

City Engineer with No Comments

Water Department No Comments

Power has reviewed with comments

Fire Department Review with no Comment

DEVELOPMENT ENGINEER with NO comments.

Review by Street Department with NO comments
05/28/2020 9:45:17 AM

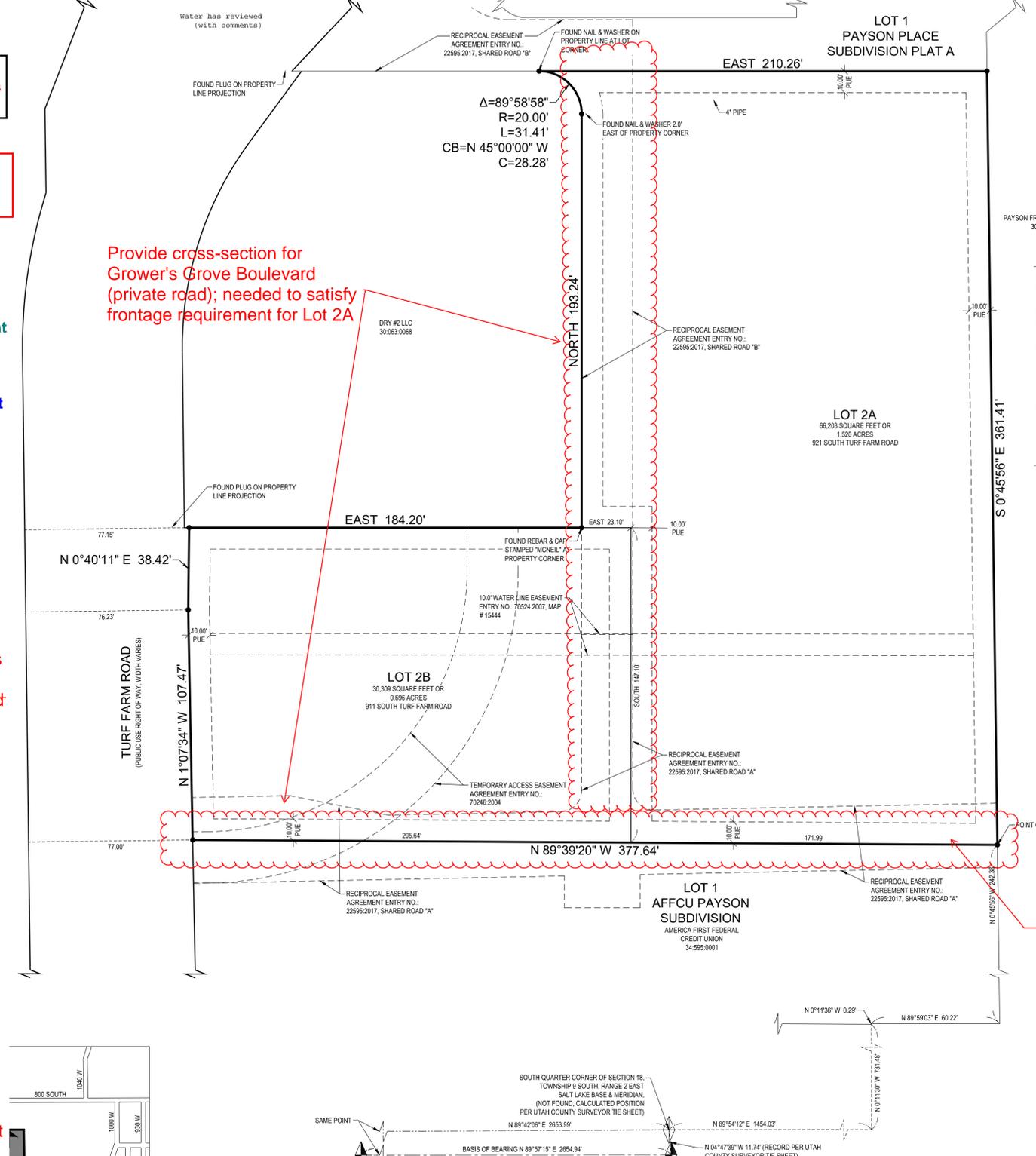
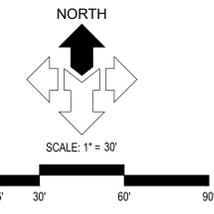
Review by Sewer Department with NO comments
05/28/2020 9:46:23 AM

