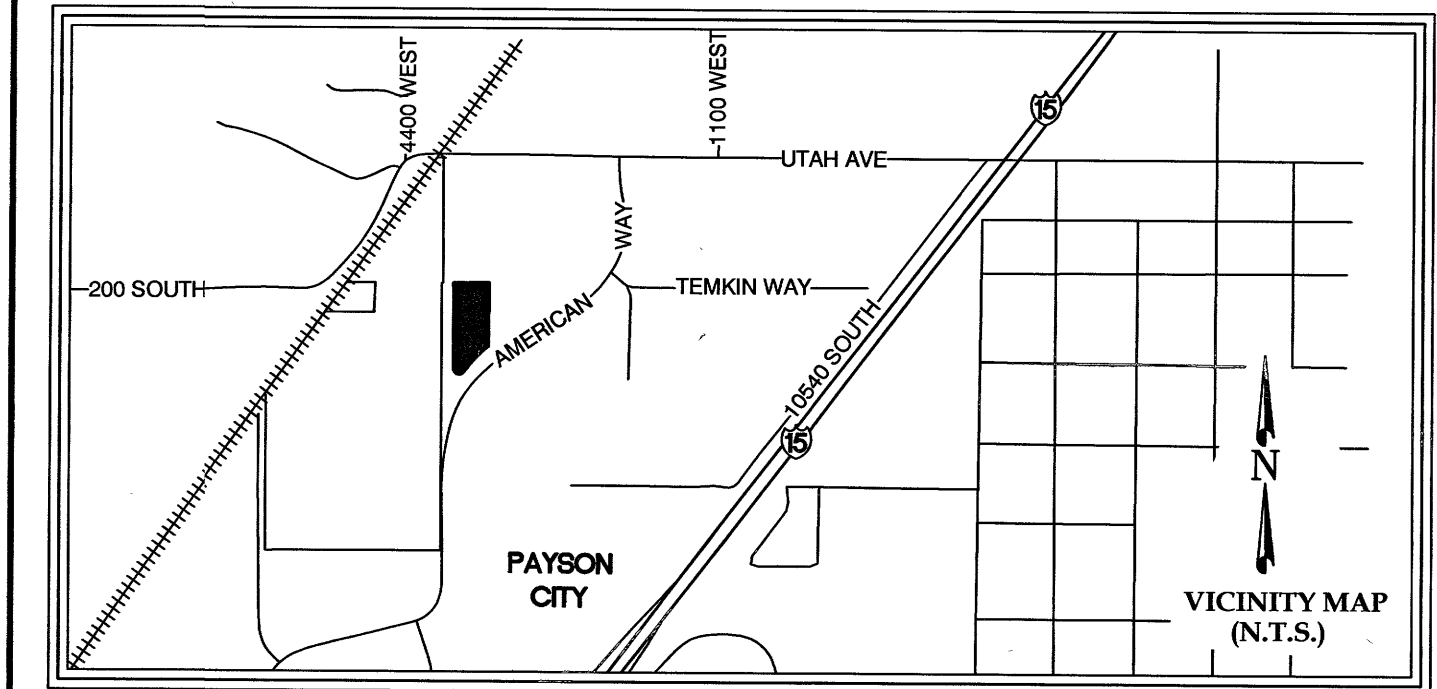


THE EASTON CONDOMINIUM VACATING LOT 5, PAYSON BUSINESS PARK SUBDIVISION PLAT "G" -A UTAH CONDOMINIUM PROJECT-

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
PAYSON CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Gary Christensen do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152817 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act; I further certify that by authority of the owners I have made a survey of the tract of land in accordance with Section 17-23-17 and have verified all measurements and that the description describes the land known as THE EASTON CONDOMINIUM. I further certify that this condominium plat is accurate and has been prepared in compliance with the provisions of the Utah Condominium Ownership Act, and that the same has been surveyed and staked on the ground as shown on this map, and that the building dimensions are or will be as shown on this plat. In accordance with 57-2-13.

