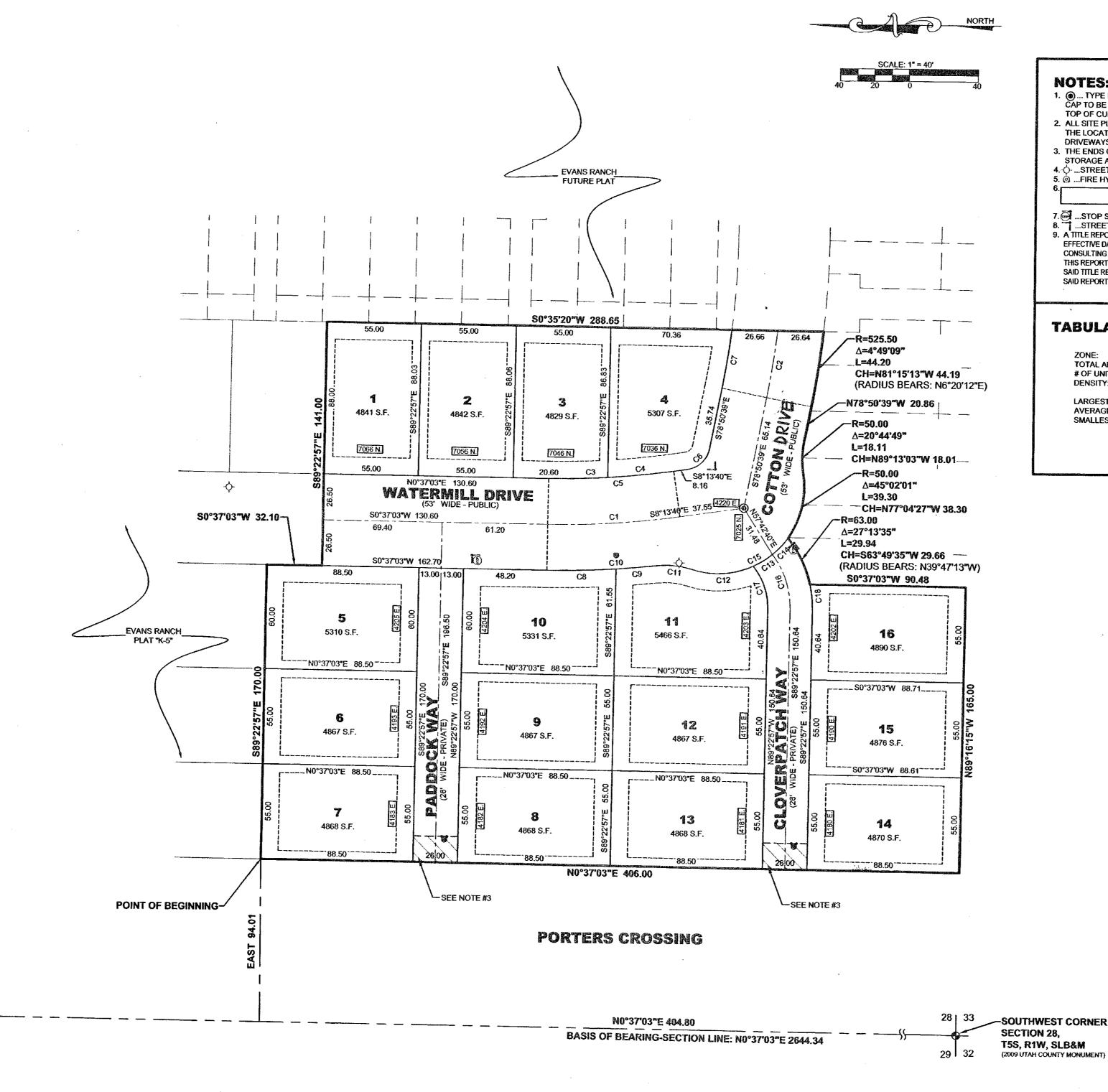
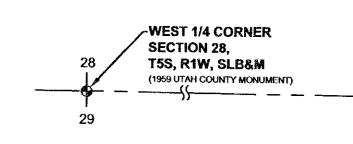
# EVANS RANCH

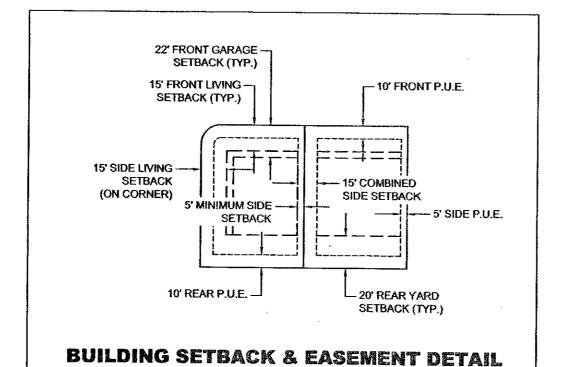
## PLAT "K-6"

