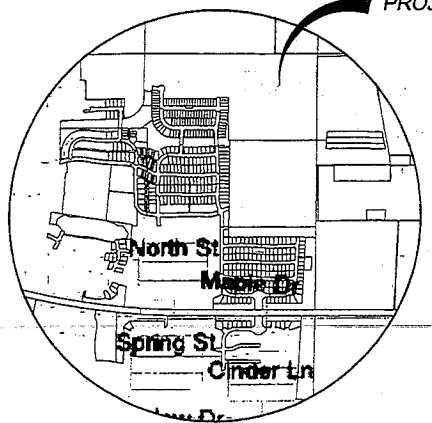


| | |
|------------------|------------|
| TOTAL AREA | 5.39 ACRES |
| 4 LOTS | 0.47 ACRES |
| STREETS | 0.60 ACRES |
| P.O.S. | 1.35 ACRES |
| PARCEL "N" | 2.97 ACRES |
| AVERAGE LOT SIZE | 0.12 ACRES |



PROJECT SITE

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 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 PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Victor E. Hansen
VICTOR E. HANSEN RLS 176695
DATE: Sept. 19, 2006

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, S.L.B. & M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7; THENCE S00°22'59"W 2654.77 FEET ALONG THE 1/4 SECTION LINE; THENCE WEST 1027.75 FEET TO THE POINT OF BEGINNING; THENCE N89°31'40"W 329.67 FEET; THENCE N00°07'43"E 458.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 540.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 39.51 FEET THROUGH A CENTRAL ANGLE OF 04°11'21" (CHORD BEARS N86°26'39"E 39.50 FEET); THENCE N89°51'29"E 38.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 158.85 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 83.20 FEET THROUGH A CENTRAL ANGLE OF 30°00'34" (CHORD BEARS N73°39'50"E 82.25 FEET); THENCE N58°39'33"E 139.68 FEET; THENCE S00°01'55"E 96.08 FEET; THENCE N89°58'05"E 200.00 FEET; THENCE N00°01'55"W 17.24 FEET; THENCE S89°31'40"E 55.82 FEET; THENCE S00°28'20"W 93.00 FEET; THENCE S01°44'09"E 55.04 FEET; THENCE S00°28'20"W 93.00 FEET; THENCE S00°01'55"E 148.01 FEET; THENCE N89°31'40"W 110.82 FEET; THENCE N00°01'55"W 19.29 FEET; THENCE S89°58'05"W 93.00 FEET; THENCE S00°01'55"E 111.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.39 ACRES, MORE OR LESS.

OWNERS' 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 10-9a-607 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, (P.O.S.), PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT 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.

John W. Walden
Legends Land and Ranch, LLC
9.19.06

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 19th DAY OF September, 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.

Shirley Weber
NOTARY PUBLIC - (SEE SEAL BELOW)

MY COMMISSION EXPIRES: 04.22.2010

ACCEPTANCE BY LEGISLATIVE BODY

THE City 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 11 DAY OF November, A.D. 2006.

APPROVED: *Shirley Weber* ATTEST: *Shirley Weber*

NOTARY PUBLIC (SEE SEAL BELOW) 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 23rd DAY OF October, A.D. 2006.

Christopher T. Tandy
CITY ENGINEER

CITY ATTORNEY APPROVAL

APPROVED THIS 11th DAY OF November, A.D. 2006 BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

