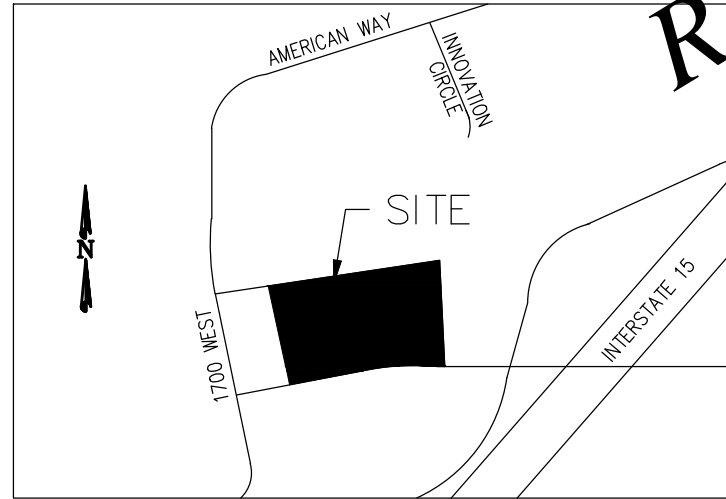


SX3 SUBDIVISION

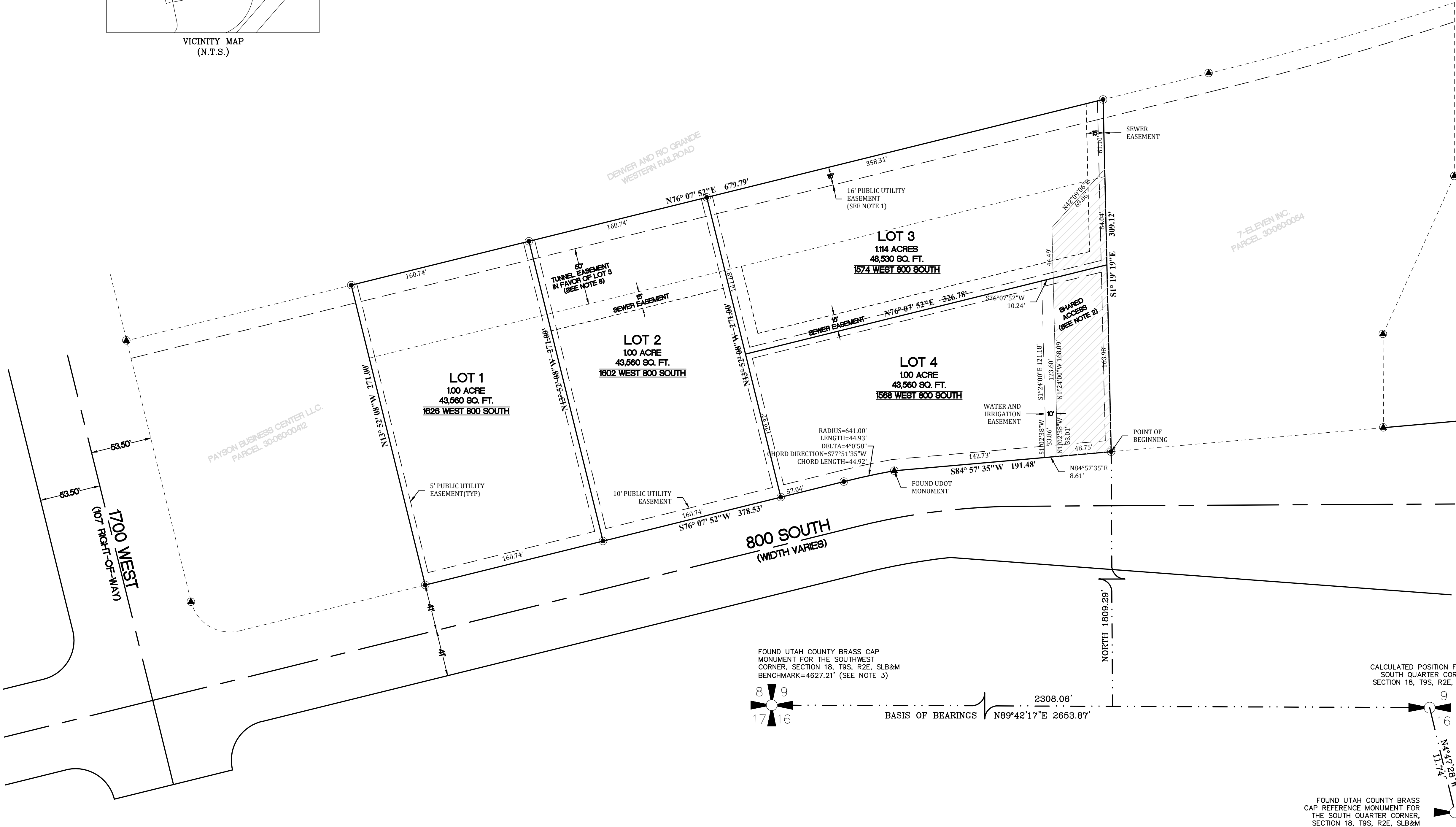
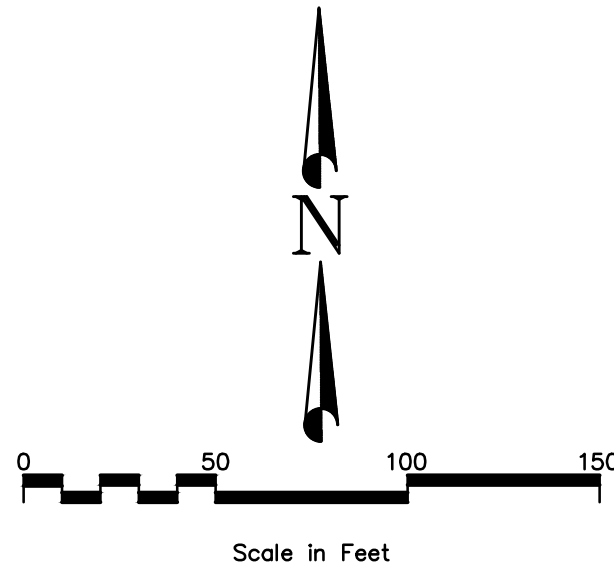
A COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 9
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.
UTAH COUNTY , UTAH



