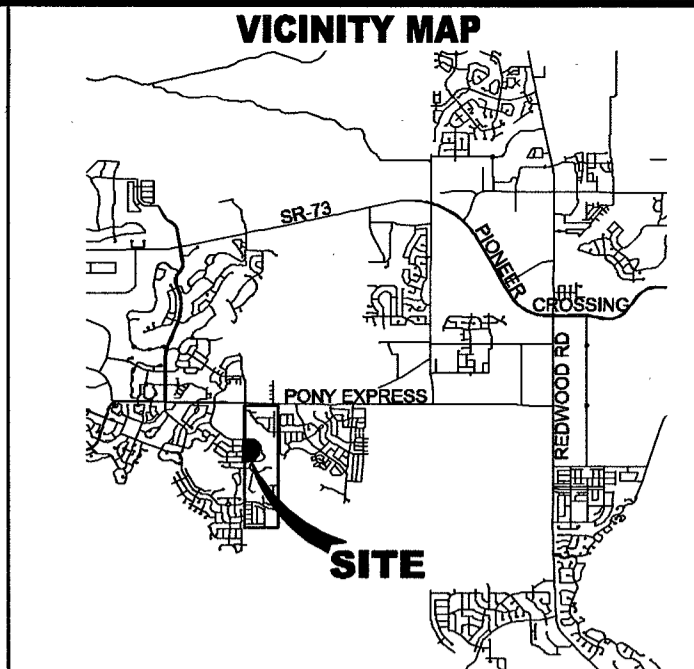


# EVANS RANCH

## PLAT "C-1"

### A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, T5S, R1W SLB&M



#### 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 OWNERS(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 NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF PLAT "A", EVANS RANCH SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED S0°37'35"W ALONG SECTION LINE 1690.31 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG SAID PLAT "A" THE FOLLOWING TWELVE (12) COURSES: S89°22'25"E 4.00 FEET; THENCE S67°12'45"E 26.77 FEET; THENCE ALONG THE ARC OF A 59.00 FOOT RADIUS CURVE TO THE RIGHT 36.93 FEET; THROUGH A CENTRAL ANGLE OF 35°52'00" (CHORD: S49°16'45"E 36.33 FEET); THENCE N59°23'09"E 99.36 FEET; THENCE S39°14'58"E 7.16 FEET; THENCE S81°14'25"E 91.75 FEET; THENCE ALONG THE ARC OF A 815.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N71°58'16"W 32.07 FEET THROUGH A CENTRAL ANGLE OF 21°51'11" (CHORD: S19°08'19"W 32.07 FEET; THENCE S69°43'05"E 53.00 FEET; THENCE S78°57'56"E 100.85 FEET; THENCE N60°30'41"E 25.45 FEET; THENCE S31°27'51"E 180.41 FEET; THENCE S27°41'06"E 328.88 FEET TO THE NORTH LINE OF PLAT "B-2", EVANS RANCH SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID PLAT "B-2" THE FOLLOWING EIGHT (8) COURSES: S42°20'00"W 112.91 FEET; THENCE N54°58'38"W 28.87 FEET; THENCE S7°19'15"W 49.90 FEET; THENCE S42°20'00"W 111.65 FEET; THENCE S58°23'35"W 53.00 FEET; THENCE ALONG THE ARC OF A 273.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S58°23'35"W 3.32 FEET THROUGH A CENTRAL ANGLE OF 0°41'43" (CHORD: S31°15'34"E 3.32 FEET); THENCE S88°37'45"W 175.62 FEET; THENCE N89°22'25"W 115.99 FEET TO THE WEST LINE OF SAID SECTION 28, THENCE N0°37'35"E ALONG THE SECTION LINE 779.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: 27.85 ACRES  
 25 LOTS  
 3 PARCELS

June 9, 2020  
 DATE

*Chad A. Poulsen*  
 SURVEYOR

#### OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

#### EVANS RANCH SUBDIVISION PLAT "C-1"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. PURSUANT TO UTAH CODE 10-9A-60(4), THE OWNERS(S) HEREBY CONVEY TO THE COMMON AREA, AS INDICATED HEREON, TO THE EVANS RANCH HOME OWNERS ASSOCIATION, INC. WITH A REGISTERED ADDRESS OF 1099 WEST SOUTH JORDAN PARKWAY, SOUTH JORDAN, UTAH, 84095, THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNERS(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 25th DAY OF June, A.D. 2020

OWNER(S):  
 BY: EVANS RANCH LLC, A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER  
 BY: DAI MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER

BY: NATHAN SHIPP, ITS MANAGER

#### LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.  
 COUNTY OF UTAH  
 I, JEFFERY SMITH, NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF UTAH, MY COMMISSION EXPIRES ON 11-16-2023.

