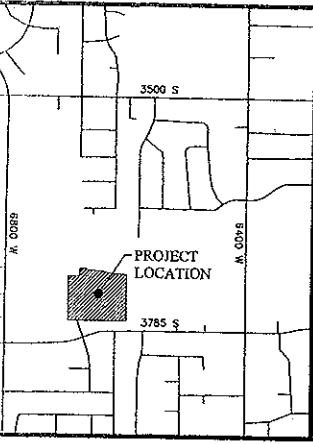


CLEARSTONE ESTATES

PHASE 1

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, UTAH



4AP

LINE	DIRECTION	LENGTH
L1	N90°00'00"E	9.08
L2	N90°00'00"E	9.08
L3	S1°04'24"E	40.78
L4	S1°44'11"W	40.79
L5	S1°21'17"W	40.90
L6	N90°00'00"E	42.00

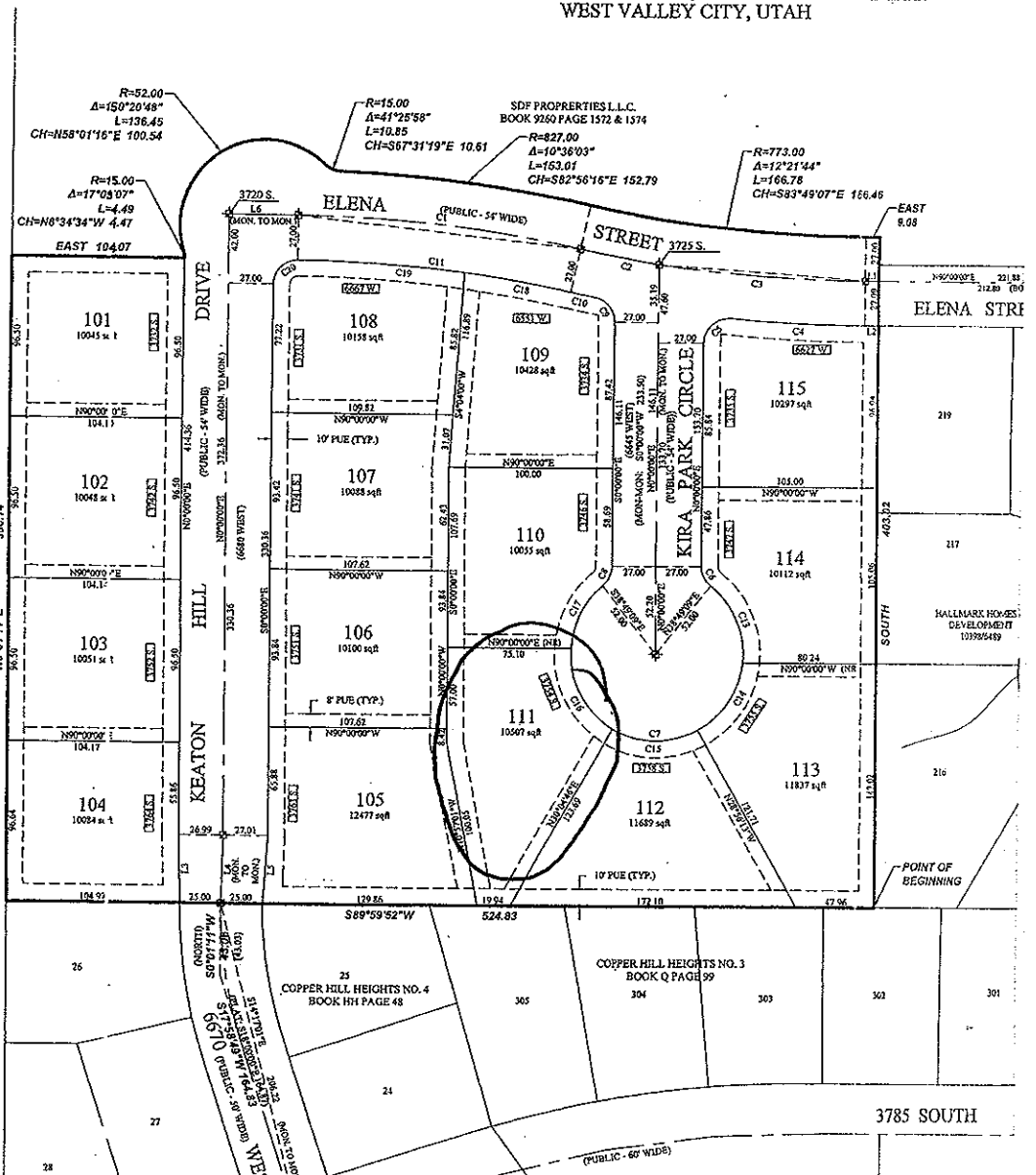
(MON TO BOUNDARY)

