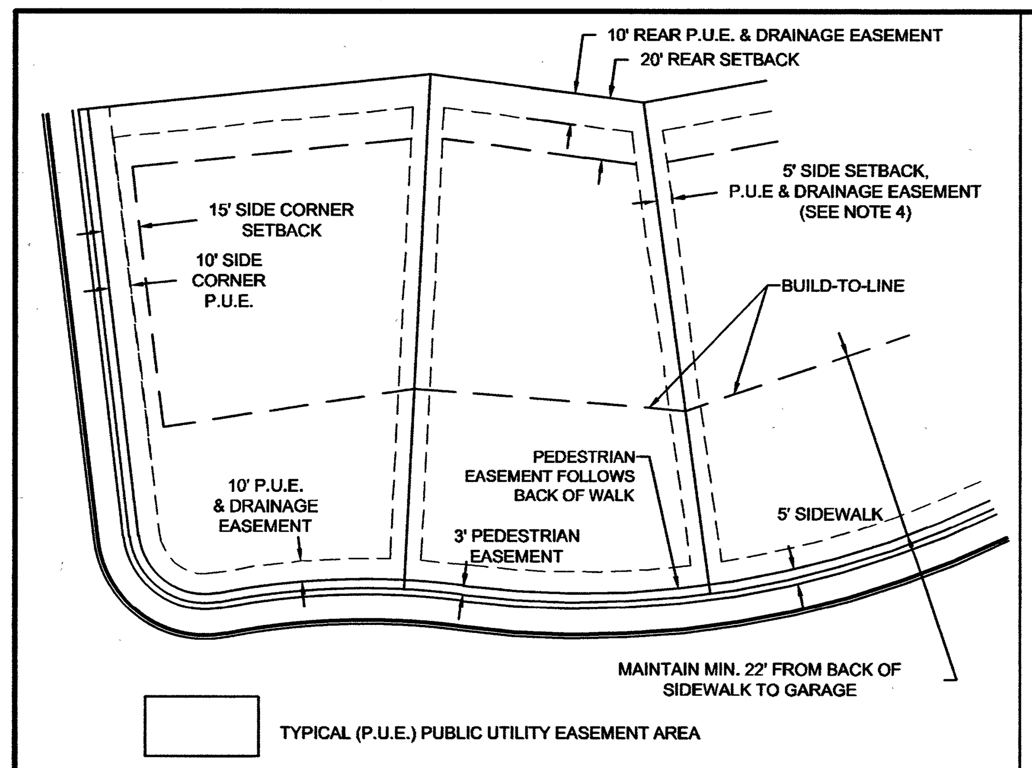
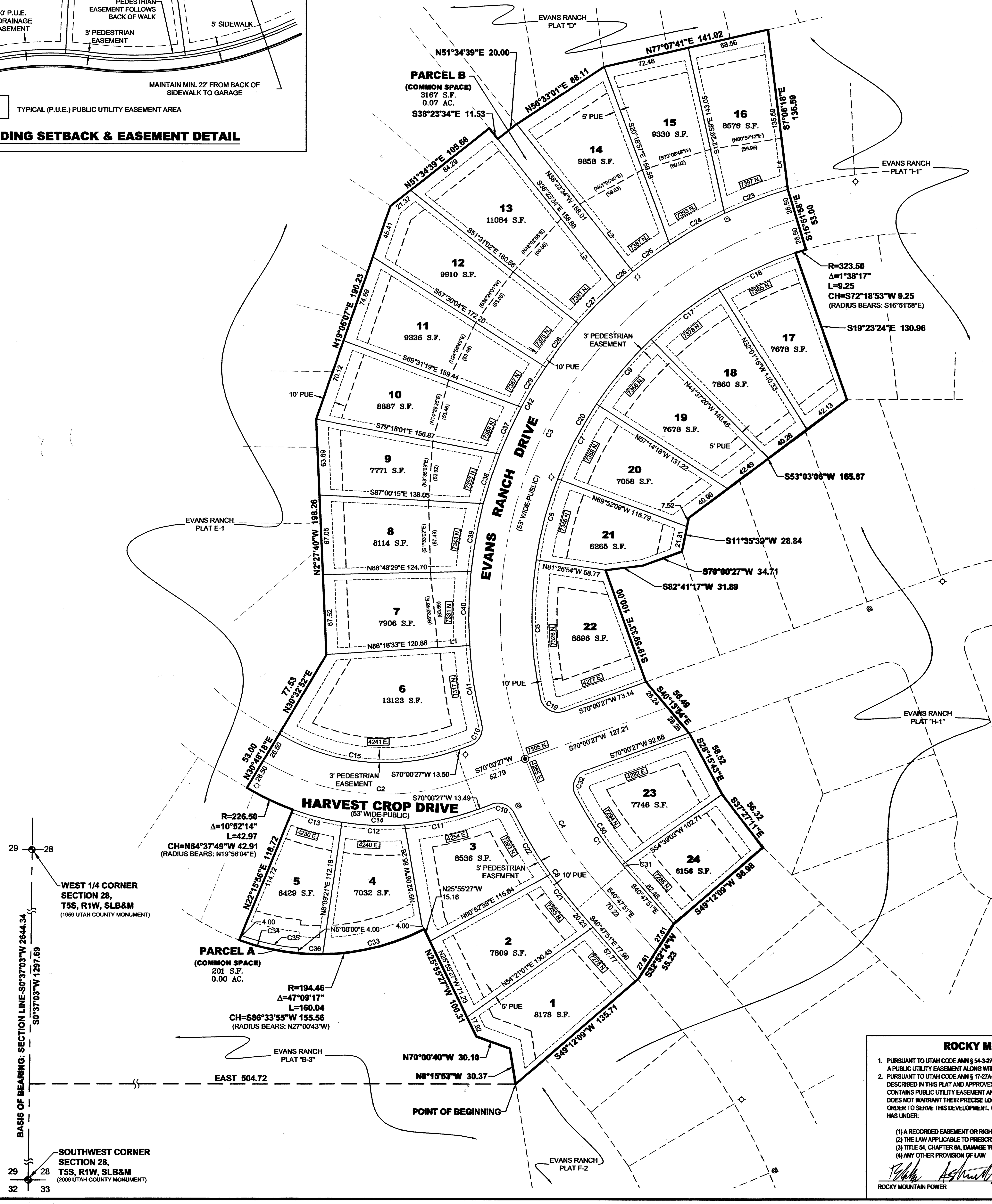
EVANS RANCH

