

**JUNIPER SPRINGS TOWNHOMES, PLAT 1
A PLANNED UNIT DEVELOPMENT**
LYING AND SITUATE IN THE EAST HALF OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown herein.

NARRATIVE

See Record of Survey #S18-226, filed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the East Half of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Comprising 2.08 acres, a 0.20 acre portion of that particular parcel described in that certain Warranty Deed recorded as Entry 82100 : 2008 (Parcel Serial #58:040:0434) of the Utah County Records and a 1.89 acre portion of that particular parcel described in that certain Trustee's Deed recorded as Entry 120681:2008 (Parcel Serial #58:040:0345) of said County Records. Basis of Bearing for Subject Parcel being GEODETIC NORTH as determined by GPS or S89°49'10"E 2761.36' (measured) between North Quarter Corner of said Section 30 and the north Reference Point to the Northeast Corner of said Section, which is a "X" chiseled in the curb. Subject parcel being more particularly described as follows:

Commencing at the Utah County Surveyor's monument monumentalizing the North Quarter Corner of said Section 30, thence South 89°37'55" East 548.79 feet coincident with the calculated north line of the Northeast Quarter of said Section 30 [See Record of Survey S18-226, Utah County Surveyor's Office]; Thence South 00°19'16" East 2392.49 feet to the Southwest Corner of Hidden Canyon Phase 1 Subdivision, (Entry 33738:2005 of Utah County Records) and the TRUE POINT OF BEGINNING; Thence South 32°15'48" East 173.29 feet (South 31°56'32" East plat) coincident with the west boundary of said subdivision to the southwest corner thereof; Thence departing said west boundary South 62°02'28" West 91.72 feet; Thence South 66°46'22" West 99.01 feet; Thence South 05°28'29" West 103.35 feet to a point of curvature; Thence southerly 69.93 feet along the arc of a 284.00 foot radius curve to the left (center bears South 84°31'31" East) [chord bears South 01°34'45" East 69.75 feet] through a central angle of 14°06'28"; Thence South 81°22'01" West 64.95 feet; Thence South 86°34'55" West 130.02 feet to a point on the east boundary of Parcel Serial #58:040:0432; Thence the following three (3) courses coincident with said east boundary, 1) Northerly 150.54 feet along the arc of a 495.00 foot radius curve to the right (center bears North 84°49'34" East) [chord bears N03°31'14"E 149.96'] through a central angle of 17°23'21" to a point of tangency and a number five rebar and aluminum cap stamped "PLS 356548"; 2) North 12°12'55" East 86.37 feet to a point of curvature and a number five rebar and aluminum cap stamped "PLS 356548"; 3) Northerly 107.80 feet along the arc of a 247.00 foot radius curve to the left (center bears North 77°47'03" West) [chord bears N0017°16"W 106.95'] through a central angle of 25°00'25" to a point on the south right of way line of Pony Express Parkway Extension (Entry 9556:2006 of said County Records) and a number five rebar and aluminum cap stamped "PLS 356548"; Thence the following two (2) courses coincident with said right of way 1) Easterly 89.93 feet along the arc of a 5103.00 foot radius curve to the left (center bears North 16°07'47" West) [chord bears N73°21'56"E 89.92'] through a central angle of 01°00'35" to a point of tangency; 2) North 72°51'38" East 176.16 feet to the point of beginning.

OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots, and private streets, as shown on this plat and name said tract JUNIPER SPRINGS TOWNHOMES, A PLANNED UNIT DEVELOPMENT, PLAT 1, and hereby do dedicate for perpetual use of the Public, Parcel "A" and all other parcels of land shown on this plat as intended for Public use, in witness we have hereunto set our signature.

Signed this 14 day of JUNE 2019.

[Signature]

Juniper Springs Townhomes, LLC
By: Westates Companies, LLC, its manager
By: Stan T. Rowlen, its Manager

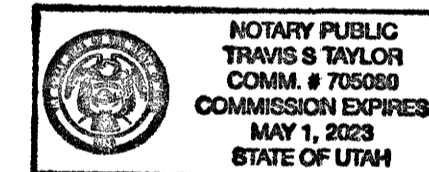
ENT 74036:2019 Map # 16642
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Map #5 444 per fee 124.00 BY MS
RECORDED FOR EAGLE MOUNTAIN CITY

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.)

On the 14 day of JUNE 2019, personally appeared before me, the undersigned Notary, in and for said County of DAVIS, in said State of Utah, the signer of the above Owner's Dedication, ONE (1) in number, who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

Notary Public
Commission Number 705080
3/1/2023
Commission Expires



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 14 day of June 2019.

