



Strong Black line indicates location of FSSD Water Line



NOTES

1. 50' road easement 25' either side of G 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 hereon.
3. Each property owner is responsible for his own water supply.
4. Utility easement. 20' Utility easement, 10' either side of all lot lines, and 10' additional and adjacent to either side of road easements.
5. Each lot contains 10 acres.
6. maintenance and construction of all roads (private roads) within the development, are responsibility of the developer and/or property owners. mmm



Pertinent Facts

PARCEL INFORMATION	
Tax Id	CMT6A-25-1 (South Half) Parcel # 00-0026-3875
Zoning	Residential / Commerical
Access	Hwy 40?
Easements on/for Property	See Title Reports and/or see Survey Map
Homeowners Association	No.
CC&Rs	None
Water Rights / Shares	Not applicable, none
Oil, Gas, Hydrocarbon Rights	Excluded
2014 Taxes	\$177.40
UTILITIES	
Propane	First Call Propane 435-822-2255 (Natural gas not available in this area)
Electricity	Moon Lake Electric: 435.722.2448 (Power on East Boundary Line)
Culinary Water	Fruitland Special Service District: 435.548.2399 Water w/in 1000'
Building Permit	Duchesne County, Karl Mott, Building Dept. 435-738-1153
Wastewater / Septic	Septic systems are used. Request a list of qualified contractors
Telephone: Land or Cell	Strata Networks: 435.622.5007
Garbage Pickup	Basinwide Dumpsters: 435-738-3867
SERVICES	
Postal	Fruitland has a contract Post Office & East of MM62 some contract routes. 435.548.2399
Schools	Duchesne County District: 435.738.1240
Shopping	Fruitland UT is a recreational area one gas station/convenience store. Big G (MM62) has groceries, fuel, café and propane. The primary shopping areas are Duchesne (26 miles East) and Heber City (45 miles West). Both towns are accessed via Hwy 40.
Public Transportation	None. However, there is a Senior Bus that goes from Fruitland to Duchesne once a week.
Medical Facilities	Duchesne City has a clinic. Uintah Basin Medical Center offer full medical care and is located in Roosevelt UT approximate 1 hour east from Fruitland. Heber City UT offer full service medical care located at 1485 South Hwy 40: 435.654.2500.
Fire Protection / Hydrants	Call 911. Volunteer Fire Dept.
Police / Emergency	Call 911. Duchesne County Sheriff 435.738.0196; Dispatch 435.738.2424

LAND FOR SALE

5.08 acres, Lot 25-1, Cedar Mountain 6A

\$27,000



Within Commercial Zoning area
Hwy 40 Frontage



THUNDER RIDGE REAL ESTATE

Eileen Anderson-Warner

435-828-8824

stretch@easilink.com

www.StretchYourDream.com

