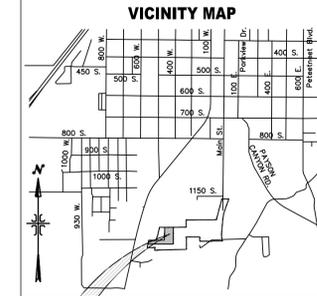
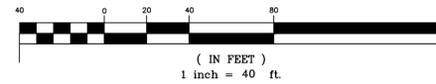


SPRINGSIDE MEADOWS TOWNHOMES RESIDENTIAL SUBDIVISION PLAT 'I'

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



GRAPHIC SCALE



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"



UNIT ADDRESS LIST

Unit 1	483 W 1890 S
Unit 2	479 W 1890 S
Unit 3	475 W 1890 S
Unit 4	471 W 1890 S
Unit 5	467 W 1890 S
Unit 6	463 W 1890 S
Unit 7	459 W 1890 S
Unit 8	455 W 1890 S
Unit 9	451 W 1890 S
Unit 10	447 W 1890 S
Unit 11	439 W 1890 S
Unit 12	435 W 1890 S
Unit 13	431 W 1890 S
Unit 14	427 W 1890 S
Unit 15	423 W 1890 S
Unit 16	419 W 1890 S
Unit 17	415 W 1890 S
Unit 18	411 W 1890 S
Unit 19	407 W 1890 S
Unit 20	432 W 1890 S
Unit 21	436 W 1890 S
Unit 22	440 W 1890 S
Unit 23	444 W 1890 S
Unit 24	448 W 1890 S
Unit 25	452 W 1890 S
Unit 26	456 W 1890 S
Unit 27	460 W 1890 S
Unit 28	464 W 1890 S
Unit 29	468 W 1890 S
Unit 30	472 W 1890 S
Unit 31	476 W 1890 S
Unit 32	480 W 1890 S
Unit 33	484 W 1890 S

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

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 PLATED SUBDIVISION. SEED 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. SEED 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 NOTARIES 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- _____

- #### 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

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, BLOCKS, 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, 5.00' 28' 44" E for a distance of 56.00 feet to a point on a line.
Thence, 5.00' 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 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, EASEMENTS, PUBLIC UTILITY EASEMENTS 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. 20____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

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 _____ 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 SESD 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 SESD with all of Payson City's notice, placement, safety, and other requirements.

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

CITY ENGINEER _____ CITY ATTORNEY _____
(See Seal Below) (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
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This form approved by Utah County and the municipalities therein.