

JUNIPER SPRINGS TOWNHOMES, PLAT 3
 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
 N89°37'55"W 2760.91' Calc.

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

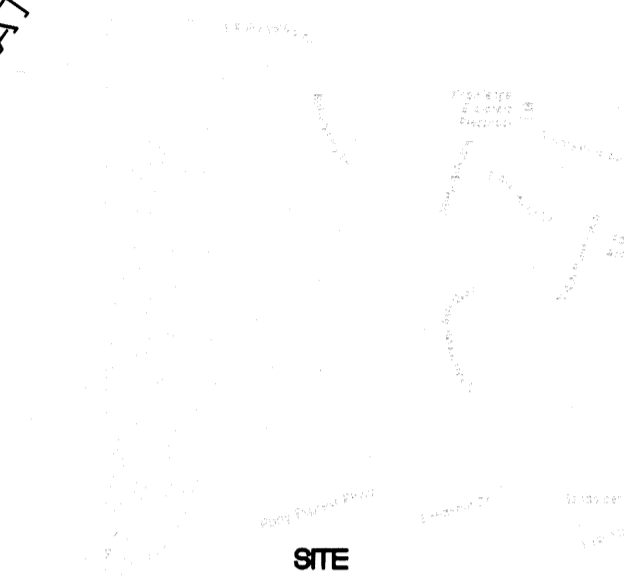
A parcel of land lying and situate in the East Half of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Comprising a 1.51 acre portion of that particular parcel of land described in that certain Trustee's Deed recorded as Entry 120681 : 2008 (Parcel Serial #58:040:0345) of said 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 374.23 feet coincident with the calculated north line of the Northeast Quarter of said Section 30; Thence South 00°22'05" West 3070.12 feet to the Southwest Corner of Juniper Springs Townhomes, Plat 2 and the TRUE POINT OF BEGINNING; Thence the following six (6) courses coincident with the south boundary of said Plat 2, 1) North 72°15'12" East 194.85 feet; 2) North 17°44'48" West 87.32 feet; 3) North 72°15'12" East 151.77 feet; 4) South 05°37'43" East 25.09 feet; 5) South 20°24'06" East 146.04 feet; 6) South 39°21'19" East 5.25 feet; Thence departing said Plat 2 boundary South 71°57'59" West 155.08 feet to a point on the arc of a 284.00 foot radius curve; Thence Southeasterly 70.61 feet along the arc of said 284.00 foot radius curve to the left (center bears North 70°33'47" East) [chord bears South 26°33'34" East 70.43 feet] through a central angle of 141°41'; Thence South 33°40'54" East 19.43 feet; Thence South 57°02'39" West 193.32 feet to a point on the arc of a 646.00 foot radius curve; Thence Northerly 158.24 feet along the arc of a 646.00 foot radius curve to the right (center bears North 56°53'43" East) [chord bears North 26°05'14" West 157.85 feet] through a central angle of 140°2'06" to a point of tangency; Thence North 19°04'11" West 71.59 feet to the point of beginning.

LAND USAGE TABLE

TOTAL ACREAGE	TOTAL ACREAGE IN LOTS	LOT SIZE	TOTAL NUMBER OF LOTS	TOTAL DENSITY
1.72	0.60	1,080 sq. ft.	24	13.95

VICINITY MAP



N.T.S. CHORD TABLE

LINE	LENGTH	BEARING
C1	8.38'	N18°35'31"W
C2	15.14'	N25°04'06"W
C3	15.10'	N26°25'19"W

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 3, 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, *Andreas To Blank* 10-98-804(10) the owner hereby conveys the common area indicated herein to Juniper Springs Owners Association, 95 River Bend Way, N. Salt Lake, UT 84054

Signed this 9 day of March 2020 *Andreas To Blank*

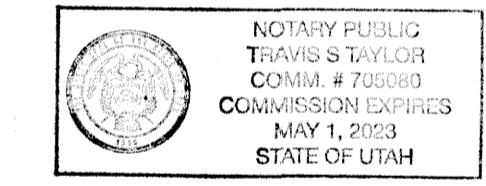
JUNIPER SPRINGS TOWNHOMES, LLC
 BY: WESTATES COMPANIES, LLC - ITS MANAGER
 BY: STAN T. ROWAN - ITS MANAGER

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.

David E. Hawkes
 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 13 day of March 2020

Thomas J. Eldredge
 Approved by Mayor

Christy A. Tuckey
 Approved by City Attorney

Shirley B. Spivey
 Attest by City Recorder

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.

Michael J. ...
 DIRECT COMMUNICATIONS DATE 3/13/20

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 ABRIGATION 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

Becky Eldredge
 BY: *Becky Eldredge*
 TITLE: *Becky Eldredge*
 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 8a, DAMAGES TO UNDERGROUND UTILITY FACILITIES OR
 d. ANY OTHER PROVISIONS OF LAW.

