

LINE TABLE		
LINE	LENGTH	BEARING
T1	15.00	S89°22'32"E
T2	31.06	N44°22'40"W
T3	15.00	N89°22'32"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	23.56	15.00	21.21	N45°37'20"E	90°00'00"
C2	23.56	15.00	21.21	N44°22'40"W	90°00'00"
C3	157.08	100.00	141.42	N45°37'20"E	90°00'00"
C4	23.56	15.00	21.21	N44°22'40"W	90°00'00"
C5	78.54	50.00	70.71	N45°37'24"E	89°59'52"
C6	39.27	25.00	35.35	N45°37'24"E	89°59'52"
C7	23.56	15.00	21.21	N44°22'40"W	90°00'00"
C8	23.56	15.00	21.21	N45°37'20"E	90°00'00"
C9	58.90	75.00	57.40	N23°07'28"E	44°58'56"
C10	23.56	15.00	21.21	N45°37'28"E	90°00'00"
C11	48.88	75.00	48.02	N64°17'39"E	37°20'30"
C12	10.02	75.00	10.02	N86°47'37"E	7°38'26"
C13	23.56	15.00	21.21	S45°37'20"W	90°00'00"
C14	23.56	15.00	21.21	S44°22'40"W	90°00'00"
C15	23.56	15.00	21.21	N44°22'36"W	90°00'00"
C16	23.56	7.50	15.00	N89°22'32"W	180°00'00"
C17	85.18	31.25	62.48	S89°22'32"E	174°21'04"
C18	172.24	55.00	110.00	S89°22'32"E	178°25'30"
C19	97.49	31.25	62.50	S89°22'32"E	178°45'04"
C20	174.37	55.00	110.00	S89°22'32"E	181°37'47"

SURVEYOR'S CERTIFICATE
 I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 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, BLOCKS, STREETS, PUBLIC OPEN SPACE, 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.
 DATE: Nov 30 2000 SURVEYOR: David V. Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 1992.36 FEET AND EAST 2083.11 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN;
 RUNNING THENCE S 89°22'40" E 265.00 FEET; THENCE N 00°37'22" E 25.00 FEET; THENCE S 89°22'32" E 270.00 FEET; THENCE S 00°37'28" W 460.00 FEET; THENCE N 89°22'32" W 265.00 FEET; THENCE S 00°37'20" W 25.00 FEET; THENCE N 89°22'40" W 520.00 FEET; THENCE N 00°37'20" E 75.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N 45°37'20" E 21.21 FEET); THENCE 00°37'20" E 50.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N 44°22'40" W 21.21 FEET); THENCE N 00°37'20" E 65.00 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT 157.08 FEET (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N 45°37'20" E 141.42 FEET); THENCE S 89°22'40" E 165.02 FEET; THENCE N 00°37'20" E 50.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N 44°22'40" W 21.21 FEET); THENCE N 00°37'20" E 75.00 FEET THE POINT OF BEGINNING.

A PARCEL CONTAINING 7.40 ACRES.

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THE PLAT TO BE DIVIDED INTO LOTS, STREETS, OPEN SPACE, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND THE INHABITANTS THEREOF.
 IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 5th DAY OF December, A.D. 2000
Grant R. Gilbert President Sundance Homes

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF UTAH } s.s.
 ON THE 5th DAY OF December, A.D. 2000 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 September 20, 2003 Jana Kay Schishik NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF EAGLE MOUNTAIN TOWN 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 5th DAY OF December, A.D. 2000
Grant R. Gilbert BY 374982000 No. 163947
 CLERK-RECORDER
 2000 Dec 08 10:22 AM FEE \$0.00 BY SB
 RECORDED FOR TOWN OF EAGLE MOUNTAIN

