

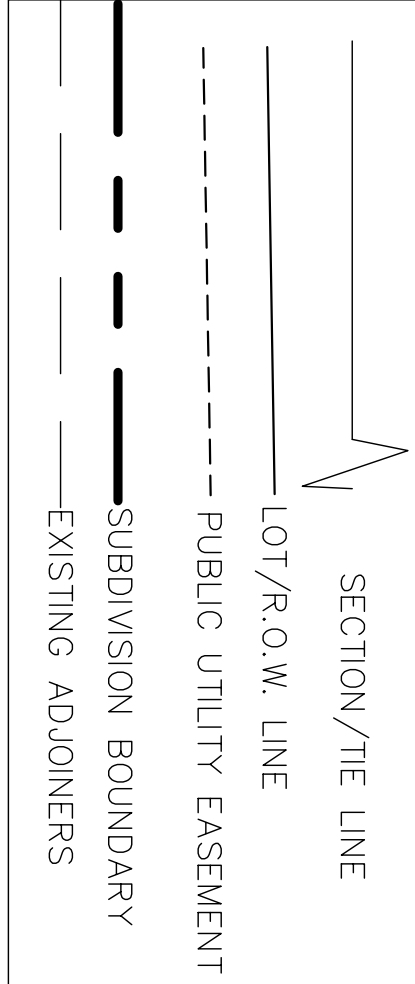
400 NORTH					
300 NORTH					
MAIN STREET	100 EAST	200 EAST	300 EAST	400 EAST	500 EAST
				200 NORTH	100 NORTH

VICINITY MAP

NOT TO SCALE

SYMBOL LEGEND

- FOUND UTAH COUNTY MONUMENT
- SET NEW REBAR & CAP
- FOUND EXISTING REBAR & CAP
- SET PLUG ON LOT LINE EXTENSION



TABULATIONS

ZONE = R-1-7.5
OF LOTS = 2
TOTAL LOT AREA = 14,009 SQ. FT. OR 0.3216 ACRES
SUBSET DEDICATED AREA = 0 ACRES
OPEN SPACE AREA = 0 ACRES
DENSITY = 6.22 LOTS/ACRE
LANE MILES = 0.0267 MILES

SETBACK INFORMATION

ZONE = R-1-7.5 RESIDENTIAL ZONE WITH THE I-0 INFILL OVERLAY

FRONT SETBACK - 25'

SIDE SETBACK (INTERIOR) - 8'

SIDE SETBACK (CORNER) - 20'

SIDE SETBACK (DRIVEWAY) - 12'

SIDE SETBACK (ACCESSORY) - 5'/20'

REAR SETBACK - 25', 15' CORNER

DISTANCE BETWEEN STRUCTURES - 3'

