

PAYSON HOTEL SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN. PAYSON CITY, UTAH COUNTY, UTAH
OCTOBER 2020



LOCATION OF PROJECT



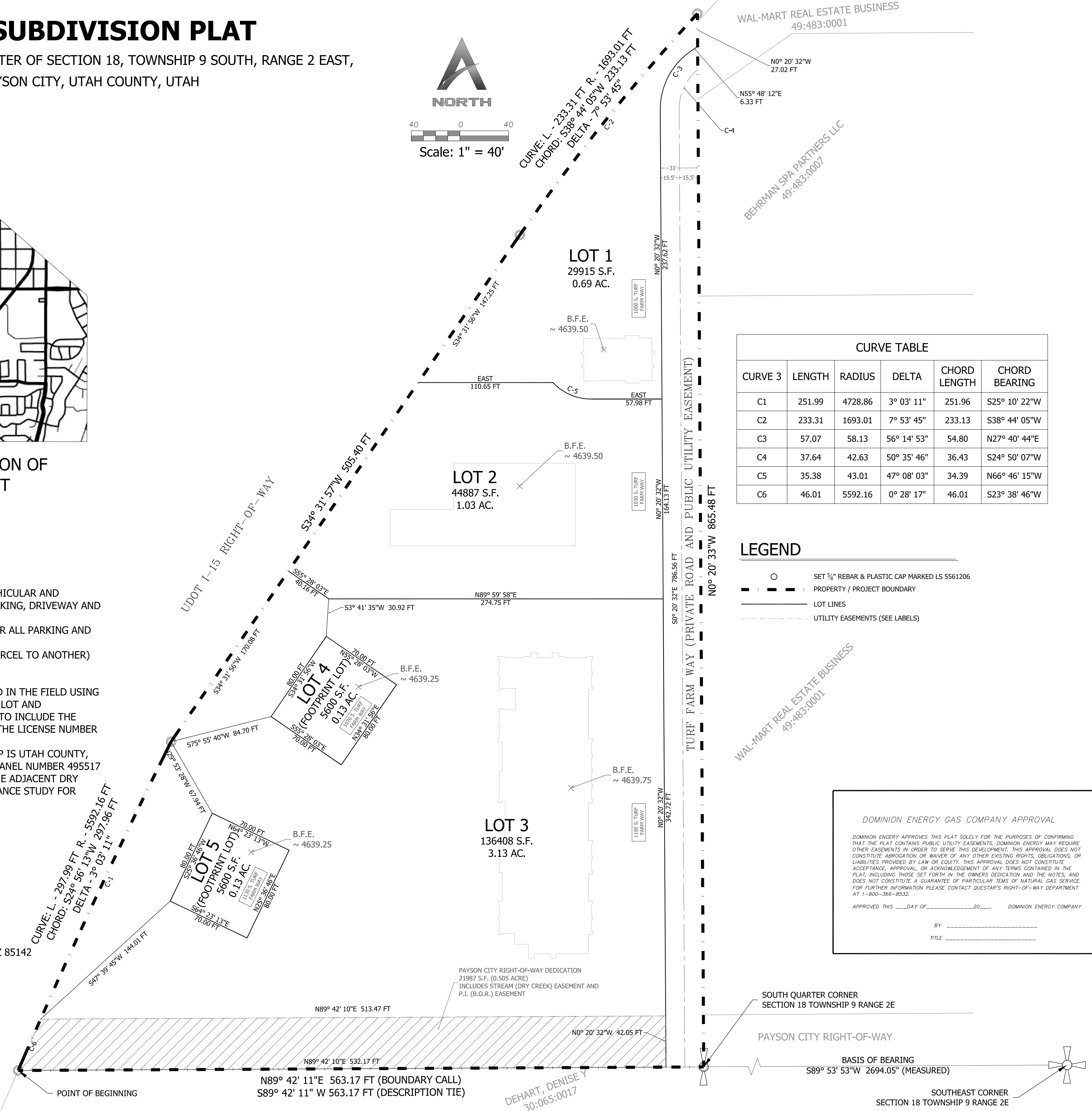
NOTES:

- 1. A PUBLIC ACCESS EASEMENT (INCLUDING VEHICULAR AND PEDESTRIAN TRAFFIC) IS GRANTED FOR ALL PARKING, DRIVEWAY AND WALKWAY AREAS WITHIN THIS DEVELOPMENT.
- 2. A PUBLIC UTILITY EASEMENT IS GRANTED FOR ALL PARKING AND DRIVEWAY AREAS WITHIN THIS DEVELOPMENT.
- 3. CROSS DRAINAGE EASEMENTS (FROM ONE PARCEL TO ANOTHER) ARE GRANTED FOR THIS DEVELOPMENT.
- 4. PROJECT LIES WITHIN S-1 ZONE.
- 5. 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.
- 6. FEMA INFORMATION: THE CURRENT FIRM MAP IS UTAH COUNTY, UTAH (UNINCORPORATED AREAS) COMMUNITY PANEL NUMBER 495517 0460 A, EFFECTIVE DATE OCTOBER 15, 1982. THE ADJACENT DRY CREEK WAS INCLUDED IN A FEMA FLOOD INSURANCE STUDY FOR UTAH COUNTY DATED JUNE 19, 2020.

DEVELOPER:
EL DORADO INVESTMENT PROPERTIES, LLC
22424 ELLSWORTH, LOOP #1202, QUEEN CREEK, AZ 85142

ENGINEER:
APEX ENGINEERING, INC.
661 NORTH MAIN, SPANISH FORK, UT 84660

SURVEYOR:
CIS PROFESSIONAL LAND SURVEYING
1025 NORTH 300 WEST, NEPHI, UT 84648



SURVEYOR'S CERTIFICATE

I, CORY I. SQUIRE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 2A, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5561206. 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 54-8A-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.

SURVEYOR'S SIGNATURE DATE

BOUNDARY DESCRIPTION

BEGINNING AT A THE INTERSECTION OF THE RIGHT-OF-WAY OF I-15 AND THE SECTION LINE, SAID INTERSECTION LIES 563.17 FEET S 89°42'11" W. ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 18 TOWNSHIP 9 RANGE 2 EAST; RUNNING THENCE N. 89°42'11" E. 563.17 FEET ALONG THE SECTION LINE TO THE SAID SOUTH QUARTER CORNER; THENCE ALONG THE QUARTER SECTION LINE OF SAID SECTION 18 AND THE WESTERLY LINE OF PAYSON RETAIL SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE MAP NUMBER 927-112 N. 00°20'33" W. 865.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF I-15; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING (3) COURSES (1) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 233.31 FEET, A RADIUS OF 1693.01 (CHORD BEARING AND DISTANCE OF S. 38°44'05" W. 233.13 FEET) TO THE ROW MARKER STATION 00+75+93, (2) S. 34°31'57" W. 505.40 FEET, THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 297.99 FEET, A RADIUS OF 5592.16 FEET (CHORD BEARING AND DISTANCE OF S. 24°56'13" W. 297.96 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 269,876 SQUARE FEET IN AREA OR 6.196 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT SUBDIVISION NAME, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PAYSON CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

THIS DAY OF 2020.

SIGN PRINT SIGN PRINT

ACKNOWLEDGMENT

STATE OF UTAH S COUNTY OF UTAH

ON THIS DAY OF A.D. 2020, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:

A NOTARY PUBLIC COMMISSIONED IN UTAH (SEE SEAL BELOW) PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF PAYSON CITY, 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. 2020.

APPROVED:

MAYOR'S SIGNATURE DATE CITY ATTORNEY'S SIGNATURE DATE CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW) DATE CITY FIRE CHIEF'S SIGNATURE DATE

ATTEST:

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) DATE COUNTY RECORDER'S SIGNATURE (SEE SEAL BELOW) DATE

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF A.D. 2020 BY THE PAYSON CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIR SIGNATURE DATE DIRECTOR SIGNATURE DATE

PAYSON SUITES SUBDIVISION

PAYSON, UTAH COUNTY, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

RECORDER SEAL	NOTARY PUBLIC SEAL	ENGINEER SEAL	SURVEYOR SEAL
			PROFESSIONAL LAND SURVEYOR No. 5561206 CORY I. SQUIRE STATE OF UTAH