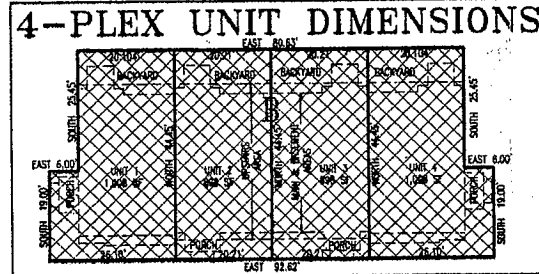
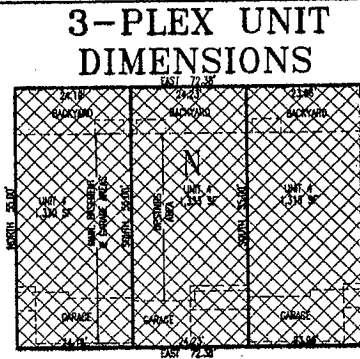
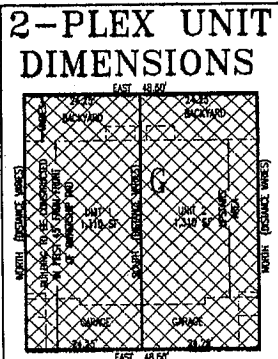
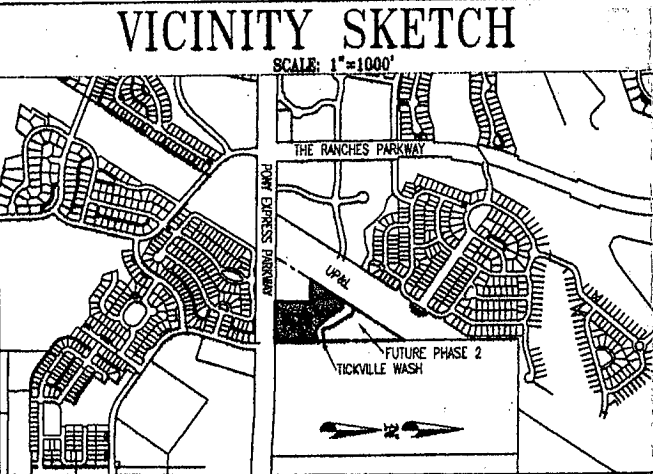


10901 sheet 1 of 2

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	75.00	118.18	92°17'7"	106.33	N 45°42'3" E
C2	150.00	120.45	48°0'36"	117.24	N 22°28'49" W
C3	150.00	46.49	17°45'34"	46.31	S 54°19'54" E
C4	200.00	82.63	23°40'18"	82.04	S 75°2'50" E
C5	200.00	31.20	8°56'18"	31.17	S 87°24'50" E
C6	32.00	55.41	88°13'6"	46.75	N 49°33'58" E
C7	32.00	55.28	98°58'57"	48.66	S 48°32'43" E
C8	50.00	6.38	9°36'1"	6.37	N 85°45'29" E
C9a	105.00	162.19	88°30'4"	146.54	N 48°35'34" E
C9b	105.00	3.27	1°47'3"	3.27	N 1°27'0" E
C10	180.00	200.34	63°48'10"	180.16	N 31°19'36" W
C11	230.00	85.02	23°40'18"	84.35	S 78°2'50" E
C12	170.00	14.26	4°48'25"	14.26	S 84°28'46" E
C13	230.00	47.63	11°54'54"	47.74	S 80°55'32" E
C14	170.00	70.24	23°40'18"	69.74	S 75°2'50" E
C15	120.00	133.56	63°48'10"	126.77	N 31°19'36" W



SURVEYOR'S CERTIFICATE
 I, DAVID B. THOMAS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 13847 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LANDS, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PLUM CREEK CONDOMINIUMS PLAT A, AN EXPANDABLE UTAH CONDOMINIUM PROJECT, AND PHASE 1 OF THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES 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 PLAN ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY. (SEE SURVEYOR'S SIGNATURE IN BLOCK TO THE RIGHT)
 DATE Nov. 17, 2004
 SURVEYOR [Signature]