OWNER/DEVELOPER:
THE DIBBLE FAMILY TRUST
CONTACT: JERRY DIBBLE
(801) 616-8905
JERRYANN8@HOTMAIL.COM

SURVEYOR/DESIGNER
LEVEL OF FOCUS, INC.
1334 EAST 1150 SOUTH
SPANISH FORK, UT 84660
(801) 319-5441

ENGINEER
FENNELL AND ASSOCIATES
FRED L. CLARK, P.E.
1123 NORTH 160 EAST
AMERICAN FORK, UT 84603
(801) 372-3140

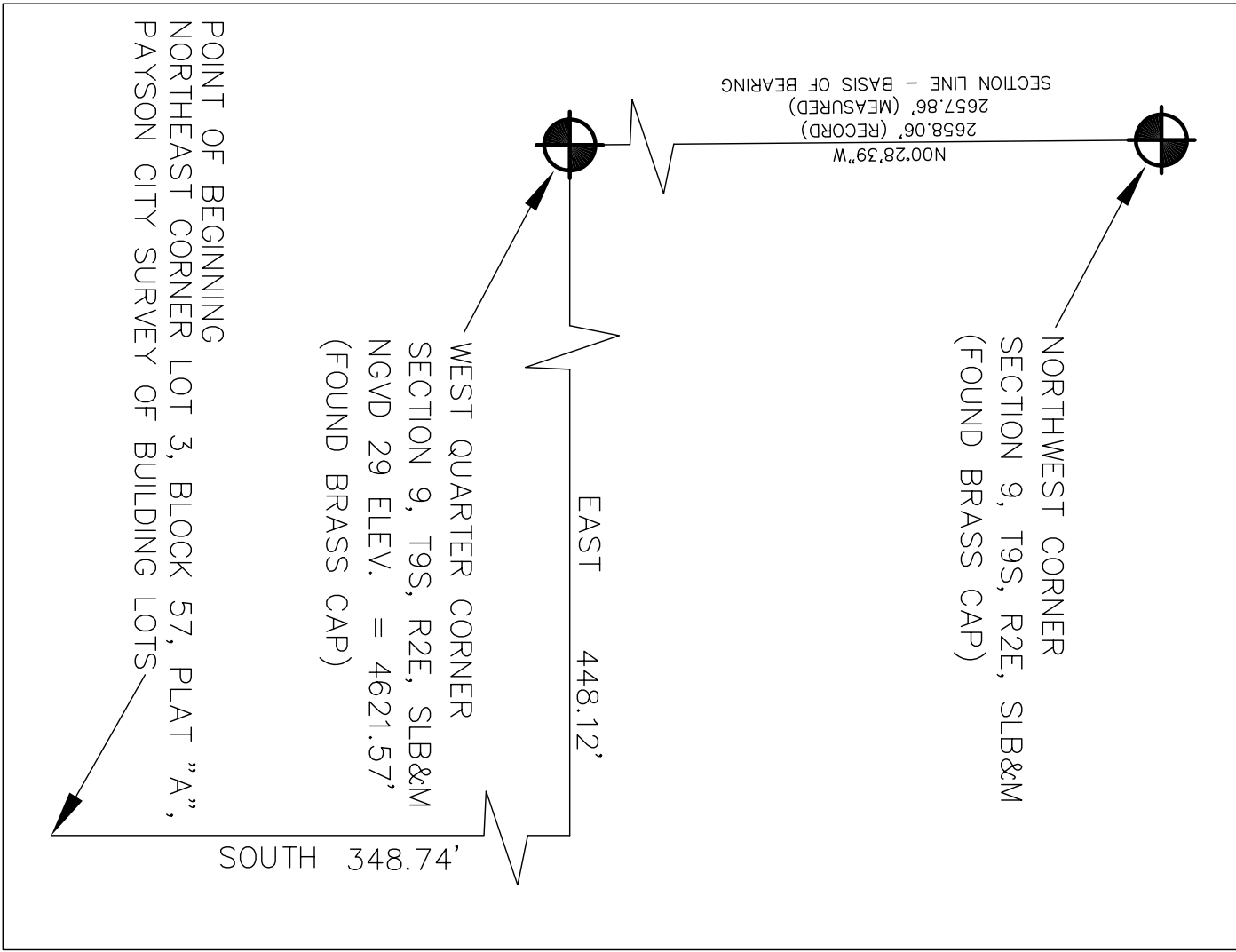
PREPARED BY:

LEVEL OF FOCUS, INC.

DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441

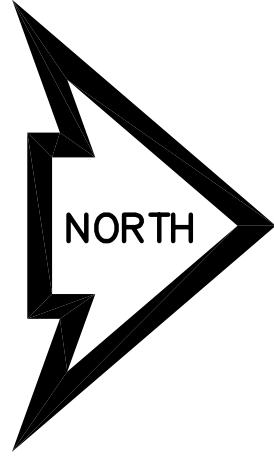
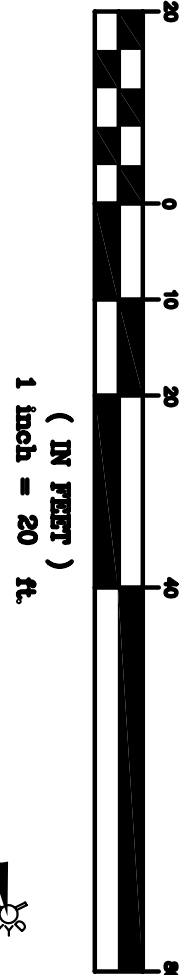
LEVELOFFOCUS@GMAIL.COM

