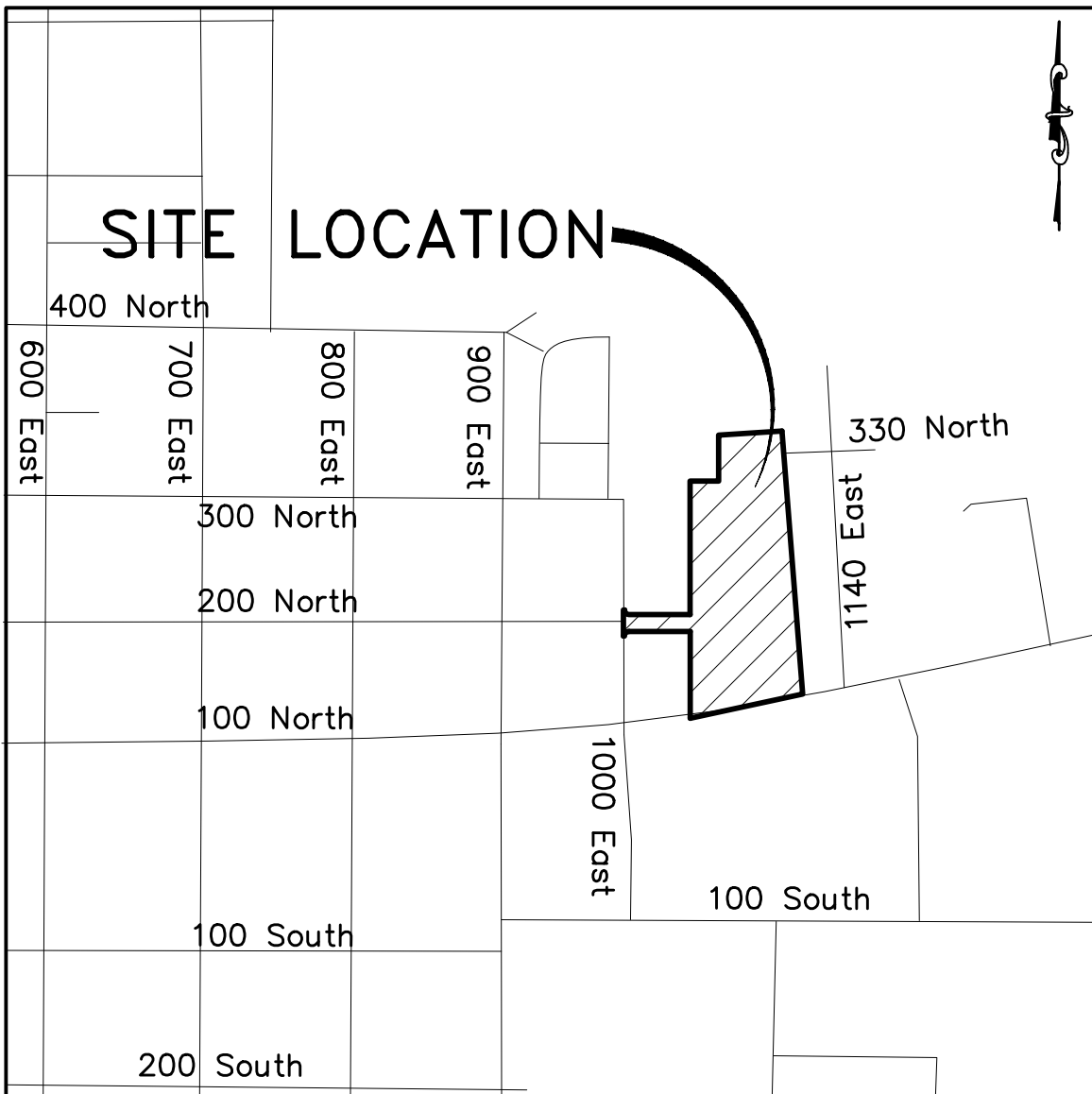




VICINITY MAP
-NTS-

ENGINEER/SURVEYOR CONTACT INFO:

ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

DEVELOPER

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	NORTH
L2	10.00	NORTH
L3	10.00	NORTH
L4	14.82	NORTH
L5	10.00	NORTH
L6	10.00	NORTH
L7	10.00	NORTH
L8	10.00	NORTH
L9	13.80	NORTH
L10	10.00	NORTH
L11	10.00	NORTH
L12	26.57	NORTH
L13	10.00	NORTH
L14	10.00	NORTH
L15	10.00	NORTH
L16	10.00	NORTH
L17	10.00	NORTH

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	23.51	21.17	S 45°06'18" W	89°47'24"
C2	15.00	23.62	21.25	S 44°53'42" E	90°12'36"
C3	9.00	14.14	12.73	N 45°00'00" E	90°00'00"
C4	15.00	22.59	20.51	S 43°08'25" W	86°16'50"

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 QUIRITY. 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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°22'28"E 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 285.10 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 90.00 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 439.37 FEET; THENCE EAST 99.08 FEET; THENCE NORTH 152.57 FEET; THENCE N86°16'50"E 205.44 FEET TO THE POINT OF BEGINNING. CONTAINS 7.00 ACRES.

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
- PARCEL A & B PRIVATE AREA (INDIVIDUAL UNITS)
- PARCEL A & B LIMITED COMMON AREA
- PARCEL A & B COMMON AREA
- COMMERCIAL LOT (LOT 21)
- PUBLIC RIGHT-OF-WAY

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

DATA TABLE

TOTAL ACREAGE=7.00
COMMERCIAL LOT ACREAGE=2.19
RESIDENTIAL ACREAGE=4.81
RESIDENTIAL DENSITY=16.67
TOTAL # OF UNITS=18
TOTAL # OF LOTS=1
TOTAL ACREAGE IN ROADS=1.31
UNITS/ACRE=3.74
TOTAL ACREAGE OF OPEN SPACE/PONDS=2.30
RESIDENTIAL % OF OPEN SPACE=28.89%
LANE MILES OF ROAD=0.26
ZONING: GC-1
CURRENT LAND USE: AGRICULTURE

NOTES:

- ALL HOME ADDRESSES TO BE BACKLIT.
- IN PARCELS A AND B ALL COMMON AREA AND LIMITED COMMON AREA IS PUBLIC UTILITY EASEMENT.

PHILLIPS INVESTMENTS LC
30:029:0133
ENTRY NO. 74837-2024

PHILLIPS INVESTMENTS LC
30:029:0132
ENTRY NO. 74837-2024

MOUNTAIN VIEW ESTATES
PLAT "E"

EAST 1/4 CORNER OF
SECTION 9, TOWNSHIP 9
SOUTH, RANGE 2
EAST SLB&M

PARCEL A

58,333 sq. ft.
1.34 acres

PHILLIPS INVESTMENTS LC
30:029:0134
ENTRY NO. 74837-2024

PARCEL B

83,982 sq. ft.
1.93 acres

LOT 21

95,361 sq. ft.
2.19 acres

SURVEYOR'S CERTIFICATE

I, GORDON M. HAIGHT III DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12653677 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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Gordon M. Haight III
SURVEYOR

11/22/2024
DATE

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.

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.

PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEY THE COMMON AREA, AS INDICATED HEREON, TO THE MOUNT LOAFER FLATS OWNERS ASSOCIATION, INC. A NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 131 SOUTH 900 EAST PAYSON, UT 84651.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2024.

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF PAYSON 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. 2024.

MAYOR

CITY ATTORNEY

ATTEST

ENGINEER (SEE SEAL)

CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON

DIRECTOR

FIRE CHIEF APPROVAL

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

CITY FIRE CHIEF

**MOUNT LOAFER FLATS
FINAL PLAT**

PAYSON CITY, UTAH COUNTY, UTAH
CONTAINING 1 COMMERCIAL LOT, 18 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

COUNTY OF UTAH

ON THIS _____ DAY OF _____, 2024, 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

