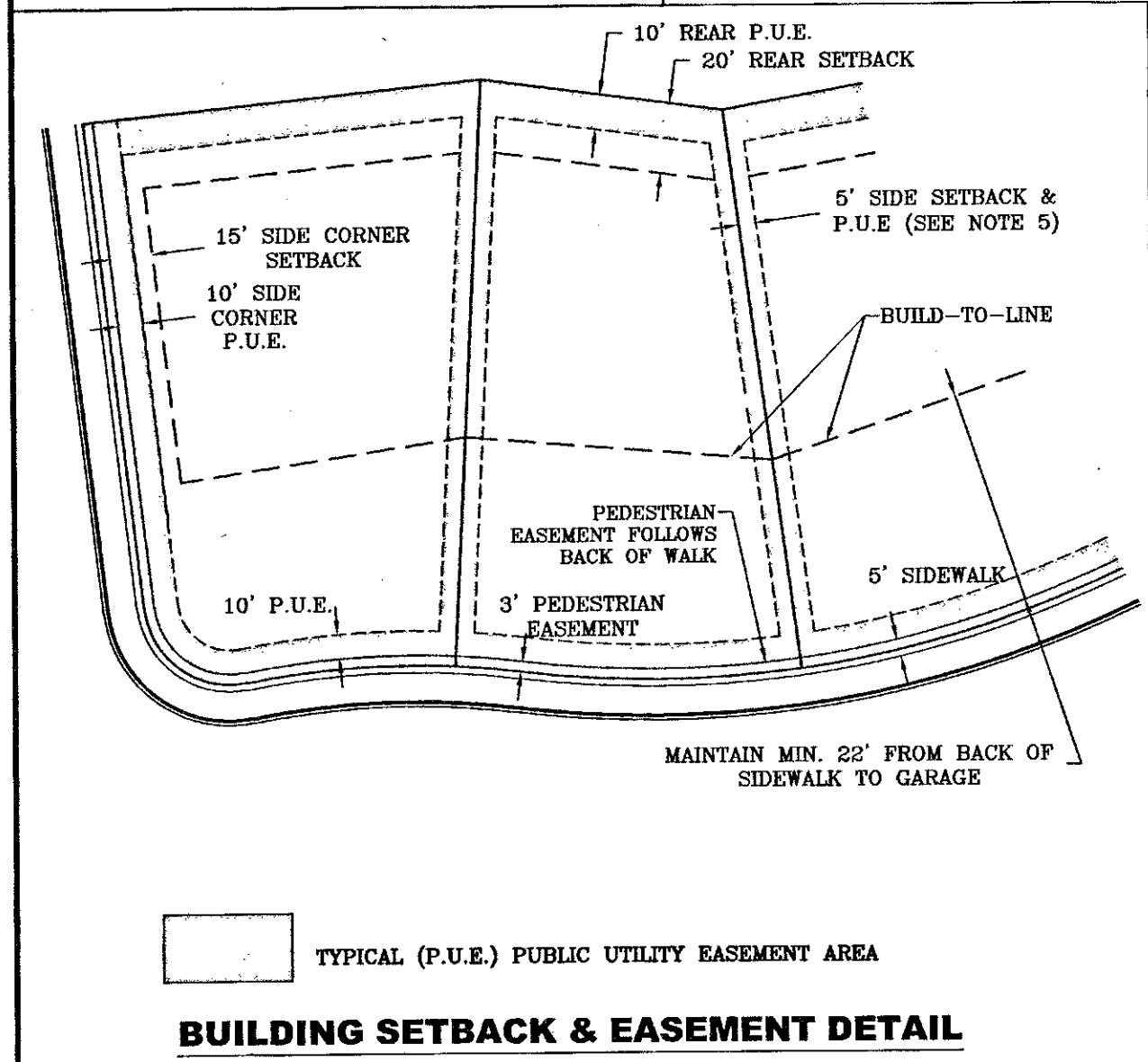
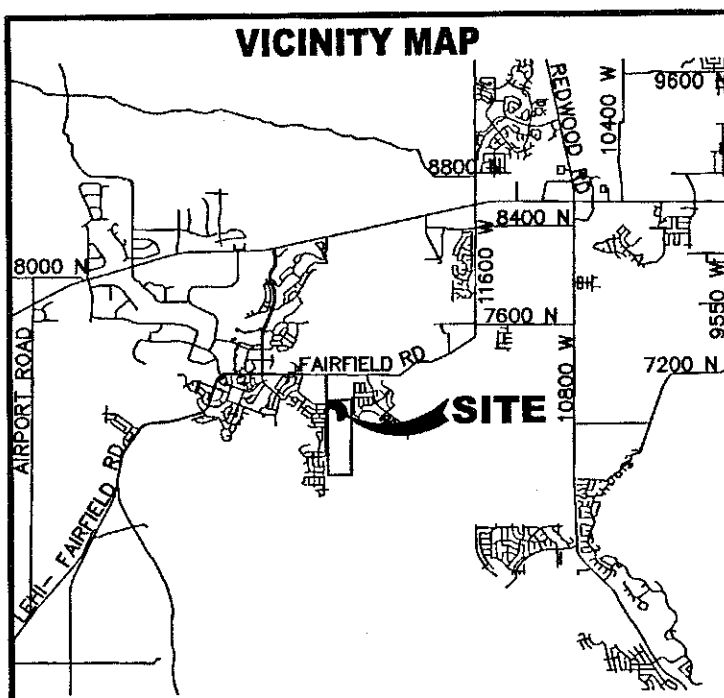


