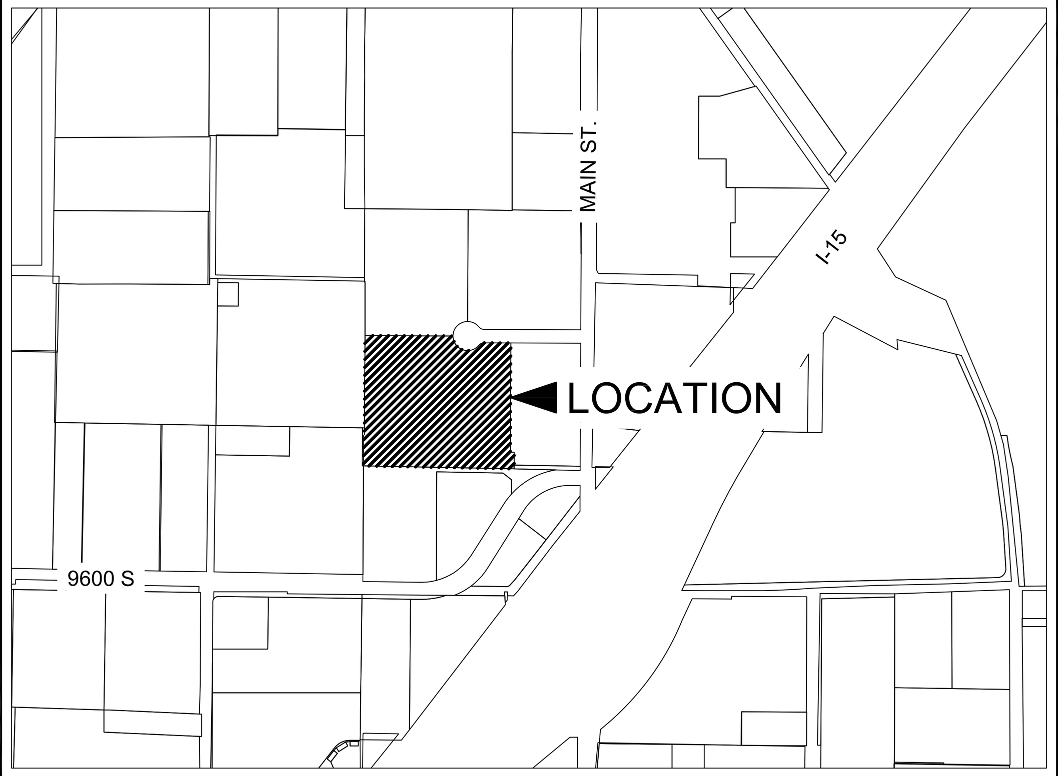
WICP PAYSON TECH SUBDIVISION
AMENDED

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.
PAYSON CITY, UTAH COUNTY, UTAH.
(DECEMBER 2024)

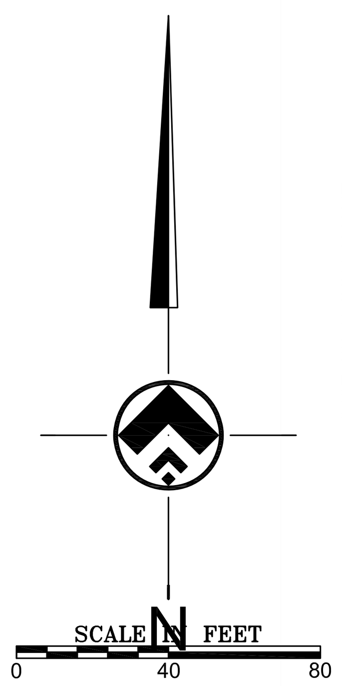
PAYSON CITY ENGINEER — No Additional Comments — 05 Mar 2025 05:50

