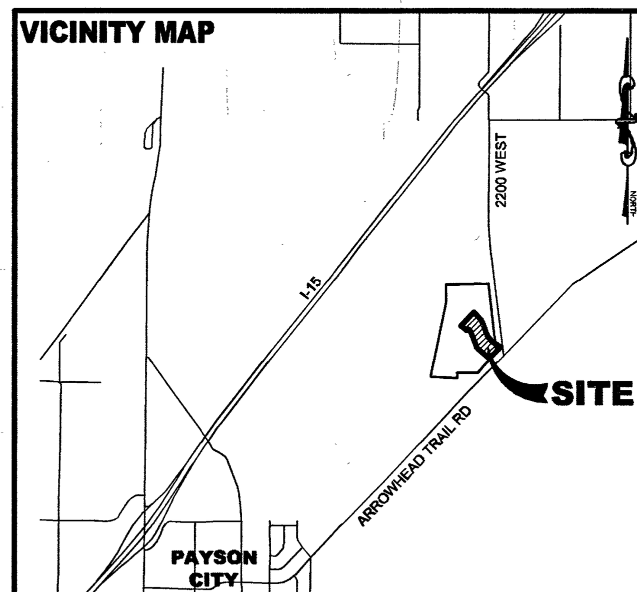
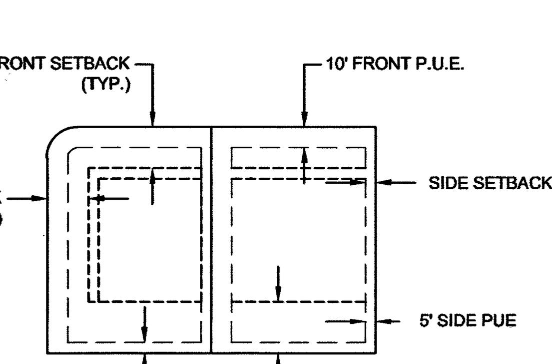
VILLAGES AT ARROWHEAD PARK, PLAT "B"

