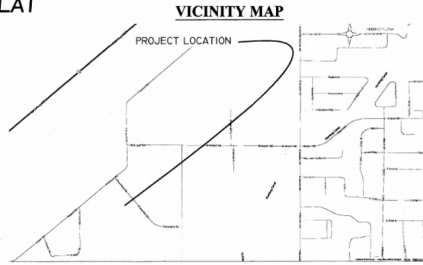


**AMENDMENT TO THE AMENDED POWER INDUSTRIAL PARK PLAT  
AMENDING LOT 8 AND CONVERTING TO A CONDOMINIUM PLAT**

A COMMERCIAL DEVELOPMENT  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4  
SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
HEBER CITY, WASATCH COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) in accordance with Utah Code Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that, by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, have subdivided said tract of land into lots, streets, together with easements, and have placed monuments on the ground as represented on the plat. I also certify that I have filed with the Wasatch County Surveyor, pursuant to State Law, a map of the survey I completed.

**BOUNDARY DESCRIPTION**  
ALL OF LOT 8 AMENDED OF THE INDUSTRIAL POWER PARK AMENDED SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY.

AREA = 2.07 ACRES



Acres: 2.07, # of UNITS: 18.

SURVEYOR'S SEAL

**SURVEYOR'S NARRATIVE**  
The purpose of this amended plat is to convert lot 8 into a condominium plat. The overall boundary of lot 8 remains the same.

**OWNER'S DEDICATION**  
The undersigned owner(s) of the above-described tract of land has/have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

**AMENDMENT TO THE AMENDED POWER INDUSTRIAL PARK PLAT - AMENDING LOT 8 AND CONVERTING TO A CONDOMINIUM PLAT**

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The undersigned owner(s), agents, successors, and assigns shall voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The undersigned owner(s), agents, successors, and assigns also hereby convey any other easements, as shown and/or noted on this plat, to the parties indicated and for the purposes shown and/or noted hereon. The City assumes no liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision.

In witness whereof I have set forth my hand this 31 day of October, 2024.

Signature: Kelly Rogers Print Name: Kelly Rogers Title & Entity: Mayor  
Signature: Mark J. Thompson Print Name: Mark J. Thompson Title & Entity: City Engineer

**OWNER'S ACKNOWLEDGMENT**

STATE OF UTAH )  
County of Utah )  
On this 31 day of October, 2024 personally appeared before me Kelly Rogers, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies).

WITNESS my hand and official seal.  
Notary Public Full Name: Kelly Rogers Commission Expires April 9, 2028

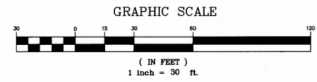
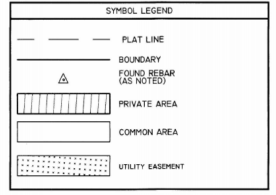
**APPROVAL BY LEGISLATIVE BODY**

The City Council of Heber City, County of Wasatch, 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 the public purpose of the perpetual use of the public.

Mayor: Kelly Rogers Date: 10/24  
Recorder's Seal: Heber City, Utah

**COUNTY RECORDER**

ENTRY 16440 BOOK 1495 PAGE 1640  
DATE 10/20/24 TIME 9:01:18 AM FEE \$ 86.00  
FOR KELLY THOMPSON LICENSE # 16440  
BY L.D. WASATCH COUNTY RECORDER MARCY M MURRAY



