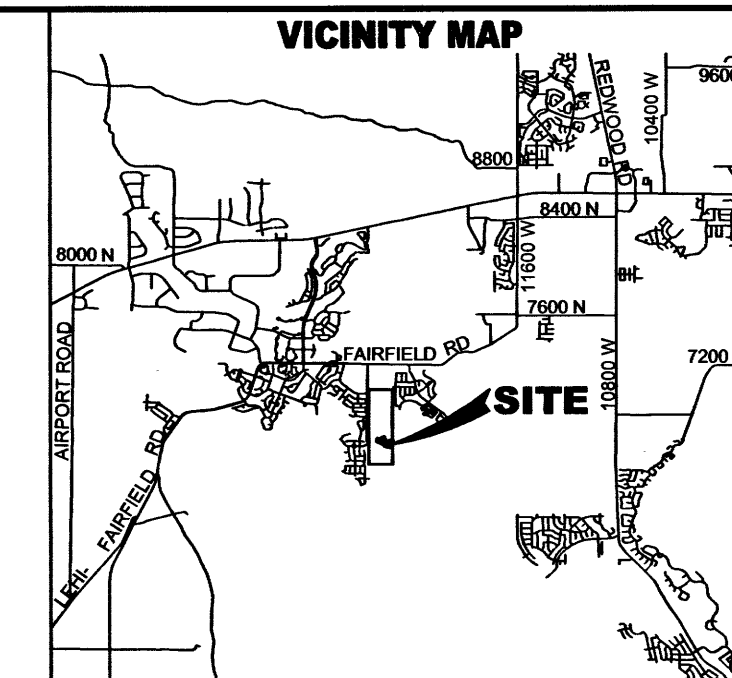


EVANS RANCH

PLAT "F-1"

A PORTION OF THE SOUTHWEST 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 OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 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 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED N0°37'03"E ALONG THE SECTION LINE 978.13 FEET AND EAST 742.91 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 463.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 294.23 FEET (RADIUS BEARS: N75°34'04"W) THROUGH A CENTRAL ANGLE OF 36°22'16" (CHORD: N3°45'11"W 289.31 FEET); THENCE N64°12'19"E 53.11 FEET; THENCE N67°39'54"E 134.18 FEET; THENCE S10°49'19"E 221.01 FEET; THENCE S83°50'18"E 149.42 FEET; THENCE N0°34'02"E 66.87 FEET; THENCE S89°25'58"E 100.00 FEET; THENCE N52°23'18"E 67.42 FEET; THENCE S89°25'58"E 100.00 FEET; THENCE S0°34'02"W 463.61 FEET; THENCE N89°25'58"W 69.32 FEET; THENCE ALONG THE ARC OF A 890.10 FOOT RADIUS CURVE TO THE RIGHT 366.02 FEET THROUGH A CENTRAL ANGLE OF 23°33'39" (CHORD: N77°39'08"W 363.45 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.87 FEET THROUGH A CENTRAL ANGLE OF 87°22'19" (CHORD: S70°28'32"W 20.72 FEET); THENCE N53°45'22"E 16.51 FEET; THENCE N28°45'22"E 52.81 FEET; THENCE N67°05'03"E 31.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 820.10 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 119.72 FEET (RADIUS BEARS: N26°05'03"E) THROUGH A CENTRAL ANGLE OF 82°21'52" (CHORD: N59°44'01"W 119.62 FEET); THENCE ALONG THE ARC OF A 1047.00 FOOT RADIUS CURVE TO THE LEFT 6.11 FEET THROUGH A CENTRAL ANGLE OF 0°20'04" (CHORD: N55°43'07"W 6.11 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 19.30 FEET THROUGH A CENTRAL ANGLE OF 73°44'11" (CHORD: N19°01'03"W 18.00 FEET); THENCE ALONG THE ARC OF A 516.50 FOOT RADIUS CURVE TO THE LEFT 30.84 FEET THROUGH A CENTRAL ANGLE OF 3°25'17" (CHORD: N16°08'23"E 30.84 FEET); THENCE N75°35'59"W 53.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.44 ACRES

