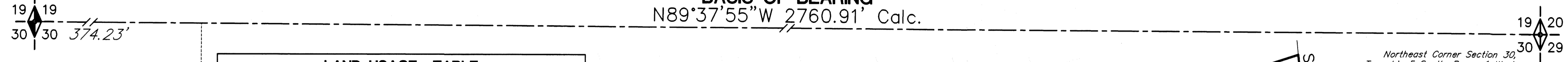


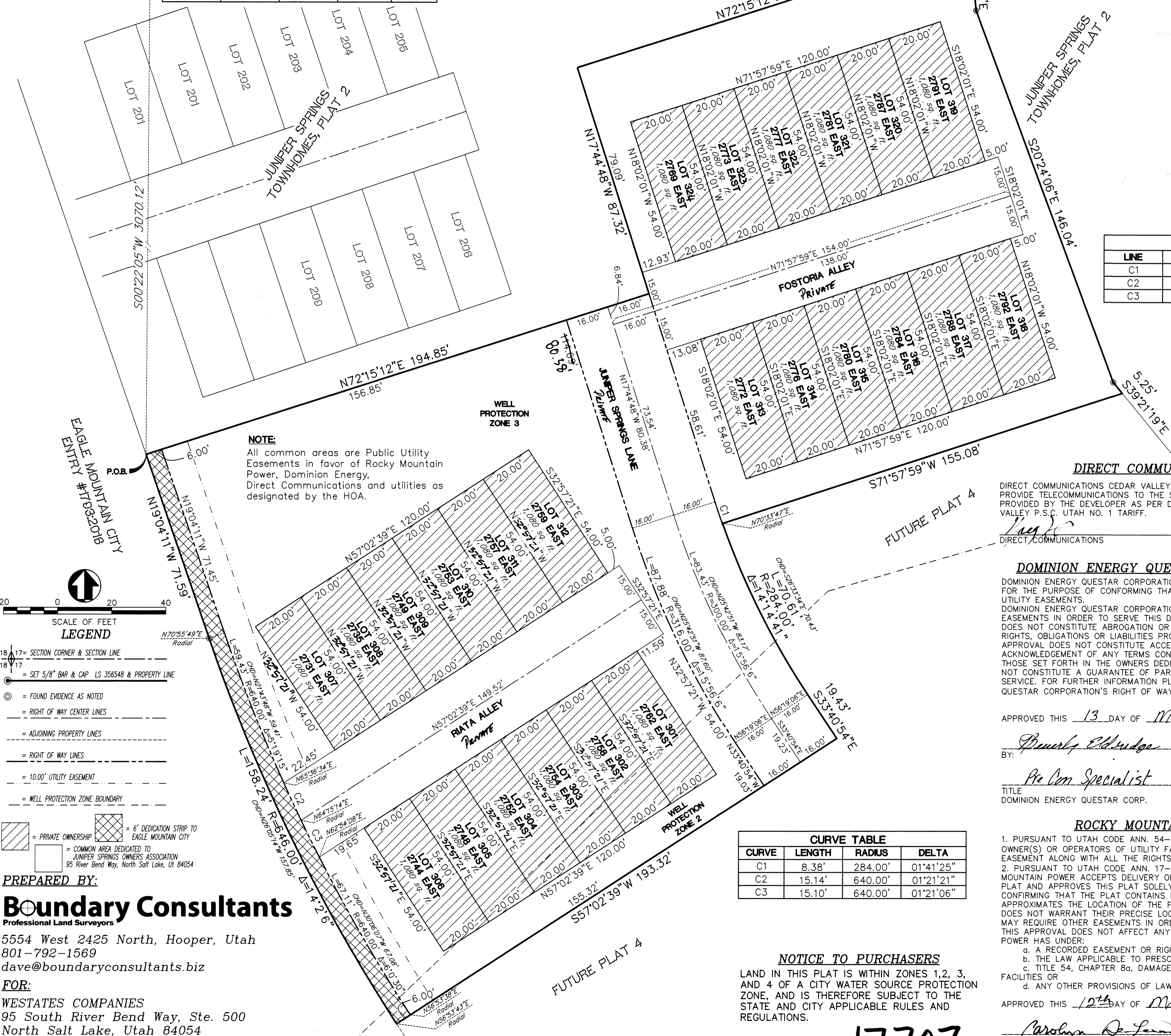
JUNIPER SPRINGS TOWNHOMES, PLAT 3
A PLANNED UNIT DEVELOPMENT
 LYING AND SITUATE IN THE EAST HALF OF SECTION 30,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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

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



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



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 518-226 and County
 Surveyor's Tie Sheet.

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

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.

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.

APPROVED THIS 13 DAY OF March 2020
 BY: [Signature]
 DIRECT COMMUNICATIONS DATE

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]

BY: [Signature]
 TITLE: Per Con 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 8a, DAMAGES TO UNDERGROUND UTILITY FACILITIES OR
- d. ANY OTHER PROVISIONS OF LAW.

APPROVED THIS 13 DAY OF March 2020
 BY: [Signature]
 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

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.

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 we have hereunto set our signature. *Amended to State Code 10-9A-604(1)(b) the owner hereby conveys the common area indicated herein to Juniper Springs Owners Association, 95 River Bend Way, North Salt Lake, UT 84054*
 Signed this 9 day of March 2020 [Signature] Ben Hay, N. Salt Lake, UT 84054

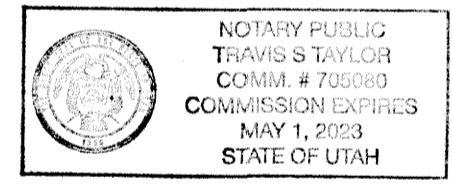
JUNIPER SPRINGS TOWNHOMES, LLC
 BY: WESTATES COMPANIES, LLC - ITS MANAGER
 By: STAN T. ROWAN - ITS MANAGER

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.

[Signature]
 Notary Public
 Commission Number 705080
Mar 1, 2023
 My 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

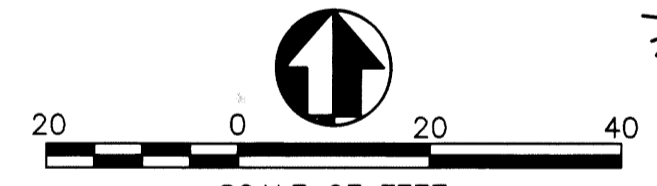
perpetual use of the public this 13 day of January 2021
[Signature]
 Approved by Mayor

[Signature]
 Approved by City Attorney

[Signature]
 Approved by City Engineer

[Signature]
 Attest by City Recorder

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



- 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

			PLAT DATE
			DRAWN BY
SHEET <u>1</u> OF <u>1</u>			