

DOMINION ENERGY COMPANY
QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH
APPROVED THIS 25th DAY OF April 2024

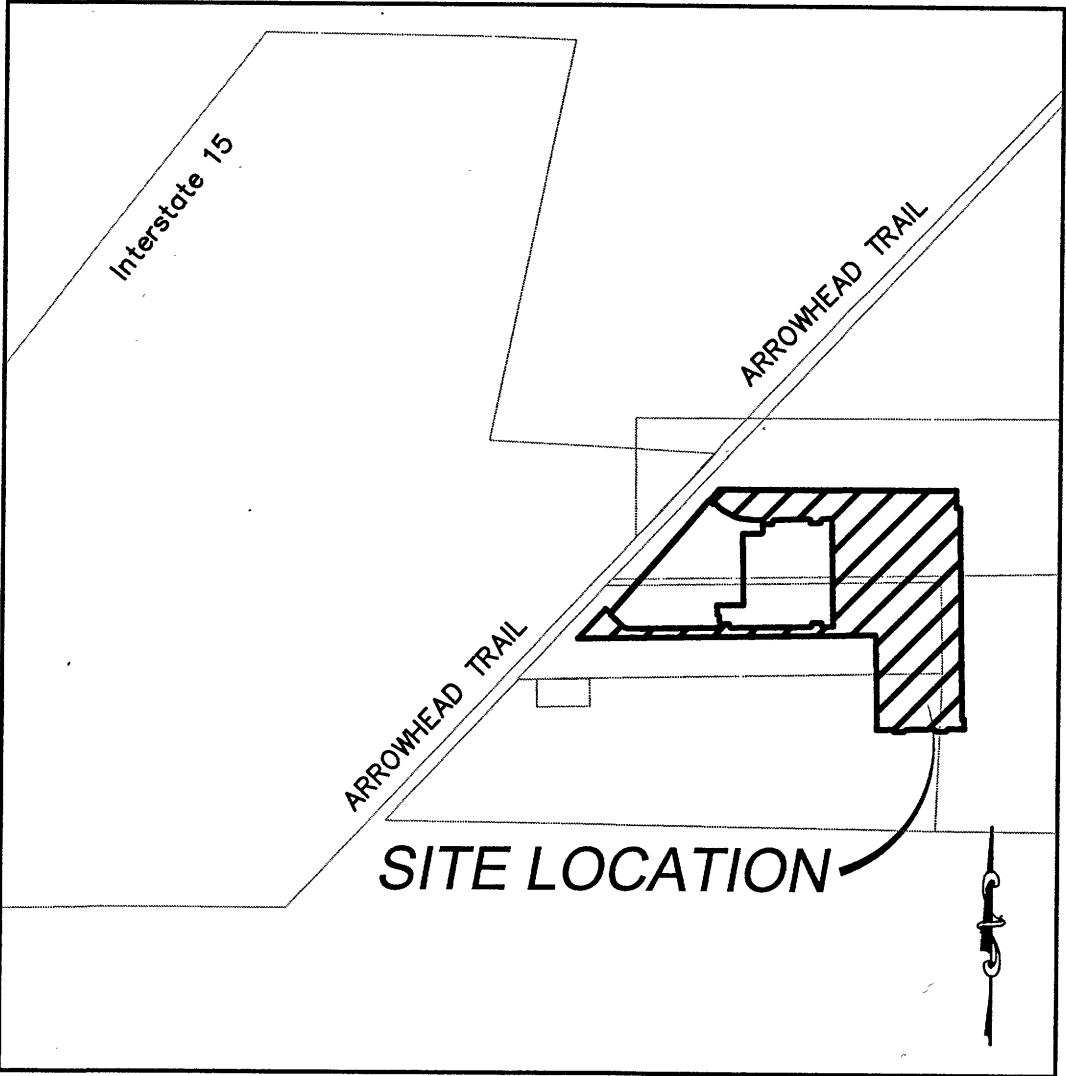
BY Jeremy L. Hotal

TITLE pre - Construction

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT WHICH LIES N00° 28' 14" W 2.96 FEET ALONG THE SECTION LINE AND 701.57 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89° 49' 31"E 764.54 FEET; THENCE N89° 52' 03"E 669.67 FEET; THENCE N89° 29'08"E 23.54 FEET; THENCE S0° 58'27"E 105.19 FEET; THENCE N89° 25'14"E 20.42 FEET; THENCE S0° 34'46"E 53.93 FEET; THENCE S0° 58'27"E 1295.17 FEET; THENCE S89° 01'33"W 412.97 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 17.90 FEET ALONG THE ARC OF A 33.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 31° 04'27" (THE CHORD BEARS N75° 26'13"W 17.68 FEET); THENCE S89° 01'33"W 93.59 FEET; THENCE N01° 47'01"E 74.42; THENCE N02° 14'00"E 7.00 FEET; THENCE N01° 21'03"W 495.20 FEET; THENCE S89° 00'28"W 1826.59 FEET; THENCE N43° 17'32"E 247.66 FEET; THENCE S46° 42'28"E 39.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 21.93 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 89° 46'04" (THE CHORD BEARS S01° 42'32"E 19.76 FEET); THENCE S46° 35'35"E 88.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 55.00 FEET ALONG THE ARC OF A 71.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 44° 22'52" (THE CHORD BEARS S68° 47'01"E 53.63 FEET); THENCE N89° 01'33"E 541.48 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 90° 00'00" (THE CHORD BEARS N44° 01'33"E 19.80 FEET); THENCE N89° 01'33"E 58.00 FEET TO A POINT OF CURVATURE; ; THENCE SOUTHEASTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 90° 00'00" (THE CHORD BEARS S45° 58'27"E 19.80 FEET); THENCE N89° 01'33"E 491.56 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 90° 00'00" (THE CHORD BEARS N44° 01'33"E 19.80 FEET); THENCE N89° 01'33"E 58.00 FEET TO A POINT OF CURVATURE; ; THENCE SOUTHEASTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 90° 00'00" (THE CHORD BEARS S45° 58'27"E 19.80 FEET); THENCE N89° 01'33"E 56.00 FEET; THENCE N00° 58'27"W 661.78 FEET; THENCE S86° 49'46"W 56.58 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 21.45 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 87° 48'13" (THE CHORD BEARS S42° 55'40"W 19.42 FEET); THENCE S87° 25'42"W 58.02 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 90° 00'00" (THE CHORD BEARS N45° 58'27"W 19.80 FEET); THENCE S89° 01'33"W 211.