

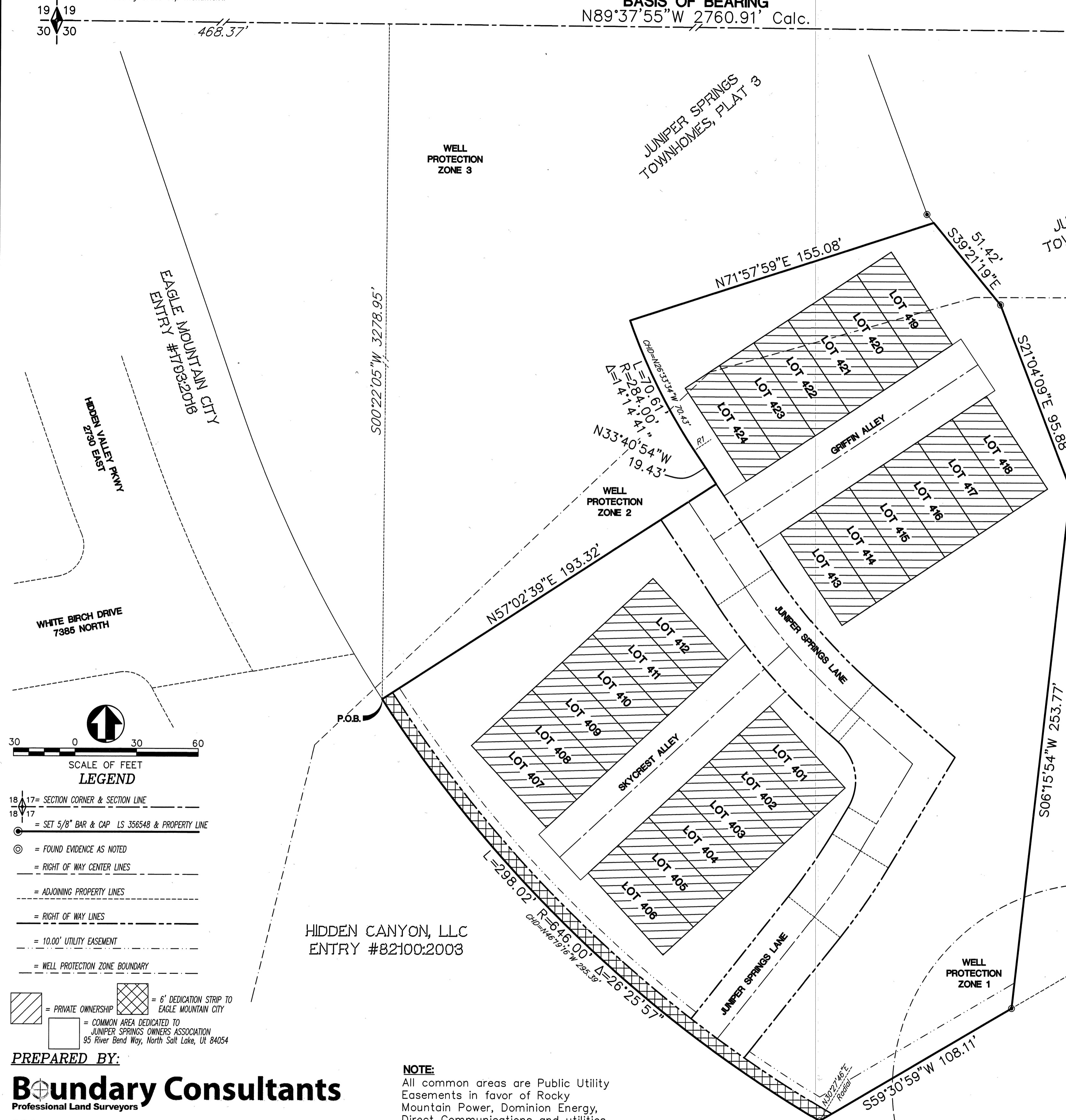
**JUNIPER SPRINGS TOWNHOMES, PLAT 4  
A PLANNED UNIT DEVELOPMENT  
LYING AND SITUATE IN THE EAST HALF OF SECTION 30,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN**

North Quarter Corner Section 30,  
Township 5 South, Range 1 West,  
Salt Lake Base and Meridian.  
Found Utah County brass cap monument.

North East Corner Section 30,  
Township 5 South, Range 1 West,  
Salt Lake Base and Meridian.  
Not Found. Position determined  
by distance distance intersect  
from reference points in curbs.  
See ROS 519-226 and County  
Surveyor's Tie Sheet.

