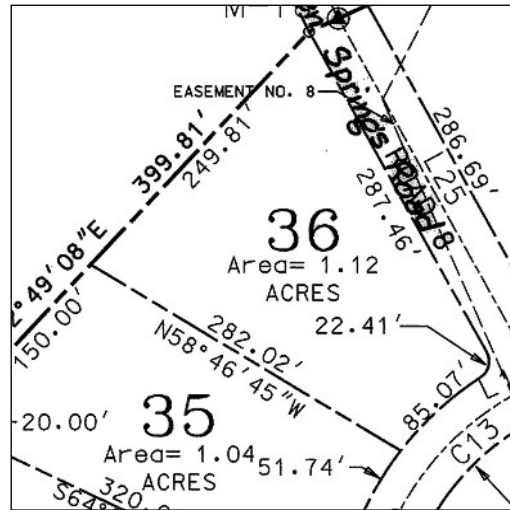


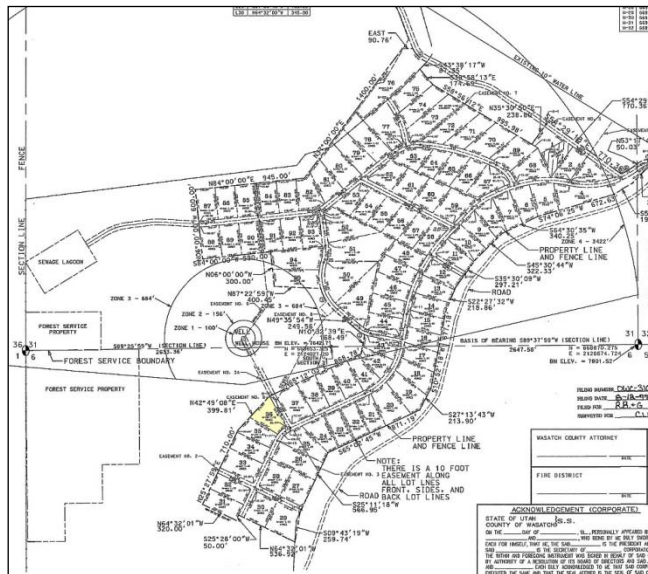
## Pertinents

PROPERTY LEGAL	
<b>Tax Id</b>	OSV-2036-0-006-410
<b>Lot #</b>	Strawberry Lakeview Plat B, Lot #36
<b>Acres</b>	1.12
<b>Association Dues</b>	\$125 yearly. Much of the detail about the current status of the Association is unknown. Although there are CC&Rs on the property.
<b>2010 Taxes</b>	\$444
<b>Fire Protection</b>	Fire Hydrants
<b>Access</b>	Hwy 40 to FS 480, then private roads. Access is seasonal by car or truck. Snowmobiles, snowshoes, etc. in Winter.
<b>Oil &amp; Minerals</b>	Excluded
UTILITIES	
<b>Electric</b>	Moon Lake Electric, Stubbed 188 W 200 N, Roosevelt UT 435-722-5400
<b>Water</b>	Strawberry Lakeview Special Service District, Water provided by Well within the Subdivision. Also see Windy Ridge Water Association. 801-295-6060
<b>Propane</b>	Tanks can be leased from LCL Oil West Hwy 40, Roosevelt UT 435-722-5171
<b>Sewer</b>	Community System. Sewer Lagoon with boundaries of Subdivision.
<b>Telephone</b>	In area. Stubbed? Provided by Uintah Basin Telephone Assoc. 211 E 200 N, Roosevelt UT 435-622-5007
<b>Cell Phone</b>	Yes reception. (UBET has tower in area).
<b>Healthcare</b>	Heber Valley Medical Center 1469 S Hwy 40 Heber City UT 84032 435-654*2500
<b>Sheriff</b>	Wasatch County, Heber City 435-654-1411
<b>BUILDING PERMITS</b>	<b>Wasatch County Building &amp; Engineering</b> Development Services Building 188 S main Heber, UT 84032 <b>phone:</b> 435.657.3200 <b>fax:</b> 435.654.3218  <a href="http://www.co.wasatch.ut.us/d/buildeng.html">http://www.co.wasatch.ut.us/d/buildeng.html</a>

## Lot Details



85.07' x 282.02' x 249.81 x 287.46



FILING NUMBER OWC-310-031-4-D-658 FEE 10.00  
 FILING DATE 8-18-97 TIME 11:45  
 FILED FOR R.B.+G ENGINEERING INC.  
 SURVEYED FOR CLARK DAVIS

# Property for Sale

**Strawberry Lakeview**  
**Plat B, Lot 36**  
 1.12 acres



**Listing Price \$65,000**

**Thunder Ridge Real Estate LC**

**Eileen Anderson Warner, Broker**  
**435-828-8824**

**[www.stretchyourdream.com](http://www.stretchyourdream.com)**

# ATV Trails

## Uintah National Forest Service

<b>Roads</b>	<b>Ownership</b>
Multi-Lane Divided	Bureau of Indian Affairs
Highway	Bureau of Land Management
Other Paved Road	Bureau of Reclamation
Gravel, Passenger Car Road	Department of Defense
Dirt, Passenger Car Road	Forest Service
Not Suitable for Passenger Cars	Fish and Wildlife Service
Local Roads	National Park Service
<b>Trails</b>	Private
Motorized	Routes Seasonally Closed to Motorized Vehicles
Motorized Prohibited	Routes open to the Selected Method of Travel
Wilderness Area	Search Results

