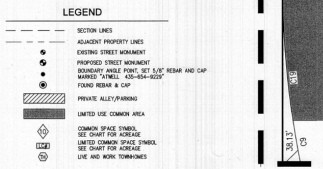


PLAT NOTES

- 1. NO OBSTACLE ACCESS WILL BE ALLOWED OFF OF SAWMILL BLVD.
2. ACTIVE FARMS AND OTHERS EXIST ON NEARBY PROPERTIES THAT MAY CREATE NOISE AND ODORS ASSOCIATED WITH THOSE USES.
3. ALL PARCELS Labeled AS COMMON SPACE (CS3-C514), LIMITED COMMON SPACE (LCT1-LCT17), PARKING OR STORAGE ARE Labeled ON THIS PLAN AS PRIVATE, AND ARE TO BE OWNED AND MAINTAINED BY THE SAWMILL SUBDIVISION PHASE 2B.
4. UNITS 201-206 ARE DEPENDENT UPON COMPLETION OF SAWMILL PHASE 1 CONSTRUCTION.
5. ALL NEW PARKING SPACES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY SAWMILL COMMUNITY PHASE 2B. THIS INCLUDES SNOW REMOVAL AND MAINTENANCE, REPAIR AND FUTURE REPLACEMENT OF SIDEWALKS, CURBS, COTTERS AND ASPHALT PAVEMENT.
6. UNIT 201 SHALL HAVE A DEEP RESTRICTION FOR ITS ASSOCIATED CHILLING UNIT PER THE AFFORDABLE HOUSING AGREEMENT AS RECORDED IN ENTRY NO. 202226 IN THE WASATCH COUNTY RECORDER'S OFFICE.
PROPERTY CORNER NOTES
1. 5.0" REBAR AND PLASTIC CAP STAMPED "11MILL 435-854-6229" TO BE SET AT SUBDIVISION CORNERS.
PUBLIC UTILITY EASEMENTS:
1. ALL COMMON AREAS AND PRIVATE ALLEYS ARE SUBJECT TO A UTILITY UTILITY EASEMENT DESIGNATED TO HEBER CITY. HEBER CITY SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR UTILITIES ABOVE AND BELOW GRADE AND ALL OTHER RELATED FACILITIES WITHIN THE DESIGNATED EASEMENT IDENTIFIED ON THIS PLAN. HEBER CITY AGREES IT WILL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES IDENTIFIED ON THIS PLAN WITHIN THE DESIGNATED EASEMENT RESULTING FROM MAINTENANCE AND REPAIR OPERATIONS OF ITS FACILITIES.
ZONING INFORMATION
APPROVED UTILITY NETWORKS ARE SUBJECT TO REQUIREMENTS AS SPECIFIED IN THE PLANNED COMMUNITY WAREHOUSE CODE.
WEATHER NOTE
THE AREA WITHIN THIS PLAT IS LOCATED WITHIN THE IMPROVED IRRIGATION WATER AREA. ALL MUNICIPAL AND DISTRICT USES ARE SUBJECT TO ADDITIONAL MUNICIPAL USE ZONING.
PRIVATE UTILITY LATERALS
THE COMMON AREAS OF PARCELS IN THIS SUBDIVISION ARE SUBJECT TO A UTILITY UTILITY EASEMENT IDENTIFIED ON THIS PLAN WHICH WILL COVER SERVICES AS SHOWN THEREIN. THIS UTILITY EASEMENT IS TO BE USED FOR INFRASTRUCTURE THAT IS INSTALLED FOR THE BENEFIT OF NEIGHBORS WITHIN THE SUBDIVISION.

- SECTION LINES
ADJACENT PROPERTY LINES
EXISTING STREET MONUMENT
PROPOSED STREET WIDENING
BOUNDARY MARK POINT: 5.0" REBAR AND CAP MARKED "11MILL 435-854-6229"
FOUND REBAR & CAP
PRIVATE UTILITY LATERAL
LIMITED USE COMMON AREA
COMMON SPACE TRAIL: SEE CHART FOR ACRAGE
LIMITED COMMON SPACE TRAIL: SEE CHART FOR ACRAGE
USE AND HOW-TURNAROUNDS

LEGEND



AREA AND PLAT INFORMATION

Table with 2 columns: Item and Value. Includes Total Area in Plat (619 AC), Common Space (218 AC), Alley/Parking (109 AC), Number of Parking Stalls (58), Number of Townhome Units (49).

