

LEGEND

- COMMON AREAS & FACILITIES
- PRIVATE AREA
- LIMITED COMMON AREA (COVERED PARKING STALL & PATIO/DECKS/HALLWAYS)
- ROADWAY DEDICATION TO EAGLE MOUNTAIN CITY
- SECTION CORNER
- MONUMENT TO BE SET
- SEE CURVE DATA
- STATE PLANE COORDINATE

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS CONDOMINIUM PLAT 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 2ND DAY OF JANUARY 2002.

APPROVED: *[Signature]* MAYOR
 ATTEST: *[Signature]* CITY CLERK
 ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 2ND DAY OF JANUARY 2002 BY EAGLE MOUNTAIN CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY: *[Signature]* CO-CHAIRPERSON, PLANNING COMMISSION: *[Signature]*

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED WILLOW SPRINGS CONDOMINIUMS, A PLANNED RESIDENTIAL DEVELOPMENT, AND PHASE 3 OF THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

Date: Nov. 7, 2002
 Signature: *[Signature]*
 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°02'40" EAST ALONG THE SECTION LINE 1316.18 FEET AND NORTH 785.55 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT 28.87 FEET (CURVE HAS A CENTRAL ANGLE OF 03°31'09" AND A CHORD BEARING NORTH 80°44'32" WEST 28.86 FEET); THENCE NORTH 78°58'58" WEST 160.28 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT 52.55 FEET (CURVE HAS A CENTRAL ANGLE OF 17°12'19" AND A CHORD BEARING NORTH 87°35'07" WEST 52.35 FEET); THENCE SOUTH 83°48'43" WEST 39.65 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 16.16 FEET (CURVE HAS A CENTRAL ANGLE OF 61°43'35" AND A CHORD BEARING NORTH 85°19'29" WEST 15.39 FEET); THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT 114.54 FEET (CURVE HAS A CENTRAL ANGLE OF 82°02'09" AND A CHORD BEARING NORTH 75°28'47" WEST 105.01 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 13.74 FEET (CURVE HAS A CENTRAL ANGLE OF 52°28'58" AND A CHORD BEARING NORTH 37°15'07" EAST 13.28 FEET); THENCE NORTH 11°01'02" EAST 18.47 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 33°58'58" WEST 21.21 FEET); THENCE NORTH 11°01'02" EAST 50.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 33°58'58" WEST 21.21 FEET); THENCE NORTH 11°01'02" EAST 217.93 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.08 FEET (CURVE HAS A CENTRAL ANGLE OF 84°19'54" AND A CHORD BEARING NORTH 31°08'55" WEST 20.14 FEET); THENCE NORTH 07°39'43" EAST 50.83 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 25.05 FEET (CURVE HAS A CENTRAL ANGLE OF 85°40'06" AND A CHORD BEARING NORTH 58°51'05" EAST 22.24 FEET); THENCE NORTH 11°01'02" EAST 82.64 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.04 FEET (CURVE HAS A CENTRAL ANGLE OF 88°00'31" AND A CHORD BEARING NORTH 32°59'13" WEST 20.84 FEET); THENCE ALONG THE ARC OF A 1280.00 FOOT RADIUS CURVE TO THE LEFT 294.60 FEET (CURVE HAS A CENTRAL ANGLE OF 13°11'13" AND A CHORD BEARING SOUTH 83°35'06" EAST 293.95 FEET); THENCE NORTH 89°49'22" EAST 98.31 FEET; THENCE SOUTH 00°10'38" EAST 75.31 FEET; THENCE SOUTH 89°49'22" WEST 23.00 FEET; THENCE SOUTH 00°10'38" EAST 100.28 FEET; THENCE SOUTH 77°31'25" WEST 81.58 FEET; THENCE SOUTH 11°01'02" WEST 18.00 FEET; THENCE SOUTH 78°58'58" EAST 14.42 FEET; THENCE SOUTH 11°01'02" WEST 128.21 FEET; THENCE NORTH 78°58'58" WEST 31.90 FEET; THENCE SOUTH 11°01'02" WEST 23.00 FEET; THENCE SOUTH 78°58'58" EAST 60.50 FEET; THENCE SOUTH 11°01'02" WEST 122.00 FEET; THENCE SOUTH 78°58'58" EAST 19.64 FEET; THENCE SOUTH 11°01'02" WEST 46.12 FEET TO THE POINT OF BEGINNING.