ON THIS 25th DAY OF June, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, NATHAN SHIPP, THE MANAGER OF DAI MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE MANAGER OF EVANS RANCH LLC, A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

DIANE G KUNZ  
 NOTARY PUBLIC, STATE OF UTAH  
 COMMISSION NO. 709220  
 COMM. EXP. 11-16-2023

ACCEPTANCE BY LEGISLATIVE BODY  
 THE CITY COUNCIL OF Eagle Mountain City, UT, COUNTY OF 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.

APPROVED BY MAYOR: *Chris Tandy*  
 APPROVED BY CITY ATTORNEY: *Chad A. Poulsen*  
 ATTEST: *Chad A. Poulsen*  
 ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

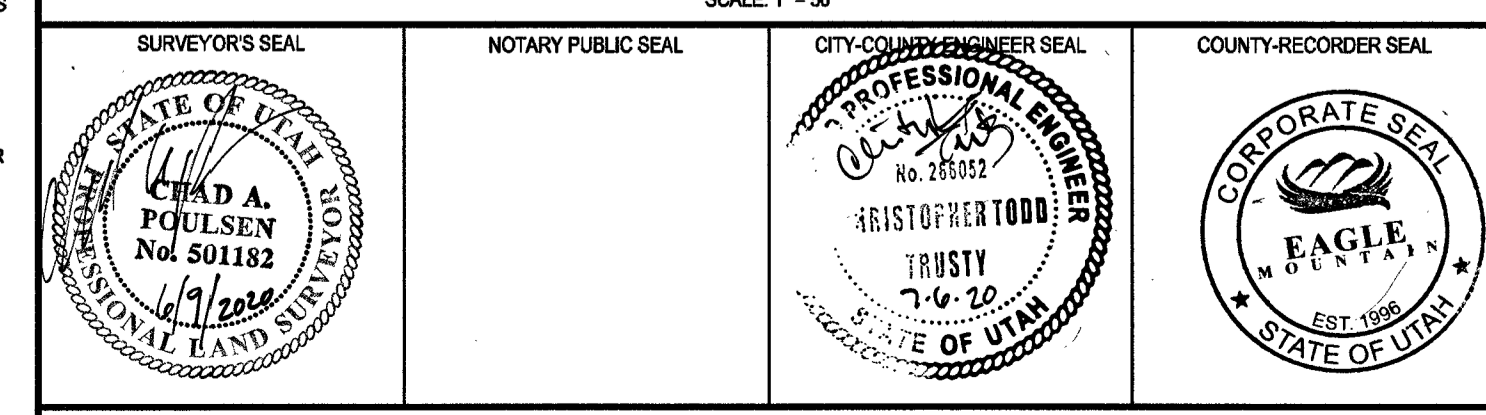
## EVANS RANCH

### SUBDIVISION

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 50'



