

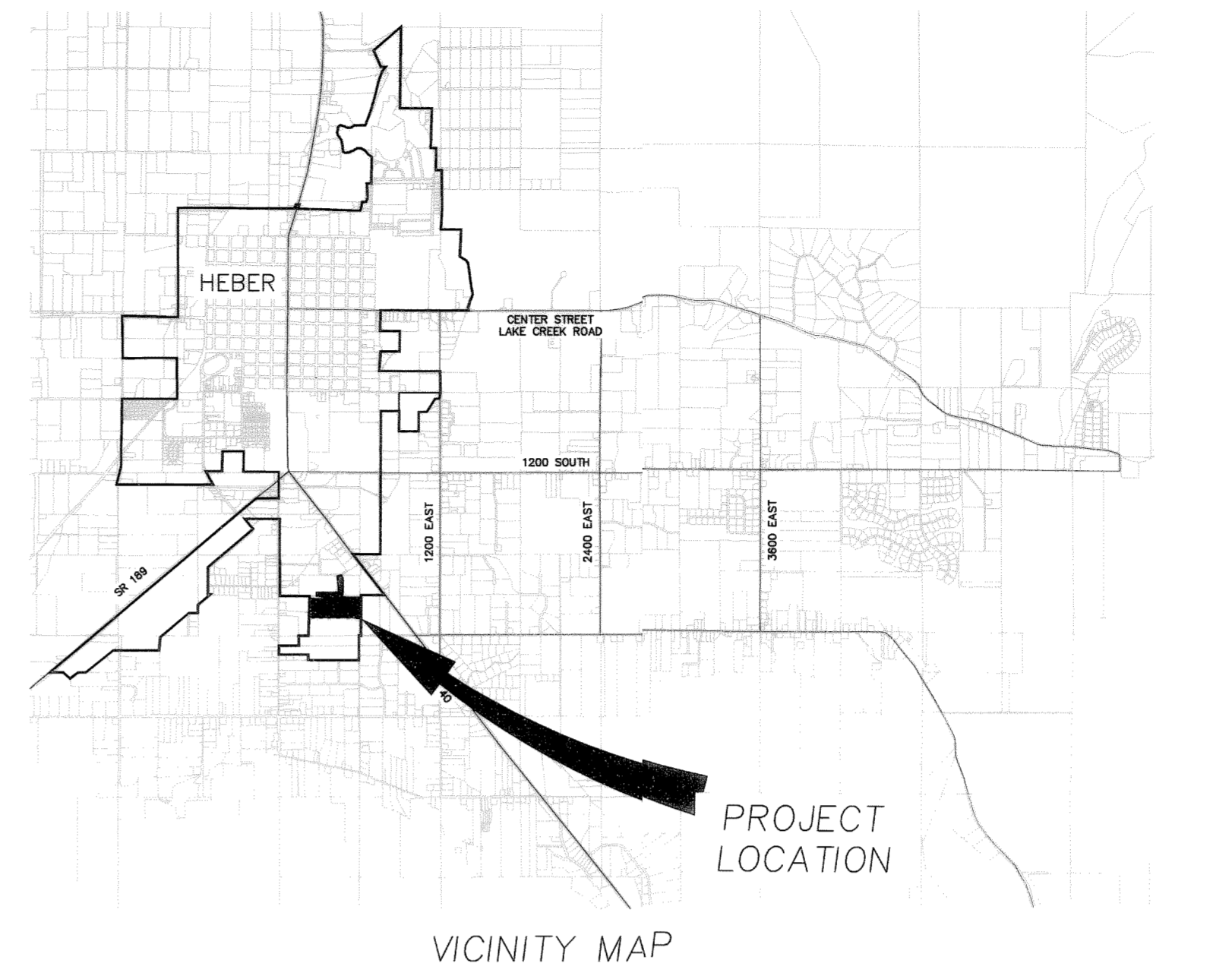
WHEELER PARK SUBDIVISION PHASE 1 FINAL PLAT

