



**BENCHMARK**  
 FOUND ORIGINAL GLO STONE WITH AN ALUMINUM RIVET DRILLED INTO THE TOP, MARKING THE SOUTH-WEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN  
 NORTHING: 97327.57 EASTING: 494735.67  
 ELEVATION: 6501.36  
 NORTH LATITUDE 40°35'44.493" WEST  
 LONGITUDE 111°19'08.324"  
 BASIS OF BEARING: NORTH 00°00'59" WEST 5339.87 FEET

- NOTES:**
- IMPROVEMENTS ARE SHOWN AT PROPOSED DESIGN LOCATIONS.
  - CONTOUR INTERVAL EQUALS 2'.
  - MAXIMUM BUILDING HEIGHT = 28' FROM EXISTING AND/OR FINISHED GRADE.
  - MAXIMUM DWELLING LIVING AREA IS 6,700 SQ. FT., NOT INCLUDING GARAGES.
  - ALL LOTS ARE SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ON THE FRONT, SIDE, AND REAR YARD LOT LINE.
  - IT IS RECOMMENDED THAT A SOILS ENGINEER BE CONSULTED TO PREPARE A GEOTECHNICAL REPORT FOR BUILDING FOOTING AND FOUNDATION DESIGNS AND TO EVALUATE THE POTENTIAL FOR HIGH GROUNDWATER CONDITIONS.
  - BEFORE CONSTRUCTION OF A DWELLING, IT IS RECOMMENDED THAT THE ELEVATION OF THE SEWER LATERAL STUBBED TO THE LOT BE VERIFIED.
  - DRIVEWAYS CONSTRUCTED OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A 12" DIAMETER RCP CULVERT.

ACKNOWLEDGMENT BY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

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VICTORY RANCH

**ESTATE 89**

6800 NORTH WHISPERING WAY

LOT FEATURES MAP

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