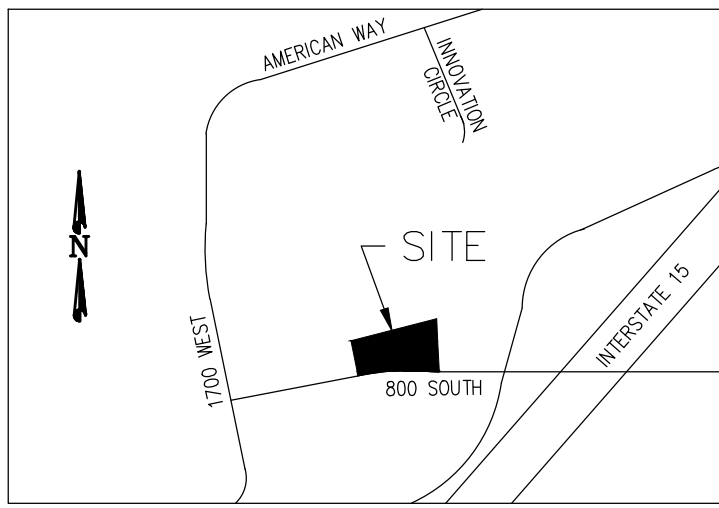




VICINITY MAP  
(N.T.S.)

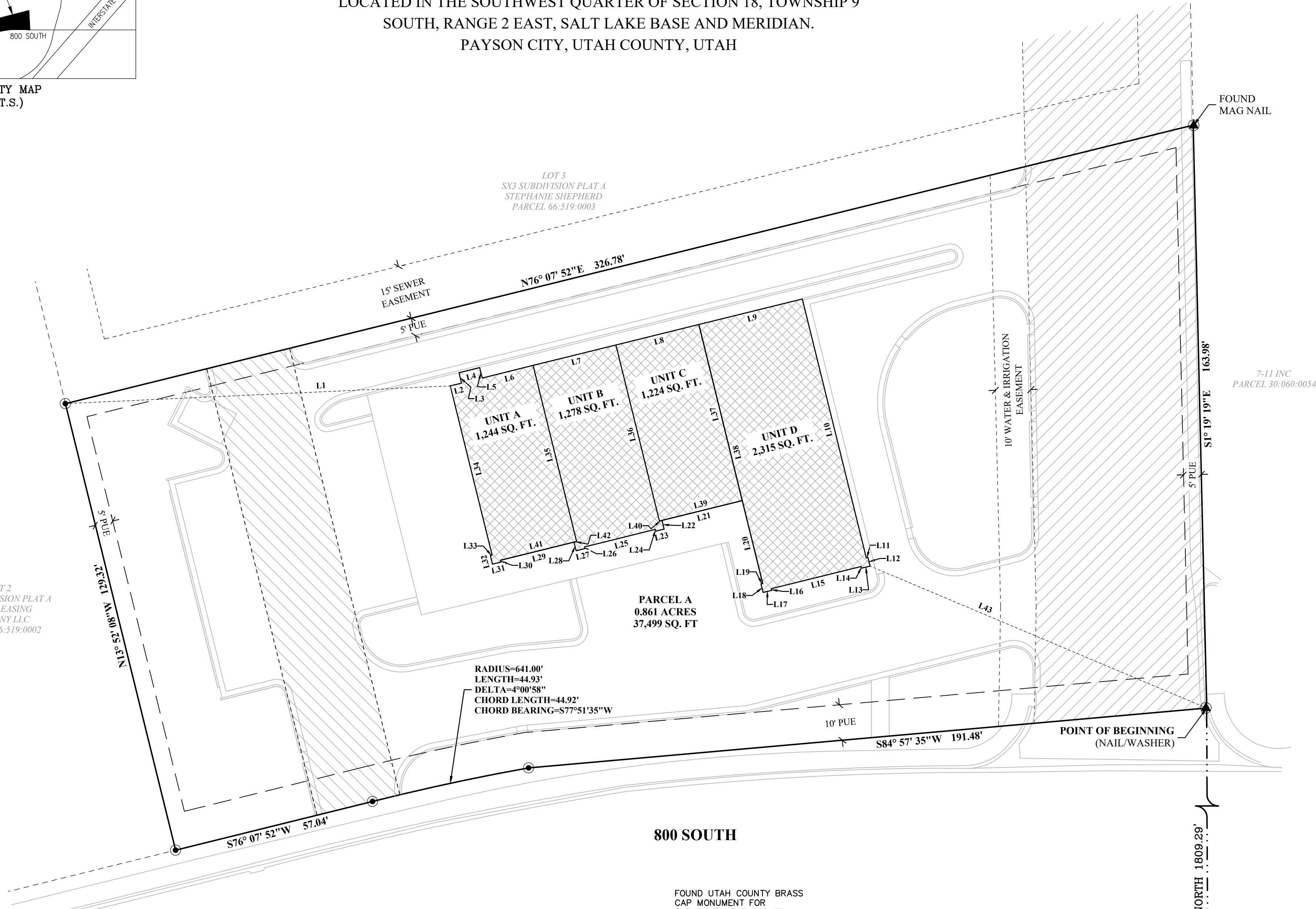
## FV CONDO PLAT

(AMENDING LOT 4 OF THE SX3 SUBDIVISION)  
A COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 9  
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.  
PAYSON CITY, UTAH COUNTY, UTAH

