

**SURVEYOR'S CERTIFICATE**

I, BRAD A. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4938735 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

ENTR 86953:2017 Map 4 1588  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Sep 05 01:38 AM FEE \$4.00 BY DA  
RECORDED FOR PAYSON CITY

*Brad A. Llewelyn*  
Brad A. Llewelyn  
Professional Land Surveyor  
Certificate No. 4938735

8/23/17  
Date

**BOUNDARY DESCRIPTION**

All of Lot 2 GATEWAY TOWN CENTER PLAT "C" Subdivision according to the Official Plat thereof on file in the Office of the Utah County Recorder.  
Contains: 1.14+- acres

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS PAYSON PROFESSIONAL PLAZA CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 23<sup>rd</sup> DAY OF August A.D. 2017

In witness whereof I have hereunto set my hand this 30<sup>th</sup> day of August A.D. 2017.

*Chad R. Peterson*  
By: Chad R. Peterson  
Partner/  
Its: Manager Aspen  
Commercial Holdings L.L.C.

By: Robert Hack  
(PRINTED NAME)  
ITS: Manager, Payson Professional Plaza Units  
By: Chad R. Peterson  
(PRINTED NAME)  
ITS: Manager, Payson Professional Plaza Units

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF Utah  
ON THE 23<sup>rd</sup> DAY OF August A.D. 2017 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Robert Hack & Chad R. Peterson, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager of Payson Professional Plaza L.L.C. A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 02-01-2018 Kim E. Holindrake  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDING IN Utah COUNTY  
MY COMMISSION No. 673541 Kim E. Holindrake  
PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY THE 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 2<sup>nd</sup> DAY OF August 2017.  
APPROVED *Paul D. Place* MAYOR ATTEST *Kim E. Holindrake* CITY RECORDER Deputy

APPROVED *Joe C. [Signature]* CITY ENGINEER (SEE SEAL BELOW)

**CITY ATTORNEY APPROVAL**

APPROVED BY THE PAYSON CITY ATTORNEY ON THIS 24<sup>th</sup> DAY OF August A.D. 2017.  
*David C. [Signature]* PAYSON CITY ATTORNEY (Acting)

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLANNING COMMISSION ON THIS 12<sup>th</sup> DAY OF July A.D. 2017.  
*John [Signature]* CHAIRMAN, PLANNING COMMISSION *Joe C. [Signature]* DEPARTMENT DIRECTOR

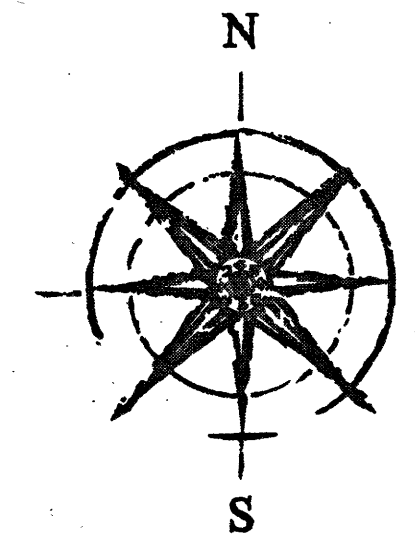
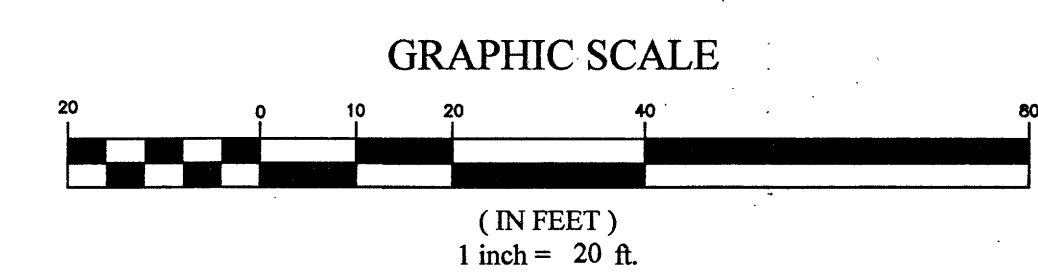
**FIRE CHIEF APPROVAL**

