

PLAT NOTES

- 1. NO DRIVEWAY ACCESS WILL BE ALLOWED OFF OF SAWMILL BLVD.
2. ACTIVE FARMS AND KENNELS EXIST ON NEARBY PROPERTIES THAT MAY CREATE NOISE AND ODDORS ASSOCIATED WITH THOSE USES.
3. ALL PARCELS LABELED AS COMMON SPACE (CS1-CS14), LIMITED COMMON SPACE (LC1-LC17), PARKING OR PRIVATE ALLEYS, AS SHOWN ON THIS PLAT ARE PRIVATE, AND ARE TO BE OWNED AND MAINTAINED BY THE SAWMILL SUBDIVISION HOA.
4. UNITS 201-206 ARE DEPENDENT UPON COMPLETION OF SAWMILL PHASE 5 CONSTRUCTION.
5. ALL 90' PARKING AREAS WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY SAWMILL COMMUNITY HOA. THIS INCLUDES SNOW REMOVAL AND MAINTENANCE, REPAIR AND FUTURE REPLACEMENT OF SIDEWALK, CURB, GUTTER AND ASPHALT PAVEMENT.
6. UNIT 201 SHALL HAVE A DEED RESTRICTION FOR ITS ACCESSORY DWELLING UNIT PER THE AFFORDABLE HOUSING AGREEMENT AS RECORDED IN ENTRY NO. 500082 IN THE WASATCH COUNTY RECORDER'S OFFICE.

PROPERTY CORNER NOTES

- 1. 5/8" REBAR AND PLASTIC CAP STAMPED "SUMMIT ENG 435-654-9229" TO BE SET AT SUBDIVISION CORNERS.

PUBLIC UTILITY EASEMENTS:

ALL COMMON AREAS AND PRIVATE ALLEYS ARE SUBJECT TO A BLANKET UTILITY EASEMENT DEDICATED TO HEBER CITY, HEBER CITY SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR UTILITIES ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE DEDICATED EASEMENT IDENTIFIED ON THIS PLAT. OWNER AGREES IT WILL INDEMNIFY AND HOLD CITY HARMLESS OF ANY DAMAGES TO THE PROPERTY WITHIN THE DEDICATED EASEMENT RESULTING FROM MAINTENANCE AND REPAIR OPERATIONS OF ITS FACILITIES.

ZONING INFORMATION

APPROVED MINIMUM SETBACKS ARE SUBJECT TO REQUIREMENTS AS SPECIFIED IN THE PLANNED COMMUNITY MIXED-USE CODE.

WATER NOTE

THE AREA WITHIN THIS PLAT IS LOCATED WITHIN THE TAMPANOGOS IRRIGATION SERVICE AREA. ALL MUNICIPAL AND OUTDOOR WATER USE IS SUBJECT TO ADDITIONAL MUNICIPAL USE FEE.

PRIVATE UTILITY LATERALS

THE COMMON AREAS OF PARCELS IN THIS SUBDIVISION ARE SUBJECT TO A BLANKET UTILITY EASEMENT THAT WILL COVER SAID AREAS IN THEIR ENTIRETY. THIS UTILITY EASEMENT IS TO BE USED FOR INFRASTRUCTURE THAT IS INSTALLED FOR THE BENEFIT OF THEN UNITS.

AREA AND PLAT INFORMATION

Table with 2 columns: Description and Value. Includes TOTAL AREA IN PLAT (6.19 AC), COMMON SPACE (2.18 AC), ALLEY/PARKING (1.09 AC), NUMBER OF PARKING STALLS (56), and NUMBER OF TOWNHOME UNITS (49).

