

# AMENDED POWER INDUSTRIAL PARK

HEBER CITY, UTAH SE 1/4, S 7, T4S, R5E, SLB#M

## STORM DRAIN POND #1 EASEMENT

BEGINNING WEST 1630.34 FEET AND NORTH 1176.88 FEET FROM THE SOUTHEAST CORNER SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE N00°07'07"W 146.54 FEET;  
THENCE S89°52'27"W 146.52 FEET;  
THENCE S45°07'07"E 207.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.25 ACRES MORE OR LESS

An easement is granted to Heber City. A permanent easement of right-of-way for the purpose of storm drain main lines, retention and/or detention ponds, manholes and boxes, and surface structures, together with the right to construct, operate, maintain, repair and replace said facilities, and the right of ingress and egress for such purposes.

Property Owner shall not increase or decrease or permit to be increased or decreased the ground elevations of said easement existing at the time this document is executed, nor construct or permit to be constructed any permanent building, fences, structures, landscaping (other than grass), improvements or other encroachment upon said easement without prior written permission from the City. Any improvements not authorized in writing by City will be removed at the property owner's expense.

Property Owner shall install a 12 foot gate if fence is installed across the easement, with Heber City written approval.

Property Owner shall be responsible for landscape maintenance and weed control of the pond easement area.

## STORM DRAIN POND #2 EASEMENT

BEGINNING WEST 2407.92 FEET AND NORTH 1029.15 FEET FROM THE SOUTHEAST CORNER SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE N40°07'54"W 130.15 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 31 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 49.67 FEET WITH A DELTA ANGLE OF 89.9530 (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N85°06'30"W 43.62 FEET);  
THENCE S48°14'55"W 130.02 FEET;  
THENCE S85°05'05"E 227.87 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.29 ACRES MORE OR LESS

An easement is granted to Heber City. A permanent easement of right-of-way for the purpose of storm drain main lines, retention and/or detention ponds, manholes and boxes, and surface structures, together with the right to construct, operate, maintain, repair and replace said facilities, and the right of ingress and egress for such purposes.

Property Owner shall not increase or decrease or permit to be increased or decreased the ground elevations of said easement existing at the time this document is executed, nor construct or permit to be constructed any permanent building, fences, structures, landscaping (other than grass), improvements or other encroachment upon said easement without prior written permission from the City. Any improvements not authorized in writing by City will be removed at the property owner's expense.

Property Owner shall install a 12 foot gate if fence is installed across the easement, with Heber City written approval.

Property Owner shall be responsible for landscape maintenance and weed control of the pond easement area.

## PIPELINE EASEMENT REQUIREMENTS:

ADDITIONAL RESTRICTIONS APPLY TO LOTS 5 & 9. THESE LOTS CONTAIN AN EASEMENT (SHOWN HEREON) IN FAVOR OF CENTRAL UTAH WATER CONSERVANCY DISTRICT (CWCWD). NO CUTS OR FILLS, OR ANY CHANGES TO THE TOPOGRAPHY ARE ALLOWED WITHIN THE CWCWD EASEMENT. NO STRUCTURES ABOVE GROUND OR BELOW GROUND, ARE ALLOWED ON THE EASEMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, DECKS, SHEDS, OR FOOTINGS OF ANY KIND, FROM TIME TO TIME THE CWCWD, OR ITS AGENTS, MAY EXERCISE THEIR RIGHT OF ACCESS TO THE EASEMENT IN ORDER TO MAINTAIN THE IRRIGATION PIPELINE. ANY OBSTACLES ERECTED BY THE LOT OWNER, OR PREVIOUS LOT OWNERS, WILL BE REMOVED AT THE CURRENT LOT OWNERS EXPENSE. IN ADDITION, THE FOLLOWING GUIDELINES APPLY:

A. ABSOLUTELY NO CONCRETE SURFACES, TREES OR SHRUBS WILL BE ALLOWED WITHIN THE PIPELINE EASEMENT.

B. HOMEOWNERS WILL ACCEPT RESPONSIBILITY TO MAINTAIN ACCESSIBLE EASEMENT AREAS AND WILL ALLOW FOR EQUIPMENT ACCESS THROUGH SAID EASEMENT. CWCWD WILL BE MAINTAINING THE PIPELINE AND MAY ACCESS EASEMENT WHEN NECESSARY.

