

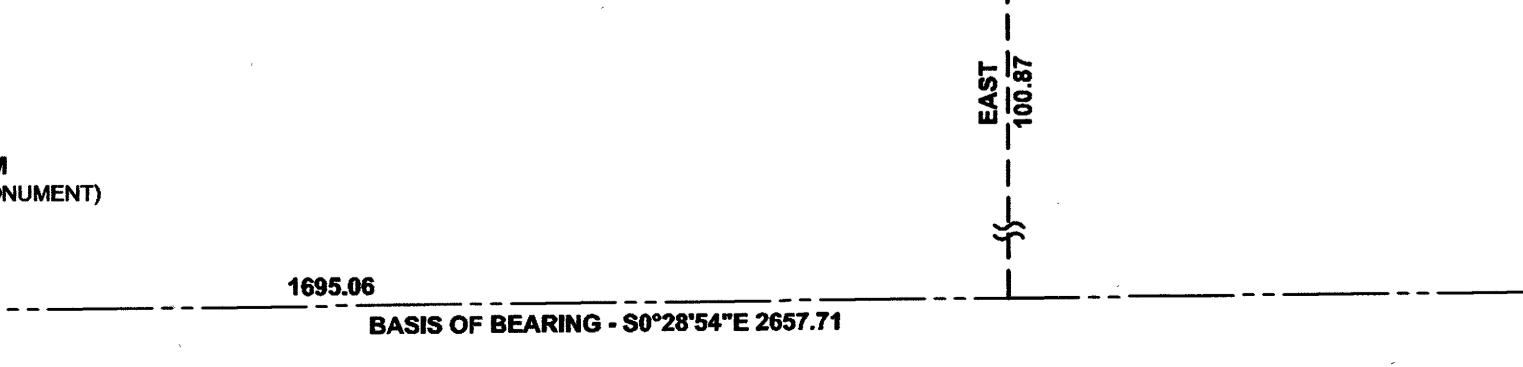
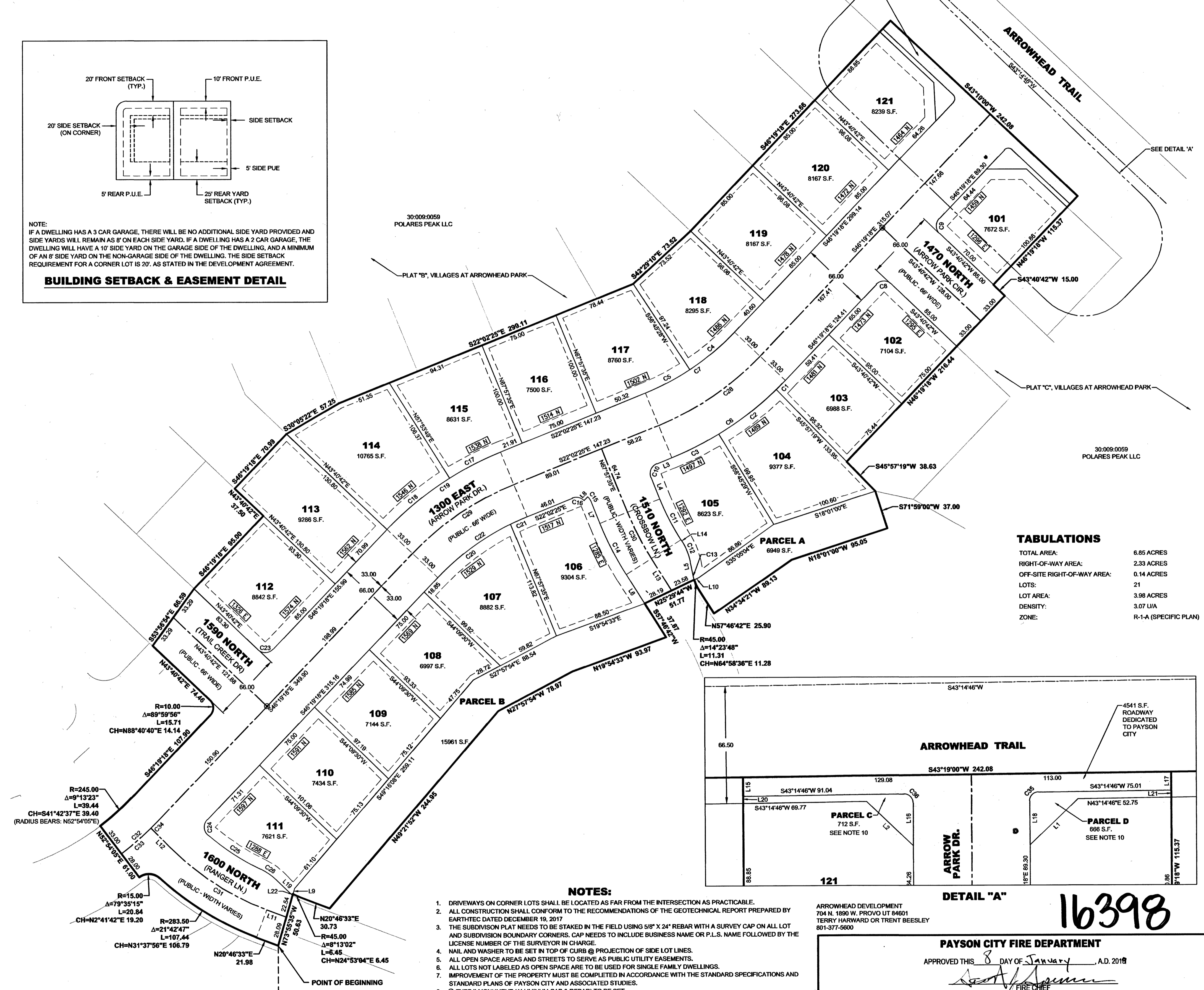
NOTE: IF A DWELLING HAS A 3 CAR GARAGE, THERE WILL BE NO ADDITIONAL SIDE YARD PROVIDED AND SIDE YARDS WILL REMAIN AS 8' ON EACH SIDE YARD. IF A DWELLING HAS A 2 CAR GARAGE, THE DWELLING WILL HAVE A 10' SIDE YARD ON THE GARAGE SIDE OF THE DWELLING, AND A MINIMUM OF AN 8' SIDE YARD ON THE NON-GARAGE SIDE OF THE DWELLING. THE SIDE SETBACK REQUIREMENT FOR A CORNER LOT IS 20'. AS STATED IN THE DEVELOPMENT AGREEMENT.

