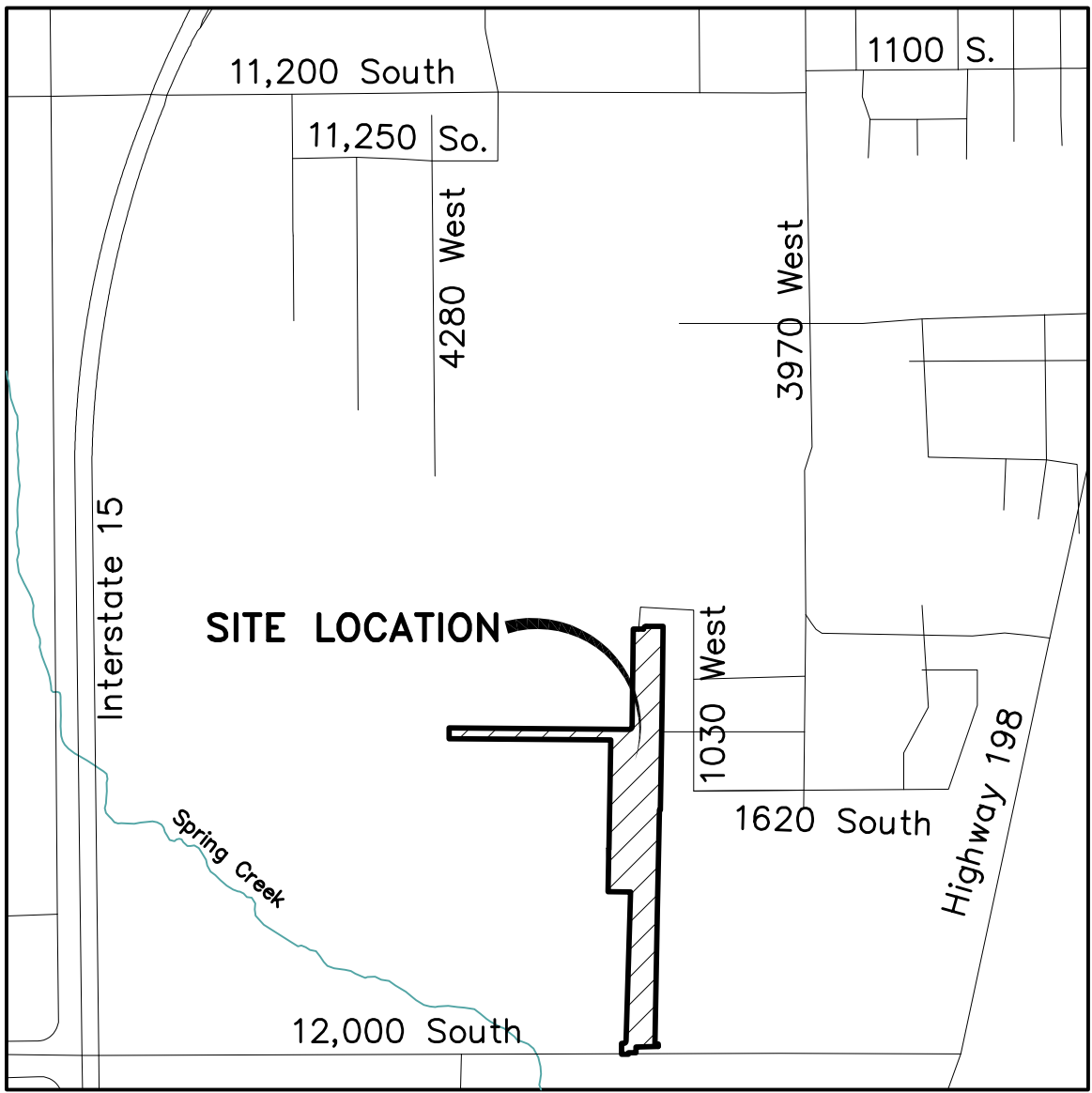




VICINITY MAP
-NTS-

AGRICULTURE PROTECTION AREA:
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

- NOTES:**
1. DRIVEWAYS TO BE LOCATED AS FAR FROM INTERSECTION AS PRACTICABLE, MINIMUM DISTANCE OF 12 FEET.
 2. ALL COMMON AREA AND LIMITED COMMON AREA IS PUBLIC UTILITY EASEMENT.
 3. ALL LOTS TO BE R-1-10 ZONE.
 4. ALL LOTS TO BE RESIDENTIAL LAND USE ONLY.
 5. ALL DRIVEWAYS MUST ACCESS OFF OF 1100 WEST. NO DRIVEWAY ACCESS IS ALLOWED ON LOT 22 TO 1900 SOUTH.
 6. ALL HOMES TO BE SINGLE-FAMILY RESIDENTIAL USING HOUSING PRODUCTS CONSISTENT WITH APPLICABLE CITY CODES.

