

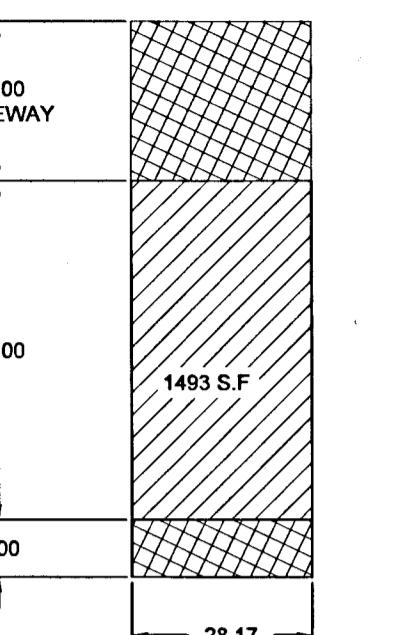
**NOTES:**

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. IMPROVEMENT OF THE PROPERTY MUST BE COMPLETED IN ACCORDANCE WITH THE PAYSON CITY DEVELOPMENT GUIDELINES AND ASSOCIATED STUDIES.
3. PROJECT IS ZONED RMP-10.
4. THE HIATT CREEK PLAT B, PHASE 1 SUBDIVISION SHALL BE SUBJECT TO THE RECORDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIATT CREEK, RECORDED AS UTAH COUNTY RECORDERS ENTRY NUMBER 5.
5. HIATT CREEK, PLAT B, PHASE 1 IS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT FOR HIATT CREEK. REFER TO THE DEVELOPMENT AGREEMENT BETWEEN PAYSON CITY AND THE DEVELOPER.

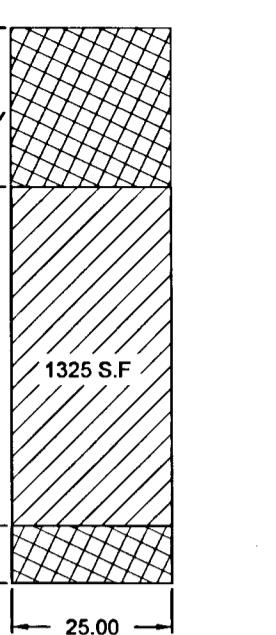
**SETBACK REQUIREMENTS:**

FRONT - 25'  
SIDE (CORNER) - 15'  
SIDE (INTERIOR) - 10'  
REAR - 15'

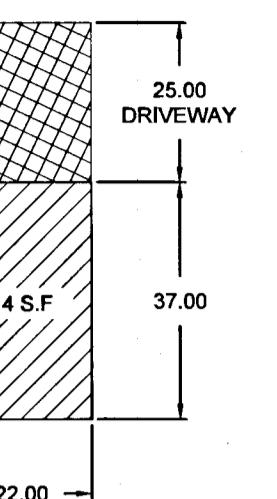
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



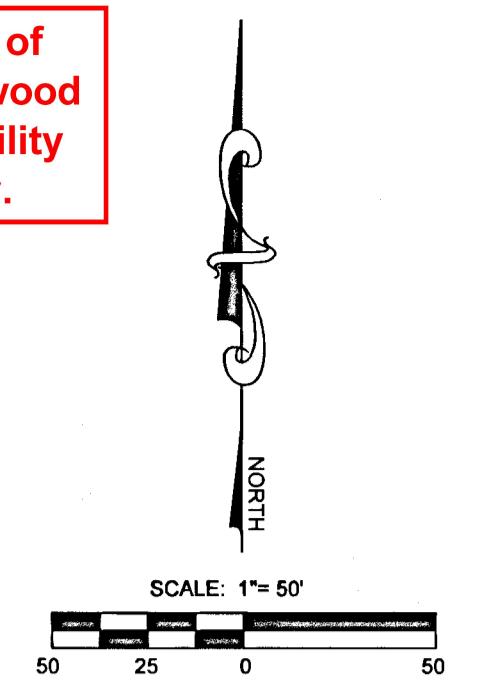
**TYPE A**  
LOTS  
1031, 1037, 1038,  
1043, 1044, 1150



