

300 SOUTH STREET

100 WEST STREET  
(SR - 190)



POINT OF BEGINNING  
NORTHEAST CORNER  
OF BLOCK 14, PLAT "J",  
PAYSON CITY SURVEY

MAIN STREET

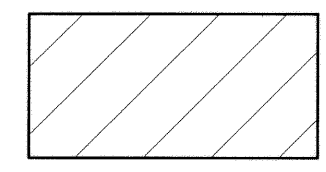
STATE PLANE COORDINATES		
	NORTHING	EASTING
A	622,216.81	1,935,785.80
B	621,585.40	1,935,127.91
C	621,416.18	1,935,127.00
D	621,416.72	1,935,027.03
E	621,355.01	1,935,026.69
F	621,355.36	1,934,961.71
G	621,455.33	1,934,962.25
H	621,456.28	1,934,784.95
I	621,587.24	1,934,785.65
GRID FACTOR: 0.99969		

NOTES:

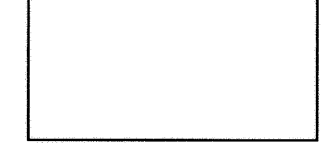
1. THE BOUNDARY OF THIS PLAT IS THE SAME AS THAT BOUNDARY SHOWN AND DESCRIBED ON AN ALTA/ASCM LAND TITLE SURVEY PREPARED BY COLE SURVEYING & ENGINEERING, DATED MARCH 1, 2000.
2. (BEARING AND/OR DISTANCE) DENOTE EASEMENT TIES.

AREA TABULATIONS	
PAD 1	3905.5 SQ.FT.
PAD 2	2425 SQ.FT.
PAD 3	2814.6 SQ.FT.
PAD 4	2000 SQ.FT.
PAD 5	864 SQ.FT.
COMMON	43,168.4 SQ.FT.
TOTAL	55,177.5 SQ.FT.

OWNERSHIP LEGEND



PRIVATE OWNERSHIP



COMMON AREA

RESERVATION OF COMMON AREAS

IN RECORDING THIS PLAT OF GUNNERSON (A PLANNED UNIT DEVELOPMENT) PLAT "A", HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE STREETS AND COMMON AREAS, INTENDED FOR THE USE BY THE OWNERS WITHIN GUNNERSON (A PLANNED UNIT DEVELOPMENT) PLAT "A" FOR INGRESS, EGRESS, PARKING, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN GUNNERSON (A PLANNED UNIT DEVELOPMENT) PLAT "A" AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

FIRE MARSHALL APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE

\_\_\_\_\_  
FIRE MARSHALL

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED GUNNERSON (A PLANNED UNIT DEVELOPMENT) PLAT "A" IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE RECORD OF SURVEY MAP FOR SUCH PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE, OR WILL BE, SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 14, PLAT "J", PAYSON CITY SURVEY OF BUILDING LOTS, SAID POINT IS LOCATED S89°29'04"W ALONG THE SECTION LINE 658.13 FEET AND SOUTH 625.69 FEET FROM THE NORTHEAST CORNER OF SECTION 17, T9S, R2E, S.L.B.&M. THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S0°18'31"W	169.27	
N89°41'29"W	100.00	
S0°18'31"W	61.73	
N89°41'29"W	65.00	
N00°18'31"E	100.00	
N89°41'29"W	177.37	
N00°18'31"E	131.00	
S89°41'29"E	342.37	TO THE POINT OF BEGINNING

CONTAINING 1.267 ACRES

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

MARCH 16, 2001  
DATE

*Dennis P. Carlisle*  
SURVEYOR  
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS GUNNERSON (A PLANNED UNIT DEVELOPMENT) PLAT "A", LOCATED ON TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECDORATION OF THIS RECORD OF SURVEY MAP IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18th DAY OF MAY, A.D. 2001.

*David R. Winn*  
DAVID R. WINN

*K. Ogunnerson*  
K. Ogunnerson

*Patricia W. Gunnerson*  
PATRICIA W. GUNNERSON

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 2nd DAY OF April, A.D. 2001.

*Glenn J. Robbins*  
APPROVED BY MAYOR

*Jeanette Curtis*  
CLERK-RECORDER  
(See Seal Below)

*Glenn J. Robbins*  
ENGINEER  
(See Seal Below)

ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF UTAH S.S.

ON THE 18th DAY OF May, A.D. 2001, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES July 9, 2001

Payson, UT

*Pamela B. Knight*  
Pamela B. Knight  
NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDENCE: \_\_\_\_\_

UTILITY DEDICATION

OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF GUNNERSON (A PLANNED UNIT DEVELOPMENT) PLAT "A" CONDOMINIUM PLAT, DOES CONSENT TO THE PREPARATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "COMMON AREA" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES, AND OTHER GENERAL UTILITIES, APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERE TO.

PLANNING COMMISSION APPROVAL

APPROVED THIS 13th DAY OF February, A.D. 2001, BY THE PLANNING COMMISSION

*Glenn J. Robbins*  
DIRECTOR SECRETARY

*John Slawa*  
CHAIRMAN, PLANNING COMMISSION

PLAT "A"

ENT 102421-2001 REG # 2959  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
No. 172675  
No. 295569  
RECORDED FOR PAYSON CITY

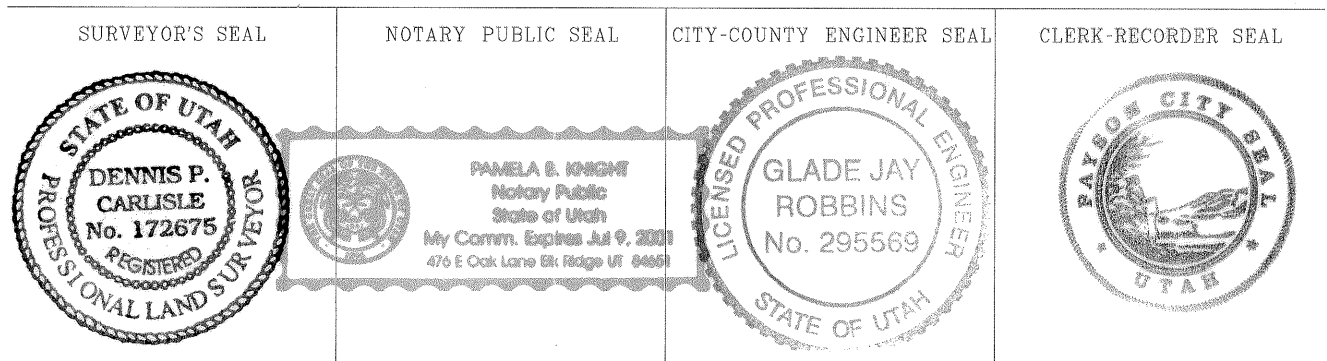
GUNNERSON

(A PLANNED UNIT DEVELOPMENT)

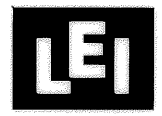
PAYSON

UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET



This form approved by Utah County and the municipalities therein.



Consulting Engineers  
and Surveyors, Inc.  
3302 No. Main St.  
Spanish Fork, UT 84660  
801-798-0555 Fax 801-798-9393

Plats 34, Block 14, Plat J, Payson City  
Sec 17, T9S, R2E, S.L.B.&M. TU 170