Signed this 25th day of October, 2024

BOUNDARY DESCRIPTION

A parcel of land being all of Lot 5, Plat "G", Payson Business Park Subdivision recorded January 9, 2018 as Entry No. 2933-2018 having Map # 5840 in the Office of the Utah County Recorder. Said parcel is located in the Northeast Quarter of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning at the northwesterly corner of said Lot 5, Plat "G", Payson Business Park Subdivision, which is 56.00 feet N. 89°30'12" E. along the Section line and 2.81 feet South from the North Quarter Corner of said Section 18; thence along said Lot 5 the following five (5) courses: 1) N. 89°18'27" E. 249.10 feet; 2) S. 00°43'40" W. 455.43 feet to a point of non-tangency with a 1044.45-foot radius curve to the left, concave southwesterly (Radius point bears S. 40°05'31" E.); 3) Southwesterly 251.91 feet along the arc of said curve, through a central angle of 13°45'51" (Chord bears S. 43°01'33" W. 250.31 feet) to a point of reverse curvature with a 40.00-foot radius curve to the right, concave northerly (Radius point bears N. 53°51'23" W.); 4) Westerly 100.42 feet along the arc of said curve, through a central angle of 143°50'14" (Chord bears N. 71°56'16" W. 76.05 feet); 5) N. 00°10'09" W. 61.17 feet to the **Point of Beginning**.

The above-described parcel of land contains 139,991 sq ft, in area or 3.214 acres, more or less. 1 Lot.

OWNER'S DEDICATION

Know all men by these presents that we, all of the undersigned owners 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 and other public uses as indicated hereon for perpetual use of the public.

In witness whereof, I have hereunto set my hand this 25th day of October, A.D. 2024.

Tandem RE SPV I (Easton-Payson), LLC
By: *[Signature]* Print Name: Tyson Williamson
By: *[Signature]* Print Name: Manager

NOTARY ACKNOWLEDGMENT

(Limited Liability Company)

State of Utah)
County of Utah)
Notary Public - State of Utah
Comm. No. 73847
My Commission Expires on Feb 29, 2028

On this 25th day of October, in the year 2024 before me, Steven Michael Drakulich a Notary Public, personally appeared Tyson Williamson the Manager of Tandem RE SPV I (Easton-Payson), LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the THE EASTON CONDOMINIUM and was signed by him/her on behalf of said Tandem RE SPV I (Easton-Payson) by the authority of its Articles of Organization and acknowledged that he/she/they executed the same.

Commission Number 735457
My Commission Expires 2-29-28
Signature: *[Signature]*
Print Name: Steven Drakulich

