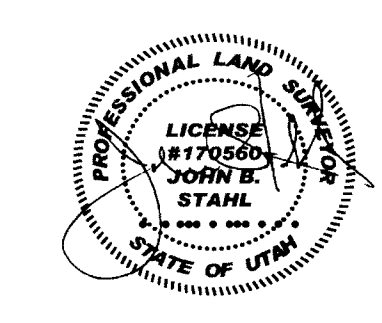


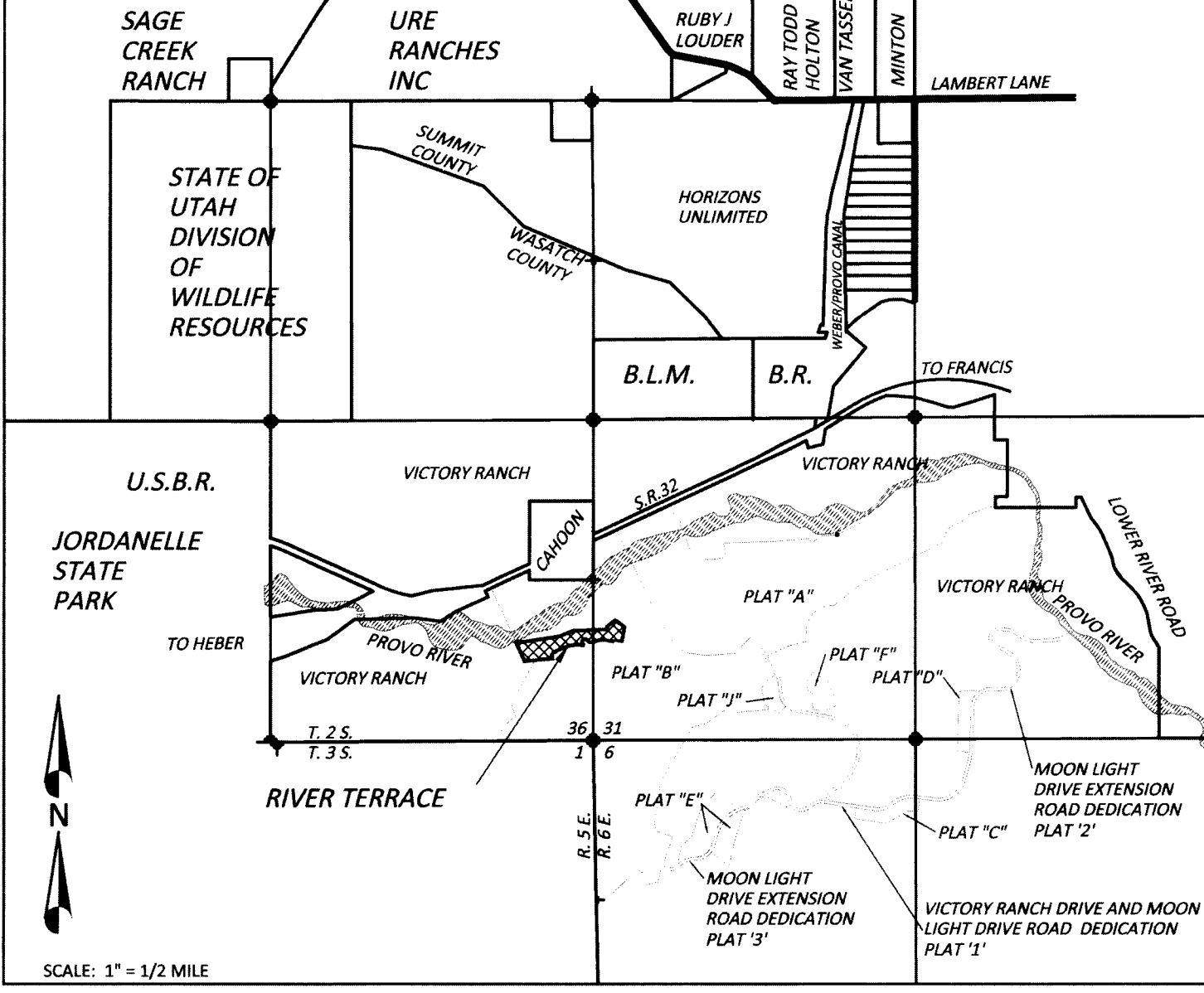
RIVER TERRACE

A SUBDIVISION IN WASATCH COUNTY AT VICTORY RANCH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, AND IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH.



