



BENCHMARK

FOUND ORIGINAL GLO STONE WITH AN ALUMINUM ROD DRILLED INTO THE TOP, MARKING THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 NORTHING: 97327.57 EASTING: 494735.67
 ELEVATION: 6501.36
 NORTH LATITUDE 40°30'44.493" WEST
 LONGITUDE 111°19'08.324"
 BASIS OF BEARING: NORTH 00°00'59" WEST 6330.87 FE

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., 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, BUILDING FOOTINGS AND FOUNDATION DESIGNS AND 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 SWALS SHALL BE REQUIRED TO INSTALL A 12" DIAMETER RCP CULVERT.

ACKNOWLEDGMENT BY OWNER

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VICTORY RANCH

ESTATE 64

6420 EAST MAYFLY COURT
 LOT FEATURES MAP
 FEBRUARY 2015