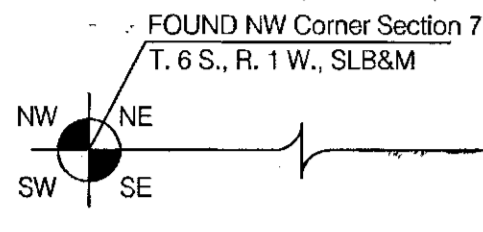
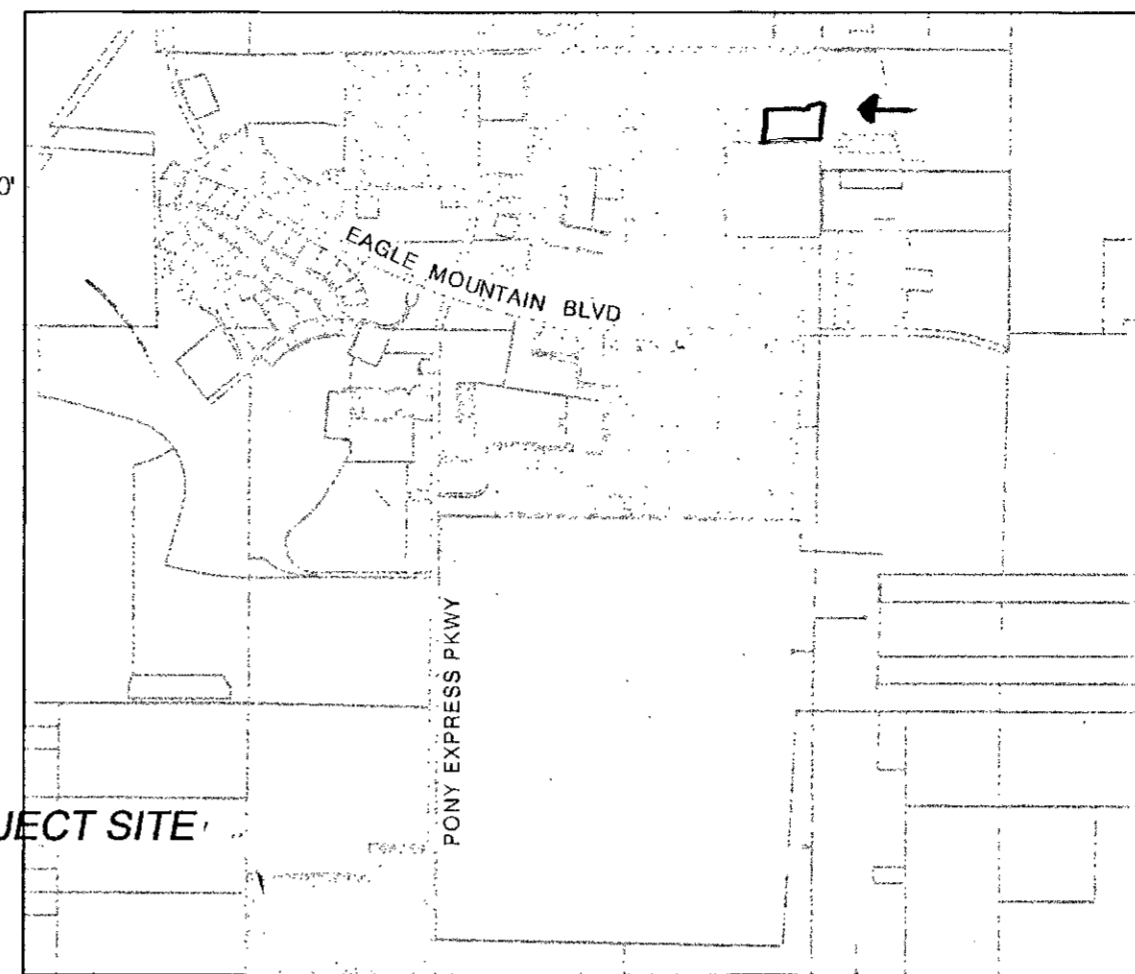
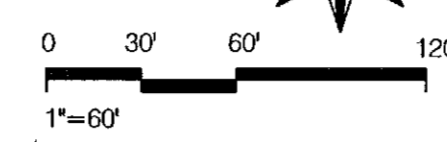
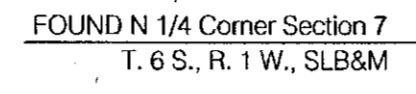


