PIONEER ADDITION PHASE VI

NORTHWEST COR. SEC. 7
T6S, R1W, SLB&M
BRASS CAP

BEGINNING AT A POINT THAT IS NORTH N00°27'57"E ALONG THE SECTION LINE 1390.76 FEET AND EAST 524.42 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 120.00 FEET;
THENCE S89°35'20"E 120.00 FEET;
THENCE SOUTH 120.00 FEET;
THENCE N89°35'20"W 120.00 FEET TO THE POINT OF BEGINNING.

P.O.B.

EAST
524.42'

S89°35'20"E 1193.22'

FUTURE BOBBY WREN BOULEVARD

BEARING AND DISTANCE BETWEEN MONUMENTS
N00°25'57"E 2656.69'

N 00°27'57" E 1390.76'

NORTH 423.43'

W. JORDAN WAY

E. JORDAN WAY

MOUNTAIN VIEW WALK

REVERE WAY

MAPLE DRIVE

SOUTH
617.89'

NORTH
100.38'

WEST 188.31'

N89°35'20"W 810.69'

P.O.B.
EAST
110.66'

PIONEER ADDITION PHASE IV
BOOK 49 PAGE 613
ENTRY # 2005-73825

WEST QTR., COR. SEC. 7
T6S, R1W, SLB&M
BRASS CAP

SW COR. SEC. 7
T6S, R1W, SLB&M
BRASS CAP

100 0 100 300

Scale 1" (24 X 36) = 100 ft
Scale 1" (11 X 17) = 200 ft
Scale 1" (8.5 X 11) = Not to Scale