- ### GENERAL NOTES
- THERE IS A POTENTIAL FOR HIGH RADON GAS CONCENTRATIONS. IT IS RECOMMENDED THAT THE LOT OWNER TEST FOR ITS PRESENCE PRIOR TO CONSTRUCTION OF A RESIDENCE. SIMPLE MEASURES CAN BE TAKEN TO MITIGATE FOR RADON GAS.
 - SUBDIVISION LOT CORNERS AND SUBDIVISION BOUNDARY CORNERS SHALL BE MARKED WITH A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "CORNERSTONE L57600"
 - JORDANELLE SPECIAL SERVICE DISTRICT SHALL BE KNOWN AS JSSD.
 - COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) ARE FILED CONCURRENTLY WITH THIS PLAT IN THE WASATCH COUNTY RECORDERS OFFICE.
 - VR ACQUISITIONS, LLC AND THE VICTORY RANCH HOMEOWNERS ASSOCIATION ARE RESPONSIBLE FOR THE ENFORCEMENT OF ITS CC&R'S, DESIGN GUIDELINES AND BYLAWS OF VICTORY RANCH.
 - ALL LOTS ARE SUBJECT TO THE DESIGN GUIDELINES, CC&R'S, HOMEOWNERS ASSOCIATIONS BYLAWS, AND DEVELOPMENT AGREEMENT OF VICTORY RANCH, A SUBDIVISION IN WASATCH COUNTY, AND ALL OTHER DOCUMENTS OF RECORD.
 - ALL LOTS BENEFIT FROM AND ARE SUBJECT TO EASEMENTS AND OTHER INTERESTS AS DEFINED OR GRANTED IN THE CC&R'S AND OTHER INSTRUMENTS OF RECORD.
 - ALL ROADS WITHIN VICTORY RANCH AND RIVER TERRACE ARE PRIVATE AND NOT MAINTAINED BY WASATCH COUNTY.
 - WASATCH COUNTY HAS AN EASEMENT ON ALL COMMON AREAS AND RESTRICTED OPEN SPACE TO ENFORCE THEIR STATED PURPOSES.
 - THE FINISHED GRADING AROUND EACH INDIVIDUAL HOME SHALL PROVIDE POSITIVE DRAINAGE OF AT LEAST 6 INCHES IN THE FIRST 10 FEET FROM THE HOME AS WELL AS PROVIDING VEGETATED DRAINAGE SWALES FOR THE ROUTING OF RUNOFF FROM THE COMMON DRIVEWAYS TO PASSES BETWEEN THE HOMES.
 - PUBLIC UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE COMMON AREA (PUBLIC UTILITY EASEMENTS) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS. THE PUBLIC UTILITY COMPANIES MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUBLIC UTILITY EASEMENTS AT THE LOT OWNER'S EXPENSE, OR THE PUBLIC UTILITY COMPANIES MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBLIC UTILITY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PUBLIC UTILITY COMPANIES WITH FACILITIES IN THE COMMON AREA (PUBLIC UTILITY EASEMENTS).
 - CERTAIN LOTS ARE IDENTIFIED ON THIS PLAT WITH AN "EP" SYMBOL. THESE LOTS WILL BE PROVIDED A GRAVITY SANITARY SEWER LATERAL. HOWEVER, FUTURE HOMES MAY REQUIRE INDIVIDUAL EJECTOR PUMPS DEPENDING ON THE LOCATION AND ELEVATION OF THE HOME. THE JORDANELLE SPECIAL SERVICE DISTRICT (JSSD) SHALL BE REQUIRED TO MAINTAIN THE SEWER MAINS BUT SHALL NOT BE REQUIRED TO MAINTAIN ANY PRIVATE PRESSURE LINES OR EJECTOR PUMPS LOCATED ON INDIVIDUAL LOTS.
 - BEFORE THE CONSTRUCTION OF A DWELLING IT IS RECOMMENDED THAT THE ELEVATION OF THE SEWER LATERAL AT THE POINT OF CONNECTION BE DETERMINED IN ORDER TO ESTABLISH A LOWEST FLOOR ELEVATION TO PERMIT A GRAVITY SEWER FOR THOSE LOTS NOT DESIGNATED ON THE PLAT AS REQUIRING AN EJECTOR PUMP. IF A HOMEOWNER DETERMINES THAT A FLOOR ELEVATION BELOW THAT WHICH CAN BE SERVED BY THE GRAVITY SEWER LATERAL IS DESIRABLE, AN EJECTOR PUMP WOULD BE REQUIRED. THE LOT OWNER IS RESPONSIBLE FOR ALL EJECTOR PUMPS AND LATERALS TO THE MAIN SEWER LINE.
 - IT IS RECOMMENDED THAT THE HOMEOWNER OBTAIN A SITE SPECIFIC GEOTECHNICAL REPORT TO ADDRESS POTENTIAL GROUNDWATER CONDITIONS PRIOR TO FINAL FOOTING AND FOUNDATION DESIGN. HIGH GROUNDWATER MAY EXIST IN VARIOUS AREAS OF THE PROJECT AND AT CERTAIN TIMES OF THE YEAR.
 - ALL LOT OWNERS ARE REQUIRED TO HAVE THE LOT SURVEYED TO DETERMINE TOPOGRAPHY OF THE LOT FOR SUBMITTAL AS PART OF ANY BUILDING PERMIT. THE SURVEY WILL SHOW SLOPES OF BETWEEN 25% AND 29.99% AND SLOPES OVER 30%. NO BUILDINGS WILL BE ALLOWED ON SLOPES EXCEEDING 30%. IF A BUILDING IS PLACED ON SLOPES BETWEEN 25% AND 29.99%, A GEOTECHNICAL REPORT ON THESE SLOPES WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT. ANY RECOMMENDATIONS FROM THE REPORT WILL BE FOLLOWED IN THE ARCHITECTURAL AND SITE DRAWINGS.
 - ALL BUILDINGS WILL BE SET BACK 50 FEET FROM CREST OF SLOPE ON NORTH SIDE OF LOTS 243 THROUGH 249. DISTURBANCE OF GRADE AND VEGETATION IN THIS 50-FOOT AREA CANNOT OCCUR UNLESS A SITE SPECIFIC GEOTECHNICAL REPORT IS PROVIDED.
 - LOT 249 IS HEREBY MADE SUBJECT TO A SHARED DRIVEWAY EASEMENT IN FAVOR OF LOT 27, VICTORY RANCH PLAT B, FOR INGRESS AND EGRESS AND PUBLIC UTILITIES. PARKING IN THE SHARED DRIVEWAY EASEMENT IS PERMITTED ONLY AS DESCRIBED IN SECTION 3.23 OF THE MASTER DECLARATION, WITH THE FURTHER RESTRICTION THAT NO VEHICLE MAY BE PARKED, STORED OR STATIONED IN ANY DRIVEWAY IN A MANNER THAT WOULD BLOCK OR RESTRICT ACCESS TO ANY LOT ACCESSED BY SUCH DRIVEWAY.