PLAT "J-1"

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



BUILDING SETBACK & EASEMENT DETAIL



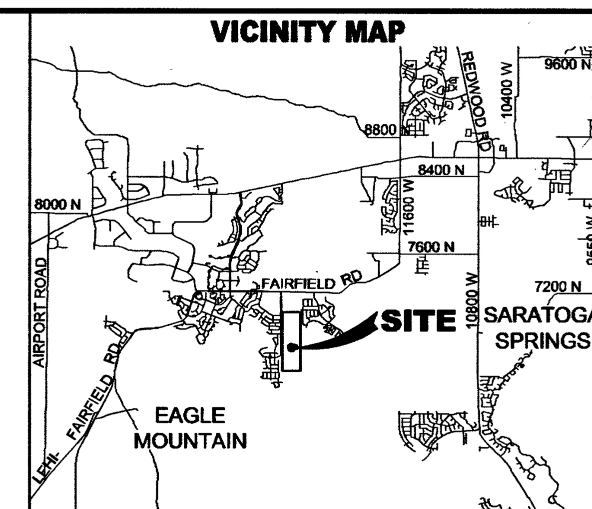
LEI — An Utah S Corporation — ENGINEERS SURVEYORS PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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.
2. COVED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE DESIGNATED BUILD-TO LINE.
3. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
4. SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
5. ALL OPEN SPACE/COMMON SPACE TO BE PUBLIC UTILITY AND ACCESS/PEDESTRAIN EASEMENTS IN THEIR ENTIRETY.
6. COMMON AREA MAINTAINED BY THE EVANS RANCH HOME OWNERS ASSOCIATION, INC. LOCATED AT 1099 W. SOUTH JORDAN PARKWAY, SOUTH JORDAN, UTAH 84095
7. ...STREET LIGHT
8. ◎ ...FIRE HYDRANT