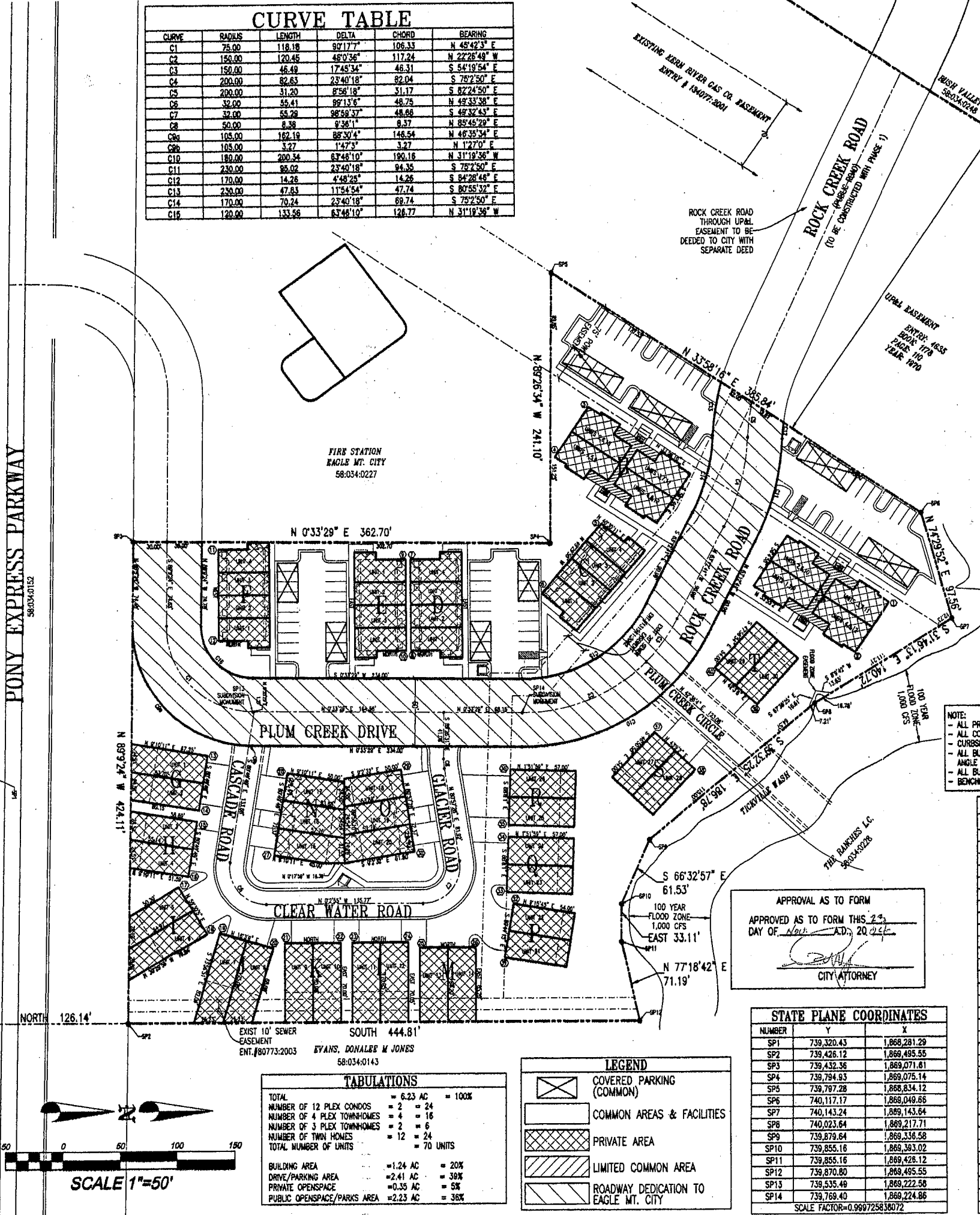
BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS LOCATED S 89°02'43" E 1214.78 FEET AND NORTH 125.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;
 RUNNING THENCE N 89°09'24" W 424.11 FEET; THENCE N 00°33'29" E 362.70 FEET; THENCE N 89°26'34" W 241.10 FEET; THENCE N 33°58'16" E 385.84 FEET; THENCE N 74°29'52" E 97.56 FEET; THENCE S 31°46'13" E 140.72 FEET; THENCE S 39°32'25" E 186.78 FEET; THENCE S 66°32'57" E 61.53 FEET; THENCE EAST 33.11 FEET; THENCE N 77°18'42" E 71.19 FEET; THENCE SOUTH 444.81 FEET TO THE POINT OF BEGINNING.
 PARCEL CONTAINING: 6.23 AC

