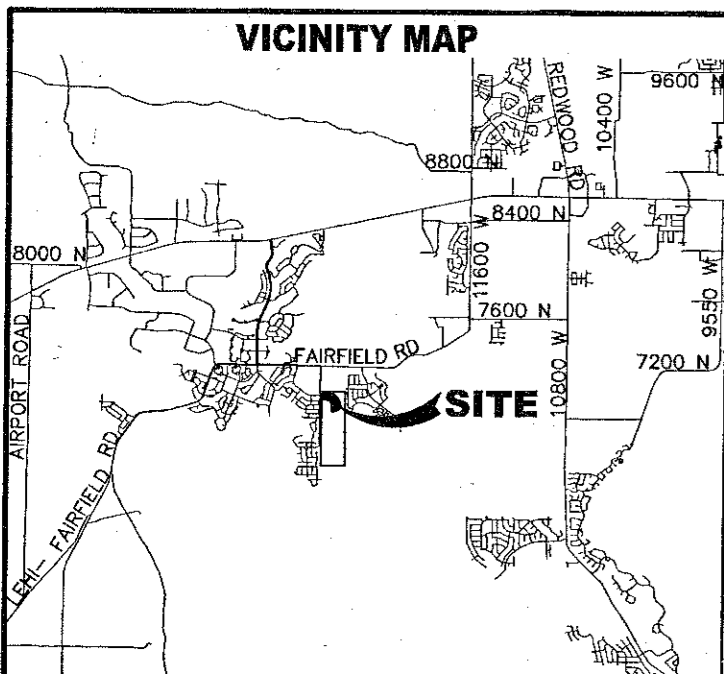


# EVANS RANCH