**TYPE B**  
LOTS  
1032-1036  
1039-1042  
1045-1049



**TYPE C**  
LOTS  
1001-1030



I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 59182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

#### BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:  
NORTHEAST CORNER, OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 31.76 FEET; THENCE WEST 844.82 FEET; THENCE NORTH 21.17 FEET; THENCE N27°52'27"E 75.16 FEET; THENCE N06°51'22"E 90.60 FEET; THENCE N27°52'47"E 30.74 FEET; THENCE N00°10'49"W 57.49 FEET; THENCE N70°27'34"E 59.06 FEET; THENCE N00°10'49"W 26.78 FEET TO THE SECTION LINE; THENCE N89°41'05"E ALONG THE SECTION LINE 729.06 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±247.735 SQ. FT.  
±5.69 ACRES

Ave. 26, 2025  
DATE

*Chad A. Poulsen*  
SURVEYOR  
(See Seal Below)

#### OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE HIATT CREEK HOMEOWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 42 E 1100 S SUITE 1A AMERICAN FORK, UTAH 84003

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27<sup>th</sup> DAY OF August, A.D. 2025

*Tyler Horan, Manager, WHL Hiatt, LLC*  
PRINTED NAME, TITLE, LLC/COMPANY/TRUST

*Signature*  
SIGNATURE

PRINTED NAME, TITLE, LLC/COMPANY/TRUST

#### LLC ACKNOWLEDGMENT

STATE OF UTAH

ON THE 26<sup>th</sup> DAY OF August, A.D. 2025 PERSONALLY APPEARED BEFORE ME *Tyler Horan* THE SIGNER(S) OF THE FOREGOING INSTRUMENT, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY DULY SWEAR(S) OR AFFIRMED, DID SAY THAT HE/SHE IS THE *manager* (TITLE OR OFFICE) OF *WHL Hiatt, 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 ACKNOWLEDGE TO ME THAT HE/SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES: *January 25, 2027*

*Jayne S. Mace*  
NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION NO: *728987*

*Tiffanie S. Mace*  
PRINTED 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 29<sup>th</sup> DAY OF April, A.D. 2025  
*William R. Wright*  
MAYOR

APPROVED *Signature*  
ENGINEER (See Seal Below)

ATTEST *Signature*  
CLERK-RECORDER (See Seal Below)

#### PAYSON CITY FIRE DEPARTMENT

APPROVED THIS 8<sup>th</sup> DAY OF September, A.D. 2025  
*Scott J. Jensen*  
FIRE CHIEF

#### ATTORNEY

APPROVAL AS TO FORM  
APPROVED THIS 10<sup>th</sup> DAY OF September, A.D. 2025  
*Brian Drury*  
PAYSON CITY ATTORNEY

#### PLANNING COMMISSION APPROVAL

APPROVED THIS 29<sup>th</sup> DAY OF April, A.D. 2025 BY THE  
*Julie Spencer*  
PLANNING COMMISSION  
*HS Seal*  
DIRECTOR  
CHAIR, PLANNING COMMISSION

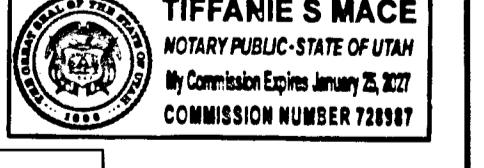
## HIATT CREEK, PLAT B, PHASE 1

#### A RESIDENTIAL SUBDIVISION

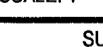
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN, PAYSON CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'  
SHEET 1 OF 1

