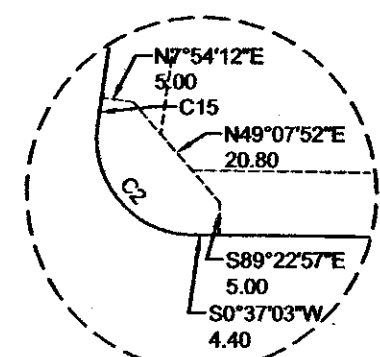
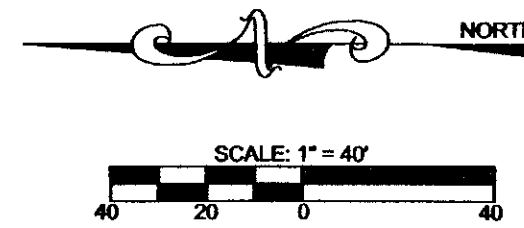
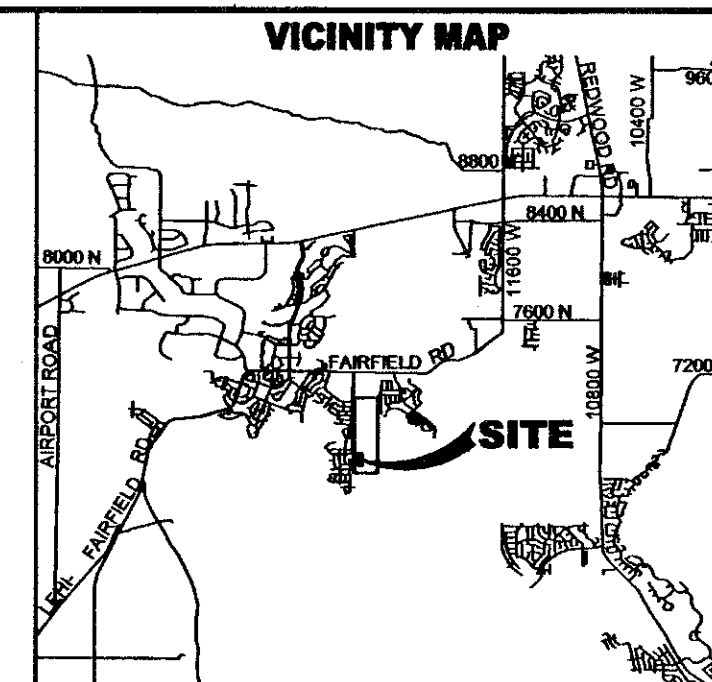


EVANS RANCH

PLAT "K-5"

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



- 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.
 - ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
 - THE ENDS OF ALL PRIVATE ROADS (HATCHED AREA) TO BE USED AS SNOW STORAGE AREA AND ARE SUBJECT TO ASSOCIATED RESTRICTIONS.
 - STREET LIGHT
 - FIRE HYDRANT
 - 28' PRIVATE DRIVE / COMMON AREA MAINTAINED BY THE EVANS RANCH SOUTH OWNERS ASSOCIATION LOCATED AT 212 E. CROSSROADS BLVD #511, SARATOGA SPRINGS, UT 84045.
 - ENTRY MONUMENT EASEMENT

TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	4.57 ACRES
# OF UNITS:	29 UNITS
DENSITY:	6.35 LOTS/ACRE
LARGEST LOT:	6,590 SF
AVERAGE LOT:	5,199 SF
SMALLEST LOT:	4,840 SF

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 N0°37'03"E ALONG THE SECTION LINE 1004.55 FEET & EAST 60.99 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N78°10'16"E 69.18 FEET; THENCE ALONG THE ARC OF A 458.50 FOOT RADIUS CURVE TO THE RIGHT 101.47 FEET THROUGH A CENTRAL ANGLE OF 12°44'07" (CHORD: N83°36'38"E 101.26 FEET); THENCE ALONG THE ARC OF A 877.00 FOOT RADIUS CURVE TO THE RIGHT 187.00 FEET THROUGH A CENTRAL ANGLE OF 10°57'59" (CHORD: S83°36'38"E 186.71 FEET); THENCE S0°37'03"W 638.23 FEET; THENCE N89°22'57"W 141.00 FEET; THENCE N0°37'03"E 32.10 FEET; THENCE N89°22'57"W 170.00 FEET; THENCE N0°37'03"E 451.99 FEET; THENCE ALONG THE ARC OF A 398.00 FOOT RADIUS CURVE TO THE LEFT 125.29 FEET THROUGH A CENTRAL ANGLE OF 18°02'11" (CHORD: N82°03'07"W 124.77 FEET); THENCE N1°54'06"W 24.84 FEET; THENCE ALONG THE ARC OF A 26.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 12.79 FEET (RADIUS BEARS: N70°22'01"E) THROUGH A CENTRAL ANGLE OF 27°32'28" (CHORD: N5°48'14"W 12.67 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 44.57 ACRES

DATE: December 9, 2016
SURVEYOR: Chad A. Poulsen

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS 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-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.

