

A FINAL PLAT FOR:

Juniper Trails Subdivision Phase 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 2, T12N, R1E, S.L.B.&M.
HYDE PARK, CACHE COUNTY, UTAH
Containing 16 Lots and 7.66 Acres

CANYON ROAD RIGHT-OF-WAY DEDICATION:

BEGINNING AT A POINT LOCATED NORTH 77°16'00" EAST, A DISTANCE OF 1646.88 FEET FROM THE REBAR AND CAP MARKING THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, FROM WHICH THE BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 2 IS LOCATED NORTH 89°33'57" EAST, A DISTANCE OF 2635.24 FEET AND RUNNING THENCE NORTH 89°57'38" EAST, A DISTANCE OF 59.56 FEET; THENCE NORTH 80°52'53" EAST, A DISTANCE OF 135.33 FEET; THENCE NORTH 87°00'18" EAST, A DISTANCE OF 113.50 FEET; THENCE SOUTH 59°21'58" EAST, A DISTANCE OF 149.30 FEET; THENCE SOUTH 00°05'08" EAST, A DISTANCE OF 45.69 FEET; THENCE SOUTH 89°32'03" WEST, A DISTANCE OF 5.41 FEET; THENCE NORTH 00°27'57" WEST, A DISTANCE OF 27.48 FEET; THENCE NORTH 48°35'48" WEST, A DISTANCE OF 17.90 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 161.00 FEET AND A CENTRAL ANGLE OF 9°50'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 27.66 FEET, CHORD BEARS NORTH 53°31'08" WEST, A DISTANCE OF 27.63 FEET; THENCE NORTH 58°26'28" WEST, A DISTANCE OF 58.13 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 161.00 FEET AND A CENTRAL ANGLE OF 55°57'51"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 157.26 FEET, CHORD BEARS NORTH 86°25'23" WEST, A DISTANCE OF 151.08 FEET; THENCE SOUTH 65°35'41" WEST, A DISTANCE OF 191.56 FEET; THENCE NORTH 00°06'16" WEST, A DISTANCE OF 131.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.13 ACRES.

160 NORTH STREET RIGHT-OF-WAY DEDICATION:

BEGINNING AT A POINT ON THE NORTH LINE OF 160 NORTH STREET LOCATED SOUTH 89°33'57" WEST, A DISTANCE OF 23.27 FEET AND NORTH 00°27'57" WEST, A DISTANCE OF 30.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2, OF WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 2 IS LOCATED SOUTH 89°33'57" WEST, A DISTANCE OF 2635.24 FEET AND RUNNING THENCE SOUTH 89°33'57" WEST, A DISTANCE OF 1299.46 FEET; THENCE NORTH 00°06'16" WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°33'57" EAST, A DISTANCE OF 1299.44 FEET; THENCE SOUTH 00°27'57" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.09 ACRES.

OPEN SPACE #1 DEDICATION TO HYDE PARK CITY:

BEGINNING AT A POINT LOCATED SOUTH 89°33'57" WEST, A DISTANCE OF 23.27 FEET AND NORTH 00°27'57" WEST, A DISTANCE OF 182.57 FEET AND NORTH 77°23'51" WEST, A DISTANCE OF 105.23 FEET AND NORTH 27°35'35" WEST, A DISTANCE OF 23.59 FEET AND NORTH 80°56'05" WEST, A DISTANCE OF 466.80 FEET AND NORTH 46°42'05" WEST, A DISTANCE OF 18.67 FEET AND NORTH 00°05'08" WEST, A DISTANCE OF 46.10 FEET AND NORTH 59°21'58" WEST, A DISTANCE OF 6.67 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2, OF WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 2 IS LOCATED SOUTH 89°33'57" WEST, A DISTANCE OF 2635.24 FEET AND RUNNING THENCE SOUTH 00°27'57" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 89°32'03" WEST, A DISTANCE OF 124.00 FEET; THENCE NORTH 00°27'57" WEST, A DISTANCE OF 50.15 FEET; THENCE SOUTH 89°32'03" WEST, A DISTANCE OF 42.81 FEET; THENCE NORTH 00°19'40" WEST, A DISTANCE OF 54.34 FEET; THENCE NORTH 87°00'18" EAST, A DISTANCE OF 44.59 FEET; THENCE SOUTH 59°21'58" EAST, A DISTANCE OF 142.63 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.25 ACRES.

