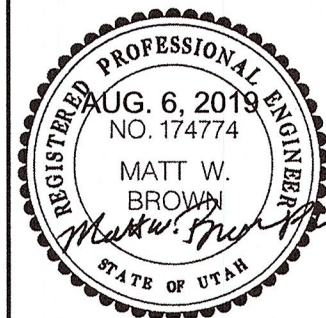




## Development Engineer Plan Review with Comments

 **Fire Department  
Review with Comments**

Title:	Location:	Drawing Name:	
			PROJECT NO.
			2019.024
SHEET NO.			
1.00			

[illegible]

Designed \_\_\_\_\_  
 Drawn \_\_\_\_\_ D.B.  
 Checked \_\_\_\_\_ M.W.B  
 Date \_\_\_\_\_



NORTHWEST CORNER SECTION 17  
TOWNSHIP 9 SOUTH RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

NIELSON ACRES, PLAT "A"  
PAYSON, UTAH

PROPERTY LOCATED WITHIN THE NORTHEAST QUARTER  
OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN

NORTHWEST CORNER SECTION 17  
TOWNSHIP 9 SOUTH RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
(MONUMENT NOT FOUND)

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 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 INTO LOTS, BLOCKS, 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

The North one half of Lot 2, Block 12, Plat "J", PAYSON CITY SURVEY OF BUILDING LOTS more particularly described as follows:

Beginning at a point which is 114.40 feet North (N00°09'09"E) from the Southwest Corner of Block 12, Plat "J", Payson City Survey of Building Lots; thence North (N00°09'09"E) along the west line of said Block 12 116.60 feet; thence East (S89°43'32"W) along a fence line 214.50 feet to a fence corner post; thence South (S00°09'09"W) along a fence line 115.50 feet to a fence corner post; thence South 89°44'37" West (N89°58'55" W) along a fence line 214.50 feet to the point of beginning.

Area = 24,892 Sq. Ft.

(Bearings in parenthesis are state plane based)

AUG 16, 2019  
DATE

BARRY ANDREASON  
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF PAYSON, 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\_\_\_\_

MAYOR \_\_\_\_\_ ATTEST CLERK-RECORDER  
(SEE SEAL BELOW)

APPROVED BY ENGINEER  
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_,  
BY THE PAYSON CITY PLANNING COMMISSION.

