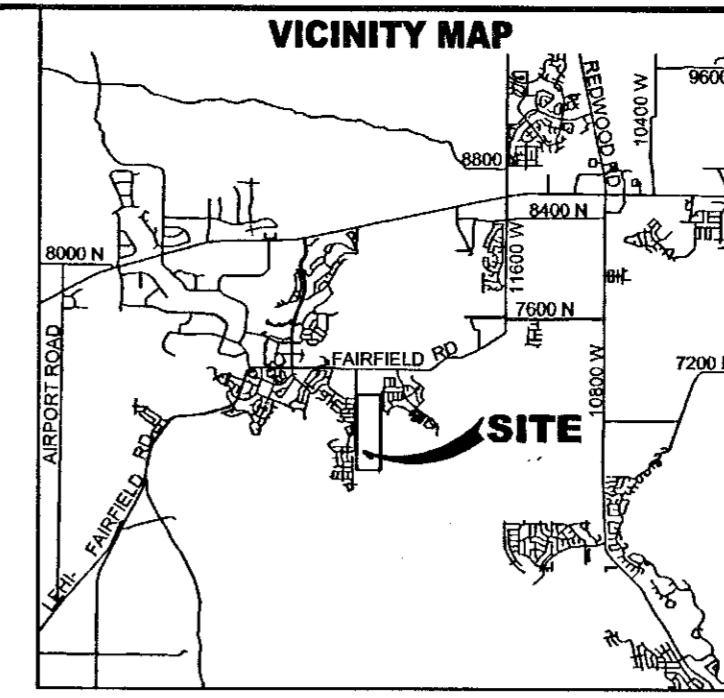


# EVANS RANCH

## PLAT "K-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. 58112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STRAITS, AND EASEMENTS, AND THAT 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 1007.58 FEET ALONG THE SECTION LINE 1007.58 FEET AND EAST 405.02 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE ARC OF A 977.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 384.96 FEET (RADIUS BEARS: S11°52'22"W) THROUGH A CENTRAL ANGLE OF 22°34'33" (CHORD: S86°50'22"E 382.47 FEET); THENCE ALONG THE ARC OF A 890.10 FOOT RADIUS CURVE TO THE LEFT 78.67 FEET THROUGH A CENTRAL ANGLE OF 5°03'51" (CHORD: S58°05'01"E 78.65 FEET); THENCE ALONG THE ARC OF A 218.80 FOOT RADIUS CURVE TO THE RIGHT 23.17 FEET THROUGH A CENTRAL ANGLE OF 87°22'19" (CHORD: N63°32'42"W 23.17 FEET); THENCE ALONG THE ARC OF A 316.50 FOOT RADIUS CURVE TO THE LEFT 93.74 FEET THROUGH A CENTRAL ANGLE OF 16°58'11" (CHORD: S18°16'19"W 93.40 FEET); THENCE ALONG THE ARC OF A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 4.86 FEET (RADIUS BEARS: S80°12'47"E) THROUGH A CENTRAL ANGLE OF 0°47'21" (CHORD: N10°10'54"E 4.86 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 21.16 FEET THROUGH A CENTRAL ANGLE OF 80°50'19" (CHORD: N29°50'35"W 19.45 FEET); THENCE ALONG THE ARC OF A 218.80 FOOT RADIUS CURVE TO THE RIGHT 82.21 FEET THROUGH A CENTRAL ANGLE OF 15°17'55" (CHORD: N52°36'47"W 58.04 FEET); THENCE N45°57'50"W 41.04 FEET; THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS CURVE TO THE LEFT 77.24 FEET THROUGH A CENTRAL ANGLE OF 11°27'56" (CHORD: N60°41'49"W 168.96 FEET); THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 36.49 FEET THROUGH A CENTRAL ANGLE OF 103°19'11" (CHORD: S81°54'42"W 31.37 FEET); THENCE N79°44'52"W 31.00 FEET; THENCE ALONG THE ARC OF A 213.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 12.75 FEET (RADIUS BEARS: S79°44'52"E) THROUGH A CENTRAL ANGLE OF 3°25'42" (CHORD: N11°57'59"E 12.74 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 10.23 FEET THROUGH A CENTRAL ANGLE OF 23°26'07" (CHORD: N15°7'46"E 10.15 FEET); THENCE S80°14'43"W 5.00 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 21.64 FEET (RADIUS BEARS: S80°14'43"W) THROUGH A CENTRAL ANGLE OF 61°58'48" (CHORD: N40°44'14"W 20.80 FEET); THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS CURVE TO THE LEFT 28.85 FEET THROUGH A CENTRAL ANGLE OF 1°56'36" (CHORD: N72°42'25"W 28.85 FEET); THENCE S16°47'54"W 20.67 FEET; THENCE S80°14'43"W 20.67 FEET; THENCE N73°12'06"W 27.00 FEET; THENCE N16°47'54"E 20.02 FEET; THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 8.12 FEET (RADIUS BEARS: S14°30'08"W) THROUGH A CENTRAL ANGLE OF 0°32'49" (CHORD: N75°46'16"W 8.12 FEET); THENCE N73°12'06"W 27.00 FEET; THENCE N16°47'54"E 20.02 FEET; THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 8.12 FEET (RADIUS BEARS: S14°30'08"W) THROUGH A CENTRAL ANGLE OF 0°32'49" (CHORD: N75°46'16"W 8.12 FEET); THENCE S82°49'12"W 5.62 FEET; THENCE N0°37'03"E 131.18 FEET TO THE POINT OF BEGINNING.