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 90° 00'00" (THE CHORD BEARS S44° 01'33"W 19.80 FEET); THENCE S89° 01'33"W 58.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 90° 00'00" (THE CHORD BEARS N45° 58'27"W 19.80 FEET; THENCE S89° 01'33"W 85.30 FEET; THENCE N74° 38'45"W 43.31 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 108.19 FEET ALONG THE ARC OF A 288.87 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 21° 27'31" (THE CHORD BEARS N67° 46'48"W 107.56 FEET); THENCE NORTHWESTERLY 15.73 FEET ALONG THE ARC OF A 233.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 3° 52'05" (THE CHORD BEARS N51° 22'59"W 15.73 FEET); THENCE N56° 44'26"W 31.31 FEET; THENCE N41° 49'30"W 22.29 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 23.21 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 95° 00'00" (THE CHORD BEARS N89° 19'30"W 20.64 FEET); THENCE N46° 42'28"W 37.58 FEET; THENCE N43° 17'32"E 87.74 FEET TO THE POINT OF BEGINNING CONTAINING 27.53 ACRES.

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON THIS 25 DAY OF April, A.D. 2024
David F. Hunt
CITY FIRE CHIEF



VICINITY MAP
-NTS-

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°29'08"E	23.54'
L2	S0°58'27"E	105.19'
L3	N89°25'14"E	20.42'
L4	S0°34'46"E	53.93'
L5	S89°01'33"W	93.59'
L6	N1°47'01"E	74.42'
L7	S46°42'28"E	39.45'
L8	S46°35'35"E	88.71'
L9	N89°01'33"E	58.00'
L10	N89°01'33"E	58.00'
L11	N89°01'33"E	56.00'
L12	S86°49'46"W	56.58'
L13	S87°25'42"W	58.02'
L14	S89°01'33"W	211.02'
L15	S89°01'33"W	58.00'
L16	S89°01'33"W	85.30'
L17	N74°38'45"W	43.31'
L18	N56°44'26"W	31.31'
L19	N41°49'30"W	22.29'
L20	N46°42'28"W	37.58'
L21	N43°17'32"E	87.74'
L22	N1°47'01"E	29.03'
L23	N1°47'01"E	19.01'
L24	N41°49'30"W	77.08'
L25	S43°10'30"W	41.52'
L26	S41°49'30"E	29.38'
L27	S31°40'00"E	19.38'
L28	S57°12'04"E	27.01'
L29	N86°20'41"E	53.44'
L30	N89°01'33"E	84.45'