DIRECTOR \_\_\_\_\_ CHAIR, PLANNING COMMISSION  
PAYSON CITY ATTORNEY

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

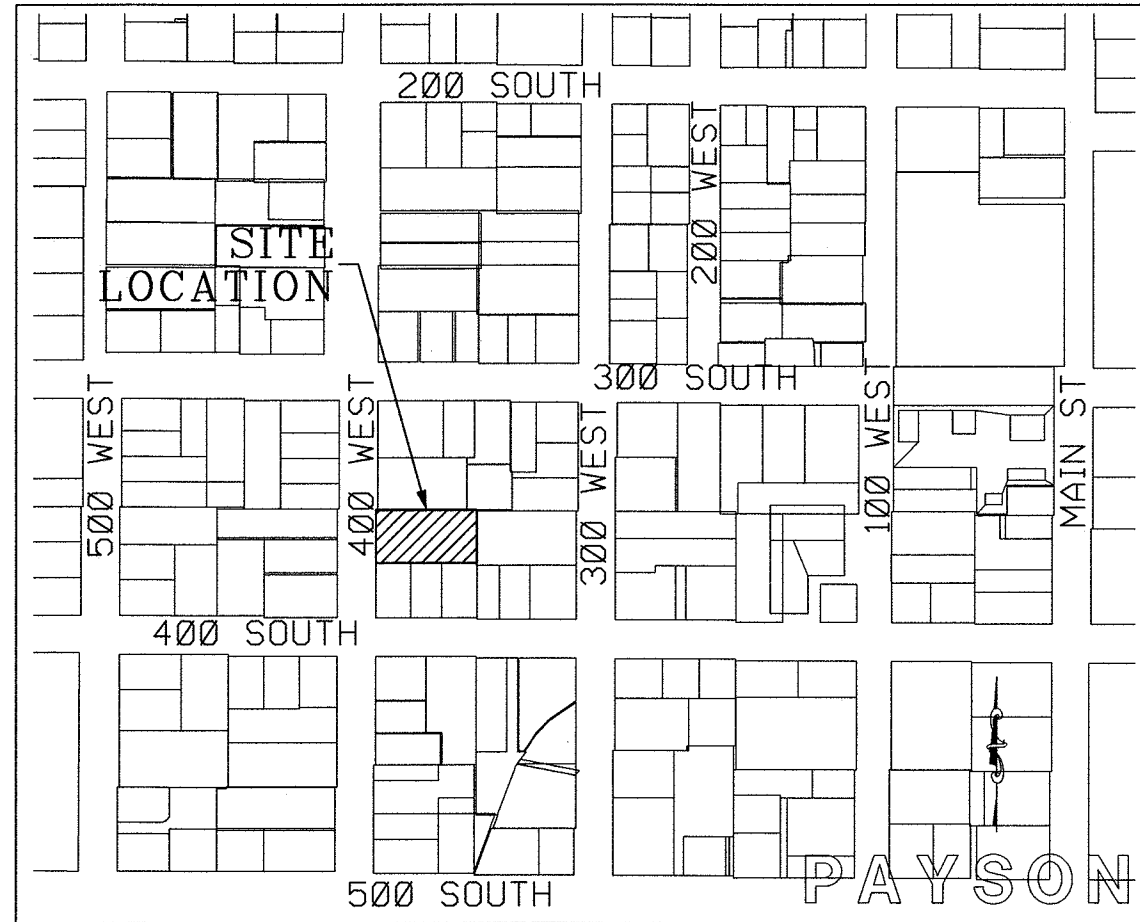
PAYSON CITY ATTORNEY

PLAT "A"  
NIELSON ACRES  
SUBDIVISION

PAYSON CITY \_\_\_\_\_ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL



VICINITY MAP  
N.T.S.

EMERGENCY TURNAROUND EASEMENT

Beginning at a point which is South 00°09'09" West 2.00 feet from the Northwest corner of the Plat boundary; thence South 89°43'32" East 183.38 feet; thence South 00°09'09" West 20.00 feet; thence North 89°43'32" West 22.00 feet; thence along the arc of a 28.00 foot radius curve to the left 43.92 feet through a central angle of 89°52'41", the chord bears South 45°12'49" West 39.56 feet; thence South 00°09'09" West 22.00 feet; thence North 89°43'32" West 20.00 feet; thence North 00°09'09" East 22.00 feet; thence along the arc of a 28.00 foot radius curve to the left 44.04 feet through a central angle of 90°07'14", the chord bears North 44°47'11" West 39.64 feet; thence North 89°43'32" West 85.44 feet to the west line of the Plat boundary; thence North 00°09'09" East along said west line 20.00 feet to the point of beginning.

ROBERT & KAREN SPANGLER  
SERIAL NO. 08:063:0004

NOTES:

- (1) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- (2) ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- (3) BEARINGS IN PARENTHESIS ARE BASED ON STATE PLANE COORDINATE SYSTEM.
- (4) THE SUBDIVISION PLAT CORNERS NEED TO BE STAKED IN THE FIELD USING A 5/8" BY 24" REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAPS NEED TO INCLUDE THE BUSINESS NAME OR P.L.S. LICENSE NUMBER OF THE SURVEYOR IN CHARGE.

FIRE DEPARTMENT APPROVAL

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS \_\_\_\_\_

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

PAYSON 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 EXIST. RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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 ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

DOMINION ENERGY

BY- \_\_\_\_\_  
TITLE- \_\_\_\_\_

DEVELOPER/ LAND OWNER:  
NETWORK REALTY GROUP LLC

ENGINEER / SURVEYOR:  
M.W. BROWN ENGINEERING  
578 E. 770 N.  
OREM, UT 84097  
PHONE: 801-377-1790

LOT 2 SETBACKS

FRONT	25'
NORTH SIDE	12'
SOUTH SIDE	8'
REAR	25'

400 SOUTH (PUBLIC)

400 WEST (PUBLIC)

LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINES
- LOT LINES
- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- SET 5/8" REBAR AND CAP (BOUNDARY)
- SET 5/8" REBAR AND CAP (LOT CORNERS)

SCALE (FEET)

0 20 40 60 80

SW CORNER LOT 3  
BLOCK 12, PLAT "J"  
PAYSON CITY SURVEY

RUSSELL & SHEROLYN  
LOSSER  
SERIAL NO. 08:063:0007

BRAD SMITH  
SERIAL NO. 08:063:0006

CTW HOLDINGS LLC  
SERIAL NO. 08:063:0019

LANCE & KRISTI DALEY  
SERIAL NO. 08:063:0005

NOTE: Include the power layout on  
separate sheet (not on final plat)

