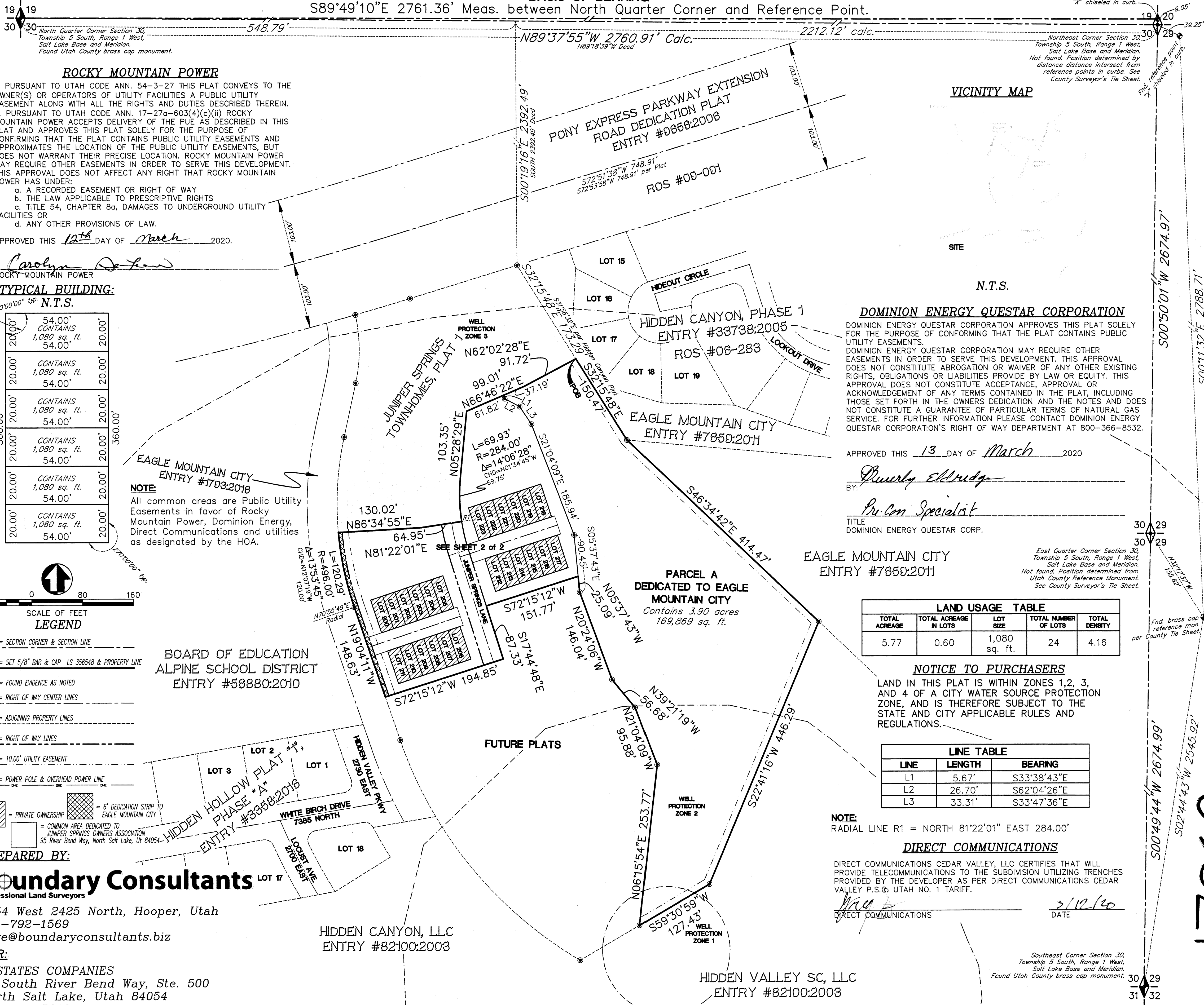


**JUNIPER SPRINGS TOWNHOMES, PLAT 2  
A PLANNED UNIT DEVELOPMENT**  
LYING AND SITUATE IN THE EAST HALF OF SECTION 30,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

**BASIS OF BEARING**  
S89°49'10"E 2761.36' Meas. between North Quarter Corner and Reference Point.



**ROCKY MOUNTAIN POWER**

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)(i) 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:

- A RECORDED EASEMENT OR RIGHT OF WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGES TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISIONS OF LAW.

