

THE EASTON CONDOMINIUM
VACATING LOT 5, PAYSON BUSINESS PARK SUBDIVISION PLAT "G"
-A UTAH CONDOMINIUM PROJECT-
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
PAYSON CITY, UTAH COUNTY, UTAH

Found Northwest Corner
Section 18, T.9S., R.2E.
3" Utah County Brass Cap

S. 89°53'40" W. 2669.16 (BASIS OF BEARING)

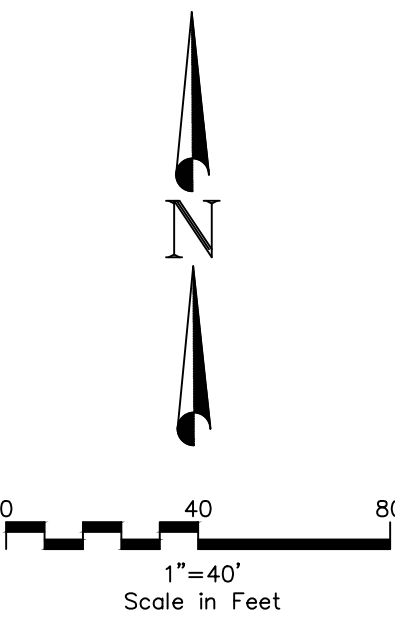
Found North Quarter
Section 18, T.9S., R.2E.
3" Utah County Brass Cap

SOUTH 2.81'

HB JONES LAND COMPANY LLC
30-022-0080

Northeast Corner
Section 18, T.9S., R.2E.
Not Found

N. 89°30'12" E.



PLAT NOTES

- The Condominium and land herein is subject to easements, notes and restrictions as shown on the following record document: Plat "G", Payson Business Park Subdivision recorded January 9, 2018 as Entry No. 2933:2018 having Map #15840 in the Office of the Utah County Recorder
- Approval of this development plat by Payson City does not constitute any representation as to the adequacy of sub-surface soil condition nor the location or depth of groundwater tables.
- All side and rear yard easements shown are typical 10-foot wide public utility easements (PUE) unless otherwise noted.
- All front yard easements shown are typical 10 feet wide public utility easements (PUE) unless otherwise noted.
- The condominium Owners Association is responsible for maintaining all landscaping in the subdivision.
- Condominium and land therein is subject to that certain Declaration of Covenants, Conditions, Restrictions, and Easements.
- See sheets 2 & 3 for floor plans, unit areas and elevation views.
- See condominium declaration for information regarding Common Areas.
- Everything outside of the Unit boundaries are Common Areas and Open Space.
- Unit areas are defined by exterior of outer wall and centerline of interior walls.
- Benchmark Elevation: 4606.17
Datum is NAVD 88 derived from Utah TurnGPS System
North Quarter Corner Section 18, Township 9 South Range 2 East Salt Lake Base and Meridian.

ENBRIDGE GAS UTAH - NOTE

Questar Gas Company dba Enbridge Gas Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Enbridge Gas 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 acknowledgment 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 Enbridge Gas Utah's Right-of-Way Department at 1-800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ___ day of ___, 20__

By: _____

Title: _____

Benchmark Info

The Benchmark for the project is the
North Quarter Corner of Section 18,
T.9S. R.2E., SLB&M
Elevation= 4606.17'
Datum is NAVD 88 derived from
UTAH TURNGPS System

OWNER / DEVELOPER:

Tandem RE SPV I (Easton-Payson), LLC
12459 South 300 E, Suite 102,
Draper, Utah 84020

DEDICATED ROAD - Entry # 15840
(Public Right-of-Way)

N0°01'09"W 611.79'

487.62'

WEST 67.96'

10.0' PUE

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N89°18'27"E 249.10'

