

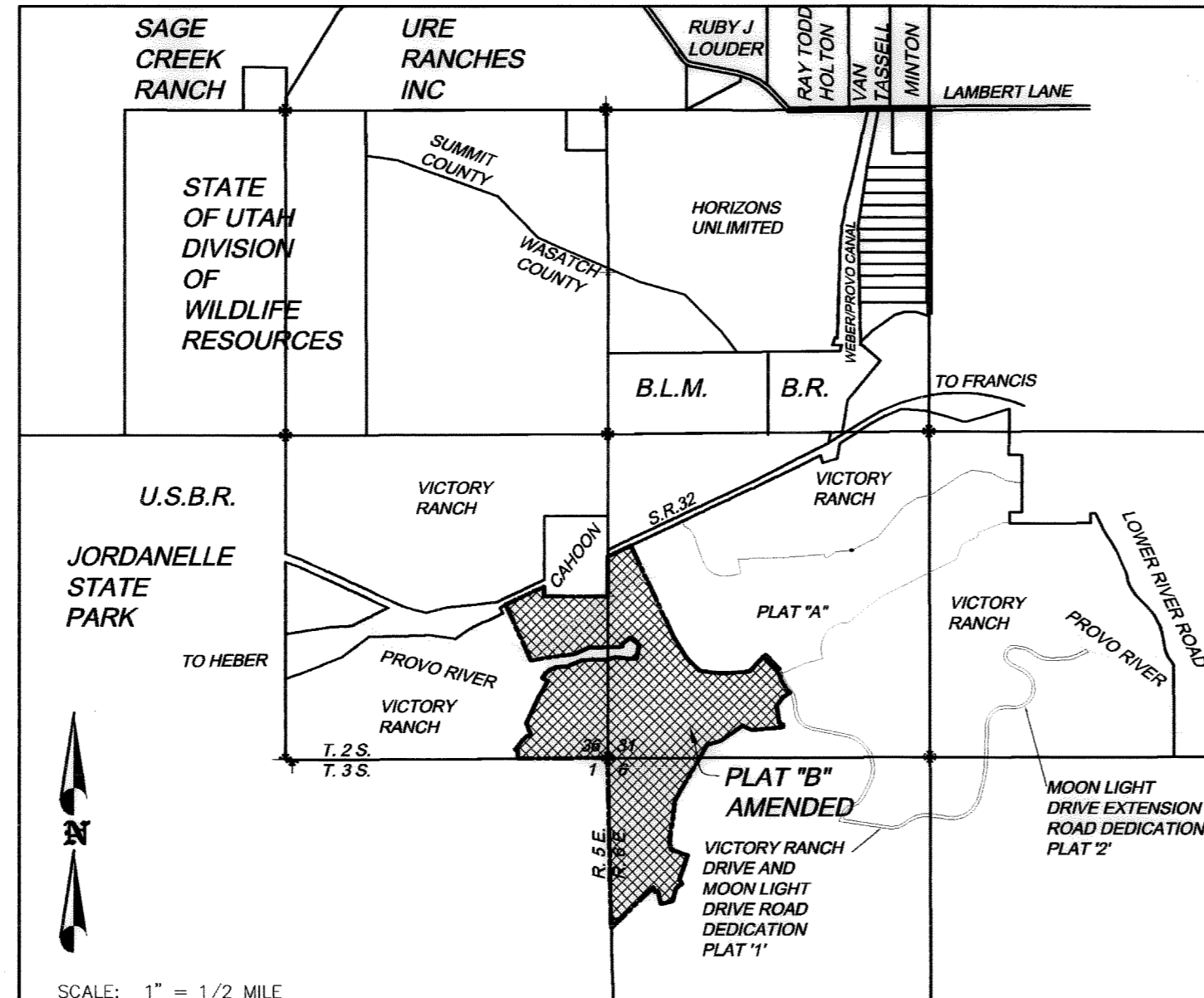
# VICTORY RANCH

## A SUBDIVISION IN WASATCH COUNTY PLAT "B" AMENDED

LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, ALL OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH.



