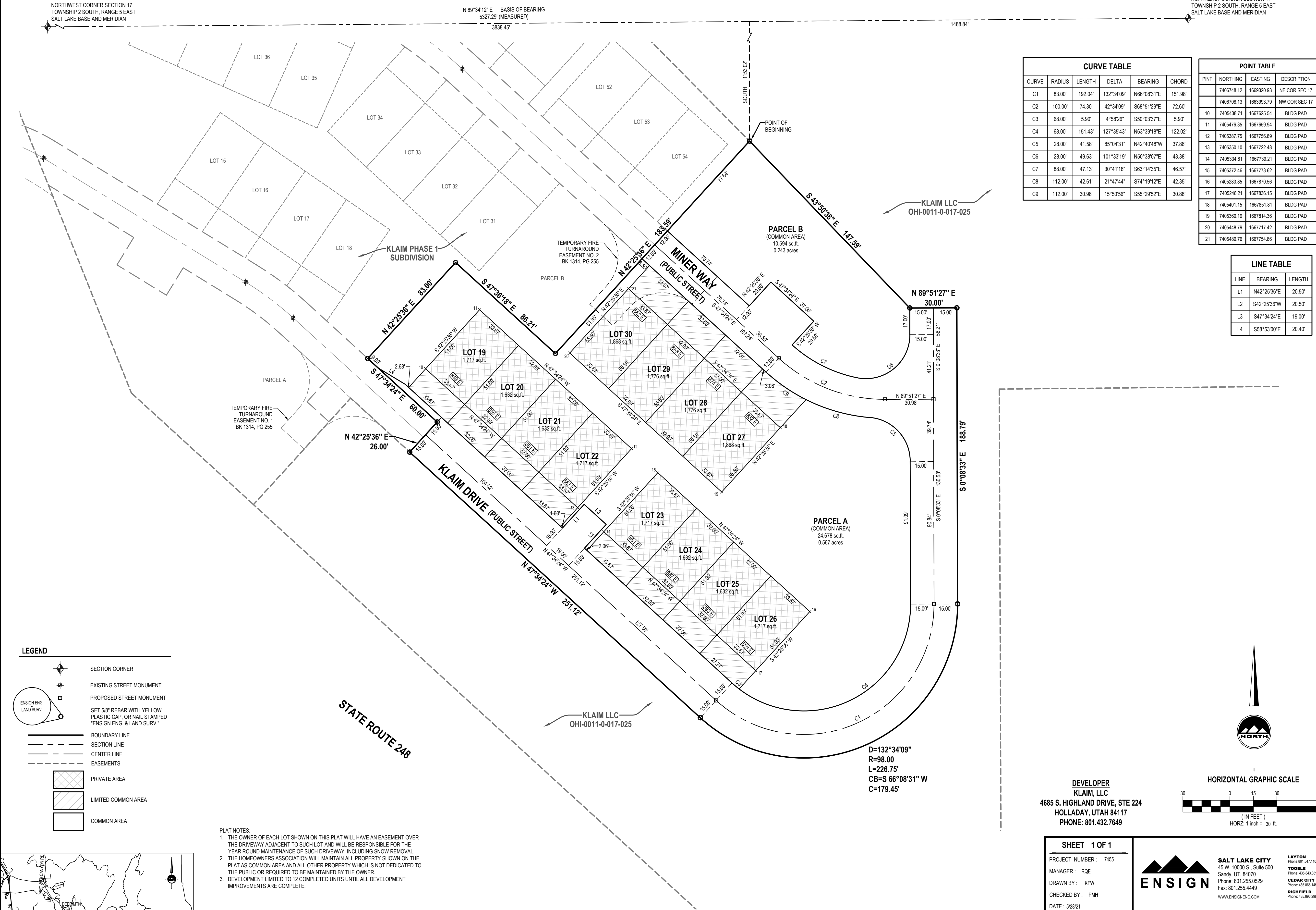
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.

