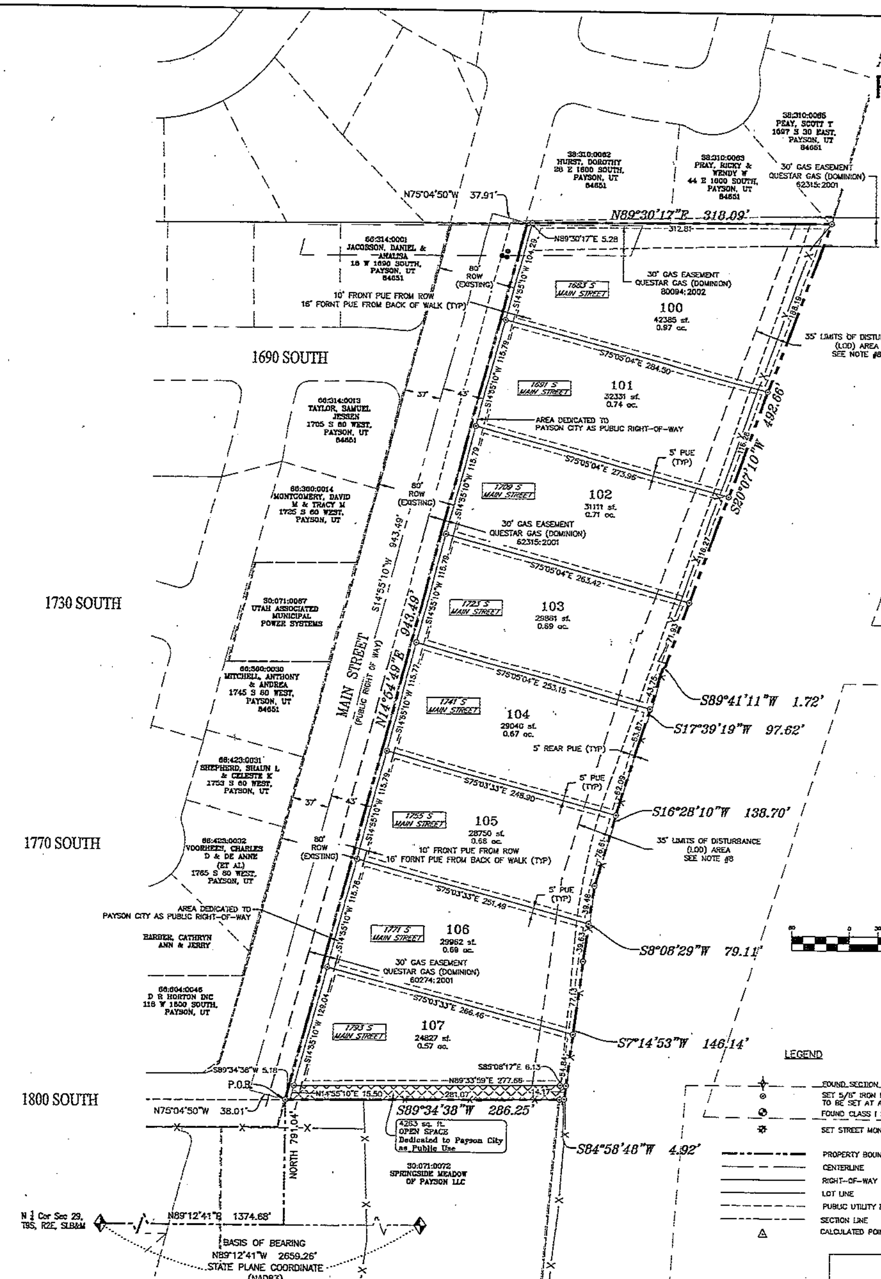
SPRINGSIDE MEADOWS RESIDENTIAL SUBDIVISION PLAT 'P'

Located within Section 20, Township 9 South, Range 2 East, Salt Lake Base and Meridian
Payson, Utah County, Utah



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NORTH 1" = 60

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)

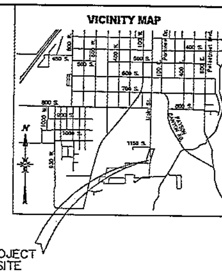
PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER
SCOTT MITCHELL
MITCHELL EXCAVATION
SCOTT@MITCHELLX.COM
801.368.2680

PHASE STATISTICS
PHASE AREA = 257287 sq ft 5.91 ac
TOTAL LOTS = 8 LOTS
OPEN AREA = 4263 sq ft. 0.10 ac
4756 sq ft. 0.11 ac
LOT AREA = 248,268 sq ft. 5.70 ac
AVG LOT AREA = 31,034 sq. ft.
LANE MILES – 0.00 mi

PAYSON CITY FIRE DEPT.