- ### GENERAL NOTES
- FENCING WITHIN VICTORY RANCH PLAT "B" AMENDED, A SUBDIVISION IN WASATCH COUNTY, WILL BE LIMITED TO A WILDLIFE FRIENDLY 3-RAIL FENCE ALONG HIGHWAY 32, AND LIMITED DOG RUNS WITHIN RESIDENTIAL LOTS.
  - IT IS RECOMMENDED THAT THE HOMEOWNER OBTAIN A SITE SPECIFIC GEOTECHNICAL REPORT TO ADDRESS POTENTIAL GROUNDWATER CONDITIONS PRIOR TO FINAL FOOTING AND FOUNDATION DESIGN. FOR LOTS 27-30, AND LOT 34 GEOTECHNICAL ENGINEER REVIEW SHALL ALSO BE PROVIDED AFTER THE FOOTING AND FOUNDATION HAVE BEEN EXCAVATED PRIOR TO CONSTRUCTION. HIGH GROUNDWATER MAY EXIST IN VARIOUS AREAS OF THE PROJECT AND AT CERTAIN TIMES OF THE YEAR.
  - 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.
  - ALL LOT CORNERS AND SUBDIVISION BOUNDARY CORNERS SHALL BE MARKED WITH A 5" X 2" REBAR WITH PLASTIC CAP STAMPED "CORNERSTONE 15760".
  - JORDANELLE SPECIAL SERVICE DISTRICT SHALL BE KNOWN AS SSD.
  - THE FOLLOWING LOTS SHALL ACCESS THE FOLLOWING STREETS:  
 LOTS 26, 27, 31 - GREEN DRAKE DRIVE  
 LOT 28 - CADDIS DRIVE  
 LOTS 36, 37, 38, 39, 40 - CADDIS CIRCLE
  - CERTAIN LOTS ARE IDENTIFIED ON THIS PLAT WITH AN "LP" SYMBOL. THESE LOTS WILL BE CONNECTED TO A LOW PRESSURE SANITARY SEWER (LPSS) SYSTEM, WHICH OPERATES USING A SYSTEM OF INDIVIDUAL GRINDER PUMPS. THE JORDANELLE SPECIAL SERVICE DISTRICT (SSD) SHALL BE REQUIRED TO MAINTAIN THE LPSS MAINS BUT SHALL NOT BE REQUIRED TO MAINTAIN ANY PRIVATE PRESSURE LINES OR EJECTOR PUMPS LOCATED ON INDIVIDUAL LOTS.
  - 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 COST AND MAINTENANCE OF THESE EJECTOR SYSTEMS SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER. THE JORDANELLE SPECIAL SERVICE DISTRICT (SSD) 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.
  - ALL BUILDINGS IN VICTORY RANCH PLAT "B" AMENDED, A SUBDIVISION IN WASATCH COUNTY, ARE RESTRICTED TO A MAXIMUM OF 20 FEET IN HEIGHT ABOVE NATURAL GRADE AS DEFINED IN THE 2005 DEVELOPMENT CODE FOR WASATCH COUNTY OR AS NOTED ON THE LOT PARAMETERS TABLE ON SHEET 2 OF 4.
  - ALL LOTS ARE SUBJECT TO THE DESIGN GUIDELINES, CC&RS, HOMEOWNERS ASSOCIATIONS BYLAWS, AND DEVELOPMENT AGREEMENT OF VICTORY RANCH, A SUBDIVISION IN WASATCH COUNTY, AND ALL OTHER DOCUMENTS OF RECORD.
  - ALL LOTS ARE SUBJECT TO EASEMENTS AND OTHER INTERESTS OF RECORD.
  - RESTRICTED OPEN SPACE IS OPEN SPACE NOT DEDICATED TO THE LOT OWNERS AND ITS USE IS RESTRICTED TO VICTORY RANCH CLUB OR VICTORY RANCH GOLF CLUB MEMBERS.
  - THE MAXIMUM LIMITS OF DISTURBANCE AREA FOR EACH LOT IS 11,500 SQUARE FEET. THIS IS THE AREA WITHIN WHICH ALL CONSTRUCTION ACTIVITIES RELATED TO THE IMPROVEMENTS MUST BE CONFINED WITH THE EXCEPTION OF DRIVEWAY AND UTILITY LINES.
  - WASATCH COUNTY HAS AN EASEMENT ON ALL COMMON AREAS AND RESTRICTED OPEN SPACE TO ENFORCE THEIR STATED PURPOSES.
  - 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.
  - AS SHOWN ON THIS PLAT BY HATCHING AND WITHIN THE LOT PARAMETERS TABLE SOME LOTS ILLUSTRATE AN APPROXIMATE 30% SLOPE LINE. PRIOR TO VICTORY RANCH ARCHITECTURAL REVIEW COMMITTEE REVIEW AND WASATCH COUNTY BUILDING PERMIT ISSUANCE, A CERTIFIED TOPOGRAPHIC SURVEY THAT ACCURATELY DETERMINES THE 30% SLOPE LINE WILL NEED TO BE OBTAINED BY THE LOT OWNER. ONCE DETERMINED, NO HOME FOUNDATION WILL BE LOCATED CLOSER THAN THE OFFSET AS IDENTIFIED BY THE LOT PARAMETERS TABLE. SLOPE LIMIT SETBACKS SHOWN AS 40 FEET MAY BE LESSENED IF THE OWNER PROVIDES A LOT STUDY PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER WHICH RECOMMENDS A LESSER SETBACK. THE REPORT RECOMMENDATIONS MUST CONSIDER PARAMETERS IDENTIFIED IN SECTION 403.1.7 OF THE INTERNATIONAL RESIDENTIAL CODE.
  - ROADS WITHIN VICTORY RANCH, A SUBDIVISION IN WASATCH COUNTY, ARE PRIVATE AND NOT MAINTAINED BY WASATCH COUNTY.
  - 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 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 REMOVE OR REMOVE 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 OWNERS EXPENSE, OR THE PUBLIC UTILITY COMPANIES MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE 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 PUBLIC UTILITY EASEMENTS. THE DEVELOPER HAS ENTERED INTO A CONSERVATION EASEMENT AGREEMENT WITH THE DEPARTMENT OF WILDLIFE RESOURCES. THE EASEMENT IS TO BE IN PERPETUITY AND WASATCH COUNTY WILL NOT APPROVE ANY DEVELOPMENT IN THE EASEMENT AREA.



**NOTE: THIS AMENDMENT MODIFIED**

- THE FOLLOWING ROAD NAMES HAVE BEEN MODIFIED:  
 UTE LADIES COURT TO CUTBOW CIRCLE  
 ROCK CHICK DRIVE TO CADDIS CIRCLE
- ELIMINATED THE MAXIMUM HOUSE SQUARE FOOTAGE ON LOTS FROM THE LOT PARAMETERS TABLE OF SHEET 2 OF 4

NUMBER	INST. TYPE	GRANTOR	GRANTEE	DOCUMENT DATE	RECORDED DATE	BOOK	PAGE	ENTRY NO.	GENERAL DESCRIPTION
1	WD of Easement	Maddeline A. Warner, et al.	United States of America	Jun 17, 1960	Jul 20, 1960	4A	7	91970	Provo River Flood Control Easement
2	Easement	Victory Ranches, Inc.	Utah Power & Light Co.	May 19, 1950	Aug 24, 1950	6 Misc.	175	69299	Power & Telephone Easement
3	Easement	Victory Ranches, L.C.	Jordanelle SSD	Apr 13, 2006	Apr 14, 2006	846	485	296633	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, L.C.	Jordanelle SSD	Feb 14, 2006	Apr 19, 2006	830	81-86	296912	Well Easement #1
10	Easement	Victory Ranches, L.C.	Division of Wildlife Resources	Apr 19, 2006	Apr 19, 2006	848	524-606	300119	Conservation Easement #1

### COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THE PLAT AND ACCEPTS THE PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.  
 ACCEPTED THIS 26<sup>th</sup> DAY OF March, 2008.  
*Janice*  
 WASATCH COUNTY SURVEYOR

### ADMINISTRATIVE BODY

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 30<sup>th</sup> DAY OF MAY, 2008.  
*Michael Davis* WASATCH COUNTY EXECUTIVE  
*Bruce R. Alford* ATTEST  
 CLERK

APPROVAL AS TO FORM	COUNTY ENGINEER DEPARTMENT	WASATCH COUNTY FIRE MARSHALL	COUNTY PLANNING COMMISSION	COUNTY PLANNING OFFICE
APPROVED AS TO FORM THIS <u>23</u> DAY OF <u>April</u> , 20 <u>08</u> .	APPROVED AS TO FORM THIS <u>2</u> DAY OF <u>May</u> , 20 <u>08</u> .	APPROVED AS TO FORM THIS <u>2</u> DAY OF <u>May</u> , 20 <u>08</u> .	APPROVED AS TO FORM THIS <u>7</u> DAY OF <u>May</u> , 20 <u>08</u> .	APPROVED AS TO FORM THIS <u>28</u> DAY OF <u>MAY</u> , 20 <u>08</u> .
<i>Scott Wilson</i> WASATCH COUNTY ATTORNEY	<i>Paul Wilson</i> DIRECTOR, ENGINEERING DEPARTMENT	<i>Carrie Miles</i> WASATCH COUNTY FIRE MARSHALL	<i>Paul Wilson</i> CHAIRMAN, PLANNING COMMISSION	<i>Michael</i> DIRECTOR, PLANNING & ZONING DEPARTMENT
JORDANELLE SPECIAL SERVICE DISTRICT	PUBLIC WORKS DEPARTMENT	HEALTH DEPARTMENT	WASATCH COUNTY WEED BOARD	WASATCH COUNTY SHERIFF'S OFFICE
APPROVED AS TO FORM THIS <u>26</u> DAY OF <u>April</u> , 20 <u>08</u> .	APPROVED AS TO FORM THIS <u>9</u> DAY OF <u>May</u> , 20 <u>08</u> .	APPROVED AS TO FORM THIS <u>26<sup>th</sup></u> DAY OF <u>April</u> , 20 <u>08</u> .	APPROVED AS TO FORM THIS <u>5</u> DAY OF <u>May</u> , 20 <u>08</u> .	APPROVED AS TO FORM THIS <u>28</u> DAY OF <u>MAY</u> , 20 <u>08</u> .
<i>Janice</i> MANAGER, SPECIAL SERVICE DISTRICT	<i>Paul Wilson</i> DIRECTOR, PUBLIC WORKS DEPARTMENT	<i>Paul Wilson</i> DIRECTOR, HEALTH DEPARTMENT	<i>Paul Wilson</i> WEED DEPARTMENT SUPERVISOR	<i>Paul Wilson</i> WASATCH COUNTY SHERIFF

### PUBLIC UTILITY EASEMENT

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A PUBLIC UTILITY EASEMENT ALONG ALL PROPERTY LINES AS FOLLOWS EXCEPT WHERE SHOWN OTHERWISE:  
 FRONT: 10 FEET  
 REAR: 10 FEET  
 EACH SIDE: 10 FEET

ALL STREETS, PUBLIC OR PRIVATE, ARE SUBJECT TO A PUBLIC UTILITY EASEMENT RUNNING THE ENTIRE WIDTH AND LENGTH THEREOF.

PREPARED BY  
 SOMBY & BERG CONSULTANTS  
 380 EAST MAIN ST. SUITE B  
 MIDWAY, UTAH 84049  
 (435) 657-9749

26 NOVEMBER 2007

### VICTORY RANCH

#### A SUBDIVISION IN WASATCH COUNTY PLAT "B" AMENDED

1 of 4

LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, ALL OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH.

WASATCH COUNTY RECORDER

ENTRY # 337521 DATE 12/27/08 TIME 3:12 PM  
 FEE 92.88 BK 9169 PG 1 FOR VICTORY RANCH  
 BY M. GILES WASATCH COUNTY RECORDER ELIZABETH M PALMER  
 PG-1729-1768

### 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.

DATE: 12/18/07  
*John B. Stahl*  
 SURVEYOR

### BOUNDARY DESCRIPTION

A tract of land located in the East Half of Section 36, Township 2 South, Range 5 East, the West Half and the Southeast Quarter of Section 31, Township 2 South, Range 6 East, and the West Half of Section 6, Township 3 South, Range 6 East, all of the Salt Lake Base and Meridian, Wasatch County, Utah, described as follows: BEGINNING AT THE Southeast Corner of Section 36, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 89°41'24" West 1336.82 feet along the south line of said Section 31; thence North 51°40'55" West 243.88 feet; thence North 38°19'05" East 202.20 feet to a point on a 275.00 foot radius curve to the right; thence northeasterly 154.48 feet along the arc of said curve through a central angle of 32°11'08", said arc having a chord bearing North 54°24'39" East 152.46 feet; thence North 19°29'47" West 201.93 feet; thence North 25°52'41" East 474.40 feet; thence North 28°15'03" East 306.05 feet; thence North 65°10'31" West 103.19 feet to a point on a non-tangent 325.00 foot radius curve to the right; thence northeasterly 377.77 feet along the arc of said curve through a central angle of 66°35'38", said arc having a chord bearing North 58°07'28" East 356.86 feet; thence South 88°34'33" East 82.00 feet to a point on a 75.00 foot radius curve to the left; thence easterly 39.57 feet along the arc of said curve through a central angle of 30°13'48", said arc having a chord bearing North 76°16'33" East 39.11 feet; thence North 61°11'39" East 50.00 feet to a point on a 725.00 foot radius curve to the right; thence easterly 390.14 feet along the arc of said curve through a central angle of 30°44'55", said arc having a chord bearing North 76°30'37" East 385.45 feet; thence South 87°58'28" East 194.87 feet to a point on a 155.00 foot radius curve to the left; thence easterly 53.88 feet along the arc of said curve through a central angle of 19°54'54", said arc having a chord bearing North 82°04'07" East 53.80 feet; thence North 72°06'40" East 58.43 feet to a point on a 305.00 foot radius curve to the right; thence easterly 152.14 feet along the arc of said curve through a central angle of 28°34'51", said arc having a chord bearing North 86°24'05" East 150.57 feet; thence South 79°18'29" East 69.09 feet to a point on a 375.00 foot radius curve to the left; thence easterly 67.92 feet along the arc of said curve through a central angle of 10°22'38", said arc having a chord bearing South 84°29'48" East 67.83 feet; thence South 89°41'07" East 128.01 feet; thence North 10°38'10" East 244.24 feet; thence North 53°44'00" West 172.89 feet; thence South 53°27'10" West 172.89 feet; thence South 12°13'33" East 50.75 feet; thence South 88°07'39" West 565.64 feet; thence South 67°17'00" West 252.79 feet; thence South 81°22'28" West 719.14 feet; thence North 24°11'24" West 1008.24 feet to the southerly right-of-way line of State Route 32 also known as U.S. Highway 189 (Project S-240); thence North -64°51'08" East 693.67 feet along said southerly right-of-way line to the west boundary line of the Cahoon property; thence South 0°00'59" East 158.37 feet to the southwest corner of said Cahoon property; thence North 89°59'01" East 1056.00 feet to the southeast corner of said Cahoon property and the East Quarter Corner of said Section 36; thence North 0°00'59" West 653.74 feet to the southerly right-of-way line of said U.S. Highway 189; thence along said southerly right-of-way line North 64°51'08" East 424.06 feet to the westerly boundary of Victory Ranch, Plat A; thence along the westerly boundary of said Plat A the following thirteen courses: 1) South 25°06'52" East 1865.35 feet; 2) South 31°57'27" East 398.71 feet; 3) South 40°28'06" East 500.00 feet; 4) South 47°34'29" East 258.26 feet; 5) South 83°36'28" East 385.82 feet; 6) North 85°34'44" East 456.41 feet; 7) North 44°16'58" East 335.71 feet; 8) South 42°38'58" East 328.49 feet to a point on a 225.00 foot radius curve to the right; 9) southeasterly 98.27 feet along the arc of said curve through a central angle of 24°30'57", said arc having a chord bearing South 30°23'29" East 95.54 feet; 10) South 18°08'01" East 95.54 feet to a point on a 325.00 foot radius curve to the left; 11) southeasterly 122.68 feet along the arc of said curve through a central angle of 21°37'40", said arc having a chord bearing South 28°56'51" East 121.95 feet; 12) South 39°45'41" East 88.73 feet to a point on a 375.00 foot radius curve to the right; and, 13) southeasterly 97.24 feet along the arc of said curve through a central angle of 14°51'28", said arc having a chord bearing South 32°19'57" East 96.97 feet; thence South 65°05'47" West 174.18 feet; thence South 02°53'29" East 455.75 feet; thence South 85°07'55" West 520.67 feet; thence North 63°13'56" West 162.90 feet; thence South 55°04'22" West 450.59 feet; thence South 74°14'44" West 234.66 feet; thence South 29°48'59" West 1065.87 feet; thence South 07°52'36" West 692.64 feet; thence South 15°02'24" East 118.81 feet; thence South 70°50'51" East 289.14 feet; thence South 19°09'09" West 412.11 feet; thence South 25°37'59" East 94.92 feet; thence South 64°22'01" West 50.00 feet; thence South 15°02'24" West 214.26 feet; thence South 76°43'27" West 196.38 feet; thence North 13°16'33" West 199.75 feet to a point on a 425.00 foot radius curve to the left; thence northerly 16.64 feet along the arc of said curve through a central angle of 02°14'37", said arc having a chord bearing North 14°23'52" West 16.64 feet; thence South 74°28'50" West 50.00 feet to a point on a non-tangent 375.00 foot radius curve to the left; thence northerly 79.03 feet along the arc of said curve through a central angle of 12°04'32", said arc having a chord bearing North 21°33'26" West 78.89 feet; thence South 46°30'55" West 961.49 feet to the west line of Section 6, Township 3 South, Range 6 East; thence along said west line North 01°21'28" West 143.30 feet to the West Quarter Corner of said Section 6; thence North 01°10'42" West 2648.86 feet to the point of BEGINNING, containing 264.44 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. 188M 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 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, MARK HOOLEY, MANAGING MEMBER, VICTORY RANCH L.C. AND GENERAL PARTNER, SILVER CREEK-ROBERT LARSEN INVESTORS, L.L.C. OF THE PROPERTY DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS VICTORY RANCH PLAT "B" AMENDED, A SUBDIVISION IN WASATCH COUNTY, DO HEREBY DEDICATE AND CONVEY ALL STREETS, AND OTHER COMMON AREAS (BUT NOT RESTRICTED OPEN SPACE) 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, ROBERT M. LARSEN, MANAGING MEMBER, VICTORY RANCH L.C. AND AND GENERAL PARTNER, SILVER CREEK-ROBERT LARSEN INVESTORS, L.L.C. HAVE HEREUNTO SET MY HAND THIS 30<sup>th</sup> DAY OF November, 2007.

*Mark Hooley*  
 MARK HOOLEY  
 MANAGING MEMBER, VICTORY RANCH L.C. AND  
 GENERAL PARTNER, SILVER CREEK-ROBERT LARSEN INVESTORS, L.L.C.

### OWNERS ACKNOWLEDGMENT

STATE OF Minnesota )  
 ) S.S.  
 COUNTY OF Hennepin )

ON THE 30 DAY OF Nov, 2007, ROBERT M. LARSEN, MANAGING MEMBER, VICTORY RANCH L.C., AND MANAGING GENERAL PARTNER, SILVER CREEK-ROBERT LARSEN INVESTORS, L.L.C., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Hennepin SAID STATE OF MINN., THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DULY ACKNOWLEDGE TO ME THAT HE DID SIGN IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

*Janice L. Nygren*  
 NOTARY PUBLIC  
 RESIDING IN Hennepin COUNTY.

MY COMMISSION EXPIRES: Jan. 31, 2011.

### LIEN HOLDER'S CONSENT

I, GLENN A. SANBURN, IN BEHALF OF WELLS FARGO BANK, NATIONAL ASSOCIATION, BEING A LIEN HOLDER ON THE PROPERTY REFERENCED HEREIN, HEREBY GIVE CONSENT TO THE SUBDIVISION, DEDICATION AND OTHER ACTS OUTLINED IN THIS PLAT. THIS 30<sup>th</sup> DAY OF Nov, 2007.

*Glenn A. Sanburn*  
 SIGNATURE OF LIEN HOLDER

### LIEN HOLDER'S ACKNOWLEDGMENT

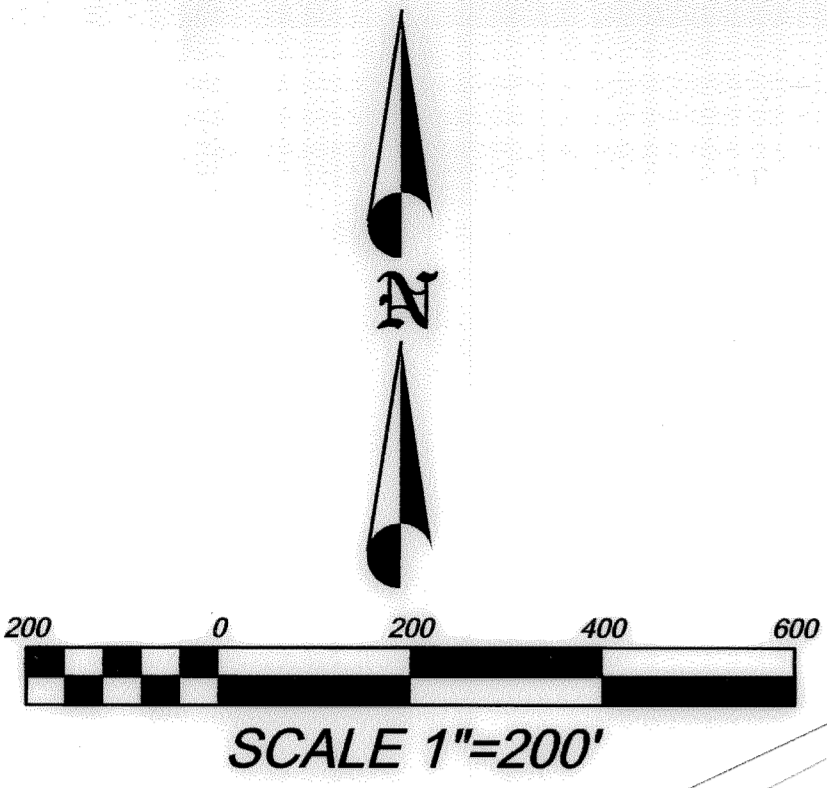
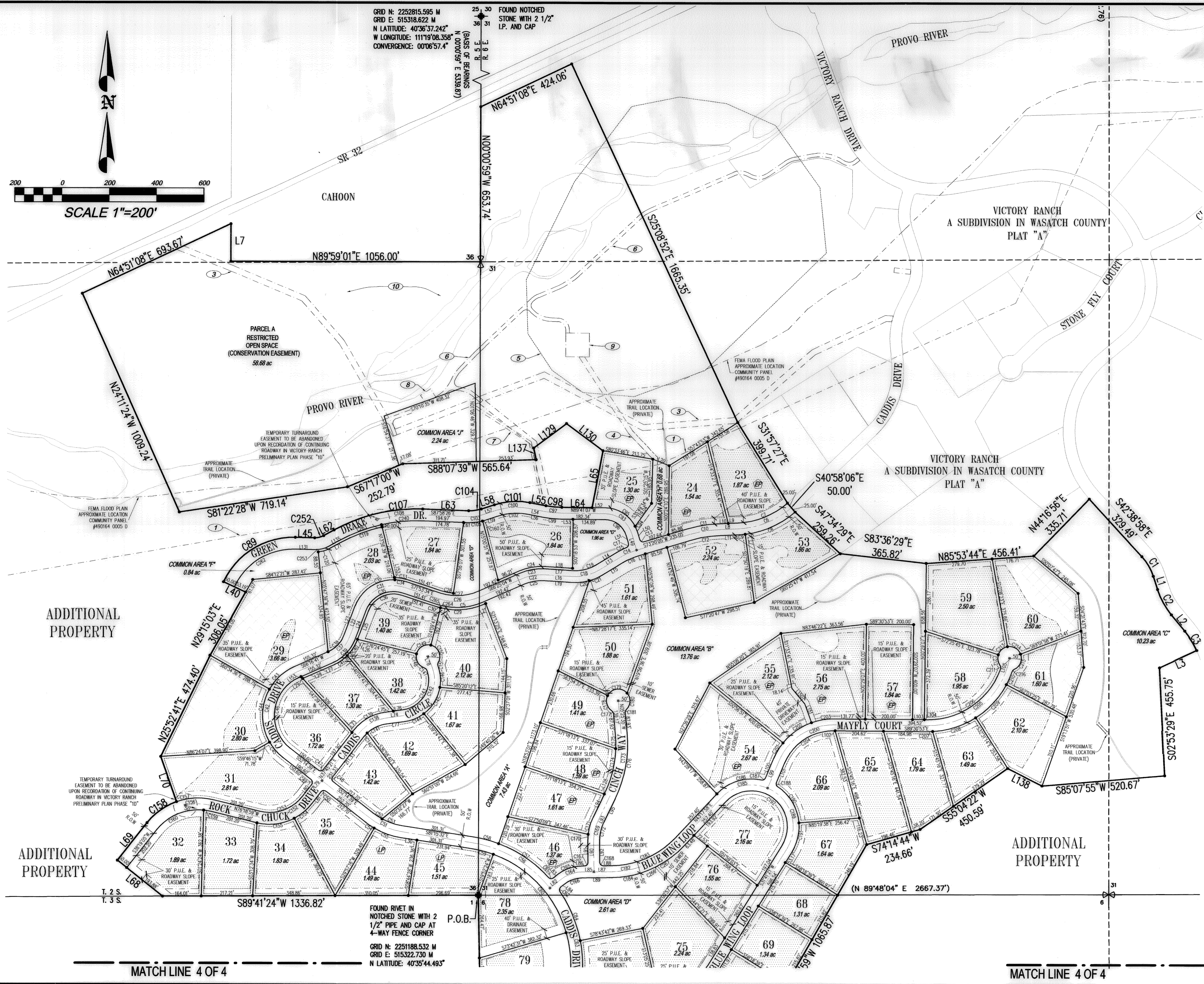
STATE OF Minnesota )  
 ) S.S.  
 COUNTY OF Hennepin )

ON THE 30 DAY OF Nov, 2007, GLENN SANBURN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF Hennepin AFTER BEING DULY SWORN, ACKNOWLEDGE TO ME THAT HE DID SIGN THE LIEN HOLDER'S CONSENT FREELY AND VOLUNTARILY FOR AND IN BEHALF OF WELLS FARGO BANK, NATIONAL ASSOCIATION FOR THE PURPOSES THEREIN MENTIONED AND THAT HE DID EXECUTE THE SAME.

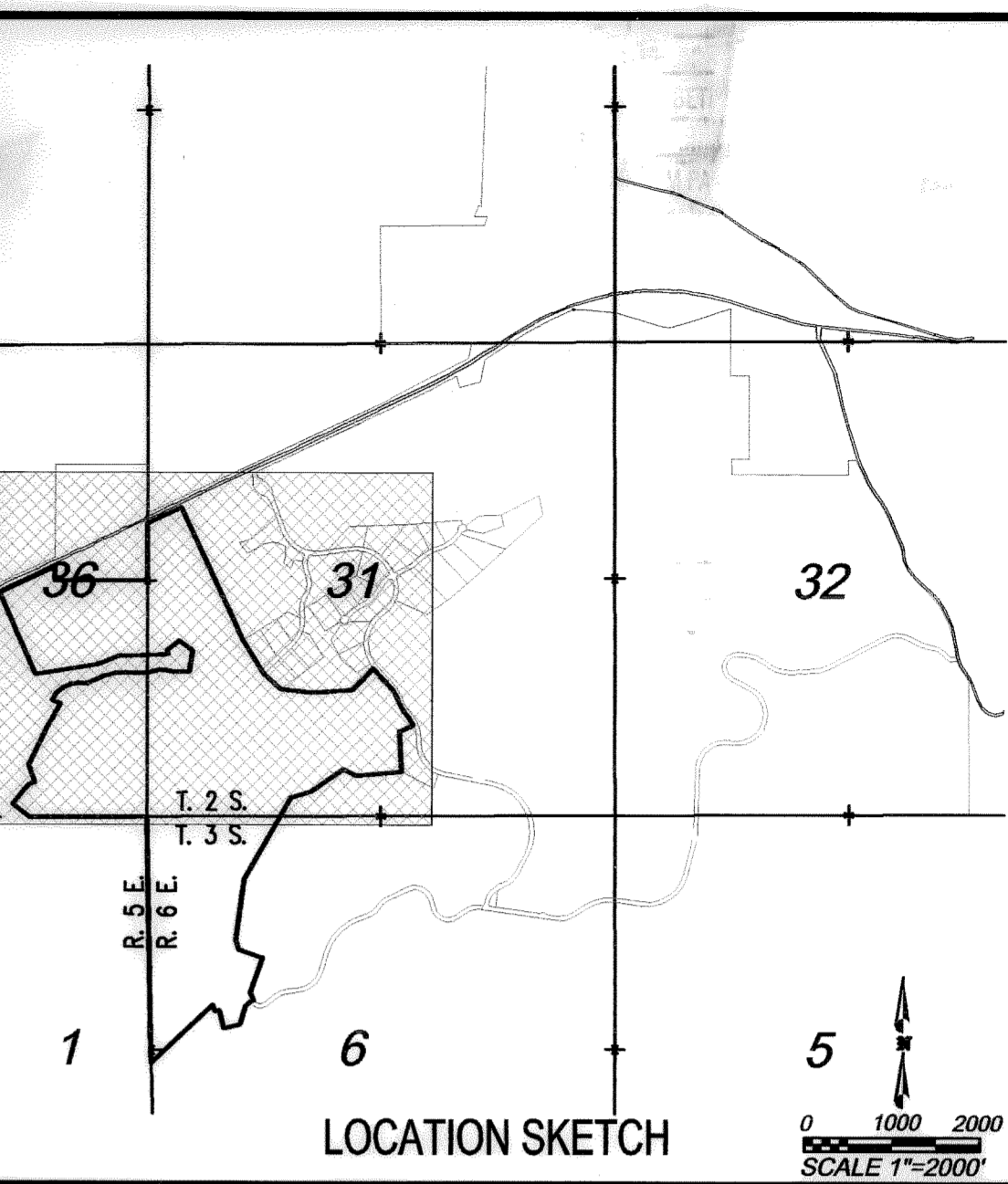
*Janice L. Nygren*  
 NOTARY PUBLIC  
 RESIDING IN Hennepin COUNTY.

MY COMMISSION EXPIRES: Jan. 31, 2011.





GRID N: 2252815.595 M  
GRID E: 515318.622 M  
N LATITUDE: 40°36'37.242\"/>



FOUND NOT FOUND

- SECTION MONUMENT  
(N 89° 47'24\"/>
- QUARTER SECTION MONUMENT  
(N 89° 47'24\"/>
- TO BE SET
- STREET 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 OR 30' FROM CENTER OF ROAD OR 30' FROM R.O.W. FRONT SETBACK MIN (TYP.)  
12' REAR YARD SETBACK  
LOW PRESSURE SEWER: EJECTOR PUMP REQUIRED  
30' REAR SETBACK MIN (TYP.)

ADDITIONAL PROPERTY

ADDITIONAL PROPERTY

ADDITIONAL PROPERTY

**VICTORY RANCH** 3 of 4  
A SUBDIVISION IN WASATCH COUNTY  
PLAT "B" AMENDED  
LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, THE WEST HALF AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, ALL OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH.

