

GRAPHIC SCALE

NORTHWEST CORNER
SECTION 17, 19S, R2E, S18&M
(FOUND BRASS CAP)



SECTION LINE - BASIS OF BEARING
2669.60' (MEASURED)

NORTH QUARTER CORNER
SECTION 17, 19S, R2E, S18&M
(FOUND BRASS CAP)
NGVD 29 ELEV. = 4631.26'



NOTES:

1. THIS IS A 2-LOT SUBDIVISION LOCATED IN BLOCK 10, PLAT "J", PAYSON CITY SURVEY OF BUILDING LOTS.
2. LOT 1 HAS AN EXISTING HOUSE WITH EXISTING SEWER, WATER, AND ELECTRICAL SERVICES. ALL WILL REMAIN. A P.I. TIE WILL BE INSTALLED WITH SERVICES TO BOTH LOTS AS SHOWN HEREON.
3. THE LOCATIONS OF THE EXISTING CULINARY AND P.I. WATER MAINS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
4. ALL CONSTRUCTION IS TO BE CONSISTENT WITH PAYSON CITY STANDARDS.
5. THE EXISTING DEED OF RECORD IS SHOWN WITH BEARINGS BEING DUE NORTH/SOUTH OR EAST/WEST. THE BEARINGS SHOWN ON THE PLAN REFLECT THE CORRECT FIELD ROTATION.

SITE TABULATIONS

ZONE = R-2-7.5
OF LOTS = 2
TOTAL AREA = 23,769 SQ. FT. OR 0.5457 ACRES
STREET DEDICATED AREA = 0 ACRES
TOTAL DEDICATED AREA = 0 ACRES
DENSITY = 3.67 LOTS/ACRE
LANE MILES = 0.099 MILES

BOUNDARY DESCRIPTION

COMMENCING AT NORTHEAST CORNER OF BLOCK 10, PLAT "J", PAYSON CITY SURVEY OF BUILDING LOTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING LOCATED SOUTH 595.54 FEET AND WEST 62.53 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 171.00 FEET; THENCE WEST 139.00 FEET; THENCE NORTH 179.00 FEET; THENCE EAST 139.00 FEET TO THE POINT OF BEGINNING.

AREA = 23,769 OR 0.5457 ACRES



OWNER/DEVELOPER:

DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
ROCKY RIDGE, UT 84645
BEN ALLRED
(801) 372-3949

SURVEYOR/DESIGNER

LEVEL OF FOCUS, INC.
DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
ROCKY RIDGE, UT 84645
(801) 319-5441

REVISIONS

REVISIONS	BY

LEVEL OF FOCUS, INC.