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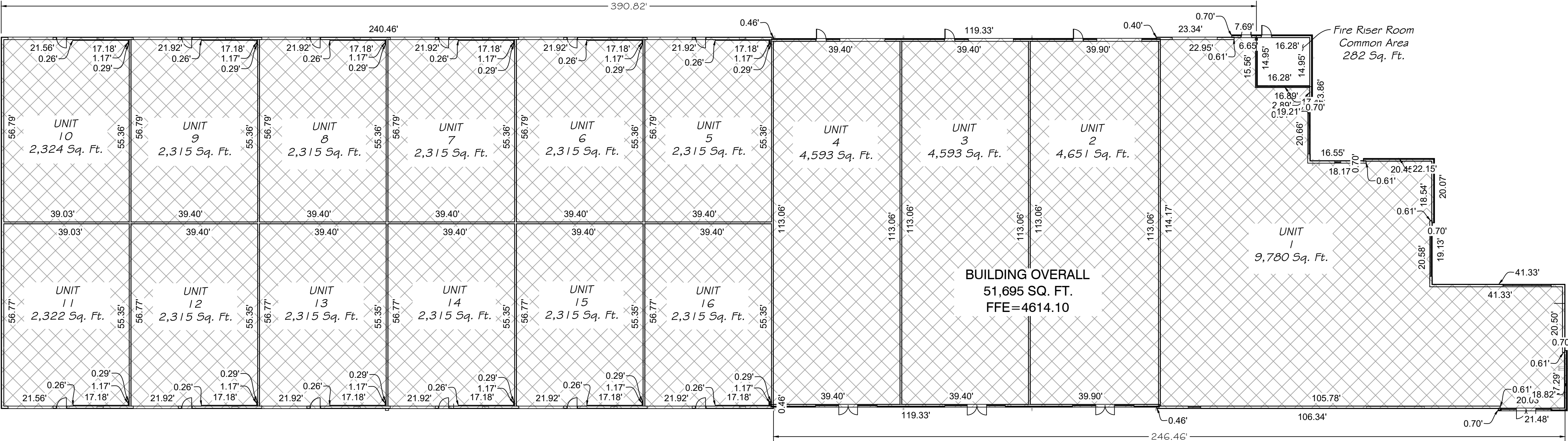
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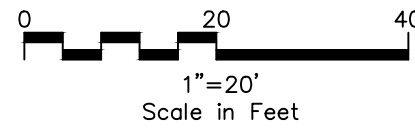
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PAYSON CITY, UTAH COUNTY, UTAH



BUILDING
FLOOR PLAN LEVEL 1

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Area Hereby Dedicated to Payson City
- Private Ownership
- Common Area & Open Space
- Set Rebar and Cap stamped
CIR Engineering

