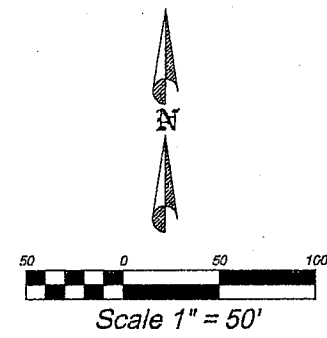


LINE TABLE		
LINE	LENGTH	BEARING
T1	15.00	S89°22'32"E
T2	16.60	N44°22'35"W
T3	23.81	N89°22'40"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	78.54	50.00	70.71	N45°37'24"E	89°59'52"
C2	23.56	15.00	21.21	S44°22'40"E	90°0'0"
C3	39.27	25.00	35.35	N45°37'24"E	89°59'52"
C4	58.90	75.00	57.40	N23°07'28"E	44°59'58"
C5	57.72	75.00	56.30	N87°40'12"E	44°05'37"
C6	1.19	75.00	1.19	N89°49'50"W	0°54'19"
C7	23.56	15.00	21.21	S45°37'20"W	90°0'0"
C8	23.56	15.00	21.21	N44°22'40"W	90°0'0"
C9	23.56	15.00	21.21	N45°37'20"E	90°0'0"
C10	15.71	10.00	14.14	N44°22'40"W	90°0'0"
C11	188.55	40.00	56.53	N05°59'24"W	270°04'40"
C12	95.18	31.25	82.48	S89°22'32"E	174°21'04"
C13	172.24	55.00	110.00	S89°22'32"E	178°25'30"



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: FEB 6, 2001 SURVEYOR: David V. Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 2448.32 FEET AND EAST 1708.12 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 640.00 FEET; THENCE N 00°37'20" E 25.00 FEET; THENCE S 89°22'32" E 265.00 FEET; THENCE S 00°37'28" W 254.99 FEET; THENCE N 89°22'40" W 898.81 FEET; THENCE N 00°37'20" E 90.00 FEET; THENCE N 06°25'35" W 50.38 FEET; THENCE N 00°37'20" E 90.00 FEET TO THE POINT OF BEGINNING.
 A PARCEL CONTAINING 4.91 ACRES.

PLANNING COMMISSION APPROVAL

APPROVED THIS FEB 15 DAY OF FEBRUARY, A.D. 2001 BY THE
EAGLE MOUNTAIN TOWN PLANNING COMMISSION
 DIRECTOR - SECRETARY: [Signature] CHAIRMAN, PLANNING COMMISSION: [Signature]

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 6th DAY OF February, A.D. 2001
David R. Hillard for Sundance Homes LLC
 President