SECTION TIE GRAPHIC



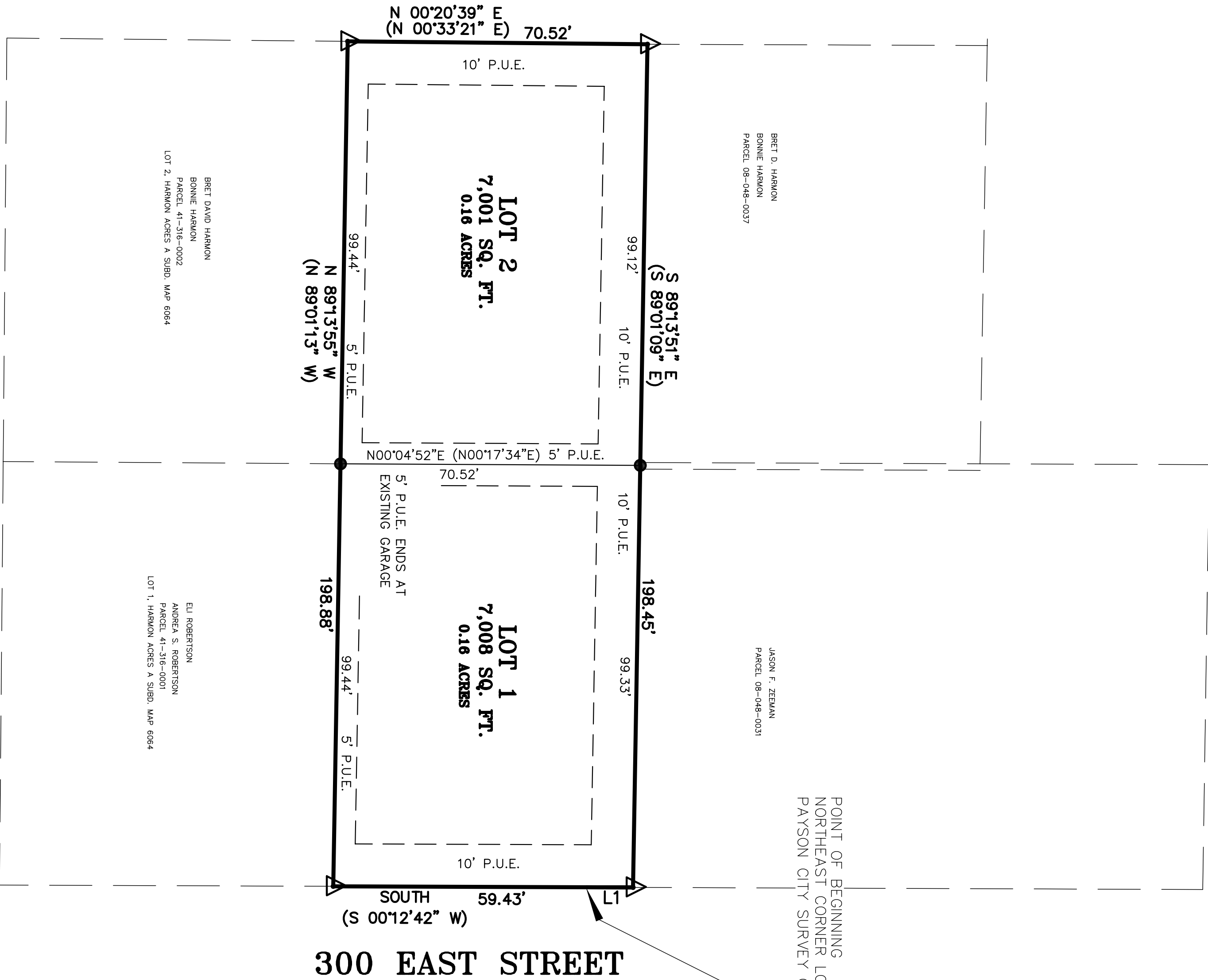
LINE TABLE		
LINE	LENGTH	BEARING
L1	11.09'	SOUTH (S00°12'42"W)

