

**SETBACK EXHIBIT**

**BOUNDARY DESCRIPTION**

Lot 27, Plat B, Lake Mountain Estates as recorded in the office of the Utah County Recorder as Entry No. 101346, located in the Northwest Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the south corner of Lot 27, Plat B, Lake Mountain Estates as recorded in the office of the Utah County Recorder as Entry No. 101346, said point lies North 89°45'55" West along the section line 948.54 feet, more or less, and North 3,264.22 feet, more or less, from the South Quarter Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, and running thence along the boundary of said Lot 27 the following eight (8) courses and distances: 1) along the northerly right-of-way line of McGregor Lane northwesterly along the arc of a 528.14 foot radius curve to the left, through a central angle of 30°37'46" a distance of 282.33 feet, more or less, (chord bearing N 52°32'46" W, chord length 278.98') to the southeast line of Lot 26 of said Plat B, 2) North 34°44'22" East along said line 608.45 feet, more or less, 3) South 89°43'23" East 171.49 feet, more or less, 4) South 51°21'03" East 31.83 feet, 5) South 30°24'10" East 81.23 feet, 6) South 34°14'02" East 155.73 feet, 7) South 39°59'27" East 16.32 feet to the northwest line of Lot 28 of said Plat B and 8) South 46°28'37" West along said line 635.50 feet, more or less, to the point of beginning.

Containing 228,496 Square Feet or 5.25 Acres.

LAKE MOUNTAIN ESTATES  
LOT #25  
ENTRY NO. 101346  
  
JENSEN  
ENTRY NO. 168880-2007

LAKE MOUNTAIN ESTATES  
LOT #26  
ENTRY NO. 101346  
  
MCGREGOR  
ENTRY NO. 54374-2002

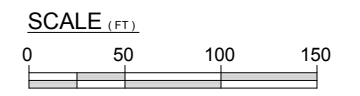
LAKE MOUNTAIN ESTATES  
LOT #28  
ENTRY NO. 101346  
  
BELLISTON  
ENTRY NO. 19835-1997

PLAT OR PHASE	PLAT AREA (ACRES)	LOTS	MINIMUM LOT SIZE (SF)	AVERAGE LOT SIZE (SF)	PERCENTAGE OF BUILDABLE LAND	OPEN SPACE (ACRES)	OPEN SPACE (%)	DENSITY OF DWELLINGS BY ACRE
UTAH LAKE ESTATES	5.25	14	10,031	11,951	100%	0.252	4.8%	2.67

30% SLOPES WITHIN PROJECT = 12,175 S.F.  
NO WETLAND AREAS WITHIN PROJECT  
NO PROPOSED DETENTION PONDS - DRAINAGE TO UTAH LAKE

30%+ SLOPES (ONLY SOIL PILES IN THIS PROJECT - TO BE SMOOTHED AND GRADED)

CURRENT ZONE: A (AGRICULTURAL)  
PROPOSED ZONE: R-10 (LOW DENSITY RESIDENTIAL)



**PRELIMINARY**  
FOR PLANNING PURPOSES ONLY  
- NOT FOR CONSTRUCTION -

CONNECT TO EXISTING 10" WATERLINE, APPROX. 650', OR TO CULINARY WATER MAIN AS INSTALLED IN MCGREGOR LANE AS PART OF PROPOSED DEVELOPMENTS.

CONNECT TO EXISTING 8" SECONDARY WATERLINE, APPROX. 650', OR TO SECONDARY WATER MAIN AS INSTALLED IN MCGREGOR LANE AS PART OF PROPOSED DEVELOPMENTS.