#### TABULATIONS

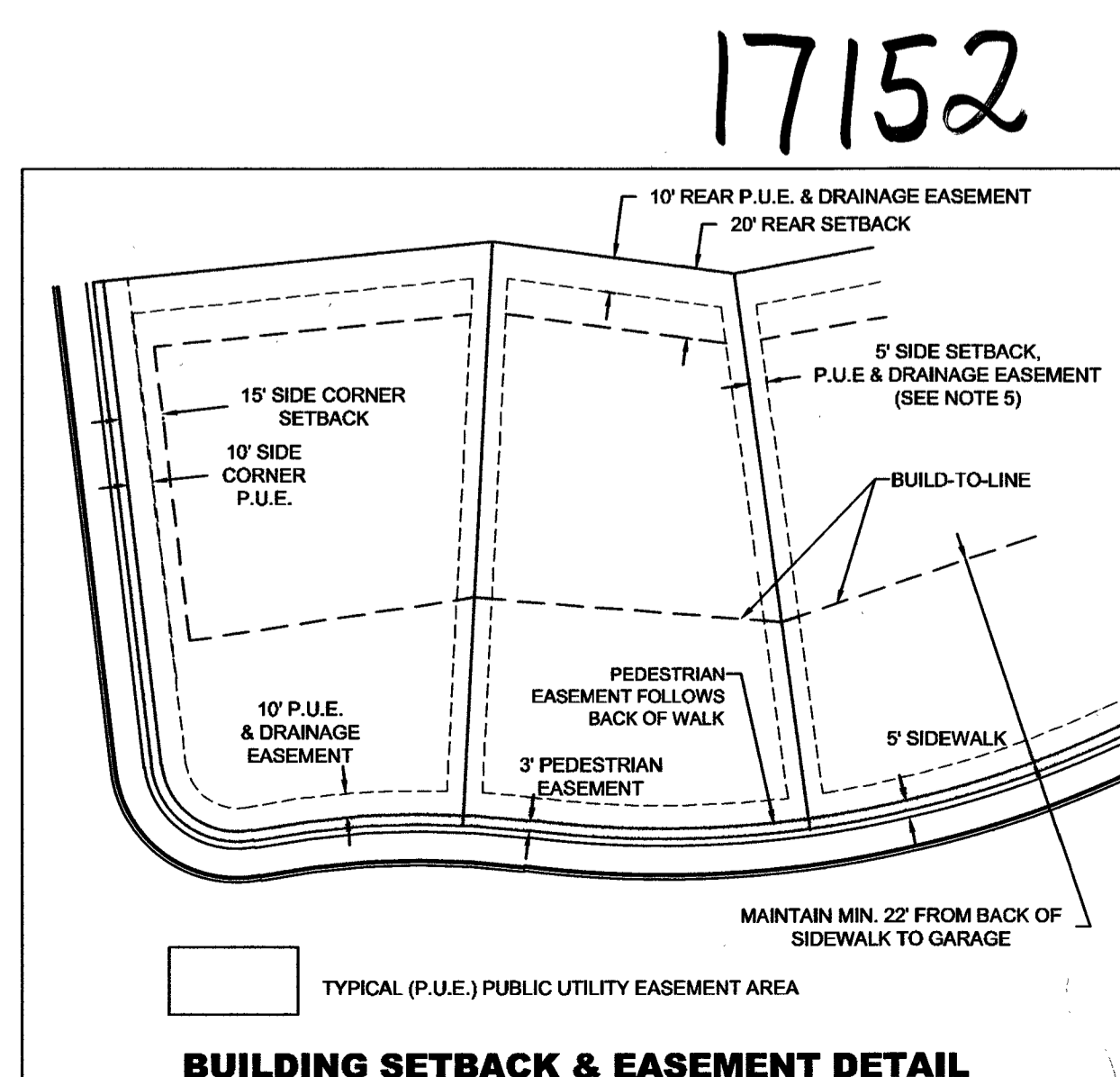
ZONE:	R, SFD/SFA
TOTAL AREA:	7.85 ACRES
TOTAL AREA IN LOTS:	5.63 ACRES
TOTAL COMMON AREA:	0.88 ACRES
ROW AREA:	1.35 ACRES
AVERAGE LOT SIZE:	11,329 SQ. FT.
LARGEST LOT SIZE:	13,752 SQ. FT.
SMALLEST LOT SIZE:	7,290 SQ. FT.
# OF LOTS:	25
DENSITY:	3.18 LOTS/ACRE
# OF PARCELS:	3

#### CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	58.00	92°58'04"	95.60	N20°47'43"W 85.48
C2	58.00	56°58'04"	58.66	N2°14'42"W 58.28
C3	59.00	0°04'16"	0.07	N25°39'27"E 0.07
C4	815.50	4°32'11"	64.57	N20°17'49"E 64.55
C5	868.50	2°17'00"	34.61	N21°25'29"E 34.61
C6	815.50	2°17'00"	32.50	N21°25'29"E 32.50
C7	500.00	17°21'02"	151.41	S19°06'38"E 150.84
C8	500.00	2°29'20"	21.72	S11°40'45"E 21.72
C9	500.00	6°11'24"	54.02	S18°01'07"E 53.99
C10	500.00	6°50'02"	59.64	S22°31'50"E 59.60
C11	500.00	1°50'18"	16.04	S28°51'59"E 16.04
C12	140.00	22°50'29"	55.81	N16°21'53"W 55.44
C13	140.00	7°34'19"	18.50	N23°59'58"W 18.49
C14	140.00	15°16'10"	37.31	N12°34'44"W 37.20
C15	273.50	4°38'47"	21.94	N33°12'36"W 21.93
C16	273.50	3°54'04"	18.62	N33°32'27"W 18.62
C17	661.50	58°04'24"	670.48	S6°28'17"E 642.14
C18	661.50	4°59'19"	57.59	S33°00'50"E 57.58
C19	661.50	5°56'58"	68.69	S27°32'42"E 68.66
C20	661.50	5°27'44"	63.06	S21°50'20"E 63.04
C21	661.50	4°07'52"	47.69	S17°02'33"E 47.68
C22	661.50	4°47'57"	55.41	S12°34'38"E 55.39
C23	661.50	3°48'03"	43.88	S8°16'38"E 43.88
C24	661.50	3°58'17"	45.85	S4°23'28"E 45.84
C25	661.50	4°42'33"	54.37	S0°03'03"E 54.36
C26	661.50	3°54'44"	45.17	S4°15'36"W 45.16
C27	661.50	3°34'40"	41.31	S8°00'18"W 41.30
C28	661.50	4°35'18"	52.98	S12°05'17"W 52.96
C29	661.50	5°03'34"	58.41	S16°54'44"W 58.39
C30	661.50	3°07'24"	36.06	S21°00'13"W 36.05
C31	326.50	3°54'04"	22.23	N33°32'27"W 22.23
C32	608.14	16°21'54"	173.70	S27°19'50"E 173.11
C33	608.14	7°16'13"	77.17	S22°47'00"E 77.11

#### CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C34	608.14	9°05'41"	96.53	S30°57'58"E 96.43
C35	55.00	75°40'12"	72.84	S18°40'50"W 67.47
C36	55.00	78°10'03"	75.04	S19°55'51"W 69.35
C37	55.00	2°29'51"	2.40	S57°45'57"W 2.40
C38	160.53	19°43'42"	55.27	N49°09'01"E 55.00
C39	160.53	11°35'01"	32.45	N33°29'40"E 32.40
C40	160.53	11°31'14"	32.28	N21°56'32"E 32.22
C41	160.53	12°35'11"	35.26	N9°53'20"E 35.19
C42	160.53	18°23'03"	51.51	N5°38'47"W 51.29
C43	160.53	14°16'48"	40.01	N21°55'43"W 39.91
C44	160.53	19°55'57"	55.89	N39°02'35"W 55.61
C45	160.53	9°25'22"	26.40	N63°43'45"W 26.37
C46	160.53	11°27'18"	329.08	N0°17'13"E 274.41
C47	119.53	124°12'36"	259.13	N0°17'13"E 211.28
C48	16.00	109°00'40"	30.44	S63°40'35"W 26.05
C49	608.50	17°46'04"	188.70	S0°17'13"W 187.94
C50	16.00	109°00'40"	30.44	S63°06'09"E 26.05
C51	55.00	73°30'00"	70.55	S21°41'28"E 65.82
C52	55.00	4°38'52"	4.46	S17°29'00"W 4.46
C53	608.50	2°50'24"	30.16	S21°08'43"W 30.16
C54	55.00	78°05'11"	75.02	S19°22'00"E 69.34
C55	300.00	3°54'04"	20.43	N33°32'27"W 20.42
C56	635.00	58°04'24"	643.62	S6°28'17"E 616.42
C57	635.00	23°01'54"	255.26	S23°59'32"E 253.54
C58	635.00	25°31'38"	282.91	S0°17'13"W 280.58
C59	635.00	9°30'53"	105.45	S17°48'28"W 105.33
C60	842.00	2°17'00"	33.55	S12°25'25"E 33.55
C61	140.03	154°28'22"	377.53	N0°17'13"E 273.14
C62	790.50	4°14'28"	58.51	N20°26'42"E 58.49
C63	893.50	2°32'39"	39.88	N21°17'35"E 39.67
C64	896.50	2°59'01"	35.75	S21°04'24"W 35.74
C65	248.50	1°32'48"	6.71	N34°44'05"W 6.71



#### DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR AGENDMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-6532.

APPROVED THIS 10 DAY OF June, 2020  
 BY: *Christy Eldridge*  
 TITLE: *Public Utility Specialist*

#### DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS PLAN ON FILE WITH THE UTAH COUNTY RECORDER AS PLAT NO. 17ABFF.

#### ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS (OR OPERATORS) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
 2. PURSUANT TO UTAH CODE ANN § 17-21A-60(4)(C)(V) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE RUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROVED THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
 (1) A RECORDED EASEMENT OR RIGHT-OF-WAY  
 (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
 (3) TITLE 54, CHAPTER 04, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR  
 (4) ANY OTHER PROVISION OF LAW



WEST 1/4 CORNER SECTION 28, T5S, R1W, SLB&M (1890 UTAH COUNTY MONUMENT)  
 SOUTHWEST CORNER SECTION 28, T5S, R1W, SLB&M (2008 UTAH COUNTY MONUMENT)

SECTION LINE - NORTH 37°35'E 779.49  
 SECTION LINE - NORTH 37°35'E 2844.20  
 BASIS OF BEARING: SECTION LINE - NORTH 37°35'E 2844.20

32 33