**BASIS OF BEARING**  
N89°37'55"W 2760.91' Calc.

**VICINITY MAP**



N.T.S.

LAND USAGE TABLE				
TOTAL ACREAGE	TOTAL ACREAGE IN LOTS	LOT SIZE	TOTAL NUMBER OF LOTS	TOTAL DENSITY
2.01	0.60	1,080 sq. ft.	24	11.94

RADIAL LINE TABLE		
LINE	LENGTH	BEARING
R1	284.00'	N56°19'06"E

**JUNIPER SPRINGS TOWNHOMES, PLAT 2**

**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.S., UTAH NO. 1 TARIFF.

*[Signature]* DATE 3/16/20

**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

BY: *[Signature]*  
Public Specialist

TITLE: DOMINION ENERGY QUESTAR CORP.

**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)(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 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. A RECORDED EASEMENT OR RIGHT OF WAY  
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
c. TITLE 54, CHAPTER 80, DAMAGES TO UNDERGROUND UTILITY FACILITIES OR  
d. ANY OTHER PROVISIONS OF LAW.

APPROVED THIS 13th DAY OF March 2020

*[Signature]*  
ROCKY MOUNTAIN POWER

**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 the remaining 2.01 acres 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 468.37 feet coincident with the calculated north line of the Northeast Quarter of said Section 30; Thence South 00°22'05" West 3278.95 feet to the Southwest Corner of Juniper Springs Townhomes, Plat 3 and the TRUE POINT OF BEGINNING; Thence the following four (4) courses coincident with the south boundary of said Plat 3, 1) North 57°02'39" East 193.32 feet; 2) North 33°40'54" West 19.43 feet to a point of curvature; 3) Northerly 70.61 feet along the arc of a 284.00 foot radius curve to the right (center bears North 56°19'06" East) [chord bears North 26°33'34" West 70.43 feet] through a central angle of 141°44'1"; 4) North 71°57'59" East 155.08 feet to a point on the westerly boundary of Juniper Springs Townhomes Plat 2; Thence the following three (3) courses coincident with said Plat 2, 1) South 39°21'19" East 51.42 feet; 2) South 21°04'09" East 95.88 feet; 3) South 06°15'54" West 253.77 feet; Thence departing said Plat 2 South 59°30'59" West 108.11 feet to a point on the arc of a 646.00 foot radius curve; Thence Northwesterly 298.02 feet along the arc of a 646.00 foot radius curve to the right (center bears North 30°27'46" East) [chord bears North 46°19'16" West 295.39 feet] through a central angle of 26°25'57" 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 4, 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 whereunto set our signature. Pursuant to Utah Code 10-9a-604(1)(a) the owner hereby conveys the common areas indicated hereon to Juniper Springs Owners Association, PO Box 827, Leli, UT 84053.

Signed this 9 day of March 2020

*[Signature]*  
JUNIPER SPRINGS TOWNHOMES, LLC  
BY: WESTATES COMPANIES, LLC - ITS MANAGER  
By: STAN T. ROWLAN - ITS MANAGER

**ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF DAVIS S.S.}

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.

705080  
Commission Number  
Mar 1, 2023  
DATE  
My Commission Expires

Notary Public TRAVIS S. TAYLOR

NOTARY PUBLIC  
TRAVIS S. TAYLOR  
COMM. # 705080  
COMMISSION EXPIRES  
MAY 1, 2023  
STATE OF 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 20 day of September 2021.

Approved by Mayor *[Signature]*  
Approved by City Attorney *[Signature]*  
Approved by City Engineer *[Signature]*  
Attest by City Recorder *[Signature]*

**JUNIPER SPRINGS TOWNHOMES, PLAT 4  
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 <u>1</u>
			OF <u>2</u>

SCALE OF FEET

**LEGEND**

- 17" SECTION CORNER & SECTION LINE
- 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
- WELL PROTECTION ZONE BOUNDARY
- PRIVATE OWNERSHIP
- 6' DEDICATION STRIP TO EAGLE MOUNTAIN CITY
- COMMON AREA DEDICATED TO JUNIPER SPRINGS OWNERS ASSOCIATION 95 River Bend Way, North Salt Lake, UT 84054

**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

**NOTE:**  
All common areas are Public Utility Easements in favor of Rocky Mountain Power, Dominion Energy, Direct Communications and utilities as designated by the HOA.