Shirley Weber
CITY ATTORNEY

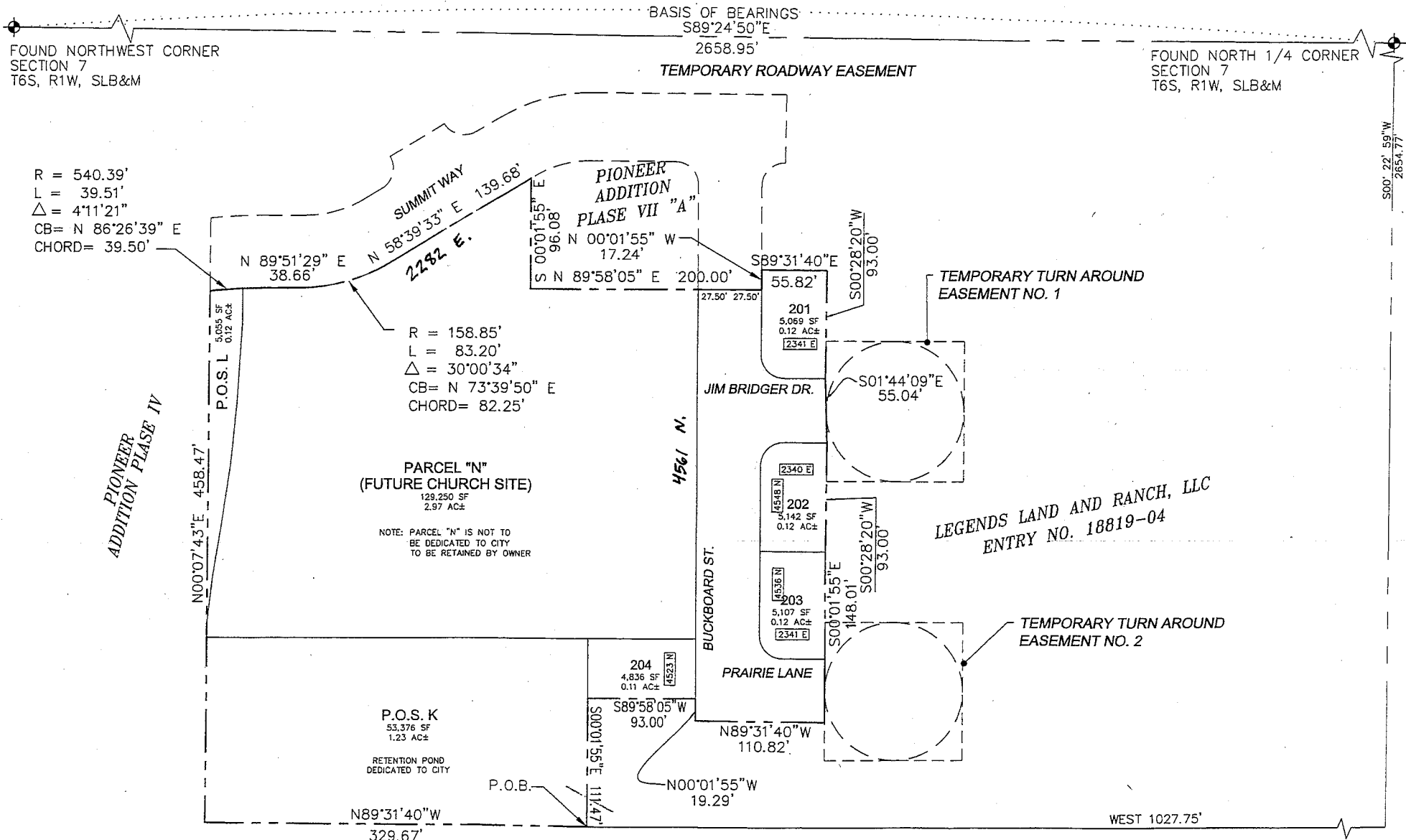
**PIONEER ADDITION
PHASE VII "B"**

A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SE 1/4 OF NW 1/4 SEC. 7, T6S R1W, SLB&M

10-28-06 No. 20002
HEATHER L. JENSEN
NOTARY PUBLIC
EAGLE MOUNTAIN, UTAH

10-28-06 No. 20002
CHRISTOPHER TANDY
TRUSTY
STATE OF UTAH

EST. 1936
EAGLE MOUNTAIN
STATE OF UTAH



R = 540.39'
L = 39.51'
Δ = 4°11'21"
CB = N 86°26'39" E
CHORD = 39.50'

R = 158.85'
L = 83.20'
Δ = 30°00'34"
CB = N 73°39'50" E
CHORD = 82.25'

NOTE: PARCEL "N" IS NOT TO BE DEDICATED TO CITY TO BE RETAINED BY OWNER

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, SIGNS, TRAILS, FENCES, WALLS, AND LANDSCAPING OVER, UNDER AND UPON THOSE "PUBLIC OPEN SPACES" LABELED AS "K" AND "L" SUBJECT TO THE RIGHT OF EAGLE MOUNTAIN CITY TO USE AND MAINTAIN THE PUBLIC OPEN SPACE PARCELS.