[Signature]
Approved by Mayor

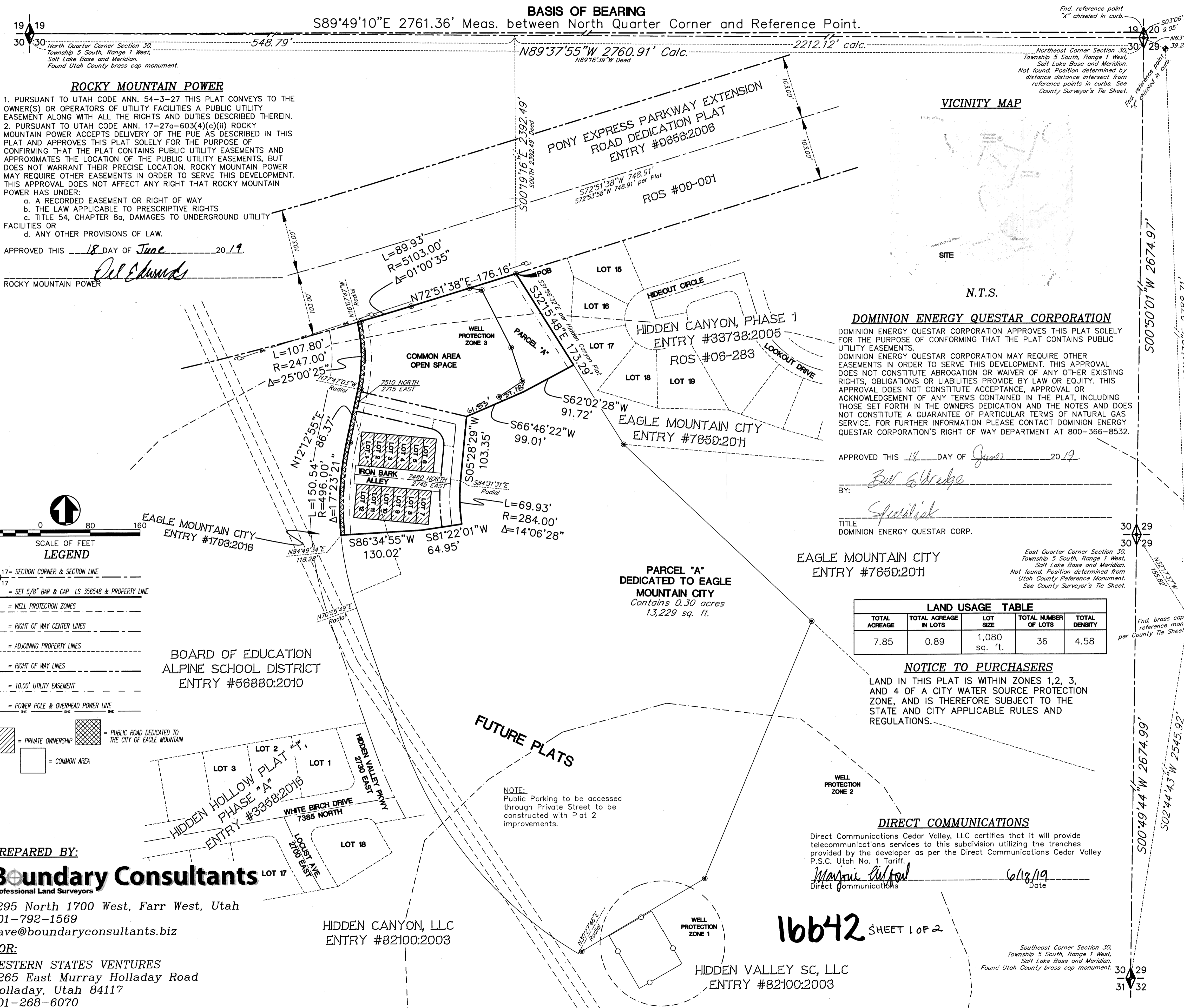
Approved by City Attorney

[Signature]
Approved by City Engineer

Attest by City Recorder

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			PLOT DATE
			DRAWN BY
			SHEET 1
OF 2			DEC 30-5/14 TO-037