APPROVED BY THE PAYSON CITY FIRE CHIEF ON THIS 23<sup>rd</sup> DAY OF August A.D. 2017.  
*Scott [Signature]* PAYSON CITY FIRE CHIEF

PLAT "A"

**PAYSON PROFESSIONAL PLAZA CONDOMINIUMS**  
(INCLUDES THE VACATION OF LOT 2, GATEWAY TOWN CENTER "C" SUBDIVISION)  
PAYSON, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	PAYSON CITY ENGINEER SEAL	CITY RECORDER SEAL



18 17  
EAST 1/4 CORNER OF SECTION 18, T8S, R2E, SLB&M 2004 UTAH COUNTY MONUMENT

18 17  
S0°00'10"E 310.86

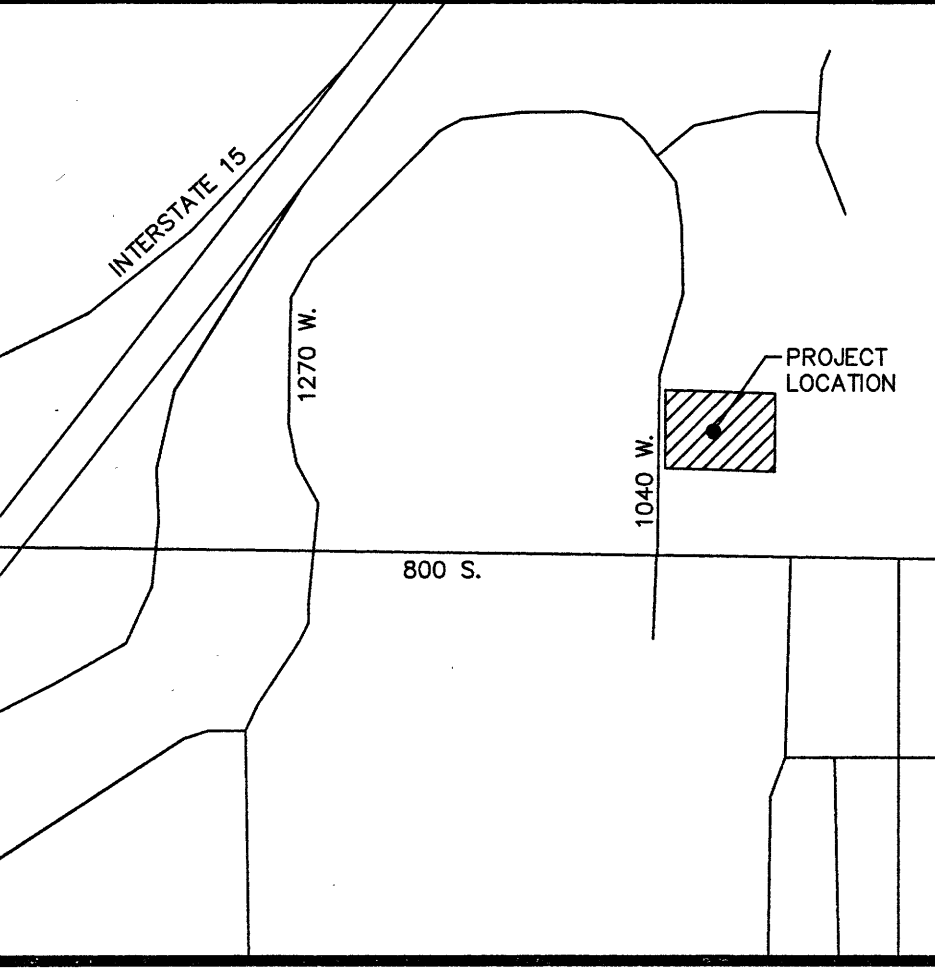
18 17  
BASIS OF BEARING: S0°00'10"E (ALONG SECTION LINE) MEASURED: 2,628.89 (BETWEEN 1/4 CORNER & REFERENCE CORNER)

