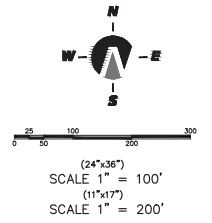
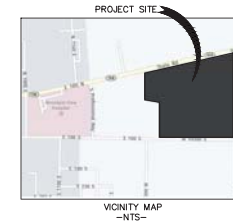
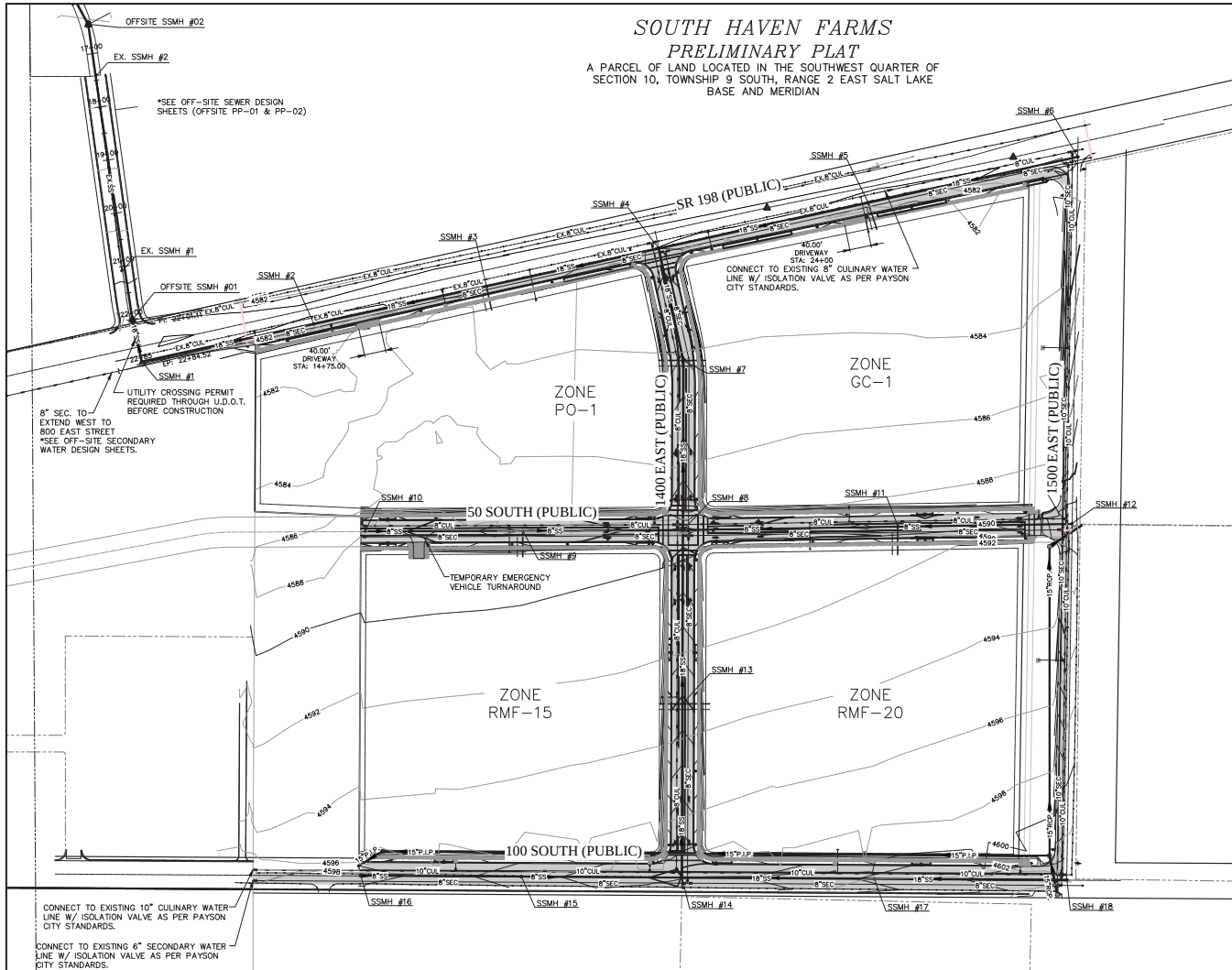