OWNER'S CERTIFICATE, CONSENT TO RECORD, AND DEDICATION
 KNOWN ALL MEN BY THESE PRESENTS THAT SUNDANCE HOMES LLC, DOES HEREBY:
 1. CERTIFY (A) THAT THEY ARE THE SOLE OWNERS OF THE 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 TWO (2) PAGES, TO BE PREPARED;
 2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR PLUM CREEK CONDOMINIUMS PLAT A, THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
 3. 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.
 Sundance Homes LLC [Signature]
 Grant A. Gifford [Signature]
 OWNER(S)
 PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT
 ON THE 22ND DAY OF November, 2004 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 09/17/05 [Signature]
 NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY
 THE 7TH CITY COUNCIL OF EAGLE MT. CITY COUNTY OF UTAH, APPROVES THIS PLANNED UNIT DEVELOPMENT 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 7TH DAY OF December, A.D. 20 04
 [Signature] [Signature]
 CITY ENGINEER CLERK-RECORDER
 (SEE SEAL BELOW) (SEE SEAL BELOW)

**AMENDED PLAT 'A'
 PLUM CREEK
 CONDOMINIUM**
 SHEET 1 OF 2
 LOCATED IN THE SOUTH EAST 1/4 OF SECTION 20, T5S, R1W, SLB&M
 PLANNED UNIT DEVELOPMENT EAGLE MT. CITY, UTAH COUNTY, STATE OF UTAH
 SCALE: 1" = 50' FEET



NOTE:
 - ALL PRIVATE ROADWAYS & DRIVES ARE COMMON AREAS.
 - ALL COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.
 - CURBSIDE PARKING IS RESTRICTED THROUGHOUT PUD.
 - ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO OR AT 45° ANGLE TO REFERENCE BEARING.
 - ALL BUILDING DIMENSIONS ARE TYPICAL.
 - BENCHMARK = SW COR SEC 20, T5S, R1W, SLB&M ELEV = 4877.02

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 2ND
 DAY OF Nov A.D. 20 04
 [Signature]
 CITY ATTORNEY

BUILDING CORNER STATE PLANE COORDINATES

NUMBER	X	Y
1	740,088.50	1,869,128.99
2	740,069.07	1,869,172.75
3	739,829.20	1,868,954.28
4	739,799.73	1,868,898.01
5	739,839.44	1,869,057.79
6	739,787.09	1,869,119.07
7	739,673.35	1,869,088.45
8	739,673.35	1,869,169.06
9	739,669.25	1,869,088.45
10	739,669.25	1,869,169.06
11	739,506.39	1,869,078.13
12	739,506.39	1,869,159.73
13	739,496.09	1,869,261.22
14	739,488.37	1,869,309.09
15	739,486.77	1,869,318.96
16	739,479.05	1,869,366.82
17	739,470.84	1,869,375.86
18	739,485.44	1,869,417.64
19	739,506.39	1,869,418.75
20	739,552.95	1,869,430.16
21	739,562.94	1,869,425.50
22	739,611.43	1,869,425.59
23	739,621.43	1,869,425.54
24	739,669.91	1,869,425.54
25	739,679.91	1,869,430.38
26	739,728.40	1,869,430.38
27	739,553.82	1,869,348.39
28	739,565.45	1,869,278.96
29	739,664.17	1,869,274.34
30	739,675.54	1,869,345.79
31	739,753.66	1,869,440.05
32	739,761.46	1,869,392.19
33	739,756.38	1,869,381.98
34	739,756.96	1,869,333.52
35	739,757.29	1,869,323.22
36	739,758.67	1,869,274.76
37	739,864.36	1,869,242.61
38	739,918.73	1,869,275.77
39	739,973.20	1,869,218.37
40	739,937.20	1,869,185.89

