

SPROUT CONDOMINIUMS PLAT "A"

LOCATED IN SECTION 18
TOWNSHIP 9 SOUTH, RANGE 2 EAST, SLB&M
PAYSON, UTAH

W 1/4 SEC 18
T9S, R2E, SLB&M

AMERICAN WAY

N 76°10'45" E 370.72'

EXIST' 10' P.U.E.

LIMITED COMMON BUILDING C

N 76°10'45" E 100.00'

N 13°49'15" W 30.00'

N 76°10'45" E 50.00'

INNOVATION CIRCLE

S 18°00'26" E 203.38'

S 18°00'26" E 203.38'

PROPOSED 10' P.U.E.

S 10°25'01" E 15.20'

LIMITED COMMON BUILDING C

S 13°49'15" E 274.00'

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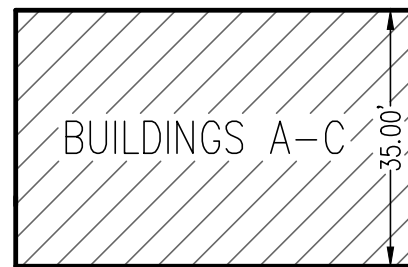
S 13°49'15" E 274.00'

S 13°49'15" E 274.00'

S 13°49'15" E 274.00'

30 15 0 30 60 90

Scale 1" = 30'



BUILDING CROSS SECTION

LEGEND

- COMMON AREAS & FACILITIES
- PRIVATE BUILDING AREA
- LIMITED COMMON AREA

POB = POINT OF BEGINNING

CURVE TABLE

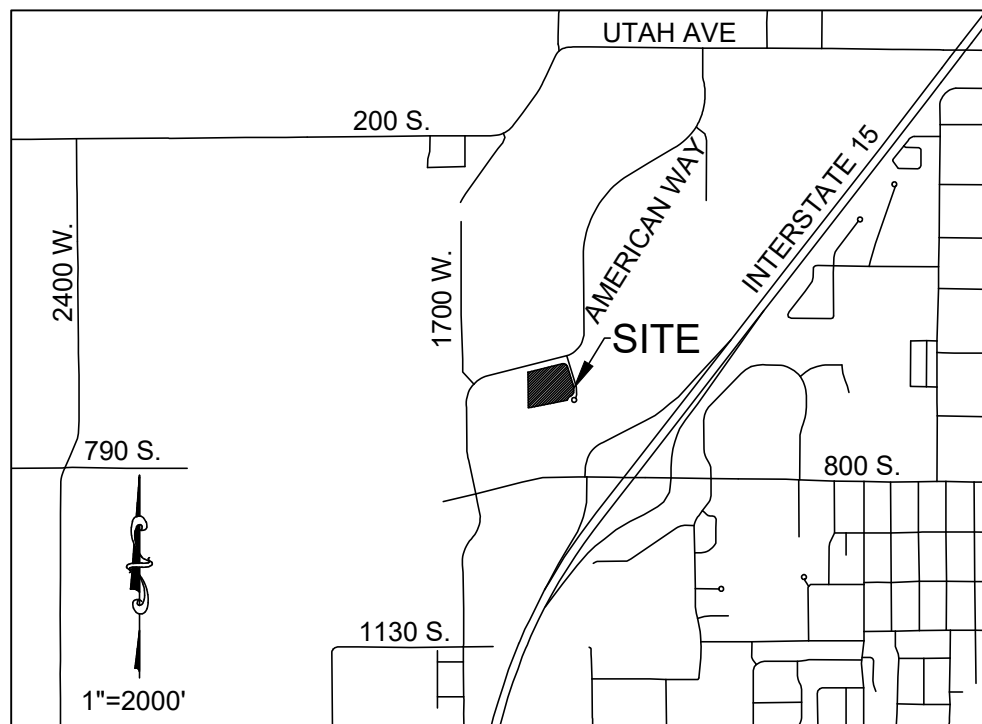
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	40.00	59.91	85°48'49"	54.46	S 60°54'51" E
C2	116.50	35.77	17°35'25"	35.63	S 91°2'44" E
C3	40.00	49.11	70°20'40"	46.08	S 34°45'19" W
C4	70.00	63.05	51°36'35"	60.94	S 44°7'22" W
C5	40.00	53.58	76°14'42"	49.66	S 65°26'54" E
C6	40.00	6.33	9°4'7"	6.32	S 22°32'30" E
C7	115.00	20.19	10°3'42"	20.17	S 5°26'52" E
C8	30.00	10.87	20°45'41"	10.81	S 9°57'49" W
C9	36.00	22.73	36°10'17"	22.35	S 38°25'48" W
C10	71.00	47.90	38°39'29"	47.00	S 37°11'11" W

