

# BIRD LANE SUBDIVISION

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CABINETMAN5@GMAIL.COM

**SURVEYOR:**  
TRAVIS WARREN P.L.S.  
354 WEST 1800 SOUTH  
PAYSON, UTAH  
801-636-8079

**ENGINEER:**  
JARED PENROD P.E.  
801-367-8695

## PROJECT BOOK PAGE INDEX

1	PLAT
2	PROJECT DESIGN



PAYSON CITY  
CONSTRUCTION STANDARDS

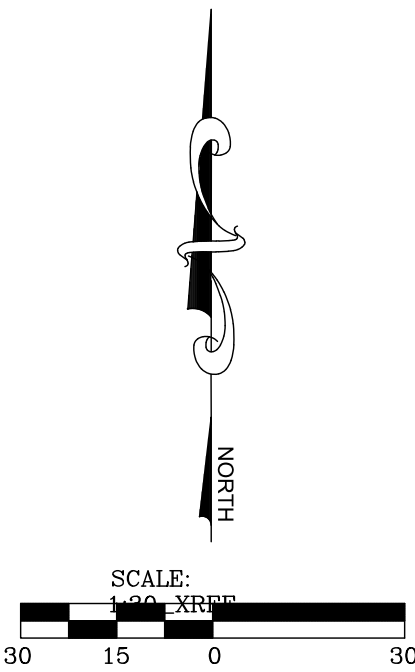
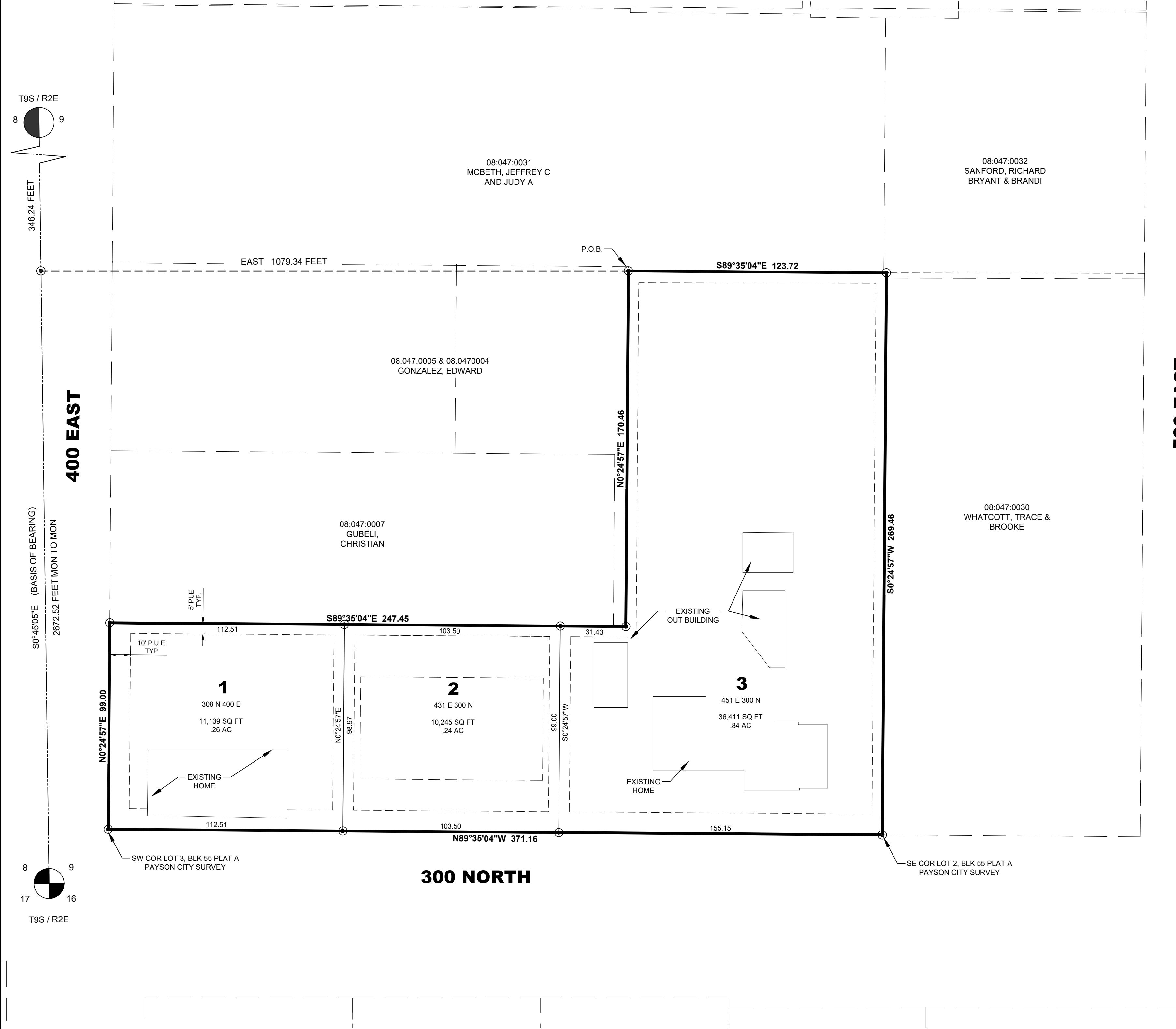
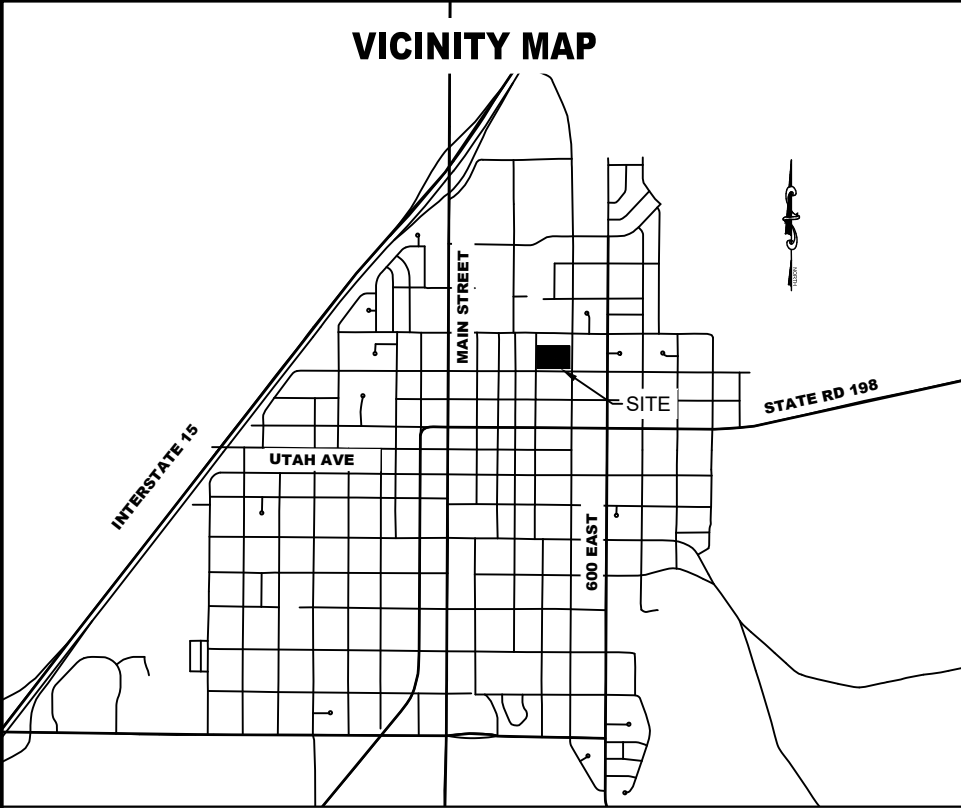
<https://paysonutah.org/storage/2016/05/PAYSON-CITY-DESIGN-GUIDELINES-Approved-Changes-3-3-2021-2.pdf>

