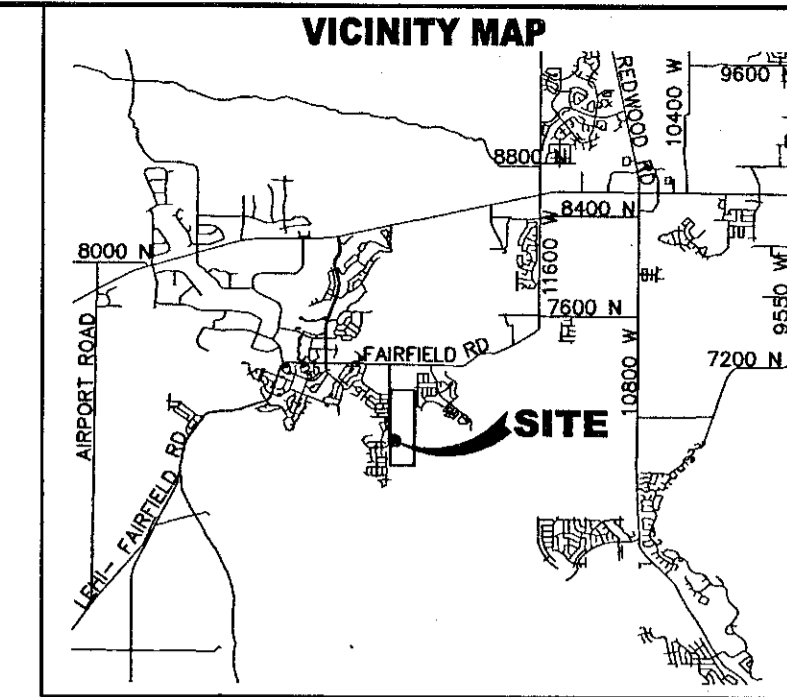


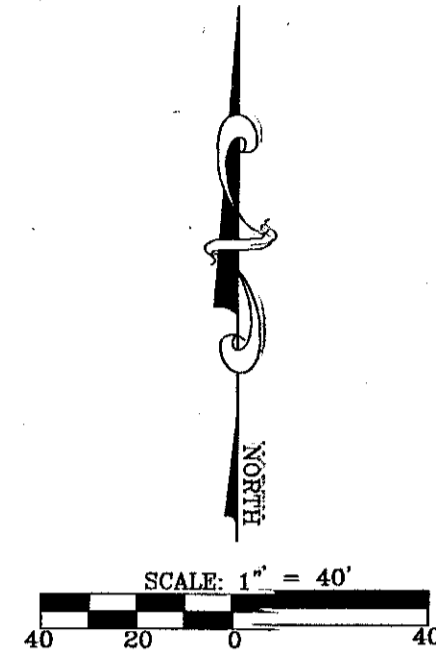
# EVANS RANCH

## PLAT "B-3"

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

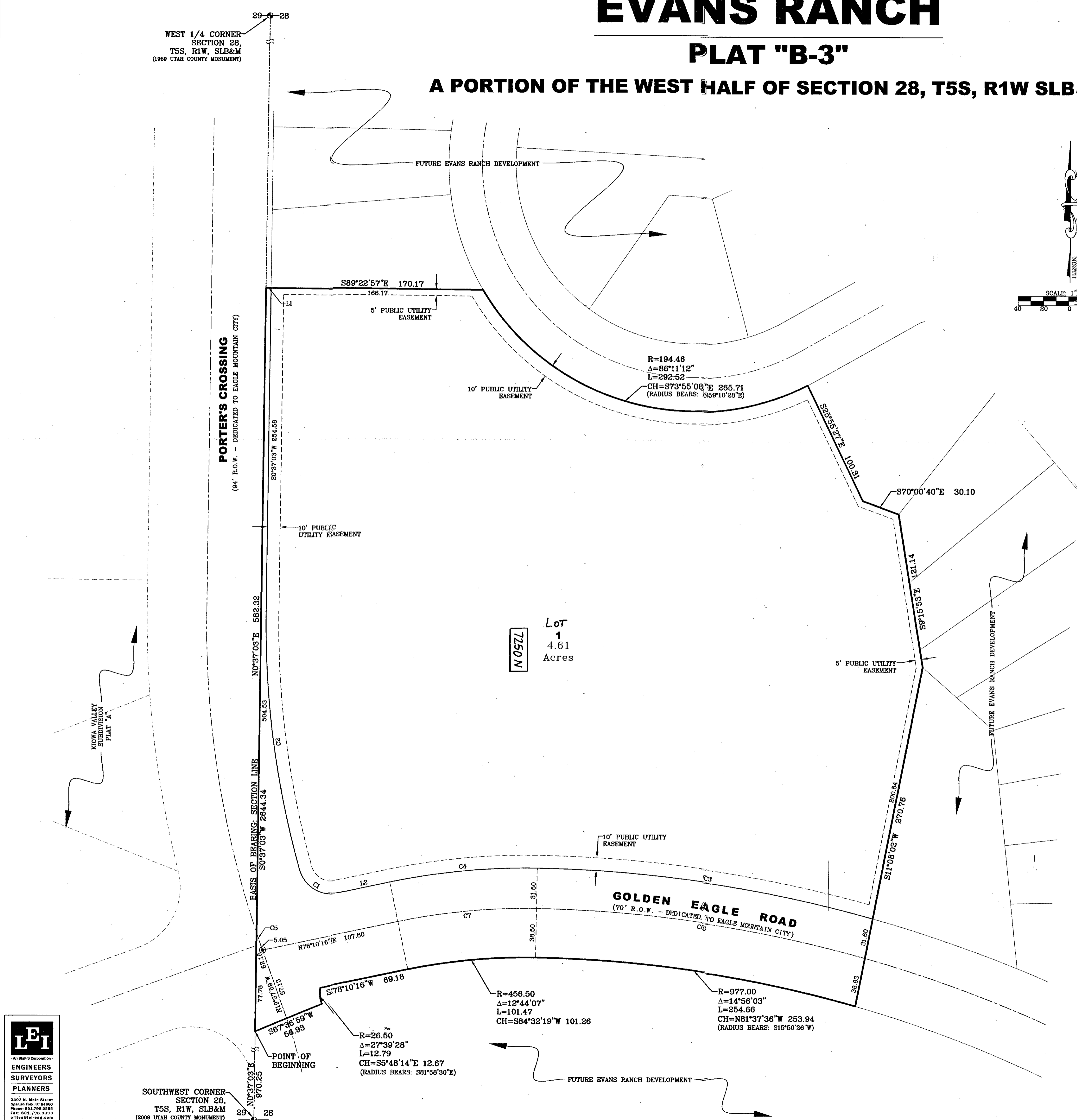


**NOTES:**  
 1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.



LINE	DIRECTION	LENGTH
L1	N89°22'57"W	170.17
L2	N78°10'18"E	40.83

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	28.00	85°49'53"	38.95	35.84
C2	701.00	16°38'54"	203.28	202.57
C3	1047.00	14°37'08"	267.14	266.42
C4	628.50	12°44'07"	117.03	116.79
C5	748.00	0°43'43"	9.51	9.51
C6	1015.50	14°45'20"	261.52	260.80
C7	495.00	12°44'07"	110.02	109.80



Lot  
 1  
 4.61  
 Acres

**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 WEST HALF 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 970.25 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°37'03"E ALONG THE SECTION LINE 582.32 FEET; THENCE S89°22'57"E 170.17 FEET; THENCE ALONG THE ARC OF A 194.48 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N6°10'28"E) TO THE LEFT 292.52 FEET THROUGH A CENTRAL ANGLE OF 86°11'12" (CHORD: S73°55'08"E 265.71 FEET); THENCE S25°52'27"E 100.31 FEET; THENCE S70°00'40"E 30.10 FEET; THENCE S15°53'E 121.14 FEET; THENCE S11°08'02"W 270.76 FEET; THENCE ALONG THE ARC OF A 977.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S15°50'26"W) TO THE LEFT 254.66 FEET THROUGH A CENTRAL ANGLE OF 14°56'03" (CHORD: N01°37'36"W 253.94 FEET); THENCE ALONG THE ARC OF A 458.50 FOOT RADIUS CURVE TO THE LEFT 101.47 FEET THROUGH A CENTRAL ANGLE OF 12°44'07" (CHORD: S84°32'19"W 101.26 FEET); THENCE S78°10'18"E 69.18 FEET; THENCE ALONG THE ARC OF A 28.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S81°58'30"E) TO THE LEFT 12.79 FEET THROUGH A CENTRAL ANGLE OF 27°39'28" (CHORD: S5°48'14"E 12.67 FEET); THENCE S87°36'59"W 56.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 15.52 ACRES

DATE: SEPT 25, 2014  
