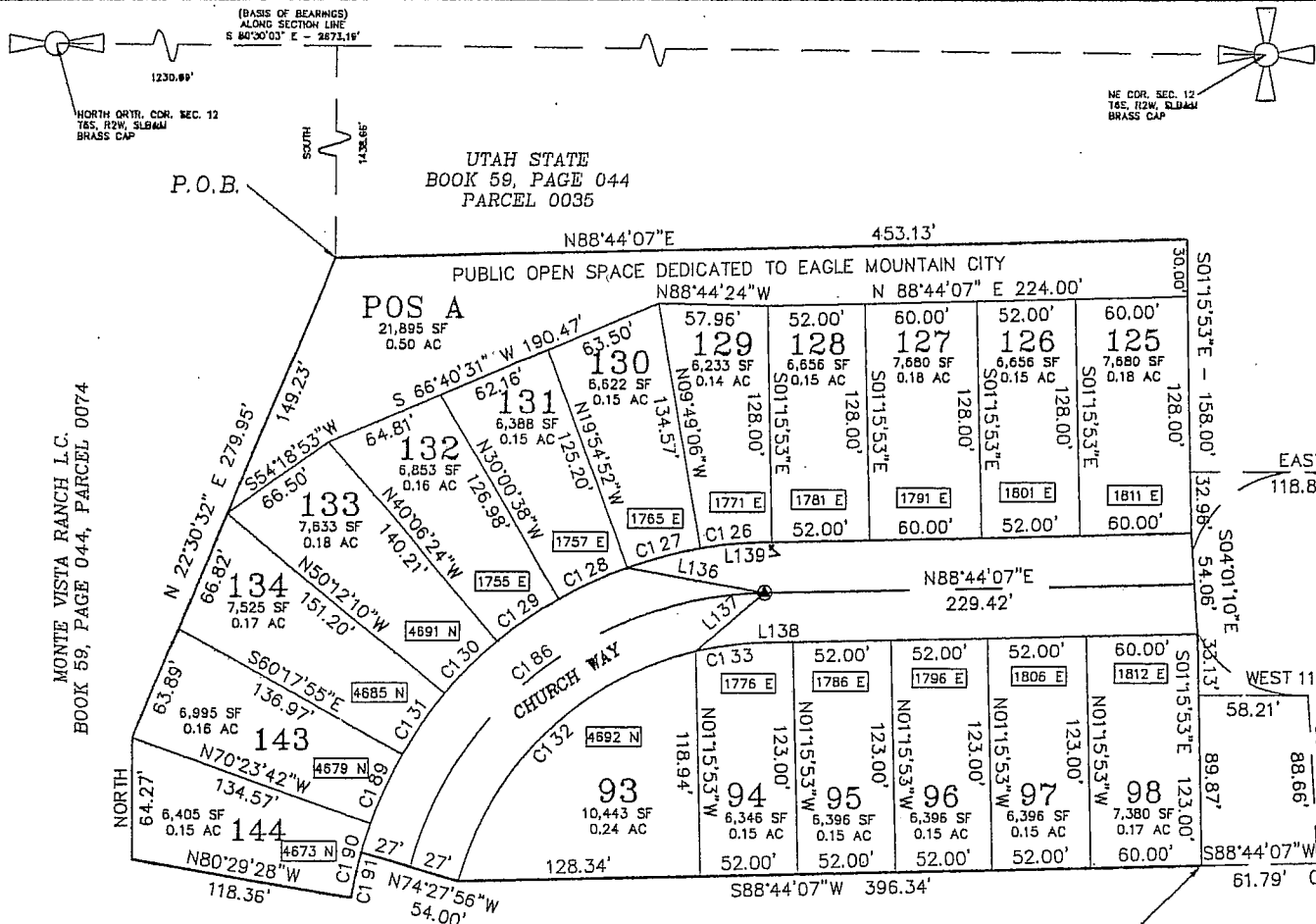
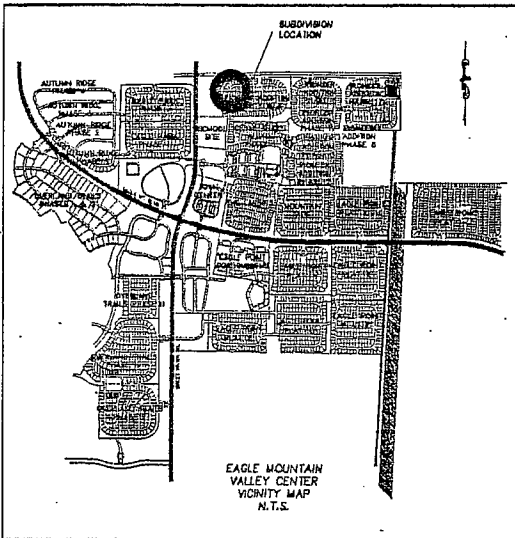


