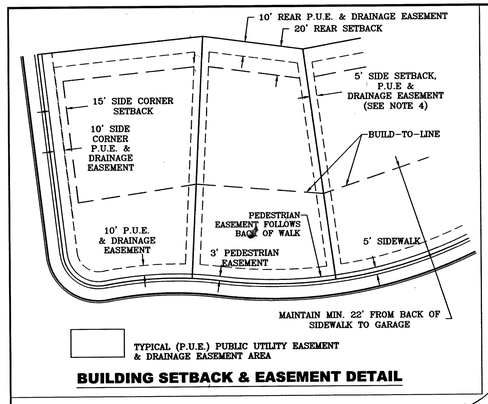
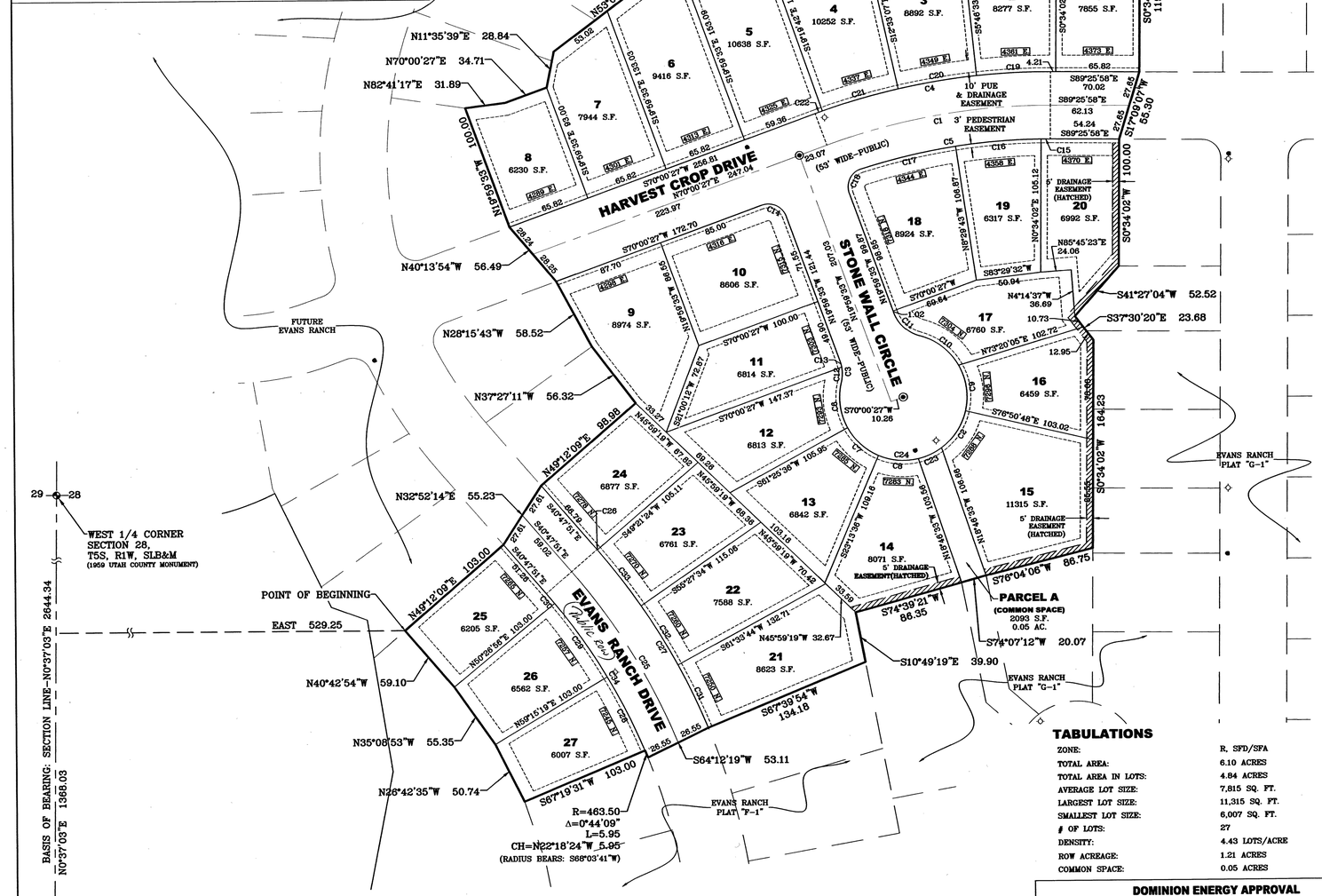
EVANS RANCH