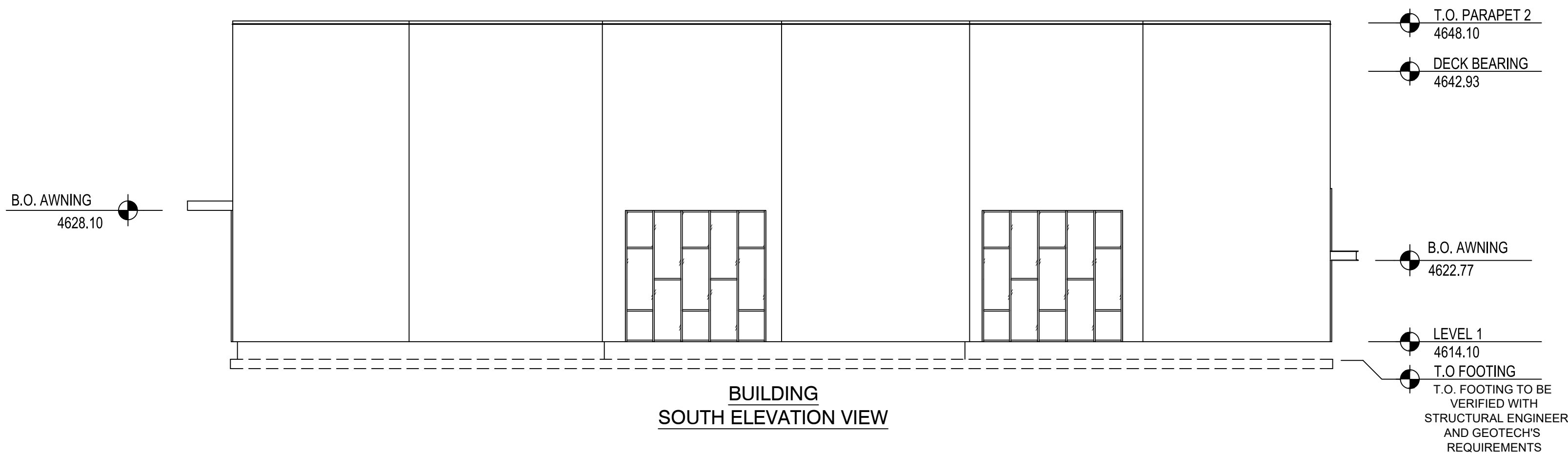
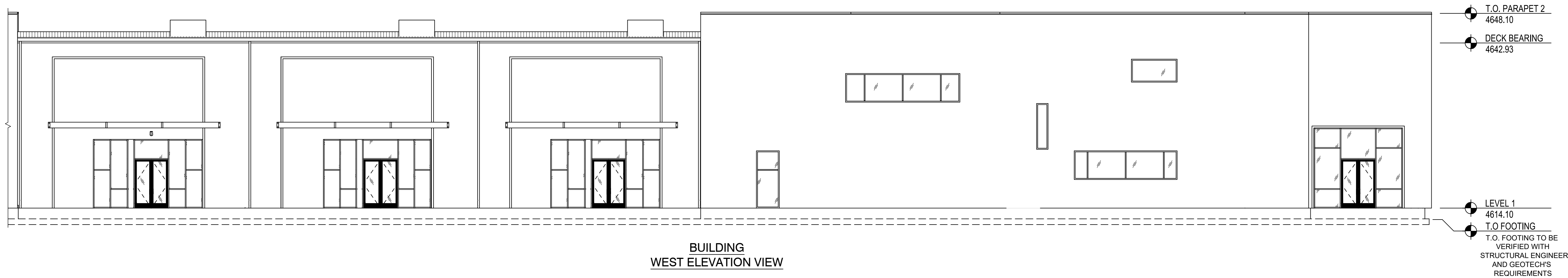
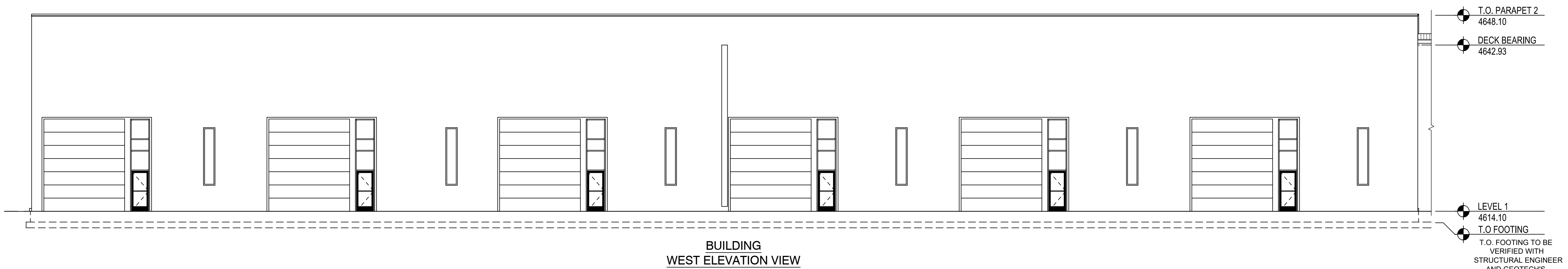


SHEET
2
3

PREPARED BY:
CIR CIVIL ENGINEERING
+ SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, UT 84095
Phone: 435-503-7641

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0 10 20
1"=10'
Scale in Feet



SHEET
3
3

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