VICINITY MAP

LOT #	ADDRESS
243	6089 E GREEN DRAKE DRIVE
244	6073 E GREEN DRAKE DRIVE
245	6049 E GREEN DRAKE DRIVE
246	6029 E GREEN DRAKE DRIVE
247	6003 E GREEN DRAKE DRIVE
248	5985 E GREEN DRAKE DRIVE
249	5982 E GREEN DRAKE DRIVE

LINE	BEARING	DISTANCE
L1	N79°18'29"W	69.09'
L2	S72°06'40"W	58.43'
L3	N87°58'26"W	100.83'
L4	N87°58'26"W	104.41'
L5	S13°56'39"E	10.00'
L6	S61°11'39"W	50.00'
L7	S05°47'39"E	88.55'
L8	S29°15'03"W	61.07'
L9	N65°10'31"W	103.19'
L10	N80°17'50"W	92.06'
L11	N12°13'33"W	50.75'
L12	N89°41'07"W	87.63'
L13	S89°41'07"E	40.39'
L14	S72°06'40"W	45.93'
L15	S72°06'40"W	12.50'
L16	S87°58'26"E	100.83'
L17	S24°11'24"E	28.94'
L18	N78°28'13"E	81.27'
L19	S85°27'30"E	58.72'
L20	N81°22'28"E	75.59'
L21	S84°49'27"E	134.07'
L22	N74°01'50"E	117.38'
L23	N59°10'41"E	143.25'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	375.00'	67.92'	10°22'38"	67.83'	N 84°29'48" W
C2	305.00'	152.14'	28°34'51"	150.57'	N 86°24'05" E
C3	155.00'	53.88'	19°54'54"	53.60'	S 82°04'07" W
C4	15.00'	20.07'	76°39'28"	18.61'	N 49°38'42" W
C5	50.00'	25.60'	29°20'24"	25.33'	N 25°59'10" W
C6	50.00'	115.79'	132°40'57"	91.60'	S 21°37'57" E
C7	675.00'	173.91'	14°45'42"	173.43'	S 84°38'43" W
C8	665.00'	186.73'	16°05'19"	186.12'	S 69°14'18" W
C9	135.00'	54.22'	23°00'42"	53.86'	S 72°42'00" W
C10	50.00'	198.37'	227°19'04"	91.60'	S 25°41'06" W
C11	50.00'	72.60'	83°11'50"	66.39'	N 46°22'31" W
C12	50.00'	101.15'	115°54'45"	84.76'	N 53°10'47" E
C13	50.00'	50.22'	57°32'52"	48.14'	S 40°05'24" E
C14	305.00'	61.31'	11°31'03"	61.21'	N 77°52'11" E
C15	305.00'	90.83'	17°03'48"	90.50'	S 87°50'23" E

NUMBER	INST. TYPE	GRANTOR	GRANTEE	DOCUMENT DATE	RECORDED DATE	BOOK	PAGE	ENTRY NO.	GENERAL DESCRIPTION
1	WD of Easement	Madeline A. Warner, et al.	United States of America	Jun 17, 1960	Jul 20, 1960	4A	7	91970	Provo River Flood Control Easement
2a	Partial Release	United States of America	To Whom It May Concern	Sep 3, 2015	Aug 24, 1950	1139	6247	415022	Flood Control Easement Partial Release
2	Easement	Victory Ranches, Inc.	Utah Power & Light Co.	May 19, 1950	Aug 24, 1950	5 Misc.	175	69299	Power & Telephone Easement
3	Easement	Victory Ranches, L.C.	Jordanelle SSD	Apr 13, 2006	Apr 14, 2006	846	485	298833	Sewer and Access Easement Amendment
4	Easement	Victory Ranches, L.C.	Jordanelle SSD	Feb 14, 2006	Feb 15, 2006	830	75-77	296910	Non-Exclusive Utility Easement
5	Easement	Victory Ranches, L.C.	Jordanelle SSD	Feb 14, 2006	Feb 15, 2006	830	78-80	296911	Well Protection Zone Easement
6	Easement	Victory Ranches, L.C.	Jordanelle SSD	Feb 14, 2006	Feb 15, 2006	830	81-86	296912	Well & Utility Access Road Easements
7	Easement	Victory Ranches, L.C.	Victory Ranch Homeowners Association	Feb 14, 2006	Feb 15, 2006	830	72-74	296909	Storm Drain Line Easement
8	Easement	Victory Ranches, L.C.	Victory Ranch Homeowners Association	Feb 14, 2006	Feb 15, 2006	830	761-763	297307	Storm Detention Pond Discharge Easement
9	Easement	Silver Creek Investors I	Jordanelle SSD	Feb 14, 2006	Apr 19, 2006	830	81-86	296912	Well Easement #2
10	Easement	Victory Ranches, L.C.	Division of Wildlife Resources	Apr 19, 2006	Apr 19, 2006	848	524-606	300119	Conservation Easement Easement #1

COUNTY SURVEYOR'S CERTIFICATE	ADMINISTRATIVE BODY	UTILITY DEDICATION		
APPROVED AS TO FORM THIS <u>9</u> DAY OF <u>Nov</u> , 20 <u>15</u> ROS# <u>1223</u> WASATCH COUNTY SURVEYOR	THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AS SHOWN HEREON, AND AS SET FORTH IN THE DEVELOPMENT AGREEMENT BETWEEN OWNER AND WASATCH COUNTY APPROVED THIS <u>9</u> DAY OF <u>Dec</u> , 20 <u>15</u> . WASATCH COUNTY EXECUTIVE ATTEST	OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF EGRESS AND INGRESS THERE TO.		
APPROVAL AS TO FORM WASATCH COUNTY ATTORNEY	COUNTY ENGINEER DEPARTMENT DIRECTOR, ENGINEERING DEPARTMENT	WASATCH COUNTY FIRE CHIEF WASATCH COUNTY FIRE CHIEF	COUNTY PLANNING COMMISSION CHAIRMAN, PLANNING COMMISSION	COUNTY PLANNING OFFICE DIRECTOR, PLANNING & ZONING DEPARTMENT
JORDANELLE SPECIAL SERVICE DISTRICT MANAGER, SPECIAL SERVICE DISTRICT	PUBLIC WORKS DEPARTMENT DIRECTOR, PUBLIC WORKS DEPARTMENT	HEALTH DEPARTMENT WASATCH COUNTY HEALTH DEPARTMENT SUPERVISOR	WASATCH COUNTY WEED BOARD WEED DEPARTMENT SUPERVISOR	WASATCH COUNTY SHERIFF'S OFFICE WASATCH COUNTY SHERIFF

