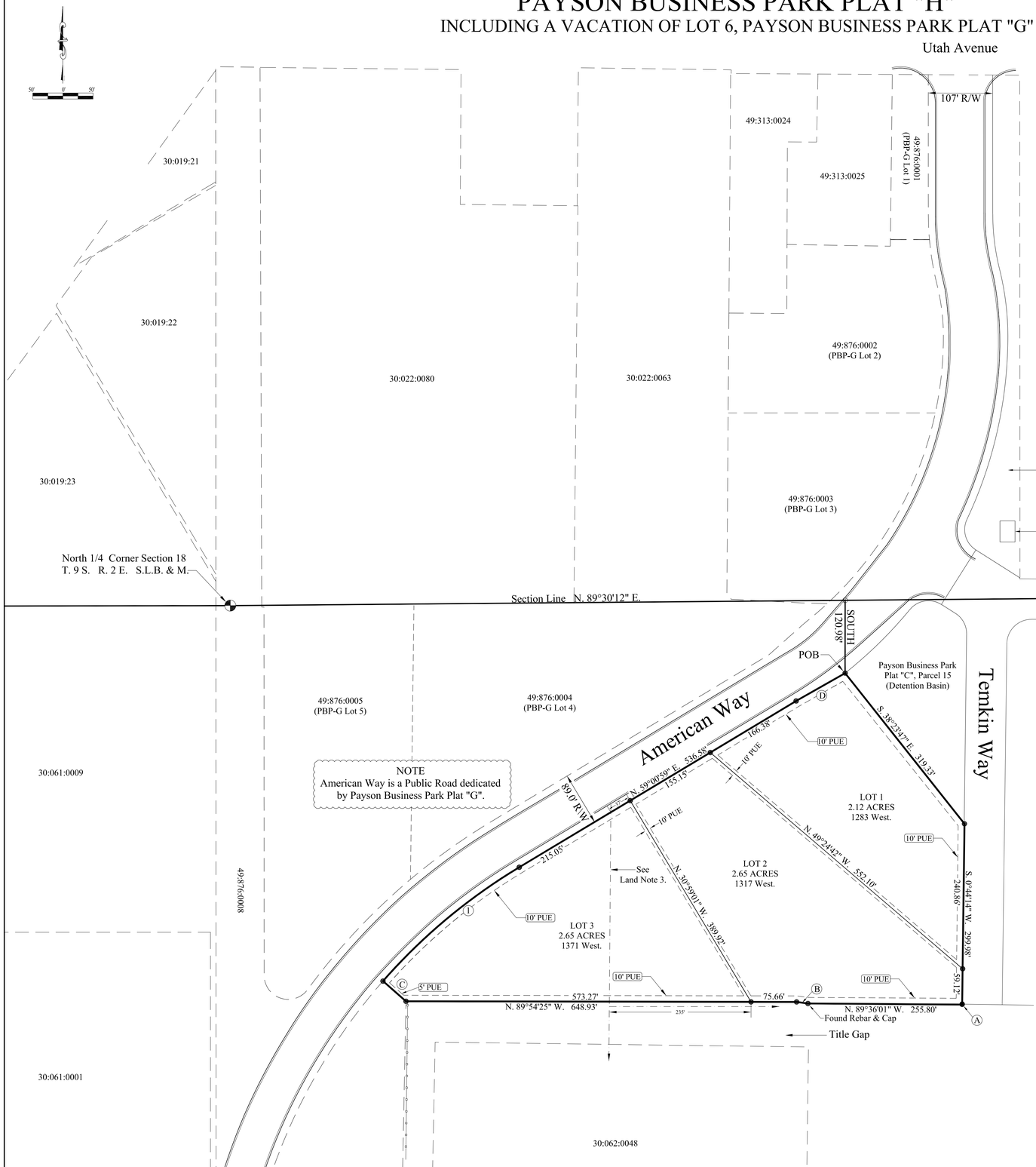
Area by CAD=28.4 Acres

PAYSON BUSINESS PARK PLAT "H"

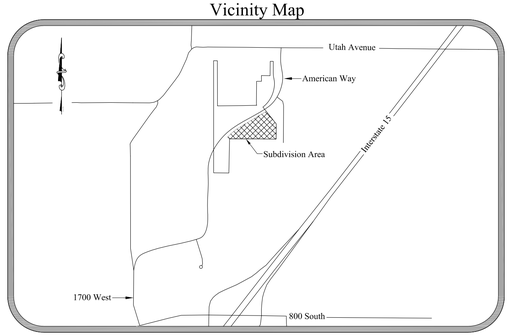
INCLUDING A VACATION OF LOT 6, PAYSON BUSINESS PARK PLAT "G"



NOTE
American Way is a Public Road dedicated by Payson Business Park Plat "G".

NOTE
Temkin Way is a Public Road dedicated by Payson Business Park Plat "C".

Vicinity Map



- Found or set Rebar and Cap
- Interior Property Corner

POB = Point of Beginning.
PUE = Public Utility Easement.
PBP-G = Payson Business Park Plat "G".

CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD LENGTH
1	955.45 feet.	296.19 feet	N. 50°08'15" E.	295.00 feet.

LINE TABLE

LINE	BEARING	DISTANCE
A	S. 56°10'25" W.	0.58 feet.
B	N. 82°12'21" W.	19.03 feet.
C	N. 48°44'36" W.	50.90 feet.
D	N. 60°23'32" E.	93.62 feet.

LAND NOTES
1- Total Acreage for Plat "H" = 7.42 Acres. Consisting of three Units.
2- Zoning Classification for Plat "H" is "BPD" (Business Park Development).
3- This is the approximate location of a 8" Irrigation Line. For relocation requirements contact: STRAWBERRY HIGH LINE CANAL 1608 American Way. Payson Ut. 84651 801.465.4824

PAYSON CITY FIRE DEPT.

Approved this day of _____ day of _____, 20___

FIRE CHIEF_____

DOMINION ENERGY

Dominion Energy approves this Plat solely for the purpose of confirming that the Plat contains Public Utility Easements. Dominion Energy may require other Easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the Plat, including those set forth in the Owners dedication and the Notes and does not constitute a guarantee or particular terms of Natural Gas Service. For further information please contact Dominion Energy Right-Of-Way department at 1-800-366-6532
Approved this____day of _____, 20__.
DOMINION ENERGY COMPANY

By:_____ TITLE:_____

SPECIAL NOTES

1- Improvement of the lots will require additional approvals and permits from Payson City.
2- Land use must be consistent with the BPD, Business Park Development Zone and all utility and site improvements must be consistent with Payson City standards.
3- FOUND REBAR AND CAP. When the Surveyor found existing Rebar and Cap that were within close proximity to the calculated corners the Surveyor employed "Good Surveying Etiquette" and honored the existing Rebar and Cap as the property corners and did not set a new Rebar and Cap. This would create a "shotgun Corner" that is discouraged by the Surveying profession.

PLAT VACATION NOTICE

PAYSON CITY IS SATISFIED THAT THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 6, PAYSON BUSINESS PARK PLAT "G". LOT 6 PAYSON BUSINESS PARK PLAT "G" IS HEREBY VACATED.
APPROVED AS TO FORM

CITY ATTORNEY:_____ DATE: _____

SURVEYOR'S CERTIFICATE

I, David A. Lund, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 190629-2201 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 ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN TO LOTS, 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 a point which is N. 89°30'12" E. 1021.53 feet along the Section Line and South 120.98 feet from the North 1/4 Corner of Section 18, T. 9 S., R. 2 E., S.L.B. & M. to the point of beginning.

DISTANCE		REMARKS
Which point is the North Corner of vacated Lot 6, Payson Business Park Plat "G" and the Southeasterly Right of Way Line of American Way. Thence along the boundary of said vacated Lot 6 the remaining calls of this description.		
S. 38°23'47" E.	319.33 feet	thence
S. 0°44'14" W.	299.98 feet	thence
S. 56°10'25" W.	0.58 feet	thence
N. 89°36'01" W.	255.80 feet	thence
N. 82°12'21" W.	19.03 feet	thence
N. 89°54'25" W.	648.93 feet	thence
N. 48°44'36" W.	50.90 feet	to the Southeasterly Right of Way Line of American Way, thence
		along said Right of Way Line for the next three (3) calls,
		along a Curve to the Right, the Radius is 955.45 feet, the Arc Length
		296.19 feet, the Chord bearing and Length are as follows.
N. 50°08'15" E.	295.00 feet	thence
N. 59°00'59" E.	536.58 feet	thence
N. 60°23'32" E.	93.62 feet	to the point of beginning.

Containing 7.42 Acres.

SURVEYOR _____ DATE _____

SURVEYOR SEAL

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF 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 HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20_____.

FOR: THE REDEVELOPMENT AGENCY OF PAYSON CITY
William D. Wright (Mayor of Payson City)

Attest: Sara Hubbs (Payson City Recorder)

ACKNOWLEDGMENT
THE REDEVELOPMENT AGENCY OF PAYSON CITY

STATE OF UTAH)
) .ss
COUNTY OF UTAH)

On this _____day of _____ , in the year of 20___ , personally appeared before me, William D. Wright, Mayor, on behalf of The Redevelopment Agency of Payson City, whose identity is personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

My Commission Expires_____
Printed Name: _____
Residing in _____ County.

Notary Public
No. _____
Notary Public Commission

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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 _____, A.D. 20_____.

William D. Wright (Mayor of Payson City)

Attest: Sara Hubbs (Payson City Recorder)

Travis Jockumsen (City Engineer)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20_____, BY THE _____PLANNING COMMISION.

Travis Jockumsen (DIRECTOR-SECRETARY)

CHAIRMAN, PLANNING COMMISSION

PLAT " H "
PAYSON BUSINESS PARK
SUBDIVISION
INCLUDING A VACATION OF LOT 6, PAYSON BUSINESS PARK PLAT "G"

PAYSON CITY, UTAH COUNTY, UTAH Scale 1 = 50

CITY ENGINEER SEAL	CITY RECORDER SEAL	COUNTY RECORDING STAMP

S:\Property\Plats\Payson Business Park Plat H\Payson Business Park Plat H 2018.dwg