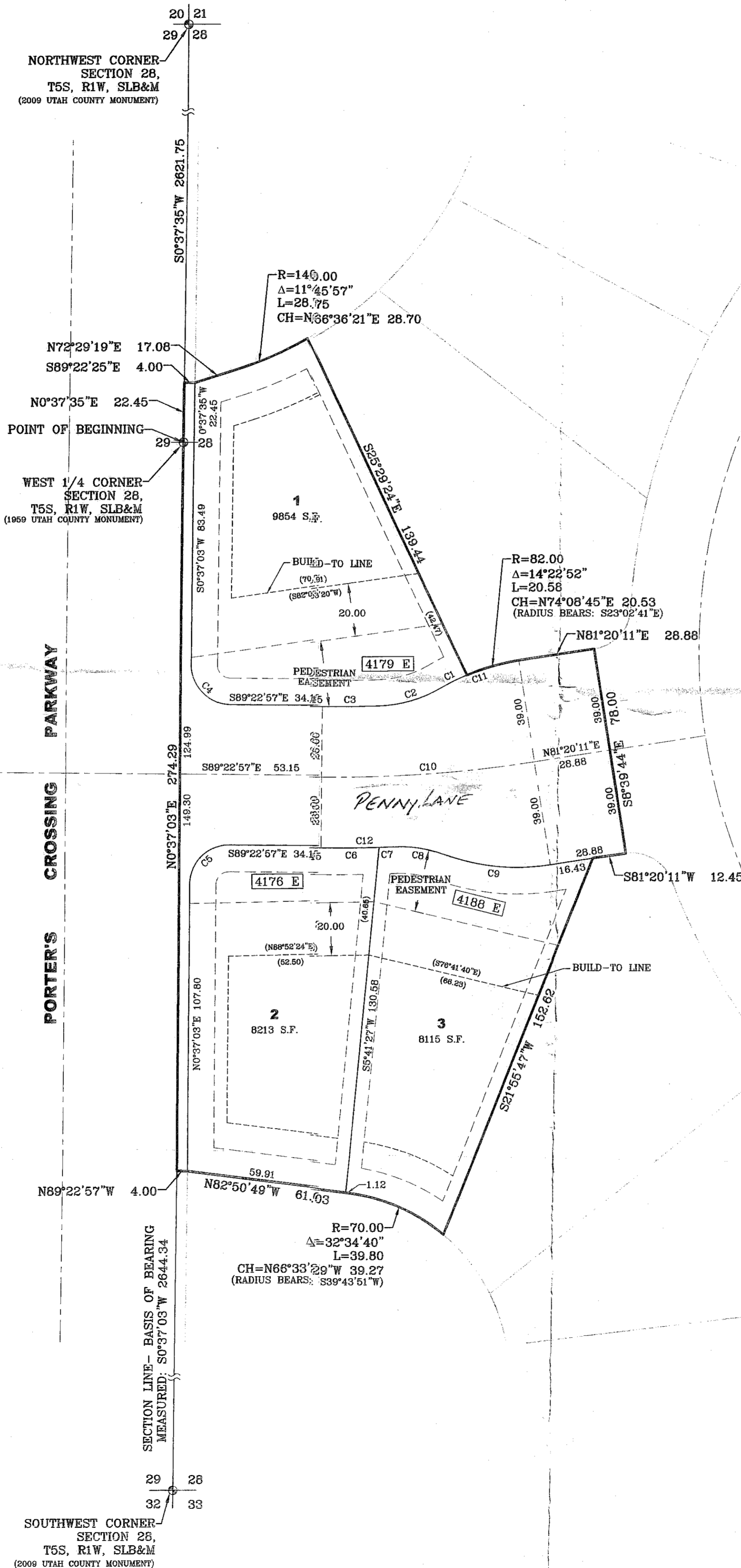
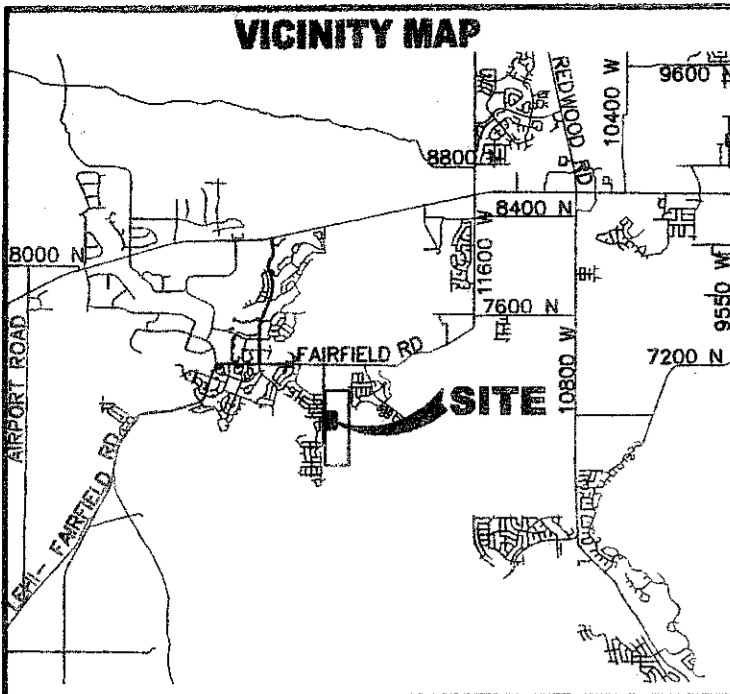


