

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163342 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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, OPEN SPACE, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

SEPT. 20, 2005
DATE
David V. Thomas
SURVEYOR (REG. NO. 163342)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N 89°23'36" W ALONG THE SECTION LINE 705.20 FEET FROM THE NORTH EAST CORNER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE S 0°36'00" W 667.46 FEET; THENCE N 89°30'02" W 636.33 FEET; THENCE N 01°07'06" E 688.68 FEET; THENCE S 89°23'36" E 630.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.71 ACRES.
BASIS OF BEARING = N 89°23'36" W FROM THE NORTH EAST TO THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY 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 EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT 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.

Sundance Homes LLC
Grant R. Gifford
OWNER(S):
PRINTED NAME OF OWNER
AUTHORIZED SIGNATURE(S)
9-20-05

ACKNOWLEDGMENT

ON THE 20th DAY OF September, 2005, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS

MY COMMISSION EXPIRES 6-20-2006
CITY ATTORNEY

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 AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

20 DAY OF September, A.D. 2005
APPROVED: [Signature] CITY ENGINEER (SEE SEAL BELOW)
ATTEST: [Signature] CLERK-RECORDER (SEE SEAL BELOW)

PLAT "E" KIOWA VALLEY

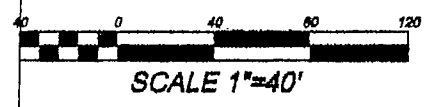
SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
LOCATED IN THE N.E. 1/4 OF SECTION 32, T.5S., R.1W., S.L.B.&M.

SCALE: 1" = 40'

ADDRESS TABLE

LOT#	ADDRESSES
501	4028 E. COMANCHE ST.
OR	6965 N. KIOWA PARKWAY
502	6955 N. KIOWA PARKWAY
503	6945 N. KIOWA PARKWAY
504	6935 N. KIOWA PARKWAY
505	6927 N. KIOWA PARKWAY
506	6915 N. KIOWA PARKWAY
OR	4029 E. SOUTH PASS RD
507	4024 E. SOUTH PASS RD
OR	6981 N. KIOWA PARKWAY
508	4004 E. SOUTH PASS RD
509	4001 E. SOUTH PASS RD
OR	6918 N. MOHAWK DR
510	6928 N. MOHAWK DR
511	6938 N. MOHAWK DR
512	6948 N. MOHAWK DR
OR	4002 E. COMANCHE ST
514	3974 E. COMANCHE ST
OR	6969 N. MOHAWK DR
515	6950 N. MOHAWK DR
516	6939 N. MOHAWK DR
517	6925 N. MOHAWK DR
518	6917 N. MOHAWK DR
OR	3973 E. SOUTH PASS RD
519	3984 E. SOUTH PASS RD
520	3964 E. SOUTH PASS RD
521	3948 E. SOUTH PASS RD
522	3925 E. SOUTH PASS RD
523	3947 E. SOUTH PASS RD
OR	6930 N. COMANCHE ST
524	6940 N. COMANCHE ST
525	6956 N. COMANCHE ST
526	6966 N. COMANCHE ST
OR	3966 E. COMANCHE ST
527	6937 N. COMANCHE ST
OR	3921 E. SOUTH PASS RD
528	6957 N. COMANCHE ST
529	6967 N. COMANCHE ST
530	6975 N. COMANCHE ST
531	3945 E. COMANCHE ST
532	3957 E. COMANCHE ST
533	3971 E. COMANCHE ST
534	3985 E. COMANCHE ST
535	3997 E. COMANCHE ST
536	4011 E. COMANCHE ST
537	4025 E. COMANCHE ST

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 20th DAY OF Sept. A.D. 2005
CITY ATTORNEY