A Notary Public Commissioned in Utah

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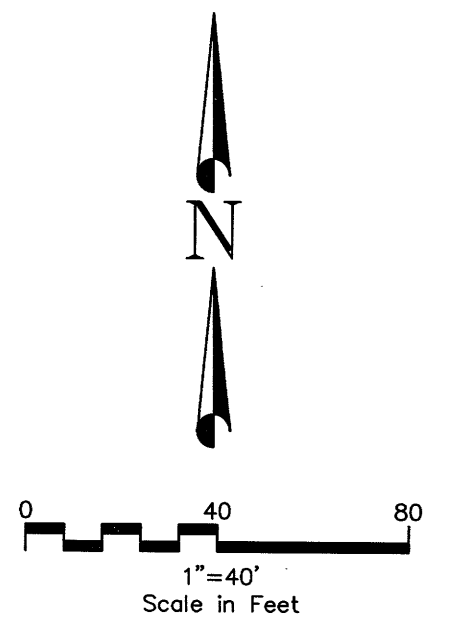
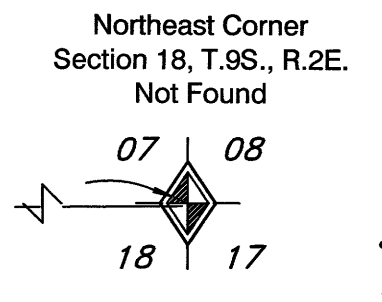
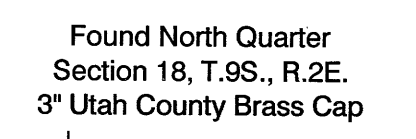
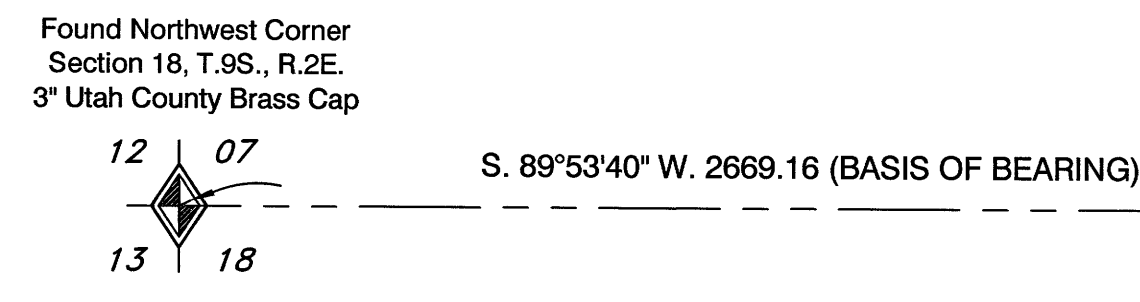
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LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Proposed Plumbing Sewer
- Proposed Plumbing Water
- Area Hereby Dedicated to Payson City
- Private Ownership
- Common Area & Open Space
- Set Rebar and Cap stamped CIR Engineering

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	250.91	1044.45	13°45'51"	S43° 01' 33"W	250.31
C2	100.42	40.00	143°50'14"	N71° 56' 16"W	76.05
C3	272.46	1048.45	14°53'23"	S42° 39' 06"W	271.70
C4	82.70	40.00	118°27'35"	N59° 14' 56"W	68.74
C5	17.72	40.00	25°22'39"	S48° 49' 57"W	17.57



PLAT NOTES

- The Condominium and land herein is subject to easements, notes and restrictions as shown on the following record document: Plat "G", Payson Business Park Subdivision recorded January 9, 2018 as Entry No. 2933-2018 having Map #15840 in the Office of the Utah County Recorder
- Approval of this development plat by Payson City does not constitute any representation as to the adequacy of sub-surface soil condition nor the location or depth of groundwater tables.
- All side and rear yard easements shown are typical 10-foot wide public utility easements (PUE) unless otherwise noted.
- All front yard easements shown are typical 10 feet wide public utility easements (PUE) unless otherwise noted.
- The condominium Owners Association is responsible for maintaining all landscaping in the subdivision.
- Condominium and land therein is subject to that certain Declaration of Covenants, Conditions, Restrictions, and Easements.
- See sheets 2 & 3 for floor plans, unit areas and elevation views.
- See condominium declaration for information regarding Common Areas.
- Everything outside of the Unit boundaries are Common Areas and Open Space.
- Unit areas are defined by exterior of outer wall and centerline of interior walls.
- Benchmark Elevation: 4606.17
- Datum is NAVD 88 derived from Utah TurnGPS System
- North Quarter Corner Section 18, Township 9 South Range 2 East Salt Lake Base and Meridian.