VICINITY MAP
(N.T.S.)

REVIEW COPY



LEGEND

- PROPERTY CORNER
- BOUNDARY LINE
- PUBLIC UTILITY EASEMENT
- SEWER LINE
- ADJOINER LINES

GENERAL NOTES

- THE 16 FOOT PUBLIC UTILITY EASEMENT AS FOUND IN RECORD DOCUMENTS AS ENTRY NO. 40305-2000, 40511-2000 AND 41168-2000.
- THE SHARED ACCESS EASEMENT AS FOUND IN RECORD DOCUMENT ENTRY NO. 34291-2007.
- ALL LOTS WILL NEED TO BE MAINTAINED CONSISTENT WITH THE PROVISIONS OF THE PAYSON CITY BEAUTIFICATION ORDINANCE (CHAPTER 19.24).
- A PUBLIC SAFETY PLAN WILL NEED TO BE PREPARED AND SUBMITTED FOR EACH LOT PRIOR TO IMPROVEMENTS AND MEET CITY BUILDING AND FIRE CODE.
- EACH LOT IS TO RETAIN STORM WATER ON SITE.
- THE SHARED ACCESS TO AND FROM EACH LOT SHALL BE DETERMINED BY THE OWNERS THROUGH A CROSS CONNECTION AGREEMENT WITH APPROVAL FROM THE PAYSON CITY.
- ALL PUBLIC UTILITY EASEMENTS ARE FIVE (5) FEET WIDE UNLESS OTHERWISE NOTED.
- THE TUNNEL EASEMENT IS FOR AN UNDERGROUND SHOOTING RANGE FOR THE USE OF LOT 3. BUILDINGS CAN NOT TO BE BUILT OVER THE TUNNEL EASEMENT ON LOTS 1 AND 2. ANY IMPROVEMENTS OVER SAID EASEMENT ON LOTS 1 AND 2 NEED TO BE REVIEWED AND APPROVED BY THE OWNER OF LOT 3.

