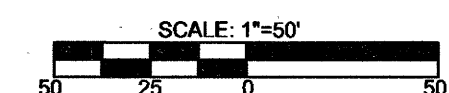
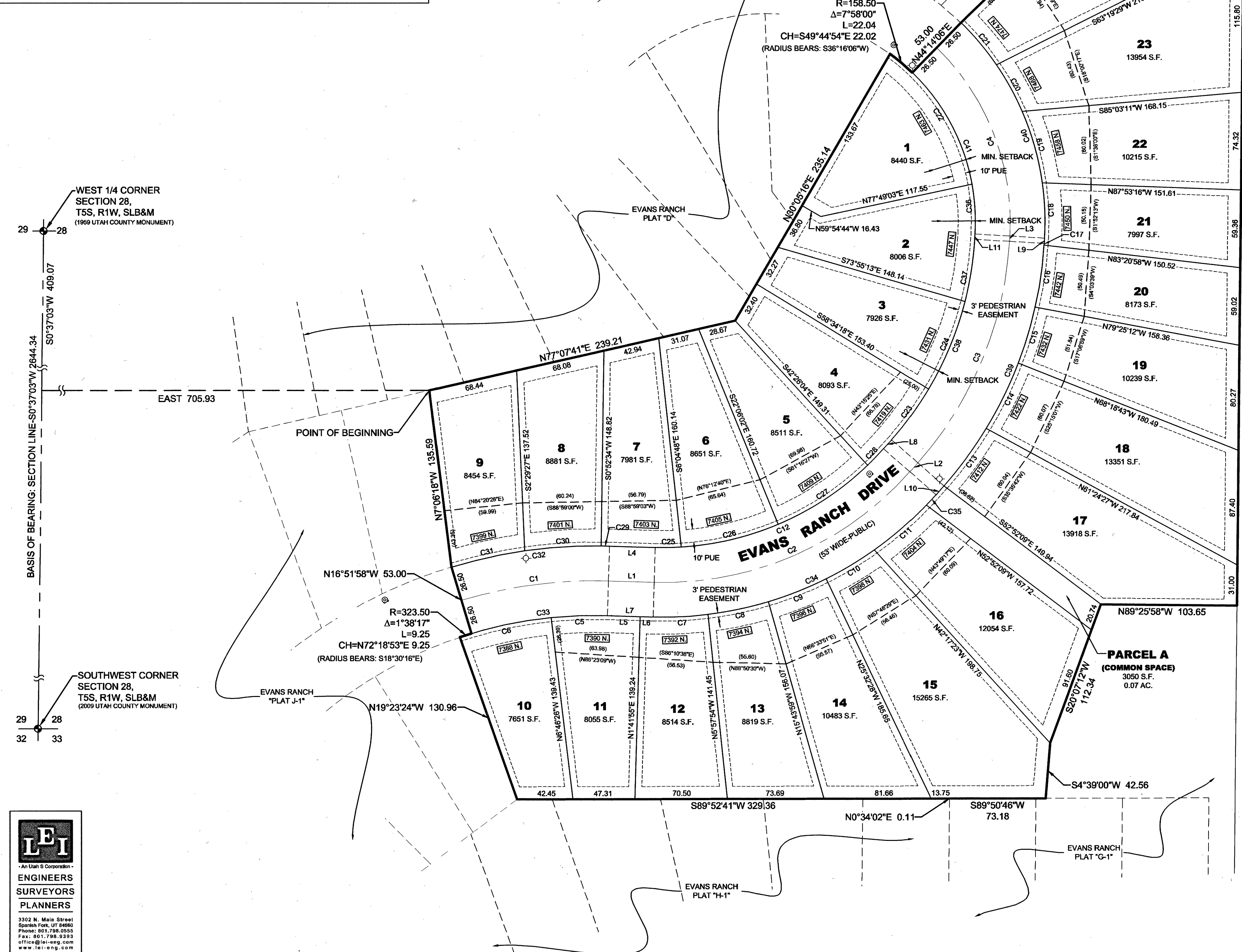