ENBRIDGE GAS UTAH - NOTE

Questar Gas Company dba Enbridge Gas Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. 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 Enbridge Gas Utah's Right-of-Way Department at 1-800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
Approved this 28th day of October, 2024
By: *[Signature]*
Title: pre construction

Benchmark Info

The Benchmark for the project is the North Quarter Corner of Section 18, T.9S. R.2E., SLB&M
Elevation= 4606.17
Datum is NAVD 88 derived from UTAH TURNGPS System

OWNER / DEVELOPER:
Tandem RE SPV I (Easton-Payson), LLC
12459 South 300 E, Suite 102,
Draper, Utah 84020

SHEET
1
3

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckettstead Lane, Suite 102, South Jordan, UT 84095
Phone: 435-503-7641

PAYSON CITY FIRE DEPARTMENT
Approved this 29th day of October, 2024
Fire Chief: *[Signature]*

APPROVAL AS TO FORM
Approved this 29th day of October, 2024
City Attorney: *[Signature]*

PLANNING COMMISSION APPROVAL
Approved this 9th day of October, 2024 by the Payson City Planning
[Signatures]
Development Services Director Planning Commission Chair

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 the public purposes of the public.
This 16th day of October, A.D. 2024
[Signatures]
William R. Wright (Mayor of Payson City) (Attest: Kim E. Holindrake (Payson City Recorder))

**THE EASTON CONDOMINIUM
VACATING LOT 5, PAYSON BUSINESS PARK SUBDIVISION PLAT "G"
-A UTAH CONDOMINIUM PROJECT-**
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
PAYSON CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

CITY ENGINEER SEAL

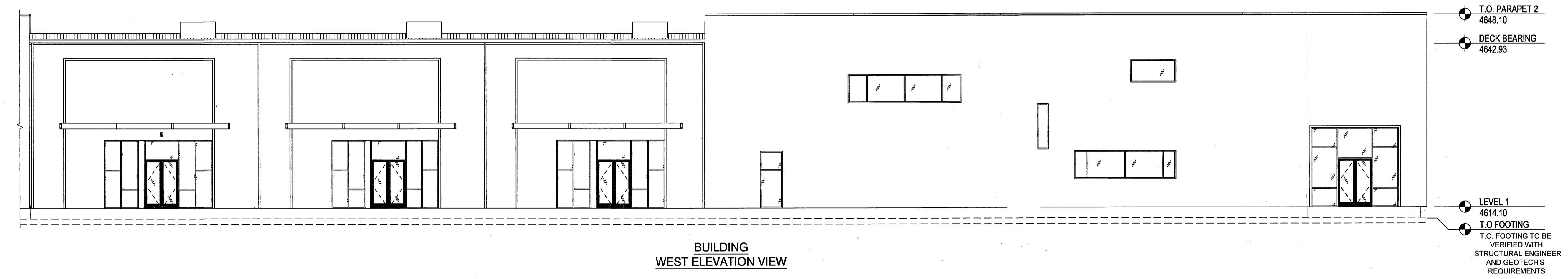
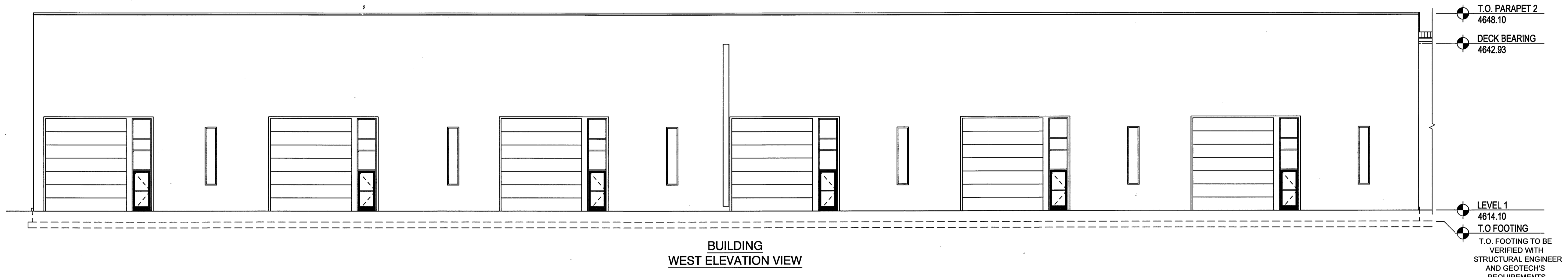
CITY RECORDER SEAL