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S86°18'33"W	26.83
L2	S38°23'34"E	72.94
L3	N38°23'34"W	72.14
L4	S7°06'18"E	43.35



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	323.50	13°04'27"	73.82	S34°15'38"E 73.66
C2	200.00	50°47'51"	177.32	S84°35'38"E 171.57
C3	350.00	93°07'33"	568.87	S26°34'15"W 508.29
C4	350.00	20°48'20"	127.09	S30°23'41"E 126.40
C5	323.50	20°48'48"	117.51	S1°51'18"E 116.87
C6	323.50	12°27'53"	70.38	S14°47'03"W 70.24
C7	323.50	12°37'06"	71.25	S27°19'32"W 71.10
C8	376.50	14°43'14"	96.73	S33°26'14"E 96.47
C9	323.50	12°36'58"	71.23	S39°56'35"W 71.09
C10	15.00	83°54'56"	21.97	N68°02'05"W 20.06
C11	226.50	15°45'38"	62.30	N77°53'16"E 62.11
C12	226.50	13°22'42"	52.89	S87°32'34"E 52.77
C13	226.50	10°47'17"	42.65	S75°27'34"E 42.58
C14	226.50	50°47'51"	200.81	S84°35'38"E 194.30
C15	173.50	50°47'51"	153.82	S84°35'38"E 148.83
C16	15.00	83°54'52"	21.97	N28°03'01"E 20.06
C17	323.50	12°36'50"	71.22	S52°33'29"W 71.08
C18	323.50	12°37'51"	71.32	S65°10'49"W 71.17
C19	15.00	97°43'52"	25.59	S61°07'37"E 22.60
C20	323.50	85°23'43"	482.15	S30°26'10"W 438.75
C21	376.50	5°37'11"	36.93	S37°59'16"E 36.91
C22	376.50	9°06'03"	59.80	S30°37'38"E 59.74
C23	376.50	8°35'55"	56.50	S68°50'05"W 56.45
C24	376.50	8°05'03"	53.12	S60°29'36"W 53.08
C25	376.50	5°49'45"	38.30	S53°32'11"W 38.29
C26	376.50	3°02'49"	20.02	S49°05'54"W 20.02
C27	376.50	6°38'33"	43.65	S44°15'14"W 43.62
C28	376.50	6°57'38"	45.74	S37°27'08"W 45.71
C29	376.50	6°00'33"	39.49	S30°58'02"W 39.47
C30	323.50	12°27'06"	70.30	S33°56'57"E 70.17
C31	323.50	0°37'21"	3.51	S40°29'11"E 3.51
C32	15.00	97°43'52"	25.59	S21°08'31"W 22.60
C33	194.46	26°01'55"	88.35	N76°00'14"E 87.59
C34	194.46	15°00'33"	50.94	S77°21'43"E 50.80
C35	190.46	14°57'52"	49.74	S77°23'03"E 49.60
C36	194.46	6°06'49"	20.75	S87°55'24"E 20.74
C37	376.50	6°38'06"	43.60	S24°38'43"W 43.57
C38	376.50	6°40'48"	43.89	S17°59'16"W 43.87
C39	376.50	8°51'01"	58.16	S10°13'22"W 58.10
C40	376.50	9°29'19"	62.35	S1°03'12"W 62.28
C41	376.50	10°12'59"	67.13	S8°47'57"E 67.04
C42	376.50	6°00'33"	39.49	S30°58'02"W 39.47

TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	6.00 ACRES
TOTAL AREA IN LOTS:	4.62 ACRES
ROW AREA:	1.31 ACRES
AVERAGE LOT SIZE:	8,385 SQ. FT.
LARGEST LOT SIZE:	13,123 SQ. FT.
SMALLEST LOT SIZE:	6,156 SQ. FT.
# OF LOTS:	24
DENSITY:	4.02 LOTS/ACRE

* EVANS RANCH HOME OWNERS ASSOCIATION, INC.
1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095

16640

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 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 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

[signature] 6/27/2019
ROCKY MOUNTAIN POWER — DATE

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 ENERTY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 27 DAY OF June, 20 19

DOMINION ENERGY

BY- [signature]

TITLE- gas account sup rep

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.