**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.

HIDDEN VALLEY SC, LLC  
ENTRY #82100:2003

HIDDEN CANYON, LLC  
ENTRY #82100:2003

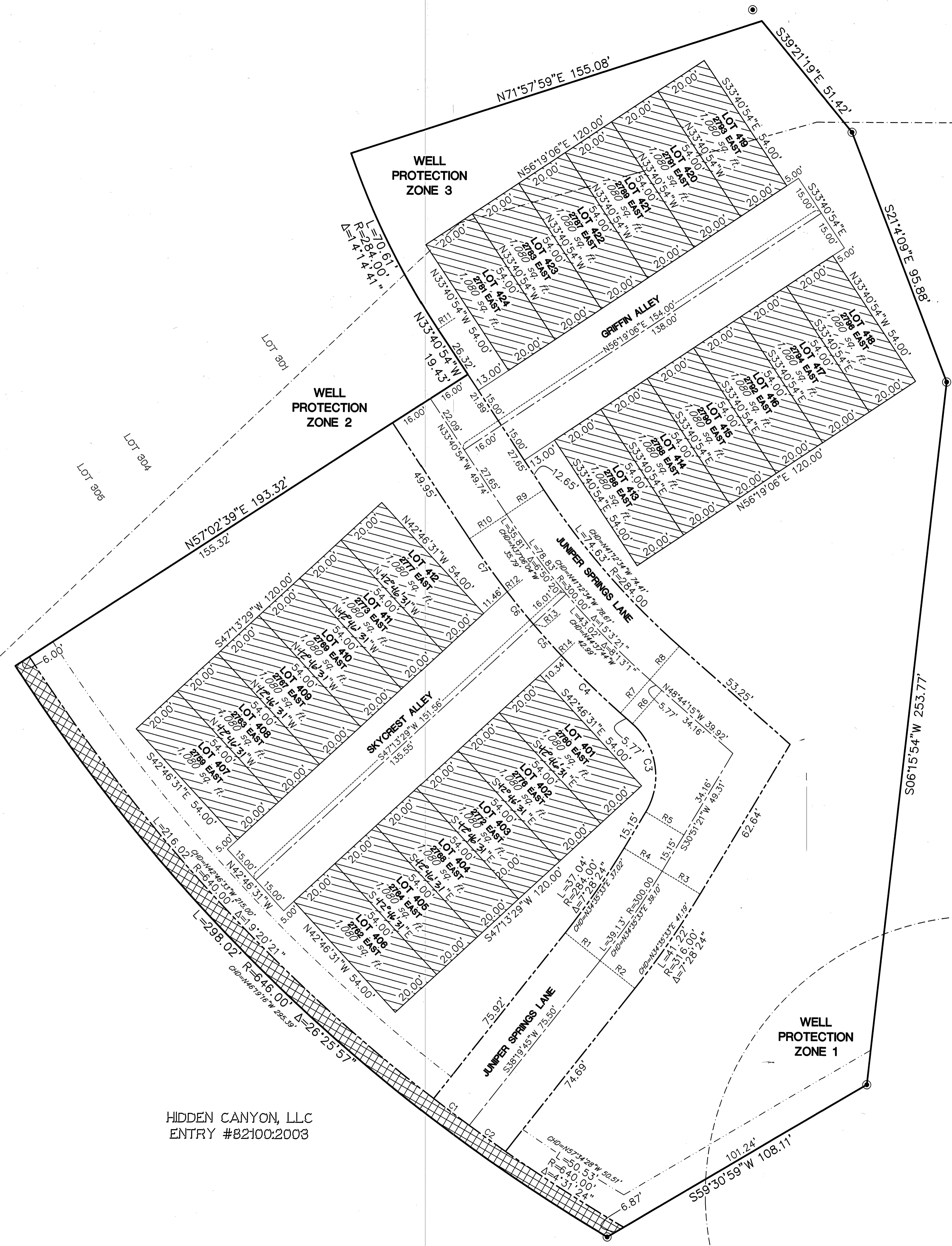
17962-1-13

Sec. 30 T5S R1W T4038 E6



EAGLE MOUNTAIN CITY  
ENTRY #183220018

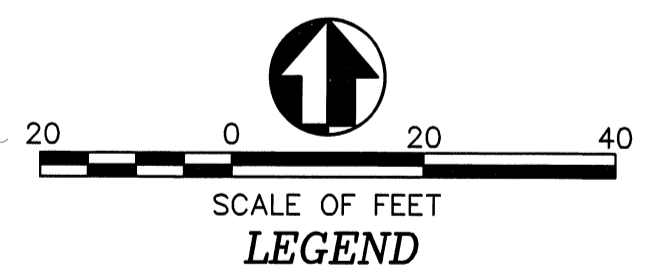
JUNIPER SPRINGS  
TOWNHOMES, PLAT 2



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	16.01'	640.00'	01°25'59"
C2	16.02'	640.00'	01°26'03"
C3	34.73'	25.00'	79°35'36"
C4	29.69'	316.00'	05°22'57"
C5	15.00'	316.00'	02°43'13"
C6	15.03'	316.00'	02°43'30"
C7	23.32'	316.00'	04°13'41"

