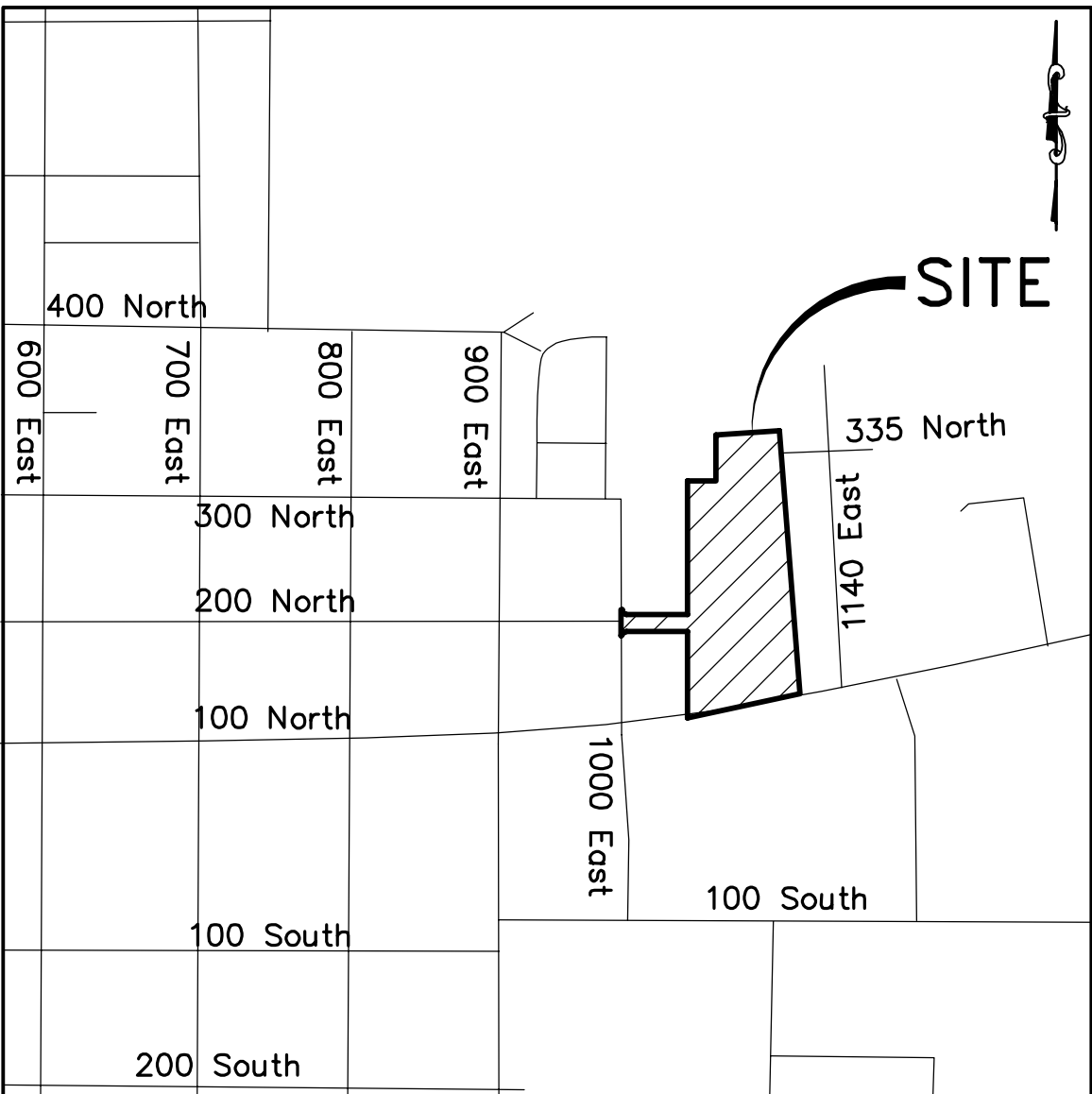




VICINITY MAP
-NTS-

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH
SPANISH FORK, UT 84606

SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801-423-1040
251 WEST STATE ROAD
SALEM, UT 84653

DEVELOPER
SCOTT PHILLIPS
801-376-0506
phillipsscott863@gmail.com

NOTES:
1. THIS PROJECT IS AN ACTIVE ADULT COMMUNITY REGULATED BY A DEVELOPMENT AGREEMENT AND PROJECT C.C.&R'S.
2. ALL HOME ADDRESSES TO BE BACKLIT.
3. ALL COMMON AREA AND LIMITED COMMON AREA IS PUBLIC UTILITY EASEMENT.