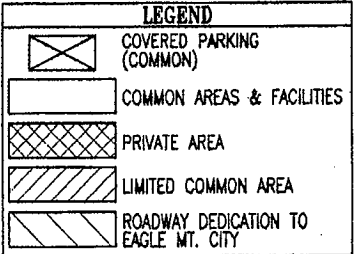
STATE PLANE COORDINATES

NUMBER	X	Y
SP1	739,320.43	1,868,281.29
SP2	739,426.12	1,869,495.55
SP3	739,432.36	1,869,071.61
SP4	739,794.83	1,869,055.14
SP5	739,797.28	1,868,834.12
SP6	740,117.17	1,868,049.66
SP7	740,143.24	1,869,143.64
SP8	740,023.64	1,869,217.71
SP9	739,879.64	1,869,338.58
SP10	739,855.16	1,869,383.02
SP11	739,855.16	1,869,426.12
SP12	739,870.80	1,869,495.55
SP13	739,535.49	1,869,222.56
SP14	739,769.40	1,869,224.86

SCALE FACTOR=0.999725836072

TABULATIONS

TOTAL	= 6.23 AC = 100%
NUMBER OF 12 PLEX CONDOS	= 2 = 24
NUMBER OF 4 PLEX TOWNHOMES	= 4 = 16
NUMBER OF 3 PLEX TOWNHOMES	= 2 = 6
NUMBER OF TWIN HOMES	= 12 = 24
TOTAL NUMBER OF UNITS	= 70 UNITS
BUILDING AREA	= 1.24 AC = 20%
DRIVE/PARKING AREA	= 2.41 AC = 39%
PRIVATE OPENSAPCE	= 0.35 AC = 5%
PUBLIC OPENSAPCE/PARKS AREA	= 2.23 AC = 36%