SURVEYOR'S CERTIFICATE

I, JOHN B. STAHL, DO HEREBY CERTIFY THAT: (I) I AM PROFESSIONAL LAND SURVEYOR LICENSED IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; (II) I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND (III) I HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, ALL IN THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 475.81 FEET ALONG THE TOWNSHIP LINE AND NORTH 1634.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GREEN DRAKE DRIVE, AT THE SOUTHWEST CORNER OF LOT 25, VICTORY RANCH PLAT B, SAID POINT BEING THE POINT OF BEGINNING, AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 89°41'07" WEST 128.01 FEET, (2) THENCE WESTERLY ALONG A 375.00-FOOT RADIUS CURVE TO THE RIGHT 67.92 FEET THROUGH A CENTRAL ANGLE OF 10°22'38", SAID ARC HAVING A CHORD BEARING NORTH 84°29'48" WEST 67.83 FEET, (3) NORTH 79°18'29" WEST 69.09 FEET, (4) WESTERLY ALONG A 305.00-FOOT RADIUS CURVE TO THE LEFT 152.14 FEET THROUGH A CENTRAL ANGLE OF 28°34'51", SAID ARC HAVING A CHORD BEARING SOUTH 86°24'06" WEST 150.57 FEET, (5) SOUTH 72°06'40" WEST 58.43 FEET, AND (6) WESTERLY ALONG A 155.00-FOOT RADIUS CURVE TO THE RIGHT 53.88 FEET THROUGH A CENTRAL ANGLE OF 19°54'54", SAID ARC HAVING A CHORD BEARING SOUTH 82°04'07" WEST 53.60 FEET; THENCE NORTH 87°58'26" WEST 100.83 FEET; THENCE NORTHWESTERLY ALONG A 15.00-FOOT RADIUS CURVE TO THE RIGHT 20.07 FEET THROUGH A CENTRAL ANGLE OF 76°39'28", SAID ARC HAVING A CHORD BEARING NORTH 49°38'42" WEST 18.61 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT 50.00-FOOT RADIUS REVERSE CURVE TO THE LEFT 25.60 FEET THROUGH A CENTRAL ANGLE OF 29°20'24", SAID ARC HAVING A CHORD BEARING SOUTH 25°59'10" WEST 25.33 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT 50.00-FOOT RADIUS CURVE TO THE LEFT 115.79 FEET THROUGH A CENTRAL ANGLE OF 132°40'57", SAID ARC HAVING A CHORD BEARING SOUTH 21°37'58" EAST 91.60 FEET TO A POINT ON THE NORTH BOUNDARY OF LOT 27, VICTORY RANCH PLAT B; THENCE ALONG THE NORTHERLY BOUNDARIES OF LOTS 27, 28 AND 29 OF SAID PLAT B THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 87°58'26" WEST 104.41 FEET, (2) WESTERLY ALONG A 675.00-FOOT RADIUS CURVE TO THE LEFT 173.91 FEET THROUGH A CENTRAL ANGLE OF 14°45'42", SAID ARC HAVING A CHORD BEARING SOUTH 84°38'43" WEST 173.43 FEET, (3) SOUTH 13°56'39" EAST 10.00 FEET, (4) THENCE WESTERLY ALONG A NON-TANGENT 665.00-FOOT RADIUS CURVE TO THE LEFT 186.73 FEET THROUGH A CENTRAL ANGLE OF 16°05'19", SAID ARC HAVING A CHORD BEARING SOUTH 69°14'18" WEST 186.12 FEET, (5) THENCE SOUTH 61°11'39" WEST 50.00 FEET, (6) THENCE WESTERLY ALONG A 135.00-FOOT RADIUS CURVE TO THE RIGHT 54.22 FEET THROUGH A CENTRAL ANGLE OF 23°00'42", SAID ARC HAVING A CHORD BEARING SOUTH 72°42'00" WEST 53.86 FEET, (7) SOUTH 05°47'39" EAST 88.55 FEET, AND (8) SOUTH 84°12'21" WEST 464.29 FEET; THENCE NORTH 24°11'24" WEST 330.65 FEET; THENCE NORTH 81°22'28" EAST 719.14 FEET; THENCE NORTH 67°17'00" EAST 252.79 FEET; THENCE NORTH 88°07'39" EAST 565.64 FEET; THENCE NORTH 12°13'33" WEST 50.75 FEET; THENCE NORTH 53°27'10" EAST 172.89 FEET; THENCE SOUTH 53°44'00" EAST 191.50 FEET; THENCE SOUTH 10°38'10" WEST 244.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.319 ACRES.