APPROVED THIS 12<sup>th</sup> DAY OF March 2020.

*Carolyn DeLeon*  
ROCKY MOUNTAIN POWER

**TYPICAL BUILDING:**

90°00'00" UP N.T.S.

54.00'	CONTAINS 1,080 sq. ft.	54.00'
54.00'	CONTAINS 1,080 sq. ft.	54.00'
54.00'	CONTAINS 1,080 sq. ft.	54.00'
54.00'	CONTAINS 1,080 sq. ft.	54.00'
54.00'	CONTAINS 1,080 sq. ft.	54.00'
54.00'	CONTAINS 1,080 sq. ft.	54.00'
54.00'	CONTAINS 1,080 sq. ft.	54.00'
54.00'	CONTAINS 1,080 sq. ft.	54.00'
54.00'	CONTAINS 1,080 sq. ft.	54.00'
54.00'	CONTAINS 1,080 sq. ft.	54.00'

- LEGEND**
- 18" 1/4" SECTION CORNER & SECTION LINE
  - 18" 1/4" SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
  - FOUND EVIDENCE AS NOTED
  - RIGHT OF WAY CENTER LINES
  - ADJOINING PROPERTY LINES
  - RIGHT OF WAY LINES
  - 10.00' UTILITY EASEMENT
  - POWER POLE & OVERHEAD POWER LINE
  - ▨ PRIVATE OWNERSHIP
  - ▩ 6" DEDICATION STRIP TO EAGLE MOUNTAIN CITY
  - ▨ COMMON AREA DEDICATED TO JUNIPER SPRINGS OWNERS ASSOCIATION

**BOARD OF EDUCATION  
ALPINE SCHOOL DISTRICT  
ENTRY #58880:2010**

**Prepared by:**  
**Boundary Consultants**  
Professional Land Surveyors  
5554 West 2425 North, Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz

**FOR:**  
WESTATES COMPANIES  
95 South River Bend Way, Ste. 500  
North Salt Lake, Utah 84054  
801-694-5202

**HIDDEN CANYON, LLC  
ENTRY #82100:2003**

**HIDDEN VALLEY SC, LLC  
ENTRY #82100:2003**

**DOMINION ENERGY QUESTAR CORPORATION**

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS.

DOMINION ENERGY QUESTAR CORPORATION 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 ACKNOWLEDGEMENT 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 ENERGY QUESTAR CORPORATION'S RIGHT OF WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS 13 DAY OF March 2020

*Quincy Mudge*  
BY: \_\_\_\_\_  
TITLE: Proc. Specialist  
DOMINION ENERGY QUESTAR CORP.

**LAND USAGE TABLE**

TOTAL ACREAGE	TOTAL ACREAGE IN LOTS	LOT SIZE	TOTAL NUMBER OF LOTS	TOTAL DENSITY
5.77	0.60	1,080 sq. ft.	24	4.16

**NOTICE TO PURCHASERS**

LAND IN THIS PLAT IS WITHIN ZONES 1, 2, 3, AND 4 OF A CITY WATER SOURCE PROTECTION ZONE, AND IS THEREFORE SUBJECT TO THE STATE AND CITY APPLICABLE RULES AND REGULATIONS.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	5.67'	S33°38'43"E
L2	26.70'	S62°04'26"E
L3	33.31'	S33°47'36"E

**NOTE:**  
RADIAL LINE R1 = NORTH 81°22'01" EAST 284.00'

**DIRECT COMMUNICATIONS**

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

*Waco*  
DATE: 3/12/20

**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 hereon.

**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 5.98 acres, a 0.15 acre portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry 82100 : 2008 (Parcel Serial #58:040:0434) of the Utah County Records and a 5.83 acre portion of that particular parcel of land 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; 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); Thence South 32°15'48" East 173.29 feet coincident with said Hidden Canyon boundary to the TRUE POINT OF BEGINNING;