OWNER/DEVELOPER
LEGENDS LAND & RANCH LLC
C/O: JOHN WALDEN
1756 EAST AMERICAN WAY #6
EAGLE MTN, UT 84043
TEL: (801) 789-2828

SHEET 1 OF 2

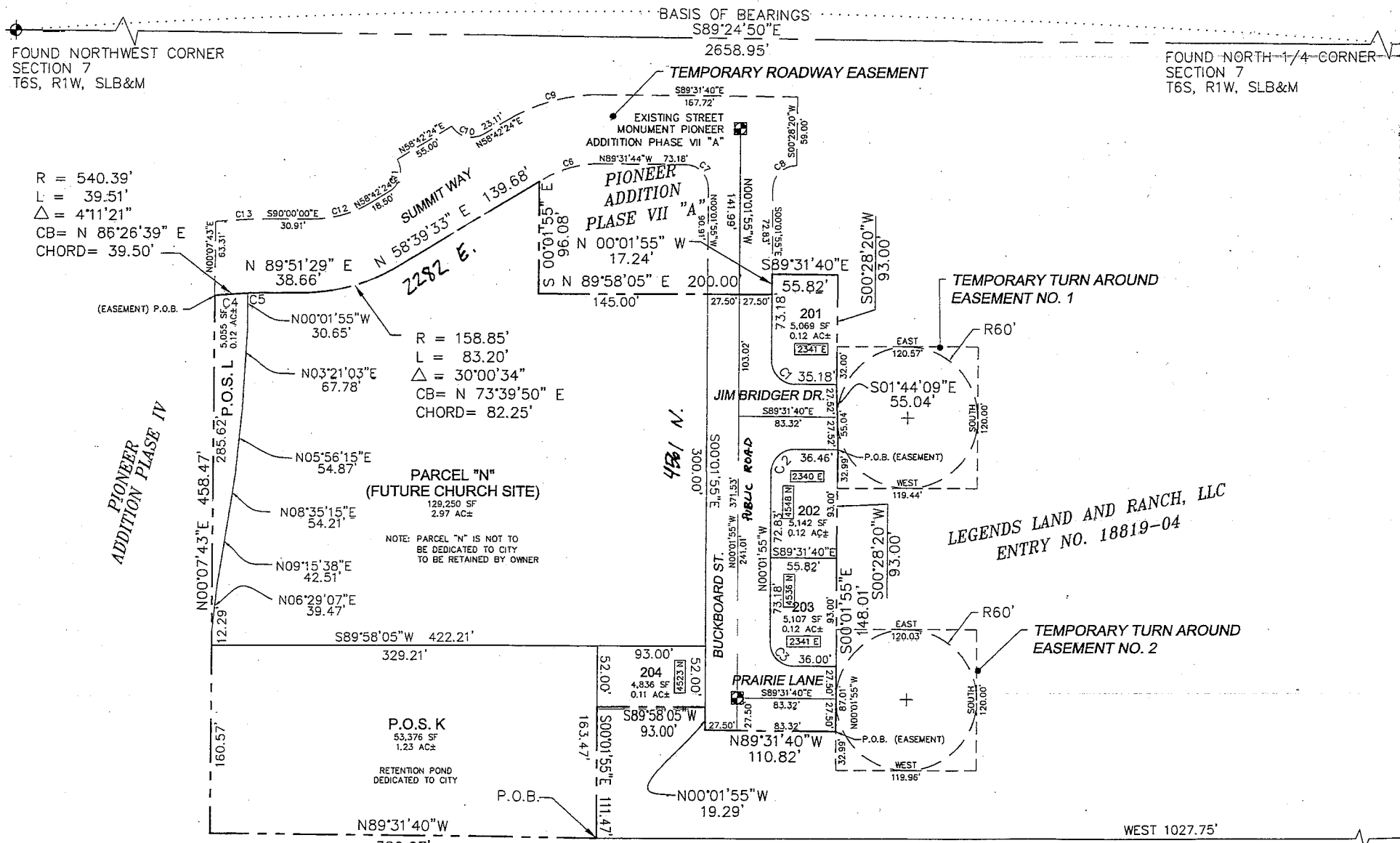
H&H ENGINEERING AND SURVEYING, INC.
938 S MAIN ST - PLEASANT GROVE, UT 84062
TEL: (801) 796-5196 FAX: (801) 796-5186