SOUTH HAVEN FARMS
PRELIMINARY PLAT
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE
BASE AND MERIDIAN



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE N.0022°32'W. ALONG THE SECTION LINE A DISTANCE OF 479.61 FEET; THENCE EAST A DISTANCE OF 602.18 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.0017°13'E. A DISTANCE OF 658.39 FEET; THENCE N.872°48'W. A DISTANCE OF 197.48 FEET; THENCE N.0017°13'E. A DISTANCE OF 308.21 FEET TO A POINT ON THE SOUTH SIDE OF SR-198 RIGHT-OF-WAY; THENCE ALONG SAID SR-198 RIGHT-OF-WAY FOR THE NEXT 4 CALLS 1) N.76°57'03"E. A DISTANCE OF 215.62 FEET; 2) THENCE N.77°02'20"E. A DISTANCE OF 106.62 FEET (N.77°02'20"E. 106.67 FEET BY RECORD); 3) THENCE N.77°37'08"E. A DISTANCE OF 167.70 FEET; 4) THENCE N.78°22'51"E. A DISTANCE OF 1055.10 FEET; THENCE S.00°52'10"W. A DISTANCE OF 1302.53 FEET; THENCE N.89°42'47"W. A DISTANCE OF 1299.31 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 1,581,938 sq. ft. OR 36.39 acres OF LAND MORE OR LESS.

ZONE PO-1 (PROFESSIONAL OFFICE) 6.73 ACRES (GROSS 7.69)

FRONT SETBACK = 25 FEET
SIDE SETBACK = 10 FEET
SIDE SETBACK-CORNER = 20 FEET
SIDE SETBACK-ACCESSORY BUILDING = 15 FEET
SIDE SETBACK-BUILDINGS GREATER THAN 35 FEET IN HEIGHT = 20 FEET
REAR SETBACK = 20 FEET
BUILDING HEIGHT MAX = 35 FEET
DISTANCE BETWEEN BUILDINGS = 20 FEET MIN
OFF-STREET PARKING REQUIREMENTS FOUND IN CHAPTER 19.4 PAYSON CITY ZONING ORDINANCE

ZONE GC-1 (GENERAL COMMERCIAL) 7.64 ACRES (GROSS 9.30)

FRONT SETBACK = 10 FEET
SIDE SETBACK = NONE
SIDE SETBACK-CORNER = 10 FEET
SIDE SETBACK-ACCESSORY BUILDING = 15 FEET
REAR SETBACK-DRIVEWAY = 20 FEET
BUILDING HEIGHT MAX = 20 FEET

ZONE RMF-15 (UP TO 12 UNITS/GROSS AREA) 7.64 ACRES (GROSS 8.71)

FRONT SETBACK = 20 FEET
SIDE SETBACK-INTERIOR = 10 FEET
SIDE SETBACK-CORNER = 15 FEET
REAR SETBACK = 15 FEET
REAR SETBACK-ACCESSORY BUILDING = 5 FEET
BUILDING HEIGHT MAX = 4-STORIES / 43 FEET
DISTANCE BETWEEN 2-STORY BUILDINGS = 10 FEET MIN
DISTANCE BETWEEN 2-STORY BUILDINGS = 20 FEET
EACH UNIT REQUIRES TWO OFF-STREET PARKING SPACES (MIN ONE COVERED)
GUEST PARKING = 1 PER FOUR DWELLING UNITS

ZONE RMF-20 (UP TO 20 UNITS/GROSS AREA) 8.18 ACRES (GROSS 10.59)

FRONT SETBACK = 20 FEET
SIDE SETBACK-INTERIOR = 10 FEET
SIDE SETBACK-CORNER = 15 FEET
REAR SETBACK = 15 FEET
REAR SETBACK-ACCESSORY BUILDING = 5 FEET
BUILDING HEIGHT MAX = 4-STORIES / 43 FEET
DISTANCE BETWEEN 2-STORY BUILDINGS = 10 FEET MIN
DISTANCE BETWEEN 2-STORY BUILDINGS = 20 FEET
EACH UNIT REQUIRES TWO OFF-STREET PARKING SPACES (MIN ONE COVERED)
GUEST PARKING = 1 PER FOUR DWELLING UNITS