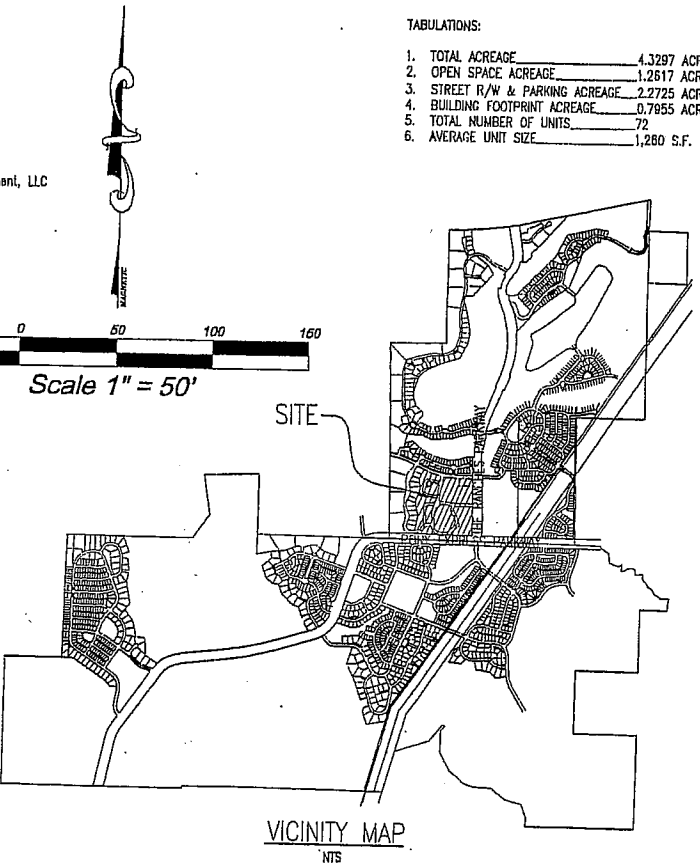
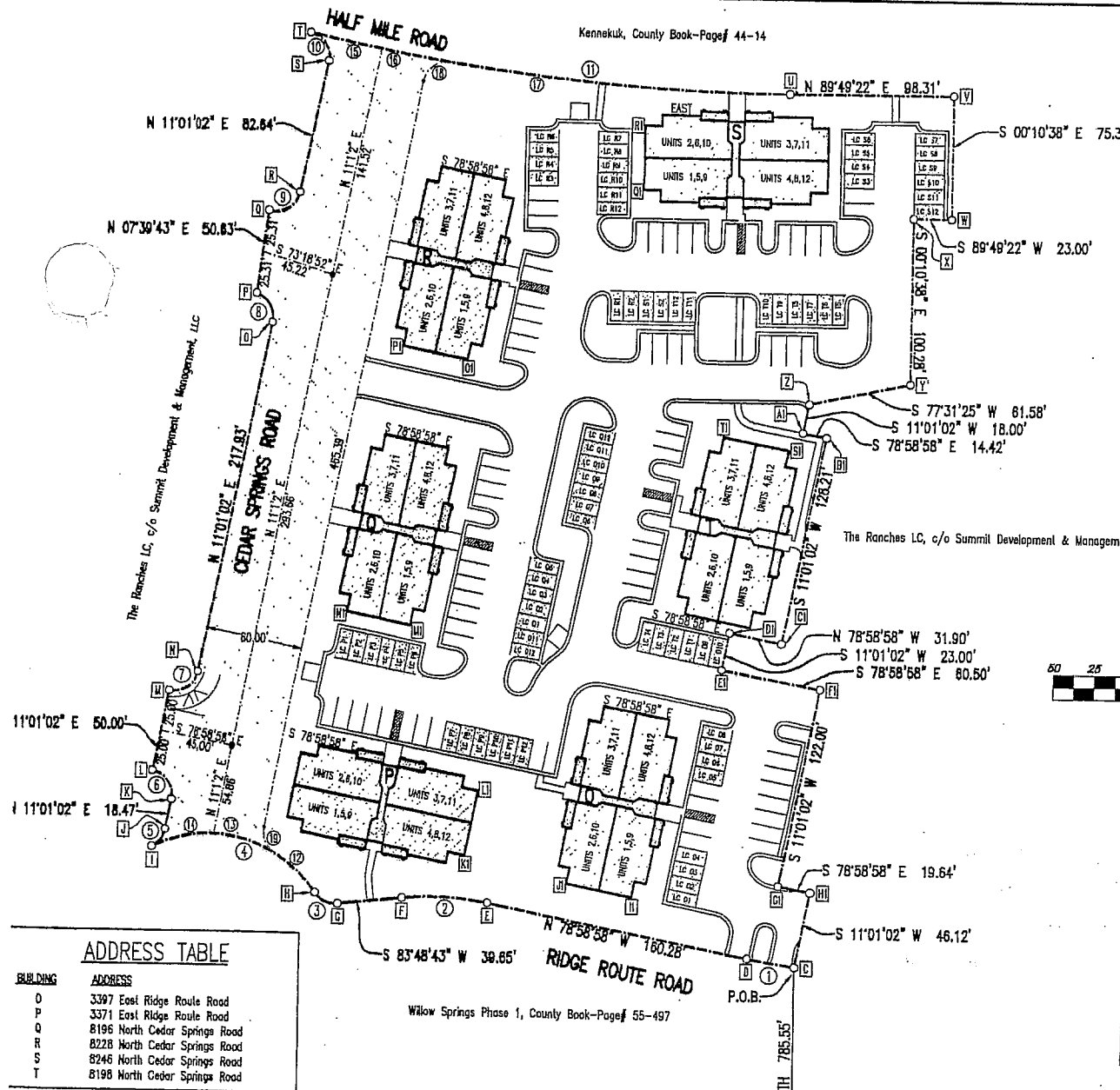
AREA = 4.3297 ACRES