12095 sheet 1 of 2

ENT. 1282-2007 UTAH COUNTY RECORDS FOR EAGLE MOUNTAIN CITY

12095 sheet 1 of 2

PIONEER ADDITION
PHASE VII "B"
 A RESIDENTIAL SUBDIVISION
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SE 1/4 OF NW 1/4 SEC. 7, T6S R1W, SLB&M



R = 540.39'
 L = 39.51'
 $\Delta = 4^{\circ}11'21"$
 CB = N 86°26'39" E
 CHORD = 39.50'

R = 158.85'
 L = 83.20'
 $\Delta = 30^{\circ}00'34"$
 CB = N 73°39'50" E
 CHORD = 82.25'

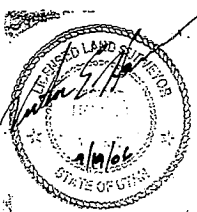
NOTE: PARCEL "N" IS NOT TO BE DEDICATED TO CITY TO BE RETAINED BY OWNER

TEMPORARY TURN AROUND EASEMENT #1
 BEGINNING AT THE NORTHEAST CORNER OF LOT 202 AS SHOWN ON THE SUBDIVISION PLAT, SAID POINT LOCATED 500'22.59"W, 2654.77' FEET ALONG THE QUARTER SECTION LINE; AND WEST 1027.75' FEET; AND N00'01'55"W, 111.47' FEET; AND N89°58'05"E, 93.00' FEET; AND S00'01'55"E, 19.29' FEET; AND S89°31'40"E, 110.82' FEET; AND N00'01'55"W, 148.01' FEET; AND N00'28'20"E, 93.00' FEET FROM THE NORTH 1/4 CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N01°44'09"W, 55.04' FEET; THENCE N00'28'20"E, 32.00' FEET; THENCE EAST 120.57' FEET; THENCE SOUTH 120.00' FEET; THENCE WEST 119.44' FEET; THENCE N00'28'20"E, 32.99' FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.331 ACRES, MORE OR LESS.
 (TEMPORARY TURN AROUND EASEMENT TO BE ABANDONED UPON THE SUBDIVISION OR DEVELOPMENT OF THE ADJOINING PARCEL OF LAND)

TEMPORARY TURN AROUND EASEMENT #2
 BEGINNING AT THE SOUTHEAST CORNER OF PRAIRIE LAKE AS SHOWN ON THE SUBDIVISION PLAT, SAID POINT LOCATED 500'22.59"W, 2654.77' FEET ALONG THE QUARTER SECTION LINE; AND WEST 1027.75' FEET; AND N89°58'05"E, 93.00' FEET; AND S00'01'55"E, 19.29' FEET; AND S89°31'40"E, 110.82' FEET FROM THE NORTH 1/4 CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N00'01'55"W, 87.01' FEET; THENCE EAST 120.03' FEET; THENCE SOUTH 120.00' FEET; THENCE WEST 119.99' FEET; THENCE N00'01'55"W, 32.99' FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.331 ACRES, MORE OR LESS.
 (TEMPORARY TURN AROUND EASEMENT TO BE ABANDONED UPON THE SUBDIVISION OR DEVELOPMENT OF THE ADJOINING PARCEL OF LAND)