PIONEER ADDITION PHASE V (a)

Scale 1" (24 X 36) = 50 ft
Scale 1" (11 X 17) = 100 ft
Scale 1" (8.5 X 11) = Not to Scale



PIONEER ADDITION PHASE 1
BOOK 49, PAGE 500
ENTRY # 2003-103476

TEMPORARY POND EASEMENT
BEGINNING AT A POINT S89°30'03"E ALONG THE SECTION LINE 1749.94 FEET AND SOUTH 1669.14 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN;
THENCE S03°35'31"E 88.66 FEET
THENCE S89°44'07"W 61.79 FEET
THENCE N01°15'53"W 89.87 FEET
THENCE EAST 58.21 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.122 ACRES
(RETENTION POND EASEMENT TO BE ABANDONED UPON THE SUBDIVISION OR DEVELOPMENT OF THE ADJOINING PARCEL OF LAND.)

PIONEER ADDITION PHASE I
TEMPORARY TURN AROUND
EASTMENT (REVERE WAY)

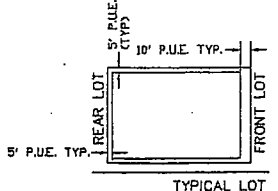
LEGEND

STREET MONUMENT
P.O.S. = PUBLIC OPEN SPACE PARCEL
5/8" REBAR WITH CAP STAMPED 276188 WILL BE SET AT ALL LOT CORNERS AND BOUNDARY CORNERS UPON RECORDATION

PIONEER ADDITION, PHASE V (a)

TOTAL LOTS = 18
AVERAGE LOT SIZE = 0.163 AC
TOTAL LOT ACREAGE = 2.93 AC
TOTAL OPEN SPACE ACREAGE = 0.50 AC
TOTAL STREET ACREAGE = 0.58 AC
TOTAL PLAT ACREAGE = 4.01 AC

TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL HOMES
DEVELOPER: LEGENDS LAND AND RANCH L.L.C.
11650 POINT DRIVE
MERRIT ISLAND, FL 32952



PARCELS LABELED AS "PUBLIC OPEN SPACE" OR "P.O.S." ARE DEDICATED TO EAGLE MOUNTAIN CITY FOR THE PERPETUAL USE OF THE PUBLIC AS PARKS, TRAILS AND OPEN SPACES. THERE IS HEREBY CREATED, AND THE GRANTOR HEREBY RESERVES IN ITS FAVOR AND FOR THE USE AND BENEFIT OF THE HOME OWNERS ASSOCIATION OF PIONEER ADDITION, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR USE, ACCESS AND MAINTENANCE OF HOME OWNERS ASSOCIATION AMENITIES, SIGN, TRAILS, FENCES, WALLS, AND LANDSCAPING OVER, UNDER AND UPON THOSE PUBLIC OPEN SPACES LABELED AS "A", SUBJECT TO THE RIGHT OF EAGLE MOUNTAIN CITY TO USE AND MAINTAIN THE PUBLIC OPEN SPACE PARCELS.