LEGEND

- FOUND BRASS CAP
- ⊙ SET SUBDIVISION MONUMENT
- ⊙ SET 5/8" IRON PIN
- ⊙ SET 1/2" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- AREA DEDICATED TO PAYSON CITY FOR ROADWAY PURPOSES (PUBLIC)

*REFER TO SHEET DT-04 FOR ROADWAY TYPICAL SECTIONS

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

- NOTES:
- 1) FUTURE USES OF THE PROPERTY MUST BE CONSISTENT WITH THE PROVISIONS OF THE ZONING DISTRICT, THE HOLIDAY-PLEASANT PLATS ADDITION ANNEXATION AGREEMENT, AND ADDITIONAL APPROVALS AND PERMITS MUST BE OBTAINED BEFORE COMMENCEMENT OF CONSTRUCTION.
 - 2) THE SUBDIVISION PLAT NEED TO BE STAKED IN THE FIELD USING A 5/8" X 24 INCH REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR P.L.L.C. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE.

NO.	REVISIONS	BY	DATE	REV. CODE	FILE	DATE
5						
4						
3						
2						
1						

\\s-19-028-00_SouthHaven\CAD\Preliminary\PRELIM PLAT.dwg 2/22/2019 11:16 AM



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

SOUTH HAVEN FARMS

PRELIMINARY PLAT
PAYSON, UTAH

JOB NO.
3-19-028
SHEET NO.
2A

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 Declaration or the Notes, and does not constitute a guarantee of particular terms or conditions of service.

Approved this _____ day of _____, 20____

By _____

Title _____

SOUTH HAVEN FARMS SUBDIVISION

(50 SOUTH, 1400 EAST)
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE
BASE AND MERIDIAN

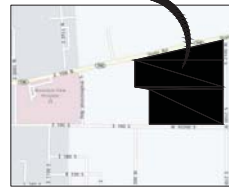
WIGNALL
30:030:0042

MOYES PROPERTIES L.L.C.
30:030:0047

MULNARIC
30:030:0083

CHARLES ENTERPRISES CORP.
30:030:0056

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



VICINITY MAP
-NTS-

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	101.94'	462.00'	101.74'	N67°09'09"W	12°38'33"
C2	95.76'	434.00'	95.57'	S67°09'09"E	12°38'33"
C3	108.12'	490.00'	107.90'	S67°09'09"E	12°38'33"
C4	25.48'	29.00'	24.66'	S30°33'33"E	50°19'53"
C5	27.09'	29.00'	26.12'	S14°06'49"W	53°31'32"
C6	45.35'	29.00'	40.87'	S44°57'59"W	89°35'44"
C7	46.09'	29.00'	41.39'	S45°21'54"E	91°04'03"
C8	45.01'	29.00'	40.63'	N44°38'06"E	88°55'57"
C9	45.76'	29.00'	41.16'	N45°02'01"W	90°24'16"
C10	45.46'	29.00'	40.95'	N44°44'34"W	89°49'22"
C11	45.64'	29.00'	41.07'	N45°15'16"E	90°01'18"

TABULATIONS:	
1. TOTAL PLAT ACREAGE	36.39 ACRES
2. PARCEL A	0.45 ACRES
3. TOTAL LOT ACREAGE	30.20 ACRES
4. TOTAL ACREAGE IN STREETS	5.74 ACRES
5. PUBLIC ROAD DEDICATION	650.26 L.F. = 1.015 MI.
6. AVERAGE LOT SIZE	336.503 S.F.
7. NUMBER OF LOTS	4

LEGEND

- FOUND BRASS CAP
- SET SUBDIVISION MONUMENT
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- AREA DEDICATED TO PAYSON CITY FOR ROADWAY PURPOSES (PUBLIC)

SOUTH FORK LAND
LIVESTOCK L.L.C.
30:030:0048



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

PAYSON CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D. 20____.