DATA TABLE
TOTAL ACREAGE=7.00
COMMERCIAL LOT ACREAGE=2.19
RESIDENTIAL ACREAGE=4.81
RESIDENTIAL DENSITY=16.67
TOTAL # OF UNITS=20
TOTAL # OF LOTS=1
TOTAL ACREAGE IN ROADS=1.31
UNITS/ACRE=4.35
TOTAL ACREAGE OF OPEN SPACE/PONDS=2.30
RESIDENTIAL % OF OPEN SPACE=32.86%
LANE MILES OF ROAD=0.26
ZONING: GC-1
CURRENT LAND USE: AGRICULTURE

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.
C1	15.00	23.51	21.17	S 45°06'18" W
C2	15.00	23.62	21.25	S 44°53'42" E
C3	9.00	14.14	12.73	N 45°00'00" E
C4	15.00	22.59	20.51	S 43°08'25" W

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 PROD 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____

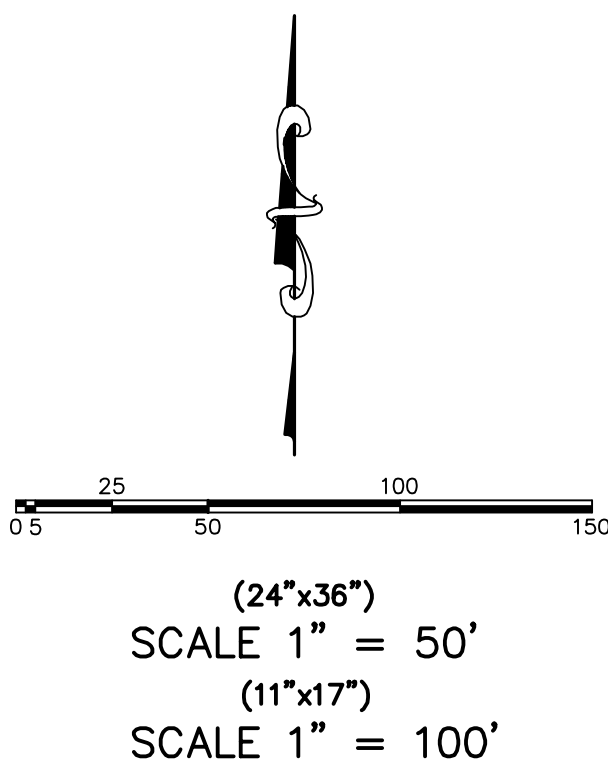
DOMINION ENERGY COMPANY

BY _____

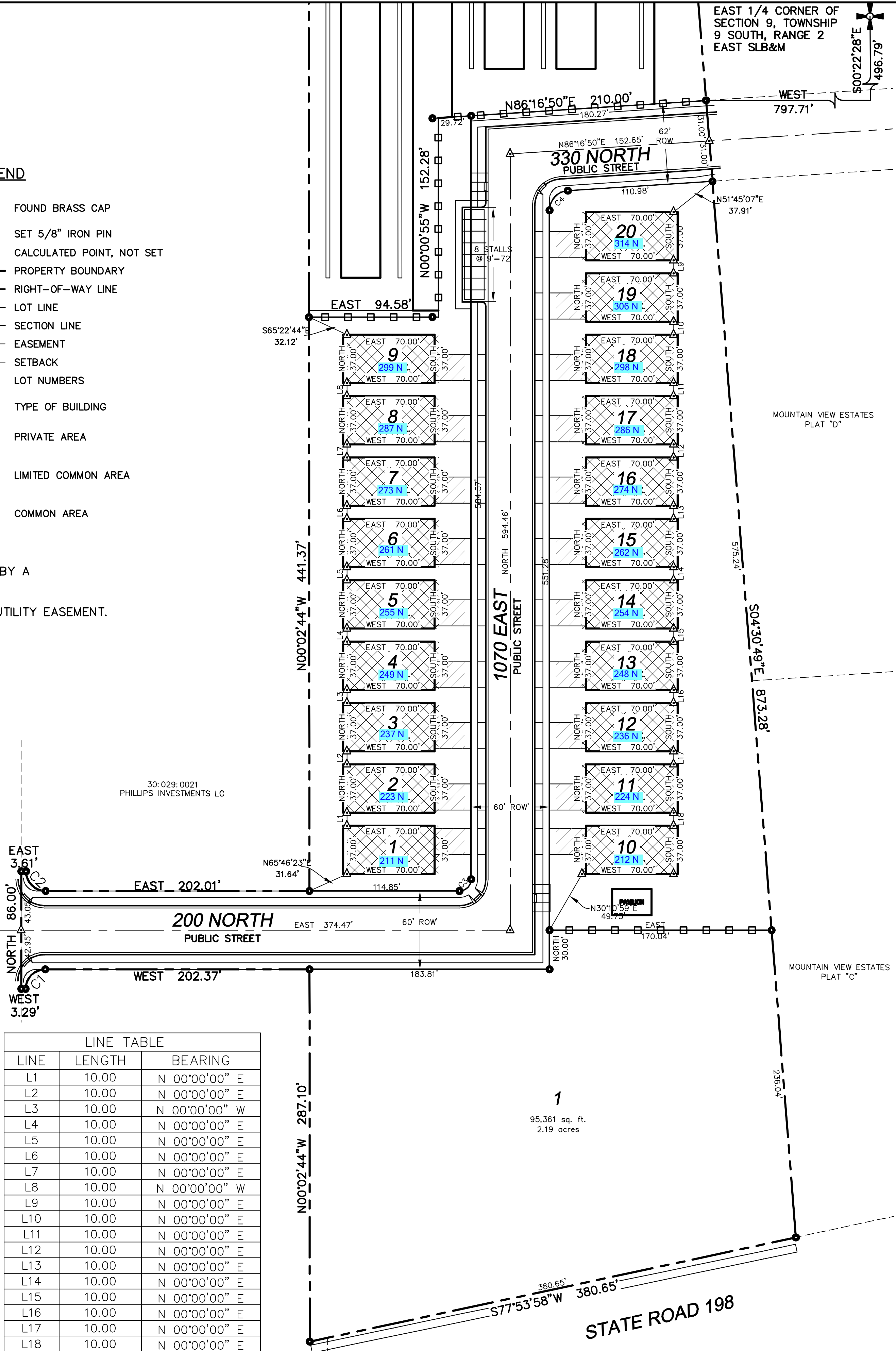
TITLE _____

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
- TYPE OF BUILDING
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	N 00°00'00" E
L2	10.00	N 00°00'00" E
L3	10.00	N 00°00'00" W
L4	10.00	N 00°00'00" E
L5	10.00	N 00°00'00" E
L6	10.00	N 00°00'00" E
L7	10.00	N 00°00'00" E
L8	10.00	N 00°00'00" W
L9	10.00	N 00°00'00" E
L10	10.00	N 00°00'00" E
L11	10.00	N 00°00'00" E
L12	10.00	N 00°00'00" E
L13	10.00	N 00°00'00" E
L14	10.00	N 00°00'00" E
L15	10.00	N 00°00'00" E
L16	10.00	N 00°00'00" E
L17	10.00	N 00°00'00" E
L18	10.00	N 00°00'00" E



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