LINE TABLE		
LINE	DIRECTION	LENGTH
L34	S80°29'42"W	39.33'
L35	S0°58'27"E	43.00'
L36	N39°01'33"E	29.00'
L37	N89°01'33"E	29.00'
L38	S0°58'27"E	42.23'
L39	N87°25'42"E	29.01'
L40	N87°25'42"E	29.01'
L41	N86°49'46"E	16.84'
L42	N86°49'46"E	12.15'
L43	N89°52'03"E	29.00'
L44	N89°52'03"E	29.00'
L45	S0°58'27"E	3.92'
L46	S0°34'46"E	24.93'
L47	S0°34'46"E	29.00'
L48	S0°58'27"E	29.00'
L49	S0°58'27"E	29.00'
L50	N89°01'33"E	29.00'
L51	N89°01'33"E	25.97'
L52	N89°01'33"E	29.00'
L53	N89°01'33"E	29.00'
L54	N12°01'03"W	10.83'
L55	N01°0'46"W	115.70'
L56	S89°49'34"W	33.42'
L57	S89°52'03"W	17.59'
L58	N0°07'57"W	113.02'
L59	N0°07'57"W	110.34'
L60	N0°07'57"W	109.54'
L61	N0°07'57"W	108.79'
L62	N0°07'57"W	108.04'
L63	N0°07'57"W	107.29'

LINE TABLE		
LINE	DIRECTION	LENGTH
L69	N0°07'57"W	108.54'
L70	N0°07'57"W	105.79'
L71	N0°07'57"W	105.04'
L72	N0°07'57"W	104.29'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.90'	33.00'	17.68'	N75°26'13"W	31°04'27"
C2	21.93'	14.00'	19.76'	S1°42'32"E	89°46'04"
C3	55.00'	71.00'	53.63'	S68°47'01"E	44°22'52"
C4	21.99'	14.00'	19.80'	N44°01'33"E	90°00'00"
C5	21.99'	14.00'	19.80'	S45°58'27"E	90°00'00"
C6	21.99'	14.00'	19.80'	N44°01'33"E	90°00'00"
C7	21.99'	14.00'	19.80'	S45°58'27"E	90°00'00"
C8	21.45'	14.00'	19.42'	S42°55'40"W	87°48'13"
C9	21.99'	14.00'	19.80'	N45°58'27"W	90°00'00"
C10	21.99'	14.00'	19.80'	S44°01'33"W	90°00'00"
C11	21.99'	14.00'	19.80'	N45°58'27"W	90°00'00"
C12	108.19'	288.87'	107.56'	N67°46'48"W	21°27'31"
C13	15.73'	233.00'	15.73'	N51°22'59"W	3°52'05"
C14	23.21'	14.00'	20.64'	N89°19'30"W	95°00'00"
C15	21.99'	14.00'	19.80'	S44°01'33"W	90°00'00"
C16	21.99'	14.00'	19.80'	S44°01'33"W	90°00'00"
C17	21.99'	14.00'	19.80'	N45°58'27"W	90°00'00"
C18	13.35'	9.00'	12.16'	S0°40'30"W	85°00'00"
C19	33.98'	342.32'	33.97'	S42°04'59"E	5°41'17"
C20	180.14'	210.00'	174.67'	S66°23'59"E	49°08'56"
C21	80.56'	189.50'	79.96'	S78°44'46"E	24°21'29"
C22	2.23'	15.00'	2.23'	S84°45'38"W	8°31'51"
C23	3.83'	200.00'	3.83'	N88°28'36"E	1°05'54"
C24	3.83'	200.00'	3.83'	N87°22'43"E	1°05'53"
C25	6.56'	171.00'	6.55'	N87°55'40"E	2°11'47"
C26	3.83'	200.00'	3.83'	S87°22'43"W	1°05'53"
C27	3.83'	200.00'	3.83'	S88°28'36"W	1°05'54"
C28	3.72'	229.00'	3.72'	S87°17'43"W	0°55'54"
C29	5.06'	229.00'	5.05'	S88°23'37"W	1°15'53"
C30	22.53'	14.00'	20.17'	N47°04'20"W	92°11'47"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C31	21.99'	14.00'	19.80'	S44°01'33"W	90°00'00"
C32	21.99'	14.00'	19.80'	N45°58'27"W	90°00'00"
C33	21.99'	14.00'	19.80'	S44°01'33"W	90°00'00"
C34	21.99'	14.00'	19.80'	N44°01'33"E	90°00'00"
C35	21.99'	14.00'	19.80'	S45°58'27"E	90°00'00"
C36	21.99'	14.00'	19.80'	N45°58'27"W	90°00'00"
C37	21.99'	14.00'	19.80'	S44°01'33"W	90°00'00"
C38	21.99'	14.00'	19.80'	N44°01'33"E	90°00'00"
C39	21.99'	14.00'	19.80'	S45°58'27"E	90°00'00"
C40	21.99'	14.00'	19.80'	N44°01'33"E	90°00'00"
C41	21.99'	14.00'	19.80'	N45°58'27"W	90°00'00"
C42	21.99'	14.00'	19.80'	N44°01'33"E	90°00'00"
C43	21.99'	14.00'	19.80'	S45°58'27"E	90°00'00"
C44	21.99'	14.00'	19.80'	S45°58'27"E	90°00'00"
C45	21.99'	14.00'	19.80'	N44°01'33"E	90°00'00"
C46	77.46'	100.00'	75.54'	S68°47'01"E	44°22'52"
C47	47.94'	129.00'	47.66'	S57°14'20"E	21°17'31"
C48	22.05'	14.00'	19.84'	S88°17'28"W	90°13'56"