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD/BEARING
1	470.00'	03°31'09"	28.87'	N 80°44'32" W 28.86'
2	175.00'	17°12'19"	52.55'	N 87°35'07" W 52.35'
3	15.00'	61°43'35"	16.16'	N 85°19'29" W 15.39'
4	80.00'	82°02'09"	114.54'	N 75°28'47" W 105.01'
5	15.00'	52°28'58"	13.74'	N 37°15'07" E 13.28'
6	15.00'	90°00'00"	23.56'	N 33°58'58" W 21.21'
7	15.00'	90°00'00"	23.56'	N 33°58'58" W 21.21'
8	15.00'	90°00'00"	23.56'	N 33°58'58" W 21.21'
9	15.00'	90°00'00"	23.56'	N 33°58'58" W 21.21'
10	15.00'	90°00'00"	23.56'	N 33°58'58" W 21.21'
11	1280.00'	13°11'13"	294.60'	S 83°35'06" E 293.95'
12	80.00'	24°44'45"	34.55'	N 46°50'01" W 34.28'
13	80.00'	29°01'20"	40.59'	N 73°43'03" W 39.07'
14	80.00'	28°16'05"	39.47'	N 77°18'11" W 38.07'
15	1280.00'	01°58'29"	44.49'	S 83°35'06" E 44.49'
16	1280.00'	08°12'16"	205.53'	S 85°34'34" E 205.40'
17	15.00'	88°00'31"	23.04'	S 32°59'13" W 20.84'
18	15.00'	70°13'21"	18.38'	S 24°08'39" E 18.38'