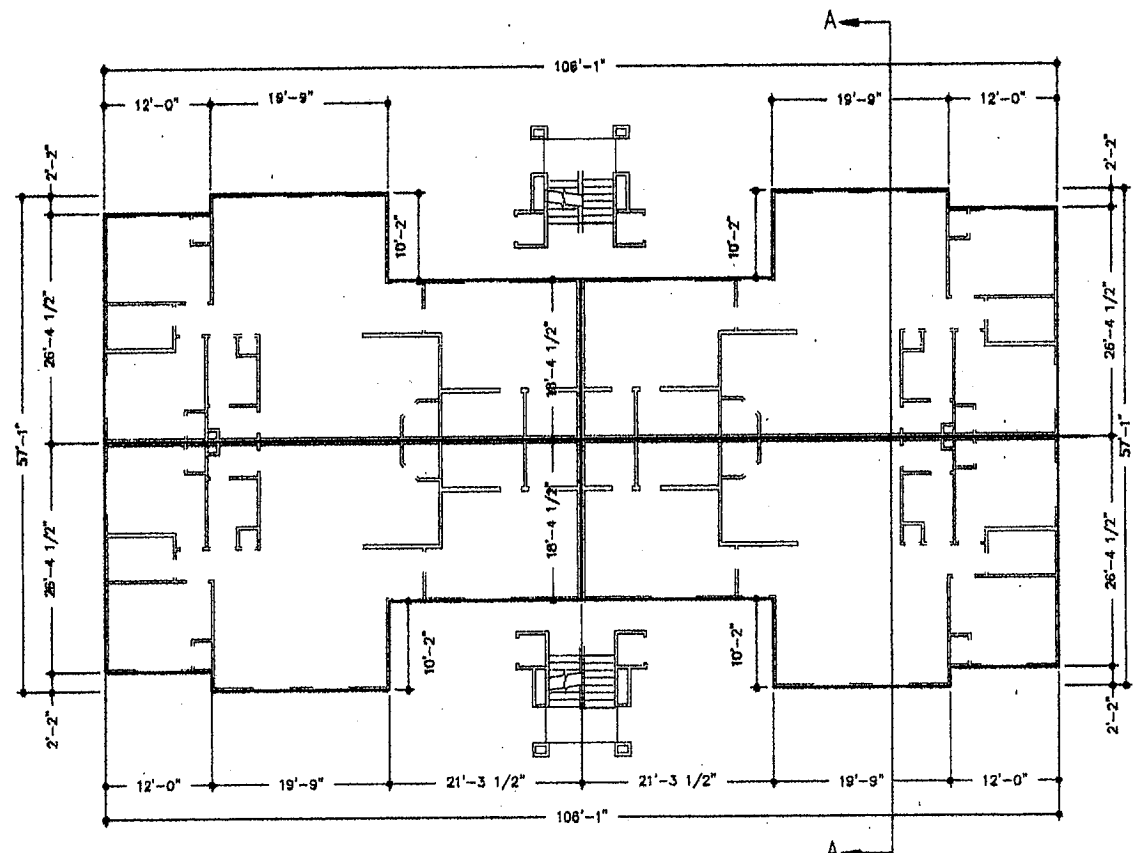


SCALE 1"=50'

