

Memo

To: Payson City – Jill Spencer, Daniel Jensen

From: Travis Warren

Date: 6-17-2019

Re: MK Thompson Subdivision Red Lines

1. Added note for power services
 - a. For existing to be relocated to underground
 - b. New underground power service for lot 2
2. Notes on existing structures
 - a. Existing home changed to “Single-family Dwelling”
 - b. Added note to the Carriage house that it is an accessory and noted on plat that its sole use as directed on redlines.
3. Added Road Names
4. Added all project notes as directed on Redlines
5. Added street cross section.
6. In Plat notes adjusted Rear set back to reflect 25' as it is for Zone R-1-9
7. Fixed R-1-9 font size
8. Noted FEMA flood zone
9. Correct Dominion Energy Acceptance.

MK Thompson Minor Subdivision

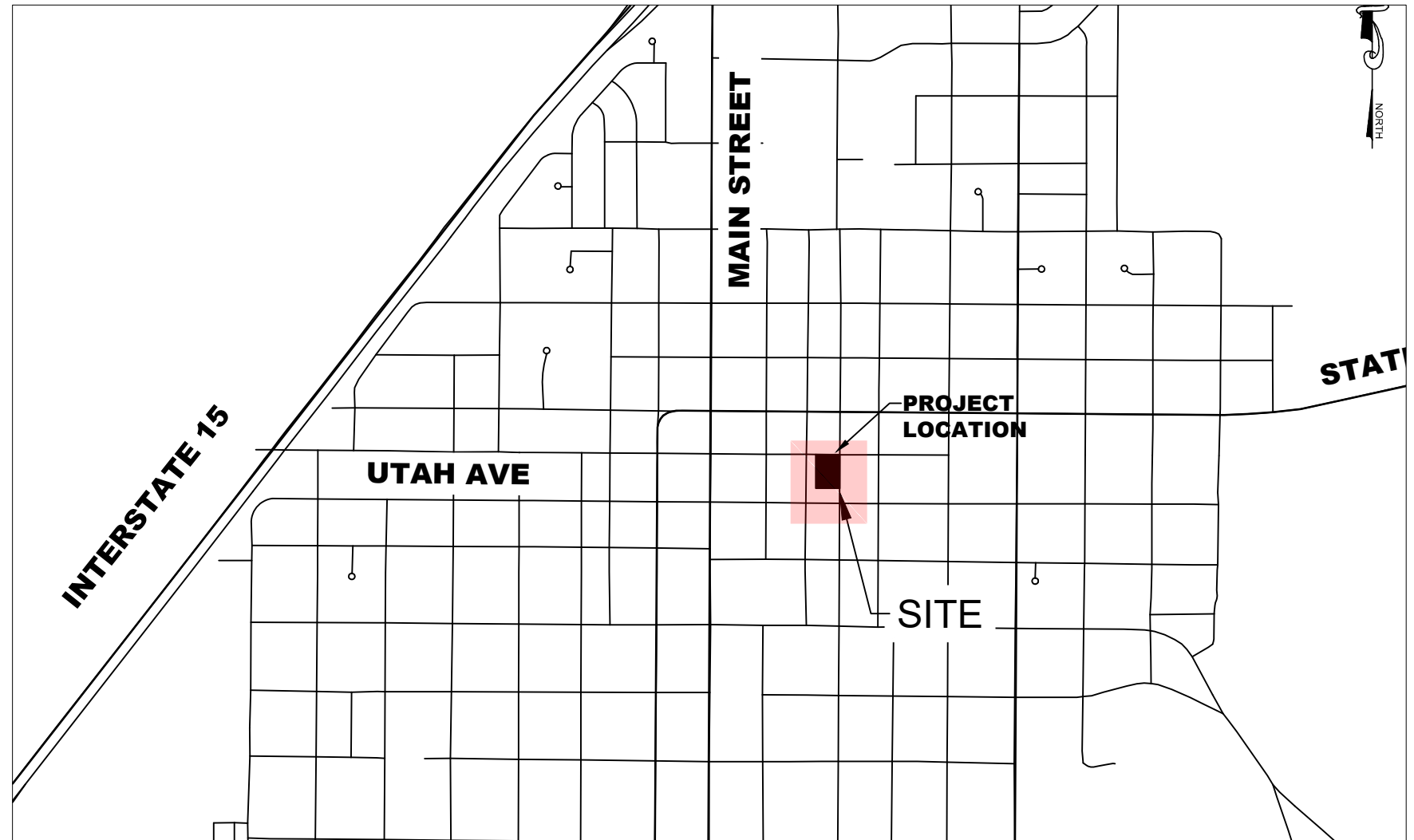
NOTES:

