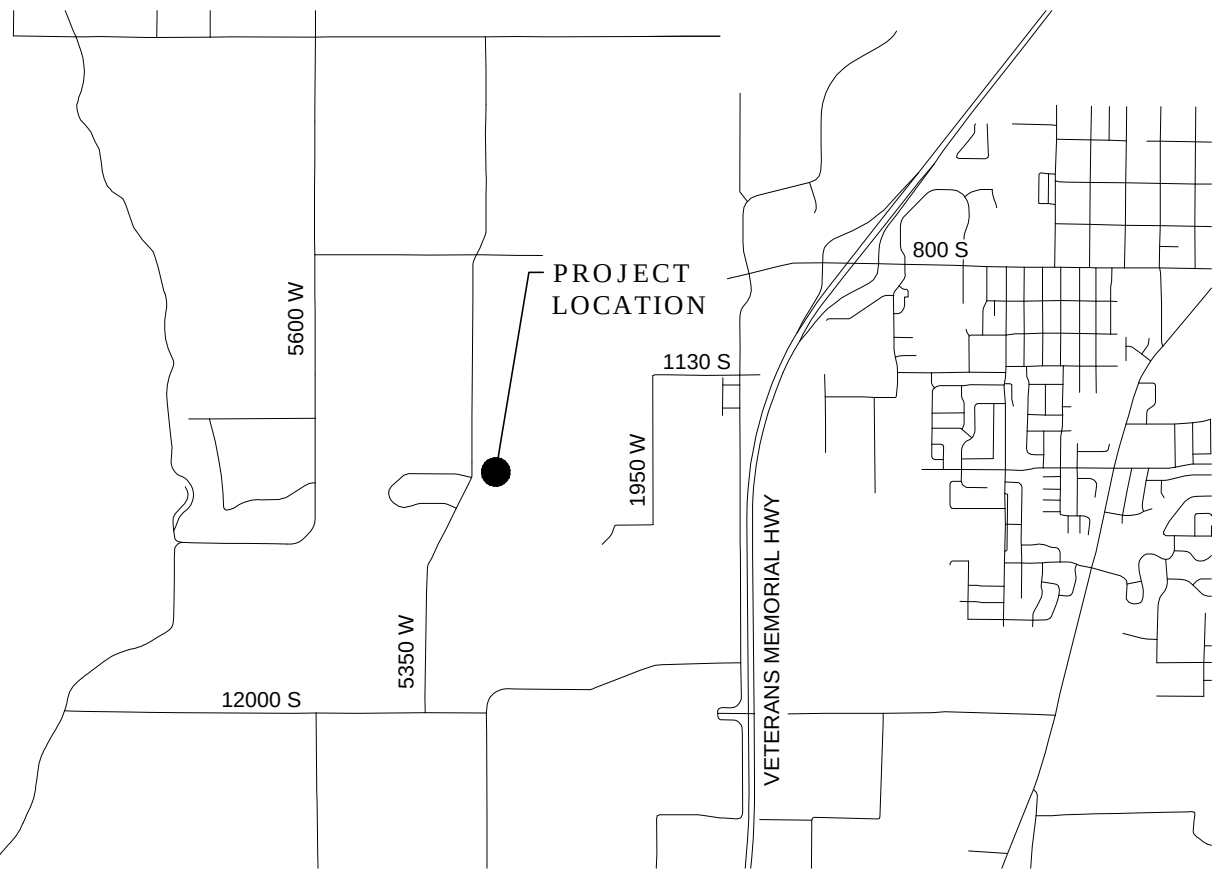


VICINITY MAP



PROJECT NOTES:

- INDIVIDUAL LOTS HAVE NEITHER BEEN TESTED OR APPROVED FOR SEPTIC SYSTEMS. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEPTIC SYSTEM APPROVAL IS GRANTED BY THE COUNTY HEALTH DEPARTMENT. ANY LOT NOT APPROVED WILL NOT BE APPROVED FOR A DWELLING.
- INDIVIDUAL WELLS LOCATED ON EACH LOT HAVE NEITHER BEEN DRILLED NOR FOUND TO PRODUCE THE REQUIRED QUALITY, QUANTITY, AND FLOW OF WATER. NO BUILDING PERMIT FOR A DWELLING OR OTHER OCCUPIED BUILDING WILL BE ISSUED UNTIL THE WELLS ARE DRILLED AND FOUND TO PRODUCE THE REQUIRED QUALITY, QUANTITY AND FLOW OF WATER. ANY LOT WITH A WELL THAT HAS NOT BEEN DRILLED AND FOUND TO PRODUCE THE REQUIRED QUALITY, QUANTITY, AND FLOW OF WATER WILL NOT BE APPROVED FOR A DWELLING.
- ALL SURFACE DRAINAGE WILL BE MAINTAINED ON SITE.
- CURRENT ZONING IS A-5-H, ANNEXATION HOLDING ZONE
- GROSS AREA OF DEVELOPMENT: 12.98 ACRES OR 565,570 SQFT.
- TOTAL NUMBER OF LOTS: 2
- LAND USE: SINGLE-FAMILY DWELLINGS AND APPROVED AGRICULTURE USES.

DOMINION ENERGY APPROVAL:

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS OR BY PRESCRIPTION. 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 ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 NATURAL GAS SERVICE. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS-OF-WAY, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

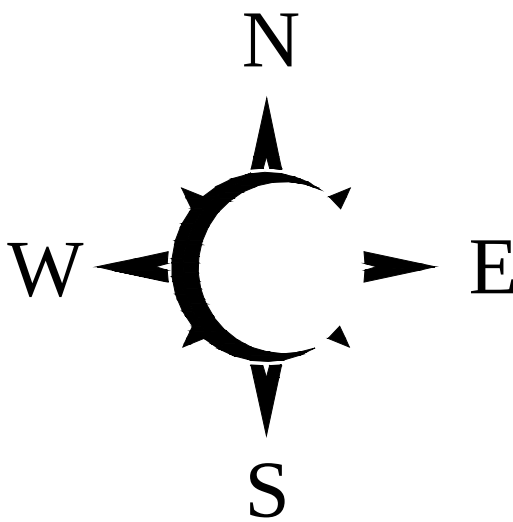
APPROVED THIS _____ DAY OF _____ 20____
DOMINION ENERGY GAS COMPANY