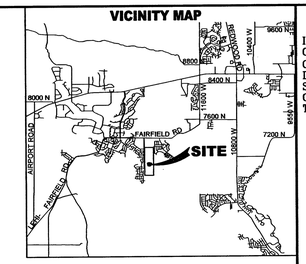
PLAT "H-1"

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



BUILDING SETBACK & EASEMENT DETAIL





CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	
C1	500.00	20°33'35"	179.42	S80°17'15"W	178.46
C2	50.00	40°29'51"	35.34	N33°24'08"E	34.61
C3	30.00	33°26'19"	17.51	N3°16'24"W	17.26
C4	526.50	20°33'35"	188.93	S80°17'15"W	187.92
C5	473.50	17°23'06"	143.67	S81°00'14"W	143.12
C6	50.00	42°01'09"	36.67	S7°33'49"E	35.85
C7	50.00	38°12'00"	33.34	S47°40'24"E	32.72
C8	50.00	36°19'24"	31.70	S84°56'06"E	31.17
C9	50.00	42°42'43"	37.27	N8°12'09"W	36.42
C10	50.00	45°07'21"	39.38	N52°07'11"W	38.37
C11	30.00	54°41'18"	28.63	S47°20'12"E	27.56
C12	30.00	23°38'42"	12.38	N1°37'24"E	12.29
C13	30.00	9°47'36"	5.13	N15°05'45"W	5.12
C14	15.00	90°00'00"	23.56	N64°59'33"W	21.21
C15	473.50	0°52'15"	7.20	N89°52'05"W	7.20
C16	473.50	8°11'31"	67.70	S85°36'02"W	67.64
C17	473.50	9°11'36"	75.97	S76°54'29"W	75.89
C18	15.00	92°18'14"	24.17	S26°09'34"W	21.64
C19	526.50	6°20'35"	58.29	S87°23'45"W	58.26
C20	526.50	6°46'35"	62.27	S80°50'10"W	62.23
C21	526.50	6°46'35"	62.27	S74°03'35"W	62.23
C22	526.50	0°39'51"	6.10	S70°20'23"W	6.10
C23	50.00	23°15'10"	20.29	N65°16'38"E	20.15
C24	50.00	268°07'37"	233.98	N59°22'57"E	71.86
C25	490.09	18°38'48"	159.50	N31°28'17"W	158.79
C26	516.50	0°03'07"	0.47	N40°46'18"W	0.47
C27	516.50	6°06'10"	55.01	N31°29'21"W	54.99
C28	463.50	8°04'13"	65.29	N26°42'35"W	65.23
C29	463.50	8°48'22"	71.24	N35°08'53"W	71.17
C30	463.50	1°14'48"	10.08	N40°10'28"W	10.08
C31	516.50	6°06'10"	55.01	N25°23'11"W	54.99
C32	516.50	6°06'10"	55.01	N31°29'21"W	54.99
C33	516.50	6°12'18"	55.94	N37°38'35"W	55.91
C34	463.50	8°04'13"	65.29	N26°42'35"W	65.23