- PLAT NOTES**
- NOTICE TO ALL UNIT OWNERS: ALL UNITS SHALL INSTALL A BACK-FLOW PREVENTION DEVICE ON THE SUPPLY LINE FOR EACH UNIT TO ELIMINATE INTER-UNIT CROSS CONTAMINATION OF THE CULINARY WATER SUPPLY.
  - ALL UNIT OWNERS ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED AS ENTRY NUMBER XXXX BOOK XX AND PAGE XX IN THE OFFICE OF THE WASATCH COUNTY RECORDER.
  - THE BUILDING UNIT OUTLINES SHOWN HEREON ARE REFERENCING THE EXTERIOR FACE OF THE BUILDINGS.
  - THE BUILDING UNITS HEREON ARE RESERVED AS PRIVATE.
  - THE PLAT INCLUDES A PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS ACCESS EASEMENT FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, ON, COVER AND ACROSS ALL DRIVABLE AREAS FOR THE BENEFIT OF ALL LOTS AND BUILDINGS UNITS.
  - IF A RESIDENTIAL COMPONENT IS ADDED TO A UNIT, THE BUYER IS REQUIRED TO PROVIDE ADA ACCESSIBILITY TO THAT RESIDENTIAL UNIT.
  - PARCEL A INCLUDES AN UNDERGROUND STORM WATER RETENTION AREA AND HEREBY GRANTS HEBER CITY ACCESS FOR EMERGENCY MAINTENANCE WHENEVER NEEDED.
  - EACH UNIT TO HAVE AN INDIVIDUAL BACKFLOW PREVENTOR INSTALLED ON THE WATER LINE.

**ADDRESS TABLE**

UNIT 1	551 W POWER LINE ROAD UNIT 1
UNIT 2	551 W POWER LINE ROAD UNIT 2
UNIT 3	551 W POWER LINE ROAD UNIT 3
UNIT 4	551 W POWER LINE ROAD UNIT 4
UNIT 5	551 W POWER LINE ROAD UNIT 5
UNIT 6	551 W POWER LINE ROAD UNIT 6
UNIT 7	551 W POWER LINE ROAD UNIT 7
UNIT 8	551 W POWER LINE ROAD UNIT 8
UNIT 9	551 W POWER LINE ROAD UNIT 9
UNIT 10	551 W POWER LINE ROAD UNIT 10
UNIT 11	551 W POWER LINE ROAD UNIT 11
UNIT 12	551 W POWER LINE ROAD UNIT 12
UNIT 13	551 W POWER LINE ROAD UNIT 13
UNIT 14	551 W POWER LINE ROAD UNIT 14
UNIT 15	551 W POWER LINE ROAD UNIT 15
UNIT 16	551 W POWER LINE ROAD UNIT 16
UNIT 17	551 W POWER LINE ROAD UNIT 17
UNIT 18	551 W POWER LINE ROAD UNIT 18

Line #	Length	Direction	Line #	Length	Direction
L1	4.69	N40°18'08"W	L9	34.82	N40°12'50"W
L2	15.64	N49°49'51"E	L10	14.91	S40°09'11"E
L3	14.94	S49°43'46"W	L11	20.07	S49°50'49"W
L4	30.07	S40°06'14"E	L12	24.91	N40°07'54"W
L5	19.86	N49°21'59"E	L13	20.04	N49°54'55"E
L6	50.05	N16°26'51"W	L14	16.91	S40°12'50"E
L7	61.80	S40°07'57"E	L15	28.96	S60°19'55"E
L8	19.95	S50°08'14"W			

**ELEMENT**  
LAND SURVEYING  
WWW.ELEMENTSURVEYING.COM 169 W SADDLE VIEW LN, MIDWAY UTAH, 84049  
801-592-5975 & 801-657-8748

**PLANNING MANAGER**  
Approved on this 7<sup>th</sup> day of November, 2024  
Janice Brown  
PLANNING MANAGER

**CITY ENGINEER**  
Approved on this 19<sup>th</sup> day of November, 2024  
Russell Kuhl  
CITY ENGINEER

**WASATCH CO. FIRE DISTRICT**  
Approved on this \_\_\_ day of \_\_\_  
NA  
FIRE CHIEF

**CITY ATTORNEY**  
Approved on this \_\_\_ day of \_\_\_  
NA  
CITY ATTORNEY

**COUNTY SURVEYOR**  
Approved on this 7<sup>th</sup> day of November, 2024  
Janice Brown  
COUNTY SURVEYOR