PLANNING COMMISSION APPROVAL

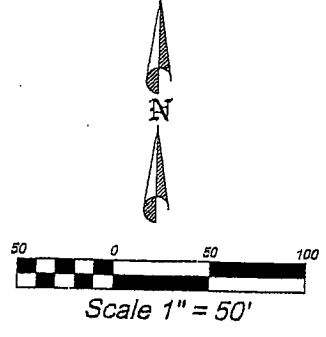
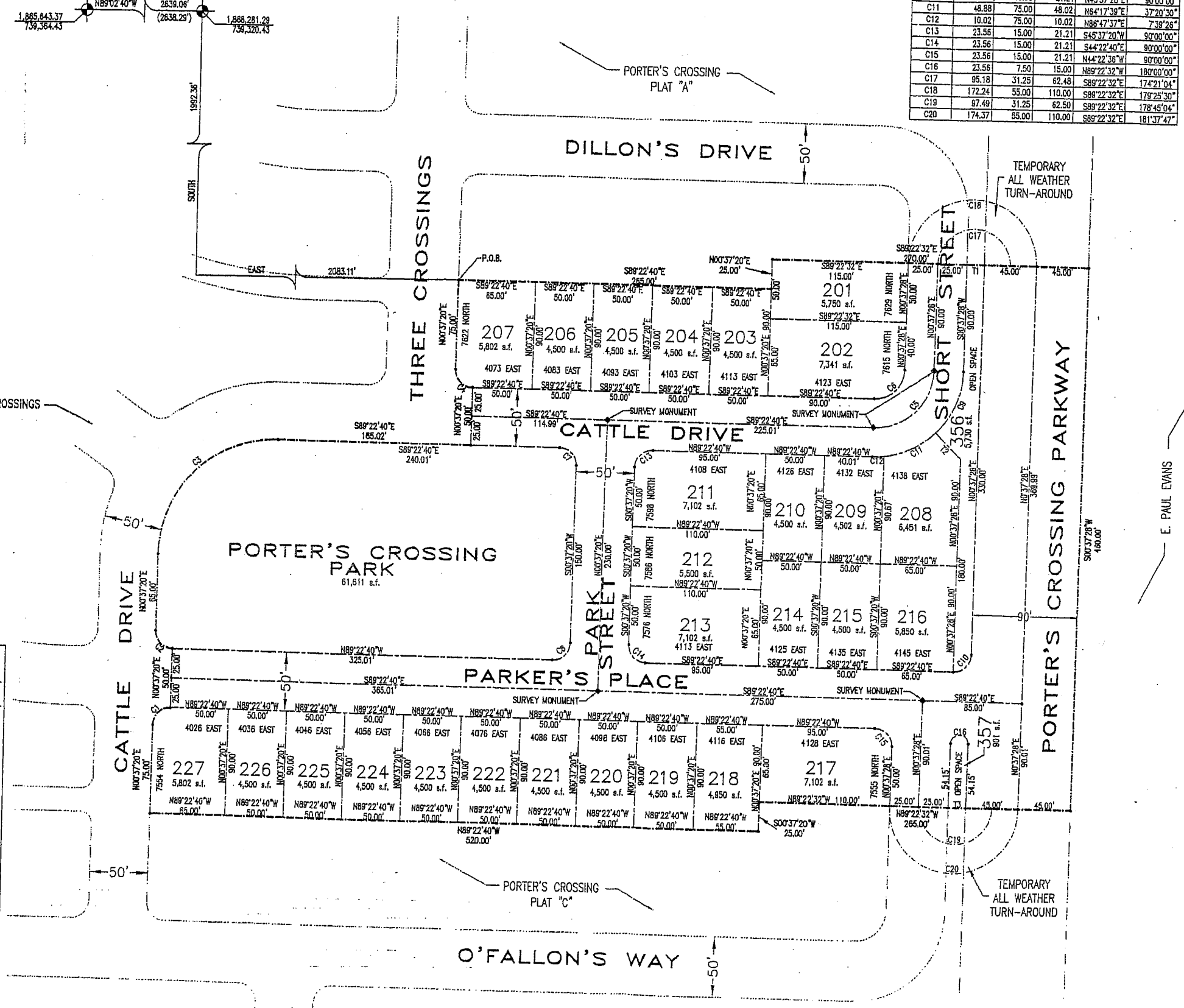
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE _____ EAGLE MOUNTAIN TOWN PLANNING COMMISSION
 DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "B" PORTER'S CROSSING

LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, T5S, R1W, S1B&M
 SUBDIVISION EAGLE MOUNTAIN TOWN, UTAH COUNTY, STATE OF UTAH
 SCALE: 1" = 50' FEET

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 7th DAY OF December, A.D. 2000
 SURVEYOR'S SEAL: David V. Thomas No. 163947
 NOTARY PUBLIC SEAL
 CITY ENGINEER SEAL
 CLERK-RECORDER SEAL

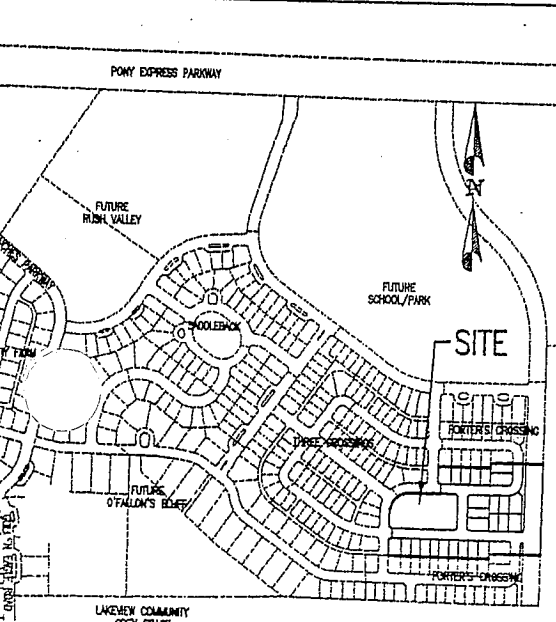
NORTHWEST CORNER SECTION 29 TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN
 NORTH 1/4 CORNER SECTION 29 TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN



NOTE
 1. ALL LOTS HAVE A 5.00' UTILITY EASEMENT (P.U.E.) ALONG ALL LOT LINES EXCEPT THE FRONT WHICH ARE NOT BUILDING LOTS. THEY ARE TO BE OWNED & MAINTAINED BY THE TOWN OF EAGLE MOUNTAIN.
 2. LOT 201 & 202 ARE NOT BUILDING LOTS. THEY ARE TO BE OWNED & MAINTAINED BY THE TOWN OF EAGLE MOUNTAIN.

TABULATIONS

TOTAL ACREAGE	7.40
OPEN SPACE ACREAGE	1.57
STREET RIGHT-OF-WAY ACREAGE	2.60
RESIDENTIAL LOT ACREAGE	3.23
AVERAGE LOT SIZE SF	5213



SURVEYOR
 DAVID V. THOMAS
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 OREM, UTAH 84057
 (801) 224-7308

8861-101

PorterPlatB 29 NOV 2000