Marjorie Clifford 7/31/19
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 SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF PLAT "B-3", EVANS RANCH SUBDIVISION BEING LOCATED S0°37'03"W ALONG THE SECTION LINE 1297.69 FEET AND EAST 504.72 FEET FROM THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: N9°15'53"W 30.37 FEET; THENCE N70°00'40"W 30.10 FEET; THENCE N25°55'27"W 100.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 194.46 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N27°00'43"W) 160.04 FEET THROUGH A CENTRAL ANGLE OF 47°09'17" (CHORD: S86°33'55"W 155.56 FEET); THENCE N22°15'56"E 118.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 226.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N19°56'04"E) 42.97 FEET THROUGH A CENTRAL ANGLE OF 10°52'14" (CHORD: N64°37'49"W 42.91 FEET); THENCE N30°48'18"E 53.00 FEET; THENCE N30°32'52"E 77.53 FEET; THENCE N2°27'40"W 198.26 FEET; THENCE N19°06'07"E 190.23 FEET; THENCE N51°34'39"E 105.66 FEET; THENCE S38°23'34"E 11.53 FEET; THENCE N51°34'39"E 20.00 FEET; THENCE N56°33'01"E 88.11 FEET; THENCE N77°07'41"E 141.02 FEET; THENCE S7°06'18"E 135.59 FEET; THENCE S16°51'58"E 53.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 323.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S16°51'58"E) 9.25 FEET THROUGH A CENTRAL ANGLE OF 1°38'17" (CHORD: S72°18'53"W 9.25 FEET); THENCE S19°23'24"E 130.96 FEET TO THE NORTHERLY BOUNDARY OF PLAT "H-1", EVANS RANCH SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES: S53°03'06"W 165.87 FEET; THENCE S11°35'39"W 28.84 FEET; THENCE S70°00'27"W 34.71 FEET; S82°41'17"W 31.89 FEET; THENCE S19°59'33"E 100.00 FEET; THENCE S40°13'54"E 56.49 FEET; THENCE S28°15'43"E 58.52 FEET; THENCE S37°27'11"E 56.32 FEET; THENCE S49°12'09"W 98.98 FEET; THENCE S32°52'14"W 55.23 FEET; THENCE S49°12'09"W 135.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.00 ACRES
261522 SQ FT

JUNE 13, 2019 — 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 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.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 31st DAY OF July, 2019.

OWNER(S):

BY: EVANS RANCH LLC, A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER
BY: DAI MANAGERS LLC, A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER

[signature]
BY: NATHAN SHIPP, ITS MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS 31st DAY OF July, A.D. 2019, 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.

Katelyn Mickelsen
NOTARY PUBLIC FULL NAME: Katelyn Mickelsen
COMMISSION NUMBER: 699947
MY COMMISSION EXPIRES: 4.12.22
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 5 DAY OF August, A.D. 20 19

[signature] APPROVED BY MAYOR — [signature] APPROVED BY CITY ATTORNEY

APPROVED Christopher T Trusty ENGINEER (See Seal Below) — ATTEST [signature] CLERK-RECORDER (See Seal Below)

PLAT "J-1"

EVANS RANCH

SUBDIVISION

ENT 74032:2019 Map # 16640
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Aug 05 4:42 pm FEE 102.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN — UTAH COUNTY, UTAH

SCALE: 1" = 50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
STATE OF UTAH PROFESSIONAL LAND SURVEYOR CHAD A. POULSEN No. 501182 6/13/19	KATELYN MICKELSEN NOTARY PUBLIC - STATE OF UTAH My Commission Expires April 12, 2022 COMMISSION NUMBER 699947	LICENSED PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 8-1-19 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

This form approved by Utah County and the municipalities therein.

SEC. 28-5-1W TO. 038