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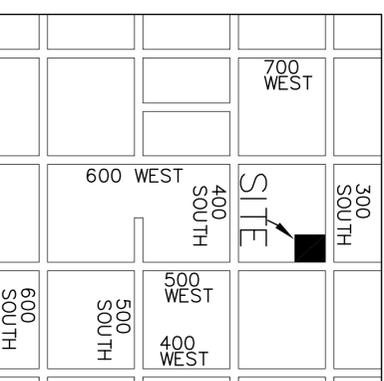
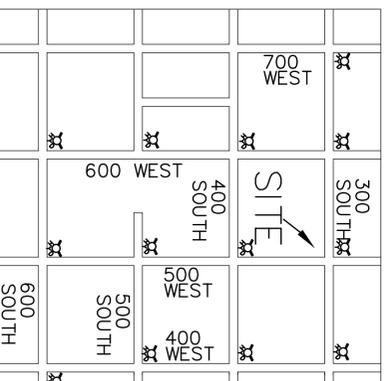
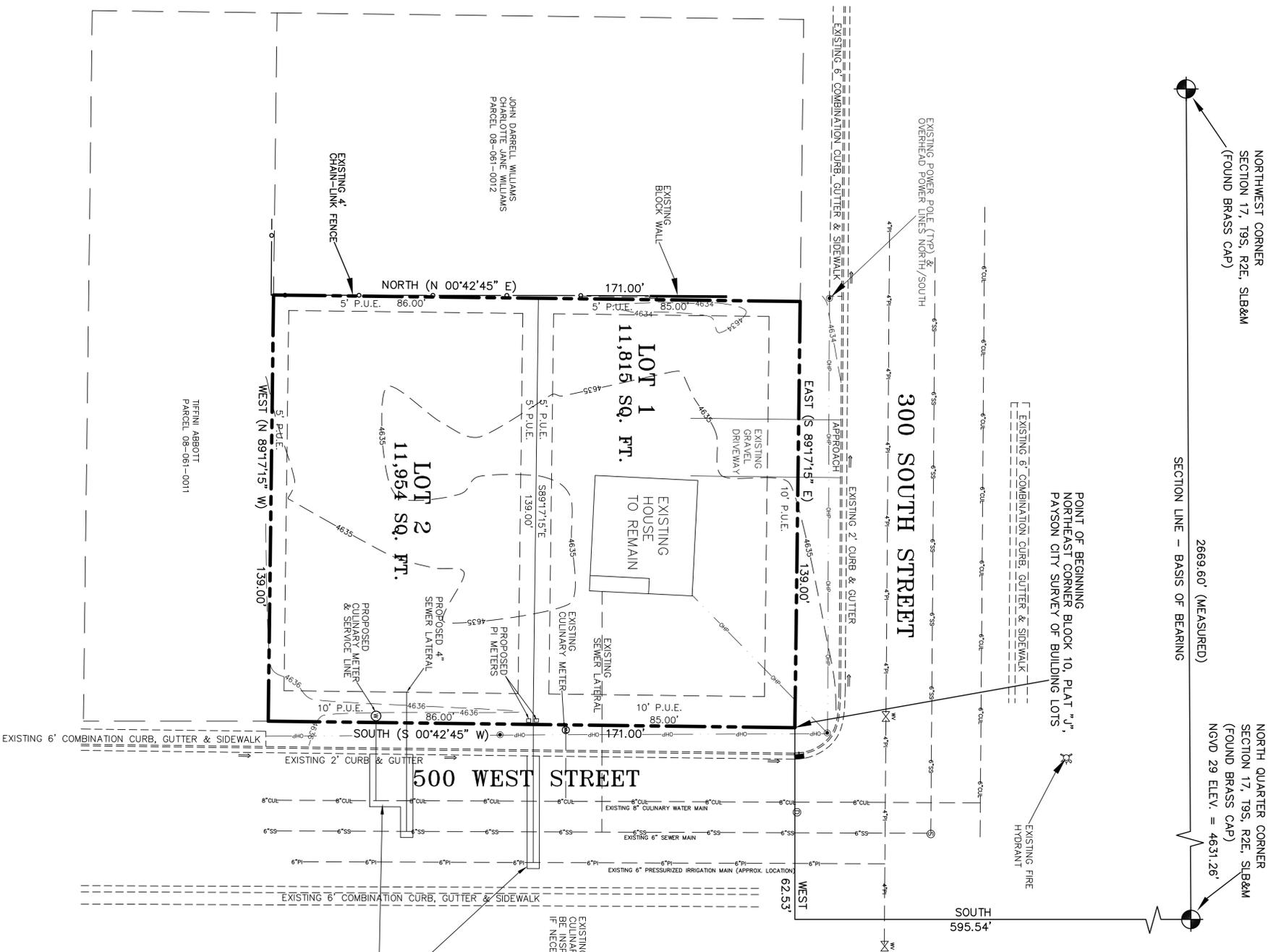
PAYSON

2-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION UTAH

PRELIMINARY PLAT

316 SOUTH 500 WEST PAYSON, UT

316 PLACE



SYMBOL LEGEND

SS---	EXISTING 8" PVC SANITARY SEWER LINE
---	EXISTING SEWER MANHOLE
⊙	PROPOSED 4" SEWER LATERAL
□	EXISTING P.I. MAN
⊗	EXISTING WATER VALVE
⊗	EXISTING WATER MAIN
⊗	EXISTING WATER METER
⊗	PROPOSED WATER SERVICE & METER
⊗	EXISTING FIRE HYDRANT
⊗	PROPOSED A.D.A. HANDICAP RAMP
⊗	EXISTING SURVEY MONUMENT
⊗	EXISTING POWER POLE & OVERHEAD POWER LINES (TYP)
☆	EXISTING STREET LIGHT
⊗	EXISTING STORM DRAIN MANHOLE
⊗	EXISTING STORM DRAIN CATCH BASIN
⊗	EXISTING STORM DRAINAGE FLOW

PROVIDE CUTS & PATCHES FOR ALL THE UTILITY SERVICE LINES. SEE CUT AND PATCH NOTES FOR THE SEWER LATERAL AND THE SOUTH SIDE OF THE CULINARY SERVICES LINE AS NECESSARY FOR INSTALLATION. SAW OUT NORTH AND SOUTH OF PROPOSED P.I. SERVICE LINE. REMOVE & REPLACE BASE & SUB-BASE PER CITY STANDARDS FOR NEW UTILITY SERVICE LINES.
18 LF CURB & GUTTER
428 SQ. FT. ASPHALT/BASE +/-

DESIGNER	DFH	DRAWN BY	DFH	CHECKED BY	DFH	SHEET
DATE	11-06-17	SCALE	1" = 20'	PROJECT NO.		1 OF 1
ADDRESS	316 SOUTH 500 WEST PAYSON, UT					

BLUE STAKES
CALL 811
BEFORE YOU DIG