 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 THIS SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACE, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-96-807, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER SEWERS, 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 WE HAVE HERETO, SET OUR HANDS THIS 29th DAY OF SEPTEMBER, A.D. 2014  
 Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.  
 AUTHORIZED AGENT: [Signature] Eagle 12, LLC

**CORPORATE ACKNOWLEDGEMENT**  
 ON THIS 29th DAY OF SEPTEMBER, 2014, PERSONALLY APPEARED BEFORE ME Terry F. Ruedd, PERSONALLY KNOWN TO ME TO BE AN AUTHORIZED AGENT OF CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 08/17/2016  
 A NOTARY PUBLIC COMMISSIONED IN UTAH  
 NOTARY ADDRESS: Salt Lake, Utah  
 PRINTED FULL NAME OF NOTARY: Gordon R. Jesse

**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**  
 STATE OF UTAH S.S.  
 COUNTY OF SALT LAKE  
 ON THE 29th DAY OF SEPTEMBER, A.D. 2014, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF S.S. IN SAID STATE OF UTAH, Mindy Dansie, WHO AFTER BEING DULY SWORN ACKNOWLEDGE TO ME THAT A LIMITED LIABILITY COMPANY ( ), THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN.

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE City Council of Eagle Mountain 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 7 DAY OF October, A.D. 2014  
 APPROVED BY MAYOR: [Signature] APPROVED BY CITY ATTORNEY: [Signature]  
 APPROVED: [Signature] ENGINEER (See Seal Below) ATTEST: [Signature] CLERK-RECORDER (See Seal Below)

PLAT "B-3" ENT 78956:2014 Map # 14412  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2014 Nov 03 10:44 AM FEE \$1.00 BY 55  
 RECORDED FOR EAGLE MOUNTAIN CITY

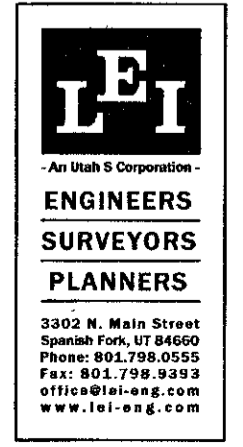
# EVANS RANCH

SUBDIVISION  
 EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, STATE OF UTAH  
 NOTARY PUBLIC SEAL: GORDON R. JESSE, No. 657118, STATE OF UTAH  
 CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD, No. 24892, STATE OF UTAH  
 COUNTY-RECORDER SEAL: JEFFERY SMITH, No. 19877, STATE OF UTAH

This form approved by Utah County and the municipalities therein.



14412/21771

Sec. 28, S-1W 10-078