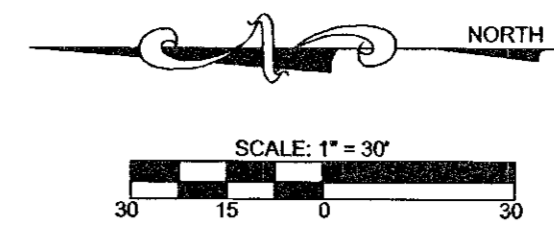
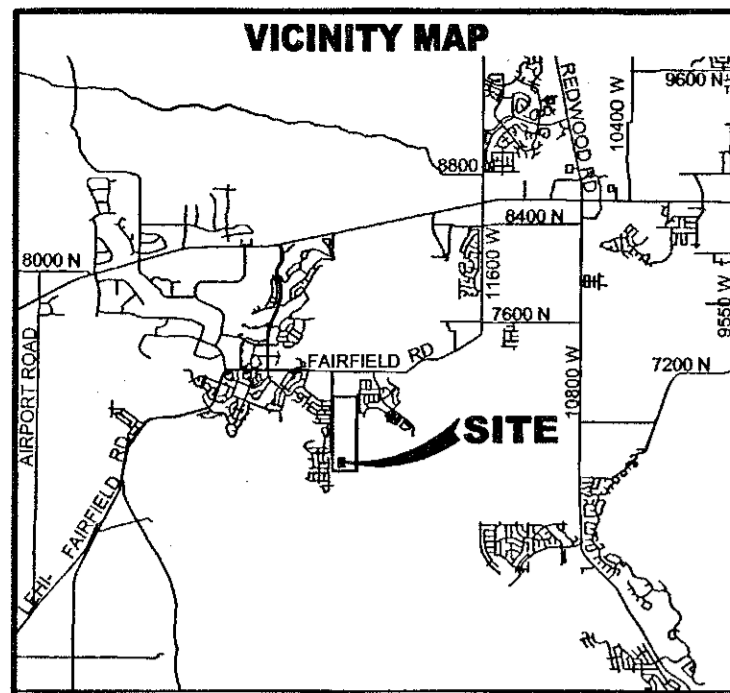


EVANS RANCH

PLAT "K-2"

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



NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
- ALL DRIVEWAYS SHALL BE A MINIMUM 20' FROM ROAD RIGHT-OF-WAY TO THE GARAGE.
- ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
- STREET LIGHT
- FIRE HYDRANT
- PARCEL A AND PRIVATE DRIVE / COMMON AREA MAINTAINED BY THE EVANS RANCH SOUTH OWNERS ASSOCIATION LOCATED AT 212 E. CROSSROADS BLVD #511, SARATOGA SPRINGS, UTAH 84045.
- A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. UW-7441, EFFECTIVE DATE: MAY 3, 2017, WAS USED IN THE PREPARATION OF THIS PLAT AND L&L 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 SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.

LEGEND	
LIMITED COMMON AREA/PUE	
PRIVATE	
PARCEL A, B, C, D, E & PRIVATE DRIVE COMMON AREA/PUE	

TABULATIONS

ZONE:	R, SFD/SA
TOTAL AREA:	1.99 ACRES
TOTAL OPEN SPACE:	0.49 ACRES
# OF UNITS:	25 UNITS
DENSITY:	12.56 UNITS/ACRE

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 OWNERS, 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 407.09 FEET AND EAST 405.02 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°37'03"E 469.30 FEET; THENCE N82°49'12"E 5.62 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 850.75 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S13°57'19"W) 8.12 FEET THROUGH A CENTRAL ANGLE OF 0°32'49" (CHORD: S75°46'16"E 8.12 FEET); THENCE S16°47'54"W 20.02 FEET; THENCE S73°12'06"E 27.00 FEET; THENCE N16°47'54"E 20.67 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 850.75 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S16°19'17"W) 28.85 FEET THROUGH A CENTRAL ANGLE OF 1°56'36" (CHORD: S72°42'25"E 28.85 FEET); THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 21.64 FEET THROUGH A CENTRAL ANGLE OF 61°58'48" (CHORD: S40°44'41"E 20.60 FEET); THENCE N80°14'43"E 5.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S80°14'43"W) 10.23 FEET THROUGH A CENTRAL ANGLE OF 23°26'07" (CHORD: S17°57'46"W 10.15 FEET); THENCE ALONG THE ARC OF A 213.00 FOOT RADIUS CURVE TO THE LEFT 12.75 FEET THROUGH A CENTRAL ANGLE OF 3°25'42" (CHORD: S11°57'59"W 12.74 FEET); THENCE S70°44'32"E 31.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S79°44'52"E) 36.06 FEET THROUGH A CENTRAL ANGLE OF 103°19'11" (CHORD: N61°54'42"E 31.37 FEET); THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS CURVE TO THE RIGHT 60.30 FEET THROUGH A CENTRAL ANGLE OF 4°03'40" (CHORD: S64°23'57"E 60.29 FEET); THENCE S1°00'57"E 400.35 FEET; THENCE N89°22'57"W 207.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.99 ACRES

MAY 12 2017
DATE

Chad A. Poulsen
SURVEYOR
(See Seal Below)

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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): Evans Ranch, LLC

By: *DAI manager, LLC*

By: *Nathan Shipps manager*

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS 12th DAY OF MAY, A.D. 2017, PERSONALLY APPEARED BEFORE ME *Nathan Shipps*, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE *Manager of Mar of Evans Ranch, LLC* LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.