18 17  
REFERENCE CORNER FOR THE SOUTHEAST CORNER OF SECTION 18, T8S, R2E, SLB&M 2008 UTAH COUNTY MONUMENT

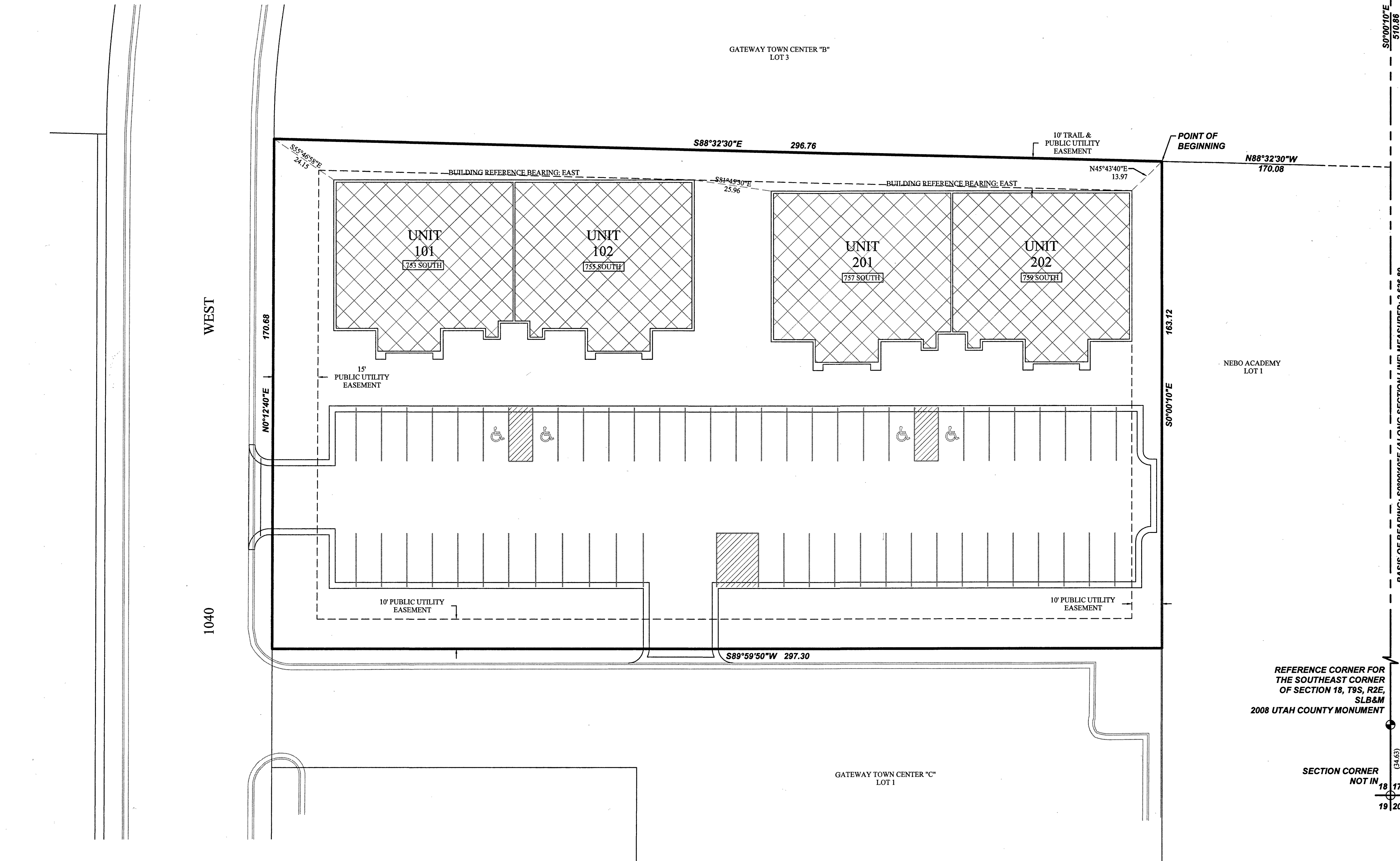
18 17  
SECTION CORNER NOT IN 19 20

15688 SHEET 1 of 2

- NOTES:**
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT A 45° ANGLE TO THE REFERENCE BEARING SHOWN ON THE BUILDING UNLESS NOTED OTHERWISE.
  - ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.
  - BASEMENTS CAN ONLY BE USED FOR STORAGE AND CANNOT BE USED AS A SEPARATE BUSINESS FROM THE MAIN FLOOR BUSINESS.
  - ALL UNITS SHALL HAVE SEPARATE UTILITY CONNECTIONS.
  - UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY ARE THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY ARE OF THE OWNERS OF THE PROJECT.