Rotary Seal



CITY RECORDER'S SEAL



SURVEYOR'S SEAL



CITY-COUNTY ENGINEER'S SEAL

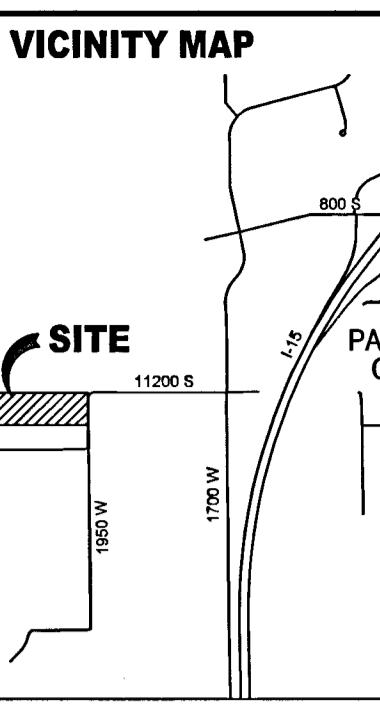


COUNTY RECORDER'S SEAL



EFT 72241712025 MAR 102025  
ANDREA HILL, CLERK  
UTAH COUNTY RECORDER  
2025 Sep 22 11:04 AM FEE 154.00 BY TM  
RECORDED FOR PAYSON CITY

This form approved by Utah County and the municipalities therein.



LOT #	ADDRESS
1001	1166 S 2060 WEST
1002	1164 S 2060 WEST
1003	1162 S 2060 WEST
1004	1158 S 2060 WEST
1005	1156 S 2060 WEST
1006	1154 S 2060 WEST
1007	1152 S 2060 WEST
1008	2056 W 1150 SOUTH
1009	2052 W 1150 SOUTH
1010	2048 W 1150 SOUTH
1011	2044 W 1150 SOUTH
1012	2042 W 1150 SOUTH
1013	2036 W 1150 SOUTH
1014	2028 W 1150 SOUTH
1015	2024 W 1150 SOUTH
1016	2022 W 1150 SOUTH
1017	2016 W 1150 SOUTH
1018	2012 W 1150 SOUTH
1019	2008 W 1150 SOUTH
1020	2002 W 1150 SOUTH
1021	1996 W 1150 SOUTH
1022	1992 W 1150 SOUTH
1023	1988 W 1150 SOUTH
1024	1984 W 1150 SOUTH
1025	1982 W 1150 SOUTH

LOT #	ADDRESS
1026	1976 W 1150 SOUTH
1027	1972 W 1150 SOUTH
1028	1968 W 1150 SOUTH
1029	1964 W 1150 SOUTH
1030	1962 W 1150 SOUTH
1031	1959 W 1150 SOUTH
1032	1963 S 1150 SOUTH
1033	1967 W 1150 SOUTH
1034	1971 W 1150 SOUTH
1035	1973 W 1150 SOUTH
1036	1979 W 1150 SOUTH
1037	1983 W 1150 SOUTH
1038	1993 W 1150 SOUTH
1039	1999 W 1150 SOUTH
1040	2003 W 1150 SOUTH
1041	2007 W 1150 SOUTH
1042	2011 W 1150 SOUTH
1043	2019 W 1150 SOUTH
1044	2031 W 1150 SOUTH
1045	2033 W 1150 SOUTH
1046	2039 W 1150 SOUTH
1047	2043 W 1150 SOUTH
1048	2047 W 1150 SOUTH
1049	2051 W 1150 SOUTH
1050	2057 W 1150 SOUTH

LINE TABLE			
LINE	DIRECTION	LENGTH	CHORD
L1	S28°22'09"E	28.41	
L2	N09°33'24"E	11.06	S44°43'18"W 9.95
L3	S51°28'41"E	31.95	
L4	N09°00'00"E	20.67	S45°00'00"W 17.78
L5	N09°00'00"E	15.86	N44°54'07"E 7.76
L6	N09°11'46"E	20.46	S45°05'53"E 10.42
L7	N09°00'00"E	20.78	
L8	N46°39'03"E	26.32	
L9	S37°24'24"E	31.47	
L10	N09°00'00"W	15.86	
L11	S89°48'14"W	1.03	
L12	S0°00'00"E	30.00	
L13	S0°10'49"E	5.09	

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	7.00	89°26'36"	10.93
C2	7.00	90°33'24"	11.06
C3	5.5		