DATA TABLE
TOTAL ACREAGE=27.53
TOTAL # OF LOTS=103
TOTAL ACREAGE OF LOTS=16.00
ACREAGE IN ROADS=9.36
ACREAGE OF COMMON AREA=2.17 ACRES

OWNER/DEVELOPER
ARROWHEAD RANCH LLC.
CONTACT: GREG WALL
(801)-653-3528

- NOTES**
1. VERTICAL DATA BASED ON NAVD 88.
 2. COORDINATE SYSTEM = NAD83
 3. PROJECT TO BE SUBJECT TO THE RECORDED CC&R'S.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

19211
10f2

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

David F. Hunt
SURVEYOR
04-23-24
DATE

BOUNDARY DESCRIPTION

SEE TO THE LEFT.
CONTAINS 27.53 ACRES.

OWNER'S DEDICATION

(I)WE, Arrowhead Ranch, LLC BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE ARROWHEAD RANCH HOME OWNERS ASSOCIATION, INC, WITH A REGISTERED ADDRESS OF 134 W 13100 South, Suite 200 Draper, UT 84020.

IN WITNESS, HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS 23rd DAY OF April, A.D. 2024.

NAME: Ross Holliday
ITS: Manager, Arrowhead Ranch LLC

LLC ACKNOWLEDGEMENT

STATE OF UTAH - S.S.
COUNTY OF UTAH
ON THIS 23rd DAY OF April, 2024, PERSONALLY APPEARED BEFORE ME, Ross Holliday, THE SIGNER OF THE FOREGOING INSTRUMENT, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE Manager (TITLE OR OFFICE) OF Arrowhead Ranch, LLC (COMPANY), A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME.

Susan Peart
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

6/12/2024 / 712319
COMMISSION NUMBER / EXPIRES
Susan Peart
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE Mayor OF Payson City COUNTY OF UTAH, 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 15th DAY OF June, A.D. 2024.

William R. Wright Susan Peart
MAYOR CITY ATTORNEY
[Signature] [Signature]
ENGINEER (SEE SEAL) CLERK-RECORDER

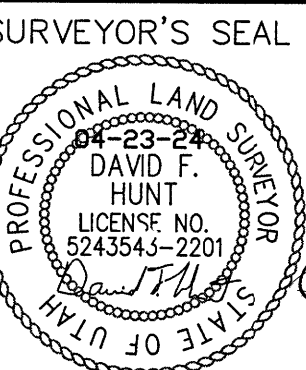
PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION ON THIS 25th DAY OF March, A.D. 2024