LOT NO.	STREET ADDRESS
1	1980 SOUTH 400 EAST
2	2000 SOUTH 400 EAST
3	20146 SOUTH 400 EAST
4	2030 SOUTH 400 EAST
5	2044 SOUTH 400 EAST
5	389 EAST ACCORD WAY
6	390 EAST ACCORD WAY
6	2070 SOUTH 400 EAST
7	2090 SOUTH 400 EAST
7	387 EAST 2110 SOUTH
8	375 EAST 2110 SOUTH
8	2091 SOUTH WHEELER LANE
9	2090 SOUTH WHEELER LANE
9	351 EAST 2110 SOUTH
10	335 EAST 2110 SOUTH
11	323 EAST 2110 SOUTH
12	309 EAST 2110 SOUTH
13	295 EAST 2110 SOUTH
14	283 EAST 2110 SOUTH
15	271 EAST 2110 SOUTH
16	255 EAST 2110 SOUTH
17	241 EAST 2110 SOUTH
18	290 EAST 2110 SOUTH
19	306 EAST 2110 SOUTH
20	320 EAST 2110 SOUTH
21	332 EAST 2110 SOUTH
22	348 EAST 2110 SOUTH
23	360 EAST 2110 SOUTH
24	371 EAST 2200 SOUTH
25	357 EAST 2200 SOUTH
26	341 EAST 2200 SOUTH
27	325 EAST 2200 SOUTH
28	311 EAST 2200 SOUTH
29	295 EAST 2200 SOUTH
30	277 EAST 2200 SOUTH
31	261 EAST 2200 SOUTH
32	245 EAST 2200 SOUTH
33	227 EAST 2200 SOUTH
33	2181 SOUTH BAXTER DRIVE
34	2140 SOUTH BAXTER DRIVE
35	2150 SOUTH BAXTER DRIVE
36	2170 SOUTH BAXTER DRIVE
37	2180 SOUTH BAXTER DRIVE
38	2216 SOUTH BAXTER DRIVE
40	2254 SOUTH BAXTER DRIVE
41	2221 SOUTH BAXTER DRIVE
41	226 EAST 2200 SOUTH
42	244 EAST 2200 SOUTH
43	260 EAST 2200 SOUTH
44	276 EAST 2200 SOUTH
45	294 EAST 2200 SOUTH
46	312 EAST 2200 SOUTH
47	326 EAST 2200 SOUTH
48	344 EAST 2200 SOUTH
49	360 EAST 2200 SOUTH
50	380 EAST 2200 SOUTH
50	2218 SOUTH 400 EAST
51	2245 SOUTH BAXTER DRIVE
51	225 EAST 2260 SOUTH

LOT NO.	STREET ADDRESS
52	247 EAST 2260 SOUTH
53	263 EAST 2260 SOUTH
54	279 EAST 2260 SOUTH
55	297 EAST 2260 SOUTH
56	313 EAST 2260 SOUTH
57	327 EAST 2260 SOUTH
58	345 EAST 2260 SOUTH
59	363 EAST 2260 SOUTH
60	385 EAST 2260 SOUTH
60	2240 SOUTH 400 EAST
61	2241 SOUTH 400 EAST
61	415 EAST 2260 SOUTH
62	2221 SOUTH 400 EAST
63	2203 SOUTH 400 EAST
64	2177 SOUTH 400 EAST
65	2152 SOUTH 400 EAST
66	2133 SOUTH 400 EAST
66	416 EAST 2110 SOUTH
67	434 EAST 2110 SOUTH
67	2130 SOUTH 450 EAST
68	2154 SOUTH 450 EAST
69	2176 SOUTH 450 EAST
70	2196 SOUTH 450 EAST
71	2218 SOUTH 450 EAST
72	2242 SOUTH 450 EAST
72	435 EAST 2260 SOUTH
73	467 EAST 2260 SOUTH
73	2239 SOUTH 450 EAST
74	2217 SOUTH 450 EAST
75	2295 SOUTH 450 EAST
76	2173 SOUTH 450 EAST
77	2153 SOUTH 450 EAST
78	2131 SOUTH 450 EAST
79	466 EAST 2110 SOUTH
79	484 EAST 2110 SOUTH
79	2130 SOUTH 500 EAST
80	2152 SOUTH 500 EAST
81	2174 SOUTH 500 EAST
82	2194 SOUTH 500 EAST
83	2216 SOUTH 500 EAST
84	2240 SOUTH 500 EAST
84	485 EAST 2260 SOUTH
85	516 EAST 2110 SOUTH
85	2133 SOUTH 500 EAST
86	2155 SOUTH 500 EAST
87	2177 SOUTH 500 EAST
88	2199 SOUTH 500 EAST
89	2219 SOUTH 500 EAST
90	2245 SOUTH 500 EAST
91	2265 SOUTH 500 EAST

