



**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: 9727.57 EASTING: 494735.67  
 ELEVATION: 6501.26  
 NORTH LATITUDE 40°26'44.493" WEST  
 LONGITUDE 111°19'08.324"  
 BASIS OF BEARING: NORTH 00°00'59" WEST 5399.87 FEET

**NOTES:**

1. IMPROVEMENTS ARE SHOWN AT PROPOSED DESIGN LOCATIONS.
2. CONTOUR INTERVAL EQUALS 2'.
3. MAXIMUM BUILDING HEIGHT = 35' FROM EXISTING AND/OR FINISHED GRADE.
4. MAXIMUM DWELLING LIVING AREA IS 6,700 SQ. FT., NOT INCLUDING GARAGES.
5. ALL LOTS ARE SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ON THE FRONT, SIDE AND REAR YARD LOT LINE.
6. 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.
7. BEFORE CONSTRUCTION OF A DWELLING, IT IS RECOMMENDED THAT THE ELEVATION OF THE SEWER LATERAL STUBBED TO THE LOT BE VERIFIED.
8. DRIVEWAYS CONSTRUCTED OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A 12" DIAMETER RCP CULVERT.
9. A LOW PRESSURE SEWER EJECTOR PUMP IS REQUIRED ON THIS LOT FOR SEWER SERVICE.

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

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VICTORY RANCH  
**ESTATE 201**  
 7189 MOON LIGHT DRIVE  
 LOT FEATURES MAP  
 SEPTEMBER 2015