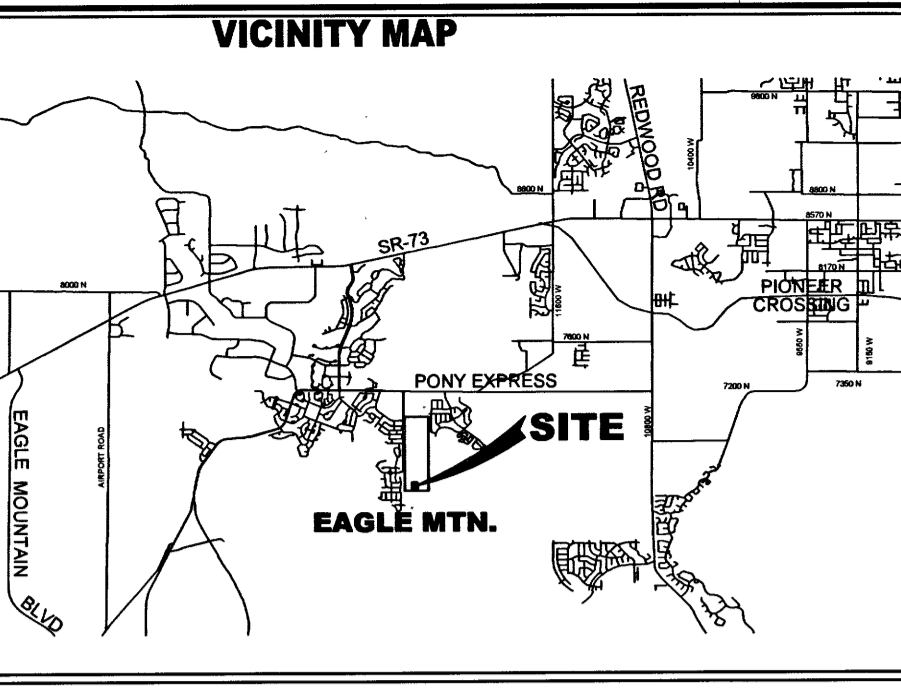
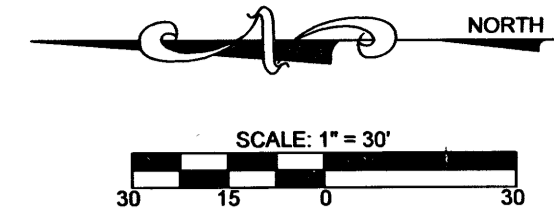


