

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.

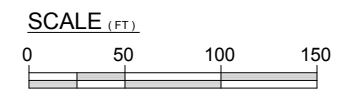
Containing 228,496 Square Feet or 5.25 Acres.

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	11,000	12,161	100%	0.525	10.0%	2.67

30% SLOPES WITHIN PROJECT = 12,175 S.F.
 30% SLOPES WITHIN OPEN SPACE = X,XXX S.F.
 NO WETLAND AREAS WITHIN PROJECT
 NO PROPOSED DETENTION PONDS - DRAINAGE TO UTAH LAKE
 TOTAL AREA OF SENSITIVE AREAS WITHIN OPEN SPACE = X,XXX S.F. (XX.X% OF OPEN SPACE)

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

SI BUILDERS, LLC
 UTAH LAKE ESTATES
 CONCEPT PLAN

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

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Rev.	By	Date	Remarks
A	JJS	02/19/19	INTERNAL REVIEW