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801-423-1040
946 EAST 800 NORTH SUITE B
SPANISH FORK, UT 84660

UTILITY CONTACTS:
-DOMINION ENERGY
DAVE CHRISTENSEN
801-853-6586
- DOMINION HIGH PRESSURE SCHEDULING
801-324-3370 (CALL AT LEAST 48 HOURS IN ADVANCE OF WORKING IN VICINITY.)
-STRAWBERRY HIGH LINE CANAL CO.
MARTY LARSON
801-319-3740
-SPRING LAKE WATER
STEVE MOON
801-318-7182

DATA TABLE
TOTAL ACREAGE=12.67
TOTAL # OF LOTS=26
TOTAL ACREAGE OF LOTS=7.72
TOTAL ACREAGE IN ROADS=4.58
LOTS/ACRE=2.11
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.37
% OF OPEN SPACE=0%
LANE MILES OF ROAD=0.58
CURRENT ZONING: A-5-H
PROPOSED ZONING: R-1-10

DEVELOPER
MARTIN LARSON
SPRING LAKE INVESTMENTS, LLC
801-319-3740
1655 EAST 800 NORTH
GENOLA, UT 84655

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT S89°47'35"W 612.00 FEET AND NORTH 38.92 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 9, RANGE 2 EAST, SLB&M, AND RUNNING THENCE S88°30'00"W 124.08 FEET; THENCE SOUTH 31.68 FEET; THENCE WEST 40.70 FEET; THENCE S01°46'00"W 7.60 FEET; THENCE WEST 37.72 FEET; THENCE NORTH 58.75 FEET; THENCE N88°16'57"E 9.99 FEET; THENCE NORTHEASTERLY 22.65 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 86°30'57" THE CHORD BEARS N45°01'29E 20.56 FEET; THENCE N01°46'00"E 826.00 FEET; THENCE N89°15'00"W 126.52 FEET; THENCE N01°07'01"E 34.37 FEET; THENCE N89°15'00"W 111.85 FEET; N00°33'38"E 129.38 FEET; THENCE NORTHEASTERLY 23.53 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°53'23", THE CHORD BEARS N45°30'19"E 21.19 FEET; THENCE N89°32'59"W 98.25 FEET; THENCE N00°28'22"E 57.00 FEET; S89°32'59"E 1.05 FEET; THENCE N00°56'18"E 605.02 FEET; THENCE N89°34'35"W 895.92 FEET; THENCE N00°27'01"E 60.00 FEET; THENCE S89°32'59"E 999.45 FEET; THENCE NORTHEASTERLY 23.50 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 89°46'01" THE CHORD BEARS N45°34'00"E 21.17 FEET; THENCE N00°41'00"E 543.62 FEET; THENCE S89°19'00"E 56.00 FEET; THENCE NORTHEASTERLY 25.07 FEET ALONG THE ARC OF A 16.00 FOOT RADIUS ARC TO THE RIGHT THROUGH THE CENTRAL ANGLE 89°45'36" THE CHORD BEARS N89°45'36"E 22.56 FEET; THENCE S89°33'22"E 93.78 FEET; THENCE ALONG THE WEST BORDER OF MAPLES AT BROOKSIDE SUBDIVISION THE FOLLOWING TWO COURSES TO WT: (1) S00°41'19"W 306.23 FEET, (2) S00°58'39"W 710.81 FEET; THENCE N89°57'00"W 5.28 FEET; THENCE S01°12'00"W 557.38 FEET; THENCE S01°00'00"W 742.40 FEET; THENCE SOUTHEASTERLY 18.79 FEET ALONG THE ARC OF A 2933.00 FOOT CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 0°22'01" THE CHORD BEARS S88°56'37"E 18.79 FEET; THENCE S01°25'00"W 12.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 12.67 ACRES.

DOMINION ENERGY COMPANY
DOMINION ENERGY 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 ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PRODED BY LAW OR QUIRTY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

APPROVED THIS _____ DAY OF _____ 20____
DOMINION ENERGY COMPANY
BY _____
TITLE _____

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 2022.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) :ss
ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN BY ME OR PROVEN BY SATISFACTORY EVIDENCE TO ME, AND WHO BY ME DULY SWORN/AFFIMED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM ON BEHALF OF SAID _____, AND ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

_____ A NOTARY PUBLIC COMMISSIONED IN THE SATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ PRINTED NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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. 2022.

