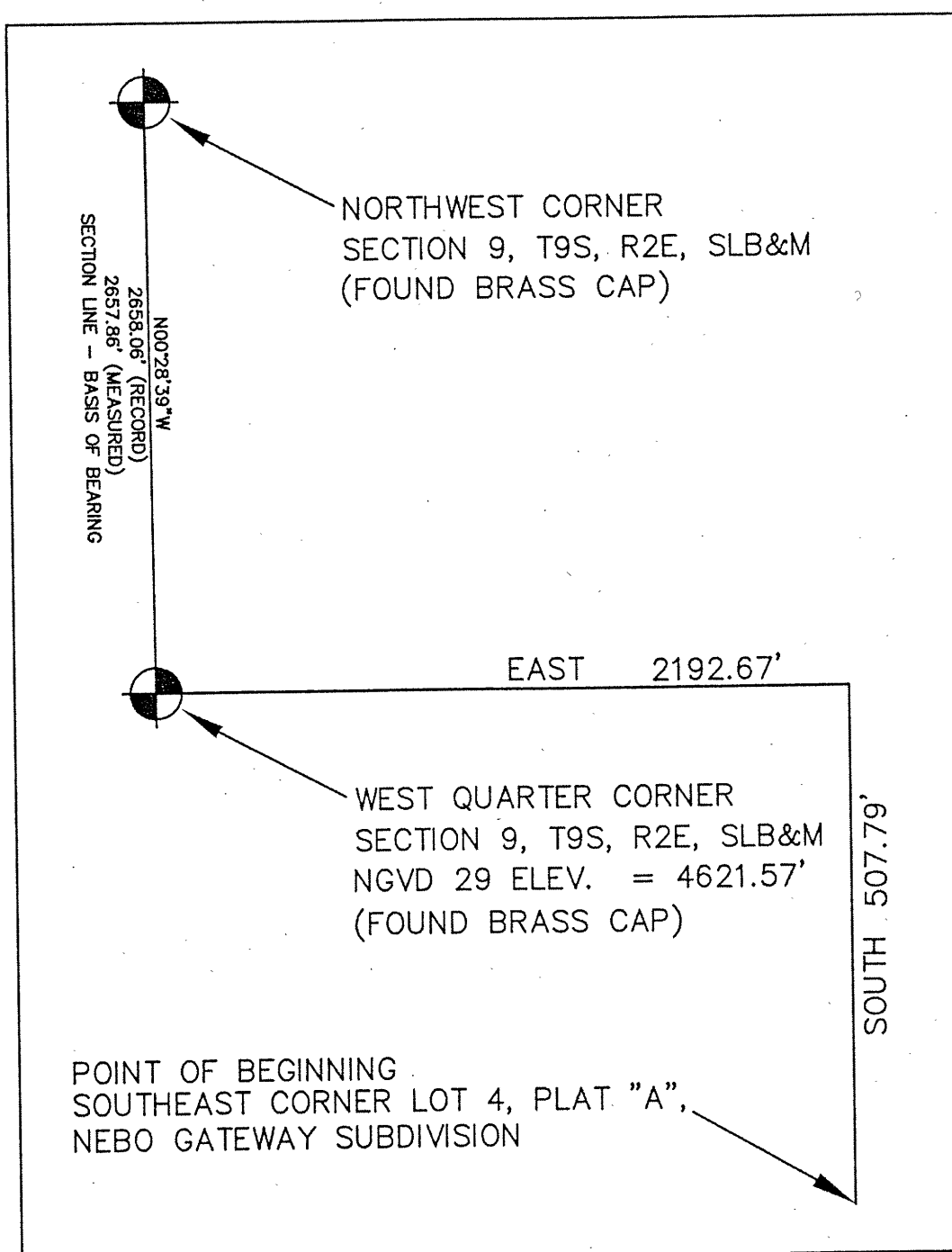


VICINITY MAP
NOT TO SCALE

SECTION TIE GRAPHIC



SYMBOL LEGEND

- FOUND UTAH COUNTY MONUMENT
- SET NEW REBAR & CAP (OR FOUND EXISTING REBAR & CAP)
- SET PLUG OR MADE ETCH ON LOT LINE EXTENSION
- NOTHING SET

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.20'	N00°09'07"E
L2	12.90'	N89°11'02"W

PREPARED BY: **LEVEL OF FOCUS, INC**
DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441 LEVELOFFOCUS@GMAIL.COM

350 NORTH STREET

EASEMENTS NOTES:

- THIS SUBDIVISION IS SUBJECT TO AN EASEMENT FOR UTILITIES, AND AS MORE PARTICULARLY DESCRIBED IN DOCUMENT (MAYORS DEED) RECORDED MAY 26, 1971, AS ENTRY NO. 6588, IN BOOK 1222, AT PAGE 636 OF OFFICIAL RECORDS.
- THIS SUBDIVISION IS SUBJECT TO A RIGHT-OF-WAY EASEMENT, AND AS DESCRIBED IN DOCUMENT RECORDED JANUARY 21, 1972, AS ENTRY NO. 888, IN BOOK 1256, AT PAGE 358 OF OFFICIAL RECORDS.
- THIS SUBDIVISION IS SUBJECT TO AN IRRIGATION RIGHT-OF-WAY EASEMENT AS DESCRIBED IN DOCUMENT RECORDED APRIL 18, 1983, AS ENTRY NO. 11053, IN BOOK 2043, AT PAGE 847 OF OFFICIAL RECORDS.

300 NORTH STREET

NOTES:

- THIS IS A 2-LOT SUBDIVISION LOCATED IN BLOCK 14, PLAT "K", PAYSON CITY SURVEY OF BUILDING LOTS.
- LOT 1 HAS AN EXISTING HOUSE WITH EXISTING SEWER, WATER, PI, AND ELECTRICAL SERVICES. ALL WILL REMAIN. NEW SEWER, CULINARY AND PI SERVICES WILL BE INSTALLED FOR LOT 2 AS SHOWN HEREON. OTHER DRY UTILITIES WILL BE INSTALLED (NOT SHOWN).
- THE LOCATIONS OF THE EXISTING CULINARY AND P.I. WATER MAINS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
- ALL CONSTRUCTION IS TO BE CONSISTENT WITH PAYSON CITY STANDARDS.
- THE BEARINGS SHOWN ON THE PLAT REFLECT THE CORRECT FIELD ROTATION OF CLOCKWISE 00°09'07" FOR THE ENTIRE SAID BLOCK 14. THE BEARINGS SHOWN IN PARENTHESES ARE THE ORIGINAL DEED/BLOCK BEARINGS.
- THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD BY USING A 5/8" BY 24" REBAR WITH A REBAR CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR P.L.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE.
- THE FRONT DOOR FOR THE PROPOSED HOUSE MUST BE VISIBLE FROM THE STREET.

FLAG STEM NOTES:

- THE FLAG STEM IS DEDICATED AS A PUBLIC UTILITY, CULINARY WATER, PRESSURIZED IRRIGATION, SEWER AND EMERGENCY ACCESS EASEMENT.
- THE FLAG STEM IS FOR ACCESS TO LOT 2 ONLY.
- THE FOLLOWING CONDITIONS APPLY TO THE FLAG STEM:
 - THE PAVEMENT AND LANDSCAPE AREAS OF THE FLAG STEM SHALL BE MAINTAINED BY OWNERS OF LOT 2. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SNOW REMOVAL, WEED CONTROL AND REPAVING WHEN NEEDED.
 - THE FLAG STEM IS A FIRE LANE AND SHALL NOT BE BLOCKED FOR ANY REASON.
 - PARKING IS NOT PERMITTED IN THE FLAG STEM.

TABULATIONS

ZONE = R-1-7.5
OF LOTS = 2
TOTAL AREA = 30,762 SQ. FT. OR 0.7062 ACRES
STREET DEDICATED AREA = 0 ACRES
OPEN SPACE AREA = 0 ACRES
DENSITY = 2.83 LOTS/ACRE
LANE MILES = 0.0176 MILES

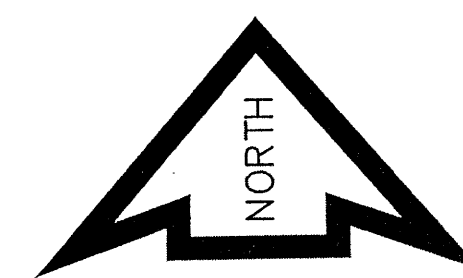
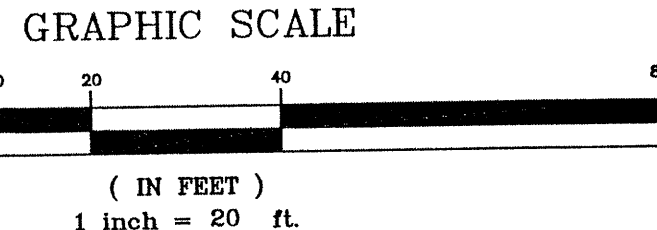
SETBACK INFORMATION

