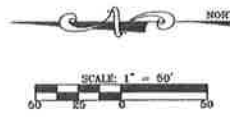
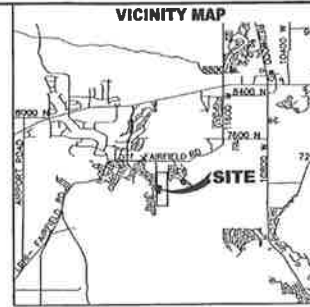


# EVANS RANCH

## PLAT "E-1"

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

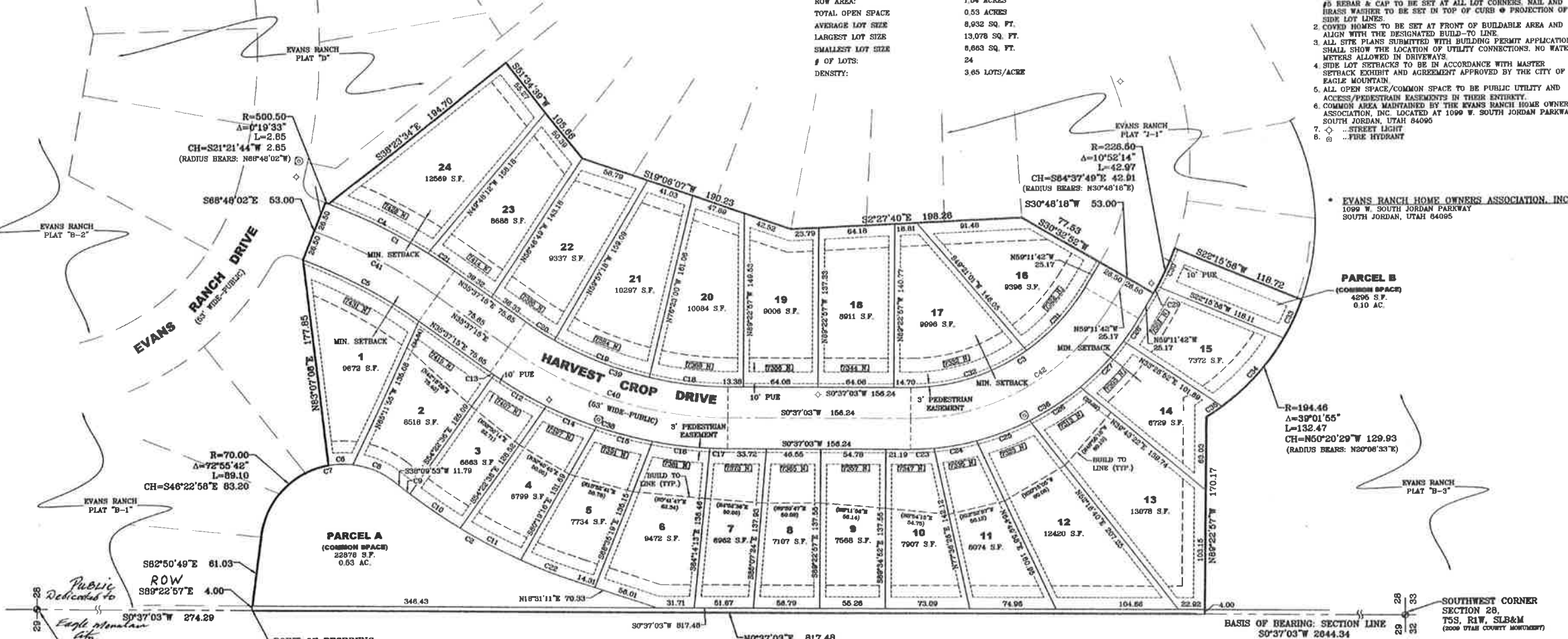


### TABULATIONS

ZONE:	R, SPD/SPA
TOTAL AREA:	6.58 ACRES
TOTAL AREA IN LOTS:	4.92 ACRES
ROW AREA:	1.04 ACRES
TOTAL OPEN SPACE:	0.53 ACRES
AVERAGE LOT SIZE:	8,932 SQ. FT.
LARGEST LOT SIZE:	13,078 SQ. FT.
SMALLEST LOT SIZE:	8,683 SQ. FT.
# OF LOTS:	24
DENSITY:	3.65 LOTS/ACRE

### NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REDAN) TO BE SET, REPAIR & CAP TO BE SET AT ALL LOT CORNERS, HALL AND BRASS WASTERS TO BE SET IN TOP OF CURB & PROJECTION OF SIDE LOT LINES.
- COVERED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE DESIGNATED BUILD-TO LINE.
- ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS, NO WATER METERS ALLOWED IN DRIVEWAYS.
- SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
- ALL OPEN SPACE/Common Space TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
- COMMON AREA MAINTAINED BY THE EVANS RANCH HOME OWNERS ASSOCIATION, INC. LOCATED AT 1099 W. SOUTH JORDAN PARKWAY, SOUTH JORDAN, UTAH 84095.
- ...STREET LIGHT
- ...FIRE HYDRANT



Public Dedicated to Eagle Mountain City  
WEST 1/4 CORNER SECTION 28, T5S, R1W, SLB&M (1800 UTAH COUNTY MONUMENT)

EVANS RANCH HOME OWNERS ASSOCIATION, INC.  
1099 W. SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UTAH 84095

PARCEL B (COMMON SPACE)  
4296 S.F.  
0.10 AC.

