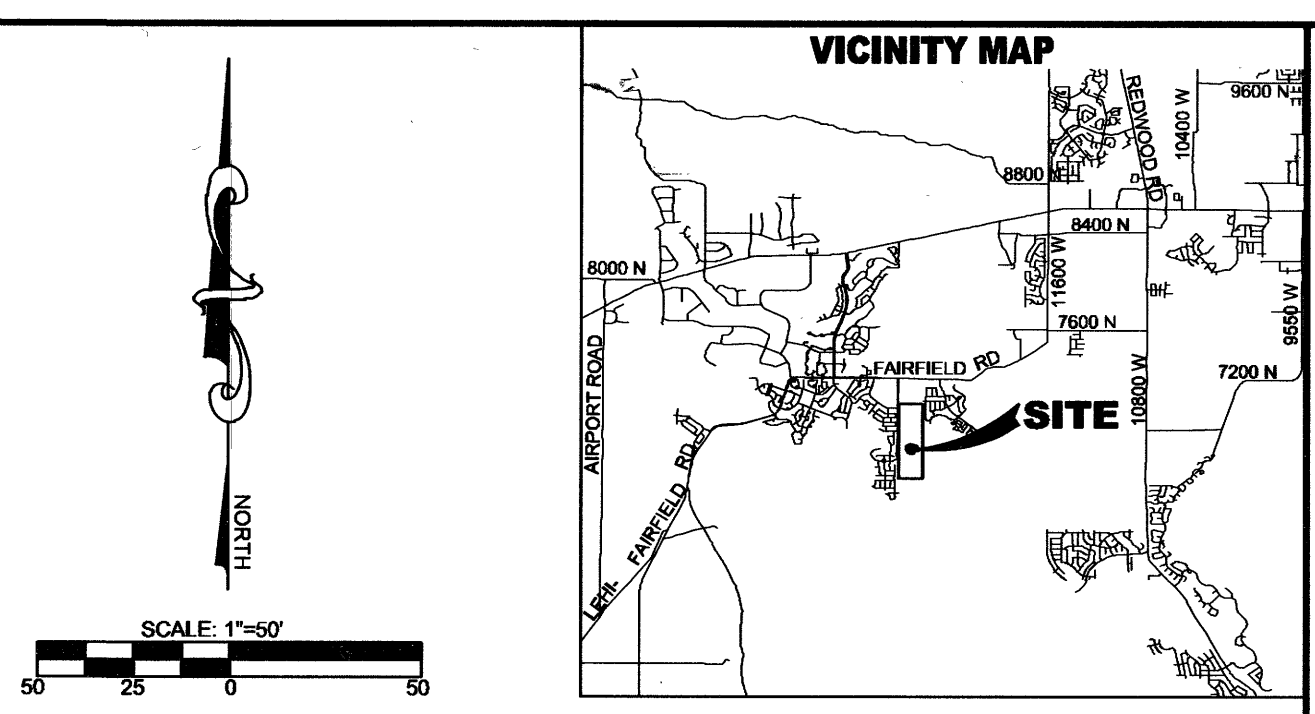
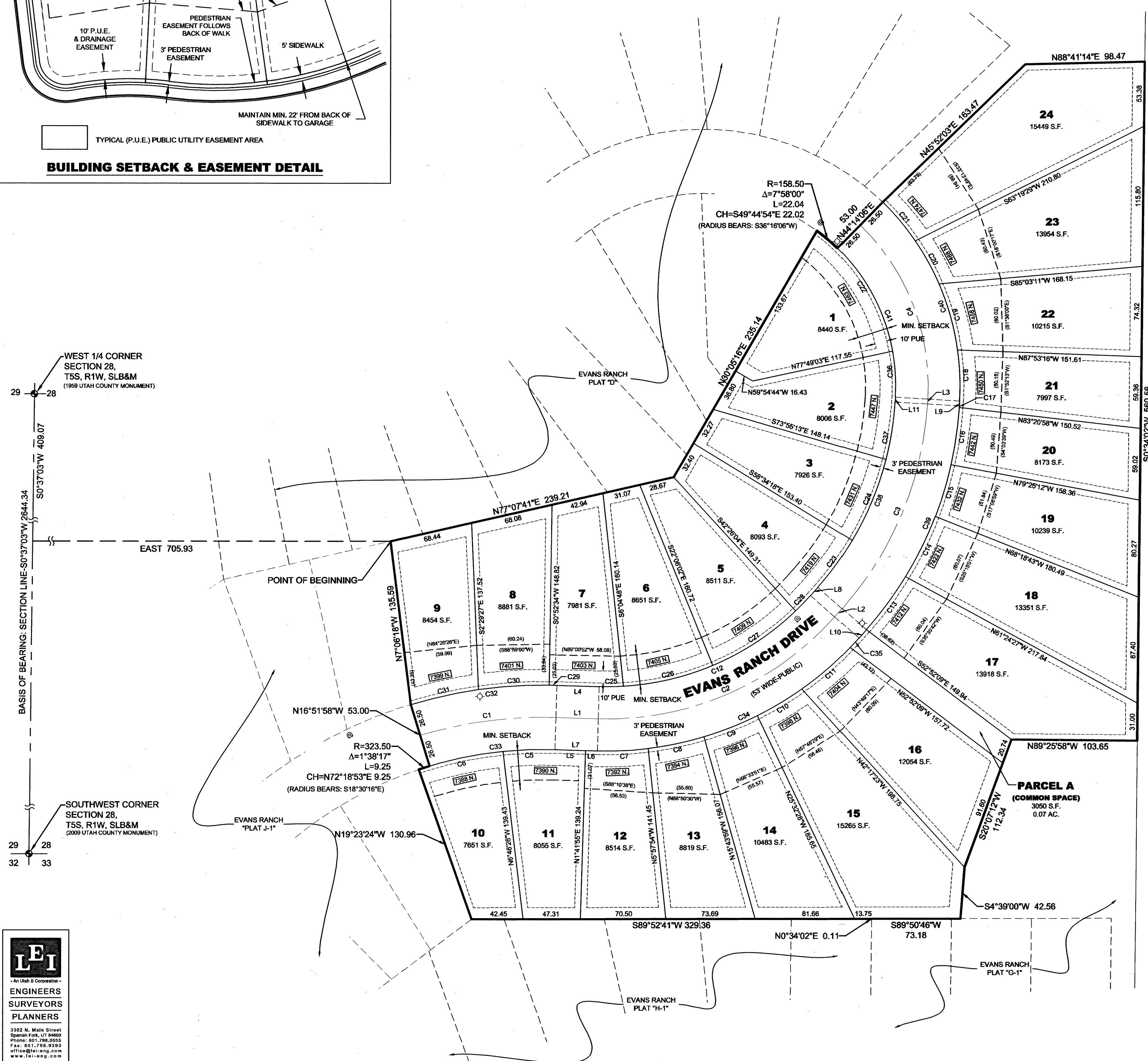