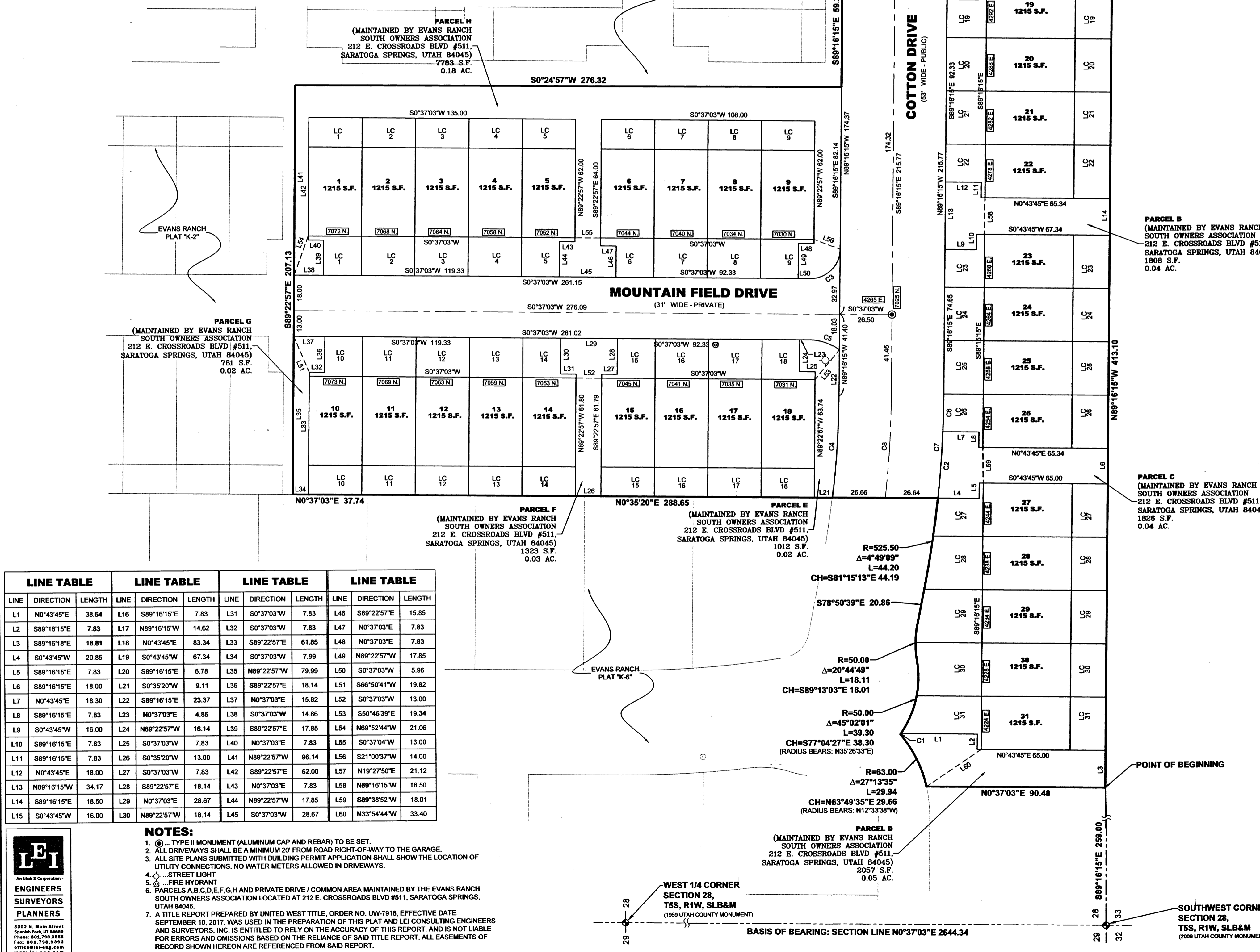
EVANS RANCH

PLAT "K-4"

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

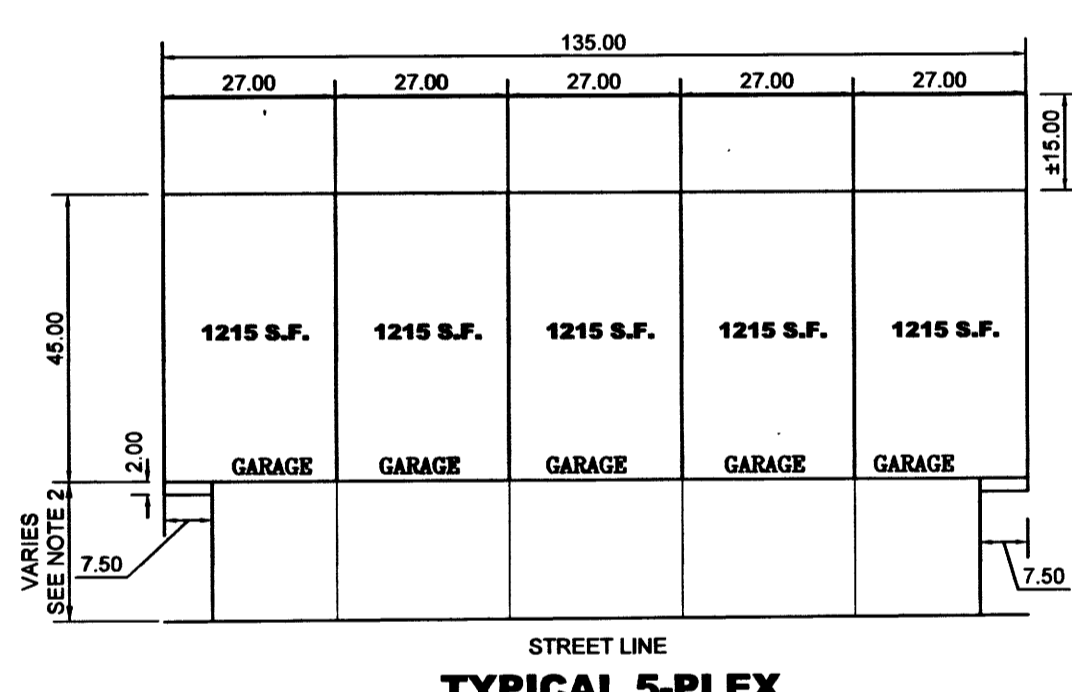
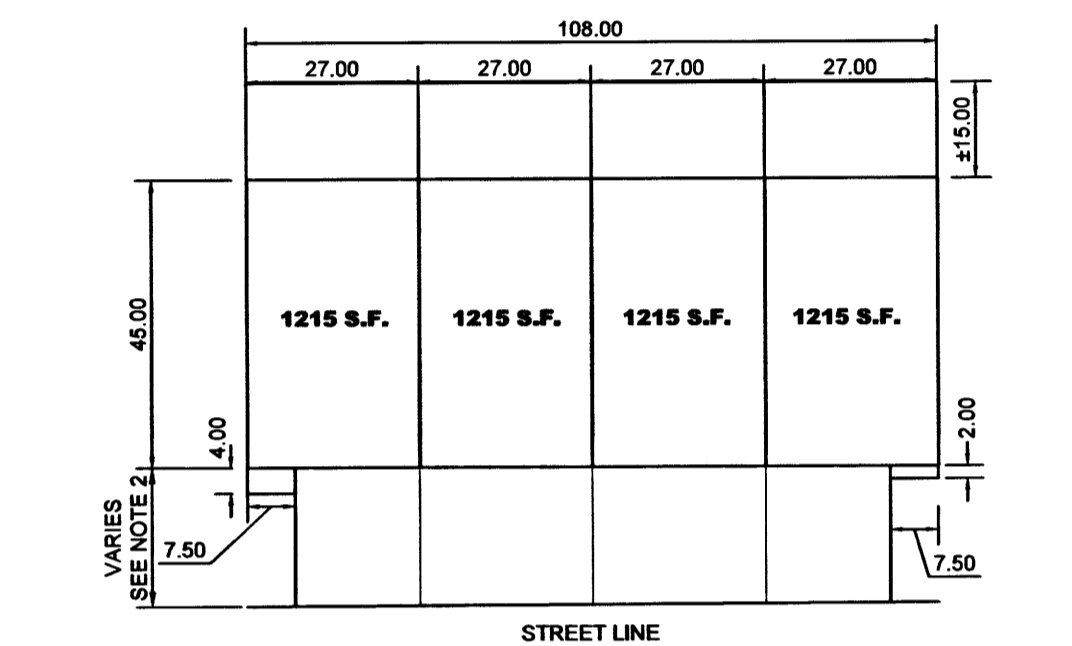


CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	50.00	0°31'10"	0.45	N54°49'02"W 0.45
C2	525.50	3°40'46"	33.75	N85°30'11"W 33.74
C3	15.00	89°53'18"	23.53	S44°19'36"E 21.19
C4	472.50	6°15'17"	51.58	S86°08'36"E 51.56
C5	25.00	36°58'54"	16.14	N19°06'30"E 15.86
C6	525.50	1°55'41"	17.68	S88°18'24"E 17.68
C7	525.50	5°36'27"	51.43	S86°28'01"E 51.41
C8	499.00	5°54'50"	51.50	S86°18'50"E 51.48



LEGEND	
LIMITED COMMON AREA/PUE	[Symbol]
PRIVATE	[Symbol]
PARCEL A,B,C,D,E,F,G,H & PRIVATE DRIVE COMMON AREA/PUE	[Symbol]

TABULATIONS	
ZONE:	R, SFD/SFA
TOTAL AREA:	2.47 ACRES
TOTAL OPEN SPACE:	0.40 ACRES
# OF UNITS:	31 UNITS
DENSITY:	12.55 UNITS/ACRE



LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N0°43'45"E	38.84	L16	S89°16'15"E	7.83	L31	S0°37'03"W	7.83	L46	S89°22'57"E	15.85
L2	S89°16'15"E	7.83	L17	N89°16'15"W	14.62	L32	S0°37'03"W	7.83	L47	N0°37'03"E	7.83
L3	S89°16'18"E	18.81	L18	N0°43'45"E	83.34	L33	S89°22'57"E	61.85	L48	N0°37'03"E	7.83
L4	S0°43'45"W	20.85	L19	S0°43'45"W	67.34	L34	S0°37'03"W	7.99	L49	N89°22'57"W	17.85
L5	S89°16'15"E	7.83	L20	S89°16'15"E	6.78	L35	N89°22'57"W	79.90	L50	S0°37'03"W	5.96
L6	S89°16'15"E	18.00	L21	S0°35'20"W	9.11	L36	S89°22'57"E	18.14	L51	S66°50'41"W	19.82
L7	N0°43'45"E	18.30	L22	S89°16'15"E	23.37	L37	N0°37'03"E	15.82	L52	S0°37'03"W	13.00
L8	S89°16'15"E	7.83	L23	N0°37'03"E	4.86	L38	S0°37'03"W	14.86	L53	S50°46'39"E	19.34
L9	S0°43'45"W	16.00	L24	N89°22'57"W	16.14	L39	S89°22'57"E	17.85	L54	N69°52'44"W	21.06
L10	S89°16'15"E	7.83	L25	S0°37'03"W	7.83	L40	N0°37'03"E	7.83	L55	S0°37'04"W	13.00
L11	S89°16'15"E	7.83	L26	S0°35'20"W	13.00	L41	N89°22'57"W	96.14	L56	S21°00'37"W	14.00
L12	N0°43'45"E	18.00	L27	S0°37'03"W	7.83	L42	S89°22'57"E	62.00	L57	N19°27'50"E	21.12
L13	N89°16'15"W	34.17	L28	S89°22'57"E	18.14	L43	N0°37'03"E	7.83	L58	N89°16'15"W	18.50
L14	S89°16'15"E	18.50	L29	N0°37'03"E	28.67	L44	N89°22'57"W	17.85	L59	S89°35'52"W	18.01
L15	S0°43'45"W	16.00	L30	N89°22'57"W	18.14	L45	S0°37'03"W	28.67	L60	N33°54'44"W	33.40

