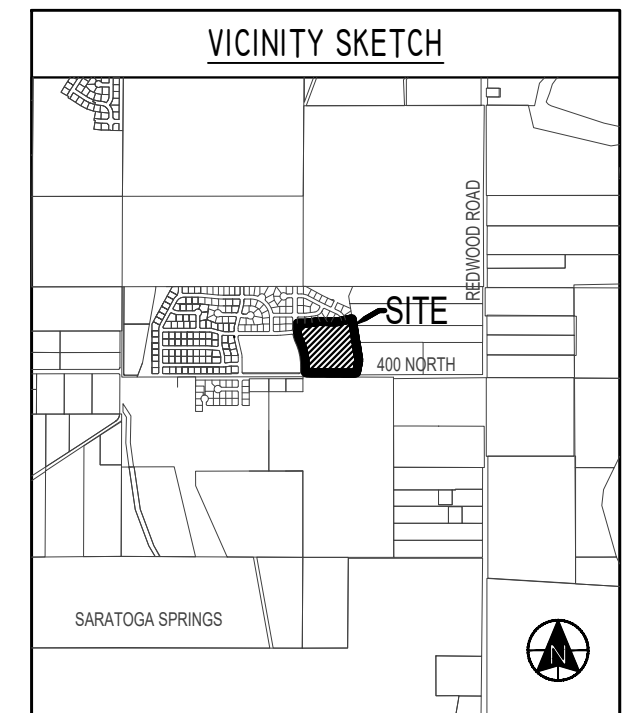


**LEGAL DESCRIPTION OF SENIOR HOUSING PARCEL**  
 SERIAL NUMBER: 98.035.048  
 OWNED BY SUNSET MOUNTAIN PROPERTIES, LP  
 COMMENCING N 57.72 FT & E 38.92 FT FROM E 1/4 COR. SEC. 22, T5S, R1W, SLB&M.  
 THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS N 18°27'20" W 15.78 FT, RADIUS = 25 FT) 16.05 FT;  
 THENCE N 0°03'55" W 88.34 FT; THENCE N 01°16'53" W 85.03 FT; THENCE ALONG A CURVE TO THE LEFT  
 (CHORD BEARS N 14°39'02" W 311.07 FT, RADIUS = 834 FT) 312.91 FT; THENCE ALONG A CURVE TO THE  
 RIGHT (CHORD BEARS N 12°42'34" W 159.97 FT, RADIUS = 386 FT) 81.27 FT; THENCE N 0°05'52" W 102.81 FT;  
 THENCE N 89°57'07" E 126.63 FT; THENCE S 82°48'38" E 207.04 FT; THENCE S 87°53'53" E 239.09 FT; THENCE N  
 78°19'17" E 238.89 FT; THENCE S 08°54'00" E 353.54 FT; THENCE EAST 2.40 FT; THENCE S 08°54'00" E 283.84 FT;  
 THENCE S 10°50'00" W 191.02 FT; THENCE N 89°43'03" W 745.95 FT TO THE POINT OF BEGINNING.  
 COMPRISING 13.84 ACRES.



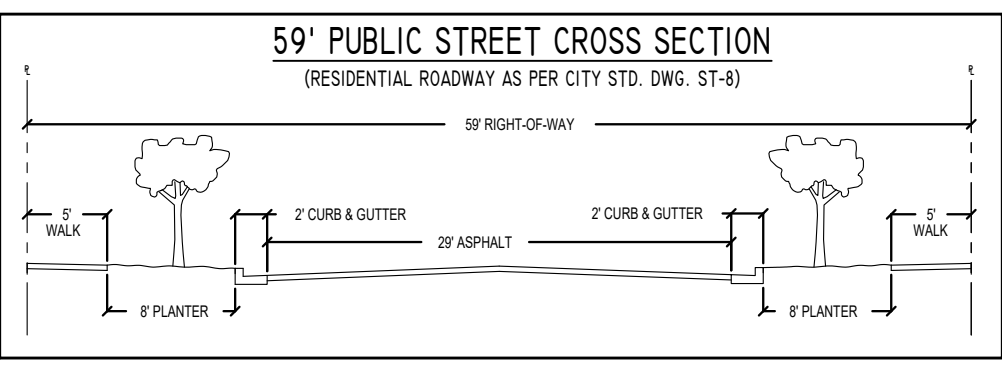
**DATA TABLE**

1) TOTAL # OF PADS	63	4.55 DU/AC
2) TOTAL DEVELOPMENT	602,861 SF	13.84 AC (100%)
3) TOTAL PAD BUILDING AREA	166,429 SF	9.39 AC ( 28%)
4) TOTAL LANDSCAPE AREA	250,422 SF	1.72 AC ( 4%)
5) TOTAL ROW AREA (PUBLIC)	161,349 SF	3.21 AC ( 27%)
6) TOTAL SENSITIVE LANDS	24,644 SF	0 AC ( 4%)
7) # OF GARAGE SPACES	2 PER PAD	126 SPACES
8) MINIMUM PAD SIZE	2,010 SF	
9) AVERAGE PAD SIZE	2,642 SF	

**SHEET INDEX**

C1	CONCEPT LAYOUT
C2	CONCEPT UTILITY PLAN
ARCH	FLOOR PLANS AND ELEVATIONS

- GENERAL NOTES**
- ALL STREETS ARE PUBLIC AND ARE TO BE MAINTAINED BY THE CITY.
  - ALL OPEN SPACE IS PRIVATE AND IS TO BE MAINTAINED BY THE HOA.
  - P.U.E.'s ARE TO BE GRANTED FOR POWER, GAS, TELEPHONE, AND CATV AS PER CITY STANDARD PLAN.
  - ALL STORM DRAINAGE TO ENTER ALREADY CONSTRUCTED DETENTION POND IN SOUTHEAST CORNER.



DEVELOPMENT

# SIERRA ESTATES PHASE 3

DEVELOPER

11038 N. Highland Blvd Suite 100  
 Highland, UT 84003  
 (801) 642-0119

SCALE: 1" = 50'

**BERG CIVIL ENGINEERING**  
 11038 N Highland Blvd Suite 400  
 Highland Ut, 84003  
 office (801) 492-1277  
 cell (801) 616-1677

NO.	DATE	DESCRIPTION	REVISIONS	SEAL
1				
2				
3				
4				
5				
6				
7				

ACTION	DATE
CONCEPT PLAN	8/28/20

PROJECT

## SIERRA ESTATES PHASE 3

DESCRIPTION

### R-3-6 CONCEPT PLAN

SHEET NAME	SHEET NUMBER
	<b>C1</b>