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BLUE STAKES OF UTAH  
Utility Notification Center, Inc.  
1-800-662-4111  
www.bluestakes.org



Know what's below.  
Call before you dig.



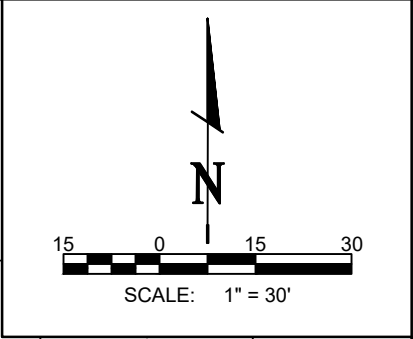
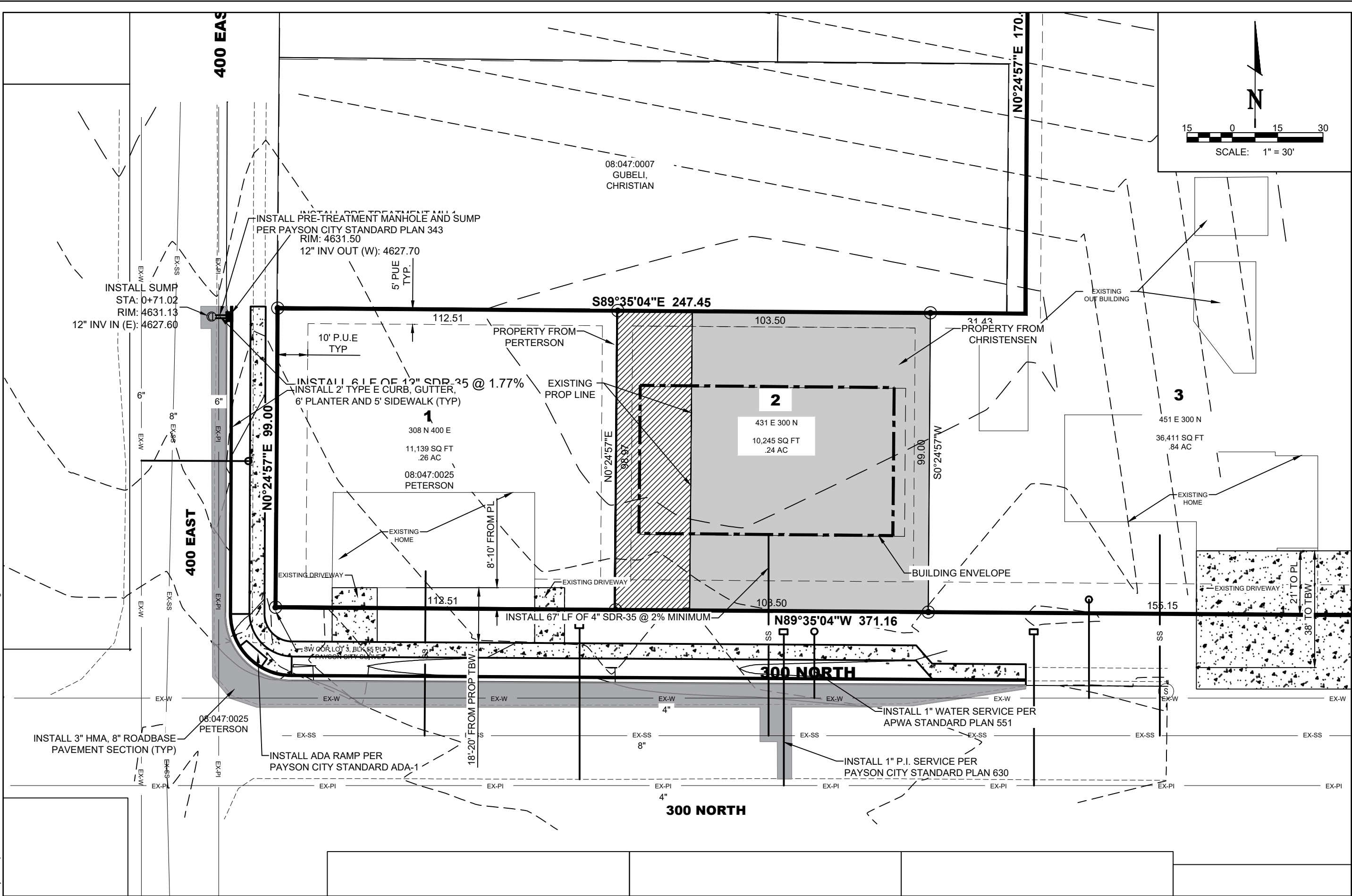
- NOTES:**
- BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:  
FRONT - 25'  
REAR - 25'  
SIDES - 8'
  - ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO PAYSON CITY.
  - 3/8" REBAR & CAP TO BE SET AT ALL LOT CORNERS WITH NAME NAME AND NUMBER OF P.L.S. IMPRINTED UPON.
  - NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
  - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
  - ZONING R-1-7.5
  - LOT 1 AND LOT 3 ARE BOTH EXISTING SINGLE FAMILY DWELLINGS

LEGEND	
	PLAT BOUNDARY
	LOT LINES
	PUBLIC UTILITY EASEMENTS
	COUNTY PARCELS OWNERSHIP
	SECTION TIE LINE
	SECTION LINE / BASIS OF BEARING
	SETBACKS
	FOUND SECTION CORNER
	PROPERTY CORNER

