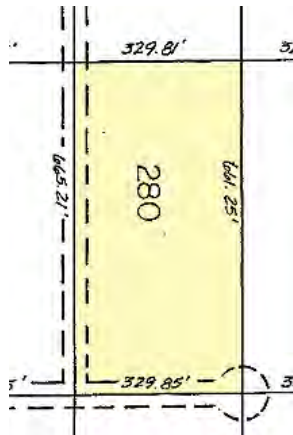
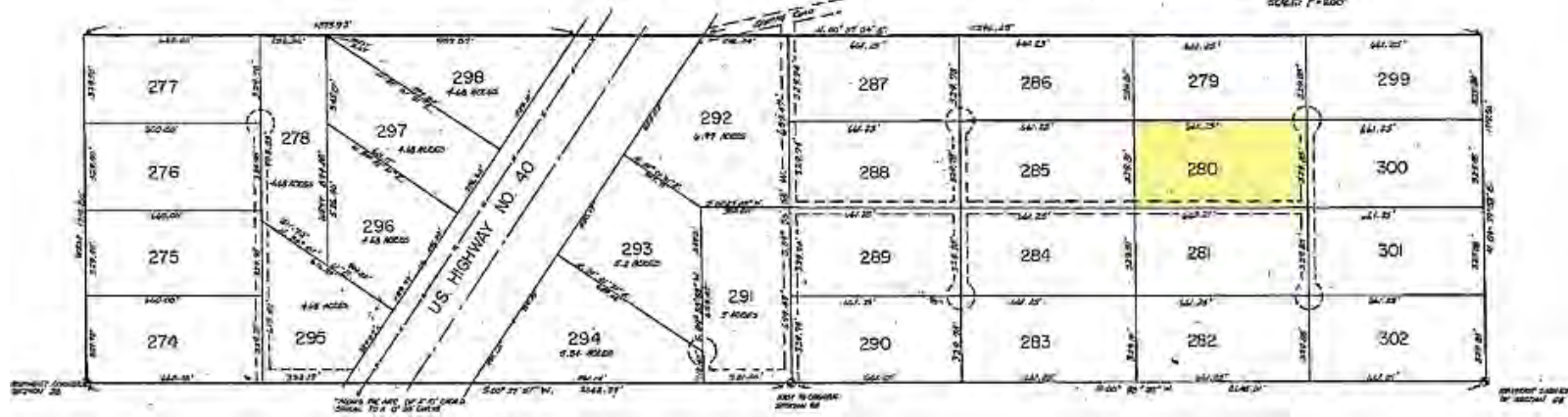


CEDAR MOUNTAIN NO. 9

PHASE VII

A PART OF SECTION 28, T35,R7W USB&M



NOTES

1. 50' ROAD EASEMENT, 25' EITHER SIDE OF \varnothing AS SHOWN AND/OR AS CONSTRUCTED.
2. DUCHESNE COUNTY BY APPROVAL OF THIS PLAT DOES NOT ACCEPT RESPONSIBILITY FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ROADS CONSTRUCTED HEREDIN.
3. EACH PROPERTY OWNER IS RESPONSIBLE FOR HIS OWN WATER SUPPLY.

UTILITY EASEMENT

20' UTILITY EASEMENT, 10' EITHER SIDE OF ALL LOT LINES, AND 10' ADDITIONAL AND ADJACENT TO EITHER SIDE OF ROAD EASEMENTS.



LAND FOR SALE

5 acres, Lot 280, Cedar Mtn, Phase 7

\$18,000



FACT SHEET

| | | |
|------------------------------|---|-----------------|
| LISTING PRICE | | \$18,000 |
| PROPERTY LEGAL | | |
| Tax Ids | Duchesne County Parcel #: 00-0014-2855 Serial # CMT-7-0280 | |
| Acreage | 5.00 acres | |
| Property Address | 49013 W 7100 S, Fruitland UT 84027 | |
| Access | Hwy 40 to _____, Turn North, Turn Right at intersection, Turn Left at intersection, follow road to Real Estate Sign. | |
| Legal | Portion Sec 28, T3S R7W USM | |
| Subject to | Easements, restrictions and rights-of-way appearing of record or enforceable in law and equity | |
| Excluded | Oil & Gas, Minerals, Hydrocarbons | |
| Property Taxes 2010 | \$208 estimated | |
| Homeowner Association | No. | |
| UTILITIES / AMENITIES | | |
| Electric | Available | |
| Propane | Western Petroleum: 435-722-5171 | |
| Water | None Well Permits can be obtained from State of Utah, Water Rights | |
| Garbage | K&K Sanitation, 435-722-1244 | |
| Septic System | Permit required for Septic System - Tri-County Health 435-722-6310 | |
| Cell Phone | Cell tower in area | |
| Satellite TV | Dish Network (www.sterlingsatellite.com); Direct TV (www.directtv.com) Satellite internet service is available | |
| Post Office | No general delivery; Post Office in Fruitland pr Duchesne | |
| Emergency | 911, Wasatch County 435-654-1411 | |
| Healthcare | Duchesne Clinic, Roosevelt, Uintah Basin Medical Center or Heber City | |
| Permits | Duchesne County: Bldg Permit, Karl Mott, 435-738-1153 Septic: TriCounty Health, Cindy Austreng, 435-722-6310 | |
| Groceries | All Country Store offers groceries, RV Park and café, or Duchesne | |
| Schools | None. | |
| | Duchesne County School District: 435-738-1240 | |
| LAND DETAILS | | |
| Fire Protection | ?? Fruitland has a volunteer fire department | |
| Terrain | Flat, Hill, Draw | |
| Oil & Minerals | Withheld, not transferred with property. | |
| Animal Rights | Household pets. Horses, cows, etc. according to County Guidelines | |

THUNDER RIDGE REAL ESTATE

Eileen Anderson-Warner

435.828.8824



www.StretchYourDream.com

