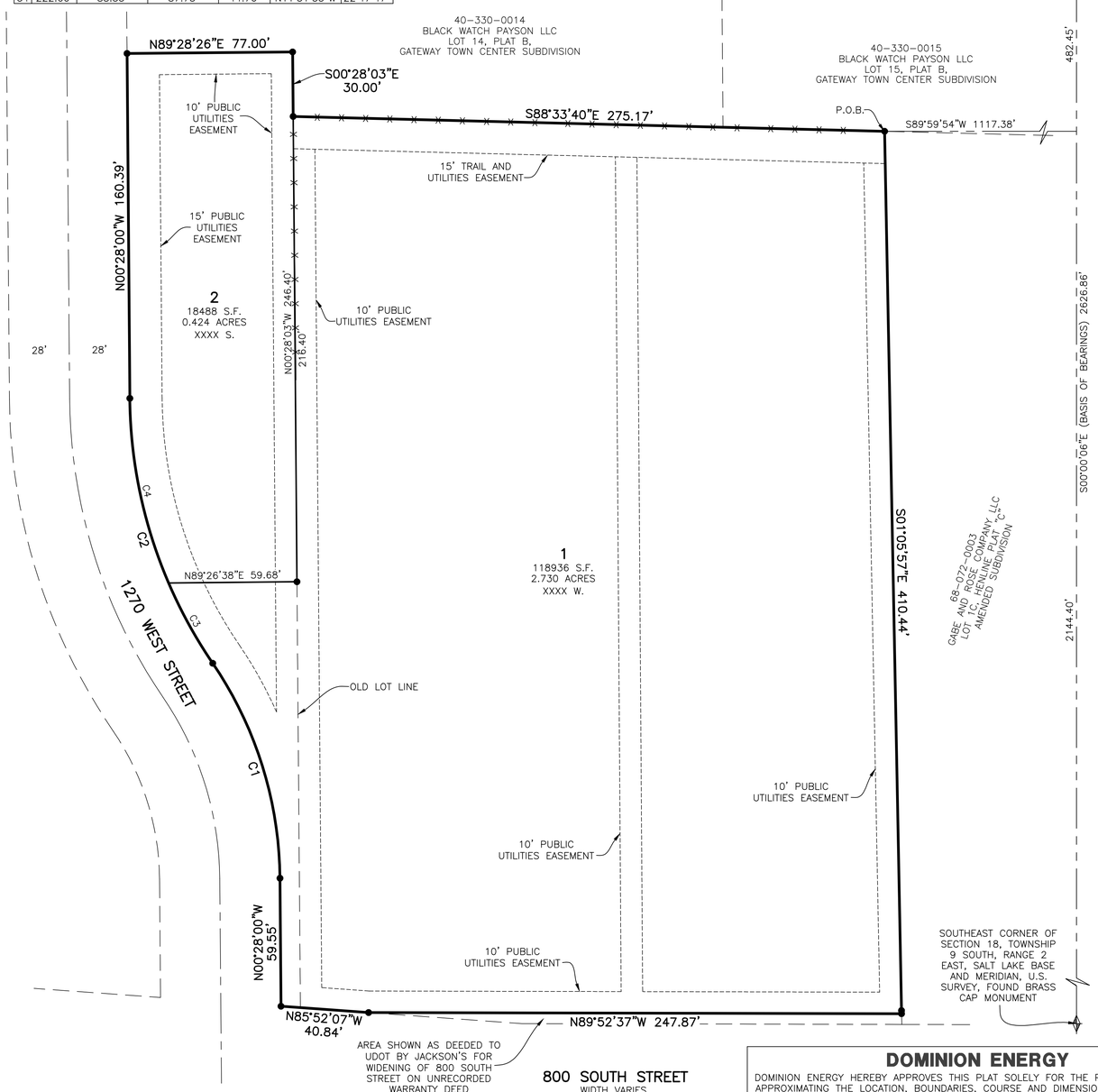
Reeve & Associates, Inc. - Solutions You Can Build On

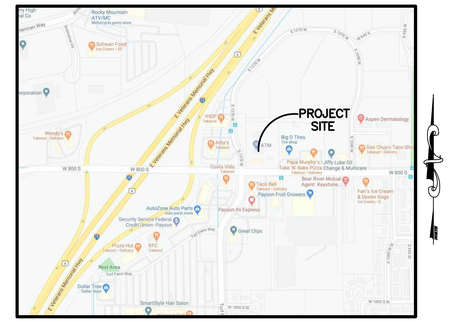
PAYSON JACKSON'S SUBDIVISION

AMENDING LOT 13, PLAT "B", GATEWAY TOWN CENTER SUBDIVISION AND A PORTION OF LOT 2, PLAT "B", HENLINE SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
PAYSON CITY, UTAH COUNTY, UTAH