<p><b>PAYSON CITY FIRE DEPT.</b></p> <p>APPROVED THIS _____ DAY OF _____, 20____</p> <p>_____ FIRE CHIEF</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED THIS _____ DAY OF _____, 20____</p> <p>_____ PAYSON CITY ATTORNEY</p>
<p><b>DOMINION ENERGY ACCEPTANCE</b></p> <p>DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS 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 1-800-366-8532.</p> <p>APPROVED THIS _____ DAY OF _____, 20____</p> <p>DOMINION ENERGY COMPANY</p> <p>BY- _____</p> <p>TITLE- _____</p>	
<p><b>ACKNOWLEDGMENT</b></p> <p>STATE OF UTAH S.S.</p> <p>COUNTY OF UTAH</p> <p>ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ &amp; _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.</p> <p>NOTARY PUBLIC FULL NAME: _____</p> <p>COMMISSION NUMBER: _____</p> <p>MY COMMISSION EXPIRES: _____</p> <p>A NOTARY PUBLIC COMMISSIONED IN UTAH</p>	

<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>I, TRAVIS R. WARREN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10795900 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF 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.</p> <p><b>BOUNDARY DESCRIPTION</b></p> <p>A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH RANGE 2 EAST, SALT LAKE BASE &amp; MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT POINT WHICH LIES S0°45'05"E ALONG THE SECTION LINE 346.24 FEET AND EAST 1079.34 FEET FROM THE WEST 1/4 CORNER OF SECTION 9, TOWNSHIP 9 SOUTH RANGE 2 EAST, SALT LAKE BASE &amp; MERIDIAN; THENCE S89°35'04"E ALONG AN EXISTING FENCE LINE AGREEMENT, UTAH COUNTY RECORDER OFFICE ENTRY NO. 74000:2012, 123.72 FEET; THENCE S0°24'57"W 269.46 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 55, PLAT A, PAYSON CITY SURVEY, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 300 NORTH; THENCE N89°35'04"W ALONG SAID RIGHT-OF-WAY 371.16 FEET, TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 55,, PLAT A, PAYSON CITY SURVEY, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF 400 EAST; THENCE N0°24'57"E ALONG SAID RIGHT-OF-WAY 99.00 FEET; THENCE S89°35'04"E 247.45 FEET; THENCE N0°24'57"E 170.46 FEET, RETURNING TO THE POINT OF BEGINNING.