R=194.46  
A=39°01'55"  
L=132.47  
CH=N60°20'29"W 129.93  
(RADIUS BEARS: N20°06'33"E)

SOUTHWEST CORNER SECTION 28, T5S, R1W, SLB&M (1800 UTAH COUNTY MONUMENT)

### 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 56, 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 17-5-17, 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 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT LOCATED S03°37'03"W ALONG THE SECTION LINE 274.29 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN, THENCE S88°22'57"E 4.00 FEET; THENCE S82°50'49"E 61.03 FEET; THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT 69.10 FEET THROUGH A CENTRAL ANGLE OF 72°55'42" (CHORD: S46°22'58"E 83.20 FEET); THENCE N63°07'08"E 177.85 FEET; THENCE S66°46'02"E 53.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 500.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N64°04'02"W 2.85 FEET) THROUGH A CENTRAL ANGLE OF 01°13'33" (CHORD: S21°21'44"W 2.85 FEET); THENCE S38°23'34"E 194.70 FEET; THENCE S51°34'39"W 105.66 FEET; THENCE S19°06'07"W 190.23 FEET; THENCE S2°27'40"E 199.26 FEET; THENCE S30°32'52"W 77.53 FEET; THENCE S30°48'16"W 53.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 226.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N30°48'16"E) 42.97 FEET THROUGH A CENTRAL ANGLE OF 107°21'14" (CHORD: S84°37'49"E 42.91 FEET); THENCE S22°15'58"W 110.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 194.46 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N20°06'33"E) 132.47 FEET THROUGH A CENTRAL ANGLE OF 39°01'55" (CHORD: N50°20'29"W 129.93 FEET); THENCE N82°22'57"W 170.17 FEET TO THE WEST LINE OF SAID SECTION 28; THENCE N03°37'03"E ALONG THE SECTION LINE 817.48 FEET TO THE POINT OF BEGINNING.

April 9, 2019 DATE  
Chad A. Poulsen SURVEYOR (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 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):  
PRINTED NAME OF OWNER: Evans Ranch LLC, A Utah Limited Liability Company  
AUTHORIZED SIGNATURE(S): [Signature]  
NOTARY ADDRESS: Salt Lake City, Utah

### ACKNOWLEDGEMENT

STATE OF UTAH S.S.  
COUNTY OF SALT LAKE  
ON THE 11th DAY OF April A.D. 2019, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWING TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.  
MY COMMISSION EXPIRES: 4.12.22  
Salt Lake City, Utah  
NOTARY ADDRESS: [Signature]  
KATELYN MICKELSEN  
NOTARY PUBLIC - STATE OF UTAH  
My Commission Expires April 12, 2022  
COMMISSION #15063-0000

### ACCEPTANCE BY LEGISLATIVE BODY

THE City Council of Eagle Mountain City, 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 11th DAY OF April, A.D. 2019.  
APPROVED BY MAYOR: [Signature]  
APPROVED BY CITY ATTORNEY: [Signature]  
APPROVED: [Signature]  
ATTEST: [Signature]  
ENGINEER: [Signature]  
CHECK-RECORDER: [Signature]

### PLAT "E-1"

# EVANS RANCH

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

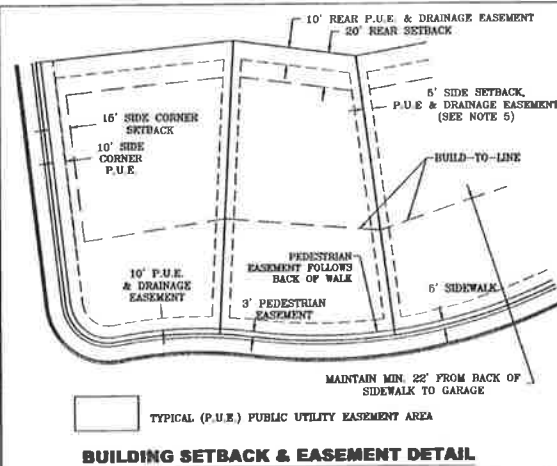
SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, State of Utah