OPEN SPACE #2 DEDICATION TO HYDE PARK CITY:

BEGINNING AT A POINT LOCATED SOUTH 89°33'57" WEST, A DISTANCE OF 23.27 FEET AND NORTH 00°27'57" WEST, A DISTANCE OF 182.57 FEET AND NORTH 77°23'51" WEST, A DISTANCE OF 105.23 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2, OF WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 2 IS LOCATED SOUTH 89°33'57" WEST, A DISTANCE OF 2635.24 FEET AND RUNNING THENCE SOUTH 89°33'57" WEST, A DISTANCE OF 139.33 FEET; THENCE NORTH 78°56'34" WEST, A DISTANCE OF 296.90 FEET; THENCE NORTH 00°27'57" WEST, A DISTANCE OF 40.29 FEET; THENCE SOUTH 80°56'05" EAST, A DISTANCE OF 425.11 FEET; THENCE SOUTH 27°35'35" EAST, A DISTANCE OF 23.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.41 ACRES.

Jeremy C &
Danielle Winborg
04-005-0026

Christine Hyde
Davis
04-005-0021

Mary S
Kimball TR
04-005-0024

South Quarter Cor.
Sec. 2, T12N, R1E
Found %
Rebar/Red Cap

FOOTHILL HEIGHTS
SUBD.

GENERAL NOTES:

- All expenses involving, but not limited to the following improvements or extensions shall be financed by the subdivider: sanitary sewer, culinary water, gas service, electrical service, rough grading, storm drain, curbs and gutters, fire hydrants, pavements, sidewalks, irrigation delivery systems, signing, or other required improvements.
- 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.
- 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 recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or any other provision of law.
- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy 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 acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
- Lot owners are responsible for the general upkeep and maintenance of the storm water ponds. Landscaping is permitted on the berms of the ponds, but no deep-rooted vegetation. The contour of the pond cannot be altered. The city shall maintain an access easement over the ponds for periodic inspection and maintenance of the structures in the ponds.
- All of Open Space #1 and Open Space #2 are Storm Detention Easements, and are dedicated to Hyde Park City.
- Setback lines are for primary buildings only.

Front: 30.00'
Rear: 20.00'
Side: 10.00' Min.
(24.00' Min. Total of Both Sides)
Side along Roadway: 20.00'

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND HYDE PARK CITY'S SUBDIVISION ORDINANCE.

DATE CITY ENGINEER

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR ACCEPTANCE BY HYDE PARK CITY.

DATE CITY ATTORNEY

CITY COUNCIL'S CERTIFICATE OF APPROVAL

THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE HYDE PARK CITY COUNCIL ON THIS DAY OF 20.

MAYOR ATTEST:

PLANNING & ZONING CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE HYDE PARK CITY PLANNING AND ZONING COMMISSION.

DATE CHAIRPERSON

SURVEYOR'S CERTIFICATE

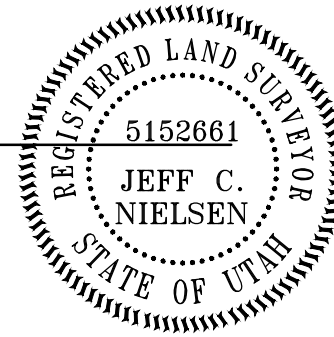
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: JUNIPER TRAILS SUBDIVISION PHASE 1 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

A PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH LINE OF 160 NORTH STREET LOCATED SOUTH 89°33'57" WEST, A DISTANCE OF 23.27 FEET AND NORTH 00°27'57" WEST, A DISTANCE OF 30.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2, OF WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 2 IS LOCATED SOUTH 89°33'57" WEST, A DISTANCE OF 2635.24 FEET AND RUNNING THENCE SOUTH 89°33'57" WEST, A DISTANCE OF 1299.46 FEET; THENCE NORTH 00°06'16" WEST, A DISTANCE OF 153.90 FEET; THENCE NORTH 89°33'57" EAST, A DISTANCE OF 294.54 FEET; THENCE NORTH 00°06'16" WEST, A DISTANCE OF 166.88 FEET TO THE SOUTHERLY LINE OF KAL HOMES SUBDIVISION; THENCE ALONG SAID SOUTHERLY LINE NORTH 69°51'38" EAST, A DISTANCE OF 59.56 FEET (N70°21'00"E, 62.62' B.R.); THENCE NORTH 60°52'53" EAST, A DISTANCE OF 135.33 FEET; THENCE NORTH 87°00'18" EAST, A DISTANCE OF 113.50 FEET; THENCE SOUTH 59°21'58" EAST, A DISTANCE OF 149.30 FEET TO THE WEST LINE OF GREYSTONE FARMS UNIT 2; THENCE ALONG SAID WEST LINE SOUTH 00°05'08" EAST (S00°15'19" B.R.) A DISTANCE OF 46.10 FEET TO THE NORTHWEST CORNER OF GREYSTONE ESTATES SUBDIVISION; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID GREYSTONE ESTATES THE FOLLOWING TWO (2) COURSES:

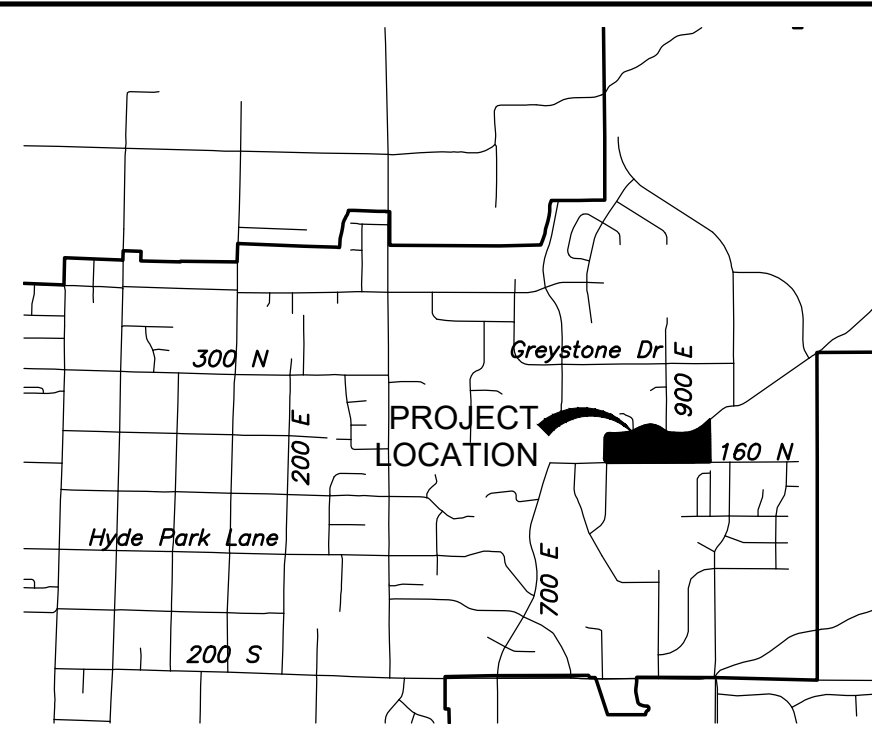
- SOUTH 46°42'05" EAST, A DISTANCE OF 18.67 FEET;
- SOUTH 80°56'05" EAST, A DISTANCE OF 466.80 FEET;

THENCE SOUTH 27°35'35" EAST, A DISTANCE OF 23.59 FEET; THENCE SOUTH 77°23'51" EAST, A DISTANCE OF 105.23 FEET; THENCE SOUTH 00°27'57" EAST, A DISTANCE OF 152.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.66 ACRES.



SIGNATURE

DATE



Vicinity Map
Hyde Park, Utah

OWNER'S CERTIFICATE OF DEDICATION

KNOW 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 STREETS TO HEREAFTER BE KNOWN AS JUNIPER TRAILS SUBDIVISION PHASE 1, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS DAY OF 20.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE) S.S.

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS DAY OF 20, BY SATISFACTORY EVIDENCE TO BE AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID BY AUTHORITY OF ITS BYLAWS.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF , RECORDED AND FILED
AT THE REQUEST OF:
DATE: TIME: FEE:
ABSTRACTED
INDEX
FILED IN: FILE OF PLATS COUNTY RECORDER