APPROVED THIS 13 DAY OF March 2020

Michael J. ...
 ROCKY MOUNTAIN POWER

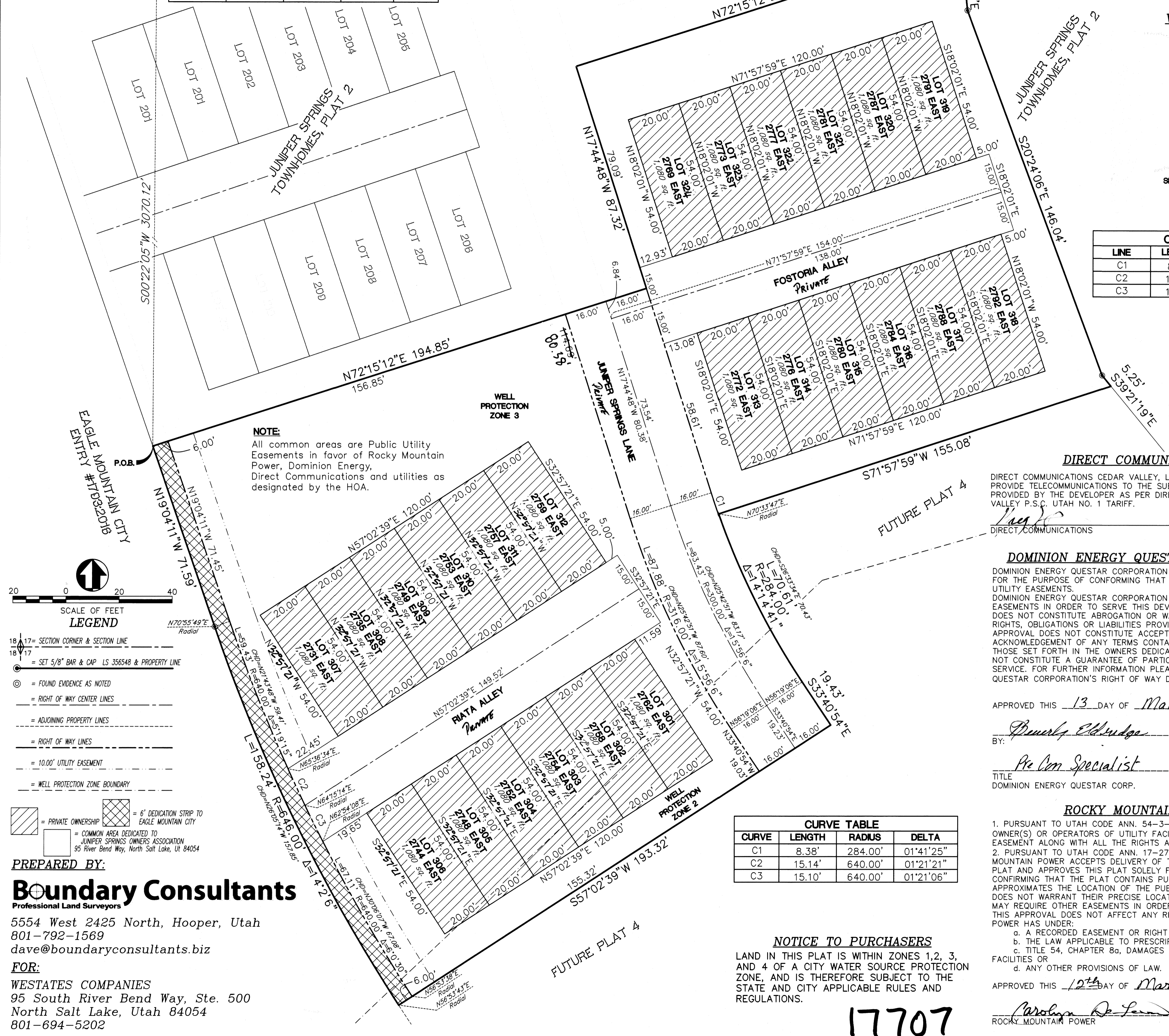
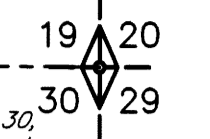
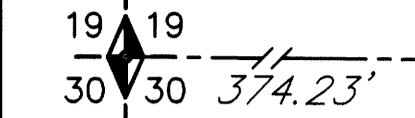
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	8.38'	284.00'	01°41'25"
C2	15.14'	640.00'	01°21'21"
C3	15.10'	640.00'	01°21'06"

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.

17707

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



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.



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
- - - = 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

JUNIPER SPRINGS TOWNHOMES, PLAT 3
 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

			PLAT DATE
			DRAWN BY
			SHEET
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			OF
			1

Sec. 30, T5S, R1W S1814 T2081