EVANS RANCH

PLAT "D"

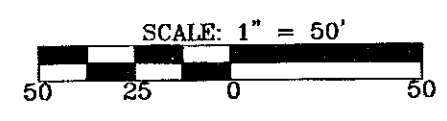
A PORTION OF THE WEST HALF OF SECTION 28, T5S, R1W SLB&M



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	246.50	40°09'35"	172.08	S40°53'06"E 188.58
C2	192.50	18°08'30"	60.95	S65°23'55"E 60.70
C3	15.00	81°03'37"	21.22	N20°28'05"W 19.50
C4	447.50	1°08'15"	8.62	N20°38'51"E 8.62
C5	500.50	1°04'35"	9.40	N20°39'41"E 9.40
C6	486.50	1°39'34"	14.09	S77°28'06"E 14.09
C7	486.50	58°50'58"	499.69	N73°58'12"E 478.01
C8	486.50	60°59'07"	461.42	N75°02'17"E 439.94
C9	211.50	1°52'02"	6.89	S45°28'44"W 6.89
C10	1158.50	81°43'23"	228.07	S85°24'25"W 207.39
C11	211.50	87°49'21"	324.19	N89°40'34"W 293.37
C12	211.50	5°28'09"	20.07	N48°28'58"W 20.06
C13	211.50	12°47'10"	47.20	N67°36'38"W 47.10
C14	211.50	13°20'09"	49.23	N70°39'17"W 49.12
C15	211.50	11°49'22"	43.64	N63°14'02"W 43.57
C16	211.50	12°47'10"	47.22	S84°27'29"W 47.13
C17	211.50	14°27'16"	53.38	S70°50'03"W 53.22
C18	211.50	17°11'40"	63.47	S55°00'35"W 63.23
C19	433.50	10°00'19"	75.70	N49°32'53"E 76.60
C20	433.50	10°56'40"	82.81	N60°01'22"E 82.68
C21	433.50	11°16'07"	85.26	N71°07'46"E 85.12
C22	433.50	10°59'33"	83.17	N82°15'36"E 83.04
C23	433.50	11°02'50"	83.58	S86°43'13"E 83.45
C24	433.50	6°43'39"	50.90	S77°49'59"E 50.87
C25	486.50	12°18'38"	104.53	S84°25'12"E 104.33

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C27	486.50	7°23'48"	62.81	N65°43'35"E 62.76
C28	486.50	5°42'36"	48.48	N79°10'23"E 48.46
C29	486.50	5°48'05"	48.98	N73°28'03"E 48.96
C30	486.50	5°28'22"	46.47	N67°48'49"E 46.45
C31	486.50	6°34'39"	55.85	N61°47'19"E 55.82
C32	486.50	6°00'07"	50.98	N56°29'56"E 50.94
C33	486.50	5°47'33"	49.18	N49°38'06"E 49.16
C34	486.50	2°09'37"	18.34	N45°37'32"E 18.34
C35	158.50	9°52'52"	27.33	S49°29'09"W 27.30
C36	158.50	35°02'02"	96.92	S71°56'36"W 95.41
C37	158.50	36°48'29"	101.82	N72°08'08"W 100.08
C38	245.50	21°31'05"	92.20	S50°12'20"E 91.66
C39	245.50	18°38'30"	79.88	S30°07'33"E 79.52
C40	219.00	53°39'52"	205.12	N47°38'14"W 197.70
C41	460.00	60°59'07"	489.82	S75°02'17"W 466.83
C42	185.00	89°41'23"	289.60	S89°23'25"W 280.92
C43	474.00	1°19'54"	11.02	N20°32'01"E 11.02
C44	15.00	83°16'18"	21.80	S61°45'32"W 19.93
C45	70.00	16°53'52"	20.64	N18°22'03"W 20.57
C46	70.00	23°27'10"	28.65	N38°32'34"W 28.45
C47	219.00	49°19'38"	188.54	S45°28'07"E 182.77
C48	219.00	4°20'13"	16.58	S72°18'03"E 16.57
C49	159.04	14°34'13"	40.44	S68°39'43"E 40.34

