



BENCHMARK
 FOUND ORIGINAL GLO STONE WITH AN ALUMINUM RIVET DRILLED INTO THE TOP, MARKING THE SOUTHWEST 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 10'.
 - MAXIMUM BUILDING HEIGHT = 35' FROM EXISTING AND/OR FINISHED GRADE.
 - MAXIMUM DWELLING LIVING AREA IS 11,000 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 REQUIRED THAT A SOILS ENGINEER PREPARE A GEOTECHNICAL REPORT FOR BUILDING FOOTING AND FOUNDATION DESIGNS.
 - DRIVEWAYS CONSTRUCTED OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A 12" DIAMETER RCP CULVERT.
 - ALL SETBACKS SHOWN ARE REQUIRED MINIMUMS. BUILDING PADS AS SHOWN ON THIS MAP REPRESENT APPROXIMATE BOUNDARIES. AS PART OF THE REQUIRED GEOTECHNICAL STUDY, THE ENGINEER MUST STATE THE SETBACKS REQUIRED FROM 30% AND ABOVE SLOPES. ALL HOMESITE IMPROVEMENTS MUST BE CONTAINED WITHIN THE BUILDING PAD AS SHOWN AND PER THE PROVISIONS WITHIN THE VICTORY RANCH DESIGN GUIDELINES.
 - A LOW PRESSURE SEWER EJECTOR PUMP IS REQUIRED ON THIS LOT FOR SEWER SERVICE UNLESS A SEPTIC DRAIN FIELD CAN BE APPROVED BY WASATCH COUNTY AND JSSD PRIOR TO CONSTRUCTION OF LOW PRESSURE SEWER MAIN.

ACKNOWLEDGMENT BY OWNER _____ DATE _____

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VICTORY RANCH
 RIVER RANCHES
ESTATE 182
 5712 EAST ROCK CHUCK DRIVE
LOT FEATURES MAP
 JANUARY 2017