ZONE = R-1-7.5
FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 8'
SIDE SETBACK (CORNER) - 20'
SIDE SETBACK (DRIVEWAY) - 12'
SIDE SETBACK (ACCESSORY) - 5'/20'
REAR SETBACK - 25', 15' CORNER
DISTANCE BETWEEN STRUCTURES - 3'
FLAG LOT SIDE SETBACK - 25'
(FRONT DOOR OF NEW HOUSE TO BE VISIBLE FROM THE STREET)

DOMINION ENERGY COMPANY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-6532.

APPROVED THIS 3 DAY OF Dec, A.D. 2020
BY: [Signature]
TITLE: [Signature]
DOMINION ENERGY COMPANY



700 EAST STREET
(PUBLIC ROAD)
(78' PRESCRIPTIVE R.O.W.)

SURVEYOR'S CERTIFICATE
I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
BEGINNING AT SOUTHEAST CORNER OF LOT 4, PLAT "A", NEBO GATEWAY SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING LOCATED EAST 2192.67 FEET AND SOUTH 507.79 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 01°25'33" SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 00°09'07" EAST 43.52 FEET ALONG SAID SUBDIVISION; THENCE SOUTH 89°50'53" EAST (EAST) 231.69 FEET TO THE WESTERLY SIDE OF 700 EAST STREET; THENCE SOUTH 00°09'07" WEST TO THE WESTERLY SIDE OF 700 EAST STREET; THENCE SOUTH 00°09'07" WEST (SOUTH) 87.12 FEET ALONG SAID WESTERLY SIDE OF 700 EAST STREET; THENCE NORTH 89°50'53" WEST (WEST) 100.00 FEET; THENCE SOUTH 00°09'07" WEST (SOUTH) 75.00 FEET; THENCE NORTH 89°50'53" WEST (WEST) 121.04 FEET; THENCE NORTH 00°09'07" EAST (NORTH) 17.20 FEET; THENCE NORTH 89°11'02" WEST 12.90 FEET TO THE POINT OF BEGINNING.

AREA = 29,992 OR 0.6885 ACRES

11-23-2020
DATE

DAVID F. HUNT
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13th DAY OF December, A.D. 2020

CHASE A. ADAMS

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE 13th DAY OF December, A.D. 2020, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 12-16-2021
MY COMMISSION NO. 698296

DEBRA BUSHNELL
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 698296
COMM. EXP. 12-16-2021

LEGISLATIVE BODY ACCEPTANCE
THE PAYSON CITY MAYOR APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 6th DAY OF May, A.D. 2020

APPROVED: William R. Wright
MAYOR

APPROVED: [Signature]
CITY ENGINEER
(See Seal Below)

ATTEST: [Signature]
ATTEST CLERK/RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL
APPROVED THIS 22nd DAY OF April, A.D. 2020, BY THE PAYSON CITY PLANNING COMMISSION.

APPROVED: [Signature]
DIRECTOR

APPROVED: [Signature]
CHAIRMAN, PLANNING COMMISSION

CITY ATTORNEY APPROVAL
APPROVED THIS 8th DAY OF December, A.D. 2020, BY THE PAYSON CITY ATTORNEY.

APPROVED: [Signature]
PAYSON CITY ATTORNEY

FIRE DEPARTMENT APPROVAL
APPROVED THIS 2nd DAY OF December, A.D. 2020, BY THE PAYSON CITY FIRE DEPARTMENT.

APPROVED: [Signature]
PAYSON CITY FIRE CHIEF

PLAT "A"
PAIGE ACRES
RESIDENTIAL SUBDIVISION

PAYSON CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

GUY COUNTY ENGINEER SEAL
CLERK-RECORDER SEAL
UTAH COUNTY RECORDER

ENT 1977-4410000 Map # 17432
JEFFERY B. LITH
UTAH COUNTY RECORDER
2020 Exp. 12-31-2023 Fee \$4.00 BY RA
RECEIVED FOR PAYSON CITY CORPORATION

Sec 9, T9S, R2E, SLB&M 7N-17D
C/LK 1/4 Plat K, Payson City Survey
D4