UTAH COUNTY RECORDER

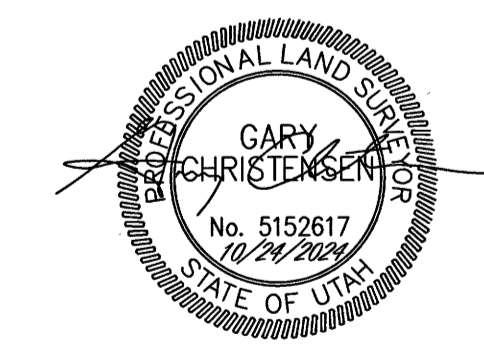
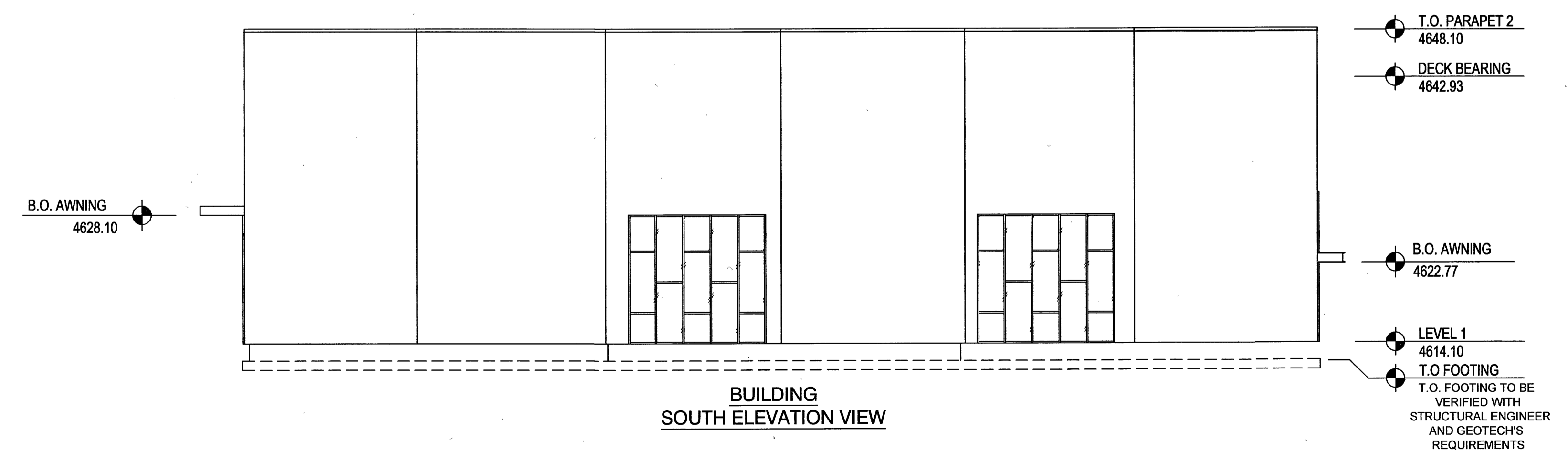
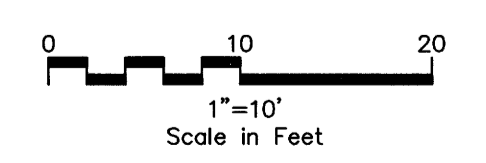
ENT 79182-2024 MAP# 19497
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 12 10:25 AM FEE 122.00 BY LI
RECORDED FOR PAYSON CITY

Sec. 18, T.9S. R.2E. SLB&M, TL 170, PC
Lot 5, Plat G, Payson Business Park

THE EASTON CONDOMINIUM
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 LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE & MERIDIAN
 PAYSON CITY, UTAH COUNTY, UTAH



