

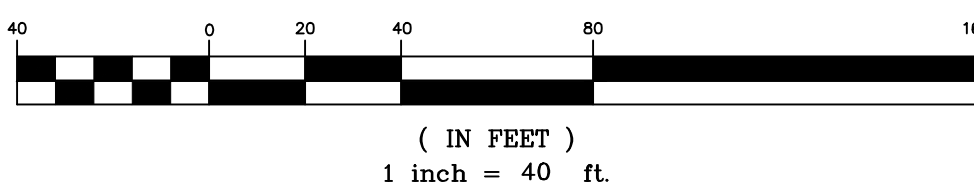
SPRINGSIDE MEADOWS TOWNHOMES RESIDENTIAL SUBDIVISION - PLAT 'J'

INCLUDING A VACATION OF PARCEL 'A' OF
SPRINGSIDE MEADOWS PLAT 'E'

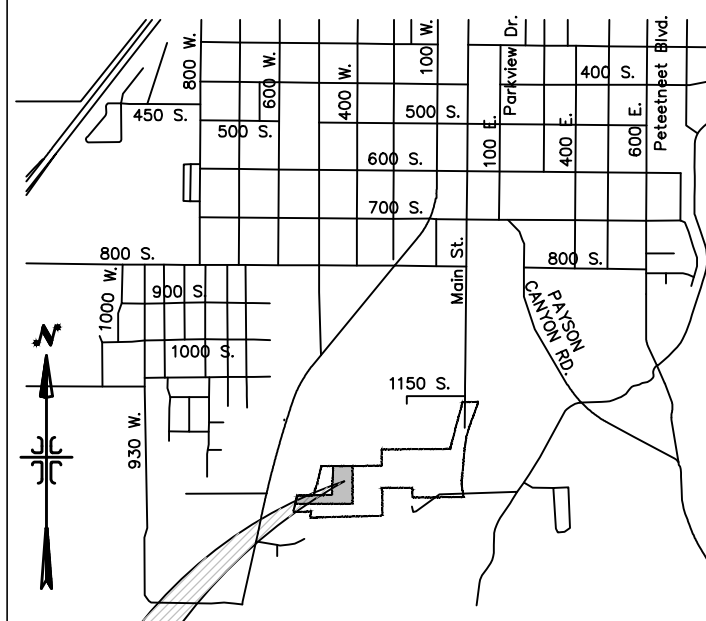
Located within Section 20, Township 9 South,
Range 2 East, Salt Lake Base and Meridian
Payson, Utah County, Utah



GRAPHIC SCALE



VICINITY MAP



PROJECT
SITE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.51'	15.00'	21.18'	N45°05'55"W	89°48'33"
C2	65.96'	42.00'	59.38'	N44°32'59"E	89°58'35"
C3	65.97'	42.00'	59.40'	S45°27'44"E	90°00'00"
C4	40.84'	26.00'	36.77'	S45°27'44"E	90°00'00"
C5	53.98'	59.00'	52.11'	S64°15'13"E	52°25'01"
C6	63.67'	59.00'	60.62'	N30°28'34"E	61°49'46"
C7	39.26'	25.00'	35.35'	S44°32'59"W	89°58'35"
C8	39.27'	25.00'	35.36'	N45°27'44"W	90°00'00"
C9	40.84'	26.00'	36.77'	S44°32'16"W	90°00'00"
C10	38.70'	59.00'	38.01'	N19°15'13"W	37°34'59"
C11	28.98'	59.00'	28.69'	S75°27'52"W	28°08'49"

LINE TABLE

LINE	LENGTH	DIRECTION
L1	37.08'	N44°00'05"E
L2	44.73'	N35°55'34"W
L3	35.98'	S44°26'56"E
L4	32.72'	N0°26'19"W
L5	24.11'	S0°26'19"E
L6	16.19'	S0°26'19"E
L7	22.07'	N0°25'55"W
L8	28.56'	S0°27'50"E
L9	60.00'	S89°32'41"W
L10	61.00'	N89°32'16"E
L11	66.83'	S0°28'04"E
L12	37.96'	N43°41'15"W
L13	77.00'	S89°32'16"W
L14	35.17'	N89°32'16"E
L15	30.84'	S31°21'18"E

LINE TABLE

LINE	LENGTH	DIRECTION
L17	61.00'	N89°32'16"E
L18	35.17'	N89°32'16"E
L19	29.25'	N55°09'39"W
L20	15.81'	N55°09'39"W
L21	7.17'	S0°28'04"E
L22	41.84'	N89°49'41"W
L23	77.00'	S89°32'16"W

LEGEND

- FOUND SECTION COR. AS NOTED
SET 5/8" IRON PIN
TO BE SET AT ALL LOT CORNERS
FOUND CLASS 1 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

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. 485.67' 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 89° 59' 48" W FOR A DISTANCE OF 565.23 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 48' 33", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 05' 55" W FOR A DISTANCE OF 21.18 FEET.

THENCE, N 00° 11' 39" W FOR A DISTANCE OF 134.68 FEET TO A POINT ON A LINE.
THENCE, N 89° 54' 30" E FOR A DISTANCE OF 91.39 FEET TO A POINT ON A LINE.
THENCE, N 00° 26' 19" W FOR A DISTANCE OF 329.21 FEET TO A POINT ON A LINE.
THENCE, N 89° 32' 16" E FOR A DISTANCE OF 487.98 FEET TO A POINT ON A LINE.
THENCE S 00° 27' 23" E A DISTANCE OF 236.00 FEET TO A POINT ON A LINE
THENCE N 89° 32' 16" E A DISTANCE OF 110.02 FEET TO A POINT ON A LINE
THENCE S 00° 27' 44" E A DISTANCE OF 40.00 FEET TO A POINT ON A LINE
THENCE S 89° 32' 16" W A DISTANCE OF 110.03 FEET TO A POINT ON A LINE
THENCE S 00° 27' 23" E A DISTANCE OF 206.89 FEET TO THE POINT OF BEGINNING

CONTAINS 5.80 ACRES

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

COUNTY RECORDER

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____

ACKNOWLEDGMENT

STATE OF UTAH
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 THIS 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____

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 'J'

INCLUDING A VACATION OF PARCEL 'A' OF
SPRINGSIDE MEADOWS PLAT 'E'

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.

LOT NOTES:

- DRIVEWAYS TO BE LOCATED AS FAR FROM INTERSECTION AS POSSIBLE.
- NO VEHICULAR ACCESS ONTO 1800 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

PHASE STATISTICS

PHASE AREA = 250,611 sq ft (5.80 Ac)
TOTAL UNITS = 56 LOTS
ROW AREA = n/a
RIGHT OF WAY = 39,204 sq ft (0.93 Ac)
LOT AREA = 59,418 sq ft (1.36 Ac)
OPEN/Common AREA = 150,876 sq ft (3.46 Ac)
LIMITED COMMON = 2112 sq ft
UNITS PER ACRE = 9.82/dua

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

SHEET 1 OF 2

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- _____