VICINITY MAP N.T.S.



PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
32 WEST CENTER STREET  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

**LEGEND**

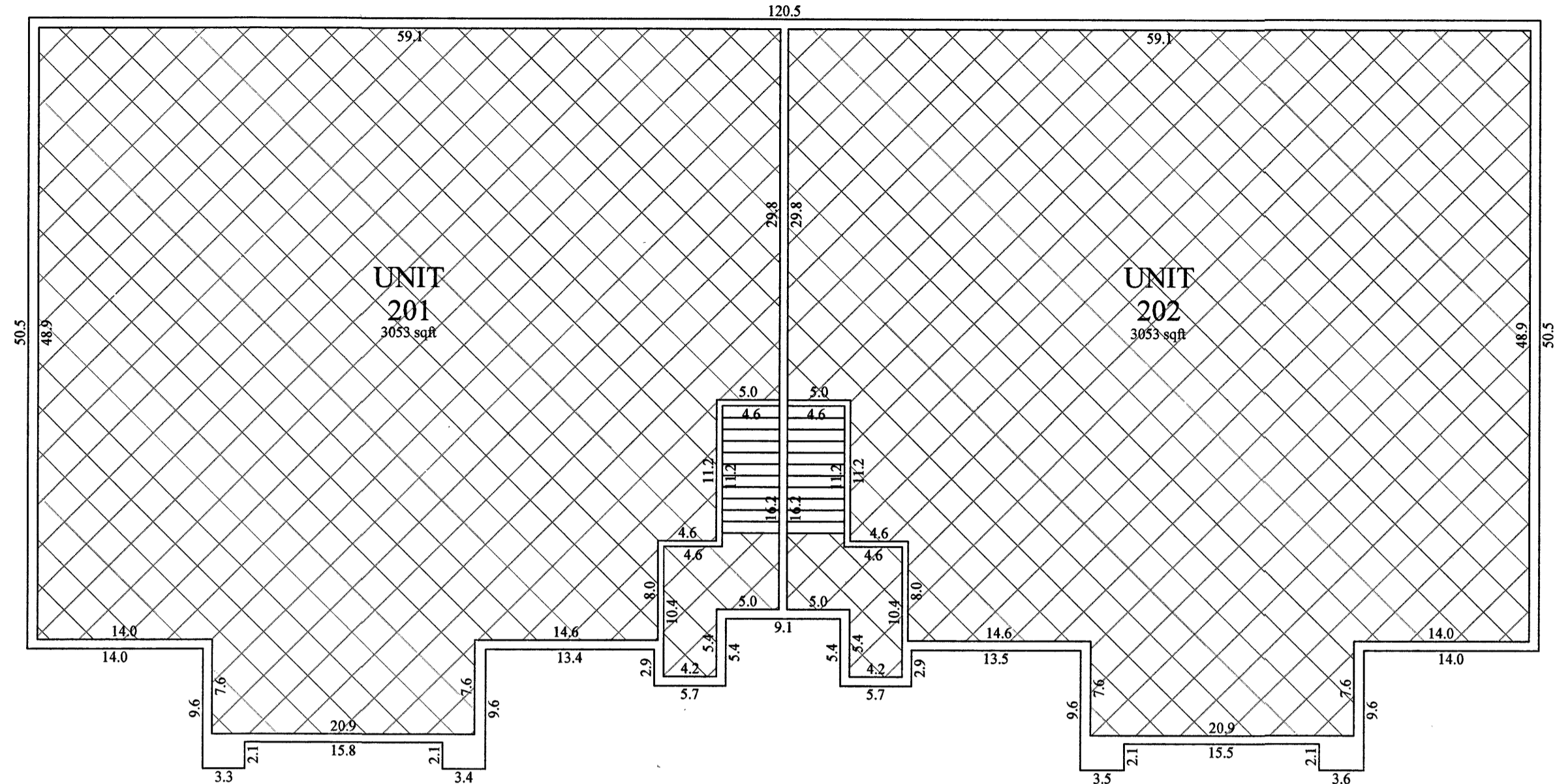
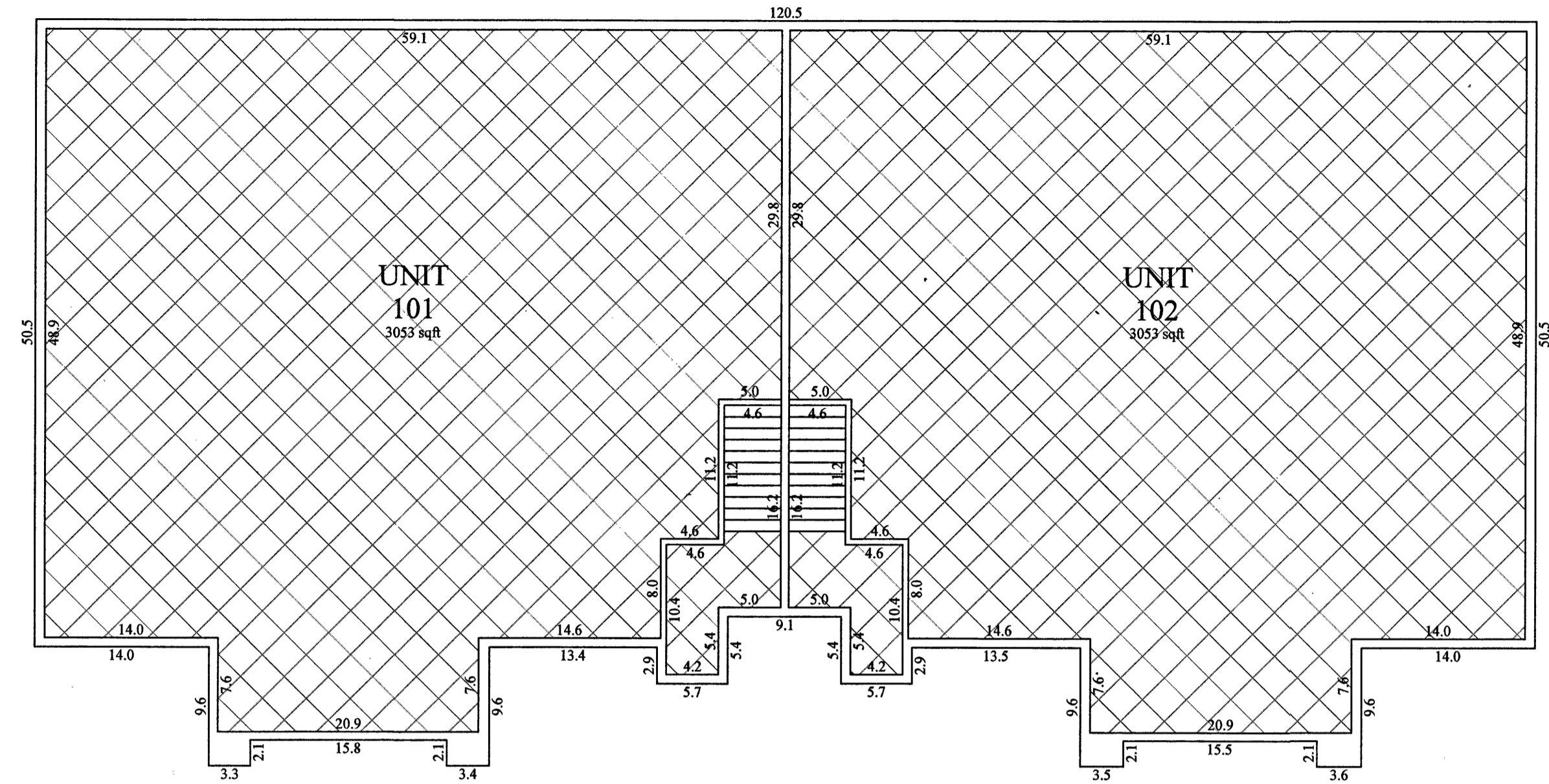
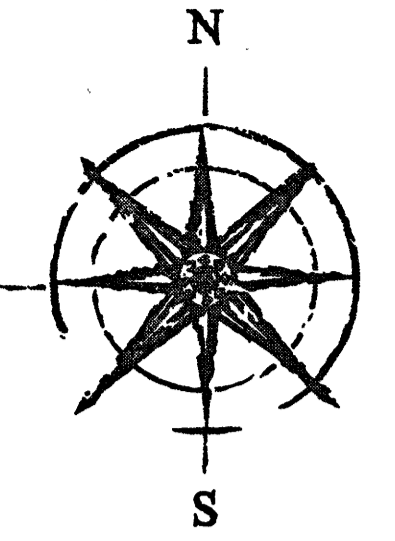
	COMMON AREA
	PRIVATE OWNERSHIP - UNITS