LEGEND

- SECTION LINES
ADJACENT PROPERTY LINES
EXISTING STREET MONUMENT
PROPOSED STREET MONUMENT
BOUNDARY ANGLE POINT, SET 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-654-9229"
FOUND REBAR & CAP
PRIVATE ALLEY/PARKING
LIMITED USE COMMON AREA
COMMON SPACE SYMBOL
SEE CHART FOR ACREAGE
LIMITED COMMON SPACE SYMBOL
SEE CHART FOR ACREAGE
LIVE AND WORK TOWNHOMES

SAWMILL PHASE 2B ADDRESSES table listing Unit # and Address from 201 to 249.

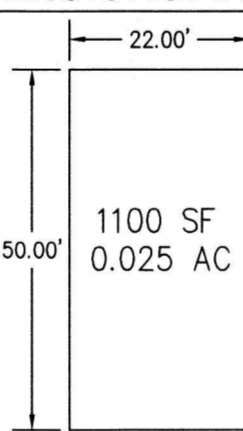
LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L42.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD LENGTH, CHORD BEARING. Lists curves C1 through C39.

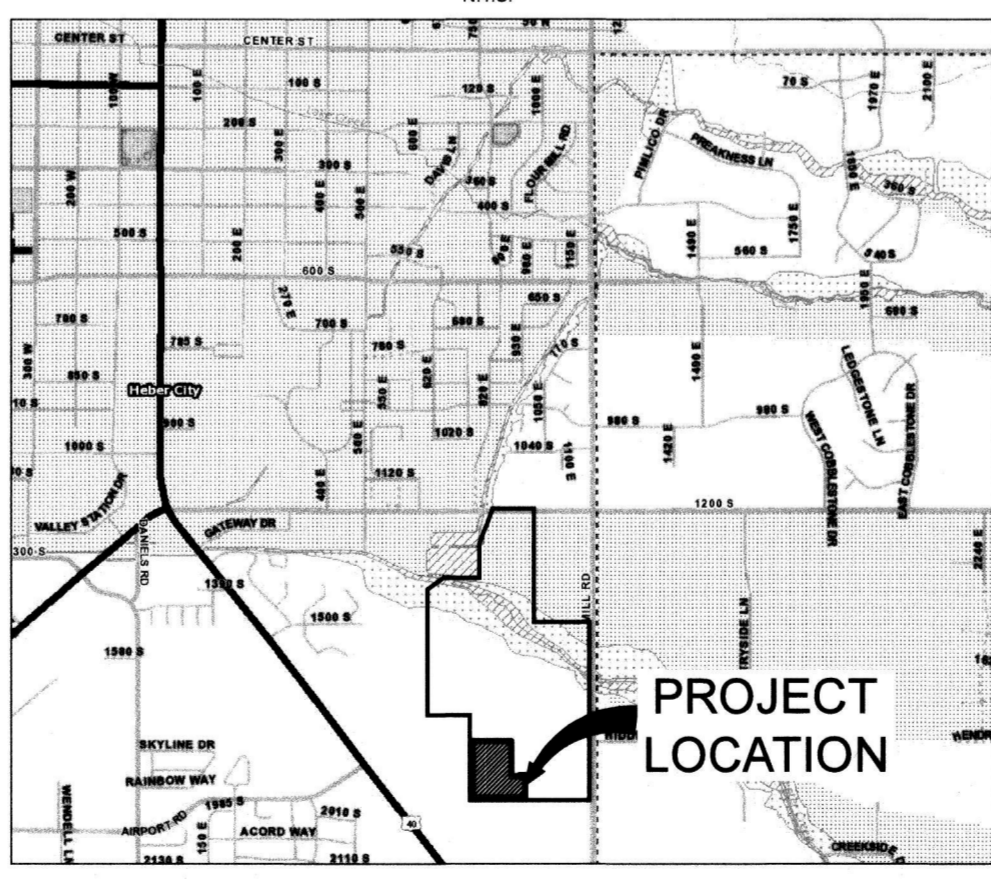
LIMITED COMMON SPACE table with columns: LC #, SF, AC. Lists limited common spaces LC1 through LC17.

