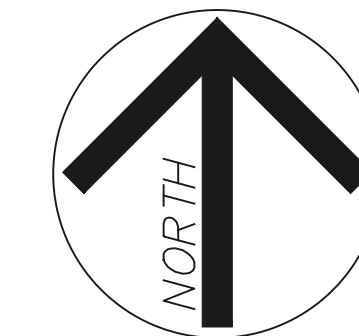


RECORD OF SURVEY & TOPOGRAPHIC MAP

LOT 351 OF THE VICTORY RANCH PLAT "W" SUBDIVISION
 LYING WITHIN THE SOUTHEAST QUARTER OF
 SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST
 SALT LAKE BASE & MERIDIAN
 WASATCH COUNTY, UTAH



GRAPHIC SCALE
 1 INCH = 80 FEET
 THIS MAP PRINTS TO SCALE
 AT SIZE 24"x36" PAPER



LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED: "M.NELSON PLS 8910904"
- FOUND REBAR W/ CAP (AS DESCRIBED)
- SET BRASS RIVET IN CURB

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES OF THE SUBJECT PROPERTY & TO OBTAIN GROUND ELEVATIONS FOR A CONTOUR MAP PRIOR TO DEVELOPMENT BY THE OWNER.

THIS SURVEY MAP WAS GENERATED USING 2 (TWO) FOOT CONTOURS.

ALL LOTS ARE SUBJECT TO A 10' (TEN) WIDE PUBLIC & PRIVATE NON-EXCLUSIVE UTILITIES & DRAINAGE EASEMENT ALONG ALL LOT LINES. (SEE PLAT OF RECORD NOTE 10.)

SURVEY ELEVATION DATUM IS BASED ON A NATIONAL GEODETIC SURVEY (NGS) BRASS MONUMENT "B-105", AT THE INTERSECTION OF SR 32 AND SR 35 IN FRANCIS, UTAH. U.S.G.S. NAVD 88 ELEVATION: 6564.19' PID L00288

THERE IS AN-ON-SITE ELEVATION ON THE TOP OF A G.L.O. STONE AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST.
 NORTHING: 97327.57
 EASTING: 494735.67
 NORTH LATITUDE: 40°35'44.493"
 WEST LONGITUDE: 111°19'08.324"
 U.S.G.S. NAVD 88 ELEVATION: 6501.36'
 THIS STONE IS AT THE SOUTHEAST CORNER OF VICTORY RANCH LOT 45.

EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS AND LOTS WERE USED TO REESTABLISH THE PROPERTY CORNERS.

THE BASIS OF BEARINGS IS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

BUILDING ENVELOPES SHOWN HEREON WERE PROVIDED BY DEVELOPER.

RTK GPS EQUIPMENT WAS USED ON THIS SURVEY.

SURVEY COMPLETED: 09-15-2020

SEE SAID OFFICIAL VICTORY RANCH PLAT "W" PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.
 NOTE: OTHERS MAY APPLY.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL FOUND EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

THIS SURVEY IS IN COMPLIANCE WITH THE GENERALLY ACCEPTED STANDARDS OF CARE AND STANDARDS OF ACCURACY FOR THIS TYPE OF SURVEY IN THIS LOCALE.

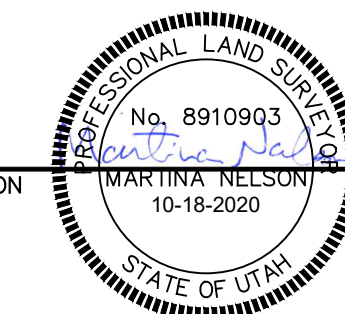
LEGAL DESCRIPTION

LOT 351 OF VICTORY RANCH PLAT "W", ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

MARTINA NELSON
 P.L.S. 8910903



THIS DRAWING SHALL REMAIN THE PROPERTY OF PARK CITY SURVEYING. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THIS MAP HAS BEEN PREPARED.

SURVEYED BY:
 KR
 DRAFTED BY:
 MN/KR
 CHECKED BY:
 MN
 DATE:

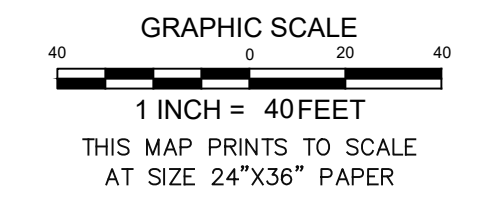
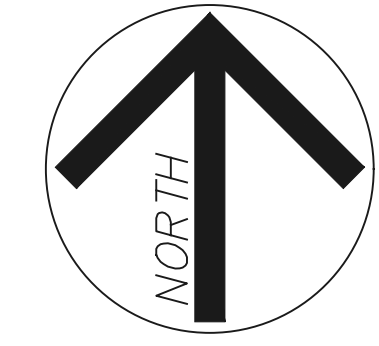
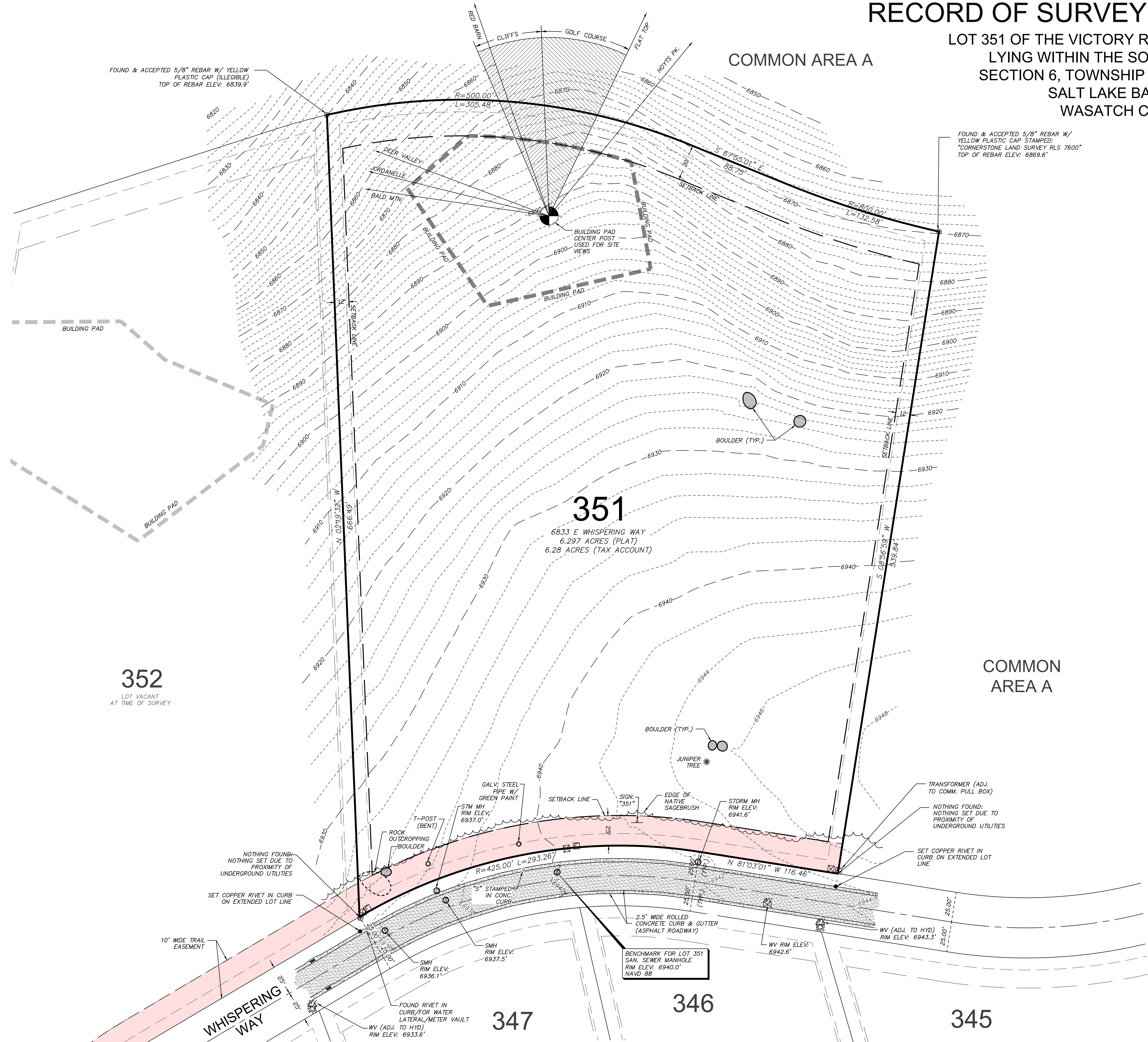
RECORD OF SURVEY & TOPOGRAPHIC MAP
 LOT 351
 VICTORY RANCH PLAT "W" SUBDIVISION
 DWG: VICTORY RANCH 351 ROS-TOPO.dwg
 FOR: JEFFREY STERN

Park City Surveying
 PO Box 682993
 Park City, UT 84088
 435-649-2918
 WWW.PARKCITYSURVEY.COM

RECORD OF SURVEY & TOPOGRAPHIC MAP

LOT 351 OF THE VICTORY RANCH PLAT "W" SUBDIVISION
 LYING WITHIN THE SOUTHEAST QUARTER OF
 SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST
 SALT LAKE BASE & MERIDIAN
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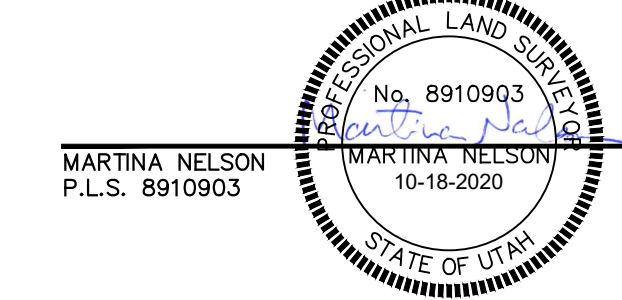
COMMON AREA A



LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED: "M.NELSON PLS 8910904"
- FOUND REBAR W/ CAP (AS DESCRIBED)
- SET BRASS RIVET IN CURB
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- UTILITY LATERAL
- WATER METER
- ELECTRIC BOX/TRANSFORMER
- COMMUNICATIONS BOX
- CATCH BASIN
- SIGN
- TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE
- 5' CONIFEROUS TREE
- EDGE OF NATIVE SAGEBRUSH

SURVEYOR'S CERTIFICATE
 I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



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 THE INFORMATION CONTAINED HEREON CANNOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PARK CITY SURVEYING.

SURVEYED BY:
 KR
 DRAFTED BY:
 MN/KR
 CHECKED BY:
 MN
 DATE:
 OCTOBER 18, 2020

RECORD OF SURVEY & TOPOGRAPHIC MAP
 LOT 351
 VICTORY RANCH PLAT "W" SUBDIVISION
 FOR: JEFFREY STERN
 DWG: VICTORY RANCH 351 ROS-TOPO.dwg