**Limited Liability Acknowledgment**  
State of Utah  
County of Utah  
On the 30<sup>th</sup> day of August A.D. 2017 personally appeared before me, the undersigned notary, in and for the county of Utah, in said state of Utah, Chad R. Peterson who after being duly sworn, acknowledged to me that he is the Manager of Aspen Commercial Holdings L.L.C. a Utah L.L.C. and that he signed the owner's dedication freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned.  
My commission expires: 02-01-2018 Kim E. Holindrake  
Notary Public  
My commission No: 673541 Kim E. Holindrake

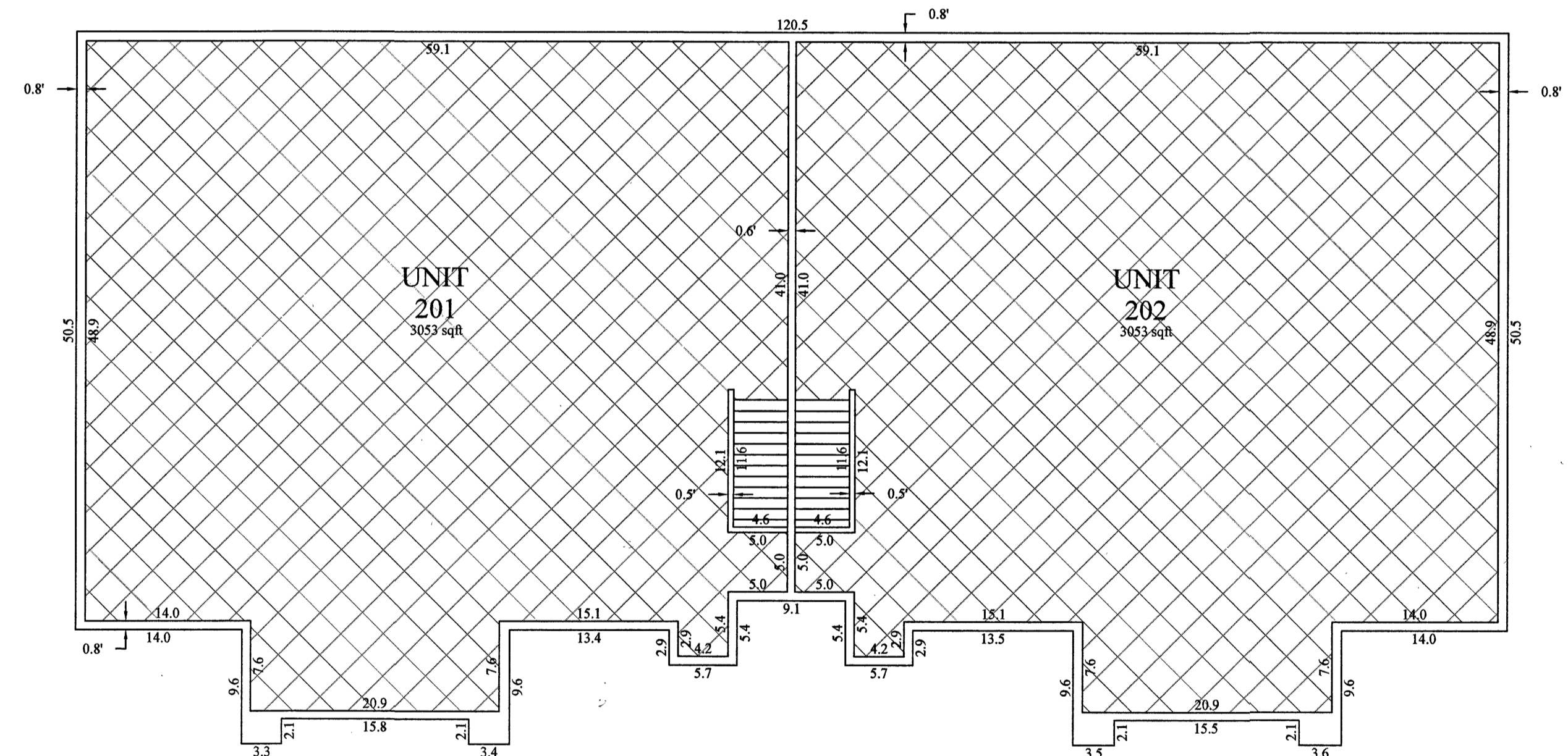
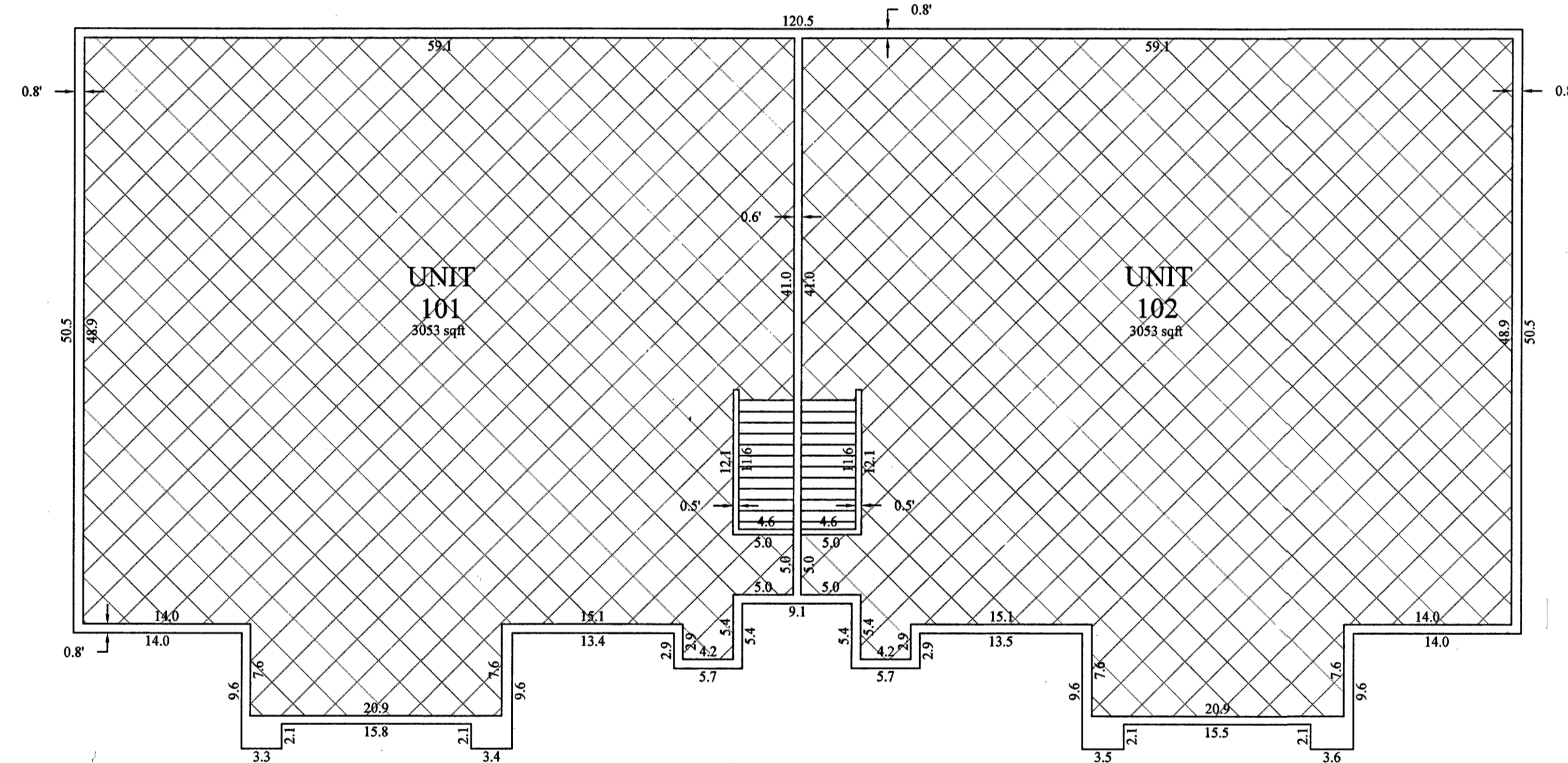
**DOMINION ENERGY COMPANY**  
Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in this 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 23<sup>rd</sup> day of August 2017  
By: *Brad [Signature]* Title: *Manager*