STATE PLANE COORDINATES

	NORTHING	EASTING
A	739,364.43	1,865,643.37
B	739,320.43	1,868,281.29
C	740,127.801	1,866,958.975
D	740,132.440	1,866,830.494
E	740,163.060	1,866,773.211
F	740,165.270	1,866,720.917
G	740,161.001	1,866,681.508
H	740,167.419	1,866,667.533
I	740,193.741	1,866,565.903
J	740,204.288	1,866,573.931
K	740,222.423	1,866,577.460
L	740,240.007	1,866,565.613
M	740,289.073	1,866,575.160
N	740,300.919	1,866,592.745
O	740,514.775	1,866,634.383
P	740,532.000	1,866,623.866
Q	740,582.165	1,866,630.714
R	740,583.661	1,866,649.738
S	740,674.747	1,866,665.523
T	740,692.232	1,866,654.187
U	740,659.391	1,866,945.209
V	740,659.701	1,867,044.490
W	740,584.404	1,867,044.719
X	740,584.334	1,867,021.726
Y	740,484.084	1,867,022.036
Z	740,470.788	1,866,961.934
A1	740,453.123	1,866,958.495
B1	740,450.384	1,866,972.651
C1	740,324.552	1,866,948.158
D1	740,330.850	1,866,916.848
E1	740,308.077	1,866,912.449
F1	740,296.520	1,866,971.821
G1	740,176.806	1,866,948.508
H1	740,173.057	1,866,967.783
I1	740,168.249	1,866,960.275
J1	740,175.886	1,866,821.027
K1	740,192.062	1,866,758.615
L1	740,231.310	1,866,766.253
M1	740,331.640	1,866,723.326
N1	740,339.287	1,866,684.068
O1	740,494.731	1,866,754.667
P1	740,502.369	1,866,715.418
Q1	740,598.970	1,866,859.285
R1	740,638.958	1,866,859.285
S1	740,442.476	1,866,950.088
T1	740,450.124	1,866,910.830



ADDRESS TABLE

BUILDING	ADDRESS
D	3397 East Ridge Route Road
P	3371 East Ridge Route Road
Q	8196 North Cedar Springs Road
R	8228 North Cedar Springs Road
S	8246 North Cedar Springs Road
T	8198 North Cedar Springs Road