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

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	499.00	8°50'43"	77.04	S3°48'19"E 76.96
C2	499.00	4°30'46*	39.30	S81°06'02"E 39.29
С3	472.50	4°10'29"	34.43	N1°28'11"W 34.42
C4	472.50	4°40'14*	38.52	N5°53'33"W 38.51
C5	472.50	8°50'43"	72.94	N3°48'19"W 72.87
C6	15.00	70°36'58*	18,49	N43°32'09"W 17.34
C7	474.13	4°09'27"	34.40	N80°55'48"W 34.40
C8	525.50	4°23'53"	40.34	S1°34'54"E 40.33
C9	525.50	2°34'51"	23.67	S5°04'16"E 23.67
C10	525.50	6°58'44"	64.01	S2°52'19"E 63.97
C11	50.00	23°43'06"	20.70	\$5°29'52"W 20.55
C12	50.00	41°46'25"	36.45	S3°31'47"E 35.65
C13	50.00	15°04'14 <b>"</b>	13.15	\$31°57'06*E 13.11
C14	50.00	15°04'14"	13.15	\$47°01'20"E 13.11
C15	50.00	116°57'21"	102.06	\$41°06'47"E 85.24
C16	50.16	38°23'19*	33.61	N71°23'28"E 32.99
C17	37.00	40°36'54 <b>"</b>	26.23	\$70°18'36"W 25.68
C18	63.00	13°10'41"	14.49	N84°01'43"E 14.46

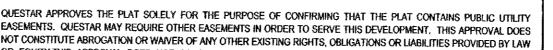






### **QUESTAR APPROVAL**

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



(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES. OR

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY

(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

## **DIRECT COMMUNICATIONS APPROVAL**

**ROCKY MOUNTAIN POWER APPROVAL** 

. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES

PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) 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

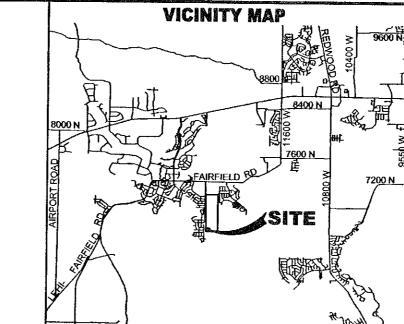
DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN

ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER

A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

RECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS ERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE

RECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.



1. (a) ... 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. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW

3. THE ENDS OF ALL PRIVATE ROADS (HATCHED AREA) TO BE USED AS SNOW STORAGE AREA AND ARE SUBJECT TO ASSOCIATED RESTRICTIONS.

4.-- ... STREET LIGHT 5. @ ...FIRE HYDRANT

RANCH SOUTH OWNERS ASSOCIATION LOCATED AT 212 E. CROSSROADS BLVD #511, SARATOGA SPRINGS, UT 84045.

EFFECTIVE DATE: MAY 3, 2017, WAS USED IN THE PREPARATION OF THIS PLAT AND LEF 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

### **TABULATIONS**

LARGEST LOT:

AVERAGE LOT:

SMALLEST LOT:

R, SFD/SFA 2.48 ACRES TOTAL AREA: # OF UNITS:

> 5,466 SF 4,985 SF

## SURVEYOR'S CERTIFICATE

RADIUS NON-TANGENT CURVE TO THE RIGHT 29.94 FEET (RADIUS BEARS: N39°47'13"W) THROUGH A CENTRAL ANGLE OF 27°13'35" (CHORI



#### OWNERS DEDICATION

MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE

JEFFERY SHITH

UTAH COUNTY RECORD 2017 Aug 14 3:33 pm FEE 46,00 BY DA

RECORDED FOR EAGLE MOUNTAIN CITY

## LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF UTAH

ON THIS 18 DAY OF MOY A.D. 20 17, PERSONALLY APPEARED BEFORE ME NOTHING Ships THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE MANAGER OF MAY OF EVENS RENCH, LLC , LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE , 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 - STATE OF UTAH My Comm. Exp 11-19-2020

COMMISSION NUMBER: 491427 A NOTARY PUBLIC COMMISSIONED IN UTAH

## ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF UTAH

\_\_\_\_, A.D. 20\_\_\_, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FORGOING 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 THEIM ON BEHALF OF THE OWNERS.

> NOTARY PUBLIC FULL NAME: COMMISSION NUMBER: MY COMMISSION EXPIRES: A NOTARY PUBLIC COMMISSIONED IN UTAH

OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 14 DAY OF Mignet , A.D. 20/7

APPROVED BY CITY ATTORNEY

PLAT "K-6"

## EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN SCALE: 1" = 40"

This form approved by Utah County and the municipalities therein.

UTAH COUNTY, UTAH

SURVEYOR'S SEAL : POVLSEN No. 501182