LINE	DIRECTION	LENGTH
L1	N0°00'00"E	37.68
L2	S87°21'24"W	36.38
L3	S22°02'25"E	15.22
L4	N67°57'35"E	21.74
L5	N78°26'48"E	12.57
L6	N57°46'42"E	32.47
L7	N67°57'35"E	21.74
L8	S45°04'45"E	5.00
L9	S73°55'35"E	5.58
L10	S25°29'44"E	4.62
L11	N20°46'33"E	19.88
L12	N45°19'58"E	25.69
L13	N57°46'42"E	35.77
L14	N57°46'42"E	1.96
L15	N46°19'18"W	10.80
L16	N46°19'18"W	24.28
L17	S46°19'18"E	10.50
L18	S46°19'18"E	24.86
L19	S43°31'40"W	21.29
L20	N46°19'18"W	4.00
L21	N46°45'14"W	4.00
L22	N73°55'35"W	1.12

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	308.00	2°16'37"	12.24	S45°11'00"E 12.24
C2	308.00	12°48'10"	68.82	S37°38'36"E 68.82
C3	308.00	9°12'06"	49.46	S26°38'28"E 49.41
C4	242.00	13°04'46"	55.24	S39°46'55"E 55.12
C5	242.00	11°12'06"	47.31	S27°38'29"E 47.24
C6	308.00	24°16'52"	130.53	S34°10'52"E 129.55
C7	242.00	24°16'52"	102.56	S34°10'52"E 101.79
C8	10.00	90°00'00"	15.71	N1°19'18"W 14.14
C9	10.00	90°00'00"	15.71	S88°40'42"W 14.14
C10	10.00	90°00'00"	15.71	N67°02'25"W 14.14
C11	244.50	10°10'52"	43.45	S62°52'08"W 43.39
C12	57.00	20°40'06"	20.56	N68°06'45"E 20.45
C13	45.00	6°16'18"	4.93	N75°18'39"E 4.92
C14	305.50	10°10'52"	54.29	S62°52'08"W 54.21
C15	15.00	23°02'20"	6.03	N56°26'26"E 5.99
C16	10.00	66°57'40"	11.69	N11°26'25"E 11.03
C17	308.00	10°03'45"	54.09	N27°04'18"W 54.02
C18	308.00	14°13'07"	78.43	N39°12'44"W 78.24
C19	308.00	24°16'52"	130.53	N34°10'52"W 129.55
C20	242.00	20°16'54"	85.66	N36°10'51"W 85.22
C21	242.00	3°59'58"	16.89	N24°02'25"W 16.89
C22	242.00	24°16'52"	102.56	N34°10'52"W 101.79
C23	10.00	90°00'00"	15.71	S1°19'18"E 14.14
C24	10.00	92°47'27"	16.20	S87°16'59"W 14.48
C25	222.50	15°14'07"	59.16	S33°16'11"W 58.99
C26	57.00	17°52'33"	17.78	S34°35'24"W 17.71
C28	275.00	24°16'52"	116.54	N34°10'52"W 115.67
C29	275.00	24°16'52"	116.54	N34°10'52"W 115.67
C30	277.50	10°10'52"	49.31	N62°52'08"E 49.25
C31	255.50	24°29'26"	109.21	N33°01'16"E 108.38
C32	278.00	9°13'23"	44.75	S41°42'37"E 44.70
C33	278.00	7°38'06"	37.05	N40°54'58"W 37.02
C34	278.00	1°35'16"	7.70	N45°31'40"W 7.70
C35	5.00	89°34'04"	7.82	S1°32'16"E 7.04
C36	5.00	90°25'56"	7.89	S88°27'44"W 7.10

VILLAGES AT ARROWHEAD PARK, PLAT "A"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN



- NOTES:**
- DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED AS FAR FROM THE INTERSECTION AS PRACTICABLE.
 - ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY TERRITAC DATED DECEMBER 19, 2017
 - THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING 5/8" X 24" REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE BUSINESS NAME OR P.L.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE.
 - NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - ALL OPEN SPACE AREAS AND STREETS TO BE SERVED AS PUBLIC UTILITY EASEMENTS.
 - ALL LOTS NOT LABELED AS OPEN SPACE ARE TO BE USED FOR SINGLE FAMILY DWELLINGS.
 - IMPROVEMENT OF THE PROPERTY MUST BE COMPLETED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD PLANS OF PAYSON CITY AND ASSOCIATED STUDIES.
 - @ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
 - REFER TO DEVELOPMENT AGREEMENT BETWEEN PAYSON CITY AND THE DEVELOPER. RV PARKING AND SIDE SETBACKS TO BE INCLUDED IN THE DEVELOPMENT AGREEMENT.
 - PARCEL A, B, C & D SHALL BE MAINTAINED BY THE VILLAGES AT ARROWHEAD PARK HOMEOWNERS ASSOCIATION, INC. 704 N. 1880 W. STE. 41-A, PROVO, UT 84601

ARROWHEAD DEVELOPMENT
704 N. 1880 W. PROVO UT 84601
TERRY HARWARD OR TRENT BEESLEY
801-377-5600

PAYSON CITY FIRE DEPARTMENT
APPROVED THIS 8 DAY OF January, A.D. 2018
Scott Johnson
FIRE CHIEF

DOMINION ENERGY ACCEPTANCE
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 DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8322.
APPROVED THIS 3rd DAY OF Jan 20 19
BY: *Brad Mathison*
TITLE: *Gen. Mgr.*

