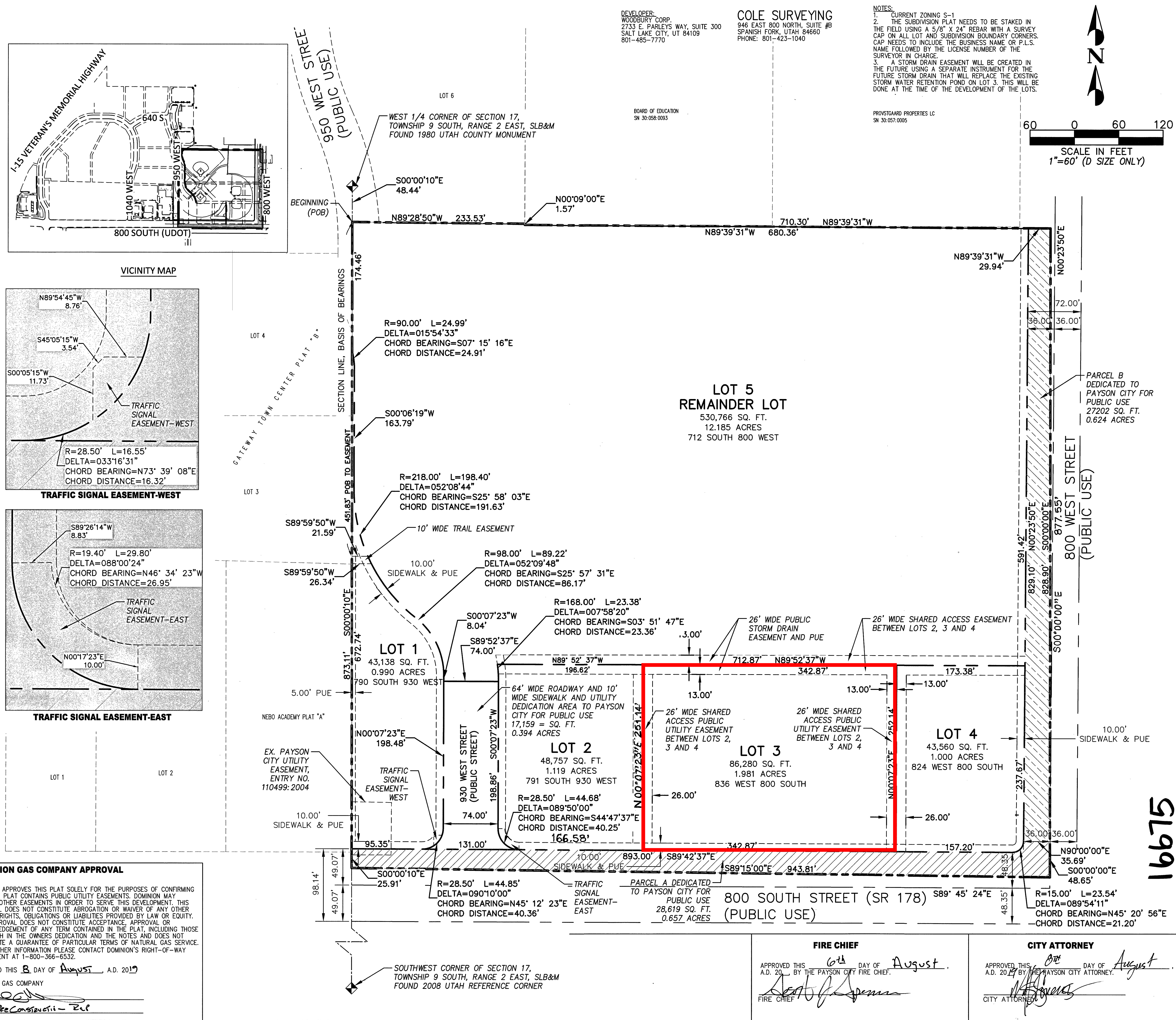


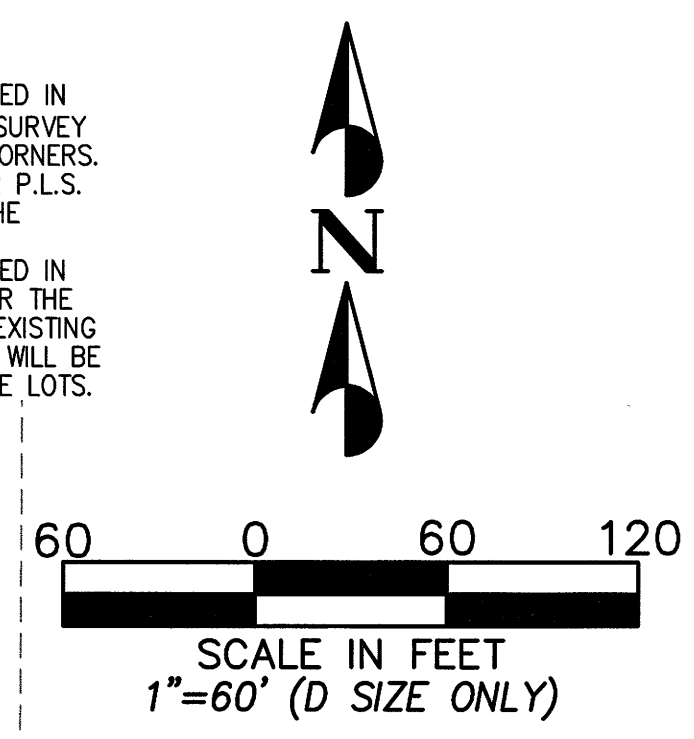
PLAT DATE: 7/23/2019 10:48 AM  
P: BLACK WATCH PAYSON - 1450.0000 - PAYSON GATEWAY PLAT - PAYSON GATEWAY 1450 - 7.12.19.DWG



DEVELOPER:  
WOODBURY CORP.  
2733 E. PARLEYS WAY, SUITE 300  
SALT LAKE CITY, UT 84109  
801-485-7770

COLE SURVEYING  
946 EAST 800 NORTH, SUITE #B  
SPANISH FORK, UTAH 84660  
PHONE: 801-423-1040

NOTES:  
1. CURRENT ZONING S-1  
2. 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.  
3. A STORM DRAIN EASEMENT WILL BE CREATED IN THE FUTURE USING A SEPARATE INSTRUMENT FOR THE FUTURE STORM DRAIN THAT WILL REPLACE THE EXISTING STORM WATER RETENTION POND ON LOT 3. THIS WILL BE DONE AT THE TIME OF THE DEVELOPMENT OF THE LOTS.



**SURVEYOR'S CERTIFICATE**  
I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT ON THE EAST LINE OF GATEWAY TOWN CENTER PLAT "B", WHICH POINT LIES SOUTH 00°00'10" EAST 48.44 FEET ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND THENCE SOUTH 00°00'10" EAST 873.11 FEET CONTINUING ALONG THE SECTION LINE AND THE EAST BOUNDARY OF GATEWAY TOWN CENTER PLAT "B" AND NEBO ACADEMY PLAT "A", THENCE SOUTH 89°50'00" EAST 943.84 FEET; THENCE NORTH 87°55'55" FEET TO THE EXTENSION OF AN EXISTING FENCE; THENCE NORTH 89°39'31" WEST 710.30 FEET ALONG SAID FENCE AND ITS EXTENSIONS; THENCE NORTH 00°00'10" EAST 1.57 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID GATEWAY TOWN CENTER SUBDIVISION; THENCE NORTH 89°28'50" WEST 233.53 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

CONTAINING 18.95 ACRES.

DATE: Aug 1, 2019  
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 AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

BLACK WATCH PAYSON L.L.C., A UTAH LIMITED LIABILITY COMPANY  
BY: Woodbury Corporation, ITS CO-MANAGER  
PRINT NAME: D. Randall Woodbury  
TITLE: President  
DATED THIS 26th DAY OF July, 2019.