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 1368.03 FEET AND EAST 529.25 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N49°12'09"E 103.00 FEET; THENCE N32°52'14"E 55.23 FEET; THENCE N49°12'09"E 98.98 FEET; THENCE N37°27'11"W 56.32 FEET; THENCE N28°15'43"W 58.52 FEET; THENCE N40°13'54"W 56.49 FEET; THENCE N16°59'33"W 100.00 FEET; THENCE N82°41'17"E 31.89 FEET; THENCE N70°00'27"E 34.71 FEET; THENCE N11°35'39"E 28.84 FEET; THENCE N53°03'06"E 165.87 FEET; THENCE N89°52'41"E 329.36 FEET; THENCE S0°34'02"W 119.74 FEET; THENCE S17°09'07"W 55.30 FEET; THENCE S0°34'02"W 100.00 FEET; THENCE S0°34'02"W 164.23 FEET; THENCE S76°04'06"W 86.75 FEET; THENCE S74°07'12"W 20.07 FEET; THENCE S74°39'21"W 86.35 FEET; THENCE S10°49'19"E 39.90 FEET; THENCE S67°39'54"W 134.18 FEET; THENCE S64°12'19"W 53.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 463.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 5.95 FEET (RADIUS BEARS: S68°03'41"W) THROUGH A CENTRAL ANGLE OF 0°44'09" (CHORD: N22°18'24"W 5.95 FEET); THENCE S67°19'31"W 103.00 FEET; THENCE N26°42'35"W 50.74 FEET; THENCE N35°08'53"W 55.35 FEET; THENCE N40°42'54"W 59.10 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.10 ACRES

Aug. 14, 2018
DATE

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 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 THEREOF, I HAVE HEREUNTO SET MY HAND THIS 14th DAY OF August, 2018.

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: Bryan Flamm, ITS MANAGER

ENT 79937:2018 Mae $ 16201
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Aug 22 12:55 pm FEE 58.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THIS 14th DAY OF August, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Bryan Flamm 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.

KATELYN MICKELSEN
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires April 12, 2022
COMMISSION NUMBER 699947

NOTARY PUBLIC/FULL NAME: Katelyn Mickelsen
COMMISSION NUMBER: 699947
MY COMMISSION EXPIRES: 4-12-22
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 THIS 21 DAY OF August, A.D. 20 18

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED ENGINEER (See Seal Below) — ATTEST CLERK-RECORDER (See Seal Below)

TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	6.10 ACRES
TOTAL AREA IN LOTS:	4.84 ACRES
AVERAGE LOT SIZE:	7,815 SQ. FT.
LARGEST LOT SIZE:	11,315 SQ. FT.
SMALLEST LOT SIZE:	6,007 SQ. FT.
# OF LOTS:	27
DENSITY:	4.43 LOTS/ACRE
ROW ACREAGE:	1.21 ACRES
COMMON SPACE:	0.05 ACRES

NOTES:

1. ◉... 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. COVED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE DESIGNATED BUILD-TO LINE.
3. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
4. SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
5. ALL OPEN SPACE/COMMON SPACE TO BE PUBLIC UTILITY AND ACCESS/PEDESTRAIN EASEMENTS IN THEIR ENTIRETY.
6. ◇ ...STREET LIGHT
7. ⊛ ...FIRE HYDRANT
8. A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. UW-8524, EFFECTIVE DATE: JUNE 29, 2018, 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.
9. COMMON AREA MAINTAINED BY THE EVANS RANCH HOME OWNERS ASSOCIATIONS, INC. LOCATED AT 1099 W. SOUTH JORDAN PARKWAY. SOUTH JORDAN, UTAH 84095

LEI
- An Utah S Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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 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 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 14 DAY OF Aug 20 18
DOMINION ENERGY
BY-
TITLE- gas account support rep

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 TARIFF.

8/14/18
DIRECT COMMUNICATIONS — DATE

16201

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

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 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

8/14/18
ROCKY MOUNTAIN POWER — DATE

PLAT "H-1"

EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN — UTAH COUNTY, UTAH

SCALE: 1" = 50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY-ENGINEER SEAL	COUNTY-RECORDER SEAL
STATE OF UTAH CHAD A. POULSEN N.A. 501182 PROFESSIONAL LAND SURVEYOR 8/14/2018		LICENSED PROFESSIONAL ENGINEER No. 286052 CHRISTOPHER TODD TRUSTY 8-16-18 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

This form approved by Utah County and the municipalities therein.

SEC. 28-5-N 1W-038