DATE: May 12, 2017

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 CAPTIONED THE LAND DESCRIBED ON THIS PLAT AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESERVATION, RESTRICTION OR 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
 BY: DAI Mahapatra, Manager
 ALPINE SCHOOL DISTRICT
 BY: ROBERT W. SMITH - ASST SUT / CFO

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
 S.S. COUNTY OF UTAH
 ON THIS 12th DAY OF May, A.D. 2017, PERSONALLY APPEARED BEFORE ME Nathan Shipp, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Manager of Mar. of Evans Ranch, LLC, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MINDY DANSIE
 NOTARY PUBLIC STATE OF UTAH
 My Comm. Exp. 11-19-2020
 Commission # 691627

ACKNOWLEDGEMENT

STATE OF UTAH
 S.S. COUNTY OF UTAH
 ON THIS 22nd DAY OF May, A.D. 2017, ROBERT W. SMITH, 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 ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MINDY DANSIE
 NOTARY PUBLIC STATE OF UTAH
 My Comm. Exp. 11-19-2020
 Commission # 691627

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 12th DAY OF May, A.D. 2017.

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

PLAT "F-1"

EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN

UTAH COUNTY, UTAH

SCALE: 1" = 50'

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, 5/12/17

NOTARY PUBLIC SEAL: MINDY DANSIE, No. 691627, 11-19-2020

CITY-COUNTY ENGINEER SEAL: TRUSTY, No. 13, 11-19-2020

COUNTY RECORDER SEAL: JEFFERY SMITH, No. 5574, 2017 Jun 14 4:20 pm FEE 50.00 BY DA

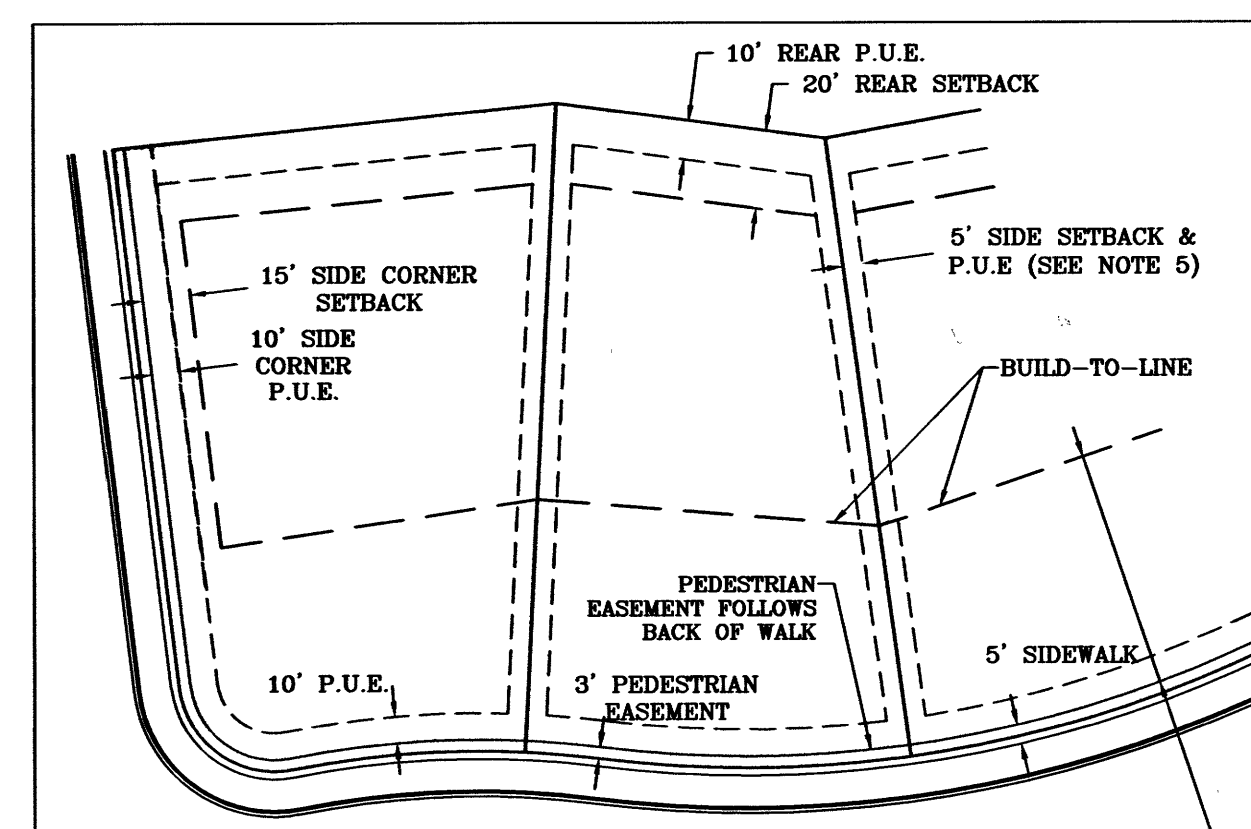
NOTES:

- 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.
- 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 DEDICATED TO EAGLE MOUNTAIN CITY OR EVANS RANCH HOME OWNERS ASSOCIATION, TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
- STREET LIGHT
- FIRE HYDRANT
- A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. UW-7837, EFFECTIVE DATE: MAY 2, 2017, WAS USED IN THE PREPARATION OF THIS PLAT AND THE CONSULTING ENGINEERS AND SURVEYORS, INC. IS NOT ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.

EVANS RANCH HOME OWNERS ASSOCIATION, INC.
 1089 W. SOUTH JORDAN PARKWAY
 SOUTH JORDAN, UTAH 84095

TABULATIONS

ZONE:	R. SFD/SFA
TOTAL AREA:	5.44 ACRES
TOTAL AREA IN LOTS:	3.52 ACRES
AVERAGE LOT SIZE:	7,670 SQ. FT.
LARGEST LOT SIZE:	13,054 SQ. FT.
SMALLEST LOT SIZE:	6,217 SQ. FT.
# OF LOTS:	20
DENSITY:	3.68 LOTS/ACRE



MAINTAIN MIN. 22' FROM BACK OF SIDEWALK TO GARAGE

TYPICAL (P.U.E.) PUBLIC UTILITY EASEMENT AREA

BUILDING SETBACK & EASEMENT DETAIL

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 ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TIES 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 1-800-366-5552.

APPROVED THIS 15th DAY OF May, 2017
 QUESTAR GAS COMPANY
 BY: [Signature]
 TITLE: [Signature]

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-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROPRIATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRESENT 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] 5-18-17
 ROCKY MOUNTAIN POWER
 DATE: 5/18/17

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 CEDAR VALLEY P.S.C. UTAH NO. 1 BARRIF.

APPROVED: [Signature] 5/18/17
 DIRECT COMMUNICATIONS
 DATE: 5/18/17

WEST 1/4 CORNER SECTION 28, T5S, R1W, SLB&M (1899 UTAH COUNTY MONUMENT)

29-28

BASIS OF BEARING: SECTION LINE-N0°37'03"E 2644.34

NO°37'03"E 978.13

SOUTHWEST CORNER SECTION 28, T5S, R1W, SLB&M (2009 UTAH COUNTY MONUMENT)

