

VICINITY MAP
-NTS-

K:\3-13-035-00 HII\CAD\Final\Final Plat\FINAL PLAT E.dwg 9/11/2018 2:15 PM

LEGEND	
SET SUBDIVISION MONUMENT	
FOUND BRASS CAP	
SET 5/8" IRON PIN	
CALCULATED POINT, NOT SET	
PROPERTY BOUNDARY	
CENTERLINE	
RIGHT-OF-WAY LINE	
LOT LINE	
SECTION LINE	
EASEMENT	
EXISTING DEED LINE	
ROADWAY AREA DEDICATED TO PAYSON CITY FOR PUBLIC ROADS	

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.48'	15.00'	21.16'	N45°08'57"E	89°42'06"

NOTE: LOT 506 IS REQUIRED TO HAVE THE PRIMARY GARAGE FRONTING 100 WEST STREET, AT THE SOUTHWEST CORNER OF THE LOT. LOT 506 SHALL HAVE A SIDE YARD SETBACK ALONG DOUGLAS DRIVE (600 NORTH) OF 10.00 FEET AS SHOWN ON PLAT.

DEVELOPER:
JUSTIN HILL
445 N. 250 W.
PAYSON UTAH 84651
801-420-3304

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

DOMINION ENERGY

Dominion Energy hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of service.

Approved this 23rd day of October, 2018.
By: *Justin Hill*
Title: *Developer*

TABULATIONS:

- TOTAL PLAT ACREAGE 1.89 ACRES.
- TOTAL LOT ACREAGE 1.82 ACRES.
- TOTAL ACREAGE IN STREETS 0.00 ACRES.
- TOTAL ACREAGE IN OPEN SPACE 0.07 ACRES.
- AVERAGE LOT SIZE 13,725 S.F.
- NUMBER OF LOTS 6

SURVEYOR'S CERTIFICATE

I, KENNETH BARNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THE PLAT IS TRUE AND CORRECT.

DATE Oct. 17, 2018
KENNETH BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 8, THENCE S.89°58'02"W. A DISTANCE OF 886.10 FEET; THENCE S.00°00'00"E. A DISTANCE OF 1354.21 FEET TO THE REAL POINT OF BEGINNING.

THENCE S.89°29'51"E. A DISTANCE OF 167.58 FEET; THENCE ALONG AN EXISTING FENCE AND ITS EXTENSION S.00°17'44"W. A DISTANCE OF 491.23 FEET; THENCE N.89°35'54"W. A DISTANCE OF 167.59 FEET ALONG EXISTING FENCE AND ITS EXTENSION; THENCE N.00°17'54"E. A DISTANCE OF 491.52 FEET; TO SAID POINT OF BEGINNING.

CONTAINING 82347 sq.ft. OR 1.89 ACRES OF LAND MORE OR LESS.

ENT 60597:2019 Map # 4408
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jan 24 10:22 am FEE 36.00 \$
RECORDED FOR PAYSON CITY CORPORATION

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, 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 23rd DAY OF October, A.D. 20 18.

BY: *Justin Hill*
BY: *Justin Hill Manager of R&C LLC*

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THE 23rd DAY OF October, A.D. 20 18
PERSONALLY APPEARED BEFORE ME *Justin Hill*, THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGE TO ME THAT (S)HE IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF R&C LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE ~~IS~~ EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC *Kim E. Holindrake*
NOTARY FULL NAME Kim E. Holindrake A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER 698842 MY COMMISSION EXPIRES 02-02-2022

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY 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 23rd DAY OF October, A.D. 20 18.

William R. Wright
MAYOR
APPROVED *Kim E. Holindrake*
ENGINEER (SEE SEAL BELOW) ATTEST *Kim E. Holindrake*
ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 13th DAY OF June, A.D. 20 18, BY THE Payson PLANNING COMMISSION.
Jim C. A.
DIRECTOR VICE CHAIR, PLANNING COMMISSION

PAYSON CITY ATTORNEY

APPROVED THIS 13th DAY OF November, A.D. 20 18.

Jeffrey Smith
PAYSON CITY ATTORNEY

PAYSON CITY FIRE CHIEF

APPROVED THIS 24 DAY OF October, A.D. 20 18.

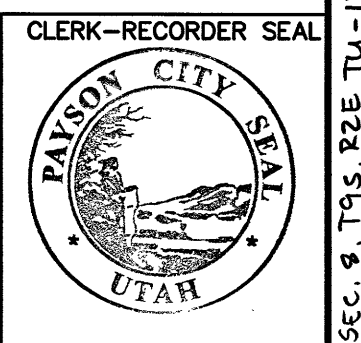
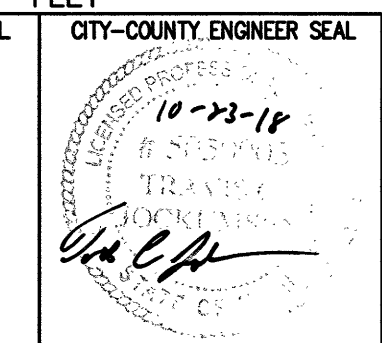
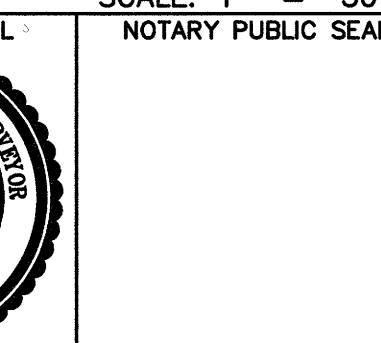
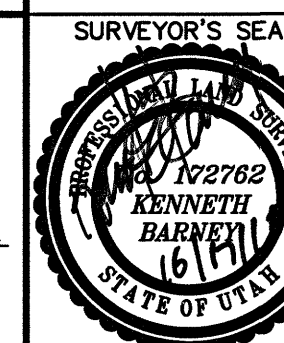
Jeffrey Smith
PAYSON CITY FIRE CHIEF

STERLING GROVE PLAT "E"

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

PAYSON UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET



Sec. 8, T9S, R2E, T170 Bm 2