APPROVED THIS 22 DAY OF March, 2023
FIRE CHIEF



ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS 17 DAY OF March, A.D. 2023 Cregg Merrill Jacobson PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF THE CREGG MERRILL JACOBSON FAMILY LIMITED PARTNERSHIP, A UTAH LIMITED PARTNERSHIP COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SPRINGSIDE MEADOWS PLAT 'P' SUBDIVISION PLAT.

MY COMMISSION EXPIRES 02-25-2026
723278
COMMISSION NUMBER

A NOTARY PUBLIC COMMISSIONED IN UTAH
Luana U. Taukinukufili
PRINTED FULL NAME OF NOTARY

LUANA U TAUKINUKUFILI NOTARY PUBLIC-STATE OF UTAH COMMISSION# 723278 COMM. EXP. 02-25-2026

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS 21 DAY OF March, A.D. 2023 Robert Scott Mitchell PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF MITCHELL DEVELOPMENT LC., A UTAH LIMITED COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SPRINGSIDE MEADOWS PLAT 'P' SUBDIVISION PLAT.

MY COMMISSION EXPIRES 02-25-2026
723278
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A NOTARY PUBLIC COMMISSIONED IN UTAH
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PRINTED FULL NAME OF NOTARY

LUANA U TAUKINUKUFILI NOTARY PUBLIC-STATE OF UTAH COMMISSION# 723278 COMM. EXP. 02-25-2026

LOT NOTES:

1. SIDE SETBACKS:
   - 1.1. NON-GARAGE – 8 FEET
   - 1.2. GARAGE SIDEYARD – 12 FEET
2. FRONT/REAR SETBACKS:
   - 2.1. FRONT –25 FEET FROM BACK OF WALK
   - 2.2. REAR – 25 FEET
3. SIDE ENTRY GARAGES ARE REQUIRED WITH DRIVEWAYS THAT LIMIT BACKING INTO THE MAIN STREET RIGHT-OF-WAY. DRIVEWAY DESIGN MUST BE APPROVED BY THE PAYSON CITY TRANSPORTATION ENGINEER AT TIME OF BUILDING PERMIT.
4. COLLAPSIBLE SOILS FOUND ON SITE PER GEOTECH REPORT, Job No 03E-842, BY EARTHTEC. SEE TEST PITS TP-10, 13 AND 15 FOR MORE INFORMATION
5. PROJECT SUBJECT TO A DEVELOPMENT AGREEMENT
6. THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING A 5/8 x 24 REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR P.L.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE
7. ONCE THE PROPERTY CORNERS HAVE BEEN SET WITH REBAR AND CAP, THE 35' OFFSET FOR THE LIMITS OF DISTURBANCE SHALL ALSO BE STAKED BY THE SURVEYOR IN CHARGE
8. TO PROTECT THE INTEGRITY OF THE EXISTING OPEN IRRIGATION CANAL FACILITY ADJACENT TO THE LOTS, A 35' LIMITS OF DISTURBANCE (LOD) AREA IS ESTABLISHED ALONG THE EASTERN PORTION OF THE LOTS. NO STRUCTURE, EXCAVATION, OR EARTHWORK IS ALLOWED IN THIS AREA. LANDSCAPE MAY BE ALLOWED IF THE OWNER CAN DEMONSTRATE TO THE SATISFACTION OF THE CITY ENGINEER THAT THE LANDSCAPING MATERIALS AND IMPROVEMENTS WILL NOT CHANGE THE SOIL MOISTURE CONTENT IN A MANNER THAT WILL COMPROMISE THE SLOPE STABILITY OF THE IRRIGATION CORRIDOR. PAYSON CITY RESERVES THE RIGHT TO HIRE A GEOTECHNICAL ENGINEER TO EVALUATE THE SLOPE STABILITY AT THE OWNER'S EXPENSE.
9. PUBLIC UTILITY EASEMENTS:
   - 9.1. 10' FRONT/CORNER SIDE
   - 9.2. 5' REAR/INTERIOR SIDES

