

NOTICE TO PURCHASERS:

- 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

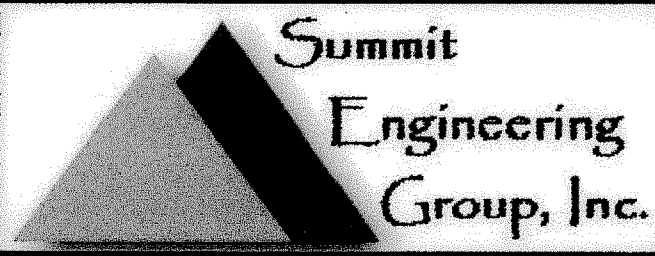
WEST 1/4 CORNER, SECTION 8, T4S, R5E, SLB&M; FOUND WASATCH COUNTY SURVEYOR'S MONUMENT (SEE ENTRY 221948, BOOK 453, PAGE 124)

SOUTHWEST CORNER, SECTION 8, T4S, R5E, SLB&M; FOUND WASATCH COUNTY SURVEYOR'S MONUMENT (SEE ENTRY NO. 215820, BOOK 430, PAGE 103)

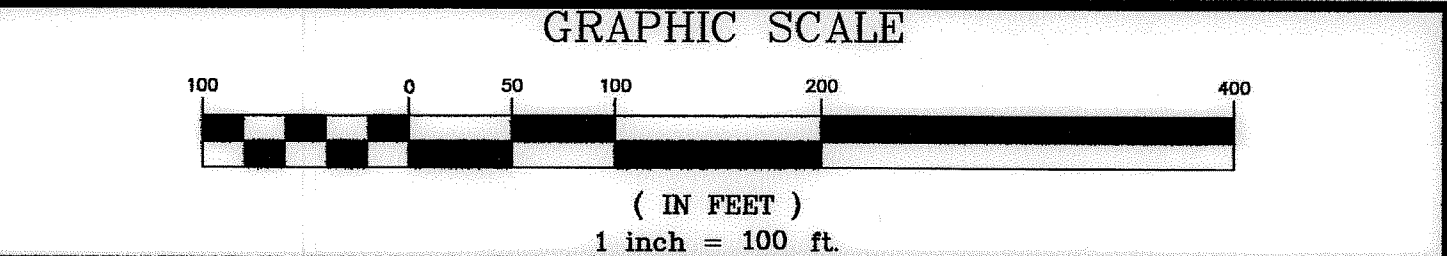
LEGEND

- HEBER CITY STREET MONUMENTS.
- SUBDIVISION CORNERS MARKED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED 145796
- ▨ DEDICATED TO HEBER CITY
- PUBLIC UTILITY EASEMENT LINE (NOTE: ALL PUBLIC UTILITY EASEMENTS ARE A WIDTH OF 10 FEET FROM PROPERTY LINE UNLESS DIMENSIONED OTHERWISE).
- SET 5/8" REBAR AND PLASTIC CAP STAMPED 145796 AT REAR LOT CORNERS.
- SET 1.17" COPPER PLUG STAMPED WP-RP 145796 AT POINTS WHERE EXTENSION OF SIDE LOT LINES INTERSECT CENTER OF CONCRETE ROAD CURB.

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.

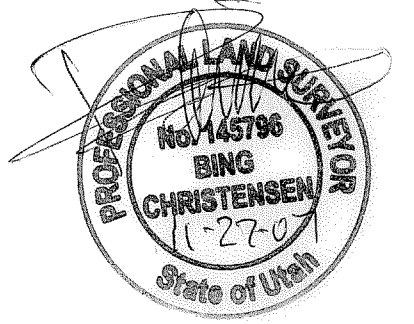


PROJECT NO.:	C06-058	REVISION DATE:	11/27/2007
DRAWN BY:	CAR		
REVIEWED BY:	CAR		
APPROVED BY:	BING CHRISTENSEN		



WHEELER PARK SUBDIVISION PHASE 2-AMENDED
 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



ENTRY # 336348 DATE 5-28-08 TIME 3:51 PM.
 FEE 196.00 BK 917 PG 4 FOR SUMMIT ENGINEERING
 BY M.GILES WASATCH COUNTY RECORDER ELIZABETH M PALMER
 Pg 15160-15179