16642 SHEET 1 OF 2

JUNIPER SPRINGS TOWNHOMES, PLAT 1
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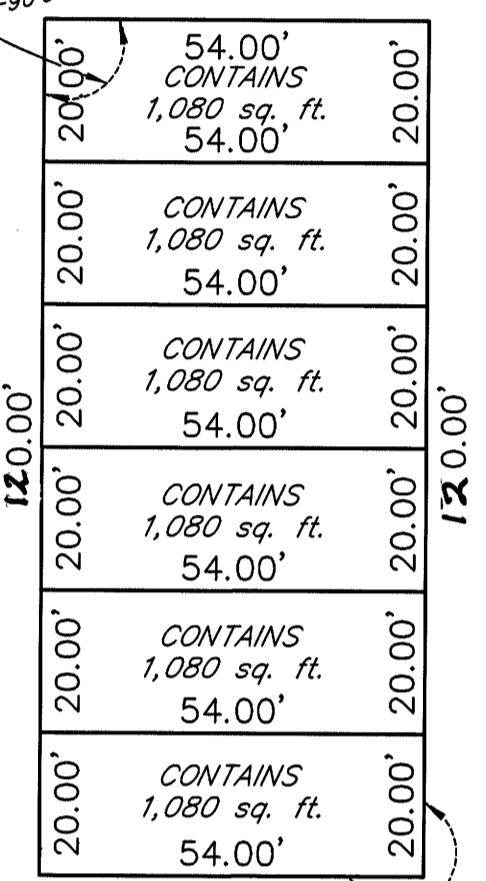
ENT. 74036:2019
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2019 Aug 05 4:44 PM FEE 12.00 BY RA
 RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY
 ENTRY #7850:2011

HIDDEN VALLEY SC, LLC
 ENTRY #82100:2003

CURVE CHORD TABLE		
LINE	LENGTH	BEARING
C1	67.69'	S02°09'27"E
C2	6.06'	S04°53'47"W
C3	32.88'	S35°38'37"E
C4	6.06'	S04°55'33"W
C5	15.01'	S03°00'55"W
C6	56.66'	S03°29'22"E
C7	73.68'	S01°34'45"E

TYPICAL BUILDING:
 N.T.S.



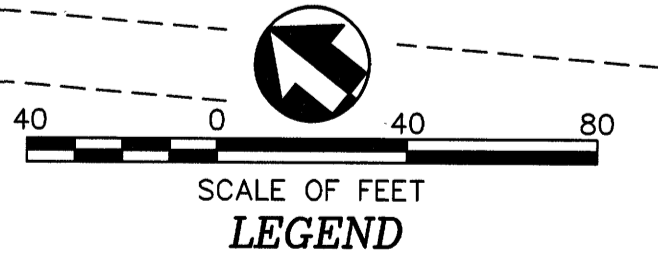
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	67.81'	300.00'	12°57'04"
C2	6.06'	300.00'	01°09'24"
C3	35.88'	25.00'	82°14'13"
C4	6.06'	316.00'	01°50'54"
C5	15.02'	316.00'	02°43'21"
C6	56.74'	316.00'	10°17'14"
C7	73.87'	300.00'	14°06'29"

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N84°31'31"W
L2	13.70'	N84°31'31"W

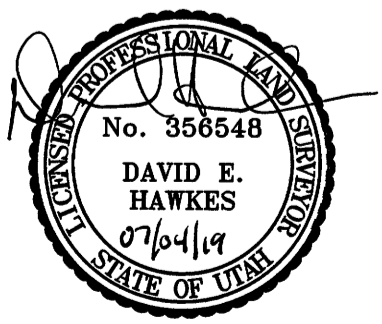
RADIAL LINE TABLE		
LINE	LENGTH	BEARING
R1	16.00'	N72°15'12"E
R2	28.44'	N73°48'49"E
R3	16.00'	S84°31'31"E
R4	16.00'	N84°31'31"W
R5	16.00'	S13°14'16"W
R6	—	S85°37'24"E
R7	—	S88°20'45"E
R8	—	S85°40'55"E
R9	—	N84°48'16"E
R10	—	N84°49'34"E

BOARD OF EDUCATION
 ALPINE SCHOOL DISTRICT
 ENTRY #56880:2010

HIDDEN VALLEY PKWY
 2730 EAST



- LEGEND**
- 18" 17" = SECTION CORNER & SECTION LINE
 - 18" 17" = SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
 - ⊙ = FOUND EVIDENCE AS NOTED
 - = RIGHT OF WAY CENTER LINES
 - = WELL PROTECTION ZONES
 - = ADJOINING PROPERTY LINES
 - = RIGHT OF WAY LINES
 - = 10.00' PUBLIC UTILITY EASEMENT



16642 SHEET 2 OF 2

SHEET
 2
 OF
 2

Public Road Dedicated to the City of Eagle Mountain
 (R) = RADIAL