1. LOT 2 IS SUBJECT TO APPROVAL BASE ON I-O OVERLAY ORDINANCE.
2. ZONING R-1-9

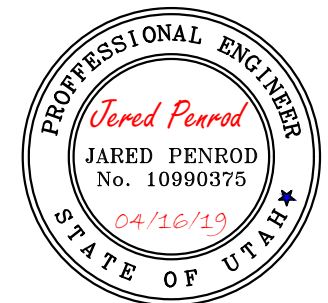
JARED PENROD P.E.
TRAVIS WARREN P.L.S
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travisrexwarren@gmail.com

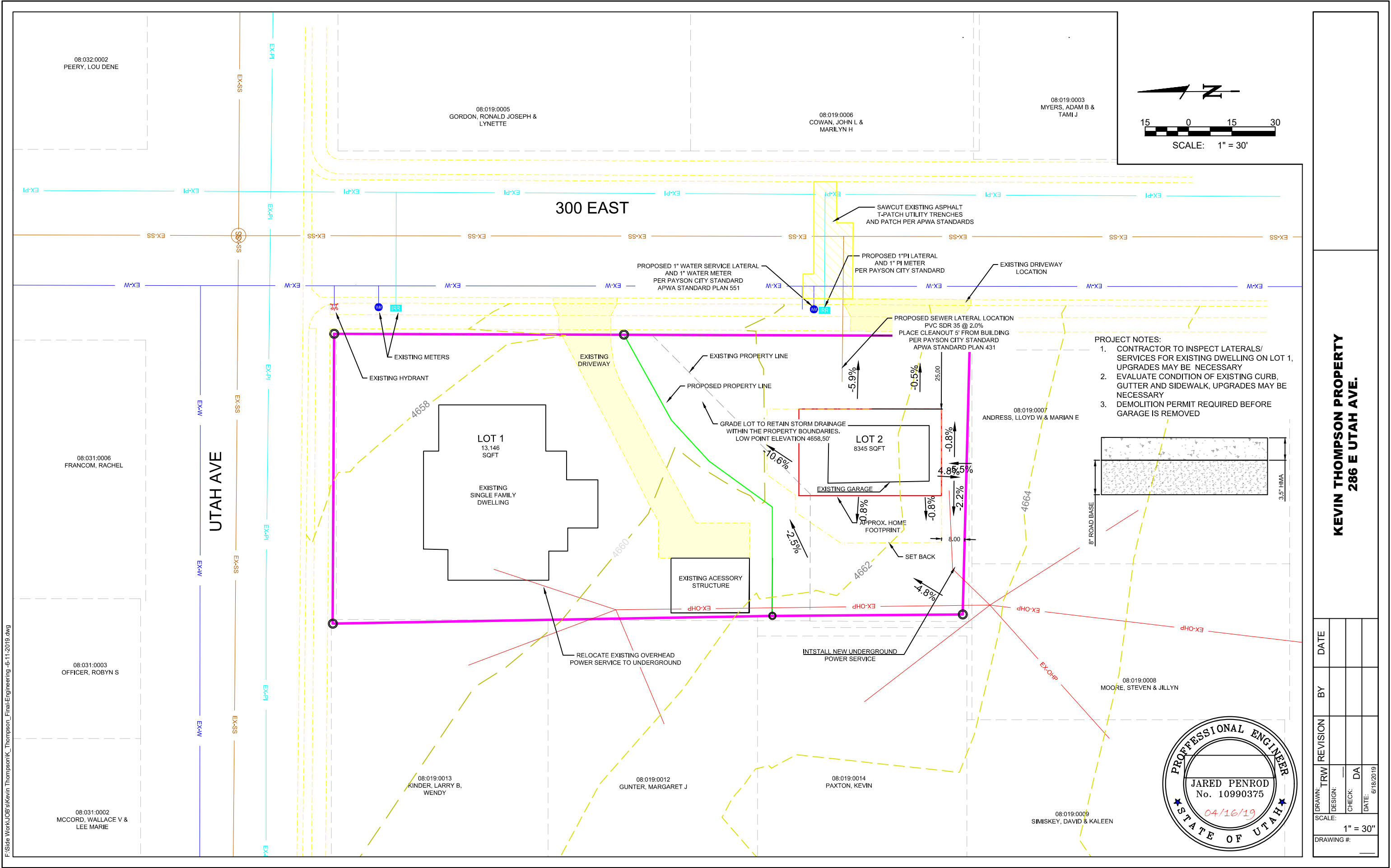
Developer:

Kevin and Megan Thompson
801-928-6832



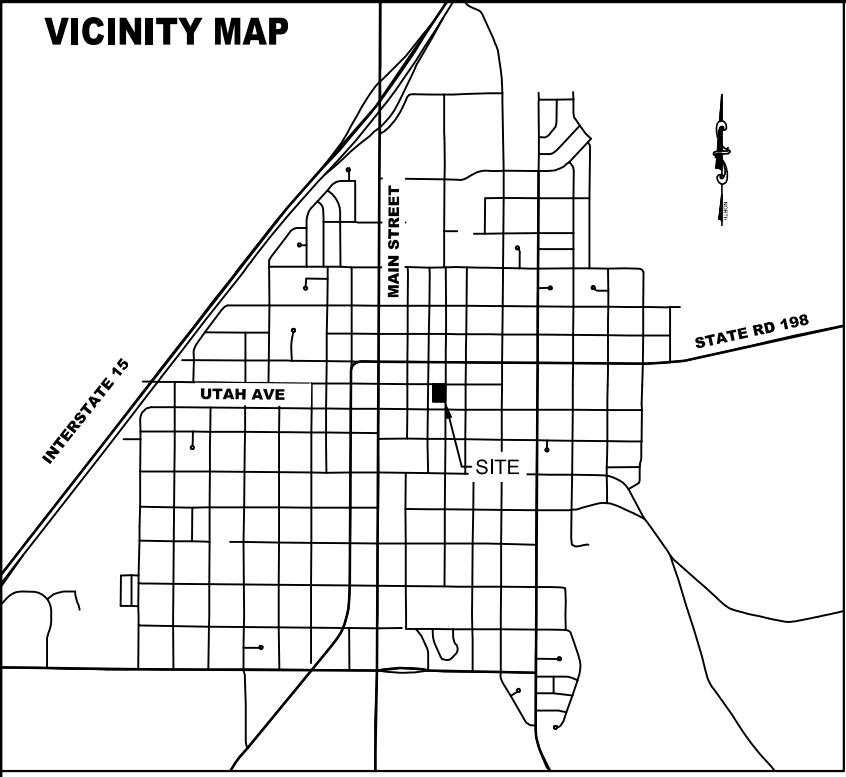
VICINITY MAP: N.T.S.





KEVIN THOMPSON PROPERTY
286 E UTAH AVE.

DRAWN:	TRW	REVISION	BY	DATE
DESIGN:				
CHECK:	DA			
SCALE:				6/18/2019
DRAWING #:				1" = 30"



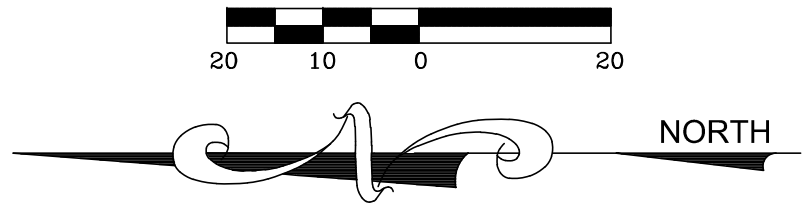
LANDSHARK
SURVEYING & DESIGN
TRAVIS WARREN, P.L.S.
(801) 836-8079
TRAVIS@KXWARREN@GMAIL.COM

