

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

Approved this _____ day of _____, 20____

By _____

Title _____

WEST 1/4 CORNER SECTION 10
T. 9S., R. 2E., SLB&M

S.9
S.9
S.10
S.10

N0°22'32"W
2666.28'
(BASIS OF BEARING)

B&K DEVELOPMENT L.L.C.
30-030-0068

S.9
S.16
S.10
S.15

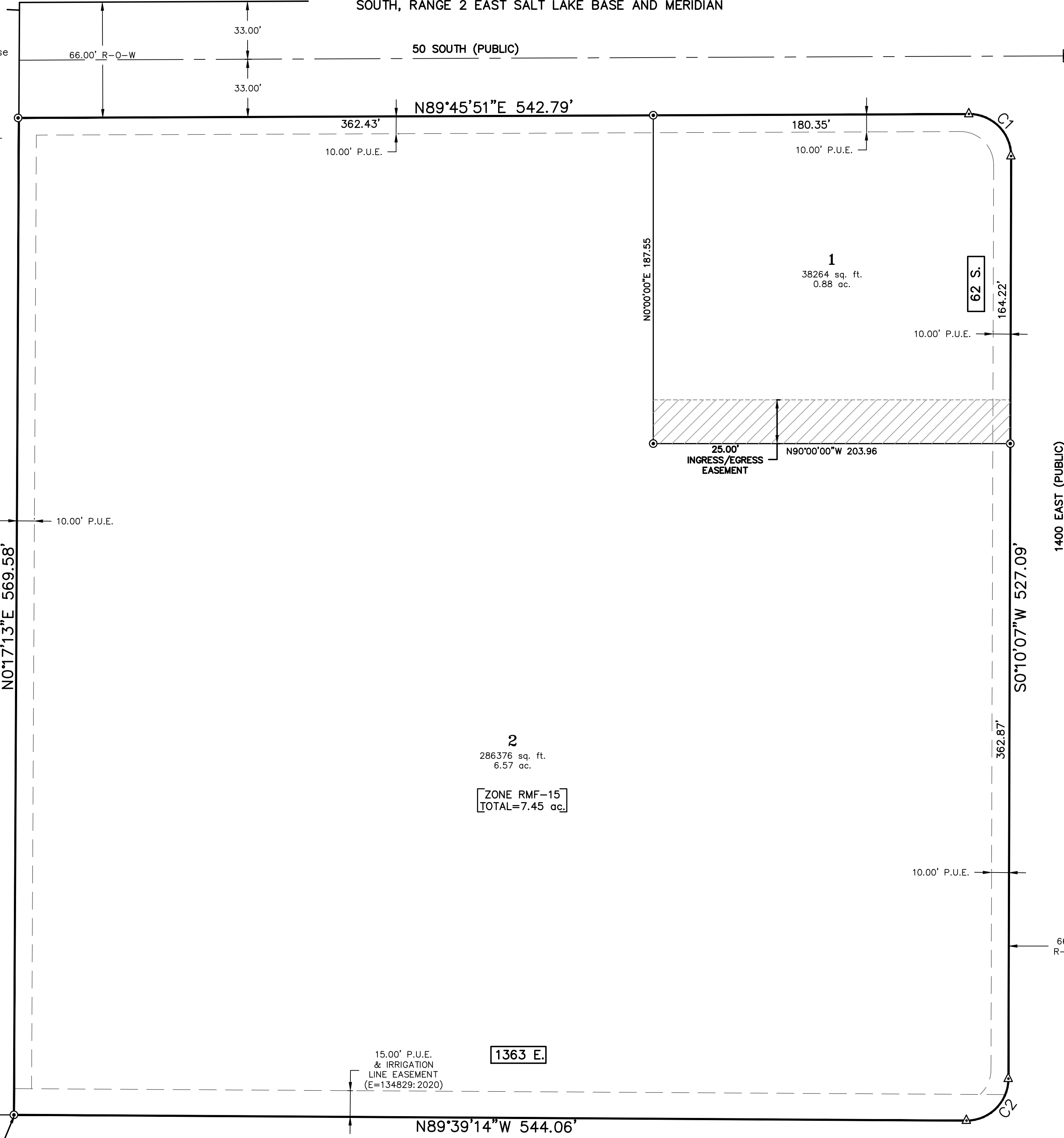
SOUTHWEST CORNER SECTION 10
T. 9S., R. 2E., SLB&M