EVANS RANCH

PLAT "I-1"

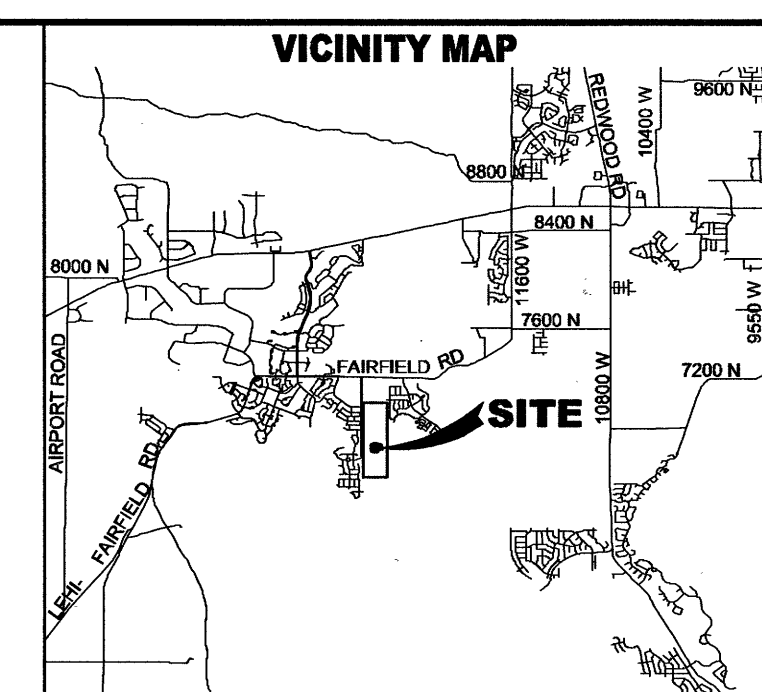
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, T5S, R1W SLB&M

BUILDING SETBACK & EASEMENT DETAIL



LINE	DIRECTION	LENGTH
L1	N88°18'05"W	34.90
L2	S41°28'14"W	9.13
L3	S3°23'42"W	4.03
L4	N88°18'05"W	34.90
L5	N88°18'05"W	25.12
L6	N88°18'05"W	9.77
L7	S88°18'05"E	34.90
L8	S41°28'14"W	9.13
L9	S3°23'42"W	4.03
L10	N41°28'14"E	9.13
L11	N3°23'42"E	4.03

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	350.00	18°33'53"	113.41	S82°24'58"W 112.91
C2	250.00	50°13'41"	219.16	N66°30'04"E 212.21
C3	280.00	38°04'32"	186.07	N22°25'58"E 182.67
C4	185.00	49°09'36"	158.73	N21°11'06"W 153.91
C5	323.50	7°36'13"	42.84	S87°54'19"W 42.81
C6	323.50	12°36'58"	71.23	S77°48'13"W 71.09
C7	276.50	8°41'59"	41.98	N87°20'55"E 41.94
C8	276.50	9°46'05"	47.14	N78°06'53"E 47.08
C9	276.50	9°46'29"	47.33	N68°19'36"E 47.27
C10	276.50	8°52'39"	42.84	N58°59'02"E 42.80
C11	276.50	10°50'28"	52.32	N49°07'29"E 52.24
C12	223.50	50°13'41"	195.93	N66°30'04"E 189.72
C13	306.50	10°09'53"	54.38	N36°23'18"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°44'58"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"E 42.28
C19	211.50	15°18'33"	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	N32°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°06'05"	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°17'48"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°30'04"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"	203.88	N22°25'58"E 199.96
C40	211.50	49°09'36"	181.47	N21°11'06"W 175.95
C41	158.50	49°09'37"	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. 501182 IN ACCORDANCE WITH TITLE 56, CHAPTER 22 OF THE 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 ON THE SOUTHERLY BOUNDARY OF PLAT "D", EVANS RANCH SUBDIVISION BEING LOCATED S0°37'03"W ALONG THE SECTION LINE 409.07 FEET AND EAST 705.93 FEET FROM THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: N77°07'41"E 239.21 FEET; THENCE N30°05'16"E 235.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 158.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S36°16'06"W) 22.04 FEET THROUGH A CENTRAL ANGLE OF 7°58'00" (CHORD: S49°44'54"E 22.02 FEET); THENCE N44°14'06"E 53.00 FEET; THENCE N45°52'03"E 163.47 FEET; THENCE N88°18'05"E 98.47 FEET; THENCE S0°34'02"W 500.56 FEET TO THE NORTHERLY BOUNDARY OF PLAT "G-1", EVANS RANCH SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING FOUR (4) COURSES: N89°25'58"W 103.85 FEET; THENCE S20°07'12"W 112.34 FEET; THENCE S4°39'00"W 42.56 FEET; THENCE S89°50'46"W 73.18 FEET TO THE EAST BOUNDARY OF PLAT "H-1", EVANS RANCH SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO COURSES: N0°34'02"E 0.11 FEET; THENCE S89°52'41"W 329.36 FEET; THENCE N19°23'24"W 130.98 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 323.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S18°30'16"E) 9.25 FEET THROUGH A CENTRAL ANGLE OF 1°38'17" (CHORD: N72°18'53"E 9.25 FEET); THENCE N16°51'58"W 53.00 FEET; THENCE N7°06'18"W 135.59 FEET TO THE POINT OF BEGINNING.