## TEMPORARY TURN-AROUND EASEMENT

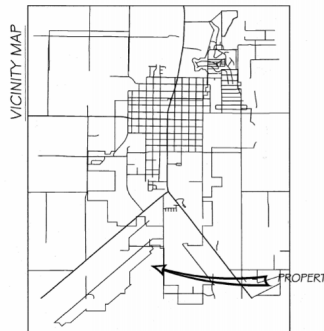
BEGINNING S89°50'01"W 1627.90 FEET FROM THE SOUTHEAST CORNER SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE N00°07'07"W 80.00 FEET;  
THENCE S89°50'01"W 31.07 FEET;  
THENCE S00°07'07"E 80.00 FEET;  
THENCE N89°50'01"E 31.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.057 ACRES MORE OR LESS

An easement is granted to Heber City. A temporary easement of right-of-way for the purpose of turning around until the neighboring property is developed and tied in to the south.

Property Owner shall not increase or decrease or permit to be increased or decreased the ground elevations of said easement existing at the time this document is executed, nor construct or permit to be constructed any permanent building, fences, structures, landscaping (other than grass), improvements or other encroachment upon said easement without prior written permission from the City. Any improvements not authorized in writing by City will be removed at the property owner's expense.



NOTE: LOTS 7, 8, 11, 12, 13, 15 MAY NOT HAVE ALL UTILITIES INSTALLED AND MUST BE INSTALLED BY PROPERTY OWNER IF NECESSARY PRIOR TO DEVELOPMENT OF THE LOT.

LOT OWNER TO ABANDON ANY SERVICES NOT USED BY LOT OWNERS AT TIME OF LOT CONSTRUCTION PER HEBER CITY SPECIFICATIONS.

LOT 1 WAS VACATED BY ORDINANCE 2018-07

**LOT SUMMARY:**  
TOTAL LOTS: 15 TOTAL LOT ACREAGE: 36.59  
DEVELOPER: THREE STRINGS HOLDINGS

**LEGEND**  
MONUMENTS SET BY SURVEYOR  
FOUND SECTION CORNER  
10' PUE EASEMENT

**ZONING INFORMATION:**  
THIS SUBDIVISION IS LOCATED IN THE I-2 INDUSTRIAL ZONE.

**PUBLIC UTILITY EASEMENTS:**  
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:  
FRONT: 10 FEET  
REAR: 10 FEET  
SIDE: 10 FEET ON SIDE INDICATED. IN ADDITION TO THESE EASEMENTS ALL LOTS BORDERING THE CANAL HAVE AN EASEMENT ACROSS THEM AS SHOWN HEREON.

## SURVEYOR'S CERTIFICATE

I, MELVIN C. MCGUARRIE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178951 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS IS TRUE AND CORRECT.

## BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE SOUTH SECTION S89°49'50"W 21.60 FEET;  
THENCE N00°16'15"W 1029.75 FEET;  
THENCE N49°54'35"E 346.14 FEET;  
THENCE N40°22'25"E 112.53 FEET;  
THENCE N89°37'59"E 341.67 FEET;  
THENCE N89°23'35"E 406.21 FEET;  
THENCE N89°42'51"E 253.27 FEET;  
THENCE S00°03'38"E 1329.04 FEET TO THE SOUTH SECTION LINE OF SAID SECTION;  
THENCE S89°50'01"W 1325.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 39.98 ACRES MORE OR LESS. \*\* DESCRIPTION IS WRITTEN IN GROUND DISTANCES

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH SECTION LINE OF SECTION 7, T4S, R5E, SLB#M; BEARING BEING N89°50'01"E 2639.21 FEET. (WHICH IS A NAD 83 STATE PLAIN BEARING AND GRID DISTANCE.) SURVEYOR HAS CONFIRMED NGS DATA FROM HEBER AIRPORT (36J).

