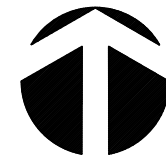
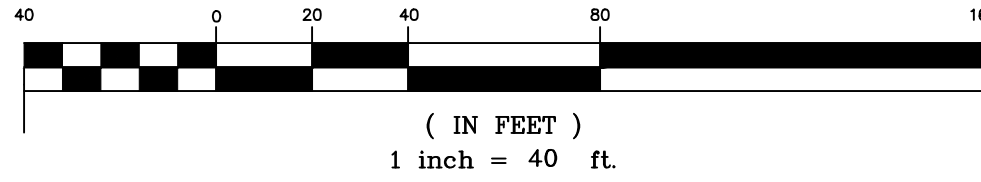


# SPRINGSIDE MEADOWS TOWNHOMES RESIDENTIAL SUBDIVISION PLAT 'I'

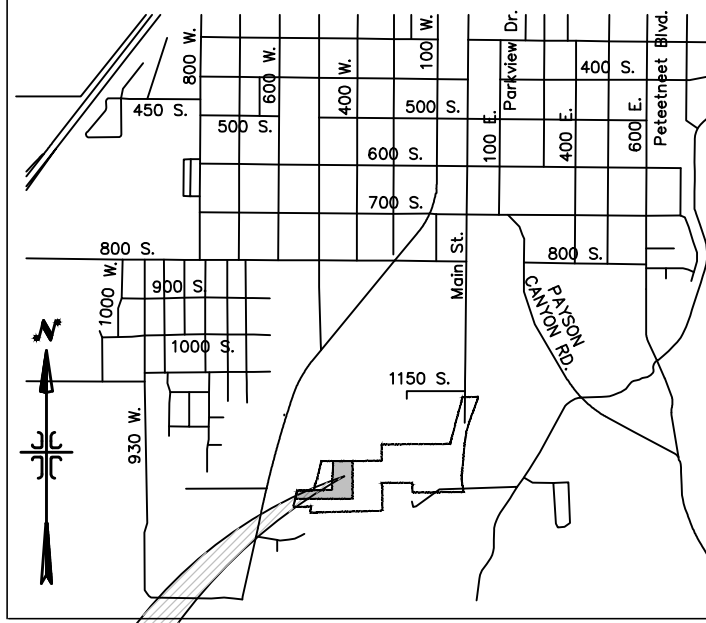
Located within Section 20, Township 9 South,  
Range 2 East, Salt Lake Base and Meridian  
Payson, Utah County, Utah



GRAPHIC SCALE



VICINITY MAP



PROJECT  
SITE

## LEGEND

FOUND SECTION COR. AS NOTED  
SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS  
FOUND CLASS I STREET MONUMENT  
SET STREET MONUMENT

PROPERTY BOUNDARY  
CENTERLINE  
RIGHT-OF-WAY LINE  
LOT LINE  
SECTION LINE  
CALCULATED POINT (NOT SET)

LIMITED COMMON AREA

DEDICATED TO PAYSON CITY  
FOR PUBLIC USE

PRIVATE PROPERTY (TOWNHOME UNIT)