LOT 2  
SX3 SUBDIVISION PLAT A  
JONES LEASING  
COMPANY LLC  
PARCEL 66:519-0002

LOT 3  
SX3 SUBDIVISION PLAT A  
STEPHANIE SHEPHERD  
PARCEL 66:519-0003



800 SOUTH

FOUND UTAH COUNTY BRASS  
CAP MONUMENT FOR  
THE SOUTHWEST CORNER,  
SECTION 18, T9S, R2E, SLB&M

13 18  
24 19  
BASIS OF BEARINGS

2308.06'  
N89°42'17"E 2653.87'

CALCULATED POSITION FOR THE  
SOUTH QUARTER CORNER,  
SECTION 18, T9S, R2E, SLB&M

FOUND UTAH COUNTY BRASS  
CAP REFERENCE MONUMENT FOR  
THE SOUTH QUARTER CORNER,  
SECTION 18, T9S, R2E, SLB&M

### LEGEND

- SET REBAR/CAP MARKED  
"LEGEND ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER  
(AS NOTED)

#### BOUNDARY LINE

#### TITLE LINES

PRIVATE UNITS  
(6,061 SQ. FT.)



PARCEL "A" COMMON AREA



SHARED ACCESS EASEMENT  
ENTRY NO. 34291-2007



CROSS ACCESS EASEMENT  
ENTRY NO.



### SUBDIVISION NOTES

- ALL LOTS WILL NEED TO BE MAINTAINED CONSISTENT WITH THE PROVISIONS OF THE PAYSON CITY BEAUTIFICATION ORDINANCE (CHAPTER 19.24).
- EACH LOT IS TO RETAIN STORM WATER ON SITE.
- THE 800 SOUTH STREET IS A LIMITED ACCESS ROAD AND ACCESS TO THE LOTS MUST BE DESIGNED TO LIMIT THE NUMBER OF ACCESS POINTS ON SAID ROAD AND PROVIDE ADEQUATE CIRCULATION WITHIN THE SUBDIVISION. SHARED ACCESS TO AND FROM EACH LOT SHALL BE DETERMINED BY THE OWNERS THROUGH A CROSS CONNECTION AGREEMENT WITH APPROVAL FROM PAYSON CITY.
- EACH LOT WILL NEED TO PROVIDE TWO(2) POINTS OF INGRESS AND EGRESS.
- EACH UNIT INCLUDES A NON-EXCLUSIVE PARKING EASEMENT THROUGHOUT THE PROPERTY IN DESIGNATED PARKING AREAS.
- SEE THE RECORDED SX3 SUBDIVISION PLAT ON FILE AND OF RECORD WITH THE UTAH COUNTY RECORDER'S OFFICES AS ENTRY NO. 27198:2016, MAP NO. 15000, BOOK 66, PAGE 519 FOR SPECIFIC NOTES AND RESTRICTIONS PERTAINING TO THE SUBJECT PROPERTY.

### 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 GRANTS(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 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 SERVICE.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

By \_\_\_\_\_ TITLE \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, UNITS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT WAS PREPARED IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT SECTION 57-8-13.

### BOUNDARY DESCRIPTION

ALL OF LOT 4, SX3 SUBDIVISION ON FILE AND OF RECORD WITH THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 27198:2016, MAP NO. 15000, BOOK 66, PAGE 519.

CONTAINS:  
1 LOT AND 4 UNITS  
1.00 ACRE OR 43,560 SQUARE FEET, MORE OR LESS

### BASIS OF BEARINGS

BASIS OF BEARINGS IS NORTH 89°42'17" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE **FV CONDO PLAT** DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCEL OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS I HAVE HEREUNTO MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

FV PROPERTIES, LLC

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF UTAH }  
ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 2022 PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A LIMITED LIABILITY COMPANY, AND THAT BY THE AUTHORITY OF ITS MEMBERS OR ITS ARTICLE OF ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_ PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF PAYSON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCEL OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC, THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

MAYOR \_\_\_\_\_ ATTEST: CITY RECORDER  
(SEE SEAL BELOW)

CITY ENGINEER \_\_\_\_\_ CITY ATTORNEY  
(SEE SEAL BELOW)

### PAYSON CITY FIRE DEPARTMENT

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D., 2022

FIRE CHIEF \_\_\_\_\_

### PLANNING COMMISSION

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D., 2022

CHAIR, PLANNING COMMISSION \_\_\_\_\_

DIRECTOR \_\_\_\_\_



**LEGEND ENGINEERING**  
52 WEST 100 NORTH  
HEBER CITY, UT 84032  
PHONE: 435-654-4828  
www.legendengineering.com

SURVEYOR'S SEAL



CITY ENGINEER SEAL

CITY RECORDER SEAL

DATE: 6/21/22  
SCALE: 1"=20'  
PAGE: 1 OF 1  
PROJECT: S22-018

UTAH COUNTY RECORDER

DEVELOPER CONTACT  
FREEDOM VAPORS  
1568 WEST 800 SOUTH  
PAYSON, UT. 84651