CITY-COUNTY ENGINEER SEAL: CHRISTOPHER HODD, No. 351002, State of Utah

COUNTY-RECORDER SEAL: EAGLE MOUNTAIN, UTAH

PLAT "E-1" SUBDIVISION

CURVE TABLE				CURVE TABLE				CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	500.50	14°25'18"	125.90	N22°24'37"E 125.94	C17	358.50	2°32'09"	15.78	S1°53'09"W 15.78	C33	194.46	10°42'40"	36.35	S84°30'07"E 36.30
C2	500.00	10°38'42"	171.43	S28°20'32"W 170.60	C18	303.50	12°59'57"	68.88	S7°07'01"W 68.71	C34	194.46	23°26'42"	79.57	S47°26'28"E 79.02
C3	173.50	69°46'40"	181.12	S29°17'20"E 173.01	C19	303.50	10°25'41"	87.03	S21°49'51"W 86.72	C35	194.46	4°52'33"	16.55	S33°15'48"E 16.54
C4	500.50	10°56'04"	95.57	N22°59'03"E 95.23	C20	303.50	8°34'34"	29.54	S32°49'58"W 29.53	C36	226.50	59°48'45"	236.45	S29°17'20"E 226.66
C5	447.50	14°20'30"	112.64	N28°24'37"E 112.34	C21	600.50	3°10'41"	87.78	N34°01'55"E 87.78	C37	358.50	35°00'12"	217.79	S18°07'09"W 214.42
C6	70.00	17°07'29"	20.92	N1°21'22"W 20.84	C22	500.00	8°08'08"	63.54	S21°35'14"W 63.61	C38	303.50	35°00'12"	185.42	S18°07'09"W 182.55
C7	70.00	123°00'42"	147.84	N22°20'26"W 121.88	C23	226.50	6°09'47"	20.41	S1°57'51"E 20.40	C39	330.00	35°00'12"	201.60	S18°07'09"W 198.48
C8	70.00	30°57'31"	37.82	N22°41'07"E 37.36	C24	226.50	9°29'55"	37.56	S9°17'41"E 37.51	C40	474.00	14°28'17"	119.31	N28°24'37"E 118.99
C9	600.00	0°41'28"	6.03	S9°49'10"W 6.03	C25	226.50	12°30'46"	49.48	S20°18'02"E 49.37	C41	200.00	59°48'45"	208.79	S29°17'20"E 199.43
C10	500.00	8°02'06"	52.68	S34°27'24"W 52.64	C26	226.50	13°07'08"	51.86	S33°06'58"E 51.75					
C11	500.00	8°47'04"	59.21	S28°02'50"W 59.17	C27	226.50	13°37'06"	53.83	S46°29'06"E 53.71					
C12	358.50	8°29'49"	52.87	S30°44'30"W 52.82	C28	226.50	6°54'06"	23.33	S56°14'40"E 23.32					
C13	358.50	0°37'51"	3.92	S36°18'20"W 3.92	C29	226.50	1°41'08"	6.66	S80°02'16"E 6.66					
C14	358.50	7°26'33"	44.20	S22°48'49"W 44.17	C30	226.50	9°11'08"	36.31	S65°28'23"E 36.27					
C15	358.50	7°54'31"	49.21	S18°06'47"W 49.17	C31	173.50	24°28'59"	74.04	S46°58'13"E 73.48					
C16	358.50	8°00'18"	49.81	S7°09'22"W 49.77	C32	173.50	35°21'48"	107.08	S17°03'50"E 105.99					



**DOMINION ENERGY APPROVAL**  
DOMINION ENERGY APPROVES THIS 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 ASSURANCE OR WAIVER OF ANY OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS 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 1-800-366-8632.  
APPROVED THIS 11th DAY OF April 2019  
DOMINION ENERGY: [Signature]

**ROCKY MOUNTAIN POWER APPROVAL**  
1. PURSUANT TO UTAH CODE ANNS § 54-3-17 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DOWNS DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANNS § 17-27a-604(4)(C)(D) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS PROVIDED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT FUTURE POWER 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 LICENSED EASEMENT OR RIGHT-OF-WAY  
(2) THE LAW APPLICABLE TO PRESERVATIVE RIGHTS  
(3) UTAH STATE CODE, CHAPTER 6A, ENACTED TO ENHANCED UTILITY FACILITIES, OR  
(4) ANY OTHER PROVISION OF LAW  
APPROVED: [Signature] 4/10/19  
ROCKY MOUNTAIN POWER: [Signature]

**DIRECT COMMUNICATIONS APPROVAL**  
DIRECT COMMUNICATIONS CEMAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE FRENCHIES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEMAR VALLEY P.C. UTAH NO. 4748767.  
APPROVED: [Signature] 4/10/19  
DIRECT COMMUNICATIONS: [Signature]



SEC. 28 - S-1W 70-03P