BY: _____

TITLE: _____

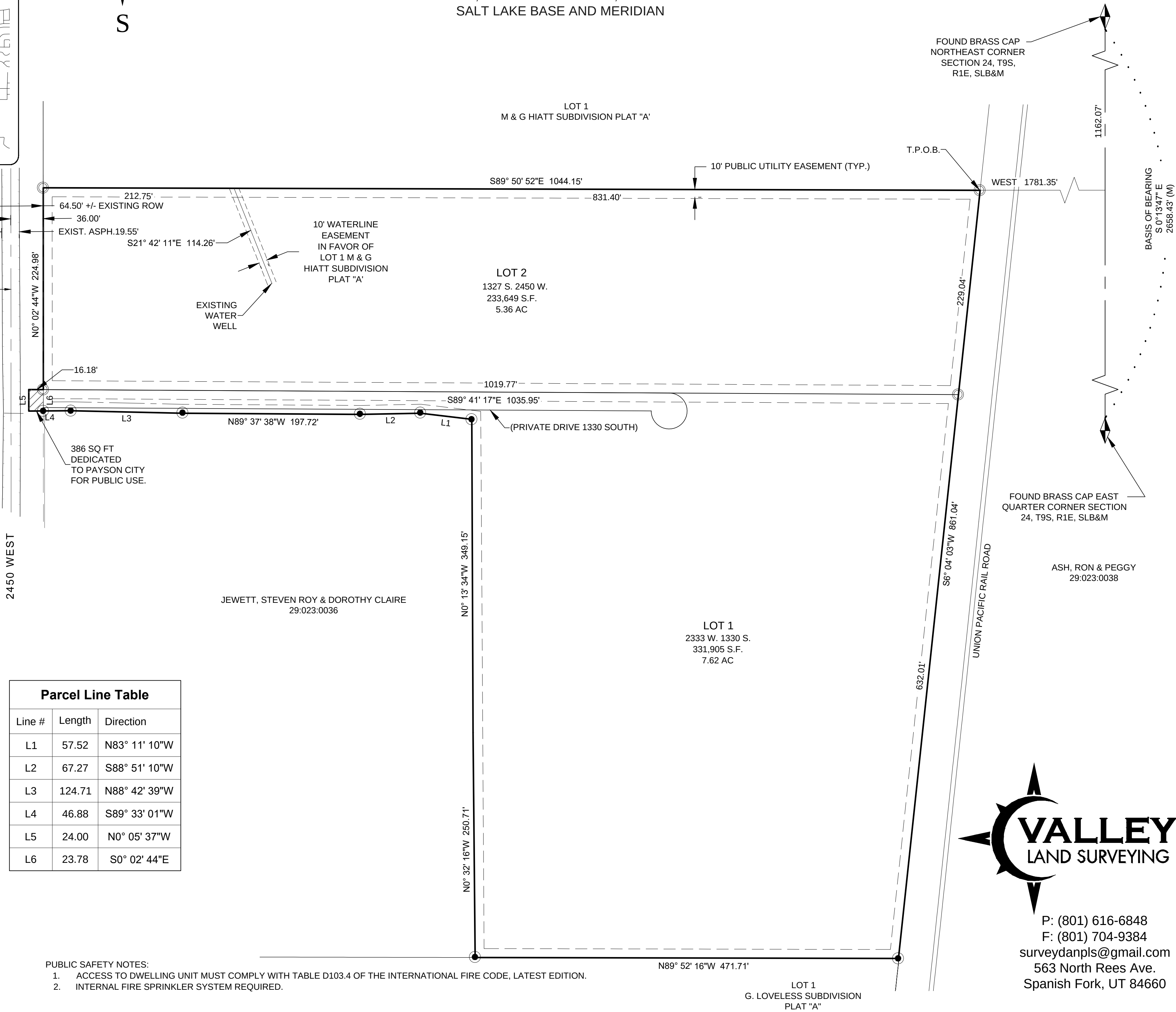
LEGEND

- = FOUND SECTION CORNER
- = SET REBAR AND CAP LS 7173588 (TYP)
- = FOUND REBAR AND CAP LS 7173588 (TYP)
- = SECTION LINE
- = PROPERTY LINE
- = ADJACENT PROPERTY LINES
- = PUBLIC UTILITY EASEMENT
- = WATERLINE EASEMENT
- = PARCEL PROPERTY LINES
- = ROAD DEDICATION
- = CL OF ROAD (DETERMINED BY EXISTING ASPHALT)



HIATT 7.5 SUBDIVISION PLAT "A"
AN AMENDMENT AND VACATION OF LOT 2
OF THE M & G HIATT SUBDIVISION PLAT "A"

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



Parcel Line Table		
Line #	Length	Direction
L1	57.52	N83° 11' 10"W
L2	67.27	S88° 51' 10"W
L3	124.71	N88° 42' 39"W
L4	46.88	S89° 33' 01"W
L5	24.00	N0° 05' 37"W
L6	23.78	S0° 02' 44"E

- PUBLIC SAFETY NOTES:
- ACCESS TO DWELLING UNIT MUST COMPLY WITH TABLE D103.4 OF THE INTERNATIONAL FIRE CODE, LATEST EDITION.
 - INTERNAL FIRE SPRINKLER SYSTEM REQUIRED.

