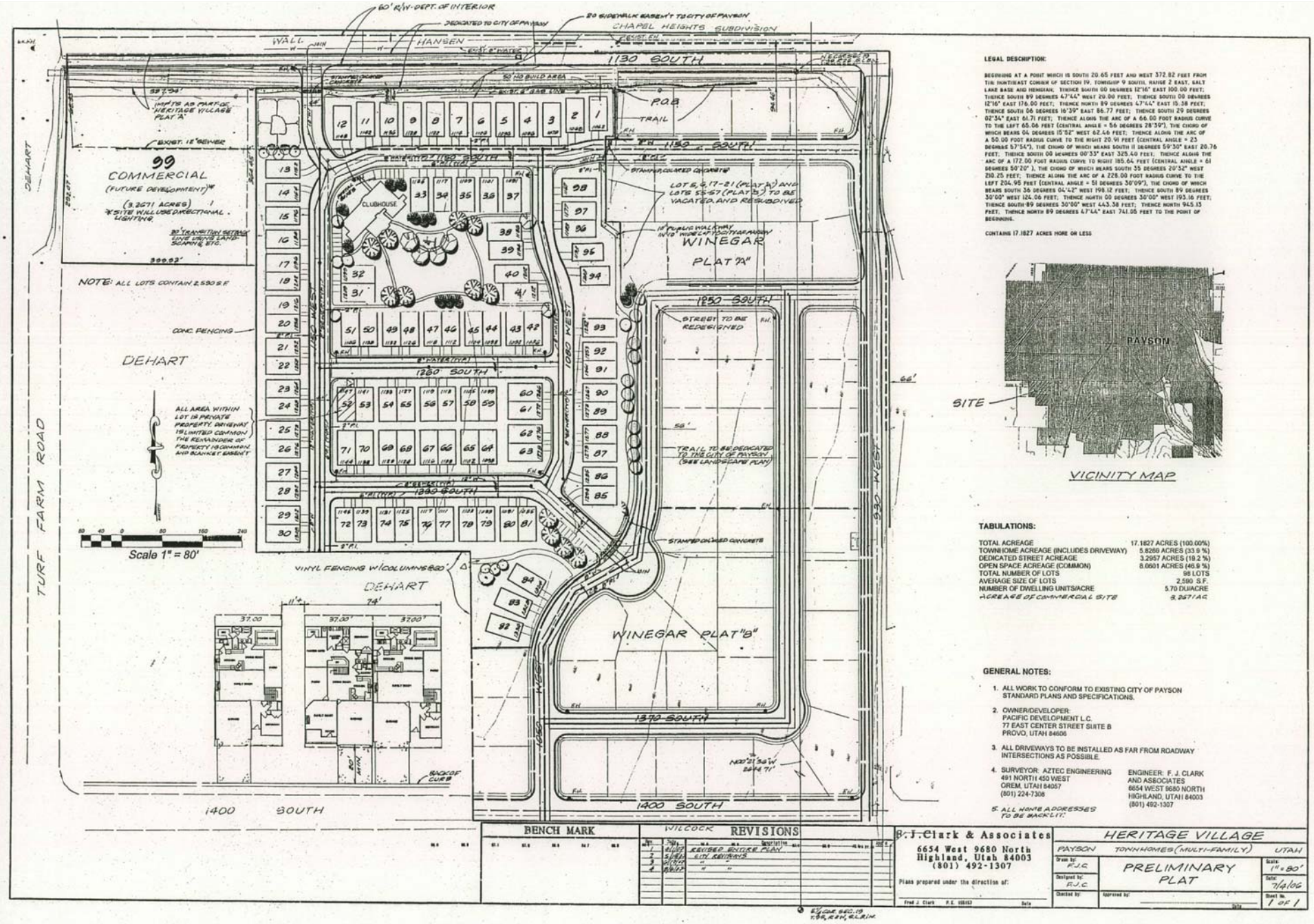

LEGAL DESCRIPTION:

BEGINNING AT A POINT WHICH IS SOUTH 20.65 FEET AND WEST 372.82 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00 DEGREES 12'16" EAST 800.00 FEET; THENCE SOUTH 89 DEGREES 47'44" WEST 29.00 FEET; THENCE SOUTH 00 DEGREES 12'16" EAST 176.00 FEET; THENCE NORTH 89 DEGREES 47'44" EAST 15.38 FEET; THENCE SOUTH 06 DEGREES 16'39" EAST 86.77 FEET; THENCE SOUTH 29 DEGREES 02'34" EAST 66.71 FEET; THENCE ALONG THE ARC OF A 66.00 FOOT RADIUS CURVE TO THE LEFT 65.06 FEET (CENTRAL ANGLE = 56 DEGREES 28'39"), THE CHORD OF WHICH BEARS 04 DEGREES 15'52" WEST 62.46 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 20.91 FEET (CENTRAL ANGLE = 23 DEGREES 57'54"), THE CHORD OF WHICH BEARS SOUTH 15 DEGREES 59'30" EAST 20.76 FEET; THENCE SOUTH 00 DEGREES 00'33" EAST 325.49 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO RIGHT 185.64 FEET (CENTRAL ANGLE = 61 DEGREES 50'20"), THE CHORD OF WHICH BEARS SOUTH 35 DEGREES 20'52" WEST 230.25 FEET; THENCE ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE LEFT 204.95 FEET (CENTRAL ANGLE = 51 DEGREES 30'09"), THE CHORD OF WHICH BEARS SOUTH 36 DEGREES 04'42" WEST 198.12 FEET; THENCE SOUTH 89 DEGREES 30'00" WEST 124.06 FEET; THENCE NORTH 00 DEGREES 30'00" WEST 193.16 FEET; THENCE SOUTH 89 DEGREES 30'00" WEST 443.38 FEET; THENCE NORTH 945.13 FEET; THENCE NORTH 89 DEGREES 47'44" EAST 741.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.1827 ACRES MORE OR LESS

TABULATIONS:

TOTAL ACREAGE	17.1827 ACRES (100.00%)
TOWNHOME ACREAGE (INCLUDES DRIVEWAY)	5.8299 ACRES (33.9 %)
DEDICATED STREET ACREAGE	3.2957 ACRES (19.2 %)
OPEN SPACE ACREAGE (COMMON)	8.0601 ACRES (46.9 %)
TOTAL NUMBER OF LOTS	98 LOTS
AVERAGE SIZE OF LOTS	2,590 S.F.
NUMBER OF DWELLING UNITS/ACRE	5.70 DU/ACRE
ACREAGE OF COMMERCIAL SITE	9.2671 AC

GENERAL NOTES:

1. ALL WORK TO CONFORM TO EXISTING CITY OF PAYSON STANDARD PLANS AND SPECIFICATIONS.
2. OWNER/DEVELOPER:
   PACIFIC DEVELOPMENT L.C.
   77 EAST CENTER STREET SUITE B
   PROVO, UTAH 84606
3. ALL DRIVEWAYS TO BE INSTALLED AS FAR FROM ROADWAY INTERSECTIONS AS POSSIBLE.
4. SURVEYOR: AZTEC ENGINEERING
   491 NORTH 450 WEST
   OREM, UTAH 84057
   (801) 224-7308

   ENGINEER: F.J. CLARK AND ASSOCIATES
   6654 WEST 9680 NORTH
   HIGHLAND, UTAH 84003
   (801) 492-1307
5. ALL HOME ADDRESSES TO BE BACK LOT.

BENCH MARK

WILCOCK

REVISIONS

NO.	DATE	DESCRIPTION
1	4/19/06	REVISED ENTRANCE PLAN
2	5/4/06	CITY REVIEWS
3	6/19/06	"
4	6/21/06	"

F. J. Clark & Associates
6654 West 9680 North
Highland, Utah 84003
(801) 492-1307

Plans prepared under the direction of:

Fred J. Clark P.E. 155153 Date

HERITAGE VILLAGE

PAYSON TOWNHOMES (MULTI-FAMILY) UTAH

PRELIMINARY PLAT

Drawn by: F.J.C.	Scale: 1"=80'
Designed by: F.J.C.	Date: 7/4/06
Checked by:	Sheet No. 1 OF 1
Approved by: Date	