# EVANS RANCH

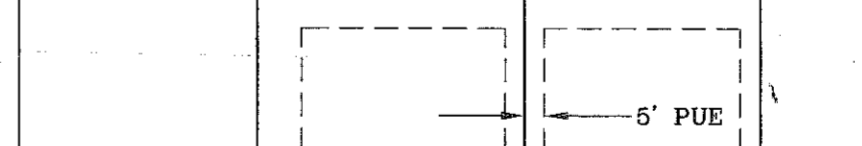
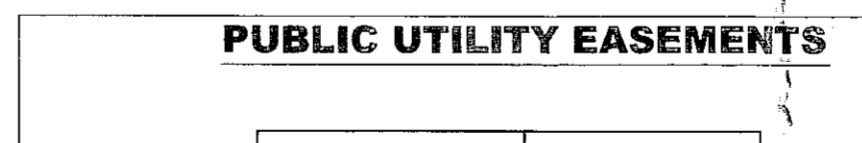
## PLAT "B-1"

A PORTION OF THE WEST HALF OF SECTION 28, T5S, R1W SLB&M



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	82.00	7°36'42"	10.89	N63°08'58"E 10.89
C2	50.00	28°41'46"	25.04	N73°41'30"E 24.78
C3	473.50	2°34'41"	21.31	N89°19'42"E 21.30
C4	15.00	90°00'00"	23.56	S44°22'57"E 21.21
C5	15.00	90°00'00"	23.56	N45°37'03"E 21.21
C6	528.50	2°23'11"	21.93	N89°25'28"E 21.93
C7	528.50	0°37'56"	5.81	N87°54'53"E 5.81
C8	50.00	22°11'11"	19.36	S81°18'30"E 19.24
C9	82.00	28°27'00"	40.72	S84°28'25"E 40.30
C10	500.00	9°18'52"	80.99	N85°58'37"E 80.90
C11	82.00	21°59'34"	31.48	S70°20'24"W 31.28
C12	528.50	3°01'09"	27.74	N89°06'28"E 27.74

- NOTES:**
- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
  - COVER HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE DESIGNATED BUILD-TO LINE.
  - PEDESTRIAN EASEMENT BEGINS AT THE RIGHT OF WAY LINE AND EXTENDS TO WITHIN 20' OFFSET OF BUILD-TO LINE.
  - ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.



**SURVEYOR'S CERTIFICATE**

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°37'35"E ALONG THE SECTION LINE 22.45 FEET; THENCE S89°22'25"E 4.00 FEET; THENCE N72°29'19"E 17.08 FEET; THENCE ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT 28.75 FEET; THENCE S89°22'25"E 4.00 FEET; THENCE N66°36'21"E 28.70 FEET; THENCE S25°29'24"E 139.44 FEET THROUGH A CENTRAL ANGLE OF 11°45'57" (CORD: N66°36'21"E 28.70 FEET); THENCE S25°29'24"E 139.44 FEET THROUGH A CENTRAL ANGLE OF 14°22'52" (CORD: N74°08'45"E 20.53 FEET); THENCE N81°20'11"E 28.88 FEET; THENCE S89°44'4" 78.00 FEET; THENCE S81°20'11"W 12.45 FEET; THENCE S21°55'47"W 152.62 FEET; THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S39°43'51"W) TO THE LEFT 39.80 FEET THROUGH A CENTRAL ANGLE OF 32°34'40" (CORD: N68°33'29"W 39.27 FEET); THENCE N82°50'49"W 61.03 FEET; THENCE N89°22'57"W 4.00 FEET TO THE SECTION LINE; THENCE N0°37'03"E ALONG THE SECTION LINE 274.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.86 ACRES

DATE: FEB. 12, 2014

SURVEYOR: Chad A. Poulsen (See Seal Below)

**OWNERS DEDICATION**

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACE, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC USES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 12<sup>th</sup> DAY OF FEBRUARY, A.D. 2014

Eagle 12, LLC  
AL Rafati, Manager

**ACKNOWLEDGEMENT**

STATE OF UTAH, COUNTY OF SALT LAKE

ON THE 12<sup>th</sup> DAY OF FEBRUARY, A.D. 2014, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES 11-19-2016

Mindy Danz, Notary Public Commissioned in Utah  
1099 W. South Jordan Pkwy, S. Jordan, Utah

**ACCEPTANCE BY LEGISLATIVE BODY**

THE City Council of Eagle Mountain, UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 12<sup>th</sup> DAY OF FEBRUARY, A.D. 2014.

APPROVED BY MAYOR: [Signature]  
APPROVED BY CITY ATTORNEY: [Signature]

APPROVED: [Signature] ENGINEER (See Seal Below)  
ATTEST: [Signature] CLERK-RECORDER (See Seal Below)

PLAT "B-1"

# EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182

NOTARY PUBLIC SEAL: MINDY DANZ

CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD TRUSTY

COUNTY-RECORDER SEAL: JEFFERY SMITH



Sec. 28, S. 1W 70-037