PAYSON CITY ATTORNEY
PAYSON CITY FIRE CHIEF

APPROVED THIS _____ DAY OF _____ A.D. 20____.

PAYSON CITY FIRE CHIEF

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED 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, 1993 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, 1993 AS AMENDED, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT, INCLUDING EASEMENTS FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1993 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE N.00°22'33"W. ALONG THE SECTION LINE A DISTANCE OF 479.61 FEET; THENCE EAST A DISTANCE OF 602.18 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.00°17'13"E. A DISTANCE OF 608.38 FEET; THENCE N.87°27'48"W. A DISTANCE OF 197.48 FEET; THENCE N.00°17'13"E. A DISTANCE OF 308.21 FEET TO A POINT ON THE SOUTH SIDE OF SR-198 RIGHT-OF-WAY; THENCE ALONG SAID SR-198 RIGHT-OF-WAY FOR THE NEXT 4 CALLS 1) N.76°57'03"E. A DISTANCE OF 215.82 FEET; 2) THENCE N.77°20'28"E. A DISTANCE OF 106.62 FEET (N.77°20'28"E. 106.67 FEET BY RECORD); 3) THENCE N.77°37'08"E. A DISTANCE OF 167.70 FEET; 4) THENCE N.78°22'51"E. A DISTANCE OF 1050.10 FEET; THENCE S.00°27'18"W. A DISTANCE OF 12.29 FEET; THENCE N.89°42'47"W. A DISTANCE OF 1299.31 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 1,581.938 sq. ft. OR 36.39 acres OF LAND MORE OR LESS.

BOUNDARY DESCRIPTION PARCEL A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE N.00°22'33"W. ALONG THE SECTION LINE A DISTANCE OF 479.61 FEET; THENCE EAST A DISTANCE OF 415.97 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.00°17'13"E. A DISTANCE OF 13.68 FEET TO A POINT ON THE SOUTH SIDE OF SR-198 RIGHT-OF-WAY; THENCE ALONG SAID SR-198 RIGHT-OF-WAY FOR THE NEXT 4 CALLS 1) N.76°57'03"E. A DISTANCE OF 215.82 FEET; 2) THENCE N.77°20'28"E. A DISTANCE OF 106.62 FEET (N.77°20'28"E. 106.67 FEET BY RECORD); 3) THENCE N.77°37'08"E. A DISTANCE OF 167.70 FEET; 4) THENCE N.78°22'51"E. A DISTANCE OF 981.10 FEET; THENCE S.00°27'18"W. A DISTANCE OF 12.29 FEET; THENCE N.89°42'47"W. A DISTANCE OF 734.38 FEET; THENCE S.77°31'55"W. A DISTANCE OF 737.05 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 18,657 sq. ft. OR 0.45 acres OF LAND MORE OR LESS.

OWNER'S DECLARATION

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 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 _____ DAY OF _____ A.D. 20____.

BY: _____

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGE TO ME THAT (S)HE IS A (MEMBER WITH MANAGEMENT AUTHORITY) (MANAGER) OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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 _____ DAY OF _____ A.D. 20____.

MAYOR _____

APPROVED _____ ATTEST _____

ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE PLANNING COMMISSION.