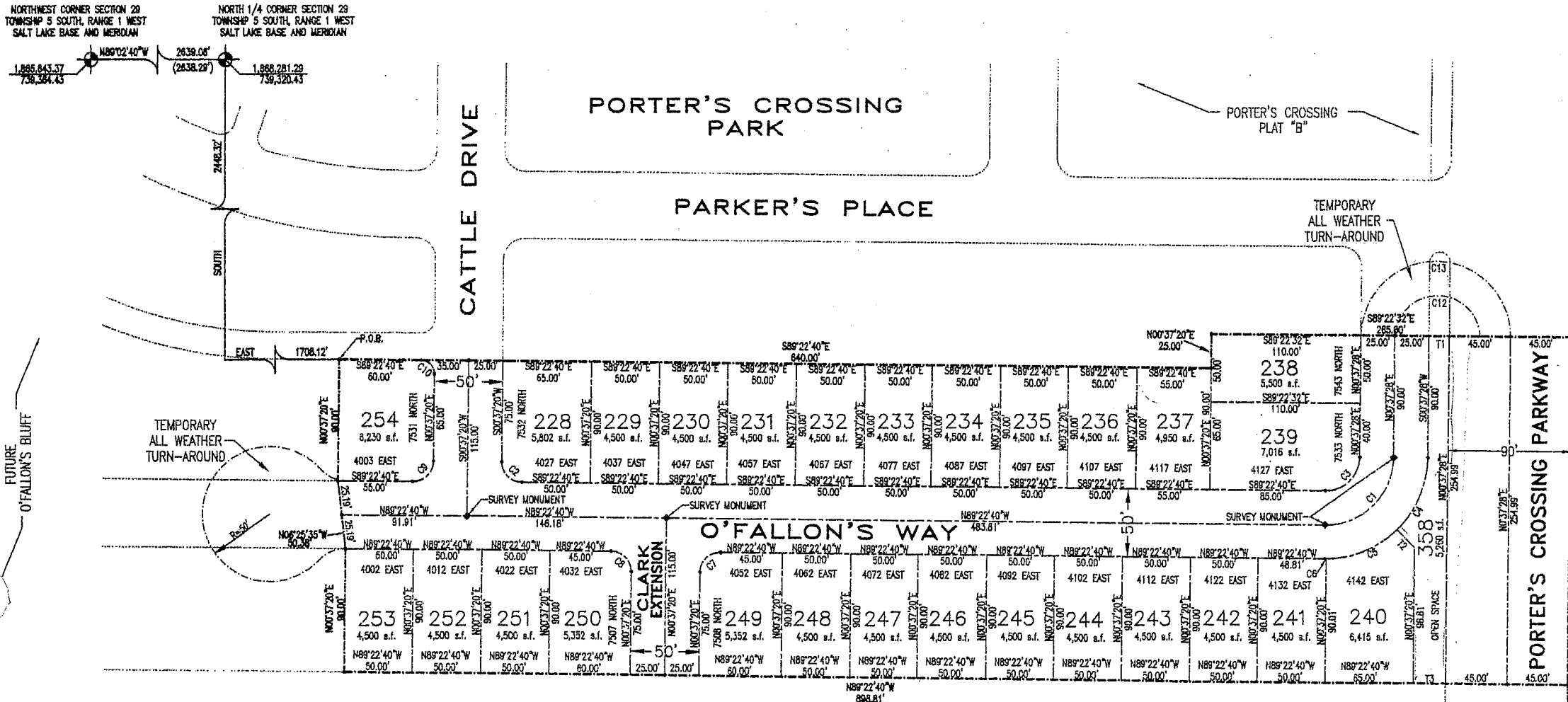
ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 6th DAY OF February, A.D. 2001, 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 Joan Kay Schleich
 NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF EAGLE MOUNTAIN 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 DAY OF FEBRUARY 15, A.D. 2001
[Signature] Mayor
 APPROVED: [Signature] CITY ENGINEER (SEE SEAL BELOW) ATTEST: [Signature] CLERK-RECORDER (SEE SEAL BELOW)

89447-102



NOTE
 ALL LOTS HAVE A 5.00' UTILITY EASEMENT (U.E.) ALONG ALL LOT LINES EXCEPT THE FRONT WHICH IS 10.00'.
 LOT V IS NOT A BUILDING LOT.
 IS A PUBLIC OPEN SPACE TO BE OWNED & MAINTAINED BY THE TOWN OF EAGLE MOUNTAIN.

TABULATIONS

1. TOTAL ACREAGE	4.91
2. OPEN SPACE ACREAGE	0.12
3. STREET RIGHT-OF-WAY ACREAGE	1.76
4. RESIDENTIAL LOT ACREAGE	3.03
5. AVERAGE LOT SIZE SF	4893

SURVEYOR
 JOHN JACOB
 GLEN E. SMITH
 DAVID V. THOMAS
 491 NORTH 450 WEST
 OREM, UTAH 84057
 (801) 224-7308

PorterPlatC 06 FEB 2001
 APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 6th DAY OF February, A.D. 2001

PLAT "C"
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

UTAH 13550:2001 N.M.S. 197
 RANDALL H. COVINGTON
 UTAH COUNTY RECORDER
 2001 Feb 15 11:38 AM FEB 58.00 BY SP
 RECORDED FOR TOWN OF EAGLE MOUNTAIN

REGISTERS OF DEEDS
 DAVID V. THOMAS
 27th FEB 2001

NOTARY PUBLIC SEAL
 CITY ENGINEER SEAL
 CLERK-RECORDER SEAL