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S44°32'43"W	13.16
L2	N44°32'43"E	25.31
L3	N44°32'43"E	12.16
L4	S74°28'09"E	3.19
L5	N74°28'09"W	3.19
L6	S44°32'43"W	25.31
L7	S66°24'57"E	49.77
L8	S28°37'28"W	15.25



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 SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT POINT LOCATED S0°37'03"W ALONG THE SECTION LINE 297.55 FEET AND EAST 100.83 FEET FROM THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N21°56'47"E 152.82 FEET; THENCE N61°20'11"E 12.45 FEET; THENCE ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE TO THE RIGHT 21.74 FEET THROUGH A CENTRAL ANGLE OF 77°51'52" (CHORD: S54°14'4" 20.11 FEET); THENCE N69°11'42"E 53.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 192.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N69°11'42"E) 119.35 FEET THROUGH A CENTRAL ANGLE OF 35°31'22" (CHORD: S38°33'59"E 117.45 FEET); THENCE N28°37'28"E 135.86 FEET; THENCE N2°12'14"W 56.96 FEET; THENCE N62°42'22"E 124.57 FEET; THENCE N76°56'02"E 268.32 FEET; THENCE S34°06'45"E 204.51 FEET; THENCE N49°41'54"E 188.16 FEET; THENCE N74°59'35"E 198.13 FEET; THENCE S45°28'09"E 163.47 FEET; THENCE S44°14'06"W 53.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 158.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S44°14'06"W) 22.04 FEET THROUGH A CENTRAL ANGLE OF 7°58'00" (CHORD: N49°44'54"W 22.02 FEET); THENCE S30°07'33"E 235.14 FEET; THENCE S77°07'41"W 380.23 FEET; THENCE S56°39'01"W 82.11 FEET; THENCE S51°34'39"W 20.00 FEET; THENCE N38°23'47"E 206.23 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 500.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N68°28'29"W) 2.85 FEET THROUGH A CENTRAL ANGLE OF 0°19'33" (CHORD: N21°21'44"E 2.85 FEET); THENCE N68°48'02"W 53.00 FEET; THENCE S83°07'08"W 177.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 70.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S80°04'53"W) 48.29 FEET THROUGH A CENTRAL ANGLE OF 40°21'03" (CHORD: N30°05'38"W 48.29 FEET); TO THE POINT OF BEGINNING.
CONTAINS: ±9.82 ACRES

DATE: MAY 31, 2016
SURVEYOR: Chad A. Poulsen

OWNERS DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, 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 OPEN SPACES, 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.

OWNER(S): Evans Ranch, LLC
AUTHORIZED SIGNATURE(S): [Signature]
DATE: 6/19/16
BY: Dai Mangos, LLC
BY: Nathan Shipman, manager