Thence continuing South 32°15'48" East 150.47 feet (South 31°56'32" East plat) coincident with the west boundary of said subdivision to the southwest corner thereof; Thence South 46°34'42" East 414.47 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 22°41'16" West 446.29 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 59°30'59" West 127.43 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 06°15'54" East 253.77 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 21°04'09" West 95.88 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 39°21'19" West 56.68 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 20°24'06" West 146.04 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 05°37'43" West 25.09 feet; Thence South 72°15'12" West 151.77 feet; Thence South 17°44'48" East 87.33 feet; Thence South 72°15'12" West 194.85 feet; Thence North 19°04'11" West 148.63 feet to a point of curvature and a number five rebar and cap stamped "PLS 356548"; Thence northerly 120.29 feet along the arc of a 496.00 foot radius curve to the right (center bears North 70°55'49" East) [chord bears North 12°07'19" West 120.00 feet] through a central angle of 13°53'45" to the southwest corner of Juniper Springs Townhomes, Plat 1; Thence the following six (6) courses coincident with said Phase 1, 1) North 86°34'55" East 130.02 feet; 2) North 81°22'01" East 64.95 feet; 3) Northerly 69.93 feet along the arc of a 284.00 foot radius curve to the right (center bears North 81°22'01" East) [chord bears North 01°34'45" West 69.75 feet] through a central angle of 14°06'28" to a point of tangency; 4) North 05°28'29" East 103.35 feet; 5) North 66°46'22" East 99.01 feet; 6) North 62°02'28" East 91.72 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, PLAT 2, A PLANNED UNIT DEVELOPMENT, and hereby do dedicate for perpetual use of the Public all parcels of land shown on this plat as intended for Public use, in witness we have hereunto set our signature.

*Stacy Smith*  
Signed this 9 day of March 2020, Waco, North Salt Lake, UT 84054

JUNIPER SPRINGS TOWNHOMES, LLC  
By: WESTATES COMPANIES, LLC - ITS MANAGER  
By: STAN T. ROWLON - ITS MANAGER

**ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF DAVIS

On the 9 day of March 2020, 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.

*Stacy Smith*  
Notary Public  
Commission Number 705080  
My Commission Expires March 1, 2023

**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 7 day of April 2020.

*Tommy Daniels*  
Approved by Mayor

*Christina T. Hunt*  
Approved by City Attorney

*John K. [Signature]*  
Approved by City Engineer

Attest by City Recorder

**JUNIPER SPRINGS TOWNHOMES, PLAT 2  
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

			PLOT DATE
			DRAWN BY
			SHEET
			1
			OF
			2

17062 10f2

1P 82011 MI-S-08



**JUNIPER SPRINGS TOWNHOMES, PLAT 2  
A PLANNED UNIT DEVELOPMENT**

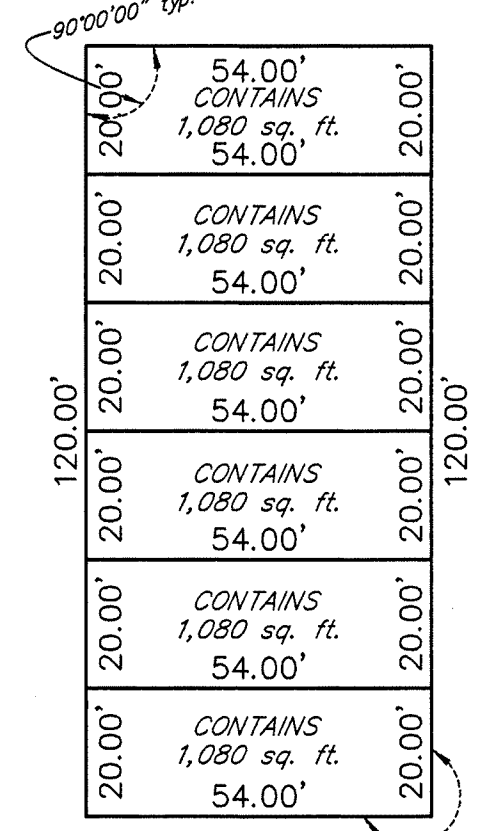
LYING AND SITUATE IN THE EAST HALF OF SECTION 30,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	47.72'	300.00'	9°6'49"
C2	45.17'	284.00'	9°6'49"
C3	37.44'	284.00'	7°33'11"
C4	7.73'	284.00'	1°33'37"