BEGINNING AT A POINT WHICH LIES S00°22'28"W 496.79 FEET ALONG THE SECTION LINE AND WEST 797.71 FEET FROM THE EAST 1/4 CORNER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S04°30'49"E 873.28 FEET ALONG THE WEST LINE OF MOUNTAIN VIEW ESTATES PLATS C AND D TO THE NORTHERLY LINE OF STATE ROAD 198; THENCE S77°53'58"W 380.65 FEET ALONG SAID ROAD; THENCE N00°02'44"W 287.10 FEET; THENCE WEST 202.37 FEET; THENCE SOUTHWESTERLY 23.51 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 89°47'24", THE CHORD BEARS S45°06'18"W 21.17 FEET; THENCE WEST 3.29 FEET; THENCE NORTH 86.00 FEET; THENCE EAST 3.61 FEET; THENCE SOUTHEASTERLY 23.62 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 90°12'36", THE CHORD BEARS S44°53'42"E 21.25 FEET; THENCE EAST 202.01 FEET; THENCE N00°02'44"W 441.37 FEET; THENCE EAST 94.58 FEET; THENCE N00°00'55"W 152.28 FEET; THENCE N86°16'50"E 210.00 FEET TO THE POINT OF BEGINNING. CONTAINS 7.00 ACRES.

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.

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. 2020.

APPROVED _____ APPROVED _____
MAYOR CITY ATTORNEY
ENGINEER (SEE SEAL) CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

APPROVED _____
CHAIRPERSON
APPROVED _____
DIRECTOR

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____

APPROVED _____
CITY FIRE CHIEF

MOUNT LOAFER FLATS
FINAL PLAT

PAYSON CITY, UTAH COUNTY, UTAH
CONTAINING 1 COMMERCIAL LOT, 20 HOMES AND 7.00 ACRES
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

ACKNOWLEDGEMENT

STATE OF UTAH _____ :ss
COUNTY OF UTAH _____
ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN BY ME OR PROVEN TO ME, AND WHO BY ME DULY SWORN/AFFIRMED, 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 STATE OF UTAH
COMMISSION NUMBER / EXPIRES _____ PRINTED NAME OF NOTARY _____

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