PAYSON CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 2016

FIRE CHIEF

DEVELOPER CONTACT
STAHEL'S SHOOTING SUPPLIES
950 SOUTH 730 WEST
PAYSON, UT. 84651

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 2016 BY THE PAYSON CITY PLANNING COMMISSION.

DIRECTOR, PLANNING COMMISSION

SURVEYOR'S CERTIFICATE:

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HEREAFTER TO BE KNOWN AS THE **PAYSON BUSINESS CENTER** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF 800 SOUTH STREET, SAID POINT BEING NORTH 89°42'17" EAST 2308.06 FEET AND NORTH 1809.29 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 84°57'35" WEST 191.48 FEET;
THENCE 44.93 FEET ALONG THE ARC OF A 641 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 4°09'58" (CHORD BEARS SOUTH 77°51'35" WEST 44.92 FEET);
THENCE SOUTH 76°07'52" WEST 378.53 FEET;
THENCE NORTH 13°52'08" WEST 271.00 FEET;
THENCE NORTH 76°07'52" EAST 679.79 FEET;
THENCE SOUTH 1°19'19" EAST 309.12 FEET TO THE POINT OF BEGINNING.

CONTAINS:
4 LOTS,
4.114 ACRES,
179,210 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

BASIS OF BEARINGS IS NORTH 89°42'17" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE **SX3 SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCEL OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS I HAVE HEREUNTO MY HAND THIS _____ DAY OF _____, 2016.

STAHEL'S SHOOTING SUPPLIES

BY: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SUMMIT }

ON THE _____ DAY OF _____, A.D. 2016 PERSONALLY APPEARED BEFORE ME, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____, RESIDING IN _____ COUNTY.

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF PAYSON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCEL OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC, THIS _____ DAY OF _____, 2016.

MAYOR _____

ATTEST: CITY RECORDER
(SEE SEAL BELOW)

CITY ENGINEER
(SEE SEAL BELOW)

CITY ATTORNEY

SX3 SUBDIVISION

A COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 9
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.
UTAH COUNTY , UTAH

PREPARED BY:



LEGEND ENGINEERING

52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

SURVEYOR'S SEAL

CITY ENGINEER SEAL

RECORDER SEAL

NOTARY PUBLIC SEAL



REVIEW COPY

UTAH COUNTY RECORDER

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILE AT THE REQUEST OF _____.

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE _____ UTAH COUNTY RECORDER

REVISION:

NONE

DATE:

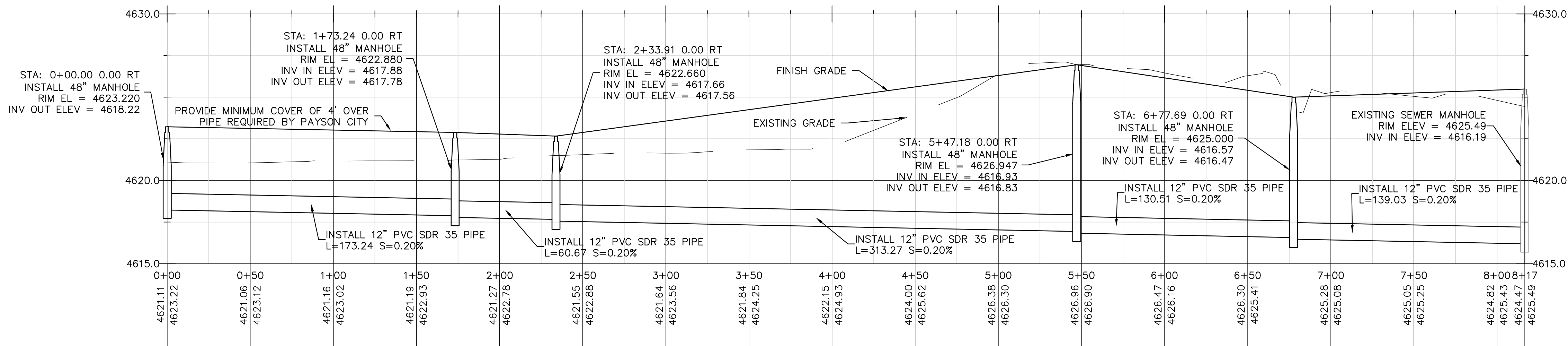
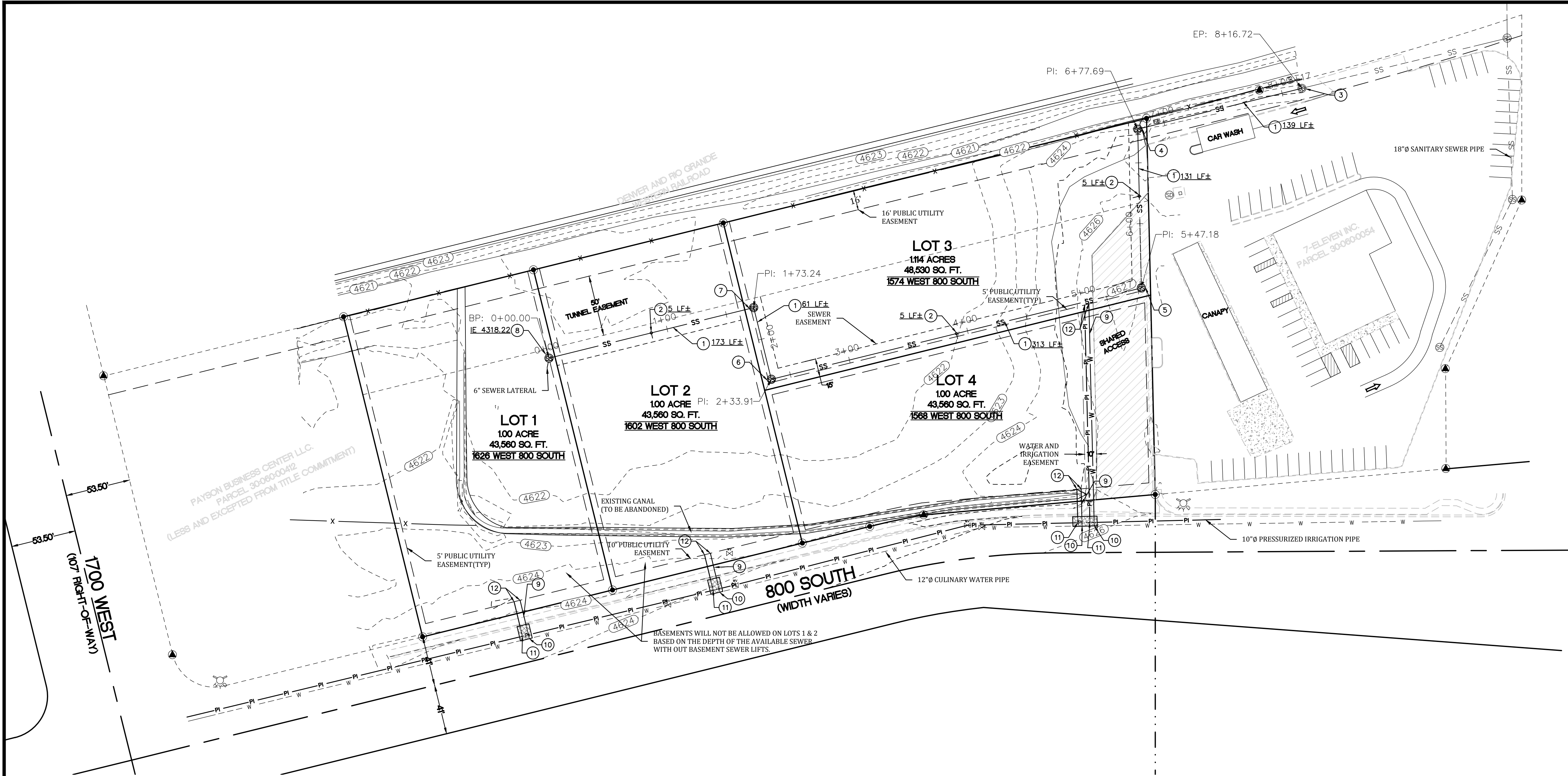
1/28/16