29-28

32-33

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH
C1	283.40	1°45'42"	74.09	N8°03'24"E	73.88	C19	720.10	2°43'14"	34.19	S86°15'44"E	34.19	C36	341.67	1°30'04"	77.93
C2	230.40	1°43'50"	63.28	N8°25'57"E	63.06	C20	394.67	4°53'32"	33.70	S89°04'08"E	33.69	C37	341.67	1°38'48"	9.82
C3	230.40	1°48'53"	7.30	N1°28'29"E	7.30	C21	394.67	11°13'37"	77.33	S77°07'41"E	77.21	C38	667.10	4°51'27"	56.56
C4	230.40	1°35'45"	55.96	N9°20'24"E	55.82	C22	394.67	5°06'34"	35.20	S85°17'46"E	35.18	C39	667.10	4°20'45"	50.80
C5	283.40	1°14'54"	58.52	N9°37'48"E	58.42	C23	40.00	38°06'32"	26.60	N68°47'47"W	26.12	C40	228.50	3°37'05"	14.30
C6	283.40	3°08'49"	15.57	N2°08'27"E	15.56	C24	50.00	28°14'17"	22.90	S82°51'40"E	22.70	C41	228.50	18°00'01"	71.16
C7	820.10	8°08'54"	116.15	S85°22'31"E	116.06	C25	50.00	42°59'15"	37.51	N82°31'34"E	36.84	C42	228.50	21°37'06"	85.46
C8	820.10	4°54'05"	70.16	S78°52'01"E	70.13	C26	50.00	48°49'30"	42.61	N38°37'11"E	41.33	C43	667.10	9°12'12"	107.16
C9	820.10	6°50'28"	97.92	S72°59'45"E	97.86	C27	50.00	40°15'12"	35.13	N7°55'10"W	34.41	C44	341.67	21°42'29"	128.45
C10	820.10	4°37'31"	66.20	S81°36'21"E	66.19	C28	720.10	9°12'12"	115.67	S82°01'14"E	115.54	C45	15.00	81°01'08"	21.21
C11	820.10	3°43'30"	53.32	S57°24'51"E	53.31	C29	394.67	21°13'43"	146.23	S77°14'12"E	146.39	C46	516.50	6°00'29"	54.16
C12	15.00	73°44'11"	19.30	S19°01'03"E	18.00	C30	50.00	158°18'14"	138.15	N51°06'21"E	98.21	C47	516.50	6°08'10"	55.01
C13	516.50	6°52'13"	61.93	N14°24'56"E	61.90	C31	40.00	8°54'59"	6.22	S11°05'16"W	6.22	C48	516.50	8°08'10"	55.01
C14	173.50	1°51'28"	23.35	S58°20'52"E	23.35	C32	30.00	75°22'18"	39.46	N53°59'01"E	36.68	C49	516.50	6°08'10"	55.01
C15	173.50	1°51'28"	23.35	S58°20'52"E	23.35	C33	30.00	75°22'18"	39.46	N53°59'01"E	36.68	C50	516.50	24°19'00"	219.21
C16	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C34	30.00	75°22'18"	39.46	N53°59'01"E	36.68	C51	851.60	25°31'01"	379.26
C17	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C35	341.67	6°59'37"	41.70	S84°50'01"E	41.68	C52	490.09	36°34'18"	312.82
C18	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C36	341.67	6°59'37"	41.70	S84°50'01"E	41.68	C53	200.00	28°12'38"	91.49
C19	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C37	341.67	6°59'37"	41.70	S84°50'01"E	41.68	C54	693.60	9°12'12"	111.41
C20	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C38	341.67	6°59'37"	41.70	S84°50'01"E	41.68	C55	368.17	21°42'29"	139.49
C21	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C39	341.67	6°59'37"	41.70	S84°50'01"E	41.68	C56	256.90	15°43'50"	70.53
C22	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C40	341.67	6°59'37"	41.70	S84°50'01"E	41.68	C57	490.09	8°03'11"	68.88
C23	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C41	341.67	6°59'37"	41.70	S84°50'01"E	41.68	C58	490.09	28°31'07"	243.94
C24	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C42	341.67	6°59'37"	41.70	S84°50'01"E	41.68	C59	820.10	25°31'01"	365.23
C25	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C43	341.67	6°59'37"	41.70	S84°50'01"E	41.68	C60	516.50	3°26'55"	31.09
C26	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C44	341.67	6°59'37"	41.70	S84°50'01"E	41.68	C61	820.10	5°40'24"	81.20
C27	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C45	341.67	6°59'37"	41.70	S84°50'01"E	41.68				
C28	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C46	341.67	6°59'37"	41.70	S84°50'01"E	41.68				
C29	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C47	341.67	6°59'37"	41.70	S84°50'01"E	41.68				
C30	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C48	341.67	6°59'37"	41.70	S84°50'01"E	41.68				
C31	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C49	341.67	6°59'37"	41.70	S84°50'01"E	41.68				
C32	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C50	341.67	6°59'37"	41.70	S84°50'01"E	41.68				
C33	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C51	341.67	6°59'37"	41.70	S84°50'01"E	41.68				
C34	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C52	341.67	6°59'37"	41.70	S84°50'01"E	41.68				
C35	720.10	1°51'28"	23.35	S58°20'52"E	23.35	C53	341.67	6°59'37"	41.70	S84°50'01"E	41.68	</			