MAYOR CITY ATTORNEY

ENGINEER (SEE SEAL) ATTEST CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D. 20____

CHAIRPERSON

DIRECTOR

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 2022

CITY FIRE CHIEF

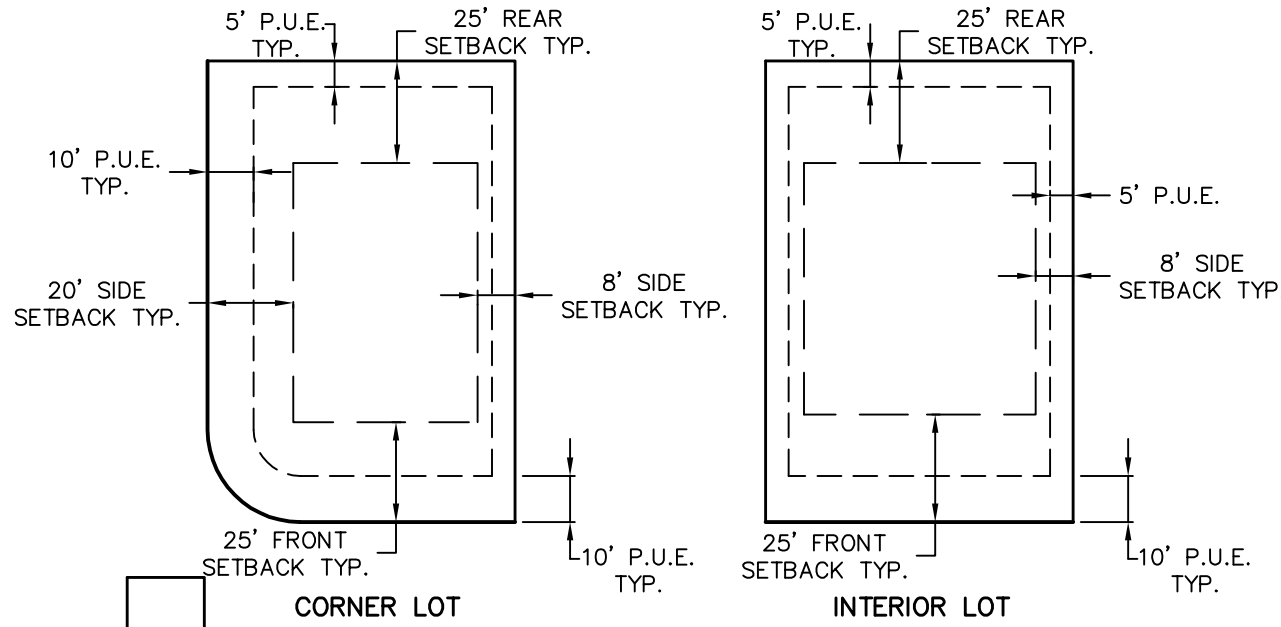
BLACK HAWK SUBDIVISION FINAL PLAT

PAYSON CITY, UTAH COUNTY, UTAH
CONTAINING 26 UNITS AND 12.67 ACRES
LOCATED IN THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