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

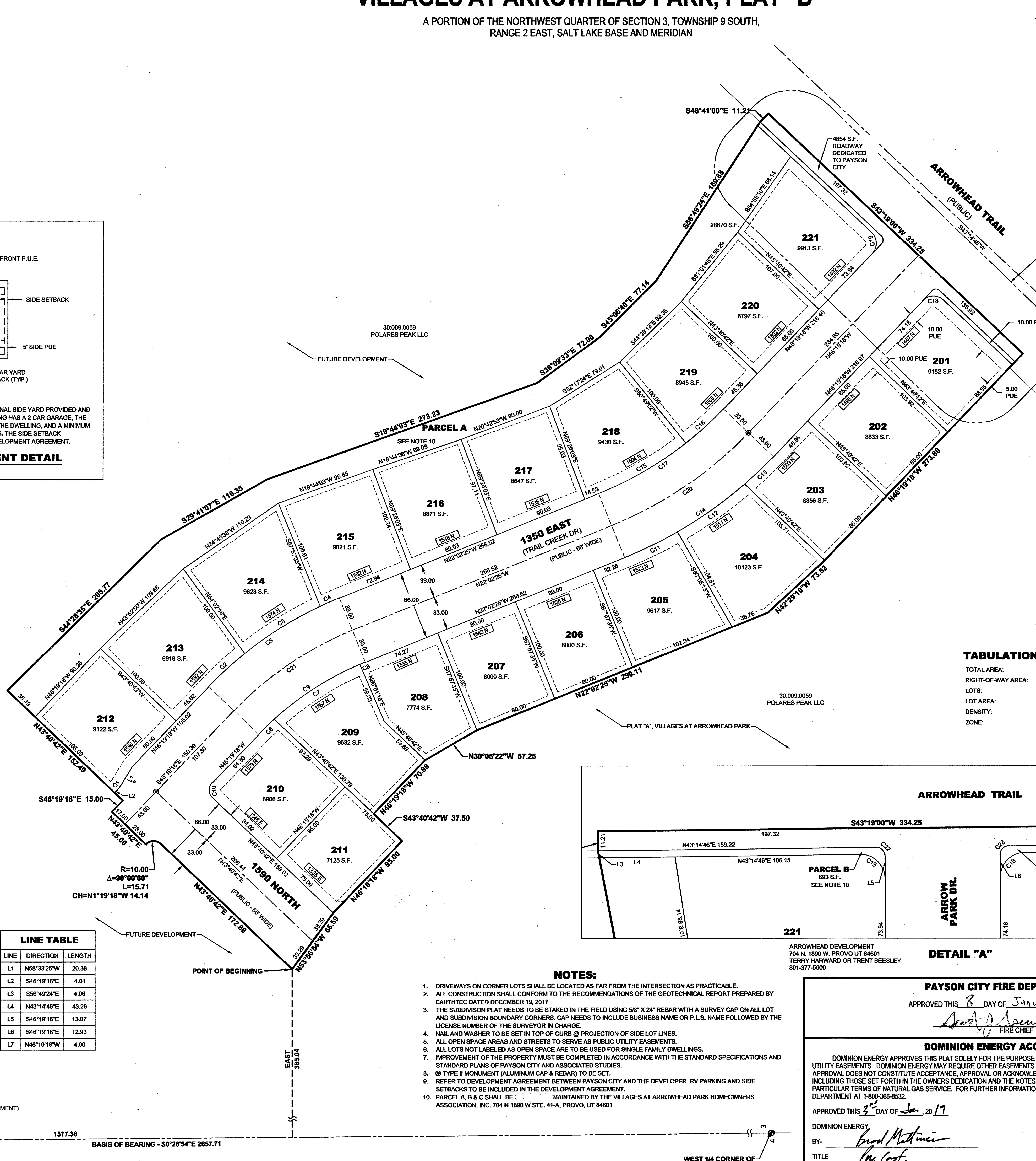
VICINITY MAP





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.

BUILDING SETBACK & EASEMENT DETAIL



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	30.00	12°14'07"	6.41	S52°26'21"E 6.39
C2	358.00	7°28'21"	46.69	N42°35'07"W 46.66
C3	358.00	13°36'22"	85.01	N32°02'46"W 84.82
C4	358.00	3°12'09"	20.01	N23°38'30"W 20.01
C5	358.00	24°16'52"	151.72	N34°10'52"W 150.58
C6	292.00	4°03'51"	20.71	N44°17'22"W 20.71
C7	292.00	19°06'43"	97.40	N32°42'05"W 96.95
C8	292.00	1°06'19"	5.63	N22°35'35"W 5.63
C9	292.00	24°16'52"	123.75	N34°10'52"W 122.82
C10	10.00	90°00'00"	15.71	S88°40'42"W 14.14
C11	408.00	7°51'21"	55.94	S25°58'06"E 55.90
C12	408.00	11°03'41"	78.77	S35°25'37"E 78.65
C13	408.00	5°21'50"	38.20	S43°38'23"E 38.18
C14	408.00	24°16'52"	172.91	S34°10'52"E 171.61
C15	342.00	16°09'11"	96.42	S30°07'01"E 96.10
C16	342.00	8°07'42"	48.52	S42°15'27"E 48.48
C17	342.00	24°16'52"	144.94	S34°10'52"E 143.85
C18	14.00	89°34'04"	21.89	N1°32'16"W 19.72
C19	14.00	90°25'55"	22.10	N88°27'44"E 19.87
C20	375.00	24°16'52"	158.92	N34°10'52"W 157.73
C21	325.00	24°16'52"	137.73	N34°10'52"W 136.70
C22	5.00	90°25'56"	7.89	N88°27'44"E 7.10
C23	5.00	89°34'04"	7.82	S1°32'16"E 7.04

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N58°33'25"W	20.38
L2	S46°19'18"E	4.01
L3	S56°49'24"E	4.06
L4	N43°14'46"E	43.26
L5	S46°19'18"E	13.07
L6	S46°19'18"E	12.93
L7	N46°19'18"W	4.00

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

TABULATIONS

TOTAL AREA:	6.79 ACRES
RIGHT-OF-WAY AREA:	1.79 ACRES
LOTS:	21
LOT AREA:	4.33 ACRES
DENSITY:	3.09 U/A
ZONE:	R-1-A (SPECIFIC PLAN)