SCALE:

1"=50'

PAGE:

1 OF 1



SANITARY SEWER PROFILE



LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	==
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4950
FINISH GRADE SLOPE	SLOPE
STORM DRAIN CLEANOUT BOX	
CURB INLET CATCH BASIN	
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
PROPOSED ASPHALT	

DESIGN NOTES:

1. INSTALL 12"Ø PVC SDR-35 SEWER PIPE AT 0.20% MIN. SLOPE PER ASTM D3034 SDR35
2. INSTALL 6"Ø PVC SDR-35 SEWER LATERAL AT 1.0% MIN. SLOPE PER ASTM D3034 SDR35, STUB WITH 6" CLEAN OUT.
3. CONNECT TO EXISTING SEWER MANHOLE WITH 12" SDR-35 SEWER PIPE.
RIM=4625.49
IE=4316.19
CONTRACTOR TO VERIFY BEFORE CONSTRUCTION
4. INSTALL 4' SEWER MANHOLE PER PAYSON CITY STANDARDS.
RIM=4325.00
IE=4316.47
5. INSTALL 4' SEWER MANHOLE PER PAYSON CITY STANDARDS.
RIM=4326.95
IE=4316.83
6. INSTALL 4' SEWER MANHOLE PER PAYSON CITY STANDARDS.
RIM=4322.66
IE=4317.56
7. INSTALL 4' SEWER MANHOLE PER PAYSON CITY STANDARDS.
RIM=4322.88
IE=4317.78
8. END 12" SEWER LINE WITH 4' MANHOLE PER PAYSON CITY STANDARDS. STUB 5' OF 6" SEWER PIPE FROM MANHOLE FOR LOT 1 SEWER LATERAL AS SHOWN.
RIM=4623.22
IE=4618.22
LATERAL IE=4618.32
9. INSTALL 1 1/2"Ø POLY WATERLINE
10. SADDLE CLAMP TAP CONNECTION TO EXISTING WATER LINE PER PAYSON CITY SPECIFICATION SECTION 33 08 00. ROAD CUT AND REPLACE ASPHALT PER PAYSON CITY SPECIFICATION SECTION 33 05 25. CONTRACTOR TO VERIFY SIZE AND LOCATION PRIOR TO CONSTRUCTION
11. INSTALL 1" PVC IRRIGATION STUB WITH SADDLE CLAMP TAP PER PAYSON CITY STANDARD PLAN 630.
12. END ALL UTILITIES W/ CAP 5' INSIDE PROPERTY LINE

- GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 4' OF COVER.
 4. ALL WATER PIPES SHALL BE BACKFILLED WITH SELECT SAND FILL AS PER CITY STANDARDS.
 5. ALL SEWER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 6. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 7. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 8. ALL WORK TO BE ACCORDING TO CITY STANDARDS.
 9. MAINTAIN ADEQUATE WATER/SEWER/STORM DRAIN SEPARATION. (18" MIN. VERTICAL SEPARATION)

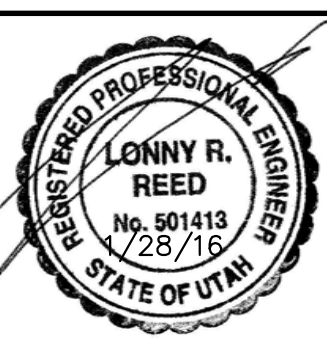


NO.	REVISIONS	BY	DATE

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



SX3 SUBDIVISION
PLAN + PROFILE
800 SOUTH PAYSON UTAH



SHEET:
C-1
DATE:
Jan 28, 2016