DEVELOPER / OWNER
KEVIN & MEGAN THOMPSON
(801) 928-6832

NOTES:

- BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
FRONT - 25'
REAR - 25'
SIDES - 8'
- EXISTING GRADE TO REMAIN UNTIL CONSTRUCTION OF HOME UPON LOT 2. UPDATED GRADING PLAN TO BE SUBMITTED WITH BUILDING PERMIT.
- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO PAYSON CITY.
- 5/8" REBAR & CAP TO BE SET AT ALL LOT CORNERS WITH NAME NAME AND NUMBER OF P.L.S. IMPRINTED UPON.
- BLA ENTRY NO-44627-2019 HAS BEEN EXECUTED CLEARING TITLE BETWEEN LOT 1 AND ADJOINING PARCELS 08:019:0013 & 08:019:0012.
- NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
- LOT 2 IS SUBJECT TO APPROVAL BASE ON I-O OVERLAY ORDINANCE.
- ZONING R-1-9
- BOTH LOT 1 WITH EXISTING THE EXISTING HOME, AND LOT 2 ARE BOTH TO BE RESIDENTIAL SINGLE FAMILY DWELLINGS
- PROJECT LOCATION LIES WITHIN FLOOD ZONE B ACCORDING TO THE FEMA FLOODPLAIN MAPS. PROPERTIES MUST SATISFY ALL ZONE B REQUIREMENTS.
- ACCESSORY STRUCTURE ON LOT ONE IS FOR ANCILLARY USES ONLY. NOT A HABITABLE OR ACCESSORY APARTMENT.