SECTION LINE S. 89°02'12" E. 1214.78'
 SECTION LINE S. 89°02'12" E. 763.70'
 S 1/4 COR SEC 20
 T5S, R1W, SLB&M

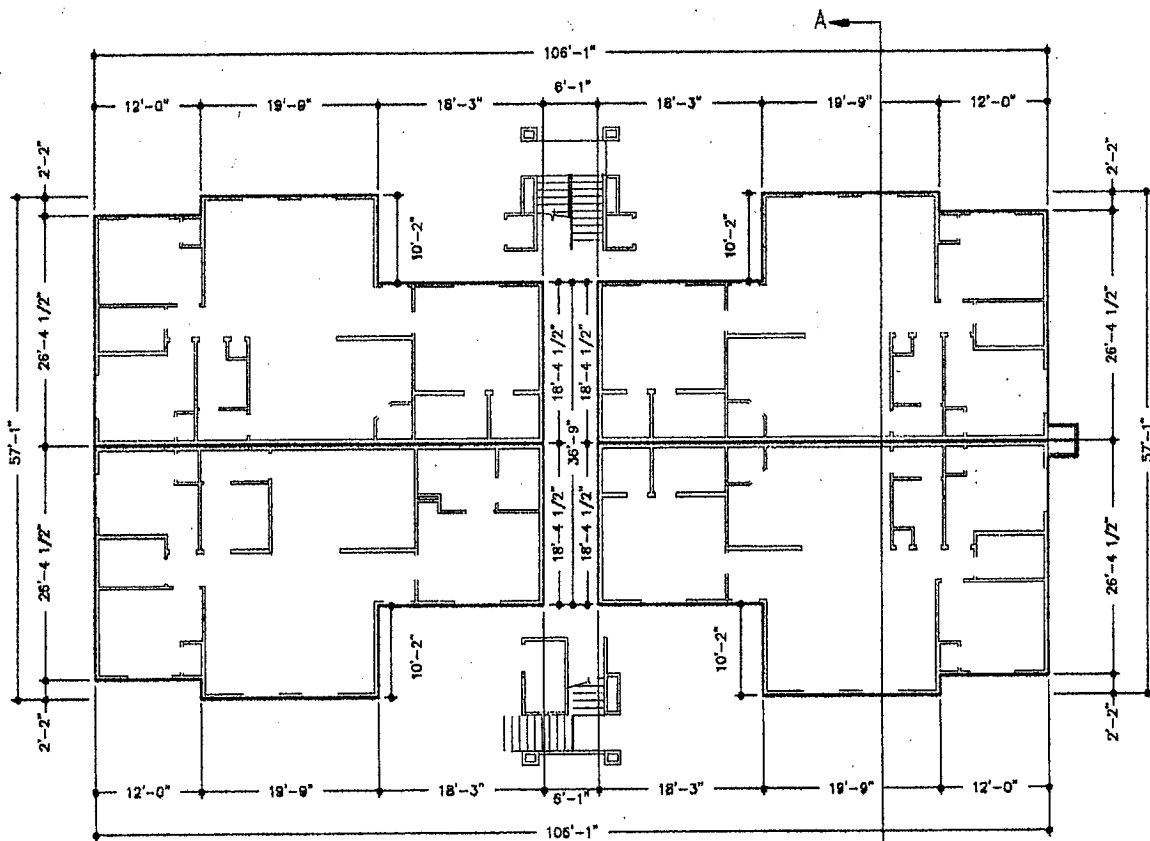
Sec 20, T5S, R1W, SLB&M, N-038-JT

10901 sheet 2 of 2



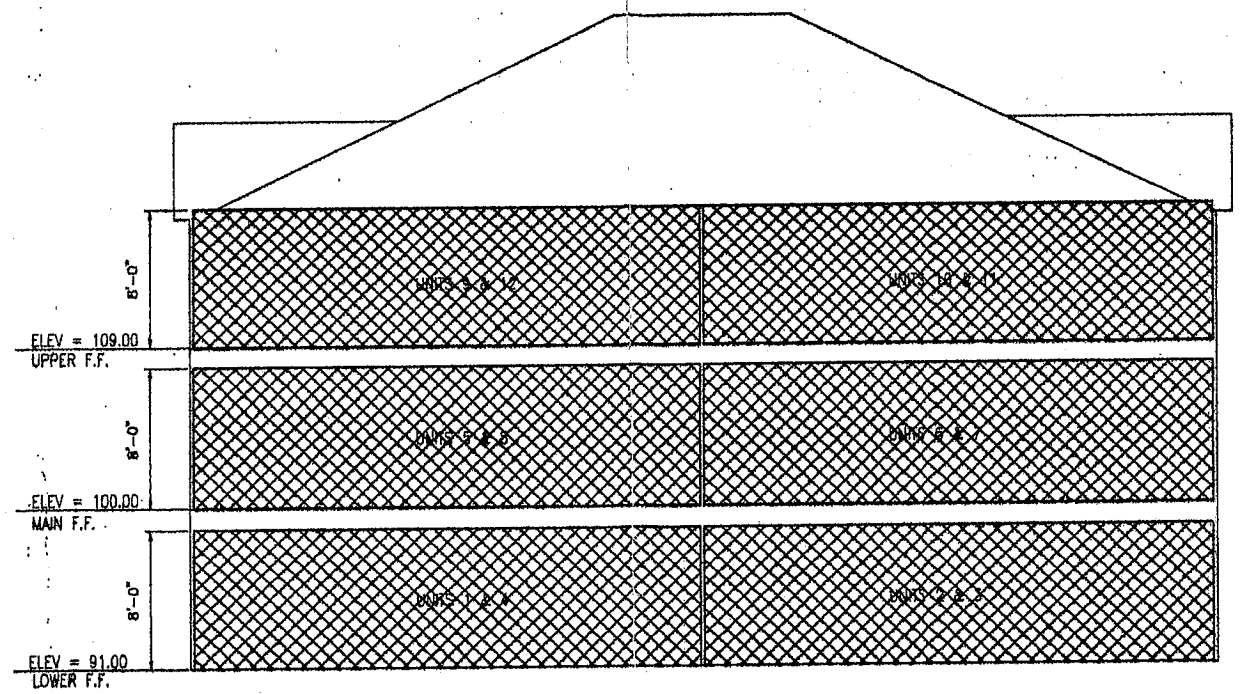
MAIN & UPPER FLOOR PLANS

NOTE: FLOOR PLAN IS NOT HATCHED, SEE SHEET 1 OR SECTIONS FOR HATCHING



LOWER FLOOR PLANS

NOTE: FLOOR PLAN IS NOT HATCHED, SEE SHEET 1 OR SECTIONS FOR HATCHING



SECTION A-A

LEGEND	
	COMMON AREAS & FACILITIES
	PRIVATE AREA
	LIMITED COMMON AREA

NOTE:
 - ALL PRIVATE ROADWAYS ARE COMMON AREAS.
 - ALL COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.
 - CURBSIDE PARKING IS RESTRICTED THROUGHOUT PUD.
 - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO OR AT 45° ANGLE TO REFERENCE BEARING.
 - ALL BUILDING DIMENSIONS ARE TYPICAL.

BY: 750810005 2003 10901
 RYNDAL A. CLINE
 UTAH COUNTY, REGISTERED
 2003 APR 24 10:44 AM (SEE RECORDS)
 RETURNED FOR EAGLE MOUNTAIN CITY

AMENDED PLAT "A" SHEET 2 OF 2
PLUM CREEK CONDOMINIUM
 PLANNED UNIT DEVELOPMENT EAGLE MT. CITY, UTAH COUNTY, STATE OF UTAH

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PCFL PLAT 24 APR 2003