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHRD DIR	CHORD
C1	26.25	15.00	100°16'57"	17.97	S19°09'09"W	23.03
C2	23.84	15.00	91°03'09"	15.28	S29°40'06"E	21.41
C3	23.81	15.00	90°11'23"	15.05	N45°01'53"W	21.25
C4	23.51	15.00	89°42'37"	14.95	S44°58'07"W	21.18
C5	23.61	15.00	90°11'23"	15.05	N45°01'53"W	21.25
C6	23.84	15.00	91°03'06"	15.28	S44°20'52"W	21.41
C7	23.30	15.00	88°59'17"	14.74	N45°37'56"W	21.03
C8	23.81	15.00	90°56'03"	15.25	S44°24'24"W	21.39
C9	23.33	15.00	89°05'43"	14.77	N45°34'43"W	21.05
C10	23.78	15.00	90°51'01"	15.22	S44°26'56"W	21.37
C11	23.35	15.00	89°10'27"	14.79	N45°32'21"W	21.06
C12	23.17	15.00	88°29'41"	14.61	S45°37'35"W	20.93
C13	48.69	430.00	6°29'16"	24.37	S86°52'47"E	48.66
C14	41.89	370.00	6°29'13"	20.87	N86°52'46"W	41.87
C15	18.04	15.00	68°32'33"	10.29	N65°23'57"E	16.97
C16	43.61	196.80	12°41'46"	21.89	N24°39'11"W	43.52
C17	62.91	196.80	18°18'57"	31.73	N09°08'59"W	62.64
C18	23.56	15.00	90°00'04"	15.00	N45°00'00"W	21.21
C19	23.56	15.00	90°00'00"	15.00	N45°00'00"W	21.21
C20	40.28	456.91	5°03'02"	20.15	N05°05'05"E	40.26
C21	75.83	467.00	9°18'12"	38.00	N11°44'22"E	75.74
C22	23.22	15.00	88°41'25"	14.66	N60°27'37"E	20.97
C23	39.61	630.00	3°36'09"	19.81	N76°59'45"W	39.60
C24	71.40	630.00	6°29'37"	35.74	N82°02'38"W	71.36
C25	22.30	15.00	85°10'05"	13.79	S42°42'26"E	20.30
C26	23.62	15.00	90°14'25"	15.06	N44°58'50"E	21.26
C27	24.40	370.00	3°46'44"	12.21	S81°29'35"E	24.40
C28	15.94	370.00	2°28'05"	7.97	S84°52'11"E	15.94
C29	42.63	570.00	4°17'08"	21.33	N87°44'23"W	42.62
C30	103.49	570.00	10°24'08"	51.89	N80°23'45"W	103.34
C31	23.00	15.00	87°50'08"	14.44	N31°16'37"W	20.81
C32	250.48	2533.00	5°39'57"	125.34	S09°48'29"W	250.38
C33	21.70	15.00	82°53'55"	13.25	N48°25'28"E	19.86
C34	23.83	15.00	91°01'53"	15.27	S44°36'41"E	21.40
C35	25.91	15.00	98°58'10"	17.55	N50°23'20"E	22.81
C36	21.34	15.00	81°30'19"	12.93	N39°22'25"W	19.58
C37	23.17	15.00	88°29'41"	14.61	S45°37'35"W	20.93
C38	24.89	15.00	85°03'58"	16.39	N42°53'36"W	22.13
C39	23.96	15.00	91°30'19"	15.40	S44°22'26"E	21.49
C40	23.30	15.00	88°59'17"	14.74	N45°37'56"W	21.03
C41	23.84	15.00	91°03'06"	15.28	S44°20'52"W	21.41
C42	75.60	2467.00	1°45'21"	37.81	S01°48'11"W	75.60
C43	97.32	2467.00	2°15'37"	48.66	S03°48'40"W	97.31
C44	93.82	2467.00	2°10'45"	46.92	S06°01'51"W	93.82