RESERVATION OF COMMON AREAS

THE OWNERS IN RECORDING THIS CONDOMINIUM PLAT OF SPROUT CONDOMINIUMS PLAT "A", A UTAH CONDOMINIUM PROJECT, HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE, COMMON AREAS AND COMMON AREAS FOR PUBLIC UTILITY EASEMENTS, INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN SPROUT CONDOMINIUMS PLAT "A" FOR INGRESS, BUSINESS AND OTHER RELATED ACTIVITIES, THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN THE SPROUT CONDOMINIUMS PLAT "A", SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE A PART OF THIS CONDOMINIUM PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS CONDOMINIUM PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

NOTICE OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
NOTICE OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THIS PROJECT, WITH ITS UNITS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SPROUT CONDOMINIUMS PLAT "A", WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER, SAID COVENANTS, CONDITIONS, AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS, OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

VICINITY MAP



LAND SURVEYOR:



AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNERS OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, AND A CONDOMINIUM PLAT FOR SPROUT CONDOMINIUMS PLAT "A", THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH SAID CONDOMINIUM PROJECT HAS BEEN CONSTRUCTED; THAT SAID CONDOMINIUM PLAT COMPRISES ONE (1) PAGE, IS ACCURATE, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 0°31'09" West along section line 250.11 feet and East 2038.78 feet from the Southwest Corner of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian;

thence N 00°25'01" W, a distance of 372.14 feet; thence N 76°10'45" E, a distance of 370.72 feet; thence along the arc of a 40.00 foot radius curve to the right through a central angle of 85°48'49" for 59.91 feet (chord bears S 60°54'51" E 54.46 feet); thence S 18°00'26" E, a distance of 203.38 feet; thence along the arc of a 116.50 foot radius curve to the right through a central angle of 17°35'25" for 35.77 feet (chord bears S 09°12'44" E 35.63 feet); thence S 00°25'01" E, a distance of 42.00 feet; thence along the arc of a 40.00 foot radius curve to the right through a central angle of 70°20'40" for 49.11 feet (chord bears S 34°45'19" W 46.08 feet); thence along the arc of a 70.00 foot radius curve to the left through a central angle of 51°36'35" for 63.05 feet (chord bears S 44°07'22" W 60.94 feet); thence along a line non-tangent to said curve, S 78°33'10" W, a distance of 413.28 feet to the POINT OF BEGINNING.

Containing 168,798 square feet or 3.8751 acres, more or less.

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON AS SPROUT CONDOMINIUMS PLAT "A", A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT CONSISTING OF ONE (1) SHEET TO BE PREPARED, SAID OWNER(S) HEREBY CONSENTS TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AND DOES HEREBY DESIGNATE ALL COMMON AREA FOR THE USE OF THE CONDOMINIUM OWNERS OF ALL COMMON UNITS WITHIN THIS UTAH CONDOMINIUM PROJECT, FOR INGRESS AND EGRESS.

THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS, COMMON AREA, AND EASEMENTS, AND THE OWNER(S) HEREBY DEDICATES THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEY THE COMMON AREA, AS INDICATED HEREON, TO THE SPROUT CONDOMINIUMS PLAT "A" OWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF 320 NORTH DRAPER LANE, PROVO, UT 84601

IN WITNESS WHEREOF, THE OWNER(S) HAS SIGNED THIS _____ DAY OF _____, 20____

BY: _____

BY: _____

BY: _____

BY: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF THAT HE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF PAYSON CITY, COUNTY OF UTAH, STATE OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS SPROUT CONDOMINIUMS PLAT "A", A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, THIS _____ DAY OF _____, 20____.

MAYOR

CITY ATTORNEY

CITY ENGINEER
(See Seal Below)

CITY RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE PAYSON CITY PLANNING COMMISSION.

DEVELOPMENT SERVICES DIRECTOR

CHAIRPERSON, PLANNING COMMISSION.

FIRE CHIEF APPROVAL

Approved this _____ day of _____, 20____

By: _____ Title: Payson City Fire Chief

PLAT "A" SPROUT CONDOMINIUMS

INCLUDING A VACATION OF PARCEL 5, PLAT "B", PAYSON BUSINESS PARK PLANNED UNIT DEVELOPMENT

PAYSON CITY

UTAH COUNTY, UTAH

SCALE: 1" = 40' FEET

DOMINION ENERGY COMPANY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES 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 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 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 _____, A.D. 20____

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____