COMMON SPACE TABULATIONS table with columns: CS #, SF, AC. Lists common spaces CS 1 through CS 14.

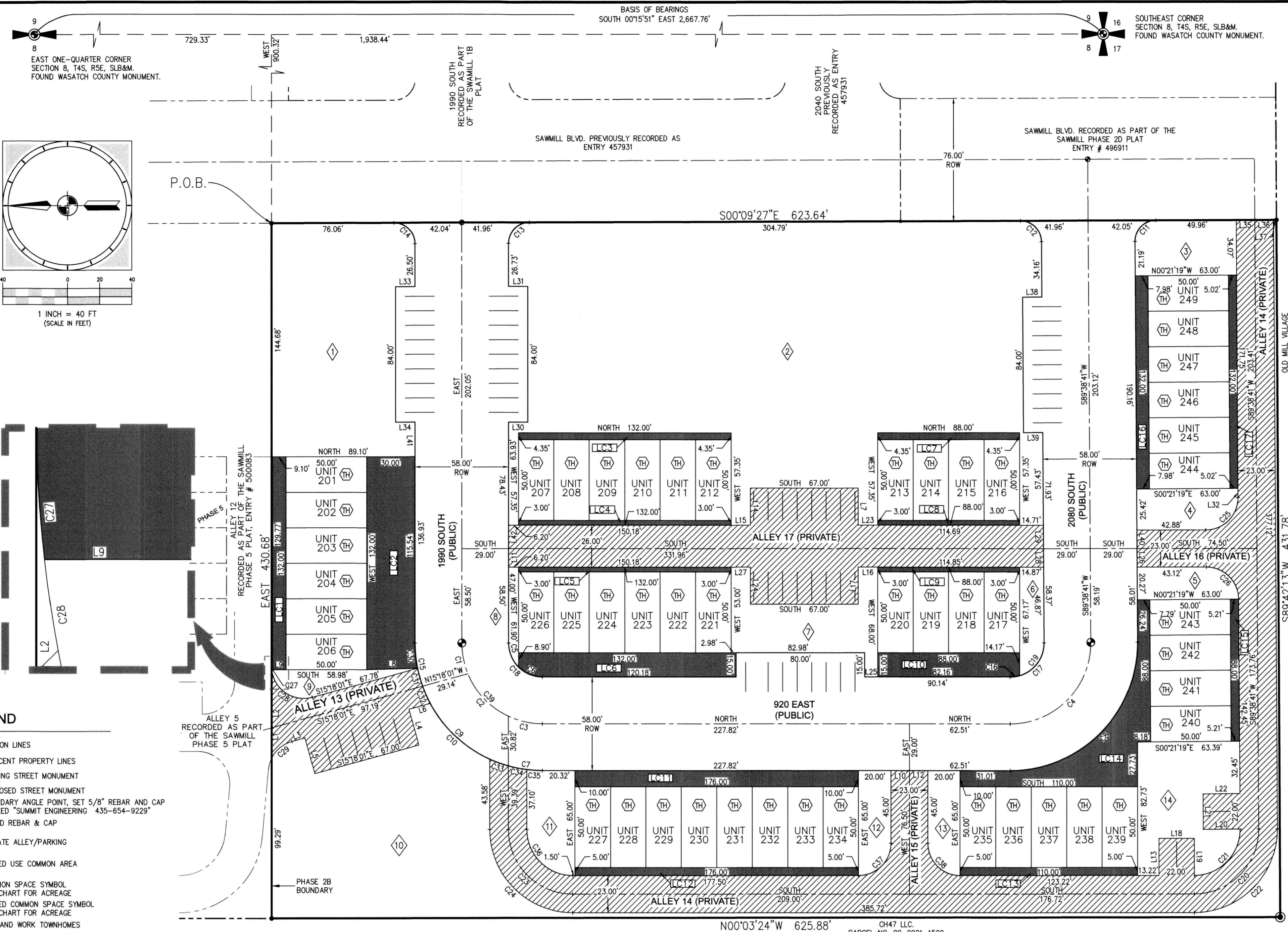
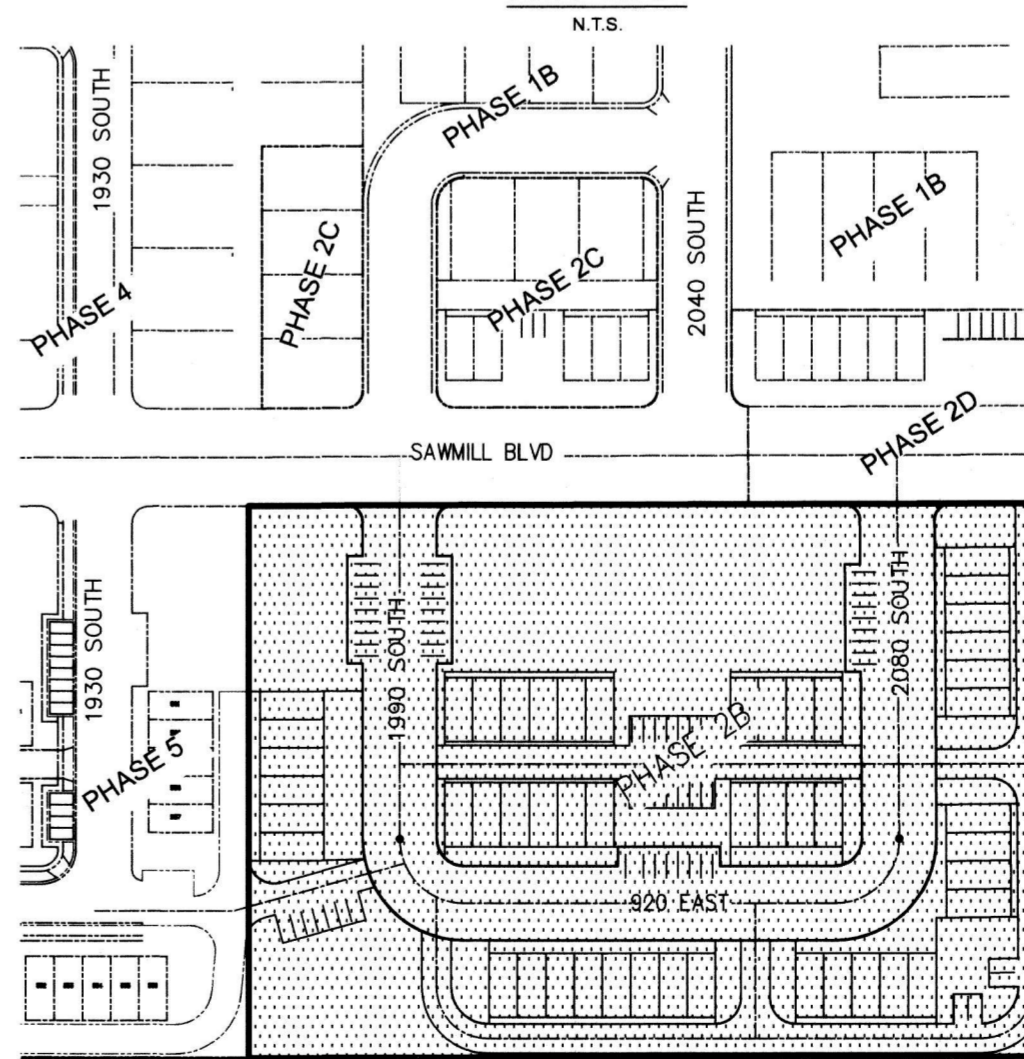
TYPICAL TOWNHOME DIMENSIONS AND AREA