C45	93.74	2467.00	2°10'38"	46.88	S08°12'32"W	93.74
C46	93.68	2467.00	2°10'33"	46.85	S10°23'07"W	93.67
C47	50.28	2467.00	1°10'04"	25.14	S12°03'25"W	50.27
C48	24.13	15.00	92°09'51"	15.98	S58°43'23"W	21.61
C49	26.85	280.00	5°29'39"	13.44	S77°56'32"E	26.84
C50	44.75	280.00	9°09'28"	22.42	S86°10'56"E	44.71
C51	23.54	15.00	89°54'37"	14.98	N44°53'30"W	21.20
C52	23.51	15.00	89°48'37"	14.95	N44°58'07"E	21.18
C53	23.61	15.00	90°11'23"	15.05	S45°01'53"E	21.25
C54	23.97	15.01	91°29'47"	15.41	S44°23'32"W	21.50
C55	23.92	15.01	91°18'51"	15.36	N44°10'31"W	21.47
C56	23.51	15.00	89°48'37"	14.95	N44°58'07"E	21.18
C57	23.97	15.01	91°29'47"	15.41	S44°23'32"W	21.50
C58	95.94	2506.00	2°11'37"	47.98	S01°16'56"E	95.94
C59	73.22	2506.00	1°40'26"	36.61	S03°12'58"E	73.22
C60	74.86	2506.00	1°42'41"	37.43	S04°54'32"E	74.85
C61	80.25	2506.00	1°50'05"	40.13	S06°40'56"E	80.25
C62	89.13	2506.00	2°02'16"	44.57	S08°37'06"E	89.12
C63	55.16	511.00	6°11'05"	27.61	N83°15'36"E	55.13
C64	88.79	2533.00	2°00'30"	44.40	S03°56'08"W	88.78
C65	90.44	2533.00	2°02'45"	45.23	S01°54'31"W	90.44
C66	44.96	511.00	5°02'27"	22.49	N77°38'50"E	44.94
C67	51.26	511.00	5°44'51"	25.65	N72°10'03"E	51.24
C68	106.52	196.80	31°00'43"	54.60	N15°29'53"W	105.22
C69	124.35	229.74	31°00'43"	63.74	N15°29'36"W	122.84
C70	116.10	489.31	13°35'43"	58.33	N09°26'51"E	115.83
C71	142.95	500.00	16°22'54"	71.97	N08°11'27"E	142.47
C75	45.29	400.00	6°29'14"	22.67	N86°52'46"W	45.26
C76	40.34	370.00	6°14'49"	20.19	S86°45'33"E	40.32
C77	43.61	400.00	6°14'49"	21.83	S86°45'33"E	43.59
C78	153.81	600.00	14°41'16"	77.33	N82°32'19"W	153.39
C79	11.82	600.00	1°07'44"	5.91	N89°19'07"W	11.82
C80	141.99	600.00	13°33'34"	71.33	N81°58'28"W	141.66
C81	146.12	570.00	14°41'16"	73.46	N82°32'19"W	145.72
C82	111.01	630.00	10°05'46"	55.65	N80°14'34"W	110.87
C83	63.93	250.00	14°39'07"	32.14	S82°31'15"E	63.76
C84	71.60	280.00	14°39'07"	36.00	S82°31'15"E	71.41
C85	557.08	2500.00	12°48'02"	279.70	S06°15'26"W	555.92
C86	286.55	2500.00	6°34'02"	143.43	S09°21'26"W	286.38
C87	270.53	2500.00	6°12'00"	135.40	S02°58'25"W	270.40
C88	45.01	2500.00	1°01'53"	22.50	S00°38'32"E	45.01
C89	45.01	2805.10	0°55'09"	22.50	S00°35'10"E	45.01
C90	45.00	3077.19	0°50'17"	22.50	S00°32'43"E	45.00
C91	504.44	2467.00	11°42'56"	253.10	S06°46'59"W	503.57
C92	179.23	2533.00	4°03'15"	89.65	S02°54'46"W	179.19