# EVANS RANCH AMENDED

## PLAT "I-1"

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



LINE TABLE			CURVE TABLE				
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD
L1	N88°18'05"W	34.90	C1	350.00	18°33'53"	113.41	S82°24'58"W 112.91
L2	S41°28'14"W	9.13	C2	250.00	50°13'41"	219.16	N66°39'04"E 212.21
L3	S3°23'42"W	4.03	C3	280.00	38°04'32"	186.07	N22°25'58"E 182.67
L4	N88°18'05"W	34.90	C4	185.00	49°09'36"	158.73	N21°11'06"W 153.91
L5	N88°18'05"W	25.12	C5	323.50	7°35'13"	42.84	S87°54'19"W 42.81
L6	N88°18'05"W	9.77	C6	323.50	12°36'58"	71.23	S77°48'13"W 71.09
L7	S88°18'05"E	34.90	C7	276.50	8°41'59"	41.98	N87°20'55"E 41.94
L8	S41°28'14"W	9.13	C8	276.50	9°46'05"	47.14	N78°06'53"E 47.08
L9	S3°23'42"W	4.03	C9	276.50	9°48'29"	47.33	N68°19'36"E 47.27
L10	N41°28'14"E	9.13	C10	276.50	8°52'39"	42.84	N58°58'02"E 42.80
L11	N3°23'42"E	4.03	C11	276.50	10°50'28"	52.32	N49°07'29"E 52.24
			C12	223.50	50°13'41"	195.93	N66°39'04"E 189.72
			C13	306.50	10°09'53"	54.38	N66°32'18"E 54.30
			C14	306.50	10°23'25"	55.58	N26°06'39"E 55.51
			C15	306.50	8°19'57"	44.57	N16°44'59"E 44.54
			C16	306.50	8°57'18"	47.90	N8°08'20"E 47.86
			C17	306.50	0°13'59"	1.25	N3°30'41"E 1.25
			C18	211.50	11°28'25"	42.35	N2°20'31"W 42.28
			C19	211.50	15°16'33"	56.51	N15°44'00"W 56.34
			C20	211.50	11°03'08"	40.80	N28°54'50"W 40.73
			C21	211.50	11°19'30"	41.80	N40°06'09"W 41.74
			C22	158.50	43°17'54"	119.78	N33°04'57"W 116.95
			C23	253.50	10°49'25"	47.89	N36°03'31"E 47.82
			C24	253.50	16°24'37"	72.61	N22°26'31"E 72.36
			C25	223.50	5°05'45"	19.88	N89°09'02"E 19.87
			C26	223.50	19°31'24"	76.16	N78°50'28"E 75.79
			C27	223.50	21°06'09"	82.25	N66°32'13"E 81.78
			C28	223.50	4°31'27"	17.65	N43°43'57"E 17.64
			C29	376.50	0°57'59"	6.35	N88°47'05"W 6.35
			C30	376.50	8°52'19"	58.30	S86°17'46"W 58.24
			C31	376.50	8°43'35"	57.34	S77°29'49"W 57.29
			C32	376.50	18°33'53"	121.99	S82°24'58"W 121.46
			C33	323.50	18°33'53"	104.82	S82°24'58"W 104.36
			C34	276.50	50°13'41"	242.39	N66°39'04"E 234.71
			C35	276.50	2°14'01"	10.78	N42°35'14"E 10.78
			C36	158.50	13°49'43"	38.25	N3°31'09"W 38.16
			C37	253.50	10°50'30"	47.97	N8°48'57"E 47.90
			C38	253.50	38°04'32"	168.46	N22°25'58"E 165.38
			C39	306.50	38°04'32"	203.68	N22°25'58"E 199.96
			C40	211.50	49°09'36"	181.47	N21°11'06"W 175.95
			C41	158.50	49°09'36"	135.99	N21°11'06"W 131.86