CHORD TABLE		
LINE	LENGTH	BEARING
C1	16.01'	N53°09'43"W
C2	16.02'	N54°35'44"W
C3	32.00'	N08°56'27"W
C4	29.69'	N46°02'46"W
C5	15.00'	N41°59'42"W
C6	15.03'	N39°16'20"W
C7	23.31'	N35°47'44"W

RADIAL LINE TABLE		
LINE	LENGTH	BEARING
R1	16.00'	S51°40'15"E
R2	16.00'	S51°40'15"E
R3	16.00'	S59°08'39"E
R4	16.00'	S59°08'39"E
R5	16.00'	S59°8'39"E
R6	16.00'	N41°15'45"E
R7	16.00'	N41°15'45"E
R8	16.00'	S41°15'45"W
R9	16.00'	N56°19'06"E
R10	16.00'	S56°19'06"W
R11	284.00'	N56°19'06"E
R12	316.00'	N52°05'25"E
R13	316.00'	N49°21'55"E
R14	316.00'	N46°38'42"E

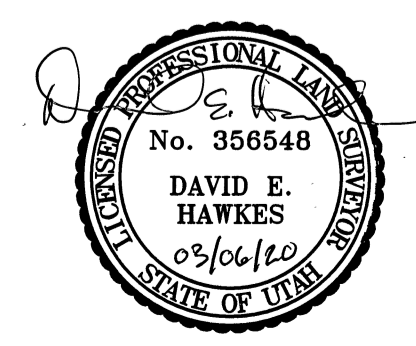


- 18" = SECTION CORNER & SECTION LINE  
 18" = SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE  
 = FOUND EVIDENCE AS NOTED  
 = RIGHT OF WAY CENTER LINES  
 = ADJOINING PROPERTY LINES  
 = RIGHT OF WAY LINES  
 = 10.00' UTILITY EASEMENT  
 = WELL PROTECTION ZONE BOUNDARY

- ▨ = PRIVATE OWNERSHIP  
 ▩ = COMMON AREA DEDICATED TO JUNIPER SPRINGS OWNERS ASSOCIATION  
 ▧ = 6' DEDICATION STRIP TO EAGLE MOUNTAIN CITY  
 ▫ = COMMON AREA DEDICATED TO EAGLE MOUNTAIN CITY  
 ▬ = 6" UTILITY EASEMENT  
 ▭ = 10" UTILITY EASEMENT  
 ▮ = 12" UTILITY EASEMENT  
 ▯ = 15" UTILITY EASEMENT  
 ▰ = 18" UTILITY EASEMENT  
 ▱ = 24" UTILITY EASEMENT  
 ▲ = 30" UTILITY EASEMENT  
 △ = 36" UTILITY EASEMENT  
 ▴ = 42" UTILITY EASEMENT  
 ▵ = 48" UTILITY EASEMENT  
 ▶ = 54" UTILITY EASEMENT  
 ▷ = 60" UTILITY EASEMENT  
 ▸ = 66" UTILITY EASEMENT  
 ▹ = 72" UTILITY EASEMENT  
 ► = 78" UTILITY EASEMENT  
 ▻ = 84" UTILITY EASEMENT  
 ▼ = 90" UTILITY EASEMENT  
 ▽ = 96" UTILITY EASEMENT  
 ▾ = 102" UTILITY EASEMENT  
 ▿ = 108" UTILITY EASEMENT  
 ▾ = 114" UTILITY EASEMENT  
 ▿ = 120" UTILITY EASEMENT

HIDDEN CANYON, LLC  
ENTRY #B2100:2003

HIDDEN VALLEY SC, LLC  
ENTRY #B2100:2003



ENT 176006:2021 Map & 17962  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2021 Oct 14 3:10 pm FEE 145.00 BY JR  
 RECORDED FOR EAGLE MOUNTAIN CITY

SHEET 2  
 OF 2

17962-012