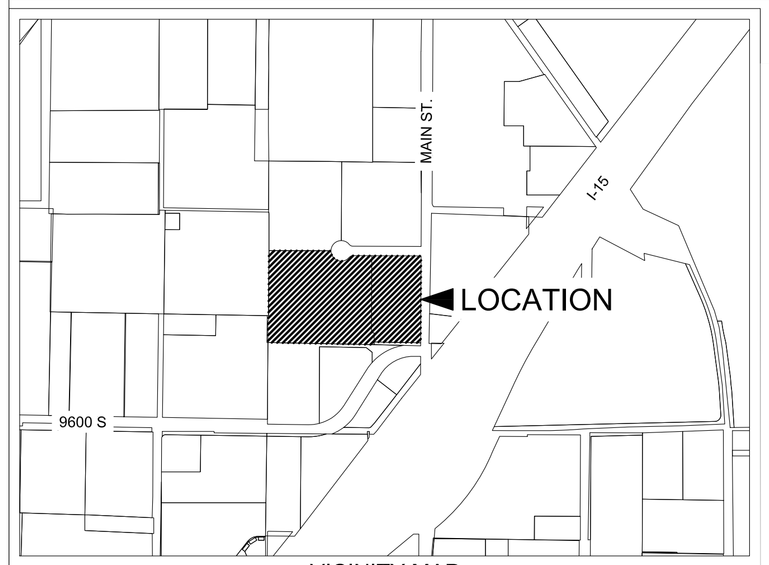
WICP PAYSON TECH PLAT "B"

BEING A VACATION OF LOTS 2 AND 3 OF WICP PAYSON TECH SUBDIVISION
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.



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

N

SCALE IN FEET
0 60 120

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"	S70°09'05"E	122.48
C2	26.62	30.00	50°50'00"	N64°51'00"E	25.75

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.

ADJACENT PROPERTY
LOT 4 WICP PAYSON TECH, SUBDIVISION
OWNER: WICP PAYSON TECH 2, LLC
PARCEL ID: 69:003:0004
ENTRY NO.: 42275-2023

EAST QUARTER CORNER SECTION 5, T9S, R2E, SLB&M
FOUND 3" BRASS CAP(TIE NO. 52-61)

S89° 44' 00"E 392.83'

1130 NORTH STREET

S89° 44' 00"E 431.85'
366.79' PUE

116.85'
315.00'

30' WIDE SETBACK LINE (TYP)
30.00'
20' WIDE PUBLIC UTILITY EASEMENT
30.00'
30' WIDE SETBACK LINE (TYP)

L5
30.00'
N00° 04' 06"E 420.73'

SANITARY SEWER EASEMENT
20' WIDE
NO. 40783:2019
20.00'
30.00'
30.00'
ELECTRIC POWER EASEMENT
50' WIDE
NO. 10539 BK 2773, PG 854
50.00'
20.00' PUE
N00° 16' 00"E 549.69'
MAIN STREET
20.00'
ELECTRIC POWER EASEMENT
20' WIDE
NO. 178794:2003

ADJACENT PROPERTY
OWNER: GRANT &LUCY SCHAERRER FAMILY LLC IV
PARCEL ID: 30:014:0039
ENTRY NO.: 19487:2009

LOT 1
171 WEST 1130 NORTH STREET
372,438 SF (8.55 ACRES)

LOT 2
67 WEST 1130 NORTH
171,313 SF (3.93 AC.)

N00° 16' 00"E 486.18'

10' PUBLIC UTILITY EASEMENT
NO. 87421:2024
10.00'
20.00'
SANITARY SEWER EASEMENT
20' WIDE
NO. 37878:2019

N89° 44' 00"W
20.20'
30.00'
30' WIDE SETBACK LINE (TYP)
N00° 16' 00"E 59.74'

WEST 547.59' (TIE)

BASIS OF BEARINGS: N00°36'06"W 2684.14' (MEASURED) N00°36'06"W 2684.28' (PER PAYSON TECH SUB.) (S00°36'06"E 2684.14 PER UT CO. SURVEY)

ADJACENT PROPERTY
OWNER: MORGAN V AND JANET S ANDREWS
PARCEL ID: 30:014:0083
ENTRY NO.: 3166-2024

L4
L3
N37° 14' 17"E 136.27'

BOUNDARY LINE AGREEMENT
ENTRY NO.: 3346:2023

N88° 52' 14"W 660.34'

L2
L1
N89° 00' 00"W 294.82'
P.O.B.

555.78' (TIE)

SOUTHEAST CORNER SECTION 5, T9S, R2E, SLB&M
FOUND 3" BRASS CAP(TIE NO. 52-62)

ADJACENT PROPERTY
OWNER: UTAH DEPARTMENT OF TRANSPORTATION
PARCEL ID: 35:445:0001
ADDRESS: 182 WEST 900 NORTH STREET

ADJACENT PROPERTY
OWNER: UDOT
PARCEL ID: 30:014:0058
ENTRY NO.: 58961-2022

CLIENT / OWNER INFORMATION:

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

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.

COMMISSION EXPIRES: _____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NO: _____ _____
PRINTED NAME OF NOTARY

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 ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF MAVERIK INC. , A UTAH CORPORATION 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.

COMMISSION EXPIRES: _____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NO: _____ _____
PRINTED NAME OF NOTARY

SIGNATURES

ENBRIDGE GAS UTAH

-NOTE FOR SUBDIVISIONS WITH NO EXISTING NATURAL GAS EASEMENT

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 THE TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OF RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISIONS OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAIN 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 _____ DAY OF_____, 20_____

BY-_____

TITLE-_____

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 ____ DAY, OF _____, 20_____.

_____ _____
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 THIS ___ DAY OF _____ A.D. 20___ BY THE PAYSON CITY FIRE DEPARMENT.

_____
PAYSON CITY FIRE CHIEF

PAYSON CITY ATTORNEY

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

_____
PAYSON CITY ATTORNEY

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 PLAT "B"**. 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 MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (UTAH SR 115) AND THE NORTH LINE OF THE PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED JANUARY 15, 2009 AS ENTRY NO. 4297:2009, SAID POINT BEING 555.78 FEET NORTH 00°36'06" WEST ALONG SECTION LINE AND 547.59 FEET WEST FROM SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 00°36'06" WEST 2,684.28 FEET ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 5); AND RUNNING THENCE NORTH 89°00'00" WEST A DISTANCE OF 294.82 FEET; 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 431.85 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY LINE SOUTH 00°16'00" WEST A DISTANCE OF 549.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 12.48 ACRES (543,751.00 SQUARE FEET) MORE OR LESS.

05/29/25
DATE

DAVID B. JOHNSON
LICENSE NO. 5338869

PROFESSIONAL LAND SURVEYOR
DAVID B. JOHNSON
No. 5338869
05/29/25
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 PLAT "B"

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:_____

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

MAVERIK INC. A UTAH CORPORATION

BY: _____ TITLE: _____

PRINTED NAME:_____

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:	
HOL	DBJ	DBJ	VP-100	01 OF 01
PROJECT NO:	23-019			
DATE:	05/29/25		1 FINAL	05/29/25
SCALE:	1" : 60'		2 FINAL	05/06/25
			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 PLAT "B"
BEING A VACATION OF LOTS 2 AND 3 OF WICP PAYSON TECH SUBDIVISION
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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