Mindy Dansie
NOTARY PUBLIC FULL NAME: *Mindy Dansie*
COMMISSION NUMBER: *591627*
MY COMMISSION EXPIRES: *11-19-2020*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____, 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.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
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 14th DAY OF *May*, A.D. 2017

APPROVED BY MAYOR: _____ APPROVED BY CITY ATTORNEY: _____

APPROVED *Christal J Turley* ENGINEER (See Seal Below) ATTEST *Christal J Turley* CLERK-RECORDER (See Seal Below)

PLAT "K-2"

EVANS RANCH

SUBDIVISION

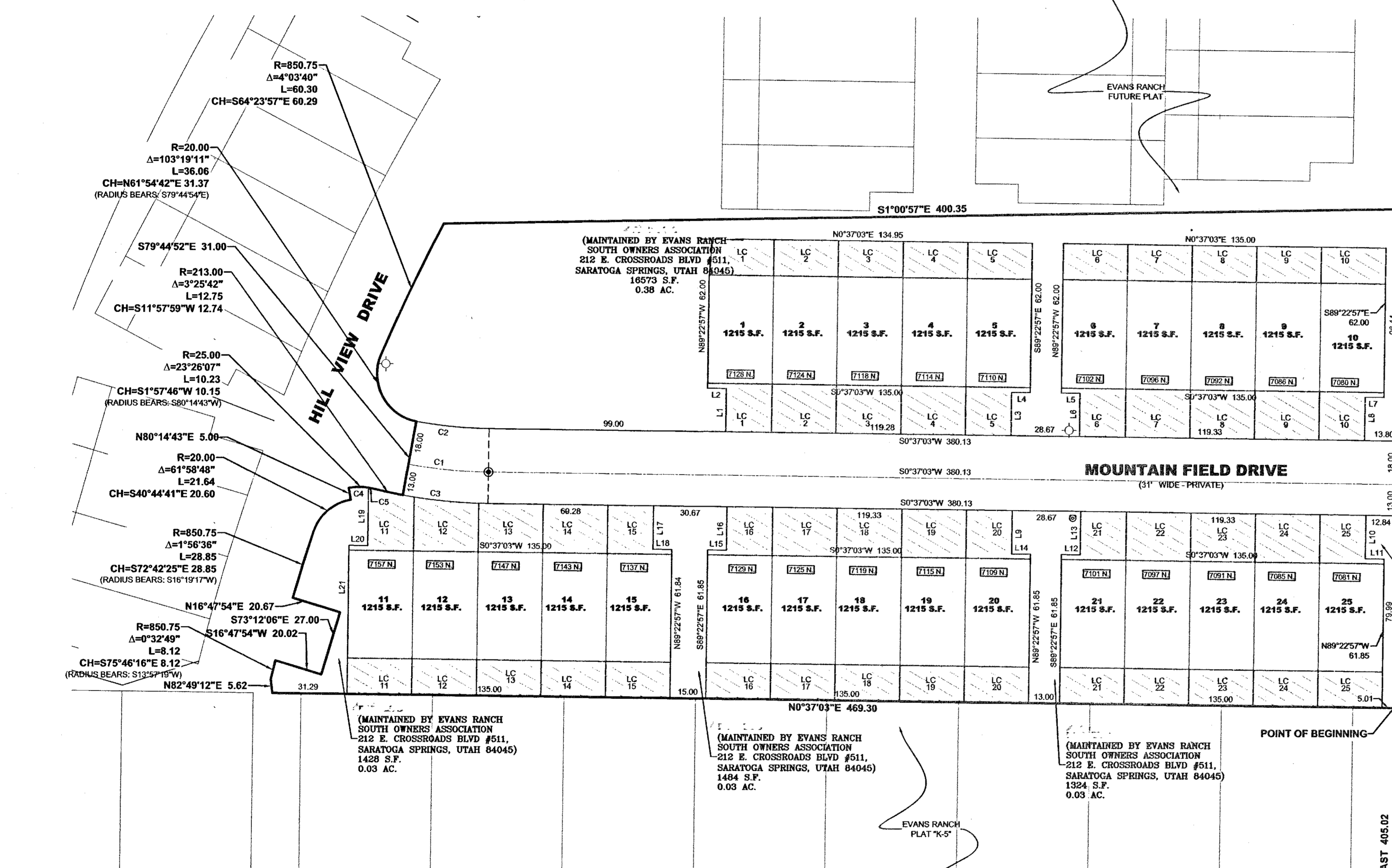
EAGLE MOUNTAIN

UTAH COUNTY, UTAH

SCALE: 1" = 30'