MELVIN C. MCGUARRIE  
REGISTERED LAND SURVEYOR

3-12-18  
DATE

## OWNER'S 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, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO HEBER CITY, UTAH, ALL WATER, SEWER, AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, 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.

OWNER: Three Strings Holdings LLC

3-13-18  
DATE

NOTARY PUBLIC SEAL

3-13-18  
DATE

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, APPROVES THIS SUBDIVISION SUBJECT OF THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 14th DAY OF March, A.D. 2018.

APPROVED BY MAYOR

William Patten

ATTEST BY CLERK-RECORDER

Amey Biddle

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF WASATCH  
ON THE 17th DAY OF March, A.D. 2018, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS' DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS' DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC (SEE SEAL BELOW)

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

ENGINEER'S SEAL

CLERK-RECORDER'S SEAL

## ENGINEER/SURVEYOR:

MCM ENGINEERING, INC.  
MEL MCGUARRIE  
PO BOX 189  
HEBER CITY, UTAH 84032  
435-654-0939

COUNTY SURVEYOR  
APPROVED AS TO FORM ON THIS 17th DAY OF March, 2018  
COUNTY SURVEYOR: *James Keene*

CITY ENGINEER APPROVAL  
APPROVED THIS 20th DAY OF March, A.D. 2018, BY HEBER CITY'S ENGINEER.  
ENGINEER: *Brent Mumford*

PLANNING COMMISSION APPROVAL  
APPROVED THIS 20th DAY OF March, A.D. 2018, BY THE PLANNING COMMISSION OF HEBER CITY.  
DIRECTOR-SECRETARY: *Anthony Walker*  
CHAIRMAN, PLANNING COMMISSION: *Kurt Ravel*

**MCM ENGINEERING, INC.**  
CIVIL / STRUCTURAL / LAND SURVEYING

Customer: THREE STRINGS HOLDINGS  
Drawn by: SMF  
Approved by: MCM  
Project no.: 14059  
Z:\14059\PLATREVISED 3-12-18

REVISION DATE	REVISED BY	REVISION DESCRIPTION
2-8-18	SMF	MINOR REDLINE CHANGES
3-8-18	SMF	LEGAL DESCRIPTION CHANGES
3-17-18; 3-10-18	SMF	TEMPORARY TURN-AROUND EASEMENT; UPDATED FOR ADDL LOTS ON PG 2

PROJECT: POWER INDUSTRIAL PARK  
SE 1/4 SEC 7, T4S, R5E SLB#M WASATCH COUNTY

SHEET TITLE: AMENDED FINAL PLAT

SHEET NO.: 1

REVISED 1/19/18 FROM 1/17 FROM 1/57-1/876  
DATE 02-28-2018 3:14 PM PL 18-00  
FOR THREE STRINGS HOLDINGS LLC  
BY LA WASATCH COUNTY RECORDER PEGGY FOLEY BULLER

ALL DISTANCES INSIDE ( ) PARENTHESIS ARE GROUND DISTANCES AND SHOULD BE LABELED/FOUND AROUND THE BOUNDARY AND ON THE STREET WIDTH DIMENSIONS.

ALL OTHER LABELED DISTANCES ARE GRID DISTANCES AND SHOULD BE FOUND ON ALL INTERIOR DISTANCE LABELS.

THIS PLAT MAP IS DRAWN IN NAD 1983 STATE PLANE COORDINATES, IN US SURVEY FEET. SCALE FACTOR: GROUND TO GRID IS 0.999693184.

PLEASE SEE RECORD OF SURVEY NUMBER 0002707 AT THE WASATCH COUNTY RECORDERS OFFICE FOR ANY ADDITIONAL BOUNDARY INFORMATION YOU MAY NEED.