DOMINION ENERGY APPROVAL

THIS SUBDIVISION IS ENCUMBERED BY OR ADJACENT TO A 24" HIGH-PRESSURE NATURAL GAS PIPELINE AND RELATED FACILITIES WITHIN A 50.00 FOOT WIDE EXCLUSIVE RIGHT OF WAY AND EASEMENT GRANT DATED APRIL 11, 2001, AND RECORDED APRIL 19, 2001 AS ENTRY NUMBER 37044, IN BOOK 2001 ON PAGES 1-6 AS FOUND IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE (THE "EXCLUSIVE EASEMENT"). ALL ACTIVITIES WITHIN THE EXCLUSIVE EASEMENT AND NEAR THE PIPELINE ARE SUBJECT TO THE RIGHTS OF THE PIPELINE OWNER PURSUANT TO THE EXCLUSIVE EASEMENT. NOTHING IN THIS PLAT ALTERS OR WAIVES OF ANY RIGHTS THE PIPELINE OWNER HOLDS UNDER THE EXCLUSIVE EASEMENT.

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 ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 22 DAY OF March, 20 23

DOMINION ENERGY
BY-
TITLE- Pre-Construction Rep

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 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.

Boundary Description

BEGINNING AT A POINT BEING N.89°12'41"E. 1374.68' ALONG THE SECTION LINE AND NORTH 791.04' FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 14° 54' 49" E FOR A DISTANCE OF 943.49 FEET TO A POINT ON A LINE.
THENCE, N 89° 30' 17" E FOR A DISTANCE OF 318.09 FEET TO A POINT ON A LINE.
THENCE, S 20° 07' 10" W FOR A DISTANCE OF 492.66 FEET TO A POINT ON A LINE.
THENCE, S 89° 41' 11" W FOR A DISTANCE OF 1.72 FEET TO A POINT ON A LINE.
THENCE, S 17° 39' 19" W FOR A DISTANCE OF 97.62 FEET TO A POINT ON A LINE.
THENCE, S 16° 28' 10" W FOR A DISTANCE OF 138.70 FEET TO A POINT ON A LINE.
THENCE, S 08° 08' 29" W FOR A DISTANCE OF 79.11 FEET TO A POINT ON A LINE.
THENCE, S 07° 14' 53" W FOR A DISTANCE OF 146.14 FEET TO A POINT ON A LINE.
THENCE, S 84° 58' 48" W FOR A DISTANCE OF 4.92 FEET TO A POINT ON A LINE.
THENCE S 89° 34' 38" W A DISTANCE OF 286.25 FEET TO THE POINT OF BEGINNING

CONTAINS 5.91 ACRES AND 8 LOTS

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

March 30 2023
DATE

SURVEYOR (See Seal Below)

PROFESSIONAL LAND SURVEYOR No. 368356 ROBBIN J. MULLEN STATE OF UTAH

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17 DAY OF March, A.D. 20 23

CREGG MERRILL JACOBSON, MANAGER
THE CREGG MERRILL JACOBSON FAMILY LIMITED PARTNERSHIP

ROBERT SCOTT MITCHELL, MANAGER
MITCHELL DEVELOPMENT LC

18710

ACCEPTANCE BY LEGISLATIVE BODY

THE Mayor OF Payson City COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 18th DAY OF November A.D. 20 22

MAYOR
ATTEST CLERK-RECORDER (See Seal Below)
CITY ENGINEER (See Seal Below)
CITY ATTORNEY (As to Form)

PLANNING COMMISSION APPROVAL

APPROVED THIS 18th DAY OF November, A.D. 20 20 BY THE Payson PLANNING COMMISSION

DEVELOPMENT SERVICES DIRECTOR
PLANNING COMMISSION CHAIR

SPRINGSIDE MEADOWS RESIDENTIAL SUBDIVISION PLAT 'P'

PAYSON
UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

CITY RECORDER SEAL: PAYSON CITY SEAL UTAH

CITY ENGINEER SEAL: 3-23-2023 # 5050903 TRAVIS C. OCKLEASEN STATE OF UTAH

UTAH COUNTY RECORDER SEAL

ENT 22989:2023 Map # 18710
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Apr 12 4:40 pm FEE 56.00 BY MC
RECORDED FOR PAYSON CITY CORPORATION

This form approved by Utah County and the municipalities therein.

Sec 20, T9S, R2E SLB&M - TU-176 BK2