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	180.00'	106.24'	104.70'	54.72'	N17°22'25"W	33°48'57"
C2	222.00'	131.01'	129.12'	67.48'	N17°22'25"W	33°48'47"
C3	222.00'	42.69'	42.62'	21.41'	N28°46'19"W	11°01'00"
C4	222.00'	88.33'	87.75'	44.76'	N11°51'55"W	22°47'47"





VICINITY MAP

NOT TO SCALE

LEGEND

- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE

30 0 30 60 90

Scale: 1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS SOUTH 00°00'06" EAST.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 13, PLAT "B", GATEWAY TOWN CENTER SUBDIVISION AND A PORTION OF LOT 2, PLAT "B", HENLINE SUBDIVISION AS SHOWN HEREON. THE BOUNDARY WAS DETERMINED BY RETRACING GATEWAY TOWN CENTER SUBDIVISION AND PLAT "B", HENLINE SUBDIVISION FROM FOUND MONUMENTS SHOWN HEREON. THE NORTHERLY RIGHT OF WAY LINE OF 800 SOUTH STREET WAS DETERMINED FROM A UNRECORDED WARRANTY DEED PREPARED AND PROVIDED BY UDOT. ALL LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

ALL OF LOT 13, PLAT "B", GATEWAY TOWN CENTER SUBDIVISION AND A PORTION OF LOT 2, PLAT "B", HENLINE SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1C, HENLINE PLAT "C" AMENDED SUBDIVISION, SAID POINT BEING SOUTH 00°00'06" EAST 482.45 FEET AND SOUTH 89°59'54" WEST 1117.38 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°05'57" EAST 410.44 FEET ALONG THE WEST LINE OF SAID LOT 1C TO THE NORTHERLY RIGHT-OF-WAY LINE OF 800 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°52'37" WEST 247.87 FEET; AND (2) NORTH 85°52'07" WEST 40.84 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 1270 WEST STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°28'00" WEST 59.55 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 106.24 FEET, A DELTA ANGLE OF 33°48'57", A CHORD BEARING OF NORTH 17°22'25" WEST, AND A CHORD LENGTH OF 104.70 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 222.00 FEET, AN ARC LENGTH OF 131.01 FEET, A DELTA ANGLE OF 33°48'47", A CHORD BEARING OF NORTH 17°22'25" WEST, AND A CHORD LENGTH OF 129.12 FEET; AND (4) NORTH 00°28'00" WEST 160.39 FEET TO THE SOUTH LINE OF LOT 14, PLAT "B", GATEWAY TOWN CENTER SUBDIVISION; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°28'26" EAST 77.00 FEET; (2) SOUTH 00°28'03" EAST 30.00 FEET; AND (3) SOUTH 88°33'40" EAST 275.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 137,424 SQUARE FEET OR 3.155 ACRES.

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I 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, AND THAT THIS PLAT OF **PAYSON JACKSON'S SUBDIVISION** IN **PAYSON CITY, UTAH COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **UTAH COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **PAYSON CITY, UTAH COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR 9239283 JASON T. FELT STATE OF UTAH
PRELIMINARY

9239283
UTAH LICENSE NUMBER

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) 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 AND EASEMENTS AND NAME SAID SUBDIVISION **PAYSON JACKSON'S SUBDIVISION** AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I/WE HEREUNTO SET OUR HAND

THIS _____ DAY OF _____, 20___.

JACKSONS FOOD STORES INC — NAME/TITLE

UTAH DEPARTMENT OF TRANSPORTATION — NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY'S FULL NAME & COMMISSION NUMBER _____

MY COMMISSION EXPIRES — A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY'S FULL NAME & COMMISSION NUMBER _____

MY COMMISSION EXPIRES — A NOTARY PUBLIC COMMISSIONED IN UTAH

PLANNING COMMISSION APPROVAL

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

DIRECTOR — CHAIRMAN, PLANNING COMMISSION

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF PAYSON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20___.

MAYOR

APPROVED_____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST: _____ CLERK-RECORDER (SEE SEAL BELOW)

PAYSON JACKSON'S SUBDIVISION

AMENDING LOT 13, PLAT "B", GATEWAY TOWN CENTER SUBDIVISION AND
A PORTION OF LOT 2, PLAT "B", HENLINE SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
PAYSON CITY, UTAH COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR 9239283 JASON T. FELT STATE OF UTAH

LAND SURVEYOR'S SEAL	CLERK-RECORDER SEAL	CITY ENGINEER SEAL	

PAYSON CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20___.

FIRE CHIEF

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, 20___.

CITY ATTORNEY

DOMINION ENERGY

DOMINION ENERGY HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHT-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 GRANT(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 OWNER'S DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF SERVICE.

BY_____ TITLE _____

Reeve & Associates, Inc.
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TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

PROJECT INFORMATION	
Surveyor: J. FELT	Name: PAYSON JACKSON'S SUBDIVISION
Drafter: N. ANDERSON	Number: 6789-19
Begin Date: 5-19-2023	Revision:
	Scale: 1"=30'

UTAH COUNTY RECORDER'S OFFICE

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