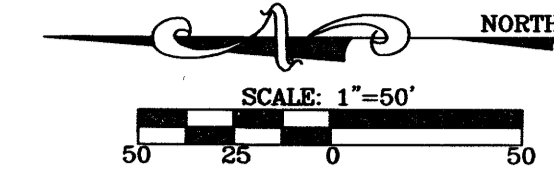
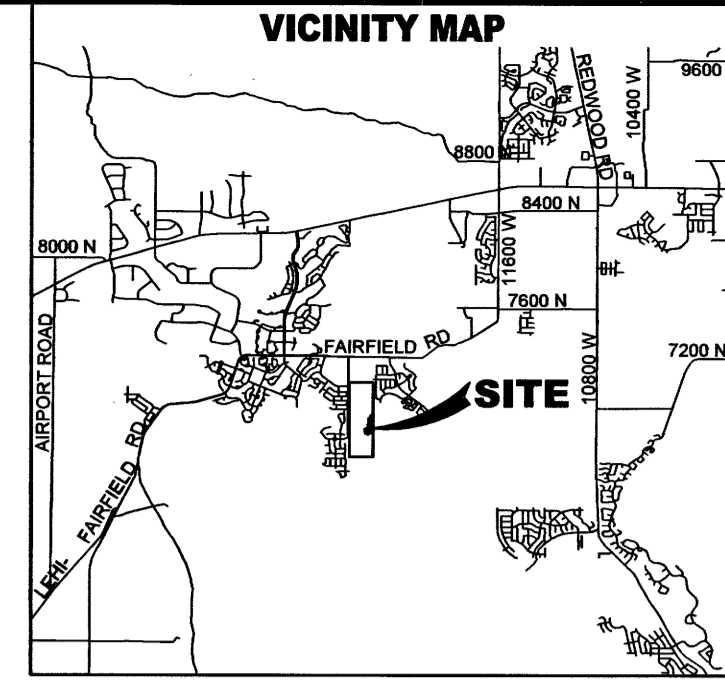


EVANS RANCH

PLAT "G-1"

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



SURVEYOR'S CERTIFICATE

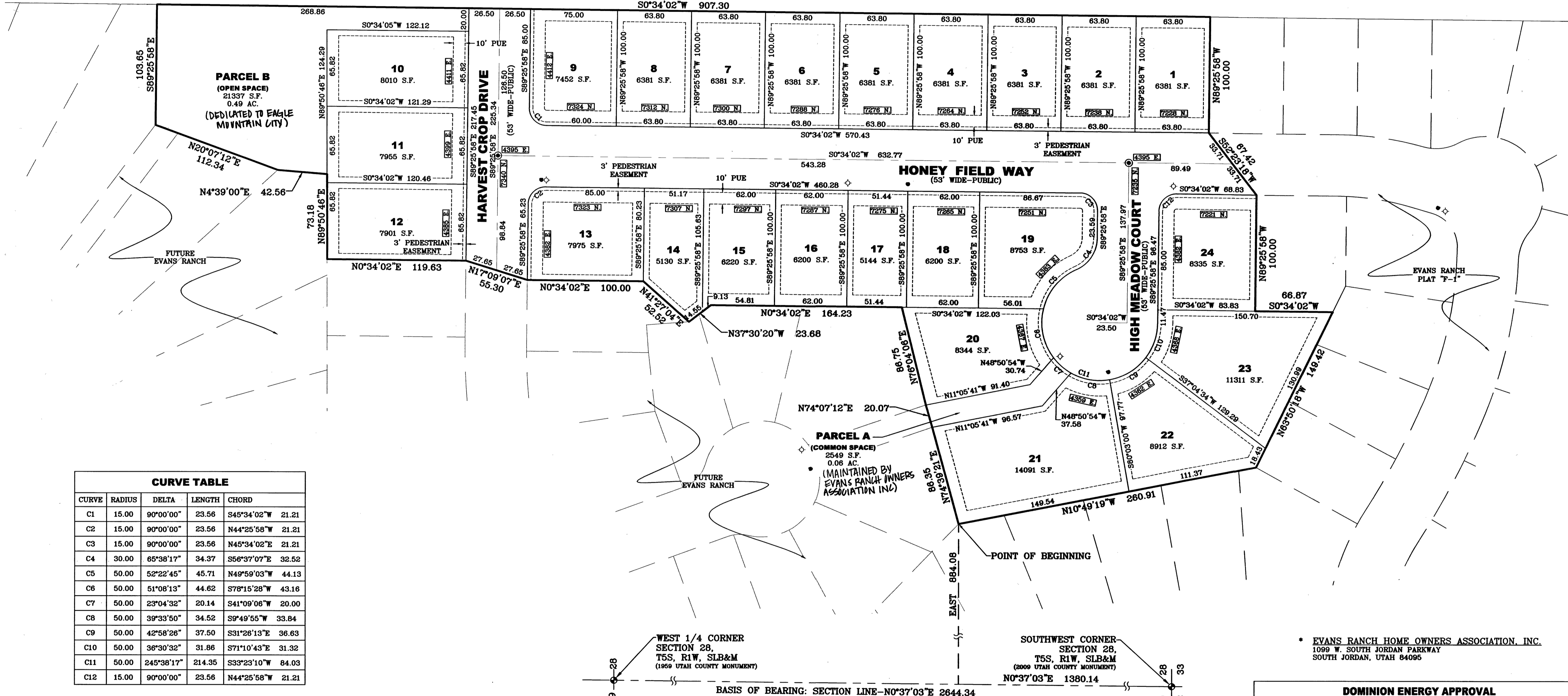
I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, 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:

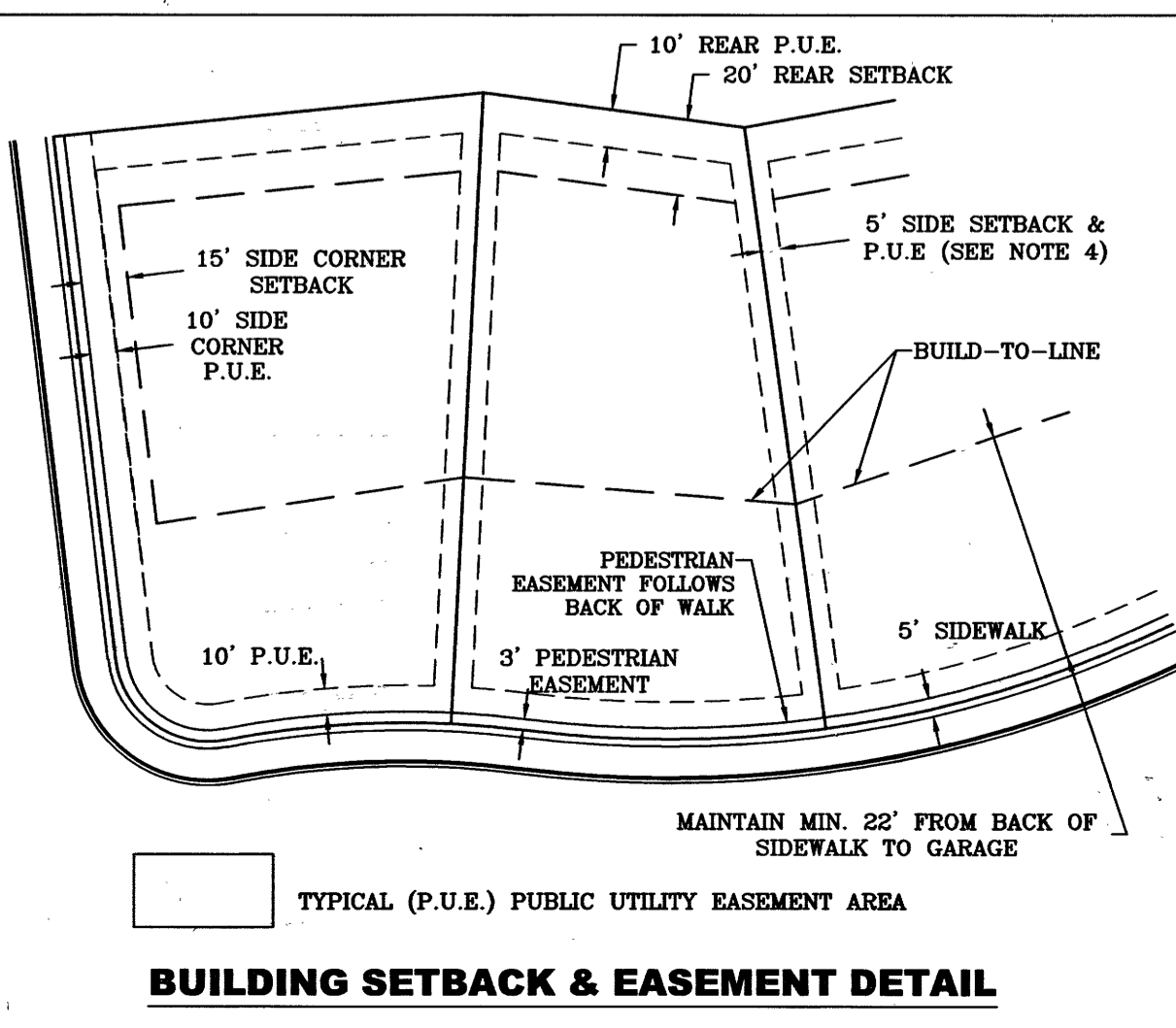
BEGINNING AT A POINT LOCATED N0°37'03"E ALONG THE SECTION LINE 1380.14 FEET AND EAST 884.08 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N74°39'21"W 86.35 FEET; THENCE N74°07'12"E 20.07 FEET; THENCE N76°04'06"E 86.75 FEET; THENCE N0°34'02"E 184.23 FEET; THENCE N37°30'20"E 23.68 FEET; THENCE N41°27'04"E 52.52 FEET; THENCE N1°09'07"E 55.30 FEET; THENCE N0°34'02"E 119.63 FEET; THENCE N89°50'46"E 73.18 FEET; THENCE N4°39'00"E 42.56 FEET; THENCE N20°07'12"E 112.34 FEET; THENCE S89°25'58"E 103.65 FEET; THENCE S0°34'02"W 907.30 FEET; THENCE N89°25'58"W 100.00 FEET; THENCE S52°31'18"W 67.42 FEET; THENCE N89°25'58"W 100.00 FEET; THENCE S0°34'02"W 66.87 FEET; THENCE N10°49'19"W 280.91 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.94 ACRES