COMMON AREA

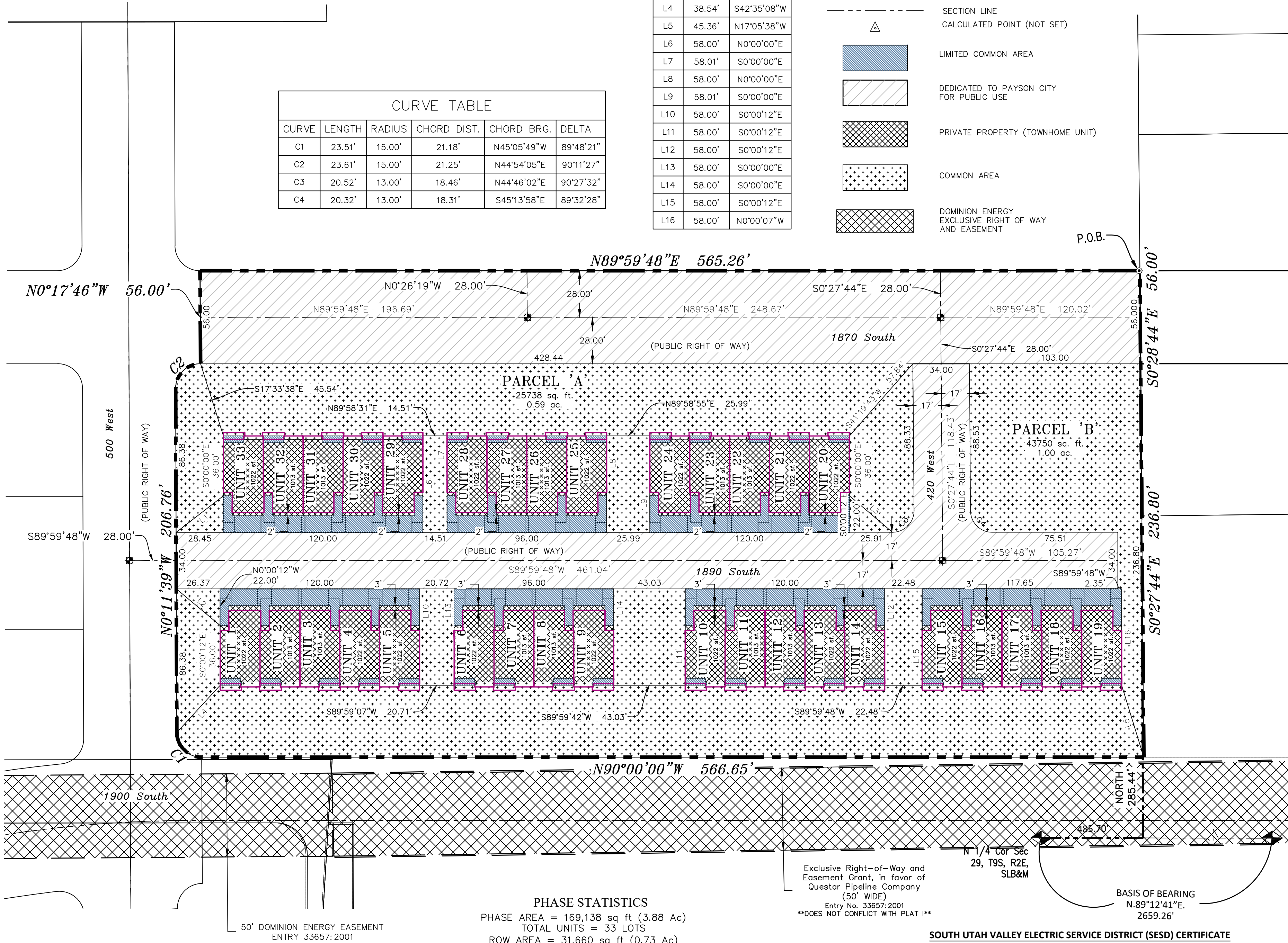
DOMINION ENERGY  
EXCLUSIVE RIGHT OF WAY  
AND EASEMENT

## LINE TABLE

LINE	LENGTH	DIRECTION
L1	35.97'	S52°16'24"W
L2	34.34'	S50°09'59"E
L3	33.99'	S49°39'52"E
L4	38.54'	S42°35'08"W
L5	45.36'	N17°05'38"W
L6	58.00'	N0°00'00"E
L7	58.01'	S0°00'00"E
L8	58.00'	N0°00'00"E
L9	58.01'	S0°00'00"E
L10	58.00'	S0°00'12"E
L11	58.00'	S0°00'12"E
L12	58.00'	S0°00'12"E
L13	58.00'	S0°00'00"E
L14	58.00'	S0°00'00"E
L15	58.00'	S0°00'12"E
L16	58.00'	N0°00'07"W

## CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.51'	15.00'	21.18'	N45°05'49"W	89°48'21"
C2	23.61'	15.00'	21.25'	N44°54'05"E	90°11'27"
C3	20.52'	13.00'	18.46'	N44°46'02"E	90°27'32"
C4	20.32'	13.00'	18.31'	S45°13'58"E	89°32'28"



## PHASE STATISTICS

PHASE AREA = 169,138 sq ft (3.88 Ac)  
TOTAL UNITS = 33 LOTS  
ROW AREA = 31,660 sq ft (0.73 Ac)  
PRIVATE DRIVE AREA = 22,776 sq ft (0.52 Ac)  
LOT AREA = 38,768 sq ft (0.89 Ac)  
OPEN/COMMON AREA = 75,795 sq ft (1.74 Ac)  
LIMITED COMMON = 2112 sq ft  
UNITS PER ACRE = 8.51/duo

## LOT NOTES:

- DRIVEWAYS TO BE LOCATED AS FAR FROM INTERSECTION AS POSSIBLE.
- NO VEHICULAR ACCESS ONTO 1900 SOUTH
- PROJECT SUBJECT TO A DEVELOPMENT AGREEMENT & CC&R'S
- NO MORE THAN 10 UNITS ON A SINGLE POINT OF ACCESS
- 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
- PUBLIC UTILITY EASEMENTS:  
ALL COMMON AREAS TO BE CONSIDERED A SIDEWALK AND PUBLIC UTILITY EASEMENT

## PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

## PROJECT DEVELOPER

SALISBURY DEVELOPMENT  
494 WEST 1300 NORTH  
SPRINGVILLE, UTAH 84663  
(801)491-9091

## SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT (SESD) CERTIFICATE

SESD HEREBY CERTIFIES THAT IT MAY INSTALL FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT SUCH FACILITIES ARE NOT INTENDED TO BE USED TO PROVIDE RETAIL ELECTRIC SERVICES WITHIN THE PLATTED SUBDIVISION. SEDS FURTHER CERTIFIES THAT ANY SUCH FACILITIES WILL COMPLY WITH APPLICABLE SAFETY REQUIREMENTS. THIS CERTIFICATION DOES NOT OTHERWISE CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS INCLUDED IN THE PLAT. FURTHERMORE, THIS CERTIFICATION DOES NOT CONSTITUTE A WAIVER OF ANY LEGAL OR EQUITABLE RIGHTS AND CLAIMS THAT ANY ENTITY MAY HAVE REGARDING INSTALLATION AND LOCATION OF ELECTRICAL FACILITIES. SEDS SPECIFICALLY RESERVES ALL CLAIMS THAT IT IS ENTITLED TO PROVIDE ELECTRICAL SERVICES TO THE SUBDIVISION AND THAT IT IS ENTITLED TO LOCATE ANY NECESSARY ELECTRICAL FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT THAT MAY BE NECESSARY TO PROVIDE ELECTRICAL SERVICES TO THE SUBDIVISION.

## SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT (SESD)

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

SESD -

## PAYSON CITY FIRE DEPT.

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

FIRE CHIEF

## DOMINION ENERGY APPROVAL

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 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 QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

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

DOMINION ENERGY

BY -

TITLE -

## Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

## Boundary Description

BEGINNING AT A POINT BEING N.89°12'41"E. 485.70' ALONG THE SECTION LINE AND NORTH 285.44' FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

Thence, S 00° 28' 44" E for a distance of 56.00 feet to a point on a line.  
Thence, S 00° 27' 44" E for a distance of 236.80 feet to a point on a line.  
Thence, N 90° 00' 00" W for a distance of 566.65 feet to the beginning of a curve.  
Said curve turning to the right through an angle of 89° 48' 21", having a radius of 15.00 feet, and whose long chord bears N 45° 05' 49" W for a distance of 21.18 feet.  
Thence, N 00° 11' 39" W for a distance of 206.76 feet to the beginning of a curve.  
Said curve turning to the right through an angle of 90° 11' 27", having a radius of 15.00 feet, and whose long chord bears N 44° 54' 05" E for a distance of 21.25 feet to a point of intersection with a non-tangential line.  
Thence, N 00° 17' 46" W for a distance of 56.00 feet to a point on a line.  
thence N 89° 59' 48" E a distance of 565.26 feet to the POINT OF BEGINNING

CONTAINS 3.88 ACRES

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

COUNTY RECORDER

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 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, PUBLIC UTILITY 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\_\_\_\_

STATE OF UTAH

## ACKNOWLEDGMENT

S.S.

COUNTY OF UTAH

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

In approving this Subdivision and dedication of streets and easements, Payson City disputes any need for or relevance of the so-called "Certification" by South Utah Valley Electric Service District (SESD) reflected on this plat map. Payson City claims the exclusive right to provide retail electrical services to this Subdivision and disputes any claimed right by SEDS to provide service within this Subdivision or to locate any electrical facilities within any Public Utility Easement reflected on this plat map in the absence of a written agreement with Payson City and compliance by SEDS with all of Payson City's notice, placement, safety, and other requirements. APPROVED

MAYOR

ATTEST

CLERK-RECORDER  
(See Seal Below)

CITY ENGINEER  
(See Seal Below)

CITY ATTORNEY  
(As to Form)

## PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY

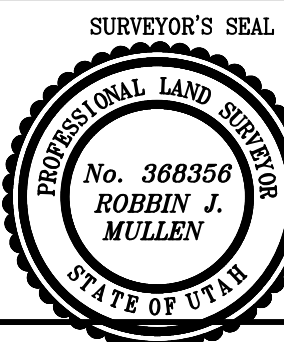
PLANNING COMMISSION CHAIR

## SPRINGSIDE MEADOWS TOWNHOMES RESIDENTIAL SUBDIVISION PLAT 'I'

PAYSON

UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET



NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CITY CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

SHEET 1 OF 2