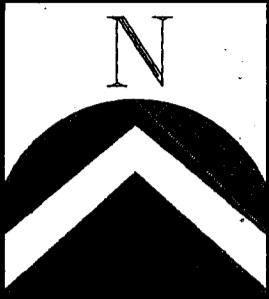


# STEINER ESTATES

A PART OF THE NORTH 1/2 OF SEC. 1, T3N, R1W, SLB&M  
U.S. SURVEY  
FRUIT HEIGHTS CITY, DAVIS COUNTY, UTAH

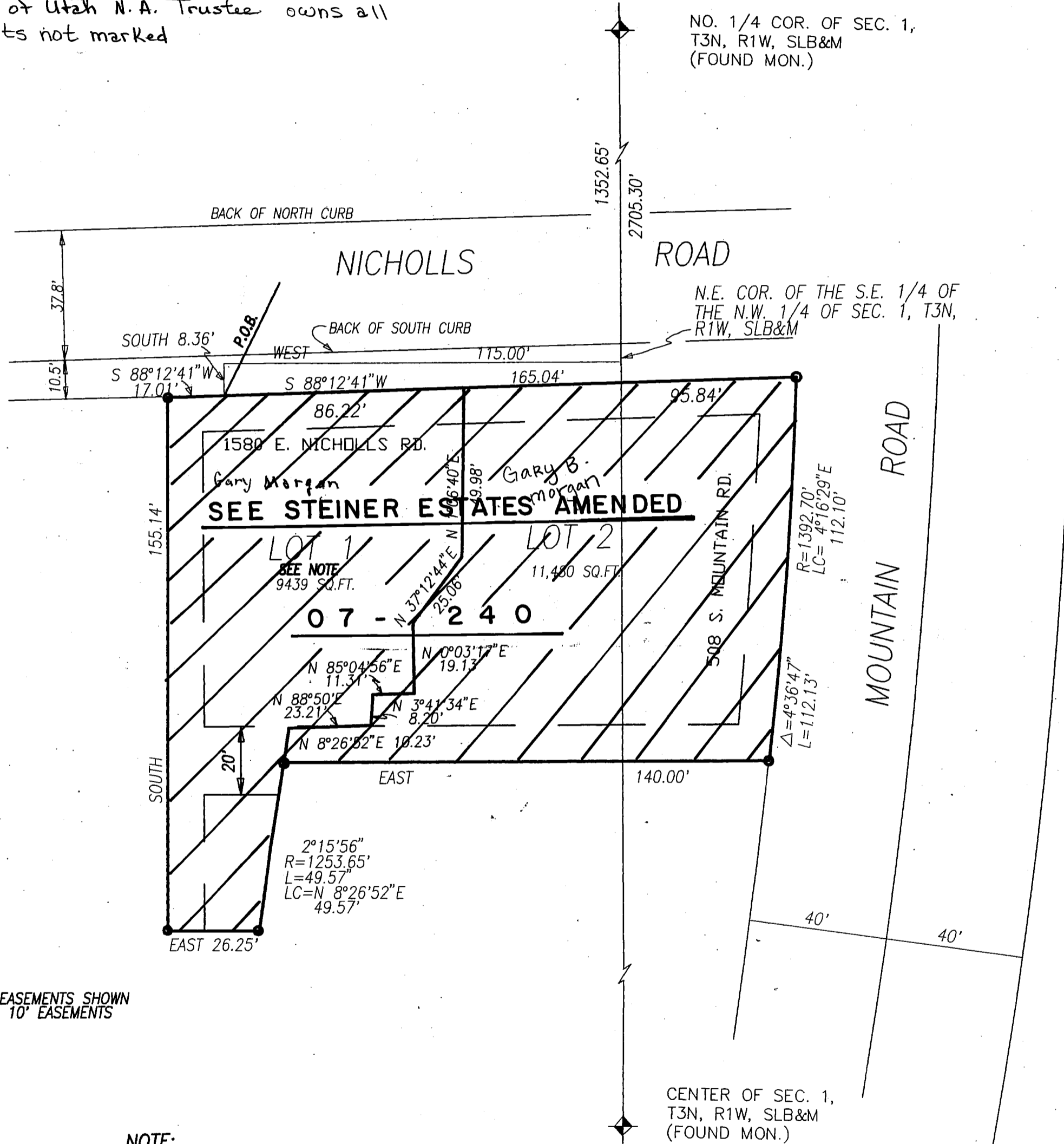
PREFIX #  
07-184  
LAST #



SCALE:  
1" = 30'

1st Security Bank of Utah N.A. Trustee owns all  
Lots not marked

NO. 1/4 COR. OF SEC. 1,  
T3N, R1W, SLB&M  
(FOUND MON.)



SUBDIVISION: STEINER ESTATES  
CITY: FRUIT HEIGHTS    LOTS: 1&2

N 1/2 SECTION 1 T 3N R 1W  
SALT LAKE MERIDIAN  
DAVIS COUNTY UTAH

NOTE:  
PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN  
BY DASHED LINES ARE TYPICAL 10' EASEMENTS  
UNLESS OTHERWISE SHOWN.

- NOTE:  
LOT 1 IS A RESTRICTED LOT. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THIS LOT  
THE FOLLOWING ITEMS MUST BE COMPLETED BY THE LOT OWNER.
1. THE LOT OWNER MUST RECEIVE A CONDITIONAL USE PERMIT FROM THE FRUIT HEIGHTS  
PLANNING COMMISSION GRANTING A REDUCTION IN LOT WIDTH AND LOT SIZE FROM  
THAT REQUIRED IN THE R-1-10 ZONE.
  2. A DETAILED SITE BUILDING AND DRAINAGE PLAN MUST BE PREPARED AND SUBMITTED TO  
THE CITY ENGINEER FOR APPROVAL SPECIFICALLY ADDRESSING PROTECTION AGAINST  
SURFACE FLOODING.

07-184