Reviewed by City Planner Revisions Required

- Planning comments:**
1. Applicant needs to sign application
 2. Submit stamped addressed envelopes for property owners within 250' from perimeter of subdivision; provide typed list for file
 3. Street network:
 - a. Lot 2A must have frontage on a public street or approved private street. Growers Grove Blvd will need to extend to provide the required frontage.
 - b. Grower's Grove Blvd to extend and connect to Turf Farm Road prior to development of Lot 2B (and the removal of temporary access road)
 - c. Provide document that addresses ownership, access, and maintenance of private road; timing of improvement
 4. Provide a preliminary plan that addresses public and private utilities, relocation of utilities, improvement of private street, sidewalk along TFR, etc.
 5. Lot 2B is smaller than 1 acre and must satisfy the architectural standards of the larger project

AFFCU PAYSON PLAT B

AMENDING LOT 2, AFFCU PAYSON
A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CITY OF PAYSON, UTAH COUNTY, UTAH



PAYSON FRUIT GROWERS INC.
30.963.0065

DOMINION ENERGY

DOMINION ENERGY HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS OF WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING THEREIN 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 _____ DAY OF _____, 20____

BY: _____

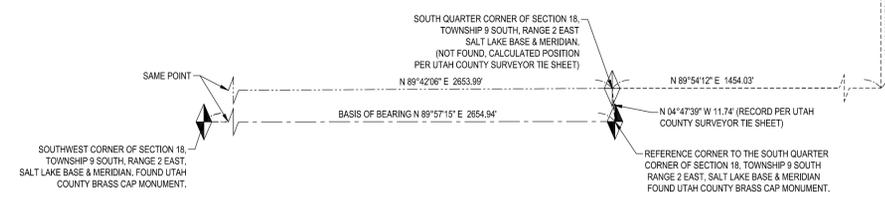
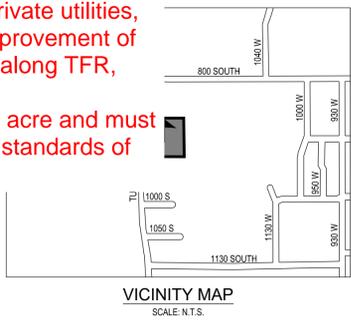
TITLE: _____

NOTES

1. SUBJECT PROPERTY IS LOCATED IN THE S-1 ZONE (SPECIAL HIGHWAY SERVICE ZONE).
2. SUBJECT PROPERTY IS LOCATED IN FEMA WITH NO DIGITAL DATA AVAILABLE PER MAP NO. 46521000A EFFECTIVE ON OCTOBER 15, 1992.
3. THE SUBDIVISION PLAT NEED 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.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- ADJOINING LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- PLUDE PUBLIC UTILITIES & DRAINAGE EASEMENT
- () DENOTES RECORD INFORMATION



PREPARED BY:

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER 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. 6861599.

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 UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DAVID B. DRAPER
L.S. LICENSE NO. 6861599

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°54'12" EAST 1453.03 FEET AND NORTH 00°11'30" WEST 731.48 FEET AND NORTH 00°11'30" WEST 0.28 FEET AND NORTH 89°59'03" EAST 68.22 FEET AND NORTH 00°45'56" WEST 242.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING NORTH 89°39'20" WEST 373.64 FEET, THENCE NORTH 01°07'34" WEST 107.47 FEET, THENCE NORTH 00°40'11" EAST 38.42 FEET, THENCE EAST 184.20 FEET, THENCE NORTH 193.24 FEET TO A POINT ON A 20.00 RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 31.41 FEET THROUGH A CENTRAL ANGLE OF 89°58'58" (CHORD BEARS NORTH 45°00'00" WEST 28.28 FEET), THENCE EAST 210.26 FEET, THENCE SOUTH 00°45'56" EAST 361.41 FEET TO THE POINT OF BEGINNING.

CONTAINS: 96.512 SQUARE FEET OR 2.216 ACRES OR LAND MORE OR LESS (2 LOTS)

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 DAY OF _____ A.D. 20____

BY: _____ (PRINT NAME)

ITS: _____ (TITLE)

BY: _____ (SIGNATURE)

CORPORATE ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____ A UTAH CORPORATION, AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC COMMISSIONED IN UTAH
NOTARY NUMBER _____

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 _____
CITY ENGINEER (SEE SEAL BELOW) CITY RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

BY THE _____ PLANNING COMMISSION.

DIRECTOR _____ CHAIR, PLANNING COMMISSION _____

PAYSON CITY FIRE DEPARTMENT

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

PAYSON CITY FIRE CHIEF _____

PAYSON CITY ATTORNEY

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

PAYSON CITY ATTORNEY _____

AFFCU PAYSON PLAT B

AMENDING LOT 2, AFFCU PAYSON
FINAL SUBDIVISION PLAT

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CITY OF PAYSON, UTAH COUNTY, UTAH

CITY ENGINEER SEAL CITY RECORDER SEAL UTAH COUNTY RECORDING STAMP

SHEET
1
OF
1