CONTAINS: 11.45 ACRES

#### 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 10-9a-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 DEVELOPER AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S): Evans Ranch, LLC      ALPINE SCHOOL DISTRICT  
By: *David M. Angles*      *Robert Smith*  
By: *Matthew Shepp*      *Assistant Superintendent/Principal*  
manager      *William Smith*

#### LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH      S.S.  
COUNTY OF DAY  
ON THIS 13 DAY OF December A.D. 2016, PERSONALLY APPEARED BEFORE ME, Nathan Shipp, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Manager of the Manager OF Evans Ranch, LLC, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

#### ACKNOWLEDGEMENT

STATE OF UTAH      S.S.  
COUNTY OF UTAH  
ON THIS 13 DAY OF December, A.D. 2016, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

#### ACCEPTANCE BY LEGISLATIVE BODY

THE 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 13 DAY OF December, A.D. 2016

APPROVED BY MAYOR      APPROVED BY CITY ATTORNEY  
*Christy Tank*      *[Signature]*  
ENGINEER      (See Seal Below)      CLERK/RECORDER      (See Seal Below)

#### NOTES:

- 1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
- 2. ALL DRIVEWAYS SHALL BE A MINIMUM 20' FROM ROAD RIGHT-OF-WAY TO THE GARAGE.
- 3. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
- 4. STREET LIGHT
- 5. FIRE HYDRANT
- 6. PARCEL A AND PRIVATE DRIVE / COMMON AREA MAINTAINED BY THE EVANS RANCH SOUTH OWNERS ASSOCIATION LOCATED AT 212 E. CROSSROADS BLVD #511, SARATOGA SPRINGS, UTAH 84046.

#### LEGEND

LIMITED COMMON AREA/PUE	[Symbol]
PRIVATE	[Symbol]
PRIVATE DRIVE	[Symbol]
COMMON AREA/PUE	[Symbol]