DIBBLE PLACE SUBDIVISION



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

EXISTING FIRE HYDRANT
223 FT. NORTH OF THE
THE N.E. CORNER OF LOT 1



NOTES:

- ALL CONSTRUCTION IS TO BE CONSISTENT WITH CURRENT PAYSON CITY STANDARDS.
- ALL HOMES CONSTRUCTED ARE TO FOLLOW THE GEOTECHNICAL REPORT RECOMMENDATIONS, IF ONE IS COMPLETED.
- EACH LOT WILL BE REQUIRED TO HAVE A GRADING AND DRAINAGE PLAN BEFORE BUILDING PERMIT IS ISSUED.
- LOT 1 HAS EXISTING SEWER, CULINARY WATER, PRESSURIZED IRRIGATION, POWER, GAS, AND COMMUNICATION SERVICES THAT WILL REMAIN. FIELD VERIFY ANY OTHER EXISTING SERVICES.
- IF A GEOTECHNICAL ENGINEERING INVESTIGATION IS COMPLETED, ALL FINDINGS AND RECOMMENDATIONS OF THIS REPORT SHOULD BE FOLLOWED
- SETBACKS ARE PER CURRENT ZONING REQUIREMENTS, R-1-7.5 RESIDENTIAL ZONE WITH THE I-0 INFILL OVERLAY.
- THIS IS A 2-LOT SUBDIVISION LOCATED IN BLOCK 57, PLAT "A", PAYSON CITY SURVEY OF BUILDING LOTS.
- THE BEARINGS SHOWN ON THE PLAT REFLECT THE CORRECT FIELD ROTATION OF CLOCKWISE 0°12'42" FOR THE ENTIRE SAID BLOCK 57.

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. **524543**, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN HEREON, AND HAVE THEREBY DIVIDED THE SAME INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT NORTHEAST CORNER OF LOT 3, BLOCK 57, PLAT "A", PAYSON CITY SURVEY OF BUILDING LOTS, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RECORDER'S OFFICE, SAID POINT ALSO BEING LOCATED EAST 448.12 FEET AND SOUTH 348.74 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 59.43 FEET; THENCE NORTH 89°13'55" WEST 198.88 FEET; THENCE NORTH 00°20'39" EAST 70.52 FEET; THENCE SOUTH 89°13'51" EAST 198.45 FEET; THENCE SOUTH 11.09 FEET TO THE POINT OF BEGINNING.
AREA = 14,009 OR 0.3216 ACRES

04-23-26	DATE	PROFESSIONAL LAND SURVEYOR DAVID F. HUNT LICENSE NO. 524543-2020	SURVEYOR (See Seal)
----------	------	--	------------------------

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREON SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__

JERRY ANN DIBBLE, TRUSTEE - DIBBLE FAMILY TRUST 06-31-2013

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, THE SINGER OF THE FOREGOING INSTRUMENT, 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 _____ (TITLE, PRIVATE OR CORPORATE), OF THE COUNTY OF _____, STATE OF UTAH, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DEQUITED THE SAME WAS SIGNED BY HIM/HER OR BEHALF OF SAID TRUST, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DEQUITED THE SAME

NOTARY PUBLIC NAME _____ PRINT FULL NAME
NOTARY PUBLIC AND COMMISSION NUMBER _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES _____
NOTARY PUBLIC SEAL _____ (See Seal)
NOTARY PUBLIC SIGNATURE _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF PAYSON, 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 _____, A.D. 20__

WATSON _____
CHAIRPERSON
APPROVED BY THE PLANNING COMMISSION ON THIS ____ DAY OF _____, A.D. 20__

PLANNING COMMISSION APPROVAL

DIRECTOR
APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____, A.D. 20__
PAYSON CITY FIRE DEPARTMENT

CITY FIRE CHIEF
APPROVAL AS TO FORM
APPROVED THIS ____ DAY OF _____, 20__

CITY ATTORNEY

DIBBLE PLACE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

PAYSON CITY, _____ SCALE: 1" = 20 FEET UTAH COUNTY, UTAH

ON-COUNTY DRAWING SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER