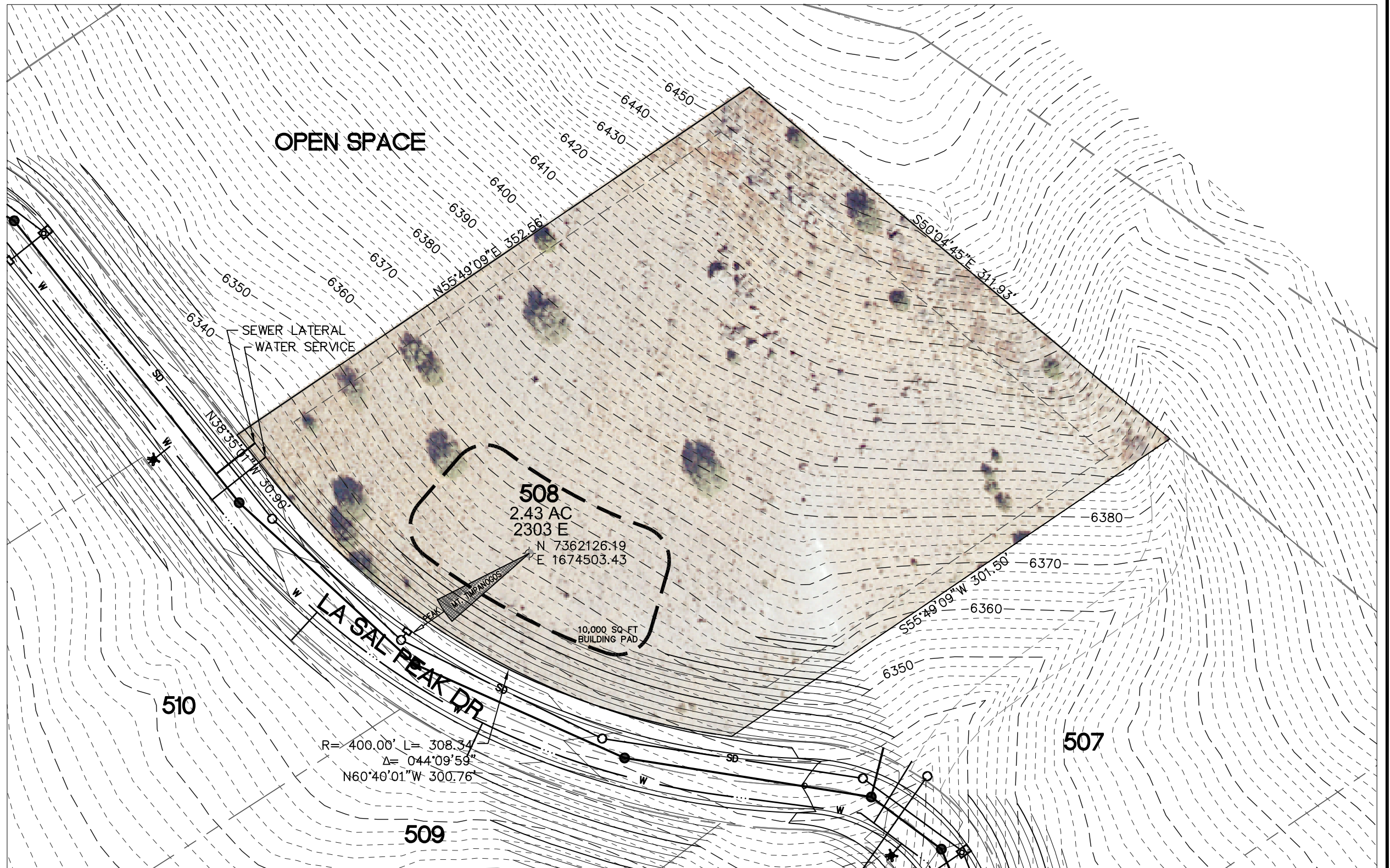


Scale 1" = 60 ft



BENCHMARK:

FOUND ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 5741.58'

BASIS OF BEARING:

THE BASIS OF BEARING FOR THE RED LEDGES PROJECT IS NORTH 89°02'38" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 38 AND THE SOUTHEAST CORNER OF SECTION 38, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.
 NORTHING 7358954.22
 EASTING 1672167.22

NOTES:

1. LOT IMPROVEMENTS (SUCH AS SEWER LATERALS AND WATER SERVICES) ARE SHOWN AT PROPOSED DESIGN LOCATIONS AND HAVE NOT BEEN FIELD VERIFIED.
2. IMPROVEMENTS ASSOCIATED WITH LOOKOUT PEAK CIRCLE HAVE NOT BEEN FIELD SURVEYED. IMPROVEMENTS SHOWN ARE FROM THE DESIGN DRAWINGS.
3. CONTOUR INTERVAL SHOWN IS 2'.
4. MAXIMUM DWELLING LIVING AREA IS SUBJECT TO THE CCR'S MINIMUM & MAXIMUM SQ. FT.
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 WILDING ENGINEERING BE CONSULTED TO PREPARE A GEOTECHNICAL REPORT FOR BUILDING FOOTING AND FOUNDATION DESIGNS.
7. BEFORE CONSTRUCTION OF A DWELLING, IT IS RECOMMENDED THAT THE ELEVATION OF THE SEWER LATERAL STUB BE VERIFIED.
8. THE ALLOWED DISTURBED AREA IS RESTRICTED TO THE 10,000 SQUARE FOOT BUILDING PAD.
9. A VISUAL ANALYSIS MAY BE REQUIRED IF IT IS DEEMED NECESSARY BY THE ARCHITECTURAL REVIEW COMMITTEE.
10. BUILDING SETBACKS: 30' FRONT (FROM RIGHT OF WAY LINE), 10' MIN (24' TOTAL) SIDE, 30' REAR.
11. REFER TO THE RECORDED RED LEDGES PHASE 2K FINAL PLAT FOR EXACT LOT BEARINGS AND DISTANCES.
12. THE VIEW ARROW ON THE LOT IS SIMPLY THE DIRECTION TO TIPANOGOS. THIS DOES NOT NECESSARILY MEAN THAT THE LOT WILL HAVE AN UNOBSTRUCTED VIEW OF TIPANOGOS.

PLOT DATE: Nov 07, 2016

G:\DATA\10093 Red Ledges\dwg\Lot Feature Maps\Lot 508.dwg

LOT 508 HOME SITE
 2303 E. LA SAL PEAK DRIVE
 LOT FEATURES MAP
 NOVEMBER 2016

ACKNOWLEDGEMENT BY
 OWNER

DATE

