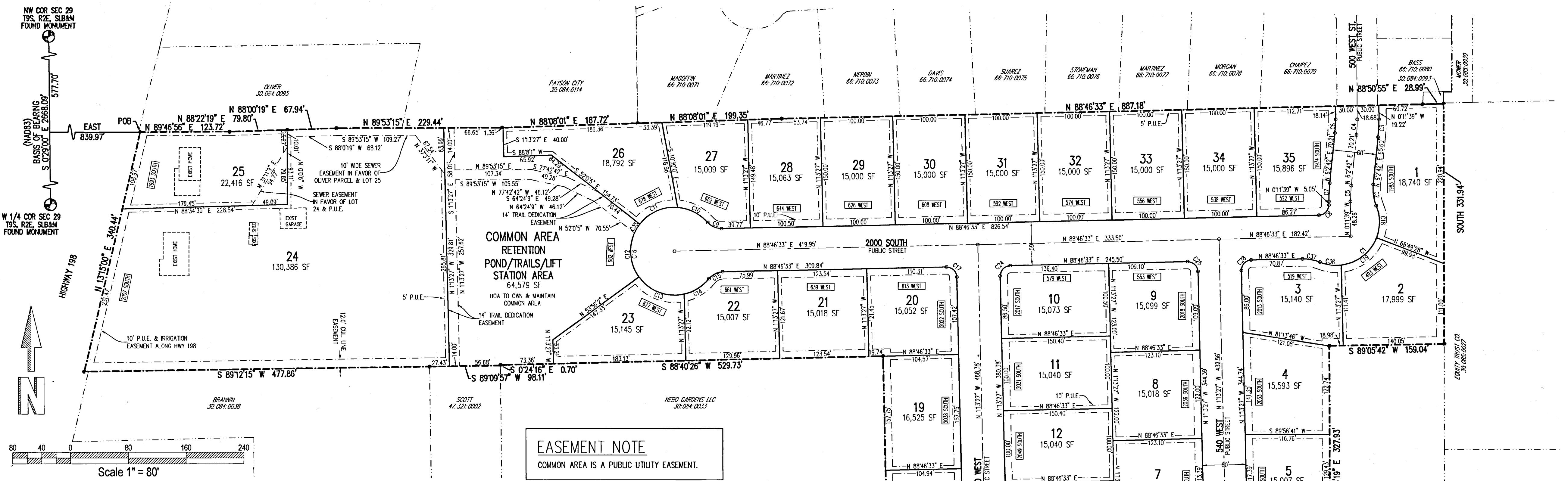


# THE SPRINGS AT SPRING LAKE PLAT "A"

## A RESIDENTIAL SUBDIVISION



### FEMA FLOOD PLAIN

THIS SITE IS LOCATED IN FEMA FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
MAP NUMBER: 49049C0763F, REVISED PRELIMINARY JUNE 19, 2020.

### GENERAL NOTES:

1. THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING A 5/8"X24" REBAR WITH A SURVEY 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.
2. SURVEY MONUMENT - REBAR & ALUMINUM CAP W/ FRAME & COVER TO BE SET.

