

# EVANS RANCH

## PLAT "K-3"

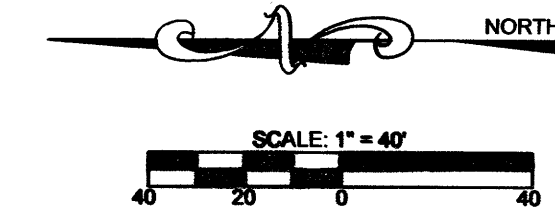
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, T5S, R1W SLB&M

### TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	3.90 ACRES
TOTAL OPEN SPACE:	0.68 ACRES
TOTAL RIGHT OF WAY AREA:	0.93 ACRES
# OF UNITS:	41 UNITS
DENSITY:	10.51 UNITS/ACRE

### LEGEND

LIMITED COMMON AREA/PUE	
PRIVATE	
PARCEL A,B,C,D,E & PRIVATE DRIVE COMMON AREA/PUE	



### 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 S89°16'15"E ALONG THE SECTION LINE 672.10 FEET FROM THE SOUTHWEST CORNER OF SECTION 28 TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; THENCE N0°05'57"W 400.35 FEET; THENCE S0°37'03"E 60.97 FEET; THENCE N89°22'57"E 276.32 FEET; THENCE N0°05'57"W 400.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 650.75 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 109.95 FEET (RADIUS BEARS: S27°33'53"W) THROUGH A CENTRAL ANGLE OF 72°41'17" (CHORD: S89°16'15"E 109.95 FEET); THENCE S84°57'50"E 41.04 FEET; THENCE ALONG THE ARC OF A 218.00 FOOT RADIUS CURVE TO THE LEFT 58.21 FEET THROUGH A CENTRAL ANGLE OF 15°17'55" (CHORD: S62°36'47"E 58.04 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 21.16 FEET THROUGH A CENTRAL ANGLE OF 80°50'19" (CHORD: S29°50'35"E 19.45 FEET); THENCE ALONG THE ARC OF A 353.00 FOOT RADIUS CURVE TO THE LEFT 4.86 FEET THROUGH A CENTRAL ANGLE OF 0°47'21" (CHORD: S10°10'54"W 4.86 FEET); THENCE S80°12'47"E 36.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 316.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 93.74 FEET (RADIUS BEARS S80°12'47"E) THROUGH A CENTRAL ANGLE OF 16°58'11" (CHORD: N18°16'19"E 93.40 FEET); THENCE N26°45'22"E 23.17 FEET; THENCE S89°16'15"E 160.40 FEET; THENCE S28°45'22"W 23.17 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT 192.77 FEET THROUGH A CENTRAL ANGLE OF 38°48'58" (CHORD: S8°20'54"W 189.47 FEET); THENCE ALONG THE ARC OF A 800.00 FOOT RADIUS CURVE TO THE RIGHT 105.34 FEET THROUGH A CENTRAL ANGLE OF 10°03'34" (CHORD: S5°01'47"E 105.21 FEET); THENCE SOUTH 335.82 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 54.08 FEET THROUGH A CENTRAL ANGLE OF 61°57'57" (CHORD: S30°58'58"W 51.48 FEET); THENCE SOUTH 89.52 FEET; THENCE N89°16'15"W 160.40 FEET TO THE POINT OF BEGINNING.

CONTAINS: 43.90 ACRES

April 30, 2018  
 DATE: \_\_\_\_\_  
 SURVEYOR: CHAD A. POULSEN  
 (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 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, PARKS, 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.

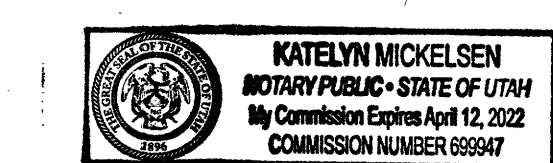
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 11th DAY OF MAY, 2018, AT ALPINE SCHOOL DISTRICT.

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

### LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.  
 COUNTY OF UTAH

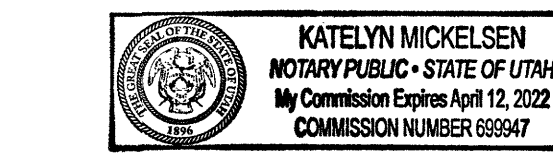
ON THIS 11th DAY OF MAY, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, NATHAN SHIPP, THE MANAGER OF DAI MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE MANAGER OF EVANS RANCH LLC, A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.