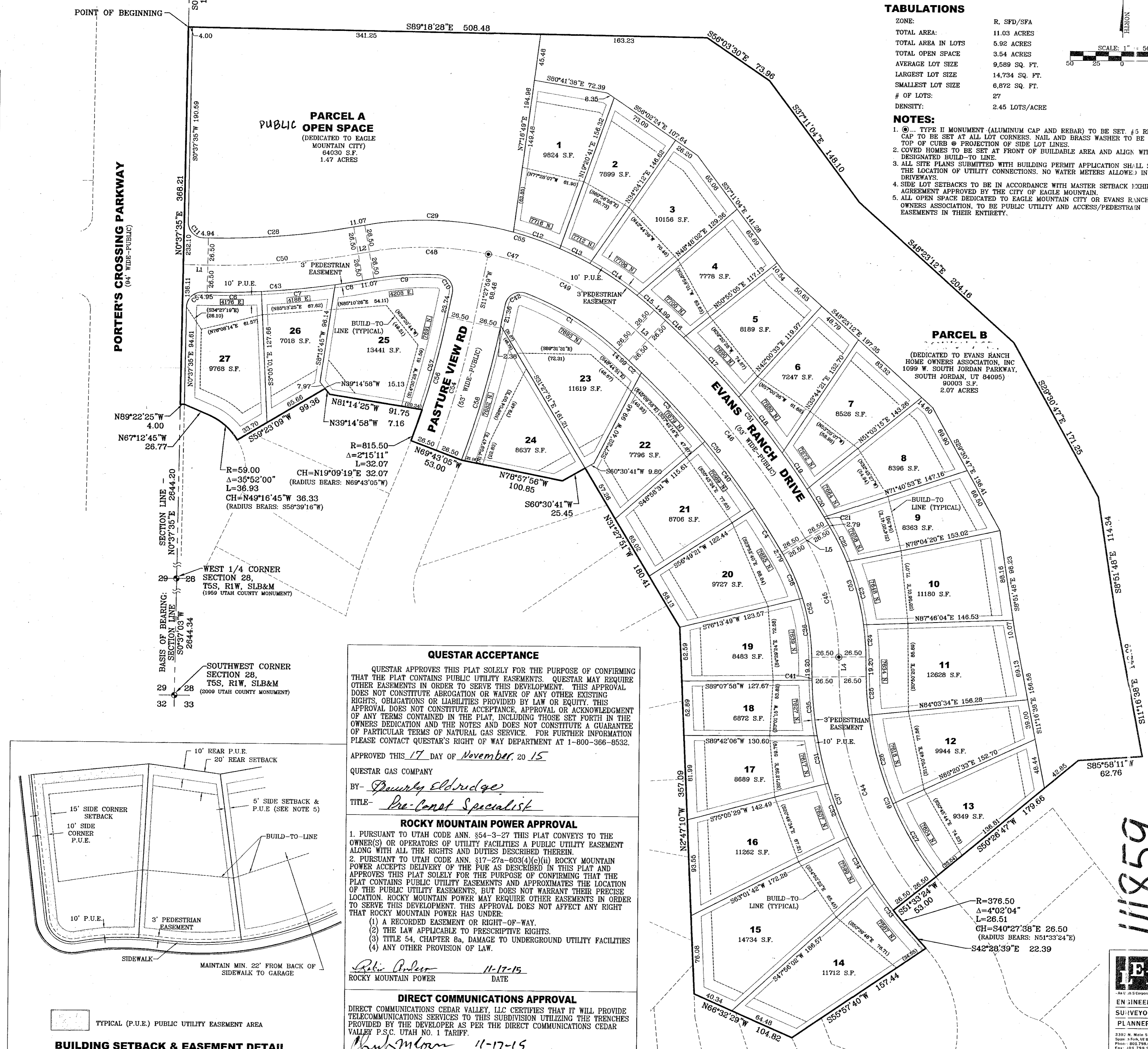
## PLAT "A"