PLANNING COMMISSION APPROVAL:

APPROVED THIS _____ DAY OF _____ 20____
BY THE PAYSON CITY PLANNING COMMISSION.

BY: _____
DIRECTOR-SECRETARY

BY: _____
CHAIRMAN, PLANNING COMMISSION

APPROVAL AS TO FORM:

APPROVED AS TO FORM THIS _____ DAY
OF _____ 20____

BY: _____
PAYSON CITY ATTORNEY

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 _____ 20____

BY: _____
MAYOR OF PAYSON CITY

BY: _____
PAYSON CITY RECORDER

BY: _____
CITY ENGINEER

PAYSON CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____ 20____

BY: _____
FIRE CHIEF

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD SURVEY CERTIFICATE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS _____ DAY OF _____ 20____
DAN E. KNOWLDEN JR. PLS 7173588

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 0°13'47" EAST 1162.07 FEET AND WEST 1781.35 FEET TO WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD AND THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 6°04'03" WEST 861.04 ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTH LINE OF G. LOVELESS SUBDIVISION PLAT "A"; THENCE NORTH 89°52'16" WEST 471.71 ALONG SAID NORTH LINE TO A POINT ON AN EXISTING FENCE AND FENCE LINE AGREEMENT ON FILE AS ENTRY #57372:1997 IN THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID FENCE AND FENCE LINE AGREEMENT THE FOLLOWING TWO (2) CALLS: (1) NORTH 0°32'16" WEST 250.71 FEET; (2) NORTH 0°13'34"W 349.15 FEET TO A POINT ON AN EXISTING BOUNDARY LINE AGREEMENT ON FILE AS ENTRY #72836:2017 IN THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING FIVE (5) CALLS: (1) NORTH 83°11'10" WEST 57.52 FEET; (2) SOUTH 88°51'10" WEST 67.27 FEET; (3) NORTH 89°37'38" WEST 197.72 FEET; (4) NORTH 88°42'39" WEST 124.71 FEET; (5) SOUTH 89°33'01" WEST 46.88 FEET; THENCE NORTH 0°05'37" WEST 24.00 FEET; THENCE SOUTH 89°41'17" EAST 16.18 FEET; THENCE NORTH 0°02'44" WEST 224.98 FEET ALONG THE EAST RIGHT-OF-WAY OF 2450 WEST ROAD; THENCE SOUTH 89°50'52" EAST 1044.15 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 565,570 SQUARE FEET (12.98 ACRES)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO PAYSON CITY FOR PERPETUAL USE OF THE PUBLIC.

EXECUTED THIS _____ DAY OF _____, 20____

BY: _____ BY: _____
KATHLEEN M. HIATT (TRUSTEE) MICHAEL EARL HIATT (TRUSTEE)

BY: _____ BY: _____
RON G. ASH PEGGY E. ASH

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE _____ DAY _____ 20____ PERSONALLY APPEARED BEFORE ME, KATHLEEN M. HIATT AND MICHAEL EARL HIATT TRUSTEES OF THE KATHLEEN M. HIATT FAMILY REVOCABLE TRUST, DATED FEBRUARY 22, 2001, AND RON G. ASH AND PEGGY E. ASH, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

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

DRAWN:	PROJECT #	SCALES	
JTL	VA424	HORIZ: 1"=70'	
DESIGNER: DEK	DATE:		
REVIEWED: DEK	12/4/2020		

PROJECT NAME:

HIATT 7.5 SUBDIVISION PLAT "A"
AN AMENDMENT AND VACATION OF LOT 2 OF
THE M & G HIATT SUBDIVISION PLAT "A"
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

PROJECT LOCATION:

PAYSON, UTAH

SHEET TITLE:	SHEET	COUNTY RECORDING STAMP:
SUBDIVISION PLAT	1 of 1	