Katelyn Mickelsen  
 NOTARY PUBLIC FULL NAME: Katelyn Mickelsen  
 COMMISSION NUMBER: 1624947  
 MY COMMISSION EXPIRES: 4-12-2022  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

### ACKNOWLEDGEMENT

STATE OF UTAH S.S.  
 COUNTY OF UTAH  
 ON THIS 11th DAY OF MAY, A.D. 2018, 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 ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.



Katelyn Mickelsen  
 NOTARY PUBLIC FULL NAME: Katelyn Mickelsen  
 COMMISSION NUMBER: 1624947  
 MY COMMISSION EXPIRES: 4-12-2022  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

### 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 11th DAY OF MAY, A.D. 2018.

APPROVED BY MAYOR: \_\_\_\_\_  
 APPROVED BY CITY ATTORNEY: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_ ENGINEER (See Seal Below)  
 ATTEST: \_\_\_\_\_ CLERK-RECORDER (See Seal Below)

### PLAT "K-3"

# EVANS RANCH

JEFFERY SITH  
 UTAH COUNTY RECORDER  
 2018 May 17 4:04 PM FEE 76.00 BY NA  
 RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN UTAH COUNTY, UTAH

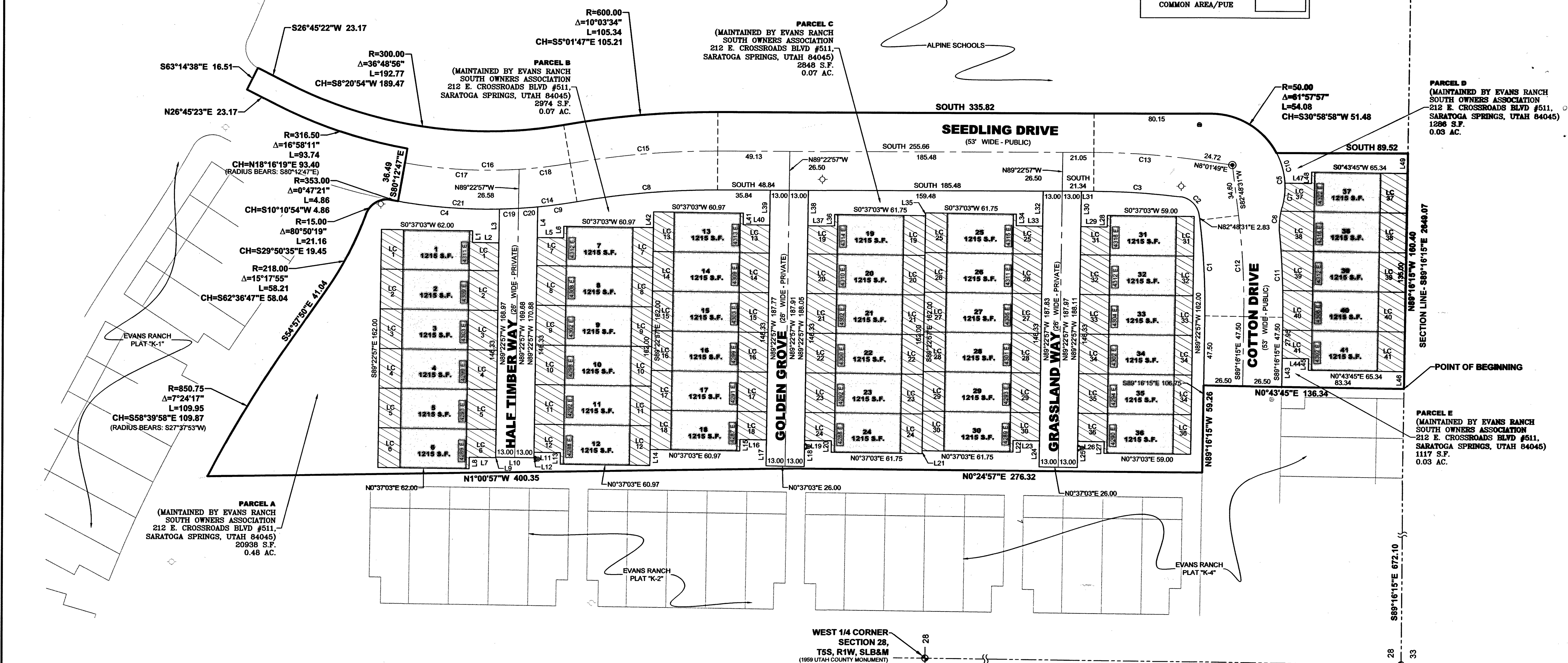
SCALE: 1" = 40'