WASATCH COUNTY RECORDER  
ENTRY # 3371521 DATE 1-21-08 TIME 3:12 PM  
FEE 192.00 BK 919 PG 4 FOR VICTORY RANCH  
BY M. GILLES WASATCH COUNTY RECORDER ELIZABETH M PALMIER  
R. 1729-17168

MATCH LINE 4 OF 4

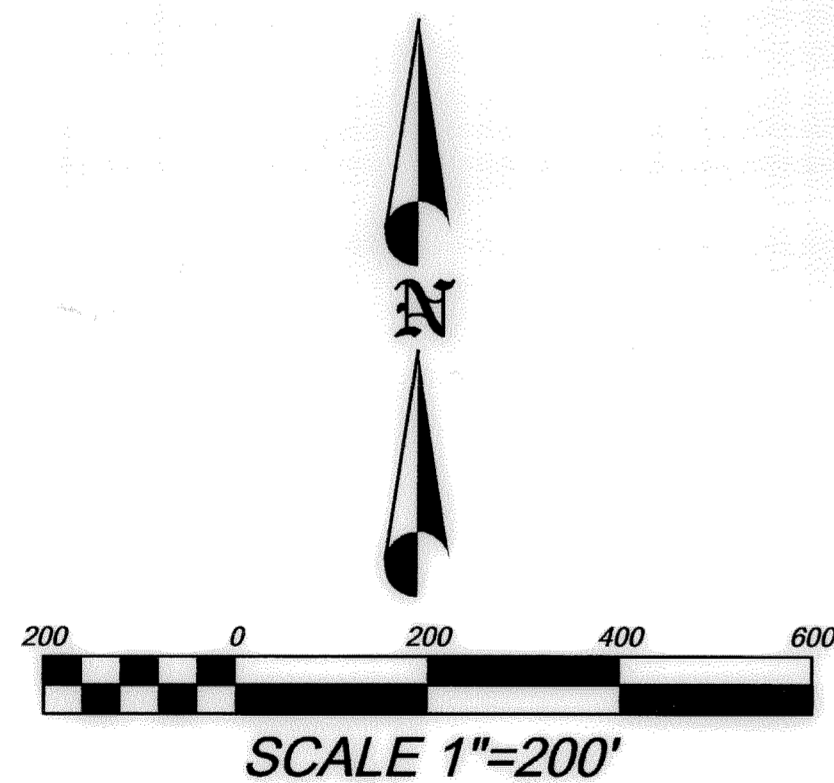
MATCH LINE 4 OF 4

ADDITIONAL PROPERTY

TEMPORARY TURNAROUND EASEMENT TO BE ABANDONED UPON RECORDATION OF CONTINUING ROADWAY IN VICTORY RANCH PRELIMINARY PLAN PHASE "D"

T. 2 S.  
T. 3 S.

MATCH LINE 3 OF 4

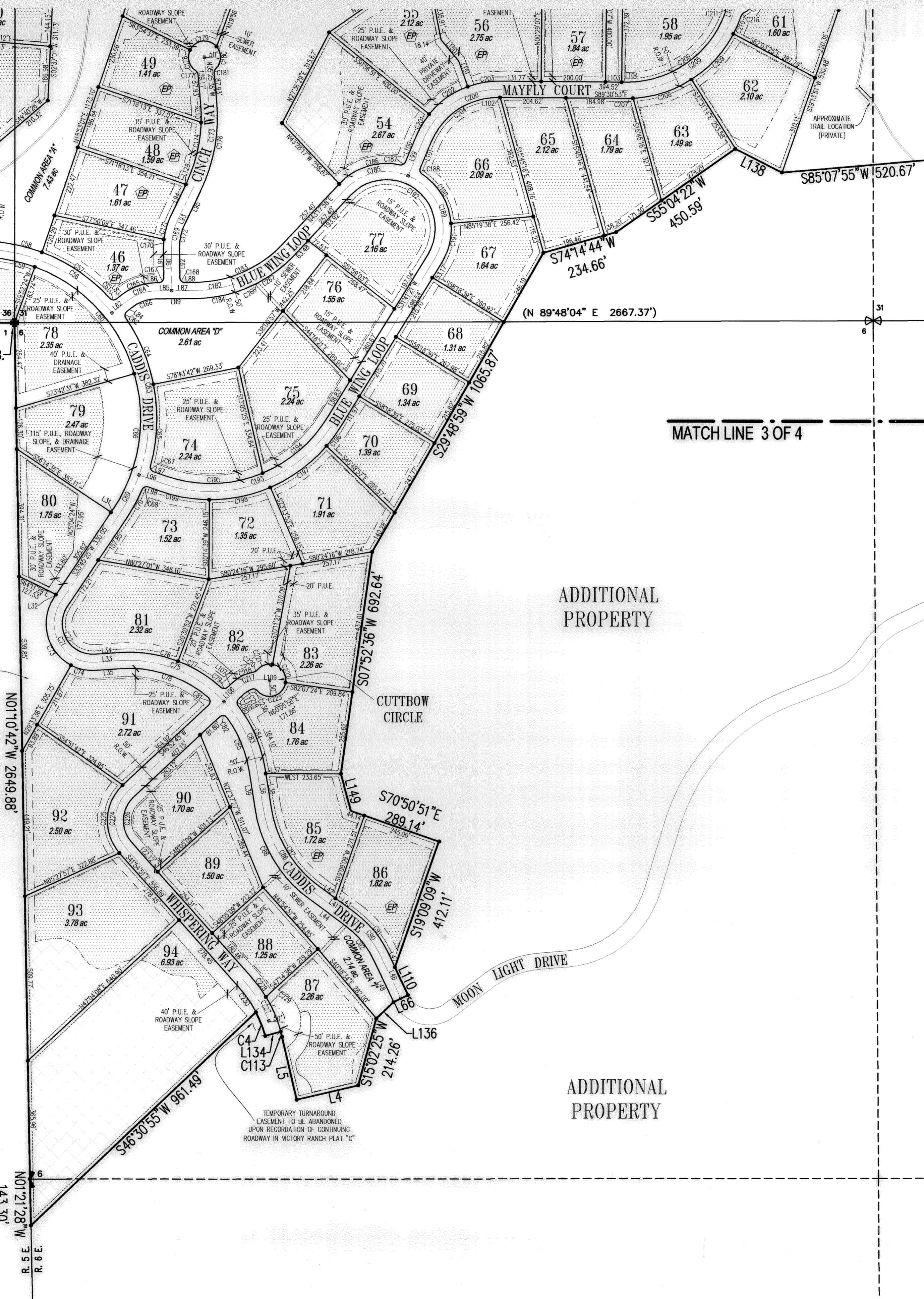


FOUND RIVET IN NOTCHED STONE WITH 2 1/2" PIPE AND CAP AT 4-WAY FENCE CORNER  
GRID N: 2251188.532 M  
GRID E: 515322.730 M  
N LATITUDE: 40°35'44.493"  
W LONGITUDE: 111°19'08.324"