</p> <p>1.33 AC +/-</p> <div><p>SURVEYOR'S SEAL</p></div> <p>DATE _____ SURVEYOR (See Seal Above) _____</p> <p><b>OWNERS DEDICATION</b></p> <p>KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.</p> <p>IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____</p> <p>_____ _____ _____ _____</p> <p>STATE OF UTAH S.S.</p> <p>COUNTY OF UTAH</p> <p>ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ &amp; _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.</p> <p>NOTARY PUBLIC FULL NAME: _____</p> <p>COMMISSION NUMBER: _____</p> <p>MY COMMISSION EXPIRES: _____</p> <p>A NOTARY PUBLIC COMMISSIONED IN UTAH</p> <p><b>ACCEPTANCE BY LEGISLATIVE BODY</b></p> <p>THE _____ OF _____ 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____</p> <p>APPROVED BY MAYOR _____ ATTEST _____ CLERK-RECORDER (See Seal Below)</p> <p>APPROVED _____ CITY ENGINEER (See Seal Below)</p> <p><b>PLANNING COMMISSION APPROVAL</b></p> <p>APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION</p> <p>DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____</p> <p>PLAT "A"</p> <p><b>BIRD LANE</b></p> <p>SUBDIVISION</p> <p>PAYSON _____ UTAH COUNTY, UTAH</p> <p>SCALE: 1" = 30'</p> <table><tr><td>CITY RECORDER SEAL</td><td>CITY ENGINEER SEAL</td><td>COUNTY RECORDER INFO</td></tr></table> <p>This form approved by Utah County and the municipalities therein.</p>			CITY RECORDER SEAL	CITY ENGINEER SEAL	COUNTY RECORDER INFO
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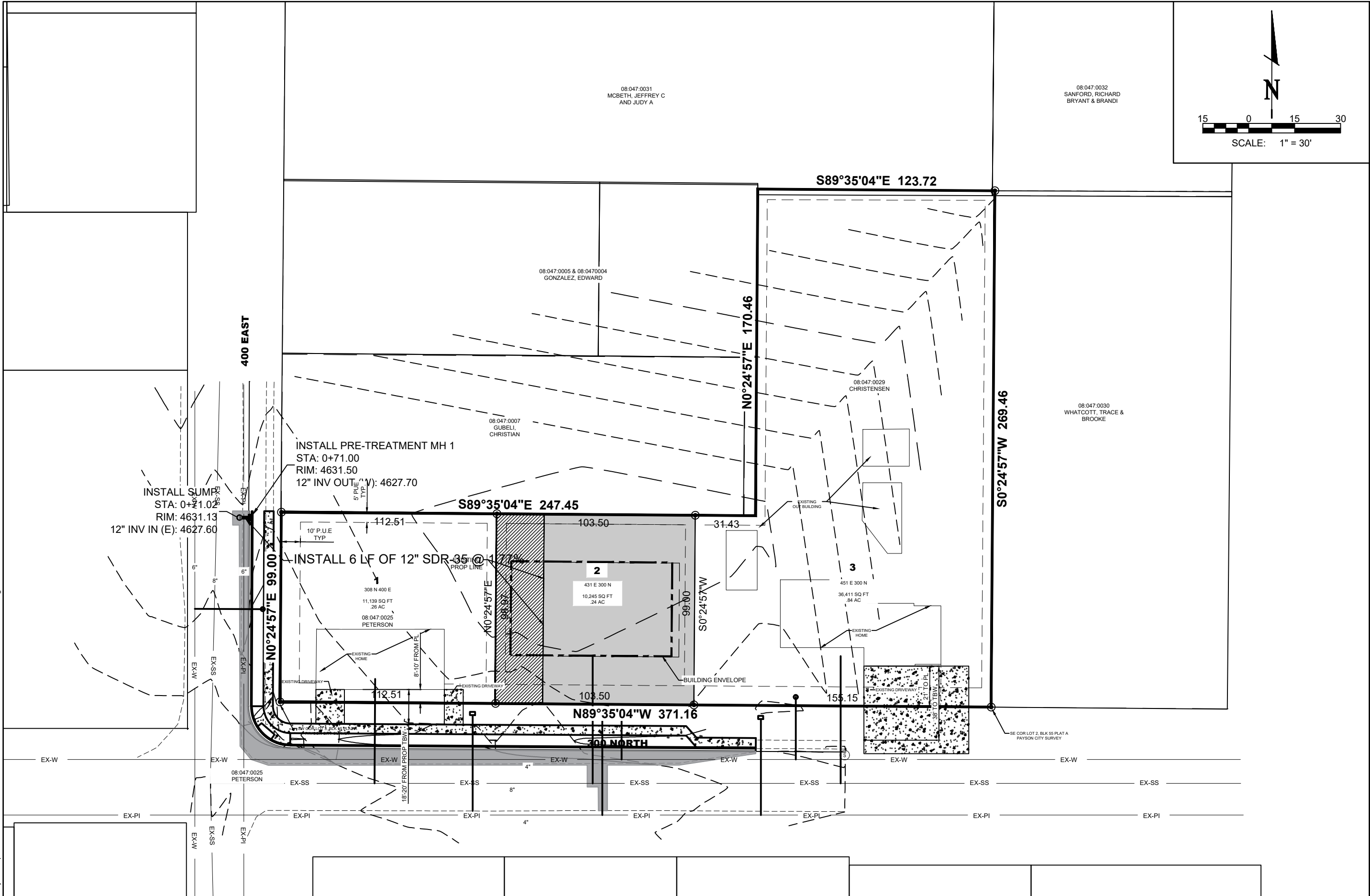
J:\My Drive\Spanish Fork 2\Travis Personal\Brett Christensen\Brett Christensen Subdivision - 8-2-2021.dwg



TRAVIS WARREN P.L.S. JARED PENROD P.E. 801-636-8079 TRAVISREXWARREN@GMAIL.COM			
Bird Lane Preliminary 451 EAST 300 NORTH			
DRAWN:	DATE	BY	REVISION
DESIGN: JWP			
CHECK: CMT			
DATE: 8/24/2021			
1" = 30"			
DRAWING #:			



J:\My Drive\Spanish Fork 2\Travis Personal\Brett Christensen\Brett Christensen Subdivision - 8-2-2021.dwg



TRAVIS WARREN SURVEYING 801-636-8079 TRAVISREXWARREN@GMAIL.COM			
Christensen Preliminary Concept 451 EAST 300 NORTH			
DRAWN:	REVISION	BY	DATE
DESIGN: JHJ			
CHECK: CMT			
DATE: 8/24/2021			
SCALE: Custom'			
DRAWING #:			