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.78	N00°00'00"E
L32	49.90	N28°55'09"W
L33	59.00	S85°46'49"E
L34	19.12	S85°53'08"E
L35	58.27	S82°53'24"E
L36	25.89	S62°53'07"W
L37	6.97	S87°53'07"W
L38	24.11	N25°53'20"W
L39	48.19	N28°53'20"W
L40	33.29	N89°53'20"W
L41	26.85	N70°40'40"W
L42	16.70	N85°58'07"E
L43	10.16	N25°31'07"E
L44	16.34	S78°16'16"E
L45	10.52	S78°16'04"E
L46	30.66	S11°49'10"W
L47	37.53	S25°19'41"W
L48	28.80	N77°35'07"W
L49	32.72	S22°13'10"E
L50	30.66	S58°58'50"E
L51	57.31	S85°53'53"W
L52	32.28	S66°09'08"E
L53	57.32	S25°58'05"E
L54	35.30	S30°13'27"E
L55	59.00	S00°16'43"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH DIR	CH DIS
C1	178.23	60.00	170°11'46"	699.56	N53°18'15"E	119.56
C2	17.84	20.00	51°05'57"	9.57	S57°22'22"E	17.27
C3	31.55	20.00	90°23'52"	20.13	N45°11'26"E	28.39
C4	31.27	20.00	89°33'28"	19.86	S44°47'40"E	28.18
C5	31.56	20.00	90°24'40"	20.14	S45°12'20"W	28.39
C74	15.71	5.00	180°00'00"	INFINITE	S00°24'40"W	10.00
C75	15.71	5.00	180°00'00"	INFINITE	N00°24'40"E	10.00
C76	40.71	229.50	10°09'42"	20.41	S07°29'11"W	40.65
C77	40.71	229.50	10°09'42"	20.41	S17°38'57"W	40.65
C78	40.71	229.50	10°09'42"	20.41	S27°48'43"W	40.65
C79	40.71	229.50	10°09'42"	20.41	S37°58'29"W	40.65
C80	40.71	229.50	10°09'42"	20.41	S48°08'15"W	40.65
C81	40.71	229.50	10°09'42"	20.41	S58°18'01"W	40.65
C82	40.71	229.50	10°09'42"	20.41	S68°27'47"W	40.65
C83	40.71	229.50	10°09'42"	20.41	S78°37'33"W	40.65
C84	26.88	131.15	11°44'42"	13.49	S87°03'33"W	26.84
C85	7.94	30.05	15°08'09"	3.99	N82°50'30"E	7.91
C86	39.26	30.05	74°51'51"	23.00	N37°50'30"E	36.53
C87	31.42	20.00	90°00'00"	20.00	N44°35'20"W	28.28
C88	31.42	10.00	180°00'00"	INFINITE	S89°35'20"E	20.00
C89	31.42	10.00	180°00'00"	INFINITE	N89°35'20"W	20.00
C90	31.42	20.00	90°00'00"	20.00	S45°24'40"W	28.28
C91	39.26	30.05	74°51'51"	23.00	S37°01'15"E	36.53
C92	7.94	30.05	15°08'09"	3.99	S82°01'15"E	7.91
C93	26.42	229.50	6°35'43"	13.22	N80°17'28"W	26.40
C94	40.75	229.50	10°10'23"	20.43	N77°54'25"W	40.70
C95	40.75	229.50	10°10'23"	20.43	N67°44'02"W	40.70
C96	40.75	229.50	10°10'23"	20.43	N57°33'39"W	40.70
C97	40.75	229.50	10°10'23"	20.43	N47°23'16"W	40.70
C98	40.75	229.50	10°10'23"	20.43	N37°12'53"W	40.70
C99	40.75	229.50	10°10'23"	20.43	N27°02'30"W	40.70
C100	40.75	229.50	10°10'23"	20.43	N16°52'07"W	40.70
C101	40.75	229.50	10°10'23"	20.43	N06°41'43"W	40.70
C102	6.44	229.50	1°36'32"	3.22	N00°49'16"W	6.44
C103	31.27	20.00	89°35'51"	19.86	N44°47'45"W	28.18
C104	0.45	100.00	0°15'39"	0.23	N55°43'07"W	0.45
C105	16.67	100.00	9°32'59"	8.35	S65°22'36"W	16.65
C106	17.12	100.00	9°48'34"	8.58	N85°30'24"E	17.10
C107	8.32	100.00	4°45'59"	4.16	S87°11'20"E	8.32
C108	8.80	100.00	5°02'34"	4.40	S82°18'01"E	8.80
C109	6.87	100.00	3°56'35"	3.43	N01°46'36"W	6.87
C110	10.15	100.00	5°48'55"	5.08	N86°40'53"W	10.14
C111	51.97	170.50	17°27'51"	26.13	S08°43'55"W	51.77
C112	17.12	100.00	9°48'34"	8.58	N85°30'23"E	17.10
C113	17.12	100.00	9°48'34"	8.58	S65°39'25"W	17.10
C114	15.71	5.00	180°00'00"	INFINITE	S00°24'40"W	10.00
C115	15.71	5.00	180°00'00"	INFINITE	N22°24'40"E	10.00
C116	17.12	100.00	9°48'34"	8.58	N54°13'08"W	17.10
C117	17.12	100.00	9°48'34"	8.58	S84°41'43"E	17.10
C118	30.53	20.00	87°28'34"	19.14	N43°41'17"E	27.65
C119	40.52	170.50	13°36'59"	24.34	N30°19'15"W	40.39
C120	171.04	170.50	57°28'35"	93.49	N45°22'46"W	163.92
C121	40.60	170.50	13°38'39"	20.40	N85°56'25"W	40.51
C122	5.44	170.50	1°49'36"	2.72	N80°40'35"W	5.44
C123	18.07	20.00	51°46'30"	9.71	S64°31'25"W	17.46
C124	8.37	60.00	7°59'04"	4.49	N42°57'12"E	8.36
C125	39.47	60.00	34°58'57"	20.46	S85°18'18"E	38.80
C126	18.07	20.00	51°46'30"	9.71	N63°40'05"W	17.46
C127	5.44	170.50	1°49'36"	2.72	S89°23'55"W	5.44
C128	40.52	170.50	13°36'59"	20.40	S81°45'48"W	40.51
C129	171.04	170.50	57°28'35"	93.49	S46°12'09"W	163.92
C130	315.58	200.00	90°24'40"	201.44	S45°12'20"W	283.66
C131	312.72	200.00	89°35'20"	198.57	N44°47'40"W	281.83
C132	22.13	20.00	61°08'18"	11.90	N42°21'29"W	21.08
C133	9.63	229.50	2°24'18"	4.82	S01°12'09"W	9.63
C134	8.76	70.50	7°07'09"	4.38	S86°09'39"E	8.75

0% MAX. 1.0%
4% MIN.
4% MIN.
10'
FRONT SETBACK
0% MAX. 1.0%

TYPICAL LOT GRADING

20' MIN REAR YARD SETBACK
5' P.U.E. ON REAR AND SIDE YARDS
5' MIN. SIDEYARD SETBACK TYPICAL
REAR LOT
24' FRONTYARD SETBACK
FRONT LOT

TYPICAL LOT

SUBDIVISION LOCATION

EAGLE MOUNTAIN
VALLEY CENTER
VICINITY MAP
N.T.S.

PHASE VI NOTES

TOTAL LOTS = 85
AVERAGE LOT SIZE = .12 AC
TOTAL LOT ACREAGE = 17.47 AC
TOTAL OPEN SPACE ACREAGE = 2.00 AC
TOTAL STREET ACREAGE = 4.64 AC
TOTAL PLAT ACREAGE = 19.45 AC

TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL HOMES

DEVELOPER: LEGENDS LAND AND RANCH L.L.C.
11600 POINT DRIVE
MERRITT ISLAND, FL 32952

LEGEND

STREET MONUMENT

P.O.S. = PUBLIC OPEN SPACE PARCEL

5/8" REBAR WITH CAP STAMPED 178851 WILL BE SET AT ALL LOT CORNERS AND BOUNDARY CORNERS UPON RECORDATION. (ONLY ON BACK CORNERS)

FRONT PROPERTY CORNERS WILL BE SET WITH TAC AND WASHER LOCATED ON THE CURB AT A 9°-3" OFFSET.