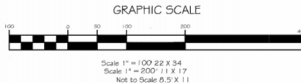
LOT 1 WAS VACATED BY ORDINANCE 2018-07

\*\*NAD 83 STATE PLANE COORDINATES ARE IN US SURVEY FEET

Eastings	Northings	Description
1661570.1230	7342895.3570	S 1/4 Corner (Aspen Monument) Section 7
1661544.3172	7342895.2817	S 1/4 Corner (BLM Field Notes) Section 7
1661548.3287	7342895.2934	PROP CORN. 1, IDENTIFIED WITH A: ○
1661543.4463	7343928.1224	PROP CORN. 2, IDENTIFIED WITH A: ○
1661893.8290	7344223.5440	PROP CORN. 3, IDENTIFIED WITH A: ○
1662894.8722	7344227.8348	PROP CORN. 4, IDENTIFIED WITH A: ○
1662895.1184	7342895.2047	PROP CORN. 5, IDENTIFIED WITH A: ○
1658893.9430	7342887.5450	SW Corner Section 7
1664204.5067	7345571.5720	E 1/4 Corner Section 7
1664209.3267	7342803.0210	SE Corner Section 7
1661699.1972	7344098.9135	STREET MONUMENT ○
1662610.3245	7343434.4057	STREET MONUMENT ○
1662608.6661	7344226.5037	STREET MONUMENT ○

**LEGEND**

- FOUND REBAR # CAP 7515
- FOUND REBAR # CAP WITH #1 74994
- SET REBAR # CAP
- FOUND REBAR # CAP WITH #501 193 (HORROCKS ENGINEERING)
- FOUND REBAR AND CAP WITH #14579G
- EXISTING FENCE
- IDENTIFIES PROPERTY CORNER FOR NORTHING # EASTING CHART ABOVE
- IRRIGATION PIPE LINE EASEMENT SEE BOOK 824 PAGE 428-508 AS RECORDED AT THE WASATCH COUNTY RECORDERS OFFICE
- ▨ STORM DRAIN EASEMENT
- ▨ TEMPORARY TURN AROUND EASEMENT
- ⊕ STREET MONUMENT
- ▨ ORIGINAL LOTS THAT ARE NOT BEING AMENDED