ARROWHEAD DEVELOPMENT
704 N. 1890 W. PROVO UT 84601
TERRY HARWARD OR TRENT BEESLEY
801-377-5600

16399

NOTES:

1. DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED AS FAR FROM THE INTERSECTION AS PRACTICABLE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY EARTHTEC DATED DECEMBER 19, 2017
3. THE SUBDIVISON 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.
4. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
5. ALL OPEN SPACE AREAS AND STREETS TO SERVE AS PUBLIC UTILITY EASEMENTS.
6. ALL LOTS NOT LABELED AS OPEN SPACE ARE TO BE USED FOR SINGLE FAMILY DWELLINGS.
7. IMPROVEMENT OF THE PROPERTY MUST BE COMPLETED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD PLANS OF PAYSON CITY AND ASSOCIATED STUDIES.
8. ⦿ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
9. REFER TO DEVELOPMENT AGREEMENT BETWEEN PAYSON CITY AND THE DEVELOPER. RV PARKING AND SIDE SETBACKS TO BE INCLUDED IN THE DEVELOPMENT AGREEMENT.
10. PARCEL A, B & C SHALL BE [illegible] MAINTAINED BY THE VILLAGES AT ARROWHEAD PARK HOMEOWNERS ASSOCIATION, INC. 704 N 1890 W STE. 41-A, PROVO, UT 84601

PAYSON CITY FIRE DEPARTMENT

APPROVED THIS 8 DAY OF January, A.D. 2018

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 1-800-366-8532.

APPROVED THIS 3rd DAY OF Jan, 20 19

DOMINION ENERGY

BY- Brad Mattinson

TITLE- Pre Const.

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 1577.36 FEET AND EAST 385.04 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N43°40'42"E 172.86 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N1°19'18"W 14.14 FEET); THENCE N43°40'42"E 45.00 FEET; THENCE S46°19'18"E 15.00 FEET; THENCE N43°40'42"E 152.49 FEET; THENCE S44°28'35"E 205.77 FEET; THENCE S29°41'07"E 116.35 FEET; THENCE S19°44'03"E 273.23 FEET; THENCE S36°09'33"E 72.98 FEET; THENCE S45°06'40"E 77.14 FEET; THENCE S56°49'24"E 180.88 FEET; THENCE S46°41'00"E 11.21 FEET; THENCE S43°19'00"W 334.25 FEET; THENCE N46°19'18"W 273.66 FEET; THENCE N42°29'10"W 73.52 FEET; THENCE N22°02'25"W 299.11 FEET; THENCE N30°05'22"W 57.25 FEET; THENCE N46°19'18"W 70.99 FEET; THENCE S43°40'42"W 37.50 FEET; THENCE N46°19'18"W 95.00 FEET; THENCE N53°56'54"W 66.59 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.79 ACRES

12-20-18
DATE

STATE OF UTAH RYAN W. HALL No. 6310734 PROFESSIONAL LAND SURVEYOR 12-20-18

SURVEYOR
(See Seal Below)

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 HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 31st DAY OF December A.D. 2018

Manager
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 MANAGER OF ARROWHEAD PARTNERS, LLC, 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-STATE OF UTAH
COMMISSION# 685141
COMM. EXP. 10-02-2019

NOTARY PUBLIC FULL NAME: CHARLES S. WALKER
COMMISSION NUMBER: 685141
MY COMMISSION EXPIRES: 10/2/19
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

APPROVED BY MAYOR

ATTEST Deputy CLERK-RECORDER
(See Seal Below)

APPROVED BY PAYSON CITY ENGINEER

APPROVED BY PAYSON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 11th DAY OF April, A.D. 2018 BY THE Payson PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "B"

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
LICENSED PROFESSIONAL ENGINEER 1-3-19 # 5050903 TRAVIS C. JOCKUMSEN STATE OF UTAH	PAYSON CITY SEAL UTAH	ENT 3492:2019 Map # 16399 JEFFERY SMITH UTAH COUNTY RECORDER 2019 Jan 14 2:59 pm FEE 55.00 BY SM RECORDED FOR PAYSON CITY CORPORATION

This form approved by Utah County and the municipalities therein.

SEC. 3, T9S, R2E TU-170 BM2