CHORD TABLE		
LINE	LENGTH	BEARING
C1	47.67'	N13°11'24"W
C2	45.13'	N13°11'24"W
C3	37.41'	S12°24'35"E
C4	7.73'	S16°58'00"E

RADIAL LINE TABLE		
LINE	LENGTH	BEARING
R1	284.00'	N81°22'01"E
R2	16.00'	N72°15'12"E

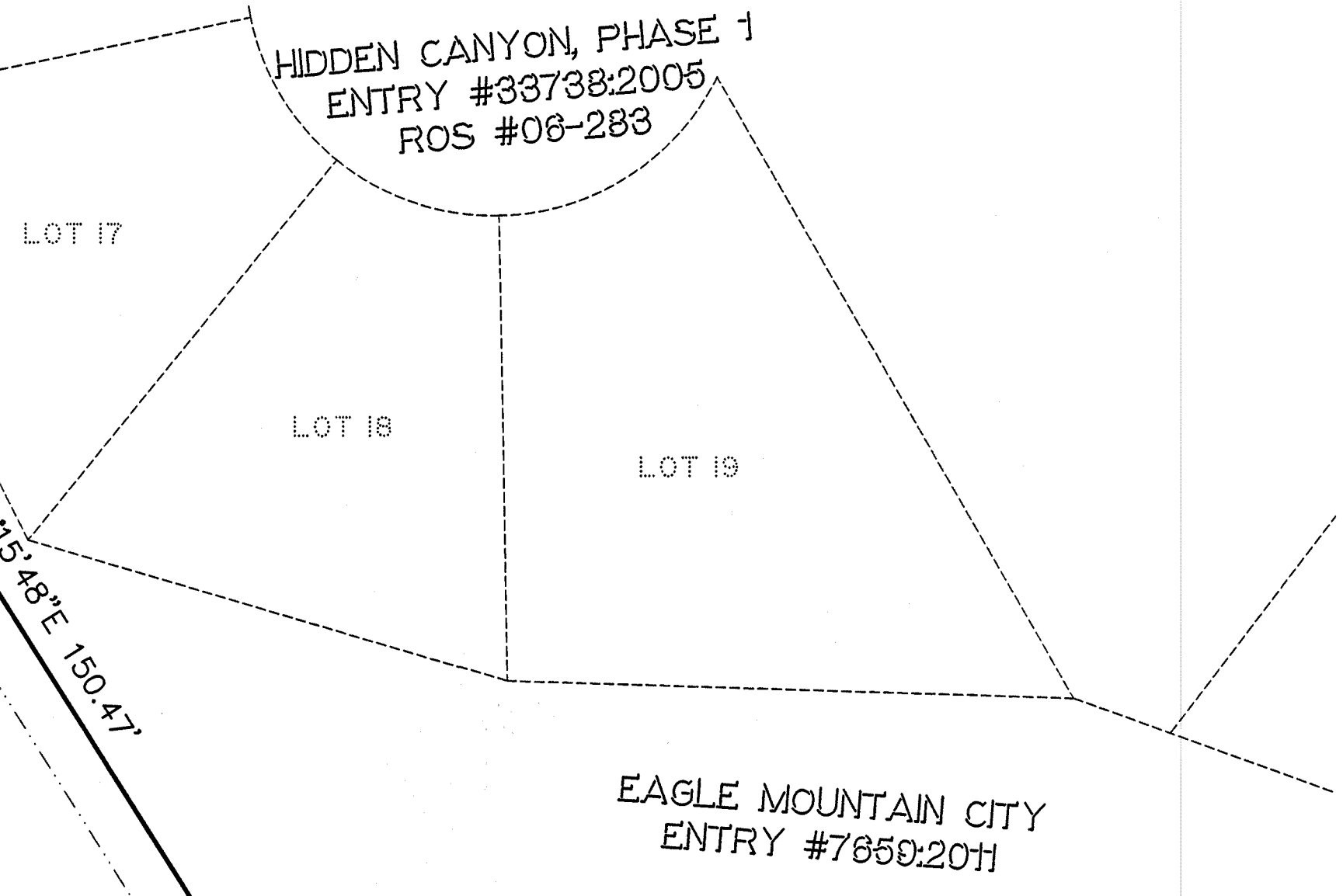
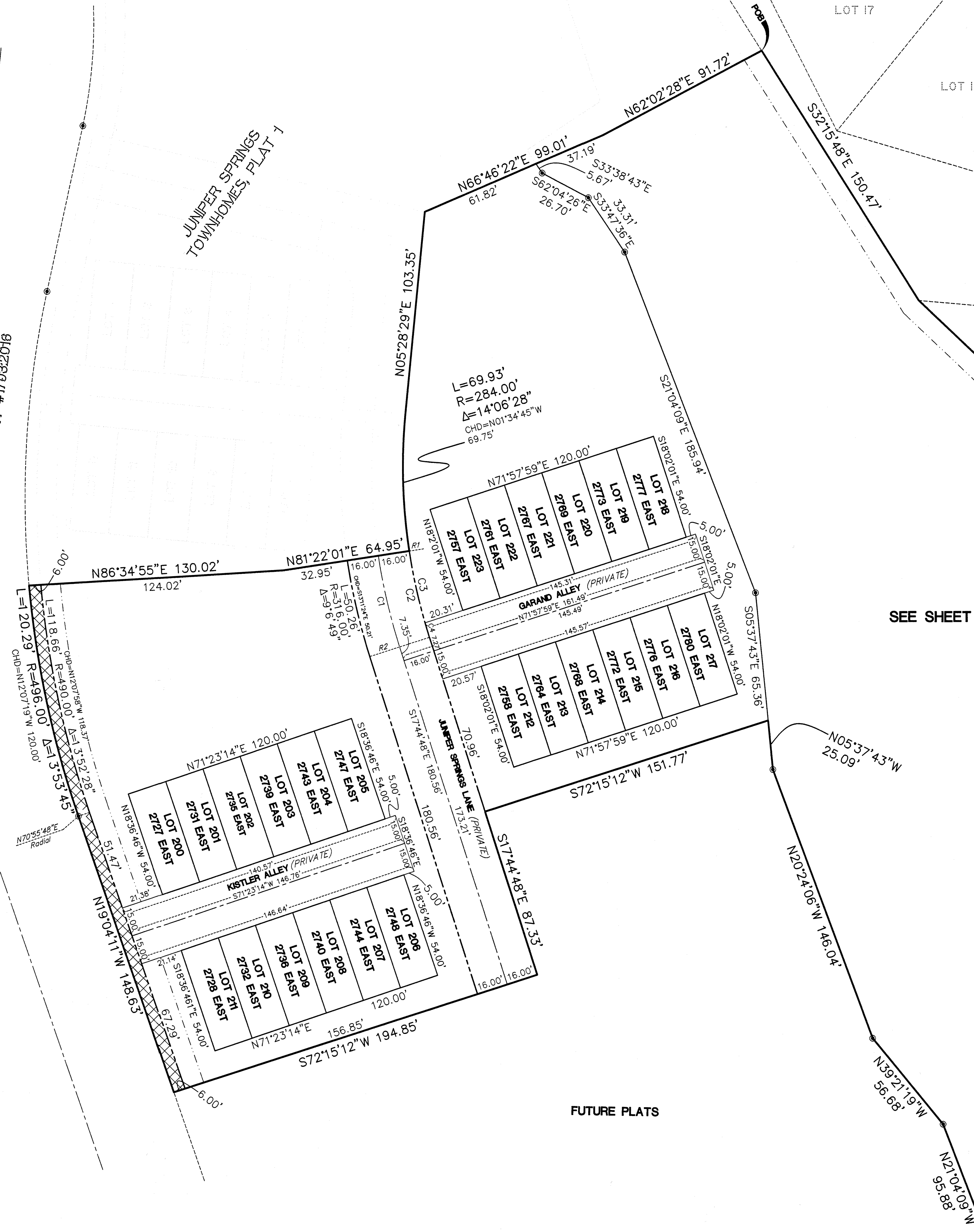
TYPICAL BUILDING:  
N.T.S.