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, 4/30/18

NOTARY PUBLIC SEAL: KATELYN MICKELSEN, No. 1624947, 4/12/22

CITY-COUNTY ENGINEER SEAL: JEFFERY SITH, No. 24652, 11/16/18

COUNTY RECORDER SEAL: EAGLE MOUNTAIN, UTAH COUNTY, UTAH



### CURVE TABLE

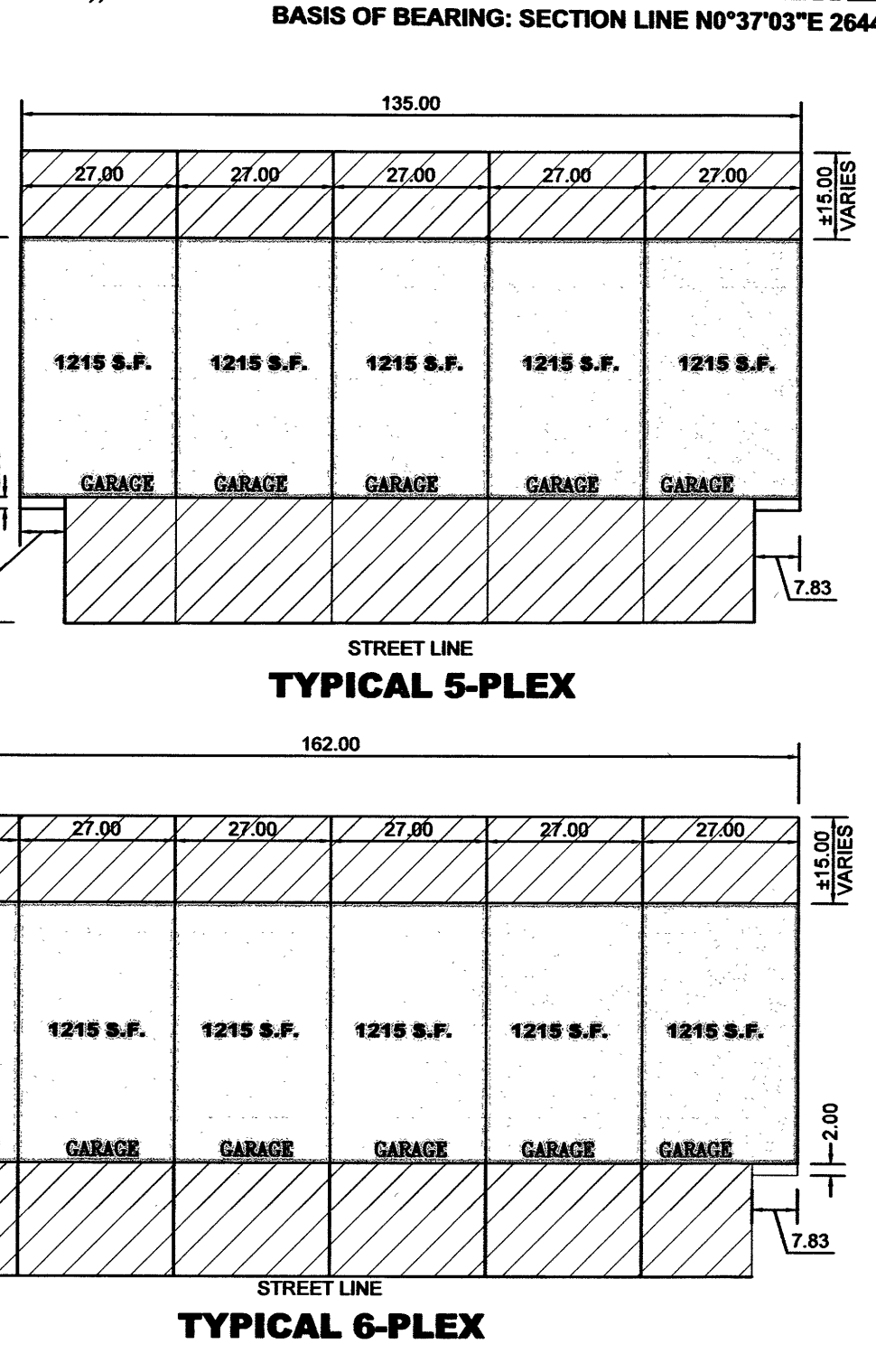
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	472.50	7°55'14"	65.32	N86°46'08"E 65.27
C2	15.00	75°39'06"	19.81	N44°58'58"E 18.40
C3	473.50	7°09'25"	59.15	N3°34'43"E 59.11
C4	353.00	12°01'48"	74.12	N4°33'51"E 73.98
C5	50.00	43°38'30"	38.08	N83°47'12"E 37.17
C6	50.00	21°03'57"	18.38	N84°55'31"W 18.28
C7	50.00	19°06'00"	16.67	S83°56'33"E 16.59
C8	547.00	10°03'22"	96.01	N5°01'41"W 95.88
C9	353.00	4°22'53"	26.99	N7°52'28"W 26.99
C10	50.00	24°32'30"	21.42	S74°14'11"W 21.25
C11	525.50	6°11'15"	56.75	N87°38'08"E 56.72
C12	499.00	7°55'14"	68.98	N86°46'08"E 68.93
C13	500.00	8°01'49"	70.08	N4°00'54"E 70.02
C14	352.04	6°30'47"	40.02	S6°47'58"E 40.00
C15	573.50	10°03'34"	100.69	N5°01'47"W 100.56
C16	326.50	19°50'47"	113.10	S0°08'10"E 112.53
C17	326.50	13°41'29"	78.02	S2°56'29"W 77.83
C18	326.50	6°09'19"	35.08	S6°58'55"E 35.06
C19	353.00	2°06'48"	13.02	S2°30'27"E 13.02
C20	336.37	2°13'25"	13.05	S4°35'51"E 13.05
C21	353.00	13°21'05"	82.26	S3°06'41"W 82.07