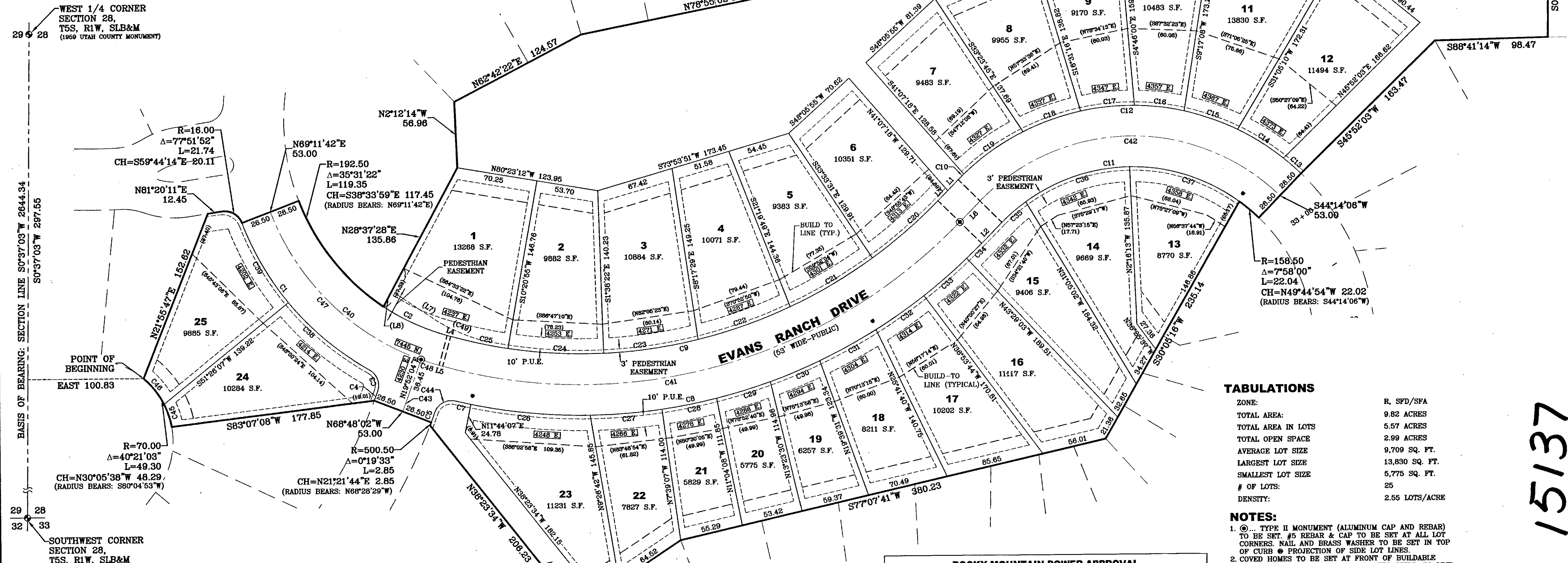
ACKNOWLEDGEMENT
STATE OF UTAH, COUNTY OF SALT LAKE, ON THE 31st DAY OF June, A.D. 2016, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES 11-19-2016
MINDY DANSIE, Notary Public - State of Utah, Commission 660677, Commission Expires 11-19-2016

ACCEPTANCE BY LEGISLATIVE BODY
THE City Council of Eagle Mountain, 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 THIS 3rd DAY OF July, A.D. 2016.
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]

EVANS RANCH
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 50'

SEALS: SURVEYOR'S SEAL (Chad A. Poulsen), NOTARY PUBLIC SEAL (Mindy Dansie), CITY-COUNTY ENGINEER SEAL (Christophor Todd), COUNTY-RECORDER SEAL (Eagle Mountain).



QUESTAR APPROVAL
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSURANCE OR WARRANTY OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-369-8638.
APPROVED THIS 2nd DAY OF June, 2016
QUESTAR GAS COMPANY
BY: [Signature]
TITLE: [Signature]

PARCEL "B"
DEDICATED TO EVANS RANCH HOME OWNERS ASSOCIATION
1099 W. SOUTH JORDAN PARKWAY, JORDAN, UTAH 84095, 4,232-S.F.
S56°33'01"W 88.11
S51°34'39"W 20.00

ROCKY MOUNTAIN POWER APPROVAL
1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27a-403(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE FUR AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES 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 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW.
APPROVED: [Signature] DATE: 6-2-16
ROCKY MOUNTAIN POWER

TABULATIONS

ZONE:	R, SFD/SPA
TOTAL AREA:	9.82 ACRES
TOTAL AREA IN LOTS:	5.57 ACRES
TOTAL OPEN SPACE:	2.89 ACRES
AVERAGE LOT SIZE:	9,709 SQ. FT.
LARGEST LOT SIZE:	13,830 SQ. FT.
SMALLEST LOT SIZE:	5,775 SQ. FT.
# OF LOTS:	25
DENSITY:	2.55 LOTS/ACRE

NOTES:
1. (C) 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.
2. COVERED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE DESIGNATED BUILD-TO-LINE.
3. PEDESTRIAN EASEMENT BEGINS AT THE RIGHT OF WAY LINE AND EXTENDS TO WITHIN 20' OFFSET OF BUILD-TO-LINE.
4. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
5. SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
6. ALL OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY OR EVANS RANCH HOME OWNERS ASSOCIATION, TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.

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