562-10-1703, R2E T8S R170 50'x7' LOT 2, GATEWAY TOWN CENTER PLAT "C"

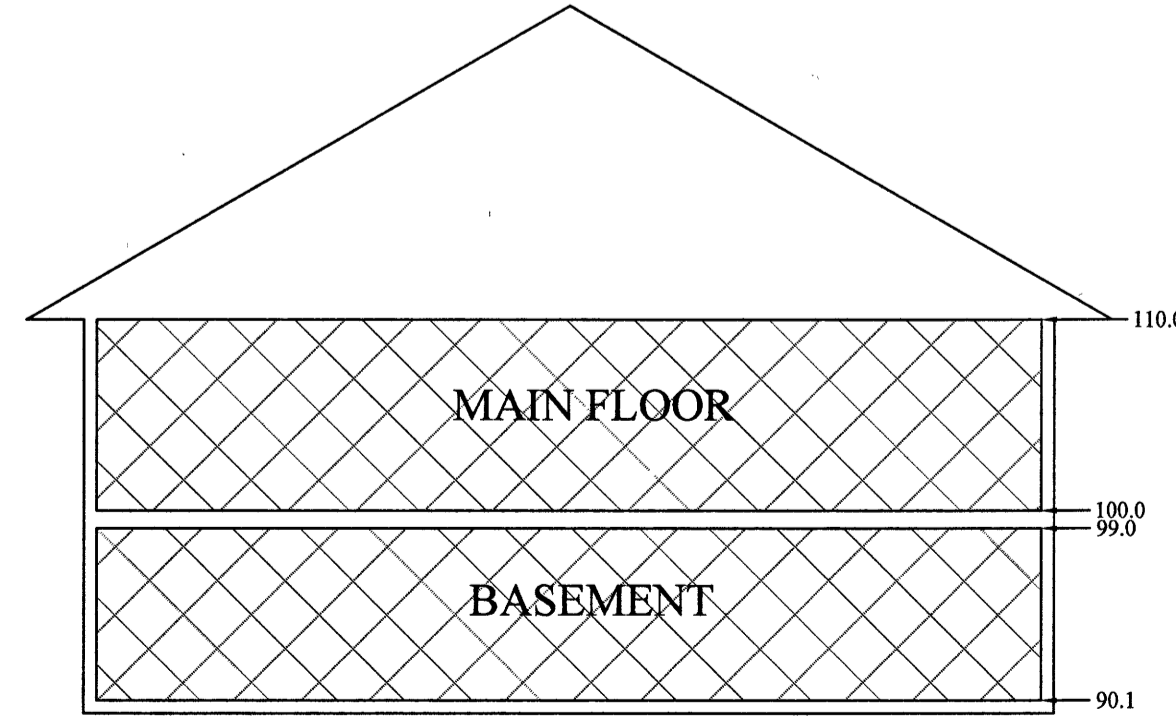




MAIN FLOOR  
SCALE: 1" = 10'



BASEMENT  
SCALE: 1" = 10'



FINISHED FLOOR HEIGHT  
SCALE: 1" = 10'

LEGEND  
 PRIVATE OWNERSHIP - UNITS

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ENT 84953:2017 Mar 4 15:08  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2017 Sep 06 09:38 am FEE \$4.00 BY DA  
 RECORDED FOR PAYSON CITY

15688 SHEET 2 of 2

PAGE 2 OF 2

PLAT "A"

**PAYSON PROFESSIONAL PLAZA**  
 CONDOMINIUMS  
 (INCLUDES THE VACATION OF LOT 2, GATEWAY TOWN CENTER "C" SUBDIVISION)

PAYSON, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CITY-COUNTY RECORDER SEAL

PREPARED BY

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