ROS # _____ 3496

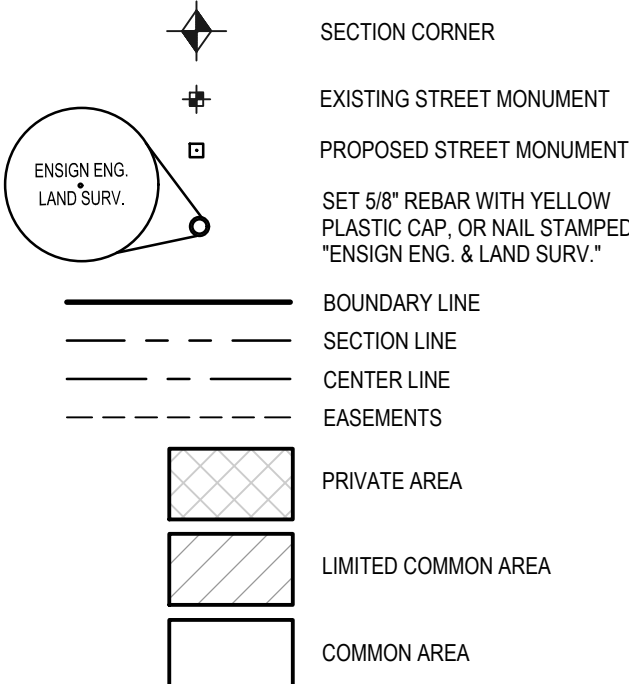
COUNTY SURVEYOR _____

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



LEGEND



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.
- DEVELOPMENT LIMITED TO 12 COMPLETED UNITS UNTIL ALL DEVELOPMENT 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%
TOTAL NUMBER OF LOTS =	12	UNITS PER ACRE = 5.9	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	83.00'	192.04'	132°34'09"	N66°08'31"E	151.98'
C2	100.00'	74.30'	42°34'09"	S68°51'29"E	72.60'
C3	68.00'	5.90'	4°58'26"	S50°03'37"E	5.90'
C4	68.00'	151.43'	127°35'43"	N63°39'18"E	122.02'
C5	28.00'	41.58'	85°04'31"	N42°40'48"W	37.86'
C6	28.00'	49.63'	101°33'19"	N50°38'07"E	43.38'
C7	88.00'	47.13'	30°41'18"	S63°14'35"E	46.57'
C8	112.00'	42.61'	21°47'44"	S74°19'12"E	42.35'
C9	112.00'	30.98'	15°50'56"	S55°29'52"E	30.88'

POINT TABLE			
PINT	NORTHING	EASTING	DESCRIPTION
	7405748.12	1669320.93	NE COR SEC 17
	7406708.13	1663993.79	NW COR SEC 17
10	7405438.71	1667625.54	BLDG PAD
11	7405476.35	1667659.94	BLDG PAD
12	7405387.75	1667756.89	BLDG PAD
13	7405360.10	1667722.48	BLDG PAD
14	7406334.81	1667739.21	BLDG PAD
15	7405372.46	1667773.62	BLDG PAD
16	7405283.85	1667870.56	BLDG PAD
17	7405246.21	1667836.15	BLDG PAD
18	7405401.15	1667851.61	BLDG PAD
19	7405360.19	1667814.36	BLDG PAD
20	7405448.79	1667717.42	BLDG PAD
21	7405489.78	1667754.86	BLDG PAD

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'

SURVEYOR'S CERTIFICATE

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 2 SUBDIVISION

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

BOUNDARY DESCRIPTION

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°08'31" 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 26.00 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 86.21 feet;
(5) North 42°25'36" East 183.59 feet to the point of beginning.

Contains 88,215 Square Feet or 2.025 Acres



DATE

PATRICK M. HARRIS
P.L.S. 286882

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.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

Know all men by these presents that, the undersigned owner() of the heron 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____,

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ J.S.S.
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.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ J.S.S.
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.

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

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES: _____ DEPUTY WASATCH COUNTY RECORDER

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

SHEET 1 OF 1

PROJECT NUMBER : 7465
MANAGER : ROE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 5/28/21



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3090
CEDAR CITY
Phone: 435.865.1403
RICHFIELD
Phone: 435.868.2983

COUNTY SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____
A.D., 20____
ROS # _____ 3496

COUNTY SURVEYOR

PLANNING COMMISSION

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

CHAIR, PLANNING COMMISSION

ENGINEERING DEPARTMENT

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

DIRECTOR, ENGINEERING DEPARTMENT

APPROVAL AS TO FORM

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

HIDEOUT TOWN ATTORNEY

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: _____