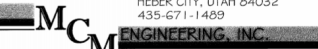
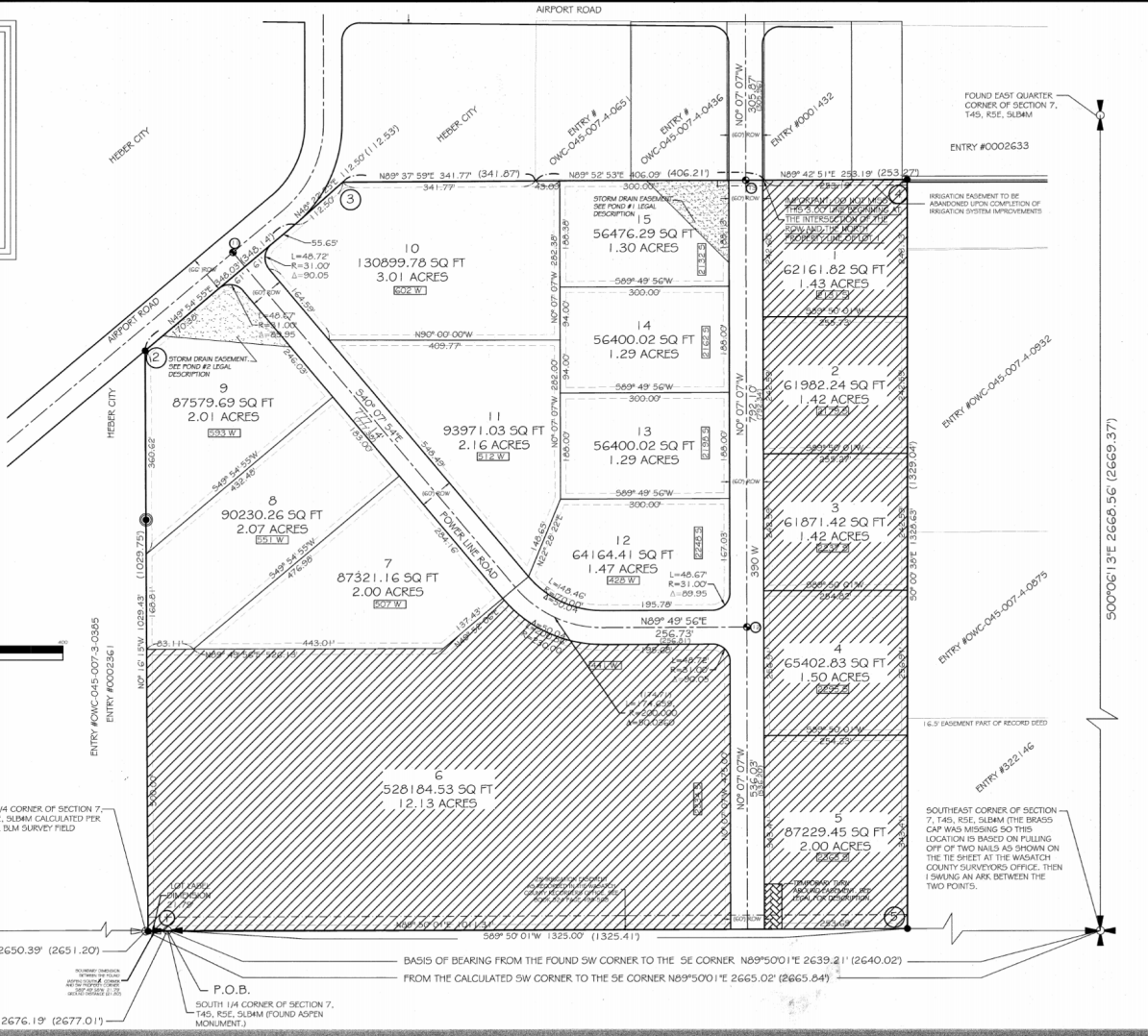
**ENGINEER/SURVEYOR:**

MCM ENGINEERING, INC.  
MEL MCQUARRIE  
PO BOX 189  
HEBER CITY, UTAH 84032  
435-671-1489

SOUTHWEST CORNER OF SECTION 7, T4S, R5E, SLB4M

SOUTH 1/4 CORNER OF SECTION 7, T4S, R5E, SLB4M (FOUND ASPEN MONUMENT.)

— BASIS OF BEARING FROM THE FOUND SW CORNER TO THE SE CORNER: N89°50'1" E 2639.21' (2640.02)  
FROM THE CALCULATED SW CORNER TO THE SE CORNER N89°50'01" E 2665.02' (2665.84)



CIVIL / STRUCTURAL / LAND SURVEYING  
Customer: THREE STRINGS HOLDINGS, LLC  
Drawn by: MCM  
Checked by: MCM  
Project No.: 14009  
Date: 02-22-2018  
Revision: 3-15-18

REVISION DATE	REVISION BY	REVISION DESCRIPTION
1-24-18	SKP	CHANGED THE NORTHING AND EASTING TABLE TO BE EASIER TO UNDERSTAND
2-8-18/2-11-17	SKP	MINOR REVISIONS, ADDED ADDRESSES TO NEW LOTS
3-11-18/3-11-17	SKP	RESUME CHANGES, LOT LAYOUT

PROJECT: POWER INDUSTRIAL PARK  
SE 1/4 SEC 7, T4S, R5E, SLB4M WASATCH COUNTY

SHEET TITLE: AMENDED FINAL PLAT  
SHEET NO.: 2

ENTRY # 449499 BOOK 1217 PAGE 1857-1876  
DATE 02-22-2018 TIME 9:41 AM PER 169.00  
FOR THREE STRINGS HOLDINGS, LLC  
BY L.A. WASATCH COUNTY RECORDER PEGGY FOT SILLAR