CONTAINS: 46.44 ACRES
 DATE: Oct 16, 2019
 SURVEYOR: Chad A. Poulsen

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 10-59-807, 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 16th DAY OF October, 2019.

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

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH, S.S.
 COUNTY OF UTAH

ON THIS 16th DAY OF October, A.D. 2019, 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.

NOTARY PUBLIC FULL NAME: Nathan Ship
 COMMISSION NUMBER: 104144
 MY COMMISSION EXPIRES: 4-12-21
 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 14th DAY OF October, A.D. 2019.
 APPROVED BY MAYOR: [Signature]
 APPROVED BY CITY ATTORNEY: [Signature]
 APPROVED: [Signature]
 ATTEST: [Signature]

PLAT "I-1"

EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

LP1
 An Utah S Corporation
ENGINEERS SURVEYORS PLANNERS
 3332 N. Main Street
 Provo, Utah, 84606
 Phone: 801.733.9100
 Fax: 801.733.9333
 www.lpi-eng.com

- NOTES:**
1. (C) 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. COVERED 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/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
 6. COMMON AREA MAINTAINED BY THE EVANS RANCH HOME OWNERS ASSOCIATION, INC. LOCATED AT 1099 W. SOUTH JORDAN PARKWAY, SOUTH JORDAN, UTAH 84095.
 7. (S) STREET LIGHT
 8. (F) 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:	9,981 SQ. FT.
LARGEST LOT SIZE:	15,449 SQ. FT.
SMALLEST LOT SIZE:	7,651 SQ. FT.
# OF LOTS:	24
DENSITY:	3.72 LOTS/ACRE

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN § 17-27-603(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 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 (4) ANY OTHER PROVISION OF LAW

APPROVED THIS 16th DAY OF October, 2019
 BY: [Signature]
 TITLE: Pre-Const Specialist
 ROCKY MOUNTAIN POWER DATE: 10/16/19

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 1-800-366-8632.

APPROVED THIS 16th DAY OF October, 2019
 DOMINION ENERGY
 BY: [Signature]
 TITLE: Pre-Const Specialist
 DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.
 DIRECT COMMUNICATIONS DATE: 10/16/19

STATE OF UTAH
 CHAD A. POULSEN
 No. 265932
 10/16/2019
 TRUSTY
 STATE OF UTAH

NOTARY PUBLIC SEAL

CITY COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

STATE OF UTAH
 EAGLE MOUNTAIN CITY

This form approved by Utah County and the municipalities therein.

16764

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

2019-10-16-11-5-22