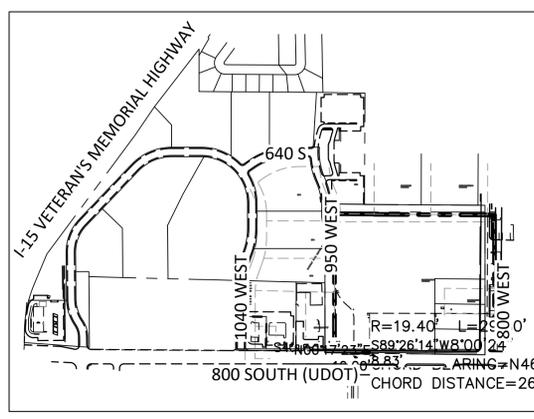
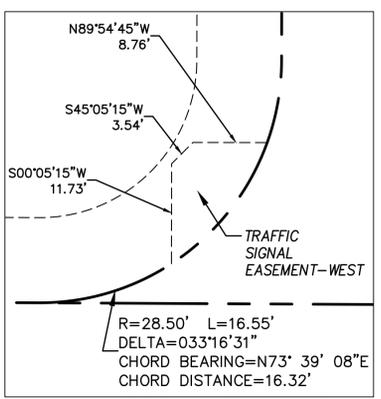


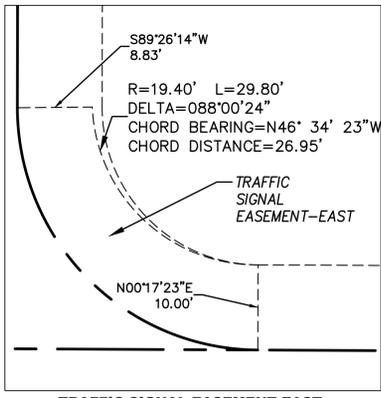
PLAT DATE: 06/20/19 4:53 PM
P:\BLACK WATCH PAYSON - 1450\XXX - PAYSON GATEWAY\PLAT - PAYSON GATEWAY 1450.DWG