BASIS OF BEARING

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 00°00'59" EAST ALONG THE WEST LINE OF SECTION 31, T. 2 S., R. 6 E., S&B&M BASED UPON GEODETIC ORIENTATION DETERMINED AT THE NW CORNER OF SECTION 31 USING A CONVERGENCE ANGLE OF 0°06'57.4". ALL DISTANCES ARE ADJUSTED TO AN AVERAGE PROJECT GRID ELEVATION OF 6400 FEET ABOVE MEAN SEA LEVEL. COORDINATE POSITIONS AS NOTED ON THE DRAWINGS ARE UTAH STATE PLANE, CENTRAL ZONE, NORTH AMERICAN DATUM, 1983.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, MATT MENNA, AUTHORIZED SIGNATORY OF VR ACQUISITIONS, LLC OF THE PROPERTY DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, COMMON AREA AND STREETS TO BE HEREAFTER KNOWN AS RIVER TERRACE, A SUBDIVISION IN WASATCH COUNTY AT VICTORY RANCH, DO HEREBY DEDICATE AND CONVEY ALL STREETS AND OTHER COMMON AREAS TO THE OWNERS OF THE LOTS IN ALL PHASES OF THE VICTORY RANCH, A SUBDIVISION IN WASATCH COUNTY, NOW PLATED OR HEREAFTER PLATED IN ALL OTHER ADDITIONAL PROPERTY OF THE VICTORY RANCH, A SUBDIVISION IN WASATCH COUNTY. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 20 DAY OF October, 2015.

MATT MENNA, AUTHORIZED SIGNATORY OF VR ACQUISITIONS, LLC

OWNERS ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Cook) S.S.
ON the 20 DAY OF October, 2015 MATT MENNA, AUTHORIZED SIGNATORY OF VR ACQUISITIONS, LLC, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DULY ACKNOWLEDGE TO ME THAT HE DID SIGN IT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

RESIDING IN Cook COUNTY.
STATE OF Illinois
MY COMMISSION EXPIRES August 12, 2019

NOTARY PUBLIC

RIVER TERRACE

A SUBDIVISION IN WASATCH COUNTY AT VICTORY RANCH

1 of 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, AND IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH.