10845

SURVEYOR'S CERTIFICATE
I, S. ROSS HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 276188 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, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.
DATE: 12-9-04
SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT S89°30'03"E ALONG THE SECTION LINE 1230.69 FEET AND SOUTH 1438.66 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN;
THENCE N88°44'07"E 453.13 FEET;
THENCE S01°15'53"E 158.00 FEET;
THENCE S04°01'10"E 54.06 FEET;
THENCE S01°15'53"E 123.00 FEET;
THENCE S88°44'07"W 306.34 FEET;
THENCE N74°27'56"W 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 227.00 FEET AND A CHORD BEARING AND DISTANCE OF 512°31'18" W 23.86 FEET;
THENCE SOUTHWESTERLY 23.87 FEET ALONG SAID CURVE;
THENCE N80°25'28"W 118.36 FEET;
THENCE NORTH 64.27 FEET;
THENCE N22°30'32"E 279.95 FEET TO THE POINT OF BEGINNING.
CONTAINS 4.01 ACRES

TEMPORARY TURN AROUND EASEMENT
BEGINNING AT A POINT S89°30'03"E ALONG THE SECTION LINE 1686.48 FEET AND SOUTH 1549.70 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN;
THENCE EAST 118.84 FEET;
THENCE SOUTH 120.00 FEET;
THENCE WEST 113.59 FEET;
THENCE N01°15'53"W 33.13 FEET;
THENCE N04°01'10"W 54.06 FEET;
THENCE N01°15'53"W 32.96 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.32 ACRES
(TEMPORARY TURN AROUND EASEMENT TO BE ABANDONED UPON THE SUBDIVISION OR DEVELOPMENT OF THE ADJOINING PARCEL OF LAND.)

25' EMERGENCY ACCESS EASEMENT
A 25 FOOT EASEMENT FOR EMERGENCY ACCESS, 12.5 FEET ON EITHER SIDE OF THE CENTERLINE WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 89°30'03" E ALONG THE SECTION LINE 1805.33 FEET AND SOUTH 1606.01 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN;
SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 139.37 FEET, A RADIAL LINE BEARS S 28°03'12" W THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 280.29 FEET THROUGH A CENTRAL ANGLE OF 115°13'15" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 04°19'53" E 235.39 FEET) TO THE NORTH LINE OF THE TEMPORARY TURN AROUND EASTMENT #1 OF THE PIONEER ADDITION PHASE I SUBDIVISION.
(EMERGENCY ACCESS EASEMENT TO BE ABANDONED UPON THE SUBDIVISION OR DEVELOPMENT OF THE ADJOINING PARCEL OF LAND.)

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, 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.

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT OF THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 14th DAY OF December, A.D. 2004.
APPROVED: *Kevin E. Bailey* MAYOR
ATTEST: *Angela T. Rice* CLERK-RECORDER (SEE SEAL BELOW)

CITY ENGINEER APPROVAL
I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN. APPROVED THIS 27th DAY OF Dec, A.D. 2004.
CITY ENGINEER: *Ray C. Hicks*

APPROVED THIS 9th DAY OF Dec, A.D. 2004, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.
CITY ATTORNEY: *[Signature]*

Legend's Land and Ranch LLC
OWNER(S): PRINTED NAME
OWNER(S): PRINTED NAME
John W. Walton
DATE: Dec 5, 2004

ACKNOWLEDGMENT
ON THE 6th OF December, A.D. 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.

NOTARY PUBLIC
(SEE SEAL BELOW)
Lois Hill

SHT. NAME: PIONEER ADDITION PHASE V (a) SUBDIVISION PLAT
SHT. NO.: 1

S.R. HANSEN ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERING/LAND SURVEYING
1074 S. MAIN ST., STE. 102 • HEBER CITY, UT. 84032
(435) 654-9911

PROJECT: PIONEER ADDITION PHASE V (a)
SEC 12, T6S, R2W, SLB&M

APPROVED BY: SMH
DRAWN BY: JWG/ML
DATE: 12/14/04
DWG. NO.: 0401
DWG. LOCATION: C:\Users\jwg\Documents\12/14/04\121414.PW.MIT
LAYOUT: PLATMAP-PHS A

REVISIONS:

SEC. 12, T6S, R2W, SLB&M T.U.-03 JT