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	425.00	77.89	10°30'4"	77.78	S 49°17'6" E
C2	425.00	260.51	32°7'13"	256.45	S 72°5'45" E
C3	125.00	78.09	34°51'52"	74.89	N 18°1'56" E
C4	50.00	78.54	90°0'0"	70.71	N 45°34'0" E
C5	15.00	23.56	90°0'0"	21.21	S 44°24'0" E
C6	15.00	8.14	31°5'28"	8.04	N 16°8'43" E
C7	15.00	8.79	28°58'22"	8.73	S 44°39'7" W
C8	30.00	28.65	57°9'48"	28.64	S 22°8'24" W
C9	30.00	28.65	57°9'48"	28.64	S 27°54'24" E
C10	15.00	8.79	28°58'22"	8.73	S 43°27'7" E
C11	15.00	8.14	31°5'28"	8.04	S 14°56'43" E
C12	15.00	23.56	90°0'0"	21.21	S 46°36'0" W
C13	15.00	23.56	90°0'0"	21.21	N 44°24'0" W
C14	15.00	23.56	90°0'0"	21.21	N 45°36'0" E
C15	15.00	23.56	90°0'0"	21.21	S 44°24'0" E
C16	15.00	23.56	90°0'0"	21.21	S 45°36'0" W
C17	400.00	67.43	9°39'34"	67.35	N 84°50'4" W
C18	400.00	138.17	18°39'26"	135.82	N 70°15'7" W
C19	15.00	28.12	89°57'49"	22.29	N 1°23'1" W
C20	150.00	9.71	34°37'	9.71	N 32°34'33" E
C21	150.00	81.58	31°9'15"	80.58	N 16°10'37" E
C22	25.00	39.27	90°0'0"	35.38	N 45°36'0" E
C23	75.00	5.89	4°34'33"	5.99	S 88°18'43" W
C24	75.00	53.58	47°55'53"	52.45	S 65°33'30" W
C25	75.00	39.45	30°3'36"	38.00	S 39°12'1" W
C26	75.00	18.79	14°21'12"	18.74	S 74°48'30" W
C27	100.00	60.85	34°9'32"	58.82	S 18°1'56" W
C28	15.00	28.12	90°0'0"	22.29	S 82°28'48" W
C29	400.00	57.38	8°13'11"	57.33	N 44°27'44" W
C30	454.00	128.78	15°54'24"	125.37	S 52°30'19" E
C31	484.00	113.31	14°10'24"	112.02	S 70°31'43" E
C32	484.00	95.41	12°25'	95.23	S 83°38'8" E
C33	15.00	23.56	90°0'0"	21.21	S 44°24'0" E

STATE PLANE COORDINATES
FACTOR = 0.999703508101

SP#	X	Y
SP1	1,870,882.530	733,989,220
SP2	1,870,157.974	733,986,685
SP3	1,870,150.887	733,328,480
SP4	1,869,514.488	733,339,005
SP5	1,869,527.513	734,003,358
SP6	1,869,807.027	733,873,384
SP7	1,869,902.862	733,456,570
SP8	1,869,578.325	733,536,228
SP9	1,869,707.097	733,875,458