- 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,F,G,H AND PRIVATE DRIVE / COMMON AREA MAINTAINED BY THE EVANS RANCH SOUTH OWNERS ASSOCIATION LOCATED AT 212 E. CROSSROADS BLVD #511, SARATOGA SPRINGS, UTAH 84045.
 - A TITLE REPORT PREPARED BY LIMITED TITLE, ORDER NO. LM-7918, EFFECTIVE DATE: SEPTEMBER 10, 2017, 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.

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 259.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°37'03"E 90.48 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 29.94 FEET (RADIUS BEARS: N12°33'38"W THROUGH A CENTRAL ANGLE OF 27°13'35" (CHORD: N63°49'35"E 29.86 FEET); THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 39.30 FEET (RADIUS BEARS: N35°26'33"E THROUGH A CENTRAL ANGLE OF 45°02'01" (CHORD: S77°04'27"E 38.30 FEET); THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 18.11 FEET THROUGH A CENTRAL ANGLE OF 20°44'49" (CHORD: S89°13'03"E 18.01 FEET); THENCE S78°50'39"E 20.86 FEET; THENCE ALONG THE ARC OF A 525.50 FOOT RADIUS CURVE TO THE LEFT 44.20 FEET THROUGH A CENTRAL ANGLE OF 4°49'09" (CHORD: S81°15'15"E 44.19 FEET); THENCE N0°35'20"E 288.65 FEET; THENCE N0°37'03"E 37.74 FEET; THENCE S89°22'57"E 207.13 FEET; THENCE S0°24'57"W 276.32 FEET; THENCE S89°16'15"E 59.26 FEET; THENCE S0°43'45"W 136.34 FEET; THENCE N89°16'15"W 413.10 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.47 ACRES
 ENT 116004-2017 Map # 15784
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2017 Nov 22 2:57 pm FEE \$9.00 BY UP
 RECORDED FOR EAGLE MOUNTAIN CITY

Oct 25, 2017 DATE
 [Signature] SURVEYOR
 (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 10-98-807, 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 13th DAY OF November, 2017.

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 S.S.

ON THIS 13th DAY OF November, A.D. 2017, 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.

MINDY DANSIE
 NOTARY PUBLIC - STATE OF UTAH
 My Comm. Exp. 11-19-2020
 Commission # 691627

NOTARY PUBLIC FULL NAME: Mindy Dansie
 COMMISSION NUMBER: 691627
 MY COMMISSION EXPIRES: 11-19-2020
 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 13th DAY OF November, A.D. 2017.

APPROVED BY MAYOR [Signature]
 APPROVED BY CITY ATTORNEY [Signature]
 APPROVED BY ENGINEER [Signature]
 ATTEST BY CLERK/RECORDER [Signature]

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT COMES 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-803A(C)(8) 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 9A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 (4) ANY OTHER PROVISION OF LAW

Del Edwards 10/30/17
 ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

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

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 1-800-366-8632.

APPROVED THIS 27th DAY OF October, 2017
 DOMINION ENERGY GAS COMPANY
 BY: [Signature]
 TITLE: pre-construction

PLAT "K-4"
EVANS RANCH
 SUBDIVISION
 EAGLE MOUNTAIN UTAH COUNTY, UTAH
 SCALE: 1" = 30'

SURVEYOR'S SEAL [Seal]	NOTARY PUBLIC SEAL [Seal]	CITY-COUNTY ENGINEER SEAL [Seal]	COUNTY RECORDER SEAL [Seal]
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LEI
 ENGINEERS
 SURVEYORS
 PLANNERS
 2802 S. 1000 E. SUITE 2000
 PLEASANT VALLEY, UT 84062
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 WWW.LEI-ENG.COM

SEC 28-5-1W 70-038