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

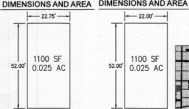


Table listing SAWMILL PHASE 2B UNITS with columns for Unit #, Area, and other details.

Table listing COMMON SPACE with columns for Unit #, Area, and other details.

Table listing LIMITED COMMON SPACE with columns for Unit #, Area, and other details.

TYPICAL TOWNHOME END UNIT DIMENSIONS AND AREA



TYPICAL TOWNHOME INTERIOR UNIT DIMENSIONS AND AREA

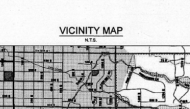
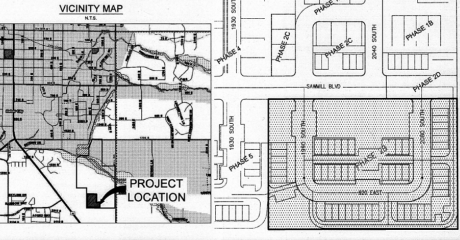


Table listing COMMON SPACE TRAIL with columns for Unit #, Area, and other details.

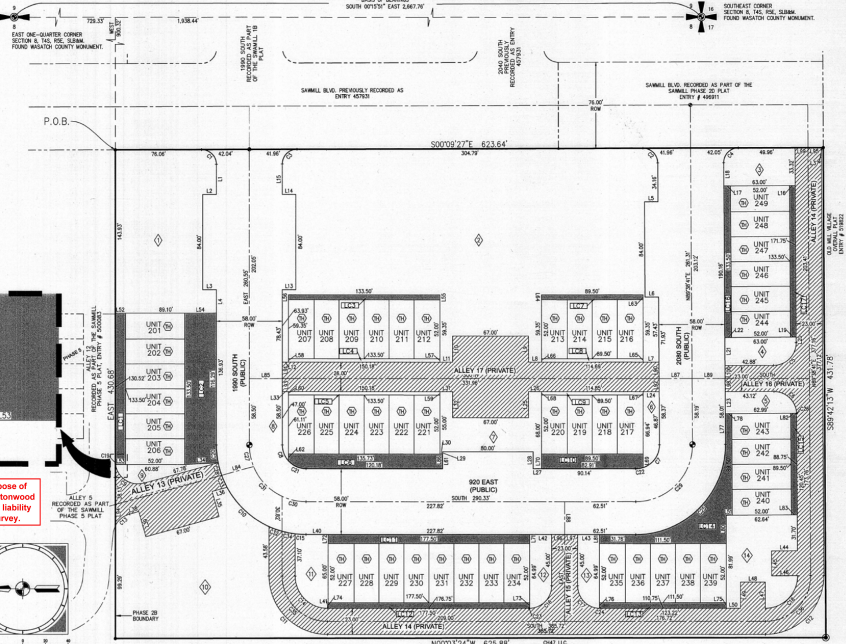


PROJECT: CSB-030, SHEET: 1 OF 1, ATWELL logo, 866-860-0000, www.atwell.com

RECORDING OFFICE: SAWMILL DIVISION, 2025 SOUTH MAIN STREET, SUITE 200, HEBER CITY, UT 84301

SAWMILL SUBDIVISION PHASE 2B AMENDED

AMENDING THE BUILDING PAD SIZE FOR ALL UNITS (201 THROUGH 249) LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLBMA, HEBER CITY, WASATCH COUNTY, UTAH



BASIS OF BEARINGS: BEARING SOUTH EIGHTY EAST ALONG THE SECTION LINE... BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH EIGHTY EAST MEASURED BETWEEN THE WASATCH COUNTY SURVEY...

SURVYOR'S CERTIFICATE: I, BRUCE BULLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY... OWNER'S DEDICATION: I, THE UNDERSIGNED OWNER(S) OF THE TRACTED OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT...

ACKNOWLEDGMENT: STATE OF UTAH, COUNTY OF MORGAN, I, STEVEN S. BENDSON, ITS MANAGER... ACCEPTANCE BY LEGISLATIVE BODY: THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREIN...

HEBER CITY ENGINEER APPROVAL: Russell Lee, CITY ENGINEER, APRIL 30 2024... HEBER CITY PLANNING MANAGER: APPROVED THIS 2nd DAY OF APRIL 2024... WASATCH COUNTY SURVEYOR: APPROVED AS TO FORM THIS 22nd DAY OF APRIL 2024... WASATCH COUNTY RECORDER: ENTRY # 549711, 2024, 1470, 1774...