11895

SURVEYOR'S CERTIFICATE

I, MELVIN MCQUARRIE, UTAH REGISTERED LAND SURVEYOR No. 178851, DO HEREBY STATE THAT THIS DRAWING CONSISTING OF ONE (1) SHEET ACCURATELY REPRESENTS A SURVEY COMPLETED UNDER MY DIRECTION IN MAY, 2005.

4/24/06 — DATE
SURVEYOR (SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS NORTH N00°27'57"E ALONG THE SECTION LINE 850.31 FEET AND EAST 110.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 423.43 FEET;
THENCE S89°35'20"E 1193.219 FEET;
THENCE SOUTH 617.889 FEET TO A POINT BEING ON THE NORTH BOUNDARY LINE OF PIONEER PHASE IV AS RECORDED IN BOOK 49, PAGE 613, ENTRY NUMBER 2005-73825, OFFICIAL RECORDS OF UTAH COUNTY, THENCE ALONG SAID BOUNDARY THE FOLLOWING 14 COURSES:
THENCE WEST 188.308 FEET;
THENCE SOUTH 15.776 FEET;
THENCE N89°35'20"W 810.687 FEET;
THENCE NORTH 100.359 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 31.559 FEET THROUGH A CENTRAL ANGLE OF 90°24'40" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N43°12'57"E 28.396 FEET);
THENCE N00°14'43"W 59.004 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00;
THENCE NORTHWESTERLY 31.272 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°35'20" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N44°47'40"W 28.183 FEET);
THENCE N89°46'48"W 59.000 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00;
THENCE SOUTHWESTERLY 31.549 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°22'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S45°11'50"W 28.378 FEET);
THENCE N89°37'09"W 19.124 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 70.500;
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 8.756 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°06'58" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N62°53'53"W 8.751 FEET);
THENCE N62°57'24"W 58.270 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00;
THENCE NORTHWESTERLY 17.860 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°09'50" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N37°22'29"W 17.272 FEET) TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET;
THENCE NORTHWESTERLY 22.154 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°09'18" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N42°22'13"W 22.020 FEET) TO THE POINT OF BEGINNING.

CONTAINS 16.45 ACRES

OWNER'S DEDICATION

I, 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, PASS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-606 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OFTEN 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.

John W. Lubbles, OWNER(S): PRINTED NAME
Margot Legends OWNER(S): PRINTED NAME
Landan Ranch, LLC
AUTHORIZED SIGNATURE(S)
4-24-2006 DATE

ACKNOWLEDGMENT

ON THE 24 OF April A.D. 2006 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): Lynn Shay Dunn

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH 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 21 DAY OF June A.D. 2006.

Bruce Nowers
Susan B. Olsen
APPROVED MAYOR — ATTEST CITY RECORDER (SEE SEAL BELOW)

CITY ATTORNEY APPROVAL

APPROVED THIS 29 DAY OF June A.D. 2006 BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

CITY ATTORNEY:

ENT 39259:2006 Fee # 11895
KAREN R. CUTLINGTON
UTAH COUNTY RECORDER
2006 Oct 02 2:24 pm FEE 124.00 BY VM
RECORDED FOR EAGLE MOUNTAIN CITY

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 28th DAY OF June A.D. 2006

CITY ENGINEER: Christopher J. Trusty

CLERK-RECORDER — NOTARY PUBLIC — CITY ENGINEER — SURVEYOR

NOTE:
PARCELS LABELED AS "PUBLIC OPEN SPACE" OR "P.O.S." ARE DEDICATED 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 OWNER'S ASSOCIATION AMENITIES, SIGNS, TRAILS, FENCES, WALLS, AND LANDSCAPING OVER, UNDER AND UPON THOSE PUBLIC OPEN SPACES LABELED AS "A," "C," "E," "F," "I," "J," "L," "M," "O," "Q," "R," "S," "T," "U,".

MCM ENGINEERING, INC.
CIVIL / STRUCTURAL / LAND SURVEYING

Customer: LEGENDS LAND & RANCH LLC.
Drawn by: GRI/SKF Approved by: MCM Project no.: 05007
Z:\05007 PIONEER 486 MCM\dwg\final_design.dwg 4/10/2006 5:02:18 PM MDT

REVISION DATE:	REVISED BY:	REVISION DESCRIPTION:
3-22-06	SKF	(MCM) EVALUATED AND CHANGED OPEN SPACE.
4-24-06	SKF	CHANGED P.O.S. AREAS

PROJECT: PIONEER ADDITION PHASE VI
UTAH COUNTY, NW 1/4 SEC 7, T6S, R1W, SLB&M

SHEET TITLE: Pioneer Plat 6
SUBDIVISION PLAT

SHEET NO.: 1

P.O. BOX 189, HEBER CITY, UTAH 84032 (435) 654-0939 FAX (435) 654-3850

SEC. 7, T6S, R1W 10-038 JT