WASATCH COUNTY RECORDER

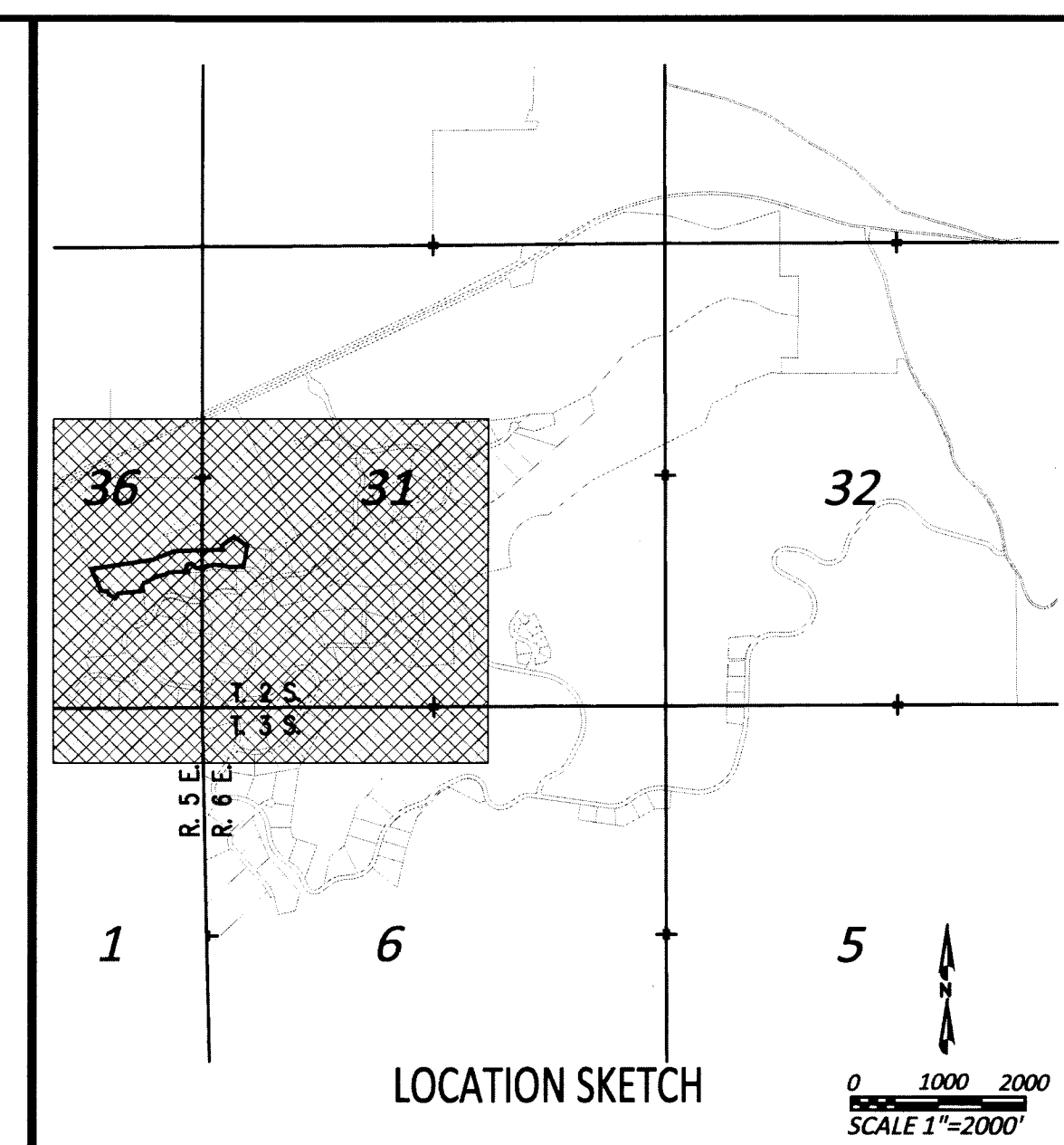