Curve Table

BUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
00	12°11'44"	172.61	N85°19'05"W	172.27
00	3°31'26"	49.20	S79°23'59"E	49.19
00	8°50'18"	123.41	S83°14'51"E	123.28
00	5°30'53"	79.60	S87°14'33"E	79.37
00	9°53'53"	25.01	S47°45'27"W	22.21
00	51°10'51"	13.40	S23°33'26"E	12.96
00	232°21'42"	256.26	N90°00'00"E	65.19
00	51°10'51"	13.40	N23°33'26"E	12.96
00	78°12'17"	20.60	N39°21'09"W	19.02
00	1°04'01"	15.40	S78°10'17"E	15.40
00	12°21'42"	166.78	N83°49'07"W	166.65
00	56°11'45"	51.46	S22°49'58"E	49.38
00	53°12'52"	50.41	S33°11'21"W	48.46
00	59°00'59"	53.56	N89°25'44"W	51.22
00	63°27'02"	57.59	N28°11'43"W	54.69
00	47°39'04"	43.25	N27°11'19"E	42.01
00	4°51'59"	65.58	N80°04'05"W	65.56
00	7°29'05"	101.21	N86°14'57"W	101.13
00	89°18'33"	23.56	S44°59'16"W	21.21

(MON-MON)
(MON-MON)
(MON-MON)

BOARD OF EDUCATION
GRANITE SCHOOL DISTRICT
86315921



NOTES

1. A SOILS REPORT IN ACCOR JOB# 06864-003 APRIL, 2007
2. NO GROUND WATER WAS
3. BUILDING PERMITS WILL I INSTALLED, APPROVED AN
4. THIS AREA IS ADJACENT I ODORS, AND ALL OTHER I
5. #5 REBAR AND CAP (FOCU THE PROTECTION OF SIDE
6. 10' PUBLIC UTILITY EASEN YARD PUBLIC UTILITY EA OTHERWISE SHOWN.
7. 0' CHAINLINK FENCE REQ
8. STORM WATER THAT CAN THRU 107 AND LOTS 113 A LOT. LOT RETENTION SW/ AND ARE TO BE MAINTAIN STORM WATER FROM AN)
9. INDIVIDUAL LOT GRADIN

FRONTAGE = 90' AT 25' SETBACK
MINIMUM LOT SIZE = 10,000 S.F.
SETBACK:
MINIMUM FRONT YARD = 25'
SIDE YARD MAIN BUILDING = 8' & 10'
SIDE YARD COMBINED MINIMUM = 18'
SIDE YARD ACCESSORY, BUILDING = 1'
CORNER LOT SIDE YARD = 20'
REAR YARD MAIN BUILDING = 20'
REAR YARD ACCESSORY BUILDING = 1'

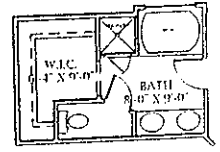
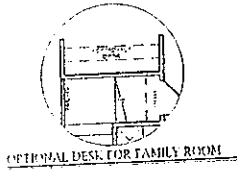
- SECTION MONUMENT (FOURD)
- STREET MONUMENT (TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDS)
- EXISTING STREET MONUMENT
- PROPOSED STREET ADDRESS
- NON-RADIAL