- LEGEND**
- Boundary Line
 - Adjacent Parcel Line
 - Road Right-of-Way
 - Road Centerline
 - Lot Line
 - Section Line
 - Easement Line
 - - - Proposed Plumbing Sewer
 - - - Proposed Plumbing Water
 - ▨ Area Hereby Dedicated to Payson City
 - ▩ Private Ownership
 - Common Area & Open Space
 - ⊙ Set Rebar and Cap stamped CIR Engineering



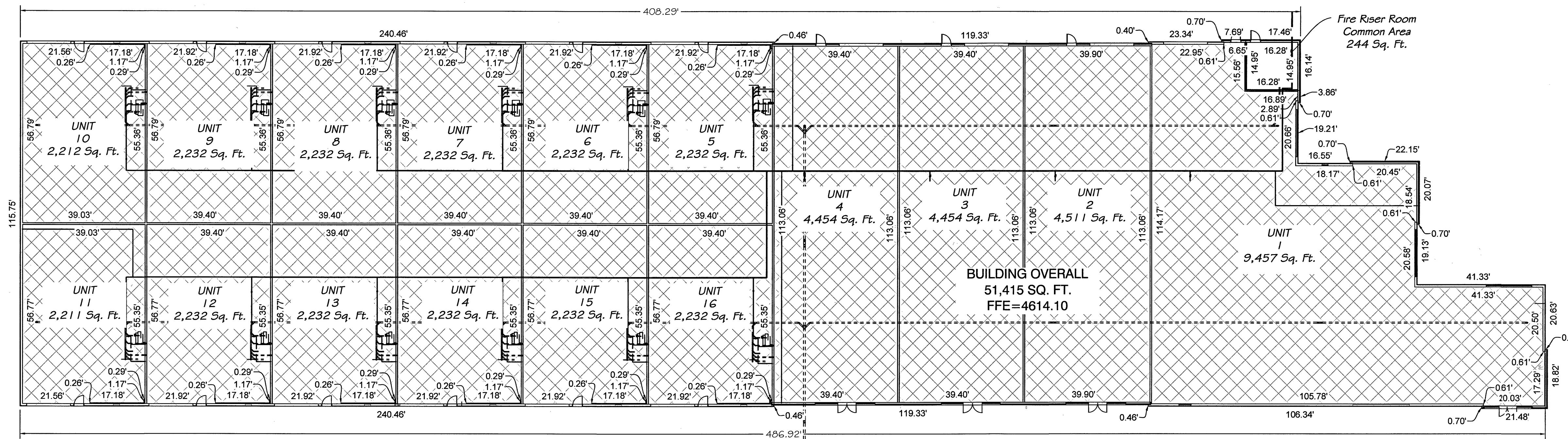
SHEET 3 3	PREPARED BY: CIR CIVIL ENGINEERING + SURVEYING 10718 South Beckstead Lane, Suite 102, South Jordan, UT 84095 Phone: 435-503-7641
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UTAH COUNTY RECORDER

ENT 791821 2024 MAP 19497
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2024 Nov 12 10:25 AM FEE 182.00 BY LR
 RECORDED FOR PAYSON CITY

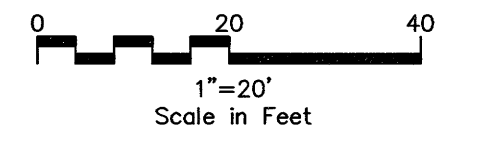
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 PAYSON CITY, UTAH COUNTY, UTAH



LEGEND

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- Set Rebar and Cap stamped
CIR Engineering



BUILDING
FLOOR PLAN LEVEL 1

19497
3043



SHEET
2
3

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
 10718 South Beckstead Lane, Suite 102, South Jordan, UT 84095
 Phone: 435-503-7841

THE EASTON CONDOMINIUM
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 PAYSON CITY, UTAH COUNTY, UTAH

UTAH COUNTY RECORDER

ENT 79182-2024 MAP 19497
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2024 Nov 12 10:25 AM FEE 182.00 BY LIT
 RECORDED FOR PAYSON CITY