DIRECTOR _____ CHAIR, PLANNING COMMISSION

SOUTH HAVEN FARMS SUBDIVISION

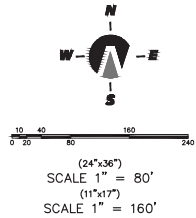
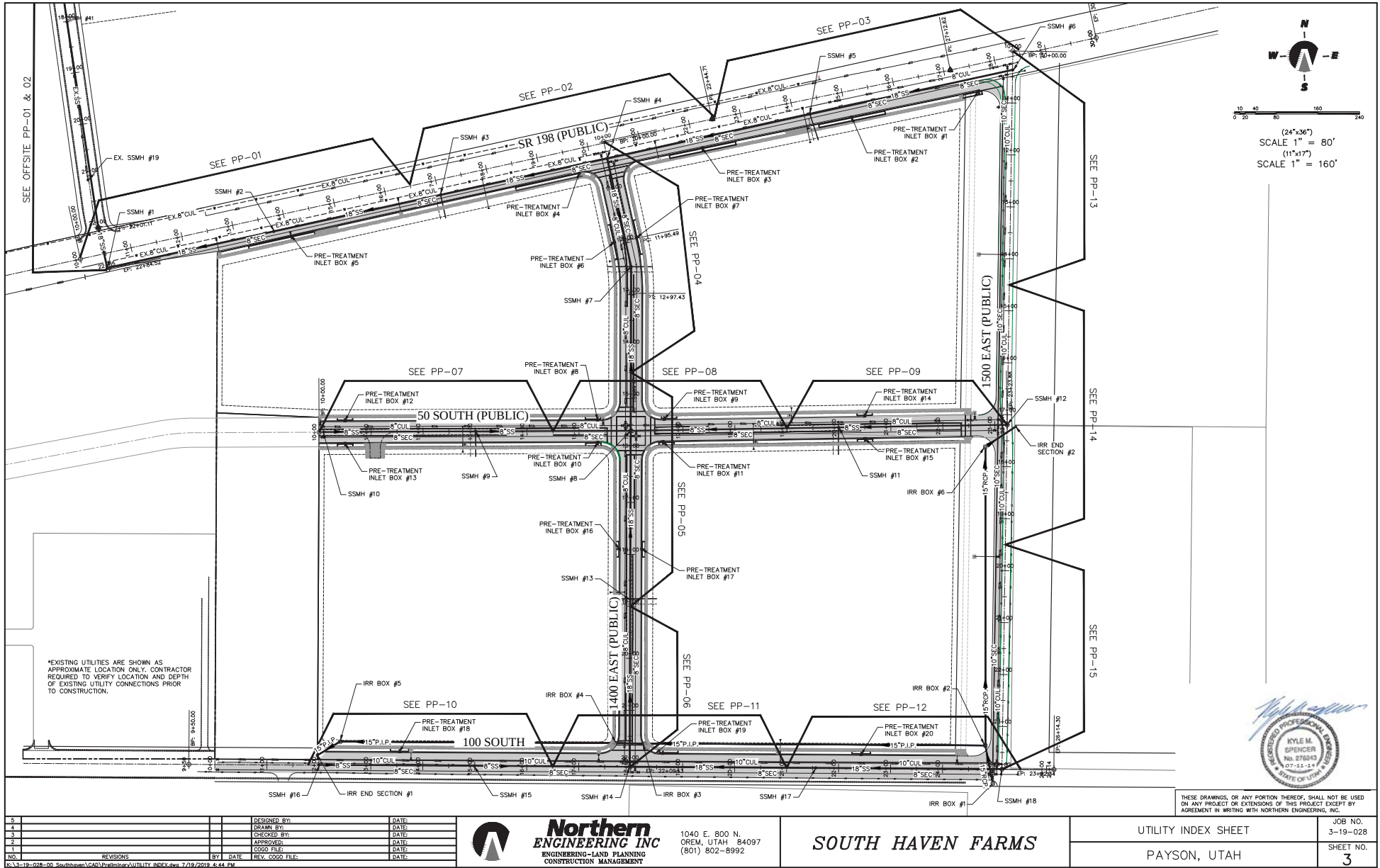
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

PAYSON CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

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





*EXISTING UTILITIES ARE SHOWN AS APPROXIMATE LOCATION ONLY. CONTRACTOR REQUIRED TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITY CONNECTIONS PRIOR TO CONSTRUCTION.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:		DATE:	
4	DRAWN BY:		DATE:	
3	CHECKED BY:		DATE:	
2	APPROVED:		DATE:	
1	CADD FILE:		DATE:	
	REV. CODE FILE:		DATE:	
NO.	REVISIONS	BY	DATE	



Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

SOUTH HAVEN FARMS

UTILITY INDEX SHEET
PAYSON, UTAH

JOB NO.
3-19-028
SHEET NO.
3