PREPARED BY
FCUS
AND SURVEYING, LLC
1 CENTER STREET
HIGHT PR. (801) 332-0075
www.fcus.com

<p>PLANNING COMMISSION</p> <p>APPROVED THIS _____ DAY OF _____ BY THE WEST VALLEY CITY COMMISSION</p>	<p>SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__</p>	<p>GRANGER-HUNTER IMPROVEMENT DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__</p>	<p>ENGINEER'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE</p> <p>DATE _____ WEST VALLEY CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__</p> <p>WEST VALLEY CITY ATTORNEY</p>
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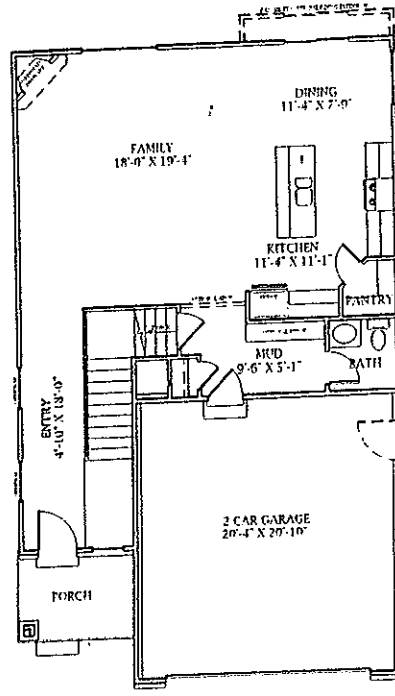
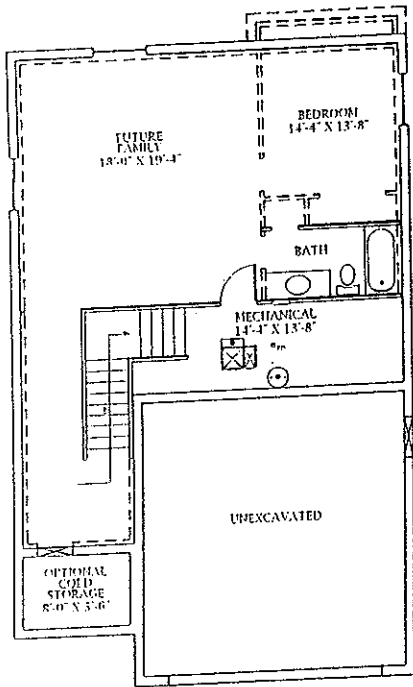
THE JACKSON

BASEMENT OPTION

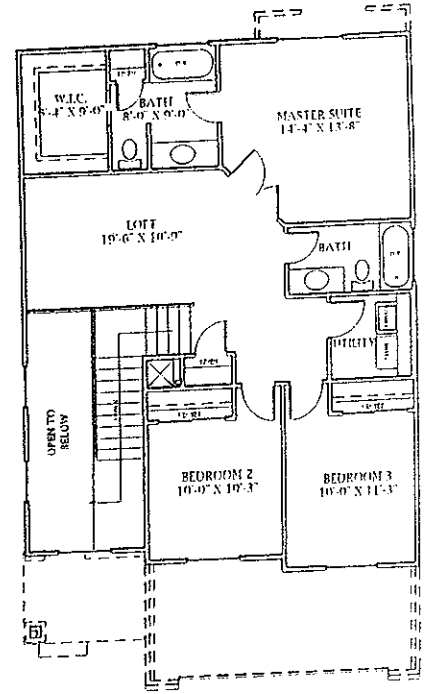


GRAND MASTER BATH OPTION:
UPPER FLOOR - 10' TYPICAL FLOOR ELEVATION

SHOWN W/ OPTIONAL GARAGE DOOR WINDOWS



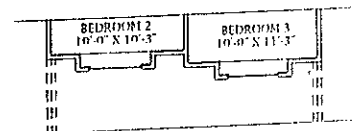
MAIN FLOOR PLAN



UPPER FLOOR PLAN

The Jackson :

Basement	917	Sq. Ft.
Main Floor	897	Sq. Ft.
Upper Floor	1050	Sq. Ft.
Total Finished	1947	Sq. Ft.
Total	2864	Sq. Ft.
Garage	448	Sq. Ft.



BENCH SEAT OPTIONS



HALLMARK HOMES

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05/23/13

Overall Dimensions:

30'-0" Wide X 48'-4" Deep



EQUAL HOUSING OPPORTUNITY