### A PORTION OF THE WEST HALF OF SECTION 28, T5S, R1W SLB&M



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	282.50	21°35'13"	106.44	558°48'55"E 105.81
C2	803.50	1°13'06"	17.09	S47°24'45"E 17.09
C3	803.50	6°30'25"	91.25	S43°33'00"E 91.20
C4	803.50	3°36'53"	50.46	S32°43'11"E 50.45
C5	15.00	89°59'52"	23.56	N45°37'31"E 21.21
C6	803.50	3°47'44"	53.23	N88°43'35"E 53.22
C7	803.50	5°10'22"	72.54	N84°14'32"E 72.52
C8	803.50	1°57'00"	27.34	N80°40'51"E 27.34
C9	282.50	12°50'08"	63.29	N66°07'26"E 63.15
C10	15.00	88°55'30"	25.90	S37°59'45"E 22.80
C11	15.00	90°00'08"	23.56	S44°22'29"E 21.21
C12	335.50	8°13'29"	48.16	S71°05'24"E 48.12
C13	335.50	5°36'38"	32.85	S64°10'21"E 32.84
C14	335.50	9°32'04"	55.83	S56°36'01"E 55.77
C15	335.50	3°48'40"	22.32	S49°55'38"E 22.31
C16	856.50	1°37'53"	24.39	S47°12'22"E 24.39
C17	856.50	5°18'35"	79.37	S43°44'07"E 79.35
C18	856.50	4°36'05"	68.78	S38°46'47"E 68.77
C19	856.50	2°51'46"	42.80	S35°02'52"E 42.79
C20	856.50	2°07'19"	31.72	S32°33'19"E 31.72
C21	856.50	0°34'25"	8.58	S31°12'27"E 8.58
C22	256.50	8°23'22"	37.56	S28°43'33"E 37.52
C23	256.50	14°12'57"	63.64	S15°25'24"E 63.48
C24	256.50	7°04'49"	31.70	S4°46'31"E 31.68
C25	323.50	8°39'31"	37.60	S4°33'52"E 37.57
C26	323.50	15°50'28"	89.44	S15°48'52"E 89.16
C27	323.50	14°42'30"	83.05	S31°05'21"E 82.82
C28	750.50	10°55'05"	143.01	N85°09'54"E 142.80
C29	335.50	25°05'29"	146.93	S87°44'54"E 145.75
C30	803.50	17°08'04"	239.82	N39°26'16"E 238.93
C31	376.50	7°11'31"	47.26	S13°33'51"E 47.23
C32	376.50	8°30'08"	55.87	S21°24'40"E 55.82
C33	376.50	8°54'04"	58.49	S38°01'38"E 58.43
C34	376.50	7°54'51"	52.01	S29°37'10"E 51.96
C35	376.50	8°16'46"	54.41	S5°49'43"E 54.36
C36	203.50	16°34'14"	58.85	S9°31'14"E 58.85
C37	376.50	37°12'29"	244.50	S19°50'21"E 240.23
C38	203.50	13°08'53"	46.58	S24°21'48"E 46.48
C39	323.50	37°12'29"	210.08	S19°50'21"E 206.41
C40	803.50	5°46'40"	81.03	S37°24'27"E 80.99
C41	376.50	0°27'13"	2.98	S1°27'43"E 2.98
C42	15.00	88°55'30"	25.90	N60°55'44"E 22.80
C43	803.50	10°55'05"	153.11	N85°09'54"E 152.88
C44	350.00	37°12'29"	227.29	S19°50'21"E 223.32
C45	230.00	29°41'07"	119.18	N16°04'41"E 117.84
C46	830.00	17°06'04"	247.73	N39°28'16"E 246.81
C47	309.00	52°16'20"	281.91	N74°09'28"E 272.23
C48	309.00	21°45'38"	117.36	N89°24'49"E 116.65
C49	309.00	30°30'42"	164.55	N63°16'39"E 162.61
C50	777.00	10°55'05"	148.06	N85°09'54"E 147.84
C51	856.50	17°06'04"	255.64	S39°28'16"E 254.69
C52	203.50	29°41'07"	105.43	S16°04'41"E 104.26
C53	256.50	29°41'07"	132.89	S16°04'41"E 131.41
C54	842.00	8°48'56"	129.56	N15°52'27"E 129.42
C55	335.50	52°16'20"	306.08	N74°09'28"E 295.58
C56	815.50	8°48'56"	125.47	N15°52'27"E 125.35
C57	815.50	6°33'44"	93.40	S14°44'52"E 93.35
C58	868.50	8°48'56"	133.63	N15°52'27"E 133.49

LINE	DIRECTION	LENGTH
L1	N89°22'33"W	23.95
L2	N79°42'22"E	11.07
L3	S48°01'16"E	14.99
L4	S1°14'07"E	19.20
L5	S30°55'14"E	2.79



**QUESTAR ACCEPTANCE**

QUESTAR APPROVES THIS 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 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 WARRANT 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 17 DAY OF November, 20 15

QUESTAR GAS COMPANY  
BY: Douglas Eldridge  
TITLE: President Specialist

**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(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 EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, 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 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
- (4) ANY OTHER PROVISION OF LAW.