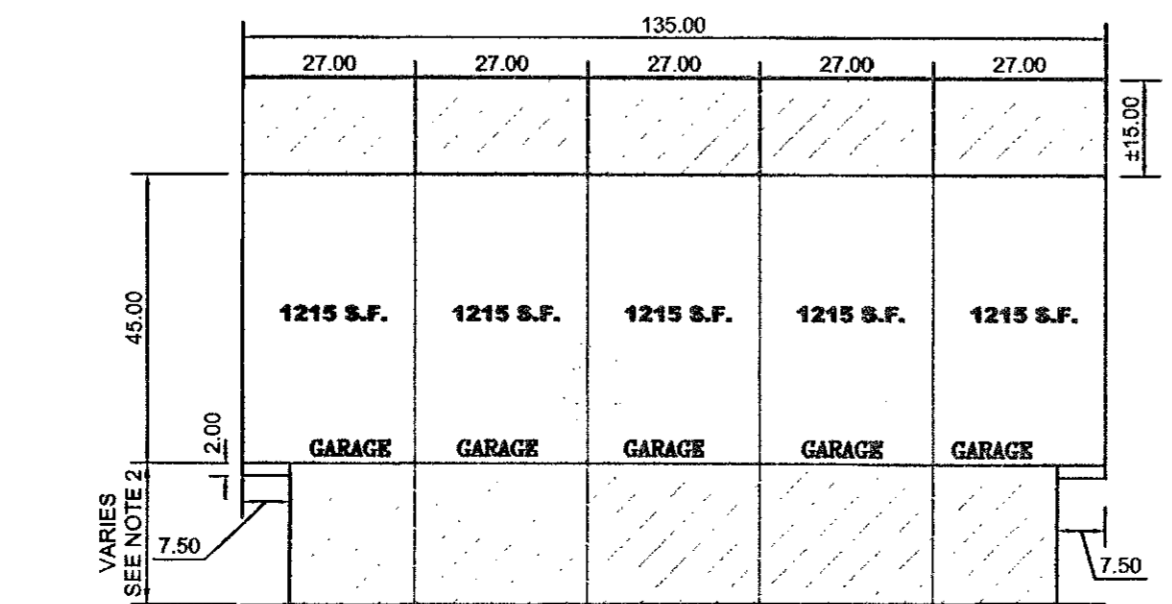
SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	CITY-COUNTY ENGINEER SEAL 	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.



LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N89°22'57"W	17.85	L12	S0°37'03"W	7.83
L2	S0°37'03"W	7.83	L13	S89°22'57"E	18.14
L3	S89°22'57"E	17.85	L14	S0°37'03"W	7.83
L4	S0°37'03"W	7.83	L15	S0°37'03"W	7.83
L5	S0°37'03"W	7.83	L16	S89°22'57"E	18.14
L6	N89°22'57"W	17.85	L17	N89°22'57"W	18.15
L7	S0°37'03"W	7.83	L18	S0°37'03"W	7.83
L8	S89°22'57"E	17.85	L19	S89°22'57"E	24.03
L9	N89°22'57"W	18.14	L20	S0°37'03"W	7.83
L10	N89°22'57"W	18.14	L21	S89°22'57"E	61.84
L11	S0°37'03"W	7.83			

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	199.92	9°38'18"	33.83	S5°26'05"W 33.59
C2	182.00	9°37'54"	30.59	S5°26'00"W 30.56
C3	213.00	9°38'03"	35.82	S5°25'55"W 35.77
C4	25.00	18°56'51"	8.28	N0°15'52"E 8.24
C5	25.00	4°27'16"	1.94	N11°27'12"E 1.94



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 ABANDON 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 1-800-366-8522.
APPROVED THIS 15th DAY OF May, 2017
QUESTAR GAS COMPANY
By: *Christal J Turley*
Title: *Plat Consultant*

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 § 17-2A-603(4)(C) 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
Del Elbert 5-18-17
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.
Christopher Todd 5/18/17
DIRECT COMMUNICATIONS DATE

15665

LEI
ENGINEERS SURVEYORS PLANNERS
3302 N. Main Street
Suite 100, Park UT 84060
Phone: 801.798.0255
Fax: 801.798.0332
office@le-i.com
www.le-i.com

ENT 78904:2017 Map # 15665
JEFFERY SHITH
UTAH COUNTY RECORDER
2017 May 14 4:15 PM FEE \$5.00 BY
RECORDED FOR EAGLE MOUNTAIN CITY