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

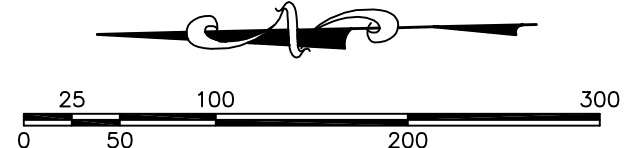
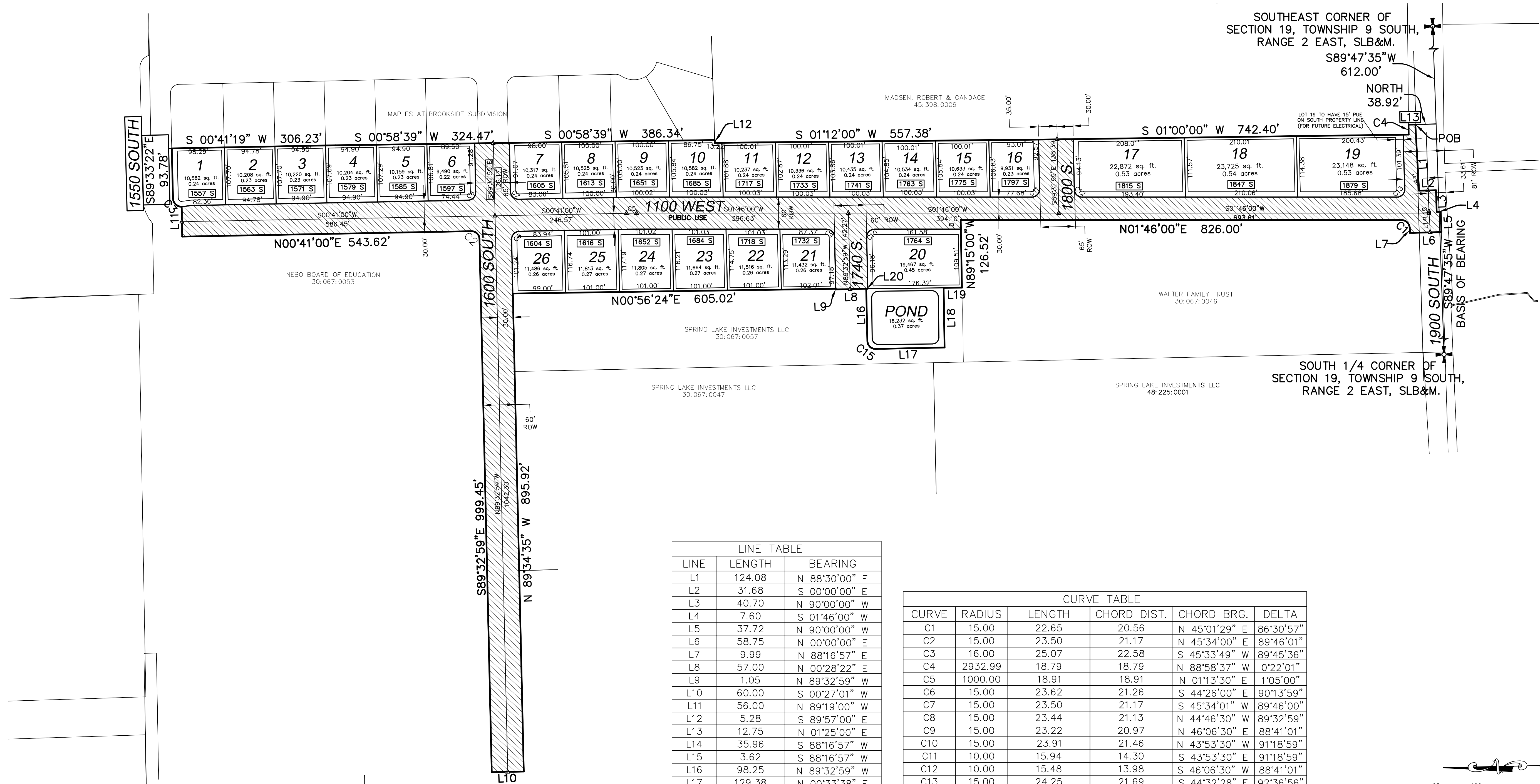
- LEGEND**
- FOUND BRASS CAP
 - SET 5/8" IRON PIN
 - CALCULATED POINT, NOT SET
 - PROPERTY BOUNDARY
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - SETBACK
 - LOT NUMBERS
 - DEDICATED TO PAYSON CITY FOR PUBLIC USE



DETAIL-TYP. BUILDING SETBACK & EASEMENT

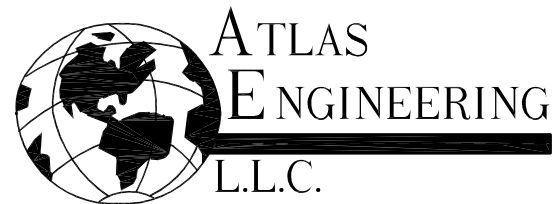
-NTS-

BLACK HAWK SUBDIVISION
CONTAINING 26 UNITS AND 12.67 ACRES
LOCATED IN THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
Z:\2020\20-099 Blackhawk Subdivision\CADD\PRELIMINARY\02-PRELIM PLAT.dwg 3/22/2022 3:41:10 PM MDT				



ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

BLACK HAWK SUBDIVISION FINAL PLAT
CONTAINING 26 UNITS AND 12.67 ACRES
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RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SUBDIVISION FINAL PLAT	SHEET 2 OF 2
PAYSON CITY, UTAH COUNTY, UTAH	