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
A PORTION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S0°28'54"E ALONG THE SECTION LINE 1695.06 FEET AND EAST 100.87 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N20°46'33"E 21.98 FEET; THENCE ALONG THE ARC OF A 283.50 FOOT RADIUS CURVE TO THE RIGHT 107.44 FEET THROUGH A CENTRAL ANGLE OF 21°42'47" (CHORD: N31°37'56"E 106.79 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 20.84 FEET THROUGH A CENTRAL ANGLE OF 79°35'15" (CHORD: N2°14'42"E 19.20 FEET); THENCE N52°54'05"E 61.00 FEET; THENCE ALONG THE ARC OF A 245.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N52°54'05"E) TO THE LEFT 39.44 FEET THROUGH A CENTRAL ANGLE OF 9°12'06" (CHORD: S41°42'37"E 39.40 FEET); THENCE S48°19'18"E 107.90 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET THROUGH A CENTRAL ANGLE OF 89°59'58" (CHORD: N88°40'40"E 14.14 FEET); THENCE N43°40'42"E 74.46 FEET; THENCE S53°56'54"E 66.59 FEET; THENCE S46°19'18"E 95.00 FEET; THENCE N43°40'42"E 37.50 FEET; THENCE S46°19'18"E 70.99 FEET; THENCE S30°05'22"E 57.25 FEET; THENCE S22°02'25"E 299.11 FEET; THENCE S42°29'10"E 73.52 FEET; THENCE S46°19'18"E 273.66 FEET; THENCE S43°19'00"W 242.08 FEET; THENCE N46°19'18"W 115.37 FEET; THENCE S43°40'42"W 15.00 FEET; THENCE N46°19'18"W 216.44 FEET; THENCE S45°57'19"W 38.83 FEET; THENCE S71°59'00"W 37.00 FEET; THENCE N49°10'00"W 95.65 FEET; THENCE N34°21'21"W 89.18 FEET; THENCE N67°46'42"E 25.90 FEET; THENCE ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT 11.31 FEET THROUGH A CENTRAL ANGLE OF 14°23'48" (CHORD: N64°58'36"E 11.28 FEET); THENCE N25°29'44"W 51.77 FEET; THENCE S57°46'42"W 37.87 FEET; THENCE N19°54'33"W 93.97 FEET; THENCE N27°57'54"W 78.97 FEET; THENCE N49°21'52"W 244.95 FEET; THENCE N20°46'33"E 30.73 FEET; THENCE ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT 6.45 FEET THROUGH A CENTRAL ANGLE OF 8°13'02" (CHORD: N24°53'04"E 6.45 FEET); THENCE N73°55'35"W 1.12 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.85 ACRES

12-20-18 DATE
RYAN W. HALL SURVEYOR
6310734

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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 31st DAY OF December, A.D. 2018
Terry C. Harward
Arrowhead Partners LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS 31st DAY OF DECEMBER, A.D. 2018, PERSONALLY APPEARED BEFORE ME *TERRY C. HARWARD* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Charles S. Walker
NOTARY PUBLIC FULL NAME: CHARLES S. WALKER
COMMISSION NUMBER: 825341
MY COMMISSION EXPIRES: 12/31/19
COMM. EXP. 10-02-2019
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY 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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS 6th DAY OF June, A.D. 2018
William C. Wright
APPROVED BY MAYOR
Eric E. Henshale
DEPUTY CLERK-RECORDER

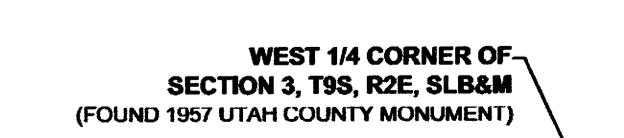
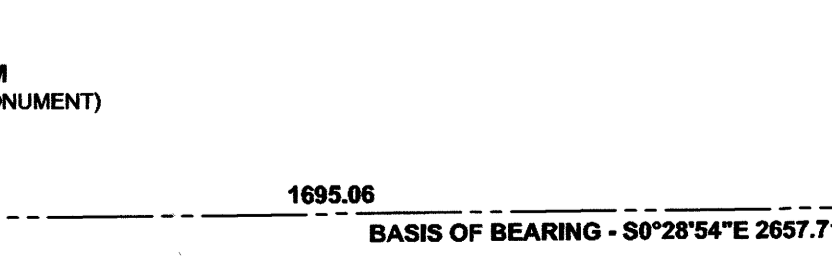
John C. Harward
APPROVED BY PAYSON CITY ENGINEER
John Harward
APPROVED BY PAYSON CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 10th DAY OF April, A.D. 2018 BY THE Payson PLANNING COMMISSION
John Harward
DIRECTOR-SECRETARY
John Harward
CHAIRMAN, PLANNING COMMISSION

PLAT "A"
VILLAGES AT ARROWHEAD PARK
SUBDIVISION
A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

PAYSON UTAH COUNTY, UTAH
SCALE: 1" = 50'
CITY ENGINEER SEAL
CITY RECORDER SEAL
COUNTY-RECORDING STAMP
ENT 34912019 Map & 16378
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jun 14 2:57 pm FEE 54.00 BY SH
RECORDED FOR PAYSON CITY CORPORATION

LEI
ENGINEERS SURVEYORS PLANNERS
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Payson, UT 84655
Phone: 801.786.2555
Fax: 801.786.2559
office@lei-eng.com
www.lei-eng.com



SEC. 3, T9S, R2E, S. 176 8 1/4