Rev.	By	Date	Remarks
B	JJS	07/10/19	CITY SUBMITTAL
A	JJS	2/26/19	CITY SUBMITTAL

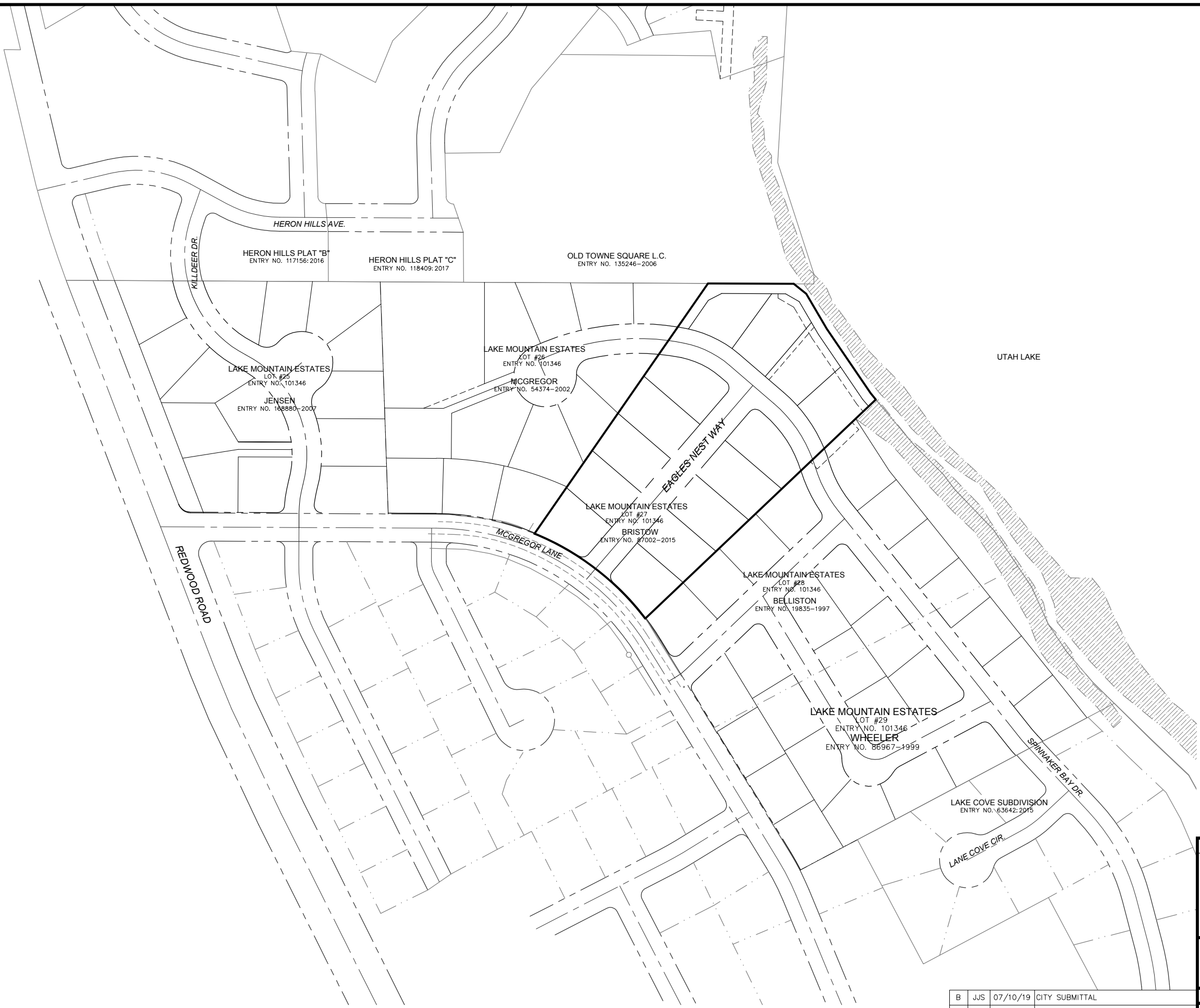
SI BUILDERS, LLC  
UTAH LAKE ESTATES  
**CONCEPT PLAN**

**BINGHAM ENGINEERING**  
SALT LAKE CITY - (801) 532-2520  
OGDEN - (801) 399-1662

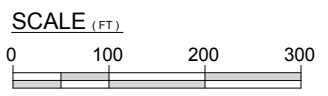
Print Date: 07/10/2019 Created: 11/07/18 Proj. # 5400  
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Rev: JJS  
Draw: JJS  
Chk: JRL  
Rvw: JRL

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SI BUILDERS, LLC	
UTAH LAKE ESTATES	
CONCEPT PLAN	
<b>BINGHAM ENGINEERING</b> SALT LAKE CITY - (801) 532-2520 OGDEN - (801) 399-1662	Dan: JJS Drw: JJS Chk: JRL Rvw: JRL
Print Date: 07/10/2019	Created: 11/07/18
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