BY: Scott McLauchlan  
PRINT NAME: Scott McLauchlan  
TITLE: Owner  
DATED THIS 30th DAY OF July, 2019.

**ACKNOWLEDGMENT**  
STATE OF UTAH S.S.  
COUNTY OF SALT LAKE S.S.  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Aug 27 4:44 pm FEE \$4.00 BY IP  
RECORDED FOR PAYSON CITY CORPORATION

ON THIS 30th DAY OF July, 2019, BEFORE ME PERSONALLY APPEARED D. Randall Woodbury AND Scott McLauchlan, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE President AND Owner OF WOODBURY CORPORATION, WHICH IS A CO-MANAGER OF BLACK WATCH PAYSON L.L.C., A UTAH LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE OWNERS DEDICATION, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED SAME ON BEHALF OF SAID COMPANY THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED SAME PURSUANT TO ITS OPERATING AGREEMENT.

NOTARY PUBLIC STATE OF UTAH  
My Comm. Exp. 03/09/2022  
Commission # 698042  
NOTARY PUBLIC FULL NAME: Tiffany Steele  
COMMISSION NUMBER: 698042  
MY COMMISSION EXPIRES: 3/9/22  
A NOTARY PUBLIC COMMISSIONED IN UTAH

ON THIS 30th DAY OF July, 2019, BEFORE ME PERSONALLY APPEARED Scott McLauchlan, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE Owner OF BLACK WATCH PAYSON L.L.C., WHICH IS A CO-MANAGER OF BLACK WATCH PAYSON L.L.C., A UTAH LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE OWNERS DEDICATION, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED SAME ON BEHALF OF SAID COMPANY THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED SAME PURSUANT TO ITS OPERATING AGREEMENT.

NOTARY PUBLIC STATE OF UTAH  
My Comm. Exp. 04-26-2022  
Commission # 700005  
NOTARY PUBLIC FULL NAME: Angie M. Allen  
COMMISSION NUMBER: 700005  
MY COMMISSION EXPIRES: 04/26/2022  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE City Council 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.

APPROVED BY MAYOR: William R. Allen  
APPROVED: Joe L. Allen ENGINEER (See Seal Below)  
ATTEST: Keri E. Holmbeck CLERK-RECORDER (See Seal Below)

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 23rd DAY OF January, A.D. 2019, BY THE PAYSON CITY PLANNING COMMISSION.

DIRECTOR: Joe L. Allen  
CHAIR, PLANNING COMMISSION: Scott McLauchlan

**PLAT 'A'**  
**PAYSON GATEWAY SUBDIVISION**  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
800 SOUTH STREET, PAYSON UTAH COUNTY, UTAH  
SCALE: 1"=60'

**DOMINION GAS COMPANY APPROVAL**  
DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERM 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 DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

APPROVED THIS 8th DAY OF August, A.D. 2019  
BY: Dom  
TITLE: Pre-Construction - RUC

**FIRE CHIEF**  
APPROVED THIS 6th DAY OF August, A.D. 2019, BY THE PAYSON CITY FIRE CHIEF.  
FIRE CHIEF: Scott McLauchlan

**CITY ATTORNEY**  
APPROVED THIS 8th DAY OF August, A.D. 2019, BY THE PAYSON CITY ATTORNEY.  
CITY ATTORNEY: Scott McLauchlan

**SEALS**  
SURVEYOR'S SEAL: BARRY L. PRETTYMAN #166406  
NOTARY PUBLIC SEAL: ANGIE M. ALLEN #700005  
CITY-COUNTY ENGINEER SEAL: TRAVIS C. JOCKIMSEN #5050903  
CITY-PLANNING RECORDER SEAL: JEFFERY SMITH

This form approved by Utah County and the municipalities therein.

Sec. 17, T9S, R2E, 74-170 Bm 2