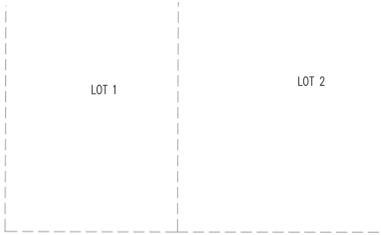
VICINITY MAP



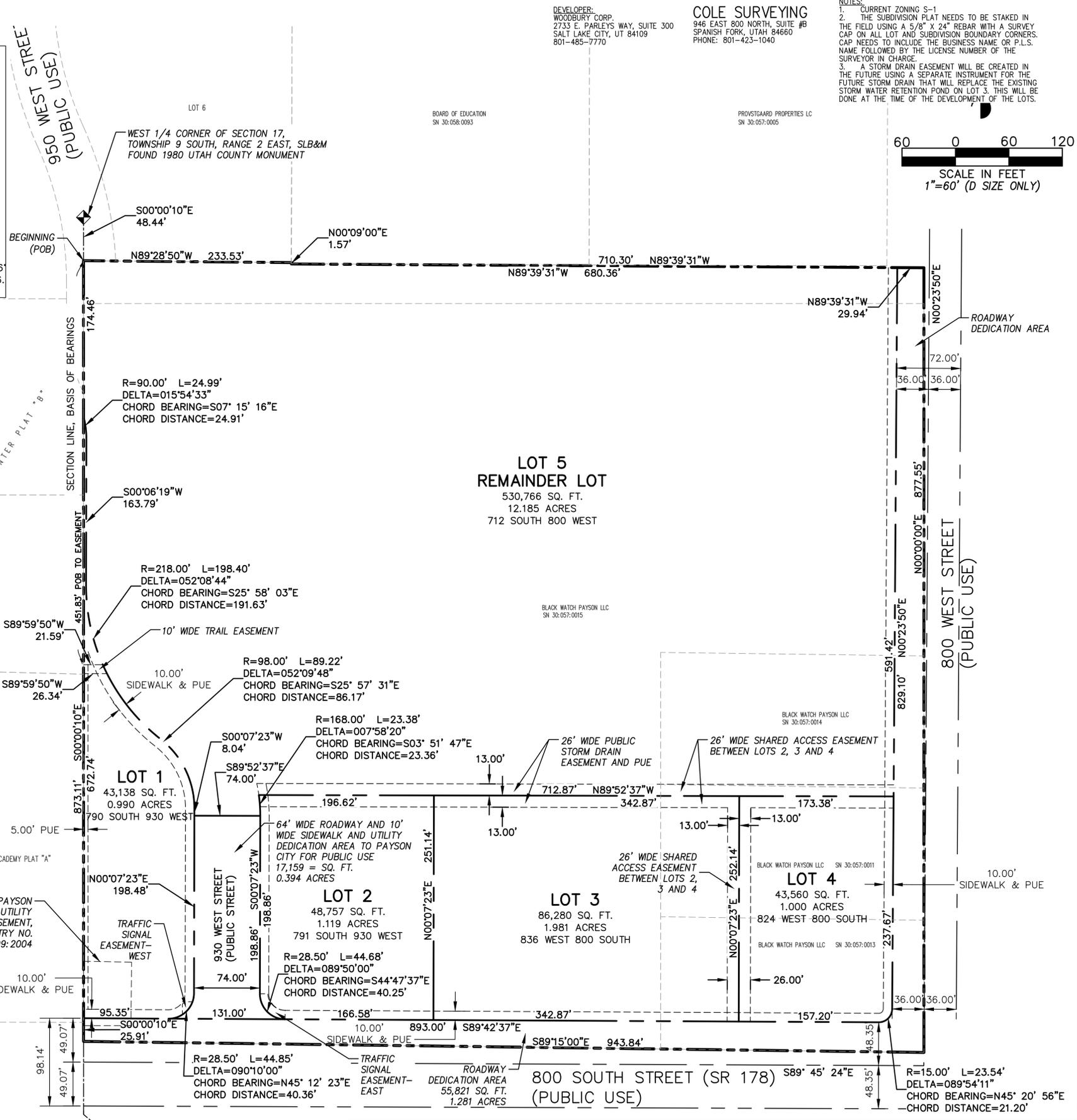
TRAFFIC SIGNAL EASEMENT-WEST



TRAFFIC SIGNAL EASEMENT-EAST



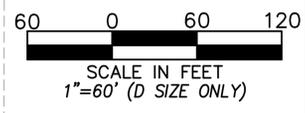
DOMINION GAS COMPANY APPROVAL
DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERM CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.
APPROVED THIS ___ DAY OF _____, A.D. 20__
DOMINION GAS COMPANY
BY: _____
TITLE: _____



DEVELOPER:
WOODBURY CORP.
2733 E. PARLEYS WAY, SUITE 300
SALT LAKE CITY, UT 84109
801-485-7770

COLE SURVEYING
946 EAST 800 NORTH, SUITE #B
SPANISH FORK, UTAH 84660
PHONE: 801-423-1040

NOTES:
1. CURRENT ZONING S-1
2. THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING A 5/8" X 24" REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR P.L.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE.
3. A STORM DRAIN EASEMENT WILL BE CREATED IN THE FUTURE USING A SEPARATE INSTRUMENT FOR THE FUTURE STORM DRAIN THAT WILL REPLACE THE EXISTING STORM WATER RETENTION POND ON LOT 3. THIS WILL BE DONE AT THE TIME OF THE DEVELOPMENT OF THE LOTS.



SURVEYOR'S CERTIFICATE
I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE EAST LINE OF GATEWAY TOWN CENTER PLAT "B", WHICH POINT LIES SOUTH 0°00'10" EAST 48.44 FEET ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND THENCE SOUTH 0°00'10" EAST 873.11 FEET CONTINUING ALONG THE SECTION LINE AND THE EAST BOUNDARY OF GATEWAY TOWN CENTER PLAT "B" AND NEBO ACADEMY PLAT "A"; THENCE SOUTH 89°15'00" EAST 943.84 FEET; THENCE NORTH 87°55' FEET TO THE EXTENSION OF AN EXISTING FENCE; THENCE NORTH 89°39'31" WEST 710.30 FEET ALONG SAID FENCE AND IT'S EXTENSIONS; THENCE NORTH 0°09'00" EAST 1.57 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID GATEWAY TOWN CENTER SUBDIVISION; THENCE NORTH 89°28'50" WEST 233.53 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.
CONTAINING 18.95 ACRES.

DATE _____ SURVEYOR (See Seal Below)

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 HERON 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 HERON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, A.D. 2019.

BLACK WATCH PAYSON L.L.C., A UTAH LIMITED LIABILITY COMPANY
BY: WOODBURY CORPORATION, A UTAH CORPORATION, ITS MANAGER
BY: _____
PRINT NAME: _____
TITLE: _____
DATED THIS ___ DAY OF _____, 2019.
BY: _____
PRINT NAME: _____
TITLE: _____
DATED THIS ___ DAY OF _____, 2019.

ACKNOWLEDGMENT
STATE OF UTAH _____ S.S.
COUNTY OF SALT LAKE _____
ON THIS ___ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED _____ AND _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE _____ OF WOODBURY CORPORATION, WHICH IS A MANAGER OF BLACK WATCH PAYSON L.L.C., A UTAH LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE OWNERS DEDICATION, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED SAME ON BEHALF OF SAID COMPANY THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED SAME PURSUANT TO ITS OPERATING AGREEMENT.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY
THE _____ OF _____ 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. 2019.

APPROVED BY MAYOR _____
APPROVED _____ ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL
APPROVED THIS ___ DAY OF _____, A.D. 2019, BY THE PAYSON CITY PLANNING COMMISSION.
DIRECTOR _____ CHAIR, PLANNING COMMISSION

PLAT 'A'
PAYSON GATEWAY SUBDIVISION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
800 SOUTH STREET, PAYSON _____ UTAH COUNTY, UTAH
SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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FIRE CHIEF
APPROVED THIS ___ DAY OF _____, A.D. 20__, BY THE PAYSON CITY FIRE CHIEF.
FIRE CHIEF _____

CITY ATTORNEY
APPROVED THIS ___ DAY OF _____, A.D. 20__, BY THE PAYSON CITY ATTORNEY.
CITY ATTORNEY _____

This form approved by Utah County and the municipalities therein.