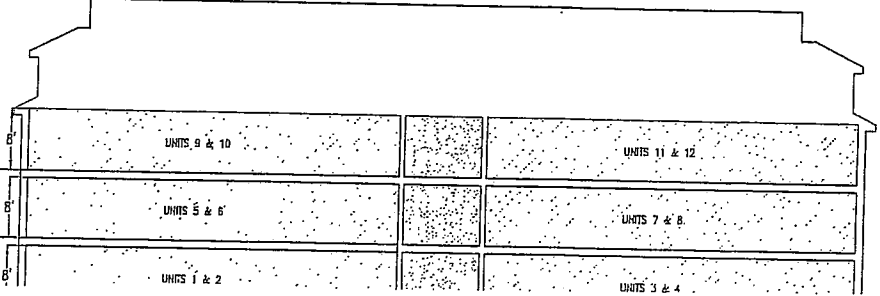
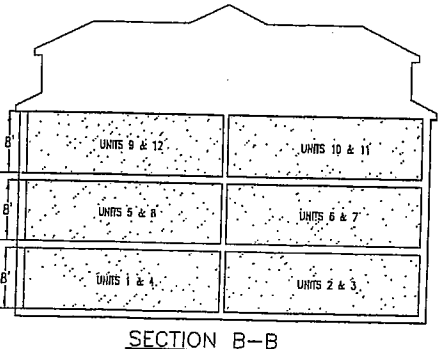
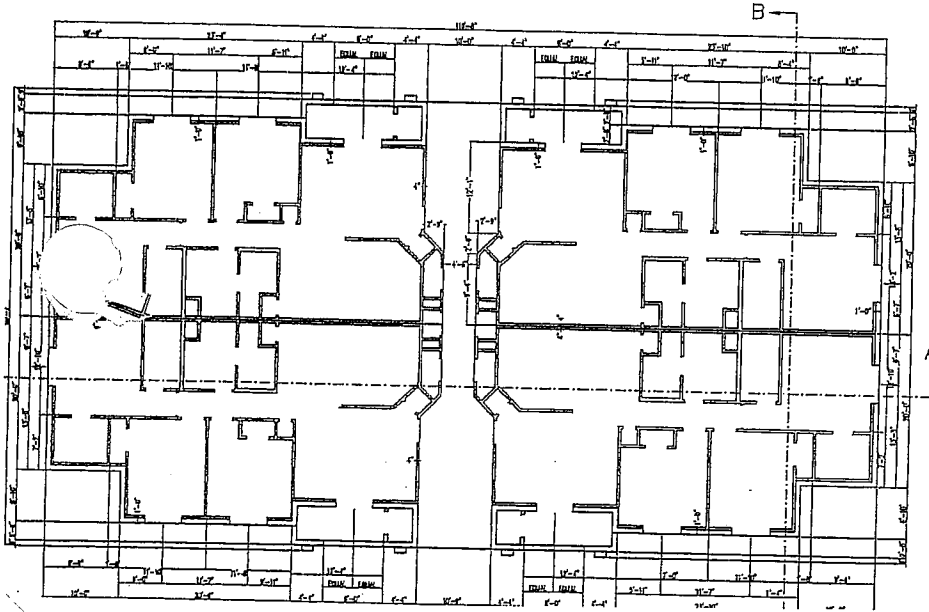
Willow Springs Phase 1, County Book-Page# 55-497

NORTHWEST CORNER SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

S 89°02'40" E ALONG SECTION LINE 1316.18' S 89°02'40" E ALONG SECTION LINE 1322.88'

BASIS OF BEARING

NORTH CORNER SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



NOTES:

- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENT.
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING.
- ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO UNFINISHED SURFACES.
- EXCEPT AS SHOWN, ALL ODD-NUMBERED UNITS ARE IDENTICAL AND ALL EVEN-NUMBERED UNITS ARE THE MIRROR IMAGE OF ALL ODD-NUMBERED UNITS.
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- LIMITED COMMON AREA PARKING SPACES ARE RESERVED FOR THE EXCLUSIVE USE OF THE OWNERS OF THE UNITS BEARING THE SAME NUMBER AS THE PARKING SPACE.
- ALL BUILDING DIMENSIONS ARE TYPICAL.
- ALL PARKING SPACES SHOWN ARE FOR RESIDENTS ONLY.

OWNER'S CERTIFICATE, CONSENT TO RECORD, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ZANE L. POWELL DO HEREBY: Nov. 13, 2002

- CERTIFY (a) THAT THEY ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP; (b) THAT THEY HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE, TO BE PREPARED;
- CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR WILLOW SPRINGS CONDOMINIUMS, THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
- DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS, AND ALL OTHER PLACES OF PUBLIC USE 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.

Zane L. Powell PRINTED NAME OF OWNER
Zane L. Powell AUTHORIZED SIGNATURE(S)
 SUMMIT DEVELOPMENT, LLC AND MANAGEMENT

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF UTAH

ON THE 13TH DAY OF NOVEMBER 2002, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM

August 28, 2005
 BY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

PHASE " 3 "

WILLOW SPRINGS

CONDOMINIUMS
 AN EXPANDABLE UTAH CONDOMINIUM PROJECT
 EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Notary Seal: *[Seal]* City Seal: *[Seal]* Clerk-Recorder Seal: *[Seal]*

Victor E. Hansen Notary Public
 Victor E. Hansen Notary Public
 Victor E. Hansen Notary Public