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S45°34'02"W 21.21
C2	15.00	90°00'00"	23.56	N44°25'58"W 21.21
C3	15.00	90°00'00"	23.56	N45°34'02"E 21.21
C4	30.00	65°38'17"	34.37	S56°37'07"E 38.52
C5	50.00	52°22'45"	45.71	N49°59'03"W 44.13
C6	50.00	51°08'13"	44.62	S78°15'28"W 43.16
C7	50.00	23°04'32"	20.14	S41°09'06"W 20.00
C8	50.00	39°33'50"	34.52	S9°49'55"W 33.84
C9	50.00	42°58'26"	37.50	S31°26'13"E 36.63
C10	50.00	36°30'32"	31.86	S71°10'43"E 31.32
C11	50.00	245°38'17"	214.35	S33°23'10"W 84.03
C12	15.00	90°00'00"	23.56	N44°25'58"W 21.21

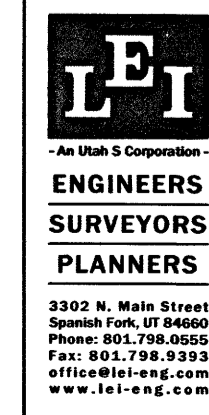


TABULATIONS

ZONE:	R. SFD/SFA
TOTAL AREA:	5.94 ACRES
TOTAL AREA IN LOTS	4.11 ACRES
AVERAGE LOT SIZE	7,460 SQ. FT.
LARGEST LOT SIZE	14,091 SQ. FT.
SMALLEST LOT SIZE	5,130 SQ. FT.
# OF LOTS:	24
DENSITY:	4.04 LOTS/ACRE

- 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 FIRST AMERICAN TITLE COMPANY, ORDER NO. UF-7732, EFFECTIVE DATE: NOVEMBER 8, 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.

15819



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 ASSOCIATION 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 RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 18 DAY OF December 20 17

BY: *Christine J. Tandy* (See Seal Below)

TITLE: *Prop-Const*

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 PUE 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 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

BY: *Chad A. Poulsen* 12/18/17
DATE: 12/18/17

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. UTAH NO. 1 TARIFF.

BY: *Marissa Caldwell* 12/18/17
DATE: 12/18/17

DATE: December 15, 2017

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 10-8a-807, 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.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 19th DAY OF December, 20 17.

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

BY: *Nathan Shipp*
NATHAN SHIPP, ITS MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH S.S.

ON THIS 19th DAY OF December, 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 Danise
NOTARY PUBLIC FULL NAME: Mindy Danise
COMMISSION NUMBER: 1401127
MY COMMISSION EXPIRES: 11-18-2020
A NOTARY PUBLIC COMMISSIONED IN UTAH

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.

APPROVED BY MAYOR: *Paul Kern*
APPROVED BY CITY ATTORNEY: *Christine J. Tandy*

APPROVED: *Christine J. Tandy* (See Seal Below)
ATTEST: *Christine J. Tandy* (See Seal Below)

PLAT "G-1"

EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 50'

SURVEYOR'S SEAL: CHAD A. POULSEN No. 501182

NOTARY PUBLIC SEAL: MINDY DANISE No. 1401127

CITY-COUNTY ENGINEER SEAL: TRUSTY No. 28592

COUNTY-RECORDER SEAL: EAGLE MOUNTAIN UTAH COUNTY

STATE OF UTAH

This form is approved by Utah County and the municipalities therein.

Sec. 28-5-1W T0-038