SCALE: 1:20

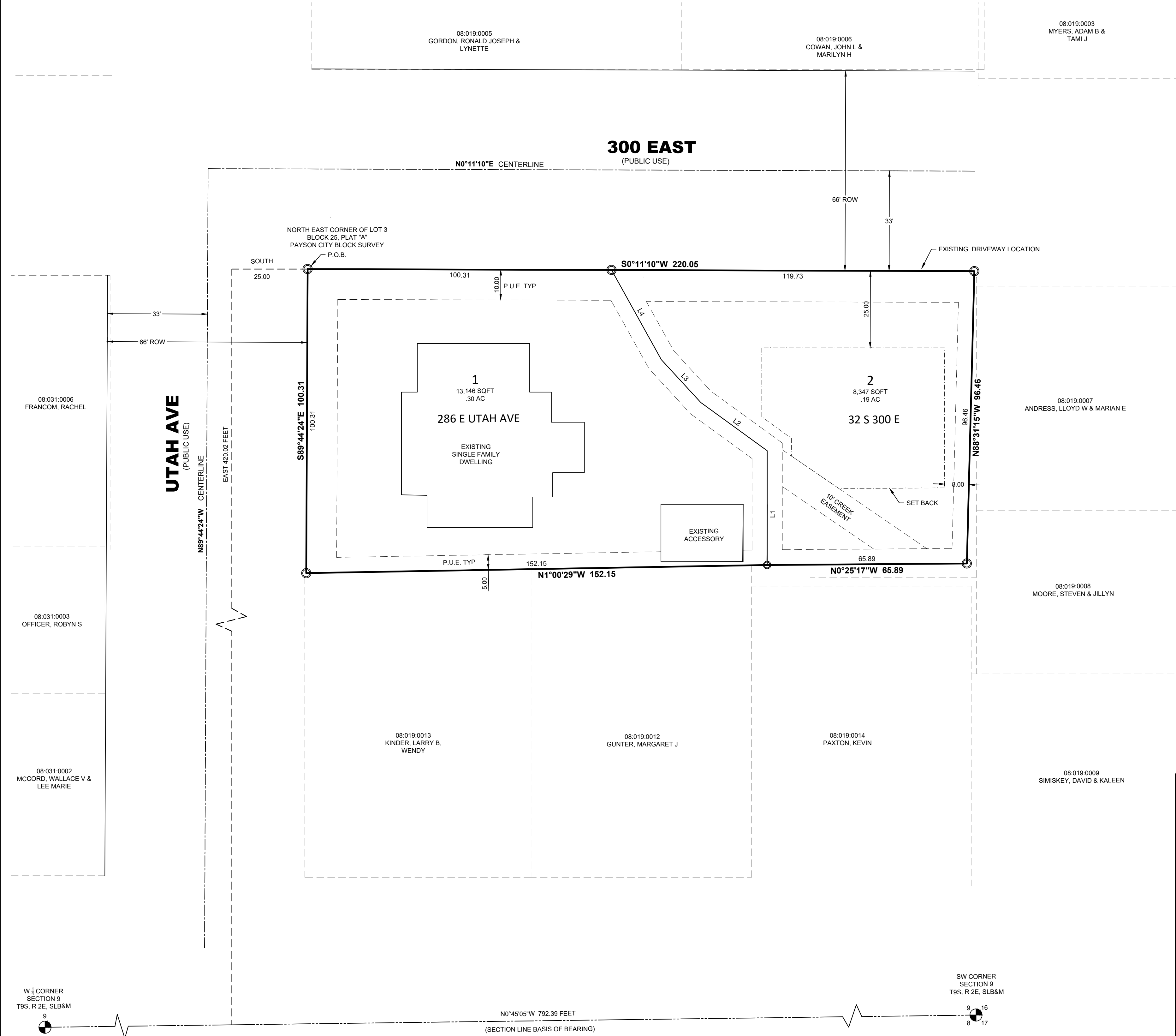


LEGEND

- PLAT BOUNDARY
- LOT LINES
- PUBLIC UTILITY EASEMENTS
- COUNTY PARCELS OWNERSHIP
- SECTION TIE LINE
- SECTION LINE / BASIS OF BEARING
- SETBACKS
- FOUND SECTION CORNER
- PROPERTY CORNER

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N80°00'00"E	37.68
L2	N35°56'48"E	27.07
L3	N47°24'01"E	19.23
L4	N60°57'13"E	33.83



SURVEYOR'S CERTIFICATE

I, TRAVIS R. WARREN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10795900 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

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, BLK 25, PLAT A, PAYSON CITY SURVEY, WHICH LIES N0°45'05"W ALONG THE SECTION LINE 792.39 FEET, EAST 420.02 FEET, AND SOUTH 25.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;
THENCE S0°11'10"W ON THE WESTERLY ROW OF 300 EAST 220.05 FEET; THENCE N88°31'15"W ALONG A MASONRY WALL 96.46 FEET; THENCE N0°25'17"W ALONG A VINYL FENCE 65.89 FEET; THENCE CONTINUING ALONG SAID VINYL FENCE N1°00'29"W 152.15 FEET; THENCE S89°44'24"E ALONG THE SOUTHERLY ROW OF UTAH AVE. 100.31 FEET TO THE POINT OF BEGINNING.

AREA = .49 AC



DATE

SURVEYOR
(See Seal Above)

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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__

ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

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. 20__

APPROVED BY MAYOR _____

ATTEST _____
CLERK-RECORDER
(See Seal Below)

APPROVED _____
CITY ENGINEER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20__ BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY _____

CHAIRMAN, PLANNING COMMISSION _____

PAYSON CITY FIRE DEPT.

APPROVED THIS _____ DAY OF _____, 20__

FIRE CHIEF _____

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, 20__

PAYSON CITY ATTORNEY _____

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENGERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. 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 OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20__

DOMINION ENERGY COMPANY

BY- _____

TITLE- _____

PLAT "A"

MK THOMPSON

MINOR SUBDIVISION
LOCATED IN THE SW QUARTER OF SECTION 9, T 9S, R 2E SLB&M

PAYSON

UTAH COUNTY, UTAH

SCALE: 1" = 20'

CITY ENGINEER SEAL

RECORDER SEAL

COUNTY RECORDING INFORMATION

This form approved by Utah County and the municipalities therein.