BOARD OF EDUCATION  
ALPINE SCHOOL DISTRICT  
ENTRY #56880:2010

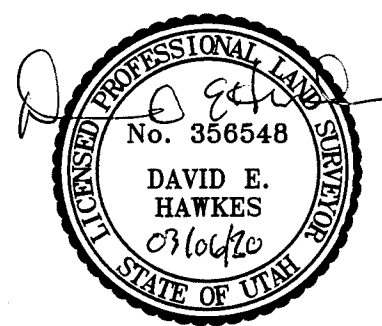
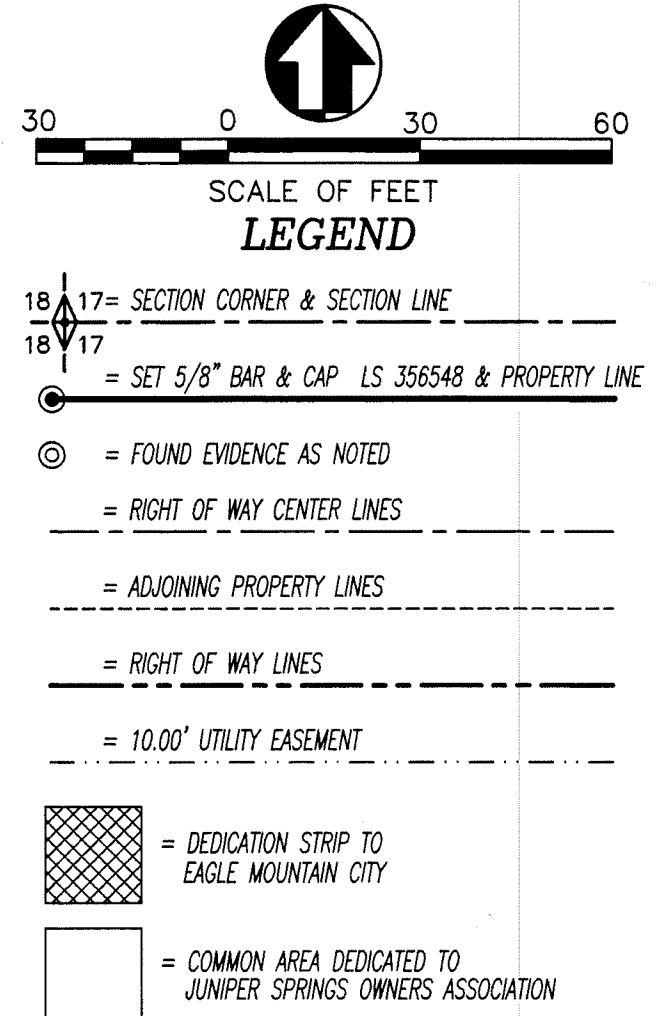
EAGLE MOUNTAIN CITY  
ENTRY #1982016

JUNIPER SPRINGS  
TOWNHOMES, PLAT 1



SEE SHEET 1 of 2

PARCEL A  
DEDICATED TO EAGLE  
MOUNTAIN CITY  
Contains 3.90 acres  
169,869 sq. ft.



SHEET  
2  
OF  
2

17062 2 of 2