COMMON AREA "E"  
1.04 ac

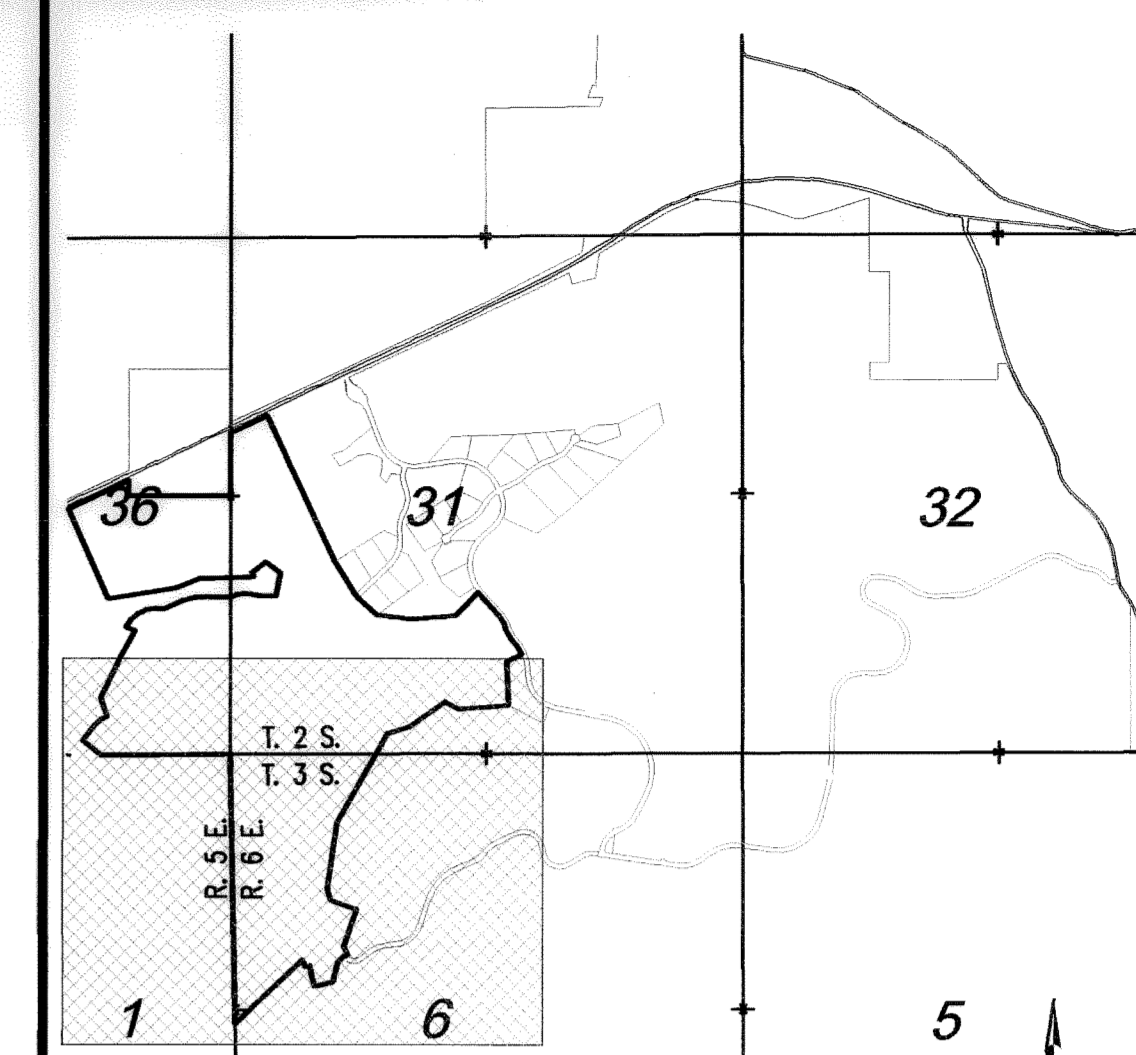
NO1°10'42" W 2649.88'

NO1°21'28" W 143.30'



ADDITIONAL PROPERTY

ADDITIONAL PROPERTY



LOCATION SKETCH

0 1000 2000  
SCALE 1"=2000'

FOUND NOT FOUND

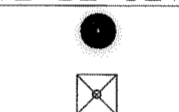


SECTION MONUMENT  
(N 89° 47'24" E 2666.80')



QUARTER SECTION MONUMENT  
(N 89° 47'24" E 2666.80')

TO BE SET



BOUNDARY MONUMENT  
STREET MONUMENT  
PLAT BOUNDARY

LOT LINE

EASEMENT LINE

ROAD CENTER LINE

SECTION LINE

QUARTER SECTION LINE

10' OFFSET FROM SLOPES >30%

SLOPES GREATER THAN 30%

PROPOSED ROAD CENTERLINE

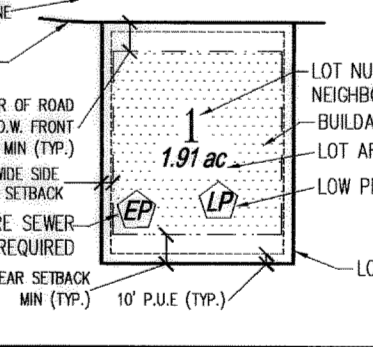
25' RIGHT OF WAY SETBACK

40' FROM CENTER OF ROAD OR 30' FROM R.O.W. FRONT SETBACK MIN (TYP.)

10' MIN SIDE YARD SETBACK

LOW PRESSURE SEWER VECTOR PUMP REQUIRED

50' REAR SETBACK MIN (TYP.)



BUILDING PAD

LOT NUMBER IN NEIGHBORHOOD

BUILDABLE AREA

LOT AREA

LOW PRESSURE SEWER

VECTOR PUMP REQUIRED

LOT BOUNDARY

# VICTORY RANCH

4 of 4  
A SUBDIVISION IN WASATCH COUNTY  
PLAT "B" AMENDED

LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, ALL OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH.

WASATCH COUNTY RECORDER

ENTRY # 337521 DATE 6-21-08 TIME 3:12 PM  
FEE 197.00 BK 914 PG 1 FOR VICTORY RANCH  
BY M. GILES, WASATCH COUNTY RECORDER ELIZABETH M PALMIER

96 1729-1768