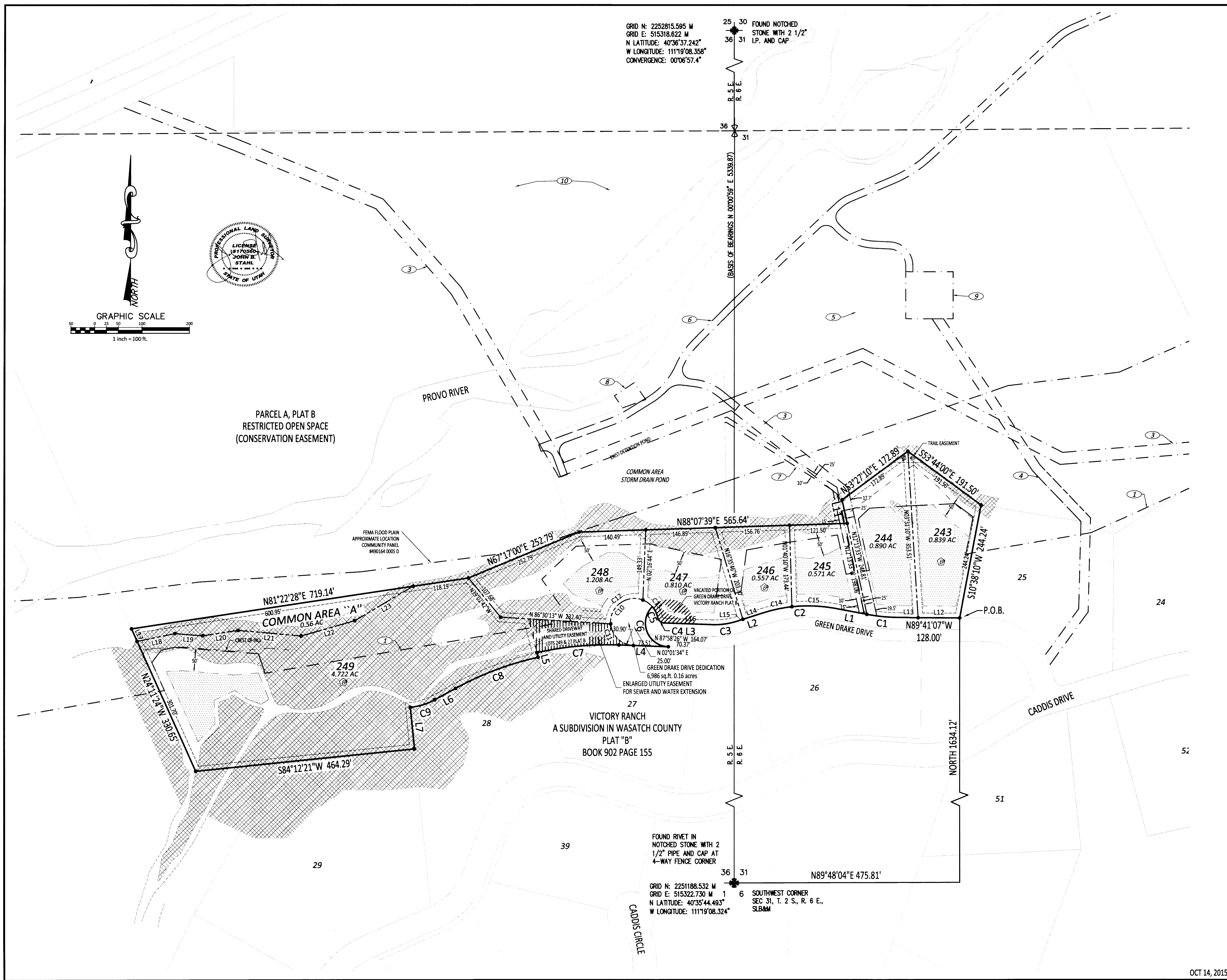
SURVEYOR