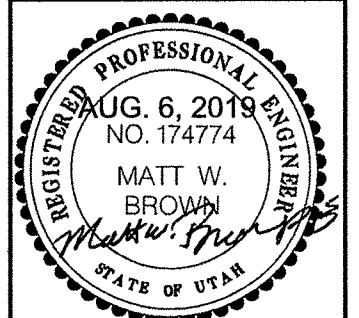
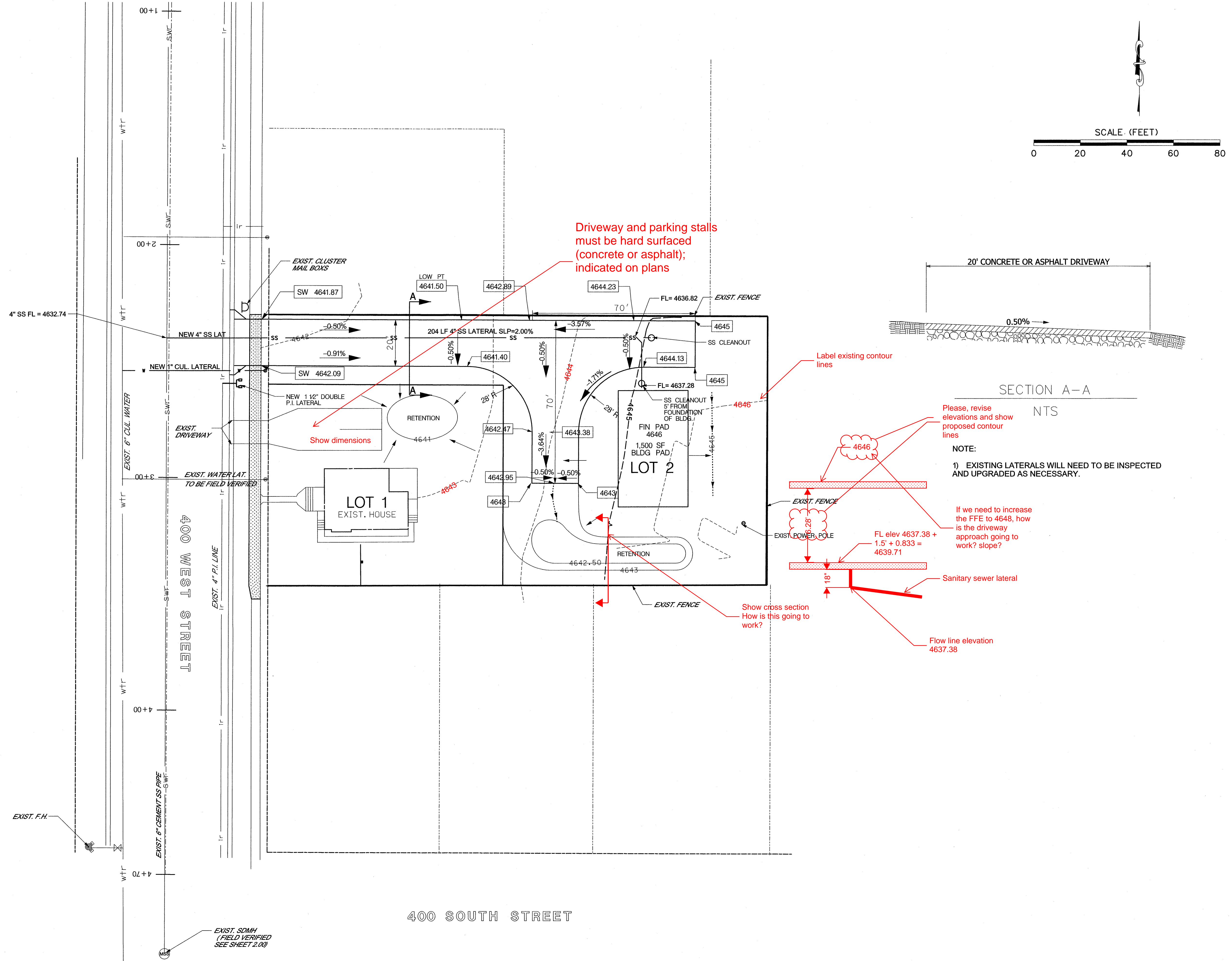
2 inch PVC with 4/0  
URD

secondary splice box

Monument type sign for  
address with back  
lighting.

House  
footprint can  
be removed  
from final plat



[illegible]

<p><b>PROJECT NO.</b> 2019.024</p>		<p><b>TITLE:</b>  NIELSON ACRES SUBDIVISION</p>
<p><b>SHEET NO.</b> 1.01</p>		
<p><b>CLIENT:</b>  PAYSON, UTAH</p>		
<p><b>DRAWING NAME:</b>  SITE / GRADING PLAN</p>		