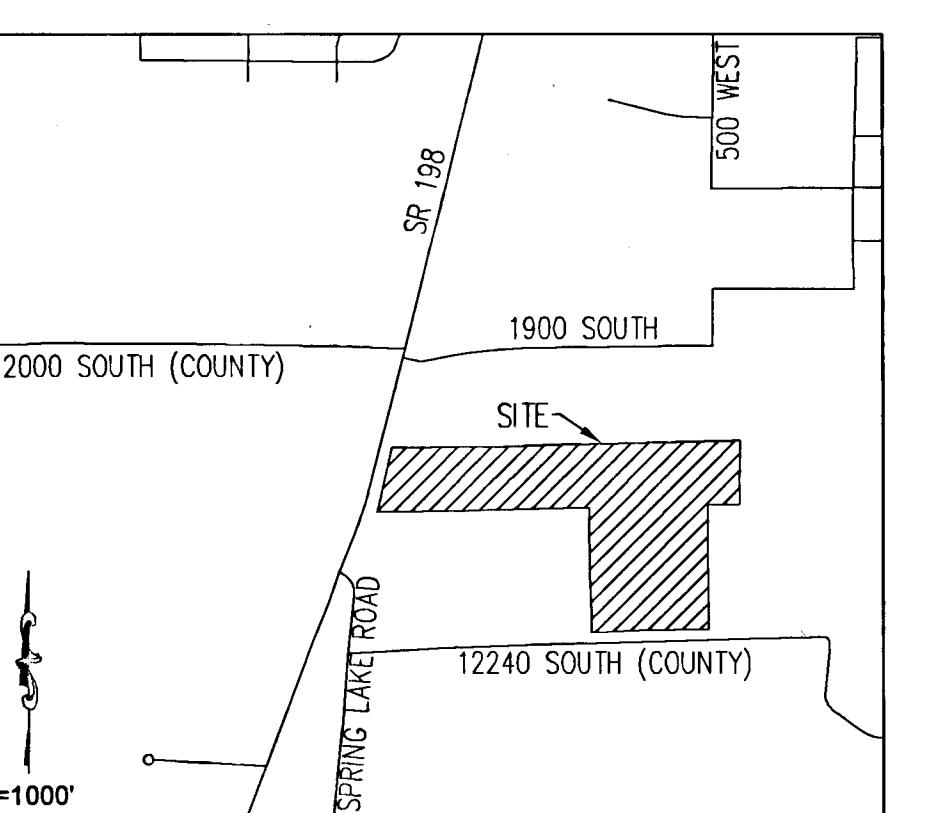
### CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA      | CHORD  | BEARING        |
|-------|--------|--------|------------|--------|----------------|
| C1    | 60.00  | 140.91 | 134°33'40" | 110.69 | S 45°04' W     |
| C2    | 60.00  | 29.66  | 28°19'28"  | 29.36  | S 87°22' E     |
| C3    | 230.00 | 25.05  | 61°42'1"   | 25.03  | N 255°32' E    |
| C4    | 200.00 | 21.78  | 61°42'1"   | 21.77  | N 255°32' E    |
| C5    | 200.00 | 21.78  | 61°42'1"   | 21.77  | N 255°32' E    |
| C6    | 170.00 | 18.51  | 61°42'1"   | 18.50  | N 255°32' E    |
| C7    | 230.00 | 25.05  | 61°42'1"   | 25.03  | S 255°32' W    |
| C8    | 14.00  | 21.74  | 88°58'12"  | 19.62  | S 44°17'27" W  |
| C9    | 25.00  | 21.92  | 50°14'34"  | 21.23  | N 66°10' W     |
| C10   | 61.00  | 47.59  | 44°42'17"  | 46.40  | N 63°20'1" W   |
| C11   | 61.00  | 59.96  | 56°18'56"  | 57.57  | S 66°9'3" W    |
| C12   | 61.00  | 64.73  | 60°47'48"  | 61.73  | N 5°40'4" W    |
| C13   | 61.00  | 70.95  | 66°38'21"  | 67.02  | S 69°23'9" E   |
| C14   | 61.00  | 41.27  | 38°45'41"  | 40.49  | N 57°54'49" E  |
| C15   | 25.00  | 21.92  | 50°14'34"  | 21.23  | N 63°39'16" E  |
| C16   | 61.00  | 298.62 | 280°29'9"  | 78.02  | S 113°27" E    |
| C17   | 14.00  | 21.99  | 90°0'0"    | 19.80  | S 46°13'27" E  |
| C18   | 60.00  | 45.51  | 43°27'17"  | 44.42  | S 0°33'7" E    |
| C19   | 60.00  | 65.29  | 62°20'59"  | 62.12  | S 52°21'1" W   |
| C20   | 14.00  | 21.90  | 89°38'0"   | 19.74  | N 43°35'33" E  |
| C21   | 14.00  | 22.08  | 90°2'0"    | 19.86  | N 46°24'27" W  |
| C22   | 14.00  | 21.99  | 90°0'0"    | 19.80  | N 43°46'33" E  |
| C23   | 14.00  | 21.99  | 90°0'0"    | 19.80  | N 46°13'27" W  |
| C24   | 14.00  | 21.99  | 90°0'0"    | 19.80  | S 45°13'27" E  |
| C25   | 14.00  | 21.99  | 90°0'0"    | 19.80  | N 46°4'33" W   |
| C26   | 14.00  | 22.05  | 90°13'27"  | 19.84  | S 43°53'16" W  |
| C27   | 14.00  | 21.94  | 89°46'33"  | 19.76  | N 46°6'43" W   |
| C28   | 14.00  | 21.99  | 90°0'0"    | 19.80  | N 43°46'33" E  |
| C29   | 180.00 | 43.41  | 134°9'8"   | 43.31  | N 82°5'26" E   |
| C30   | 150.00 | 36.18  | 134°9'8"   | 36.09  | N 82°5'26" E   |
| C31   | 120.00 | 28.94  | 134°9'8"   | 28.87  | N 82°5'26" E   |
| C32   | 180.00 | 42.71  | 135°41'    | 42.61  | N 81°58'43" E  |
| C33   | 150.00 | 35.59  | 135°41'    | 35.51  | N 81°58'43" E  |
| C34   | 120.00 | 28.47  | 135°41'    | 28.41  | N 81°58'43" E  |
| C35   | 61.00  | 14.13  | 131°6'5"   | 14.09  | *N 31°21'52" E |
| C36   | 60.00  | 30.11  | 28°45'23"  | 29.80  | N 82°5'48" W   |
| C37   | 60.00  | 24.62  | 23°30'21"  | 24.44  | N 79°28'16" W  |