[Signature]
CHAIRPERSON
[Signature]
DIRECTOR

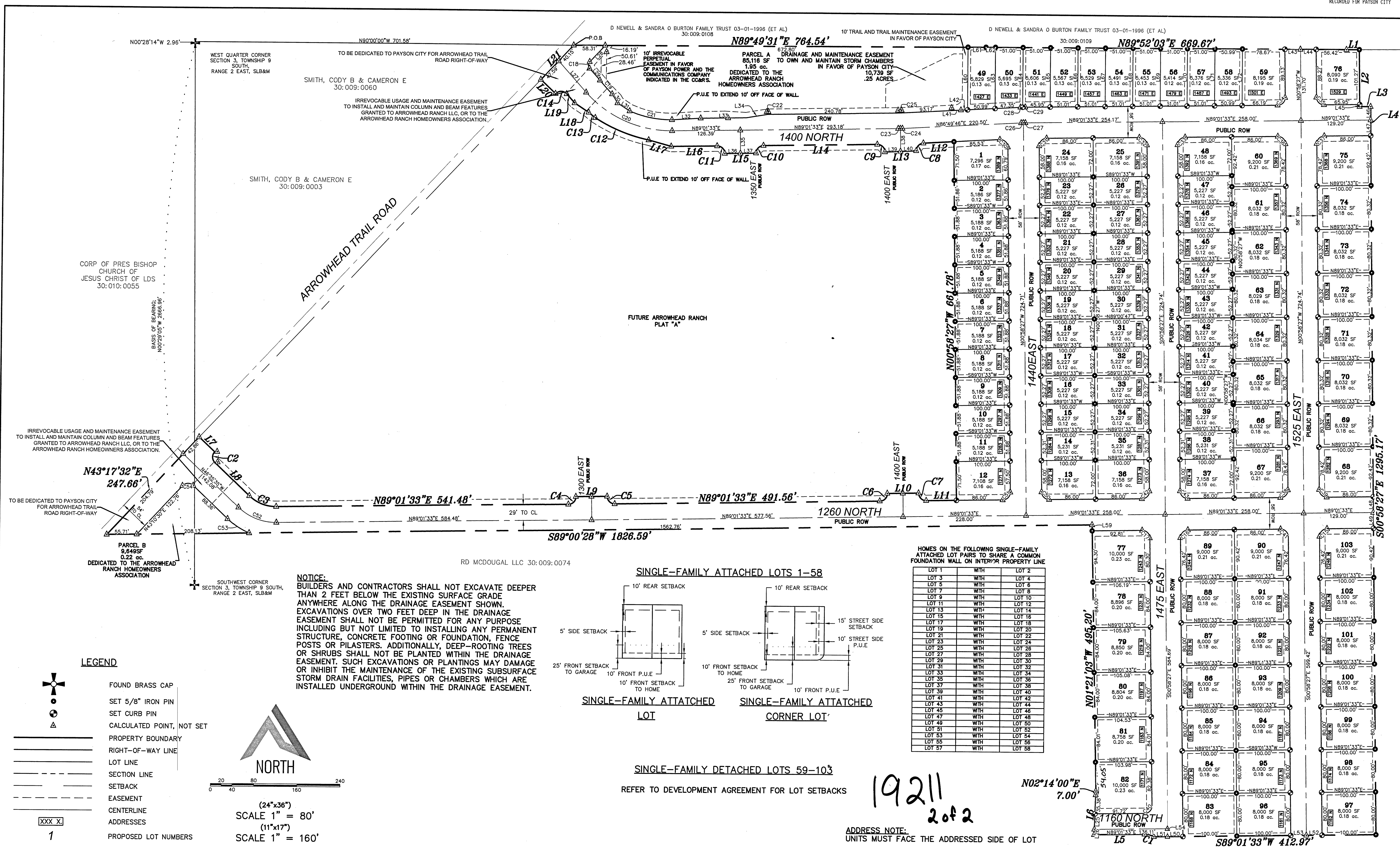
ARROWHEAD RANCH PLAT "B"

A RESIDENTIAL SUBDIVISION IN
PAYSON, UTAH
CONTAINING 103 LOTS AND 27.53 ACRES.
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, OF TOWNSHIP 9 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
SHEET 1 OF 2



COUNTY
RECORDER SEAL
ENT 30310-2024 MAPS 19211
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 9 02:09 PM FEE \$10.00 BY AR
RECORDED FOR PAYSON CITY

Sec. 344, T.9S, R.2E SLB+M
TU 170 PC



5		DESIGNED BY:		DATE:	
4		DRAWN BY:		DATE:	
3		CHECKED BY:		DATE:	
2		APPROVED:		DATE:	
1		COGO FILE:		DATE:	
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
Z:\22-22-022 ARROWHEAD RANCH\CAD\FINAL\PLAT B\02-FINAL PLAT.DWG					

ATLAS ENGINEERING
CIVIL - STRUCTURAL - SURVEY

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84606

ARROWHEAD RANCH PLAT "B"
CONTAINING 103 LOTS AND 27.53 ACRES.
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, OF TOWNSHIP 9 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

PLAT MAP
PAYSON, UTAH

SHEET
2 OF 2