**SURVEYOR'S CERTIFICATE**

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 50182 IN ACCORDANCE WITH UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, 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 ON THE SOUTHERLY BOUNDARY OF PLAT "D", EVANS RANCH SUBDIVISION BEING LOCATED S0°37'03"W ALONG THE SECTION 28, CHAPTER 22, UTAH STATE CODE, FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, 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.

CONTAINS: ±6.44 ACRES

25 March, 2020  
DATE

CHAD A. POULSEN  
SURVEYOR  
(See Seal Below)

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

**EVANS RANCH SUBDIVISION PLAT "I-1"**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE EVANS RANCH HOME OWNERS ASSOCIATION, INC. WITH A REGISTERED ADDRESS OF 1099 W. SOUTH JORDAN PARKWAY, SOUTH JORDAN, UTAH, 84095. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 7<sup>th</sup> DAY OF April, A.D. 2020.

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 SHIP, ITS MANAGER

Pursuant to Utah Code 10-9a-604 (B) the owner convey parcel A to Evans Ranch Home Owners Association 1099 W. South Jordan Parkway, South Jordan, UT 84095

**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**

ENT: 7918812020 File # 17103  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Jun 09 2:23 pm Fee 100.00  
RECORDED FOR: EAGLE MOUNTAIN CITY

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

ON THIS 7<sup>th</sup> DAY OF April, A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, NATHAN SHIP, 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.

**DIANE G KUNZ**  
NOTARY PUBLIC STATE OF UTAH  
COMMISSION NUMBER: 709220  
COMMISSION EXPIRES: 11-15-2023  
CORONA EXP. 11-15-2023

**DIANE G. KUNZ**  
NOTARY PUBLIC FULL NAME: Diane G. Kunz  
COMMISSION NUMBER: 709220  
MY COMMISSION EXPIRES: 11-15-2023  
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 7<sup>th</sup> DAY OF April, A.D. 2020.

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

APPROVED: [Signature]  
ENGINEER (See Seal Below)

ATTEST: [Signature]  
CLERK-RECORDER (See Seal Below)

**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.
- DESIGNED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE COVENANTED 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

**TABULATIONS**

ZONE:	R, SFD/SFA
TOTAL AREA:	6.44 ACRES
TOTAL AREA IN LOTS:	5.49 ACRES
ROW AREA:	0.88 ACRES
COMMON AREA:	0.07 ACRES
AVERAGE LOT SIZE:	9,961 SQ. FT.
LARGEST LOT SIZE:	15,449 SQ. FT.
SMALLEST LOT SIZE:	7,651 SQ. FT.
# OF LOTS:	24
DENSITY:	3.72 LOTS/ACRE

**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 ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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 OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8532.

APPROVED THIS 7 DAY OF April, 2020

DOMINION ENERGY  
BY: [Signature]  
TITLE: [Signature]

**ROCKY MOUNTAIN POWER APPROVAL**

1. PURSUANT TO UTAH CODE ANN § 54-527 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 § 17-27-602(C)(3)(B) 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 5A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR  
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS 3/25/20 DATE

[Signature]  
ROCKY MOUNTAIN POWER

**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.

APPROVED THIS 3/25/20 DATE

[Signature]  
DIRECT COMMUNICATIONS

PLAT "I-1"

# EVANS RANCH AMENDED

SUBDIVISION  
a vacation of Evans Ranch Plat 1-2  
EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1"=50'

SURVEYOR'S SEAL CHAD A. POULSEN PROFESSIONAL LAND SURVEYOR No. 50182	NOTARY PUBLIC SEAL DIANE G. KUNZ No. 709220	CITY-COUNTY ENGINEER SEAL JEFFERY SMITH No. 17103	COUNTY RECORDER SEAL JEFFERY SMITH No. 17103
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This form approved by Utah County and the municipalities therein.