Robi Paulsen 11-17-15  
ROCKY MOUNTAIN POWER DATE

**DIRECT COMMUNICATIONS APPROVAL**

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

Chad Wilson 11-17-15  
DIRECT COMMUNICATIONS DATE

**SURVEYOR'S CERTIFICATE**

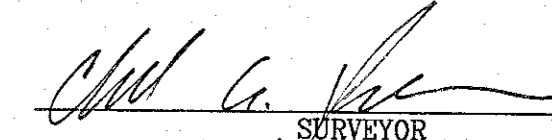
I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE 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 NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED S0°37'35"W ALONG THE SECTION LINE 1322.10 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING-S0°37'35"W ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER TO THE SOUTHWEST CORNER OF SAID SECTION 28); THENCE S89°18'28"E 508.48 FEET; THENCE S50°30'37"E 73.96 FEET; THENCE S37°11'04"E 148.10 FEET; THENCE S48°23'12"E 204.16 FEET; THENCE S29°30'47"E 171.25 FEET; THENCE S89°48'E 114.34 FEET; THENCE S11°18'38"E 142.09 FEET; THENCE S85°58'11"W 62.76 FEET; THENCE S50°28'47"W 179.86 FEET; THENCE S51°33'24"W 53.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 376.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N01°33'24"E) TO THE LEFT 26.51 FEET THROUGH A CENTRAL ANGLE OF 4°02'04" (CHORD: S42°28'39"E 26.50 FEET); THENCE S42°28'39"E 22.39 FEET; THENCE S50°30'37"E 73.96 FEET; THENCE N89°32'29"W 104.82 FEET; THENCE N2°47'10"W 357.09 FEET; THENCE N31°27'51"W 180.41 FEET; THENCE S80°30'41"W 25.45 FEET; THENCE N78°57'56"W 100.85 FEET; THENCE N69°43'05"W 53.00 FEET; THENCE ALONG THE ARC OF A 816.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N69°43'05"W) 32.07 FEET THROUGH A CENTRAL ANGLE OF 2°15'11" (CHORD: N19°09'19"E 32.07 FEET); THENCE N81°14'25"W 91.75 FEET; THENCE N91°14'56"W 7.16 FEET; THENCE S59°23'09"W 99.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 59.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S59°23'09"W) 36.33 FEET THROUGH A CENTRAL ANGLE OF 35°52'00" (CHORD: N49°16'45"W 36.33 FEET); THENCE N87°12'45"W 26.77 FEET; THENCE N89°22'25"W 4.00 FEET; THENCE N0°37'35"E 368.21 FEET TO THE POINT OF BEGINNING.

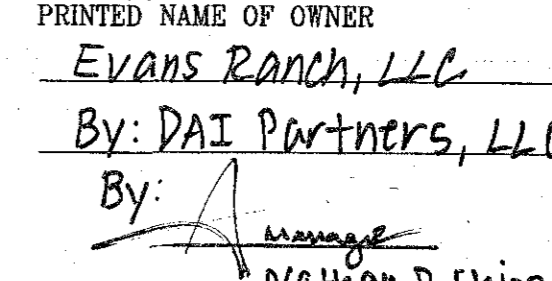
CONTAINS: ±11.03 ACRES

Nov. 11, 2015 DATE  
  
 CHAD A. POULSEN SURVEYOR (See Seal Below)

**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-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 DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):  
 PRINTED NAME OF OWNER: Evans Ranch, LLC  
 By: DAI Partners, LLC  
 By: Nathan D. Shipp

AUTHORIZED SIGNATURE(S):  
  
 NATHAN D. SHIPP

UT 106268-2015, Nov. 2, 14:59  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2015 Nov 25 10:02 AM FEE \$9.00 BY VN  
 RECORDED FOR EAGLE MOUNTAIN CITY

**ACKNOWLEDGEMENT**

STATE OF UTAH S.S.  
 COUNTY OF SALT LAKE

ON THE 16 DAY OF NOVEMBER, A.D. 20 15, 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.

MY NOTARIAL EXPIRES 11-19-2016

Mindy Dansie  
 A NOTARY PUBLIC COMMISSIONED IN UTAH  
 b601677  
 COMMISSION NUMBER  
 PRINTED FULL NAME OF NOTARY

**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 25 DAY OF November, A.D. 20 15.

APPROVED BY MAYOR: [Signature]  
 APPROVED BY CITY ATTORNEY: [Signature]

APPROVED: Christal T. Trandy ENGINEER (See Seal Below)  
 ATTEST: [Signature] CLERK-RECORDER (See Seal Below)

PLAT "A"

# EVANS RANCH

SUBDIVISION  
 EAGLE MOUNTAIN  
 UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL: CHAD A. POULSEN No. 501182  
 NOTARY PUBLIC SEAL: MINDY DANSIE No. 288992  
 CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD No. 788992  
 COUNTY-RECORDER SEAL: JEFFERY SMITH No. 788992

14859