TEMPORARY ROADWAY EASEMENT
 BEGINNING AT THE NORTHWEST CORNER OF P.O.S. L AS SHOWN ON THE SUBDIVISION PLAT, SAID POINT LOCATED 500'22.59"W, 2654.77' FEET ALONG THE QUARTER SECTION LINE; AND WEST 1027.75' FEET; AND N89°31'40"W, 329.67' FEET; AND N00'07'43"E, 458.47' FEET FROM THE NORTH 1/4 CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N00'07'43"E, 63.31' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00' FEET; THENCE ALONG SAID CURVE 50.43' FEET, PASSING THROUGH A CENTRAL ANGLE OF 5°45'42" (CHORD BEARS N87°30'32"E, 50.41' FEET); THENCE EAST 30.91' FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 97.50' FEET; THENCE ALONG SAID CURVE 53.25' FEET, PASSING THROUGH A CENTRAL ANGLE OF 31°17'36" (CHORD BEARS N74°21'12"E, 52.59' FEET); THENCE N58°42'24"E, 18.50' FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00' FEET; THENCE ALONG SAID CURVE 31.42' FEET, PASSING THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS N13°42'24"E, 28.28' FEET); THENCE N58°42'24"E, 55.00' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00' FEET; THENCE ALONG SAID CURVE 31.42' FEET, PASSING THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS S78°17'36"E, 28.28' FEET); THENCE N58°42'24"E, 23.11' FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 152.50' FEET; THENCE ALONG SAID CURVE 84.55' FEET, PASSING THROUGH A CENTRAL ANGLE OF 31°45'58" (CHORD BEARS N74°35'22"E, 83.47' FEET); THENCE S89°31'40"E, 167.72' FEET; THENCE S00'28'20"W, 58.00' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00' FEET; THENCE ALONG SAID CURVE 31.59' FEET, PASSING THROUGH A CENTRAL ANGLE OF 90°30'15" (CHORD BEARS S45°31'12"W, 28.41' FEET); THENCE S00'01'55"E, 90.07' FEET TO THE BOUNDARY OF THE SUBDIVISION; THENCE FOLLOWING THE BOUNDARY OF THE SUBDIVISION THE REMAINING CALLS - S89°58'05"W, 200.00' FEET; THENCE N00'01'55"W, 93.00' FEET; THENCE S89°31'40"E, 138.68' FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 158.85' FEET; THENCE ALONG SAID CURVE 83.20' FEET, PASSING THROUGH A CENTRAL ANGLE OF 30°00'34" (CHORD BEARS S73°39'50"W, 82.25' FEET); THENCE S89°51'29"W, 38.66' FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 540.39' FEET; THENCE ALONG SAID CURVE 38.51' FEET, PASSING THROUGH A CENTRAL ANGLE OF 4°11'21" (CHORD BEARS S86°26'39"W, 38.50' FEET) TO THE POINT OF BEGINNING.
 CONTAINING 1.255 ACRES, MORE OR LESS.
 (TEMPORARY ROADWAY EASEMENT TO BE ABANDONED UPON THE SUBDIVISION OR DEVELOPMENT OF THE ADJOINING PARCEL OF LAND)

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
|-------|--------|--------|-----------|---------------|----------------|
| C1 | 31.24 | 20.00 | 89°29'48" | S44°46'48"E | 28.16 |
| C2 | 31.59 | 20.00 | 90°36'15" | S45°13'18"E | 28.41 |
| C3 | 31.24 | 20.00 | 89°29'48" | S44°46'48"E | 28.16 |
| C4 | 28.43 | 546.39 | 3°01'00" | S89°51'28"W | 28.45 |
| C5 | 11.06 | 546.39 | 1°10'21" | S87°57'09"W | 11.06 |
| C6 | 51.37 | 93.50 | 31°28'48" | S74°26'48"W | 50.73 |
| C7 | 31.24 | 20.00 | 89°29'48" | N44°46'48"W | 28.16 |
| C8 | 31.59 | 20.00 | 90°36'15" | S45°13'18"W | 28.41 |
| C9 | 84.55 | 152.50 | 31°45'56" | N74°35'22"E | 83.47 |
| C10 | 31.42 | 20.00 | 90°00'00" | S78°17'36"E | 28.28 |
| C11 | 31.42 | 20.00 | 90°00'00" | N13°42'24"E | 28.28 |
| C12 | 53.25 | 97.50 | 31°17'36" | N74°21'12"E | 52.59 |
| C13 | 50.43 | 500.00 | 5°46'42" | N87°30'32"E | 50.41 |



NOTES
 1) 5/8" REBAR AND CAPS WITH LS NO. 176695 TO BE SET AT IRON LOT CORNERS. FRONT CORNERS TO BE MARKED WITH AN IRON PLUG IN THE CURB AT AN EXTENSION OF THE PROPERTY LINE.

17182;2007;Map 8 182095
 RANDALL A. COVINGTON
 UTAH COUNTY RECORDER
 2007 FEB 02 8:56 AM FEE \$7.00 BY STL
 RECORDED FOR EAGLE MOUNTAIN CITY