1300 EAST
(PUBLIC)

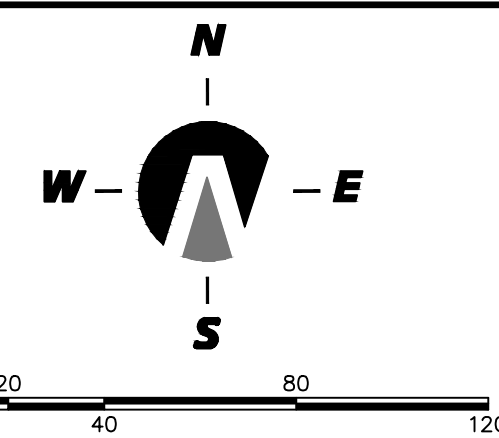
M&S SPENCER PROPERTIES LLC
30-030-0007

**SOUTH HAVEN FARMS
SUBDIVISION PLAT "B"**

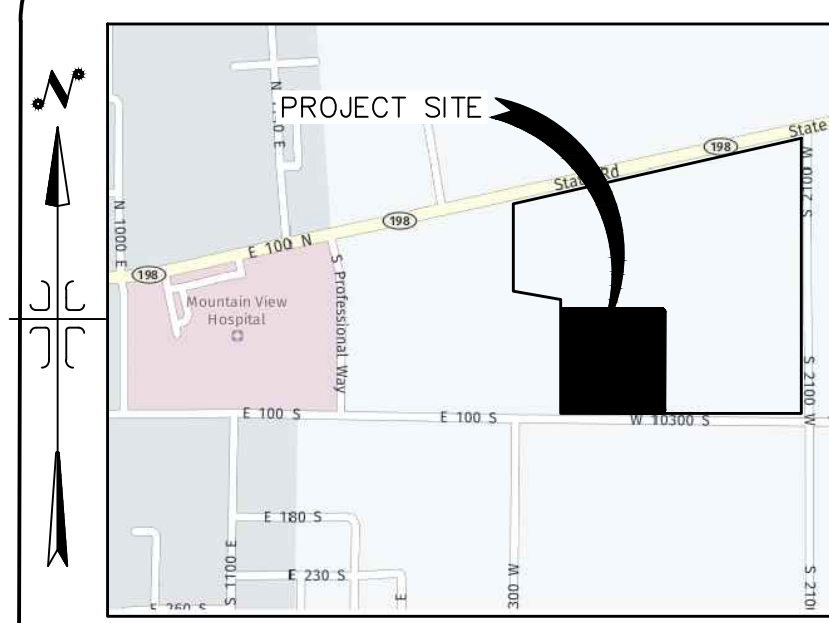
BEING AN AMENDMENT OF LOT 4 SOUTH HAVEN FARMS SUBDIVISION
(ENTRY # 72496:2020 ALSO BEING DESCRIBED AS A PARCEL OF LAND
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9
SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN



ZONE RMF-15 (UP TO 12 UNITS/GROSS AREA)
TOTAL AREA = 7.45 ACRES
FRONT SETBACK = 20 FEET
SIDE SETBACK = 10 FEET / 15 FEET
REAR SETBACK = 15 FEET
BUILDING HEIGHT MAX = 4-STORIES / 43 FEET



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

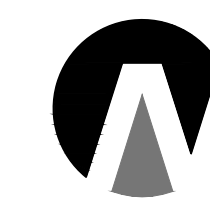


TABULATIONS:

1. TOTAL PLAT ACREAGE	7.45 ACRES
2. TOTAL LOT ACREAGE	7.45 ACRES
3. TOTAL ACREAGE IN STREETS	0
4. PUBLIC ROAD DEDICATION	0
5. AVERAGE LOT SIZE	162,320 S.F.
6. NUMBER OF LOTS	2

- LEGEND**
- FOUND BRASS CAP
 - SET SUBDIVISION MONUMENT
 - SET 5/8" IRON PIN
 - CALCULATED POINT, NOT SET
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING DEED LINE

NOTES:
1) FUTURE USES OF THE PROPERTY MUST BE CONSISTENT WITH THE PROVISIONS OF THE ZONING DISTRICT, THE HOLDAWAY-PLEASANT FLATS ADDITION AGREEMENT, AND ADDITIONAL APPROVALS AND PERMITS MUST BE OBTAINED BEFORE COMMENCEMENT OF CONSTRUCTION.
2) "THE SUBDIVISION PLAT NEEDS 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.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE".
3) AGREEMENT BY AND BETWEEN THE UTAH WATER AND POWER BOARD AND SALEM POND COMPANY RECORDED AUG. 31, 1959 AS ENTRY NO. 13438 IN BOOK 822 AT PAGE 6 OF OFFICIAL RECORDS.
4) CONVEYANCE OF EASEMENT AND WATER RIGHTS RECORDED AUG. 31, 1959 AS ENTRY NO. 13439 IN BOOK 822 AT PAGE 12 OF OFFICIAL RECORDS. BLANKET IN NATURE.



**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 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, 1953 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 (PARCEL'S 30-030-0069 & 30-030-0085), 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.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

BEING AN AMENDMENT OF LOT 4 SOUTH HAVEN FARMS SUBDIVISION (ENTRY # 72496:2020) ALSO BEING DESCRIBED AS 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°22'32"W. ALONG THE SECTION LINE A DISTANCE OF 506.82 FEET; THENCE EAST A DISTANCE OF 602.49 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.00°17'13"E A DISTANCE OF 569.58 FEET; THENCE N.89°45'51"E, A DISTANCE OF 542.79 FEET TO A POINT OF CURVATURE OF A 24.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 37.87 FEET, HAVING A CENTRAL ANGLE OF 90°24'16" AND A CHORD THAT BEARS S.45°02'01"E, A DISTANCE OF 34.06 FEET; THENCE S.00°10'07"W, A DISTANCE OF 527.09 FEET TO A POINT OF CURVATURE OF A 24.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 37.77 FEET, HAVING A CENTRAL ANGLE OF 90°10'39" AND A CHORD THAT BEARS S.45°15'27"W, A DISTANCE OF 33.99 FEET N.89°39'14"W, A DISTANCE OF 544.06 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 324,641 sq.ft. OR 7.45 acres OF LAND MORE OR LESS.

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 (66:747:0004), HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, PARCEL "A", AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITIES OR OTHER NECESSARY SERVICES.

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____.

APPROVED _____ MAYOR
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 PLAT "B"**

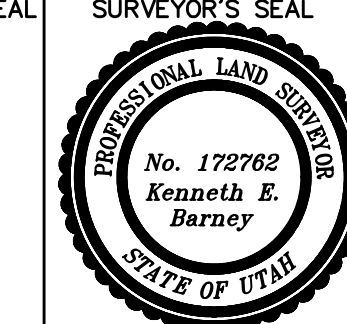
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PAYSON CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

CLERK-RECORDER SEAL

SURVEYOR'S SEAL



CITY-COUNTY ENGINEER SEAL