LINE	LENGTH	BEARING
L1	22.24	S16°06'54"W
L2	51.59	N75°11'41"W
L3	59.44	S04°56'51"E
L4	10.93	N89°52'38"E
L5	47.64	S83°38'09"E
L6	24.46	S83°38'09"E
L7	16.80	N75°11'41"W
L8	30.00	N00°07'22"W
L9	24.77	N00°07'22"W
L10	5.37	S89°52'58"W
L11	114.57	S87°55'12"E
L12	72.10	S83°38'09"E
L13	45.00	S00°03'48"W
L14	25.04	N03°02'48"W
L15	25.03	N03°08'12"W
L16	30.00	S89°06'19"W
L17	30.00	S89°06'19"W
L18	30.00	S89°46'44"W
L19	30.00	S89°46'44"W
L20	33.01	N89°39'27"W
L21	33.01	N89°39'27"W
L22	30.01	N89°40'00"W
L23	30.01	N89°40'00"W
L24	30.01	N89°42'27"W
L25	30.01	N89°42'27"W
L26	30.01	S89°50'57"W
L27	30.01	S89°50'57"W
L28	30.33	N01°22'44"E
L29	30.33	N01°22'44"E
L30	77.84	S83°38'09"E
L31	108.60	S83°02'11"E



LEGEND
 HEBER CITY STREET MONUMENTS.
 ALL LOT CORNERS SHALL BE MARKED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED 145796

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-907 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO HEBER CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY IMPROVEMENTS, PUBLIC OPEN SPACES, PARKS, EASEMENTS, AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND HEBER CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

Mahesh Chandra, Vice President
 NAME: Wheeler Park Development, Inc. DATE: 8/2/06

STATE OF UTAH
 COUNTY OF WASATCH

ACKNOWLEDGMENT
 ON THE 2nd DAY OF August, A.D. 2006, PERSONALLY APPEARED TAMMY WALKER, a duly qualified Notary Public for the State of Utah, County of Wasatch, who is duly sworn and qualified in and for the County of Wasatch, State of Utah, and who knows the contents and meaning of the foregoing instrument and who is not a party thereto, and she has read the contents of the foregoing instrument, and she certifies that the signers of the foregoing instrument are the persons whose names are subscribed to the same, and that they executed the same for the purposes and consideration therein expressed.

Tammy Walker, Notary Public
 My Commission Expires 4/15/08

ACCEPTANCE BY LEGISLATIVE BODY

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

NOTICE TO PURCHASERS:

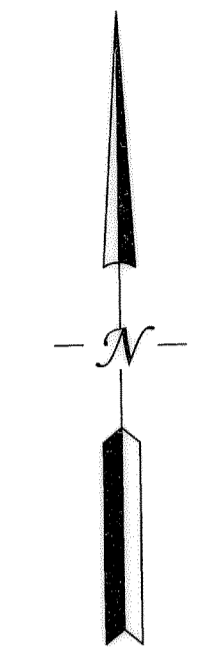
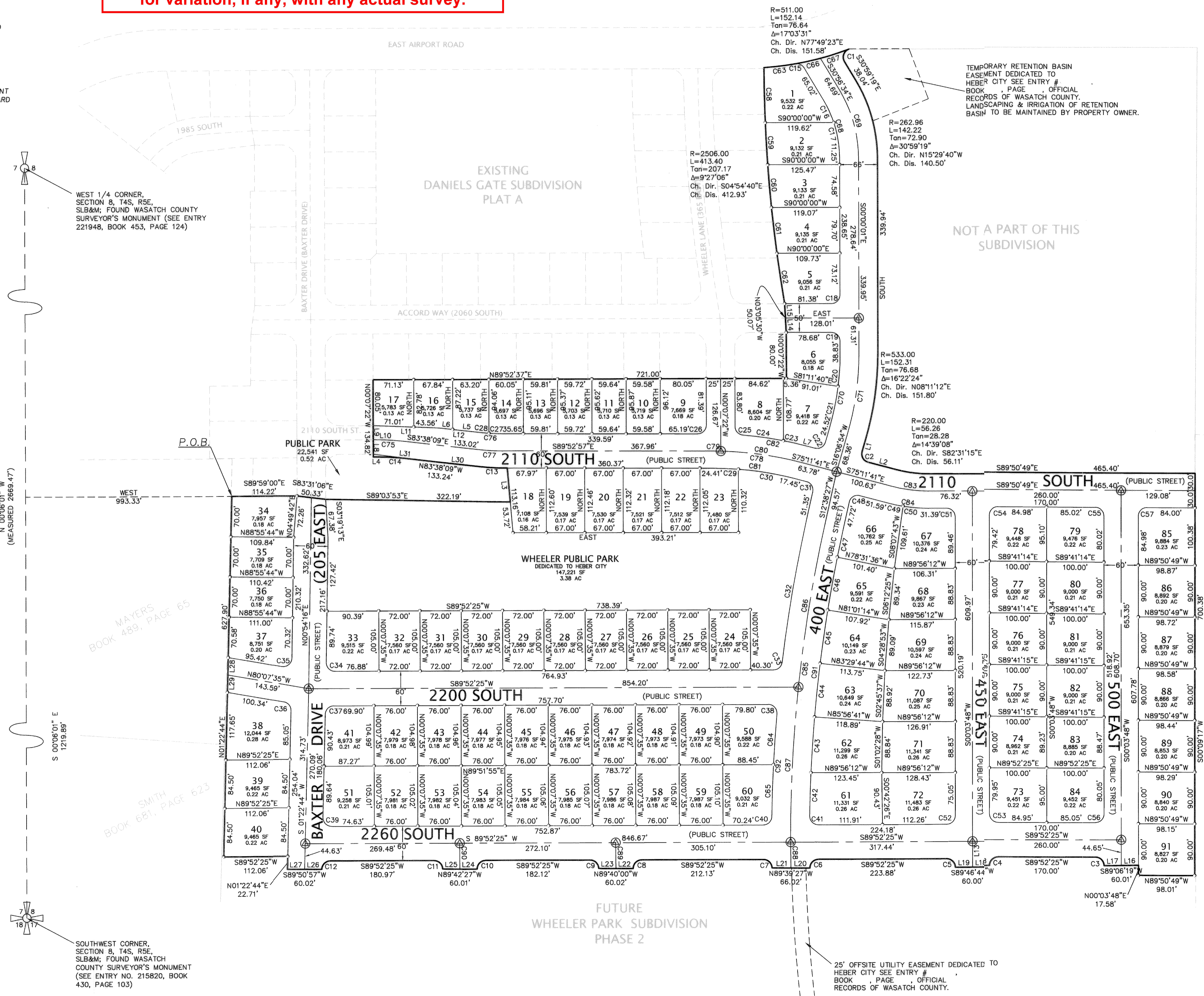
- ALL LOTS THAT ADJOIN THE WHEELER PARK (LOTS #18 - #33) ARE PROHIBITED FROM INSTALLING A SOLID FENCE ALONG ANY LOT LINE THAT ADJOINS THE PARK. THE DEVELOPER WILL INSTALL A 3-RAIL FENCE OF UNIFORM MATERIAL AND COLOR ALONG THE PARK BOUNDARY (AND ON THE CITY PROPERTY), IF THE LOT OWNER DESIRES TO INSTALL AN ADDITIONAL FENCE ON THEIR LOT, IT SHALL BE LIMITED TO 48" IN HEIGHT AND BE "SEE-THROUGH" TYPE (OPEN RAIL, CHAIN LINK, OR MESH.)
- ALL LOTS IN THIS SUBDIVISION ARE HEREBY RESTRICTED FROM INSTALLING A DRIVEWAY APPROACH CLOSER THAN 50 FEET FROM ANY INTERSECTION (MEASURED FROM THE CORNER FORMED BY THE PROJECTION OF THE STREET RIGHT-OF-WAY LINES).
- WITHIN THIS SUBDIVISION, THERE SHALL BE NO FENCES BUILT WITHIN THE FRONT YARD SETBACK THAT ARE TALLER THAN 40". THIS ALSO APPLIES TO THE SIDE YARD STREET SETBACK ON CORNER LOTS.

