



Scale 1" = 50'

TYPICAL INTERIOR LOT

TYPICAL CORNER LOT

LEGEND:
 P.U.E. — PUBLIC UTILITY EASEMENT
 M.U.E. — MUNICIPAL UTILITY EASEMENT

NOTES:
 SAMPLE SETBACKS ARE SHOWN HEREON FOR THE R-1-1-40 ZONE. LOTS WITH ADJACENT SETBACKS SPECIFIC TO THE ZONE (UNIFORM) SHALL INDICATE ON THE PLAN THE SETBACKS THAT ARE APPLICABLE TO THE ZONE IN WHICH THE PROPERTY LIES.
 SUBDIVISION PLATS SHALL INCLUDE THE NOTES BELOW:
 1. MUNICIPAL UTILITY EASEMENTS (M.U.E.) ARE SEGREGATED TO HIGHLAND CITY AND INCLUDE PERMITTED USES AS PER UTM CODE ANNOTATED (71-84-103-60) AND HIGHLAND CITY DEVELOPMENT CODE.
 2. THE PUBLIC UTILITY EASEMENT (P.U.E.) MUNICIPAL UTILITY EASEMENT (M.U.E.) AND SIDEWALK EASEMENT CORRESPOND AS HEREIN SHOWN SHALL INCLUDE THE RIGHT OF UTILITY PLACEMENT IN CONFORMANCE WITH HIGHLAND CITY IS GRANTED THE RIGHT FOR CONSTRUCTION, PLACEMENT, MAINTENANCE, REPLACEMENT AND USE OF UTILITY CONCERNING PUBLIC UTILITY EASEMENTS. HIGHLAND CITY IS GRANTED THE RIGHT FOR CONSTRUCTION, PLACEMENT, MAINTENANCE, REPLACEMENT AND OTHER NECESSARY APPROPRIATE (PAPER SHEDS) FOR CITY UTILITY AND ACTIVE TRANSPORTATION FACILITIES INCLUDING STREET DESIGN, STREET LIGHTS, PLACEMENT OF SIDEWALKS AND OTHER FORMS OF ACTIVE TRANSPORTATION FACILITIES. EASEMENT RIGHTS DEFINED HEREON SHALL INCLUDE REASONABLE ACCESS TO THE DONOR'S PROPERTY FOR THE ALLOWABLE PURPOSES.
 3. BUILDING SETBACKS SHOWN HEREON REPRESENT THE ZONING REGULATIONS AT THE TIME OF PLAT APPROVAL. BUILDING SETBACKS WILL BE ENFORCED BY CITY OFFICIALS AS PER THE CITY ORDINANCES AND CODES IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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