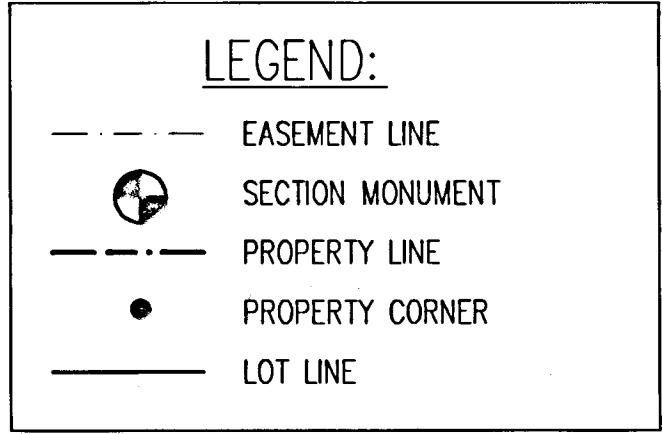
### TABULATIONS

TOTAL AREA: 1,007,232 S.F. = 23.12 ACRES  
ROADWAY AREA: 182,907 S.F. = 4.20 ACRES  
COMMON AREA: 64,579 S.F. = 1.48 ACRES  
LOT AREA: 759,746 S.F. = 17.44 ACRES  
NUMBER OF LOTS: 35  
AVERAGE LOT AREA: 21,707 S.F. = 0.50 ACRES  
LOT 6 AREA: 102,420 S.F. = 2.35 ACRES  
AVERAGE LOT AREA MINUS LOT 6: 19,333 S.F. = 0.44 ACRES

PROPOSED ZONE: R-1-15



### VICINITY MAP



### ENBRIDGE GAS UTAH - NOTE:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law, (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTAH

Approved this 1 day of July 2025

By

Title:

### ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF PAYSON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 21<sup>st</sup> DAY OF JUNE 2023

APPROVAL AS TO FORM

WILLIAM R. WRIGHT, MAYOR

APPROVED

ANDREW E. HOLINDALE, CITY ATTORNEY

ATTEST

STEPHEN J. REED, CITY RECORDER

QTY RECORDER (SEE SEAL BELOW)

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