

CITY OF WELLSVILLE

75 EAST MAIN STREET, WELLSVILLE, UTAH 84339

NOTICE OF Landscape
Setback requirements

Property Description:

Property Address: 82 W 1550 S
WELLSVILLE, UT 84339-3301

Ent 1237226 Bk 2119 Pg 1912
Date: 23-Jan-2020 08:12 AM Fee \$4.00
Cache County, UT
Michael Gleed, Rec. - Filed By SA
To: WELLSVILLE CITY

Tax I.D. Number 10-078-0034

History of Landscape

Setback Requirements: Lot number 34 of the Sterling Ridge Subdivision was approved and recorded with a 40 foot landscape setback in the rear of the lot. No building, structure, and/or access drives are permitted within this setback. Approved landscaping was to be installed and maintained to screen the backyards from the adjacent public roadways. Backyard fencing was required to be located no closer to the rear property line than 40 feet.

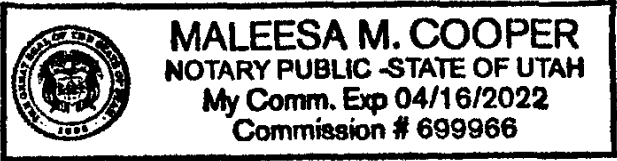
Landscape Setback Reduced: Official action taken by the Wellsville City Planning Commission reduced the landscape setback in the rear yard from forty (40) feet to six (6) feet. No building, structure, and/or access drives are permitted within this setback. Approved landscaping shall be installed and maintained to screen the backyards from the adjacent public roadways. Backyard fencing shall be setback at least 6 feet from the rear property line.

This document is recorded at the Recorder’s Office of Cache County to notify all prospective current and future owners and heirs of the property that certain restrictions are placed on the use and occupancy of the existing property as describe herein. Any sale of this property claiming that this lot has no setback restrictions is prohibited.

Legal Description: LOT 34 STERLING RIDGE SUBD PHASE 4 CONT 0.46 AC

Authorized by the City of Wellsville: Scott Wells
Scott Wells, City Manager

Notary

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| State of Utah. |) |  |
| | :SS | |
| County of Cache |) | |
| Subscribed and sworn to me on this <u>8th</u> day of <u>January</u> , 2020, | | |
| by <u>Scott Wells</u> | <u>Maleesa M. Cooper</u> | |
| Name of Signer | Notary Public | |