OWNER(S): Evans Ranch, LLC
By: DAI Managers, LLC
By: Nathan Ship Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS 9th DAY OF December, A.D. 2016, PERSONALLY APPEARED BEFORE ME Nathan Ship THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Manager OF Evans Ranch LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: Mindy Dansie
COMMISSION NUMBER: 041627
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 14 DAY OF December, A.D. 2016

APPROVED BY MAYOR: _____ APPROVED BY CITY ATTORNEY: _____

APPROVED: Christy J. Trusty ENGINEER ATTEST: Chad A. Poulsen COUNTY RECORDER

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	950.05	4°20'53"	72.10	N80°14'29"W 72.08
C2	15.01	96°54'28"	25.39	S49°07'52"W 22.47
C3	15.00	87°56'00"	23.02	N43°20'57"W 20.83
C4	977.00	1°46'40"	30.32	N88°12'17"W 30.31
C5	458.50	1°54'44"	15.23	S89°57'01"W 15.23
C6	458.50	6°56'05"	55.25	S85°31'36"W 55.22
C7	458.50	3°53'18"	30.98	S80°06'55"W 30.97
C8	26.50	95°38'46"	43.39	S30°21'53"W 38.53
C9	398.00	8°07'28"	56.44	S13°21'24"E 56.39
C10	398.00	1°53'25"	13.13	S8°20'58"E 13.13
C11	398.00	1°53'25"	13.13	S6°27'30"E 13.13
C12	398.00	6°07'53"	42.59	S2°29'54"E 42.57
C13	977.00	2°24'22"	41.03	N86°06'46"W 41.03
C14	977.00	2°33'16"	43.56	N83°37'57"W 43.55

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-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:

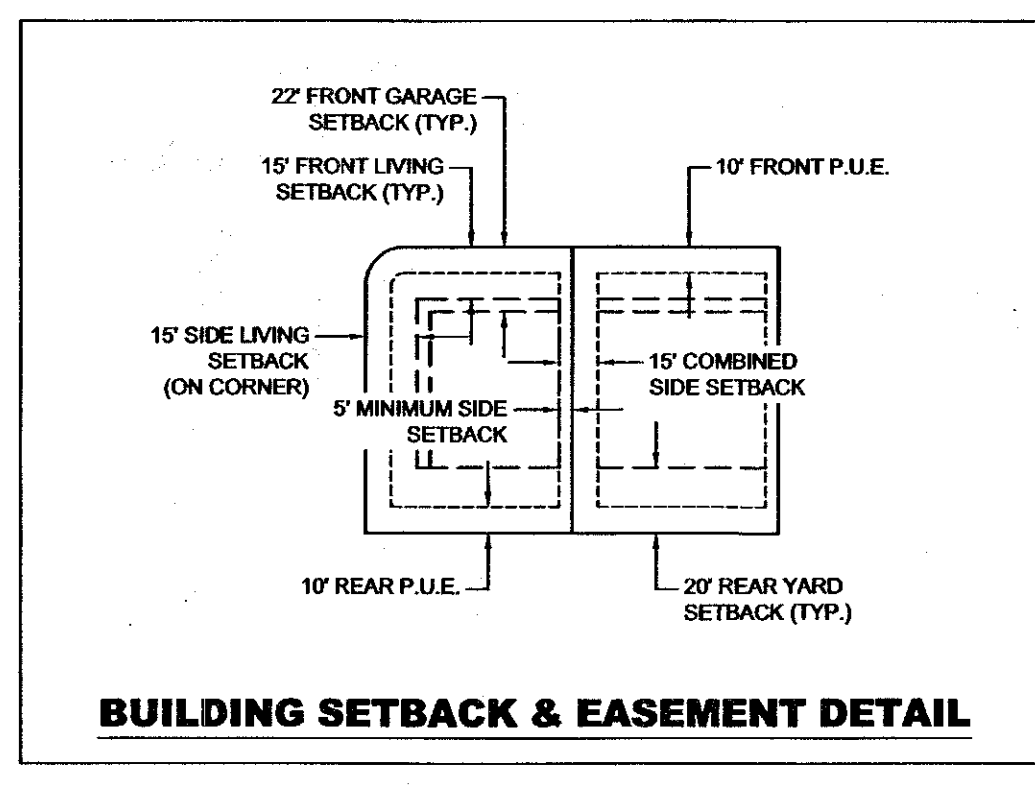
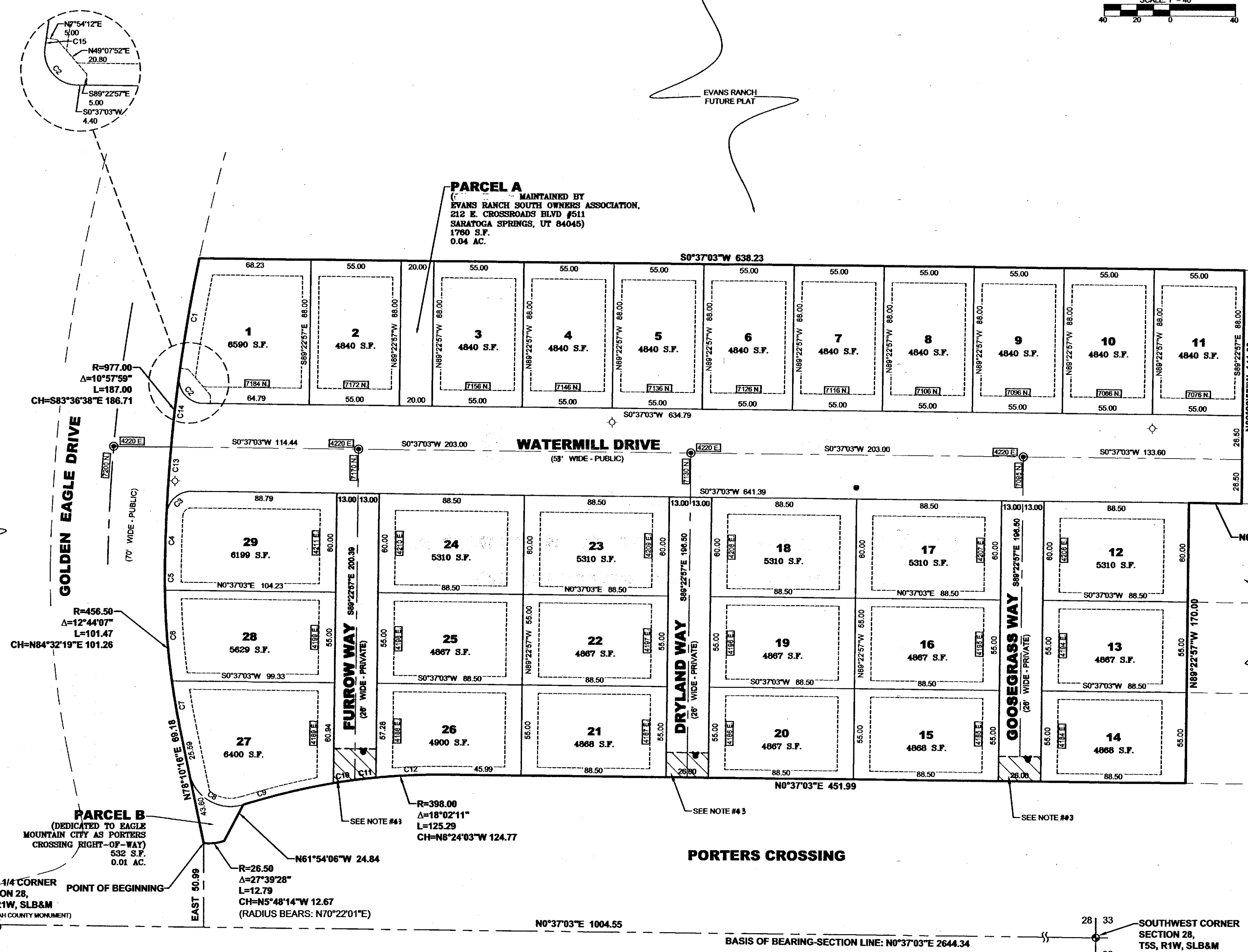
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 2A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS 12th DAY OF December, 2016
QUESTAR GAS COMPANY
BY: Chad A. Poulsen
TITLE: Construction

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 OR WARRANTY 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 QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 9th DAY OF December, 2016
QUESTAR GAS COMPANY
BY: Chad A. Poulsen
TITLE: Construction



LEI
ENGINEERS
SURVEYORS
PLANNERS

EVANS RANCH
SUBDIVISION
EAGLE MOUNTAIN
UTAH COUNTY, UTAH

PLAT "K-5"

SCALE: 1" = 40'

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182
NOTARY PUBLIC SEAL: MINDY DANSIE, No. 041627
CITY-COUNTY ENGINEER SEAL: TRUSTY, No. 121316
COUNTY RECORDER SEAL: CHAD A. POULSEN, No. 501182

15336

Sec. 28-5-14 70-038