### LINE TABLE

LINE	DIRECTION	LENGTH
L1	N89°22'57"W	7.83
L2	S0°37'03"W	17.97
L3	S89°22'57"E	22.96
L4	N89°22'57"W	20.79
L5	S0°37'03"W	18.00
L6	S89°22'57"E	7.83
L7	N0°37'03"E	17.97
L8	N89°22'57"W	7.83
L9	N89°22'57"W	0.32
L10	N0°37'03"E	26.00
L11	N0°37'03"E	18.00
L12	N89°22'57"W	3.75
L13	S89°22'57"E	7.83
L14	N89°22'57"W	10.84
L15	N89°22'57"W	7.83
L16	N0°37'03"E	18.00
L17	S89°22'57"E	17.68
L18	N89°22'57"W	17.68
L19	N0°37'03"E	18.00
L20	S89°22'57"E	7.83
L21	N89°22'57"W	1.94
L22	N89°22'57"W	7.83
L23	N0°37'03"E	17.97
L24	S89°22'57"E	17.68
L25	N89°22'57"W	17.68

### LINE TABLE

LINE	DIRECTION	LENGTH
L26	N0°37'03"E	18.00
L27	S89°22'57"E	7.83
L28	S89°22'57"E	7.83
L29	S0°37'03"W	18.00
L30	N89°22'57"W	24.10
L31	N0°00'00"E	8.34
L32	S89°22'57"E	23.82
L33	S0°37'03"W	17.97
L34	N89°22'57"W	7.83
L35	S89°22'57"E	1.94
L36	S89°22'57"E	7.83
L37	S0°37'03"W	18.00
L38	N89°22'57"W	24.04
L39	S89°22'57"E	23.76
L40	S0°37'03"W	18.00
L41	N89°22'57"W	7.83
L42	S89°22'57"E	10.84
L43	N89°16'15"W	19.55
L44	N0°43'45"E	18.00
L45	S89°16'15"E	7.83
L46	S89°16'15"E	11.72
L47	S0°43'45"W	18.14
L48	S89°16'15"E	7.83
L49	S89°16'15"E	13.68



### 16051

#### 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(A)(2) 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.

APPROVED THIS 5-2-18 DAY OF MAY, 2018  
 ROCKY MOUNTAIN POWER

#### DIRECT COMMUNICATIONS APPROVAL

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

APPROVED THIS 5/1/18 DATE  
 DIRECT COMMUNICATIONS

#### 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'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 2 DAY OF May, 2018  
 DOMINION ENERGY GAS COMPANY

### NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
- ALL DRIVEWAYS SHALL BE A MINIMUM 20' FROM ROAD RIGHT-OF-WAY TO THE GARAGE.
- ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
- STREET LIGHT
- FIRE HYDRANT
- PARCELS A,B,C,D,E AND PRIVATE DRIVE / COMMON AREA MAINTAINED BY THE EVANS RANCH SOUTH OWNERS ASSOCIATION LOCATED AT 212 E. CROSSROADS BLVD #511, SARATOGA SPRINGS, UTAH 84045.

LEI  
 An Utah Corporation  
 ENGINEERS  
 SURVEYORS  
 PLANNERS  
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2018-5-14 10:07