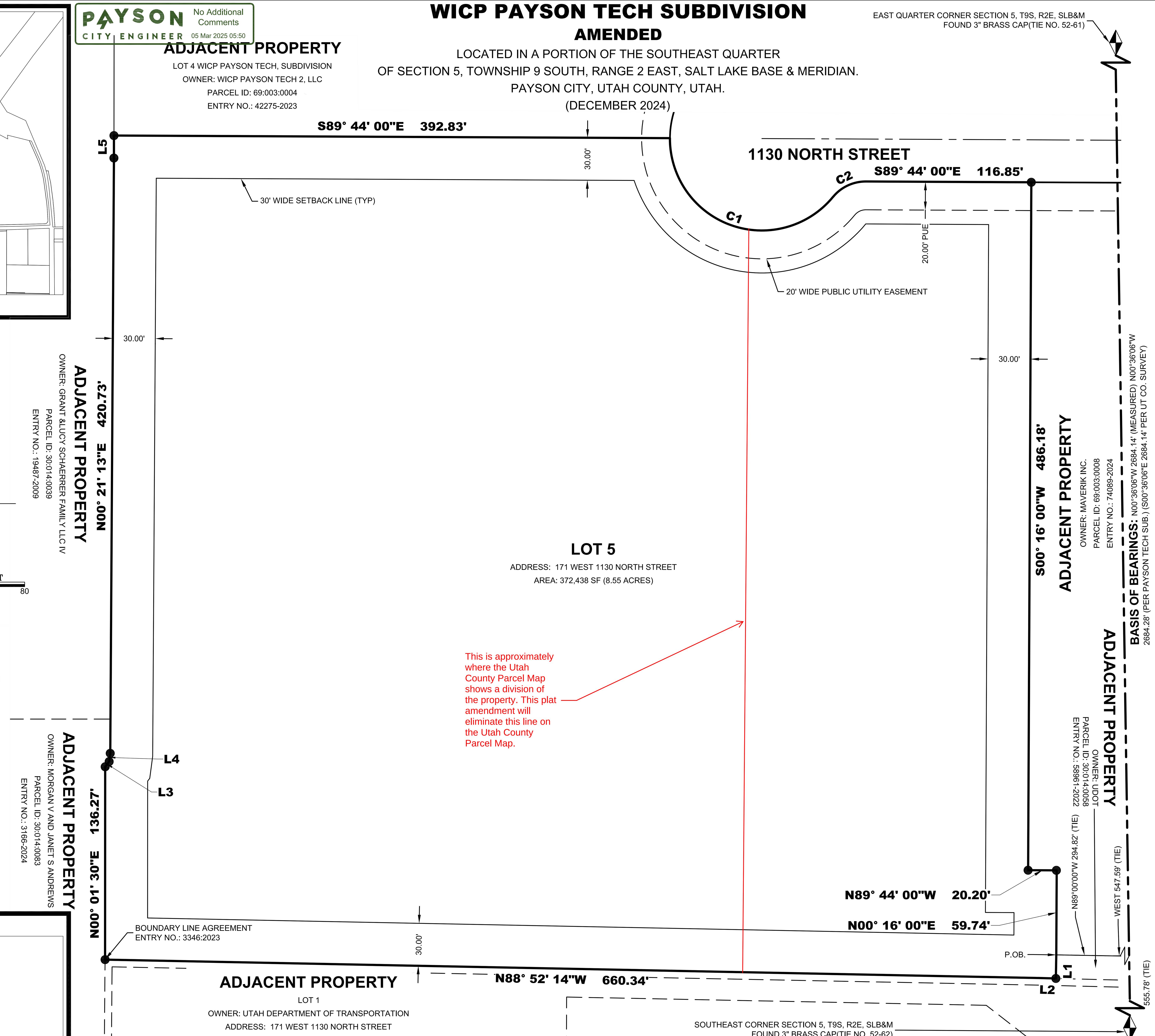


VICINITY MAP

LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER PLACED (MARKED "JOHNSON 5338869")
- SECTION CORNER FOUND
- SECTION LINE
- STREET CENTER LINE
- TIE LINE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE





NOTES:

1. TOTAL ACREAGE = 8.55 ACRES AND 1 LOT.
2. ZONING CLASSIFICATION = I-1 LIGHT INDUSTRIAL ZONE
3. THIS SUBDIVISION IS APPROVED CONTINGENT UPON MEETING ALL PAYSON CITY CODES AND ORDINACES AT THE TIME OF RECORDING.

PARCEL LINE TABLE

NO.	L. (FT)	DIR.
L1	16.65	S01° 00' 00"W
L2	11.60	N88° 33' 57"W
L3	4.64	N37° 14' 17"E
L4	5.86	N07° 36' 55"E
L5	15.87	N00° 04' 06"E

PARCEL CURVE TABLE

NO.	L. (FT)	R. (FT)	D. (°)	DIR.	CD. (FT)
C1	159.77	65.00	140°50'12"	N70°09'05"W	122.48
C2	26.62	30.00	50°50'00"	S64°51'00"W	25.75

CLIENT / OWNER INFORMATION:

WICP PAYSON TECH 3, LLC
MARK WELDON
PO BOX 631
PLESANT GROVE, UTAH 84062
(813)-787-5910

GENERAL NOTES

SURVEYOR'S CERTIFICATE

I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND DO HOLD LICENSE NO. 5338869 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S) I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND I HAVE VERIFIED ALL MEASUREMENTS; AND I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS **WICP PAYSON TECH SUBDIVISION AMENDED**. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 555.78 FEET NORTH 00°36'06" WEST ALONG THE SECTION LINE AND 547.59 FEET WEST AND NORTH 89°00'00" WEST A DISTANCE OF 294.82 FEET FROM THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARINGS BEING NORTH 00°36'06" WEST 2,684.28 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 5); AND RUNNING THENCE SOUTH 01°00'00" WEST A DISTANCE OF 16.65 FEET; THENCE NORTH 88°33'57" WEST A DISTANCE OF 11.60 FEET; THENCE NORTH 88°52'14" WEST A DISTANCE OF 660.34 FEET; THENCE NORTH 00°01'30" EAST A DISTANCE OF 136.27 FEET; THENCE NORTH 37°14'17" EAST A DISTANCE OF 4.64 FEET; THENCE NORTH 07°36'55" EAST A DISTANCE OF 5.86 FEET; THENCE NORTH 00°21'13" EAST A DISTANCE OF 420.73 FEET; THENCE NORTH 00°04'06" EAST A DISTANCE OF 15.87 FEET; THENCE SOUTH 89°44'00" EAST A DISTANCE OF 392.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 65.00 FEET, TO WHICH AT THE BEGINNING OF THE CURVE A RADIAL LINE BEARS NORTH 89°44'11" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 140°50'12", WHOSE LONG CHORD BEARS SOUTH 70°09'05" EAST A DISTANCE OF 122.48 FEET, AN ARC DISTANCE OF 159.77 FEET; THENCE EASTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THOUGH A CENTRAL ANGLE OF 50°50'00", WHOSE LONG CHORD BEARS NORTH 64°51'00" EAST A DISTANCE OF 25.75 FEET, AN ARC DISTANCE OF 26.62 FEET; THENCE SOUTH 89°44'00" EAST A DISTANCE OF 116.85 FEET; THENCE SOUTH 00°16'00" WEST A DISTANCE OF 486.18 FEET; THENCE SOUTH 89°44'00" EAST A DISTANCE OF 20.20 FEET; THENCE SOUTH 00°16'00" WEST A DISTANCE OF 59.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 8.55 ACRES (372,438.00 SQUARE FEET) MORE OR LESS.

12/05/24
DATE

DAVID B. JOHNSON
LICENSE NO. 5338869

PROFESSIONAL LAND SURVEYOR — DAVID B. JOHNSON — No. 5338869 — 12/05/24 — STATE OF UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

WICP PAYSON TECH SUBDIVISION AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS HEREOF WE HAD HEREUNTO SET OUR HANDS THIS ____ DAY OF _________, 20___.

WICP PAYSON TECH 3, L.L.C. A UTAH LIMITED LIABILITY COMPANY

BY: ________________________________ TITLE: ________________________________

PRINTED NAME:_____________________

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
:SS
COUNTY OF UTAH)

ON THIS___ DAY OF ____________, 20____, ______________________ PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ONTHE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _________________________ OF WICP PAYSON TECH 3 LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND WHO DULLY ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: ________________________________
A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER: __________________________

COMMISSION EXPIRES: __________________________

SIGNATURES

ENBRIDGE

ENBRIDGE HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURS AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUCTED TO WARRANT OFR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENT ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS(S). ENBRIDGE MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLICGATIONS 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 OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF CONDITIONS OF SERVICE.

APPROVED THIS _________ DAY OF ______________ , 20_____

BY: ____

TITLE: ____

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF PAYSON, COUNTY OF UTAH, APPROVED 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 ____ DAY, OF ___________________, 20_____.

CITY MAYOR — ATTEST: CITY RECORDER (SEE SEAL)

CITY ENGINEER (SEE SEAL)

CITY RECORDER SEAL

CITY ENGINEER SEAL

PLANNING COMMISSION APPROVAL

APPROVED AS TO FORM ON THIS ___ DAY OF _________ A.D. 20___.

DIRECTOR — CHAIR, PLANNING COMMISSION

PAYSON CITY FIRE CHIEF

APPROVED AS TO FORM ON THIS ___ DAY OF _________ A.D. 20___.

PAYSON CITY ATTORNEY

PAYSON CITY ATTORNEY

APPROVED AS TO FORM ON THIS ____ DAY OF _____ A.D. 20___.

PAYSON CITY ATTORNEY

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:		
HOL	DBJ	DBJ	VP-100	01 OF 01	
PROJECT NO: 23-019					
DATE: 12/05/24			1	PRELIMINARY	12/05/24
SCALE: 1" : 40'			2	PRELIMINARY	-
			NO.	REVISION	DATE

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

WICP PAYSON TECH SUBDIVISION
AMENDED

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 2 EAST, S.L.B.&M.
PAYSON CITY, UTAH COUNTY, UTAH.

COUNTY RECORDING STAMP

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