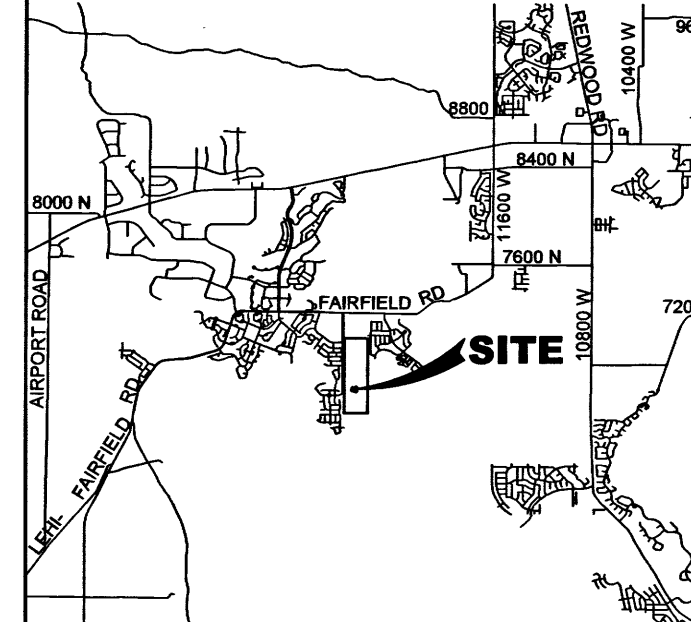


EVANS RANCH

PLAT "F-2"

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

VICINITY MAP

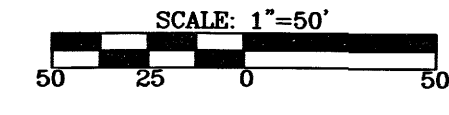


SURVEYOR'S CERTIFICATE
I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED 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 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 1060.28 FEET AND EAST 483.69 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N11°08'02"E 200.54 FEET; THENCE N9°18'53"W 90.77 FEET; THENCE N6°12'09"E 32.71 FEET; THENCE S40°42'54"E 59.10 FEET; THENCE S35°08'53"E 55.35 FEET; THENCE S28°42'35"E 50.74 FEET; THENCE N67°19'31"E 103.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 463.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 306.41 FEET (RADIUS BEARS: S67°19'31"W THROUGH A CENTRAL ANGLE OF 37°52'36" (CHORD: S3°44'11"E 300.86 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 27.30 FEET THROUGH A CENTRAL ANGLE OF 104°16'13" (CHORD: S67°20'14"W 23.68 FEET); THENCE ALONG THE ARC OF A 1047.00 FOOT RADIUS CURVE TO THE LEFT 254.87 FEET THROUGH A CENTRAL ANGLE OF 13°56'50" (CHORD: N67°30'04"W 254.24 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±1.55 ACRES



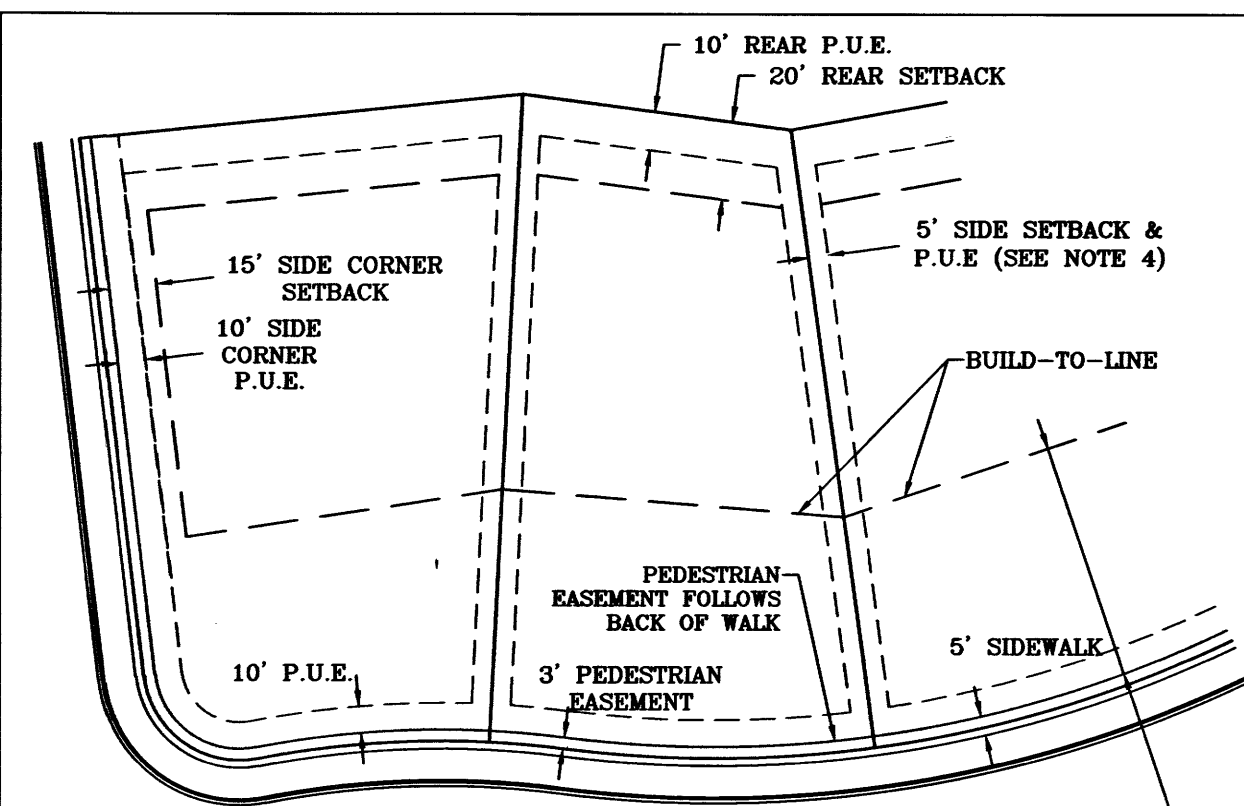
NOTES:

- 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.
- 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.
- STREET LIGHT
- FIRE HYDRANT
- A TITLE REPORT PREPARED BY UNITED WEST TITLE COMPANY, ORDER NO. UW-7781, EFFECTIVE DATE: AUGUST 28, 2017, WAS USED IN THE PREPARATION OF THIS PLAT AND LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS 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.
- PUBLIC STORM DRAIN EASEMENT

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

TABULATIONS

ZONE:	R. SFD/SFA
TOTAL AREA:	1.55 ACRES
AVERAGE LOT SIZE:	0.57 ACRES
LARGEST LOT SIZE:	6,246 SQ. FT.
SMALLEST LOT SIZE:	5,903 SQ. FT.
# OF LOTS:	4
DENSITY:	2.58 LOTS/ACRE



MAINTAIN MIN. 22' FROM BACK OF SIDEWALK TO GARAGE
TYPICAL (P.U.E.) PUBLIC UTILITY EASEMENT AREA
BUILDING SETBACK & EASEMENT DETAIL

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 ASSURANCE 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 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'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8532.

APPROVED THIS 11 DAY OF October 2017
DOMINION ENERGY GAS COMPANY
BY: *Chad A. Poulsen*
TITLE: *PRECONSTRUCTION REP*

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)(D) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. 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:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS 10 DAY OF October 2017
DIRECT COMMUNICATIONS APPROVAL
DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE DIRECT COMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH "TASK" -
Mandy Campbell 10/10/17
DATE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	463.50	3°47'10"	30.63	N13°18'32"E 30.62
C2	463.50	9°11'39"	74.38	N6°49'08"E 74.30
C3	463.50	6°44'23"	70.70	N2°08'53"W 70.63
C4	463.50	7°56'51"	64.29	N10°29'30"W 64.24
C5	463.50	8°12'33"	66.41	N18°34'12"W 66.35

LINE	DIRECTION	LENGTH
L7	S69°41'00"E	10.14
L8	S11°02'30"E	47.62



15750

WEST 1/4 CORNER SECTION 28, T5S, R1W, SLB&M (1959 UTAH COUNTY MONUMENT)

29 - 28

SECTION LINE - N0°37'03"E 2644.34

EAST 483.69

N0°37'03"E 1060.28

29 - 28

32 - 33

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

Oct 9, 2017
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 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 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, I HAVE HEREUNTO SET MY HAND THIS 11 DAY OF October, 2017.

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

ONT 105537:2017 Doc # 15750
JEFFERY SHITH
UTAH COUNTY RECORDER
2017 Oct 24 3:29 PM Fee: 25.00 \$T 00
RECORDED FOR EAGLE MOUNTAIN CITY

ON THIS 11 DAY OF October, A.D. 2017, 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.

MINDY DANSIE
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 11-19-2022
Commission # 691627

Mindy Dansie
NOTARY PUBLIC FULL NAME: *Mindy Dansie*
COMMISSION NUMBER: *691627*
MY COMMISSION EXPIRES: *11-19-2022*
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 11 DAY OF October, A.D. 2017.
APPROVED BY MAYOR: *Chris Paulsen*
APPROVED BY CITY ATTORNEY: *Christopher Todd*

APPROVED: *Christopher Todd*
ENGINEER (See Seal Below)
ATTEST: *Chad A. Poulsen*
CLERK/RECORDER (See Seal Below)

PLAT "F-2"

EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH

SCALE: 1" = 50'

SURVEYOR'S SEAL <i>Chad A. Poulsen</i> No. 501182 10/9/2017	NOTARY PUBLIC SEAL MINDY DANSIE No. 691627 11/19/2022	CITY-COUNTY ENGINEER SEAL <i>Christopher Todd</i> No. 246052 10/22/17	COUNTY-RECORDER SEAL JEFFERY SHITH No. 15750
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This form approved by Utah County and the municipalities therein.

SEC. 29-5-14 70-038