PUBLIC UTILITY EASEMENTS

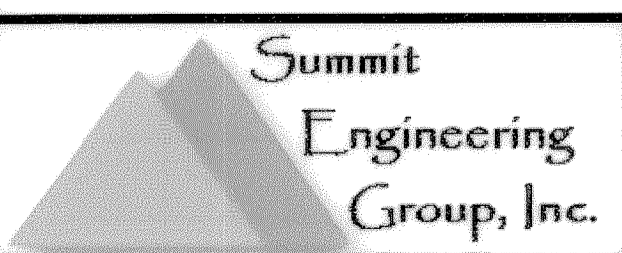
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL FRONT PROPERTY LINES.

SETBACK INFORMATION

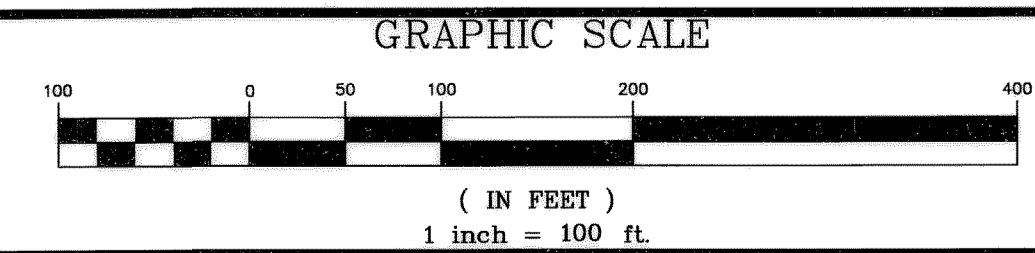
THIS SUBDIVISION IS LOCATED IN THE R-3 RESIDENTIAL ZONE. SETBACKS REQUIRED BY CITY ZONING CODE SHALL BE FOLLOWED, BUT IN NO CASE SHALL THE MINIMUM SETBACKS FOR THIS SUBDIVISION BE LESS THAN THE FOLLOWING:
 FRONT: 30 FEET
 REAR: 20 FEET
 SIDE: 5 FEET



ENTRY # 202503 DATE 03-04-2025 TIME 11:08 AM
 FILED IN BK 275 PG 215-121 FOR ANNUAL RECORD BY
 BY: AIC WASATCH COUNTY RECORDER ELIZABETH M PALMER



PROJECT NO.:	C05-043	REVISION DATE:	
DRAWN BY:	SMT		
REVIEWED BY:	BMB		
APPROVED BY:	BING CHRISTENSEN		



PROJECT NAME: **WHEELER PARK SUBDIVISION PHASE 1**
 HEBER CITY, UTAH

FINAL SUBDIVISION PLAT
 IN THE SW 1/4 OF SECTION 8,
 TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLB&M
 WASATCH COUNTY, UTAH

SHEET NO. **2**