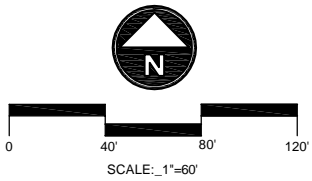


VICTORY RANCH  
& CONSERVANCY

**LOT 109 (E1) HOME SITE**  
**LOT TYPE: ESTATE**  
**LOT FEATURES MAP**

OCTOBER 2006  
Revised December 2007  
Revised August 2013



**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:
1. IMPROVEMENTS ARE SHOWN AT PROPOSED DESIGN LOCATIONS.
  2. CONTOUR INTERVAL EQUALS 2'.
  3. MAXIMUM BUILDING HEIGHT = 28' FROM EXISTING AND/OR FINISHED GRADE.
  4. MAXIMUM DWELLING LIVING AREA FOOTPRINT IS 5,000 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. A SOILS ENGINEER SHOULD BE CONSULTED FOR BUILDING FOOTING AND FOUNDATION DESIGNS.
  7. WOOD BURNING FIREPLACES AND STOVES SHALL BE RESTRICTED TO EPA APPROVED UNITS, OR AS OTHERWISE APPROVED BY SUMMIT COUNTY.
  8. DRIVEWAYS CONSTRUCTED OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A 12" DIAMETER RCP CULVERT.
  9. LOT 109 OF VICTORY RANCH PHASE E MAY REQUIRE AN INDIVIDUAL SEWAGE EJECTOR PUMP DEPENDING ON THE LOCATION AND ELEVATION OF THE HOME. THE COST AND MAINTENANCE OF THIS EJECTOR SYSTEM SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.

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