OCT 14, 2015

ENGINEER

MARCH 28, 2015

ENTRY # 419253 DATE 12-16-15 TIME 4:44 P.M.
FEE 68.00 PR 1147 PG 1-20 FOR VR ACQUISITIONS LLC
BY MM WASATCH COUNTY RECORDER ELIZABETH M PALMICO



FOUND	NOT FOUND	TO BE SET
SECTION MONUMENT (N 89° 47'24" E 2666.80')		
QUARTER SECTION MONUMENT (N 89° 47'24" E 2666.80')		
BOUNDARY MONUMENT		
PLAT BOUNDARY		
LOT LINE		
EASEMENT LINE		
ROAD CENTER LINE		
SECTION LINE		
QUARTER SECTION LINE		
10' OFFSET FROM SLOPES >30%		
SLOPES GREATER THAN 30%		
BUILDING PAD		

PROPOSED ROAD CENTERLINE
 25' RIGHT OF WAY SETBACK
 50' FROM CENTER OF ROAD OR 25' FROM R.O.W. FRONT SETBACK MIN. (TYP.)
 12' WIDE SIDE YARD SETBACK
 30' REAR SETBACK MIN. (TYP.)

LOT NUMBER IN NEIGHBORHOOD
 BUILDABLE AREA
 LOT AREA
 LOW PRESSURE SEWER EJECTOR PUMP REQUIRED
 LOT BOUNDARY

RIVER TERRACE 2 of 2
 A SUBDIVISION IN WASATCH COUNTY
 AT VICTORY RANCH
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH.

WASATCH COUNTY RECORDER

ENR: 419253 DATE 12-16-15 TIME 4:44 P.M.
 FEE \$68.00 BY 1147 PG 1-20 FOR V.R. ACQUISITIONS LLC
 BY M.M. WASATCH COUNTY RECORDER ELIZABETH M. PALMER

OCT 14, 2015