#### TABULATIONS

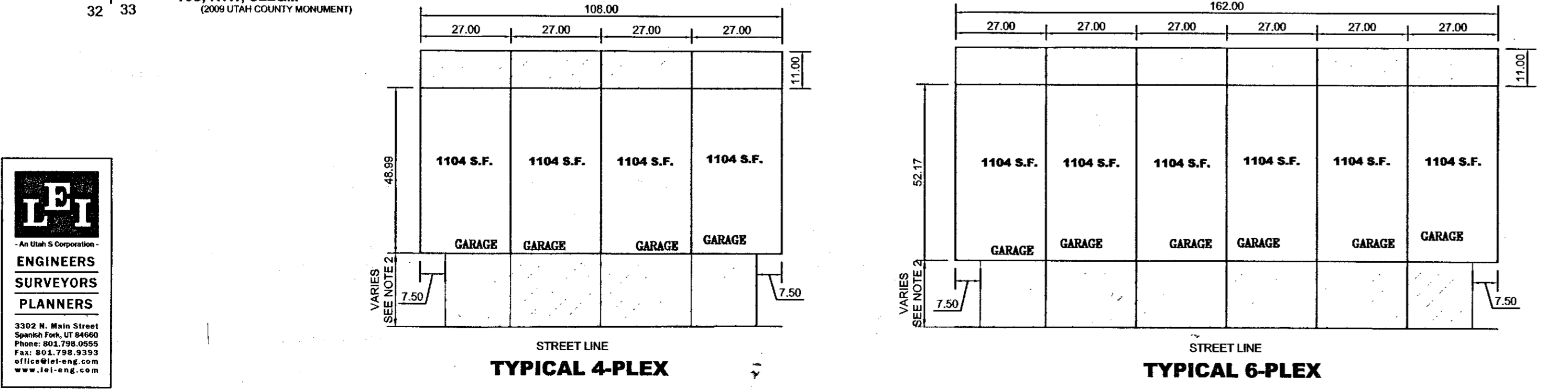
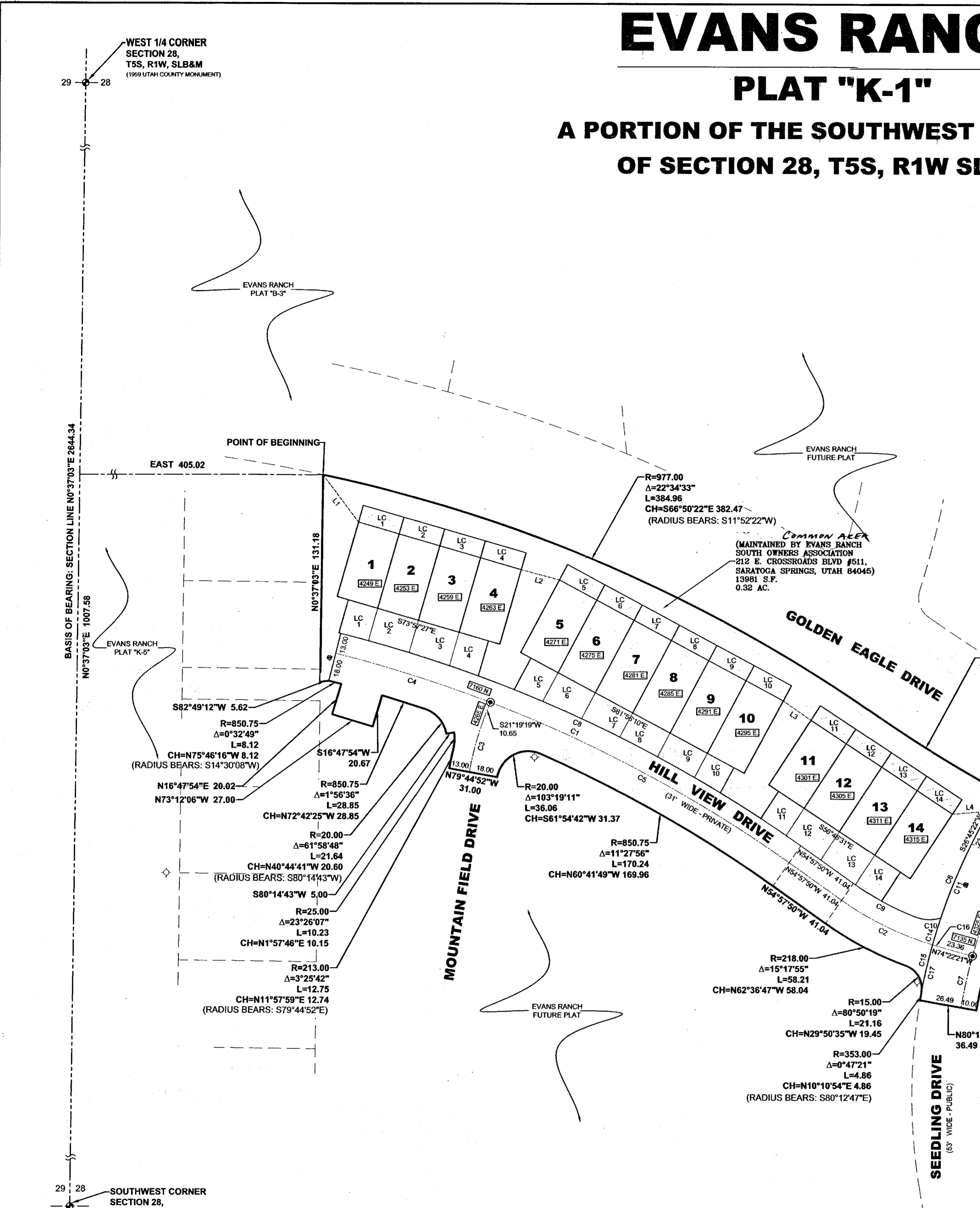
ZONE:	R, SFD/SFA
TOTAL AREA:	1.42 ACRES
TOTAL OPEN SPACE:	0.39 ACRES
# OF UNITS:	14 UNITS
DENSITY:	9.86 UNITS/ACRE

#### CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	868.74	21°04'50"	319.63	N65°30'16"W 317.83
C2	200.00	18°30'44"	64.62	S64°13'12"E 64.34
C3	199.92	10°10'14"	35.49	S15°20'21"W 35.44
C4	868.73	6°48'47"	103.30	N72°38'17"W 103.24
C5	868.73	14°16'04"	216.33	N62°09'52"W 215.77
C6	353.00	8°16'23"	50.87	S22°37'41"W 50.82
C7	326.50	5°50'26"	33.28	S12°42'27"W 33.27
C8	881.74	21°09'44"	325.67	N65°32'42"W 323.82
C9	186.70	13°44'04"	44.75	N61°49'14"W 44.65
C10	25.00	38°05'13"	16.62	N87°43'13"W 16.31
C11	353.00	11°07'29"	68.54	S21°11'38"W 68.43
C12	326.50	16°58'11"	96.70	S16°16'19"W 96.35
C13	326.50	11°07'45"	63.42	S21°11'32"W 63.32
C14	353.00	2°52'06"	17.87	S17°03'56"W 17.67
C15	353.00	5°03'19"	31.14	S13°06'14"W 31.13
C16	200.00	0°53'47"	3.13	S73°55'28"E 3.13
C17	353.00	5°50'40"	36.01	S12°42'33"W 35.99

#### LINE TABLE

LINE	DIRECTION	LENGTH
L1	N37°06'42"W	37.61
L2	N75°20'17"W	25.10
L3	N55°27'35"W	21.43
L4	S85°15'30"W	22.80



#### QUESTAR APPROVAL

QUESTAR APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8832.

APPROVED THIS 13 DAY OF December, 2016  
BY: *[Signature]*  
TITLE: *in construction*

#### 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-403(C)(3) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PIECE 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 3A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR  
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS 12/13/16 DATE  
BY: *[Signature]*  
TITLE: *in construction*

#### DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRSHEETS PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

APPROVED THIS 12/13/2016 DATE  
BY: *[Signature]*  
TITLE: *in construction*

## EVANS RANCH

### PLAT "K-1"

#### SUBDIVISION

#### EAGLE MOUNTAIN

UTAH COUNTY, UTAH

SCALE: 1" = 40'

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, UTAH PROFESSIONAL LAND SURVEYOR

NOTARY PUBLIC SEAL: MINDY DENISE, No. 28365, UTAH NOTARY PUBLIC

CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD, UTAH PROFESSIONAL ENGINEER

COUNTY RECORDER SEAL: EAGLE MOUNTAIN CITY

ENT 1244432016 Reg # 15335  
JEFFERY SHITH  
UTAH COUNTY RECORDER  
2016 Dec 16 10:05 AM EST 14:30 BY SW  
RECORDED FOR EAGLE MOUNTAIN CITY

**LEI**  
ENGINEERS  
SURVEYORS  
PLANNERS  
3302 N. Main Street  
Spokane Falls, OR 97057  
Phone 867.736.9999  
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office@leiplanning.com  
www.leiplanning.com

SEC. 28-S-W-70-039