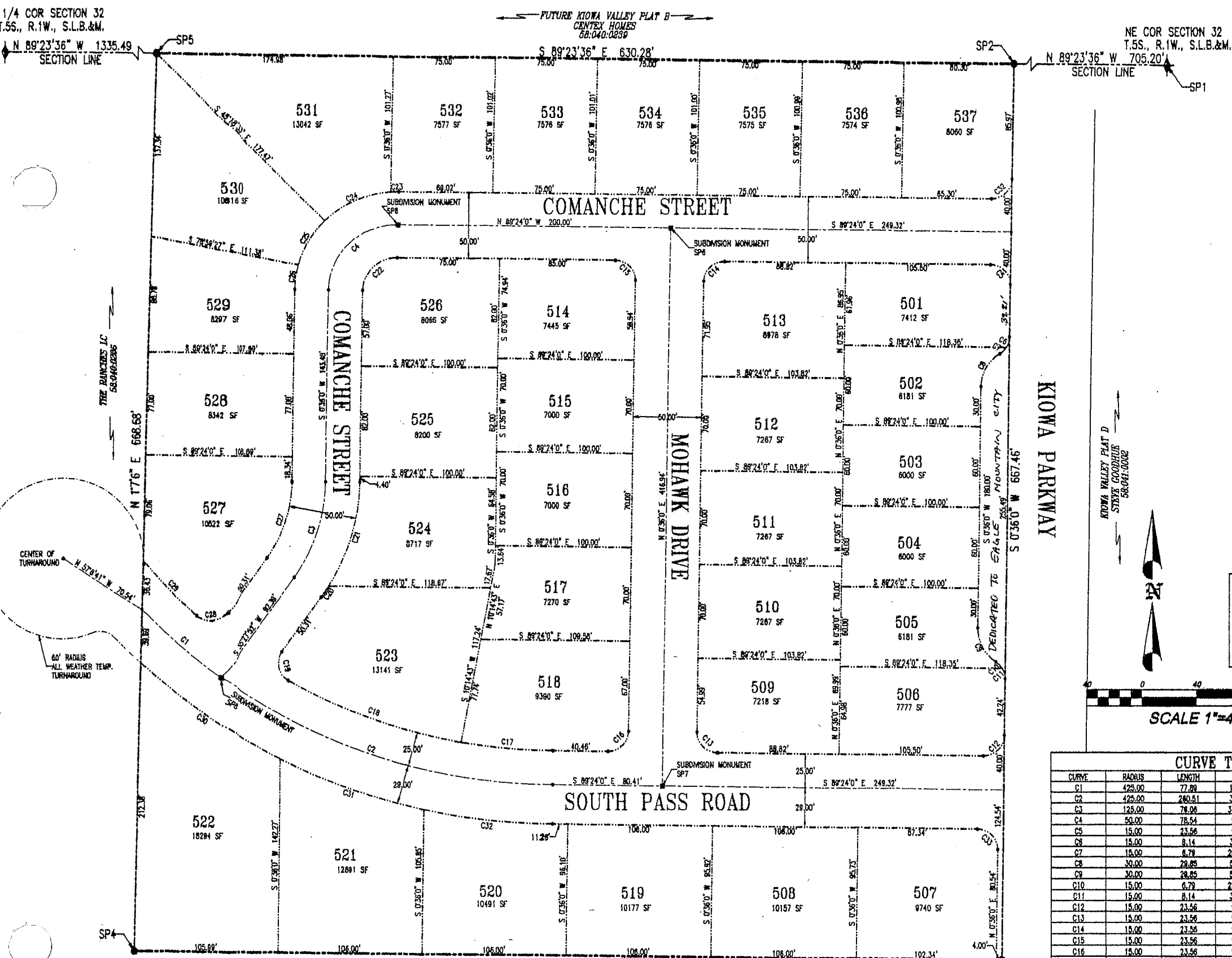
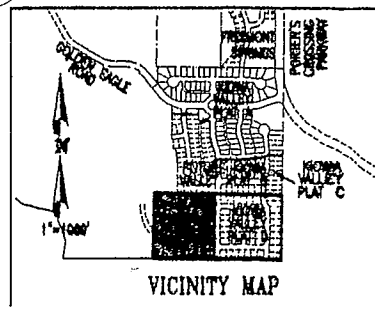
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TABULATIONS

TOTAL AREA	9.71 AC
LOT AVERAGE	7.40 AC
STREET AVERAGE	2.31 AC
AVERAGE LOT SIZE	6.712 SF

GENERAL NOTES
1. LOTS 501, 506, 507 & 537 WILL NOT BE ALLOWED TO ACCESS OFF KIOWA PARKWAY.

NOTES
1. ALL WATER LINES UP TO AND INCLUDING THE METER, ALL SEWER MAINS, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.
2. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (PUE) ALONG ALL SIDE AND REAR LOT LINES, AND A 10 FOOT UTILITY EASEMENT ALONG ALL STREET FRONTAGES, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAT.



1/4 COR SECTION 32 T.5S., R.1W., S.L.B.&M.
N 89°23'36" W 1335.49 SECTION LINE
FUTURE KIOWA VALLEY PLAT B CENTEX HOMES 58-040-0239
NE COR SECTION 32 T.5S., R.1W., S.L.B.&M.
N 89°23'36" W 705.20' SECTION LINE