VICINITY MAP



KEY MAP



BOUNDARY DESCRIPTION

BEGINNING SOUTH 00'15"11" EAST ALONG THE SECTION LINE 729.33 FEET AND WEST 900.32 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT REPRESENTING THE EAST ONE-QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION BEING SOUTH 0'15"11" EAST MEASURED BETWEEN FOUND WASATCH COUNTY MONUMENTS REPRESENTING THE EAST ONE-QUARTER AND SOUTHEAST CORNERS OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN), SAID POINT OF BEGINNING BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD AS REFERENCED IN THAT CERTAIN CLAIM DEED RECORDED AS ENTRY NUMBER 457931 AND THE SAWMILL SUBDIVISION PHASE 2D PLAT RECORDED AS ENTRY NUMBER 498611 OF THE OFFICIAL RECORDS OF WASATCH COUNTY;

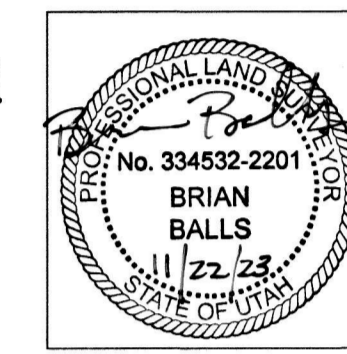
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00'15"11" EAST MEASURED BETWEEN THE WASATCH COUNTY SURVEY MONUMENTS REPRESENTING THE EAST ONE-QUARTER AND SOUTHEAST CORNERS OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE 1983 CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334532-2201 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.

Signature of Brian Balls, Surveyor, dated 11/22/23.



OWNER'S DEDICATION

I (WE) THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE SAWMILL PHASE 2B SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

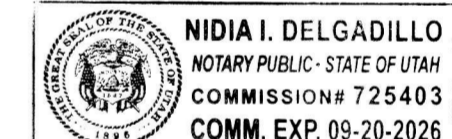
IN WITNESS WHEREOF, I (WE) HAVE HEREUNTO SET MY(OUR) HAND(S) THIS 22 DAY OF November 20 23.

Signature of Ryan Poelman, Notary Public, dated 11/22/23.

ACKNOWLEDGMENT

STATE OF Utah, COUNTY of Utah, s.s. ON THIS 22 DAY OF November 20 23, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF Utah, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE (THEY) SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

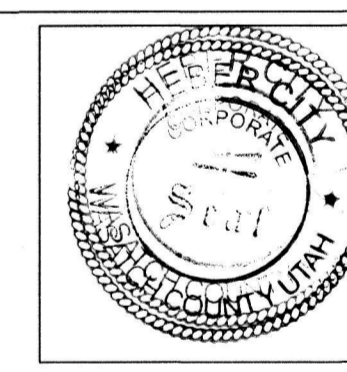
Signature of Notary Public, dated 11/22/23.



ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO 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 22nd DAY OF NOV 20 23.

Signature of Heidi Franco, Mayor, and Gina Wolcott, Clerk-Recorder.



HEBER CITY ENGINEER APPROVAL

Signature of Russell Fox, City Engineer, dated 11/23/2023.

HEBER CITY PLANNING COMMISSION

APPROVED THIS 22 DAY OF November 20 23, BY THE PLANNING COMMISSION OF HEBER CITY.

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS 22 DAY OF November 20 23. Signature of Janice Kassin, County Surveyor.

WASATCH COUNTY RECORDER

ENTRY # 539120 BOOK 1459 PAGE 1482. DATE 11-28-2023 TIME 9:16AM FEE \$138.00. FOR ROBIN RED LLC. BY HP WASATCH COUNTY RECORDER MARY M. MURRAY

Project information: C18-030, Summit Engineering Group Inc., Structural / Civil / Surveying, 55 WEST CENTER, P.O. BOX 176, HEBER CITY, UTAH 84032. P: 435-654-9229 F: 435-654-9231

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SAWMILL SUBDIVISION PHASE 2B

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLB&M, HEBER CITY, WASATCH COUNTY, UTAH