PIONEER ADDITION PHASE VIIC
 A SUBDIVISION LOCATED IN THE SE1/4 OF NW1/4 OF SECTION 7,
 TOWNSHIP 6 SOUTH, RANGE 1 WEST
 SALT LAKE BASE & MERIDIAN



(BASIS OF BEARING)
 S 89°24'50" E - 2658.95'



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 THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

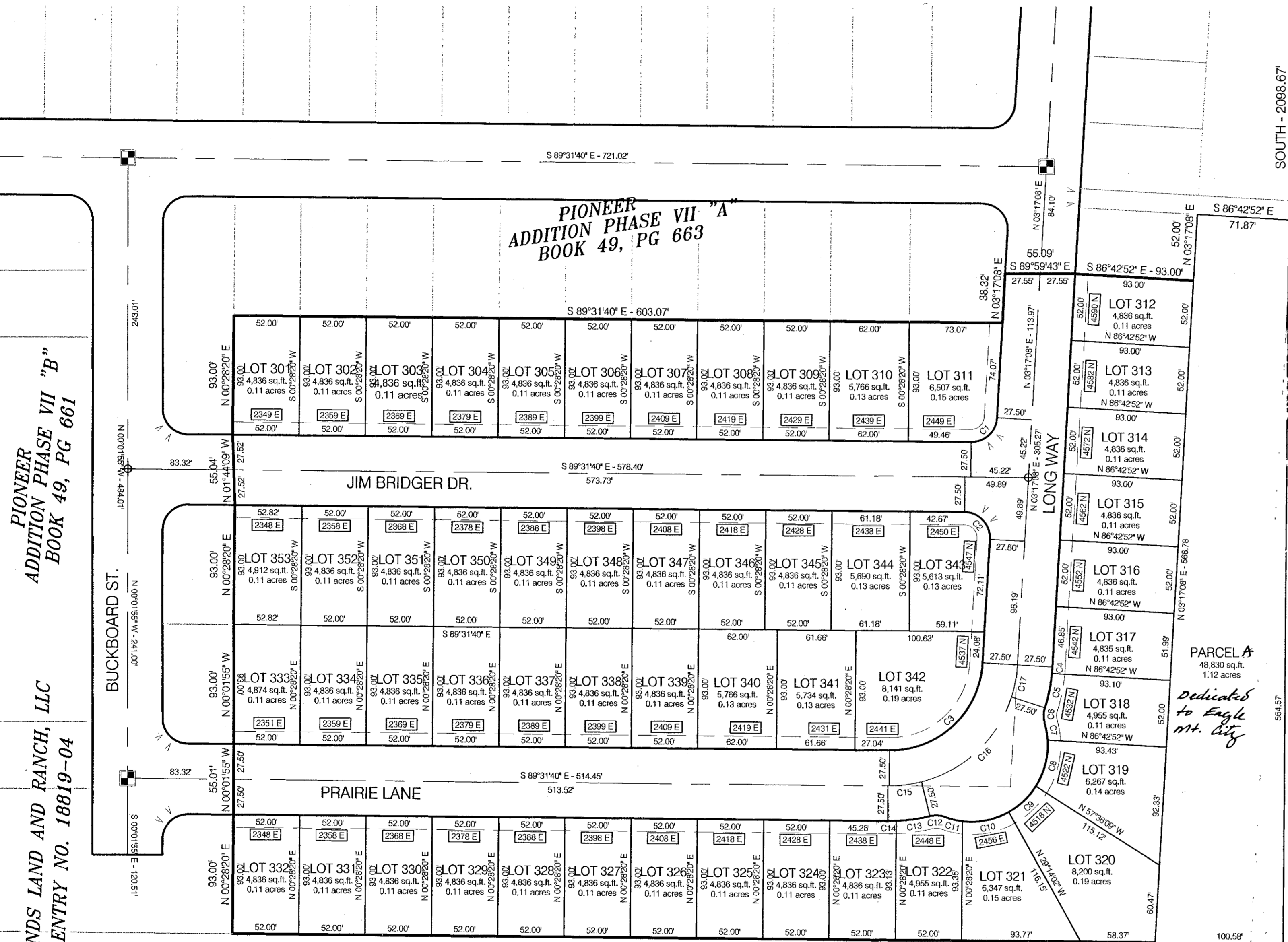
Victor E. Hansen
 VICTOR E. HANSEN RLS 176695
 JUNE 15, 2015
 DATE

BOUNDARY DESCRIPTION
 A PARCEL OF LAND BEING IN THE SOUTH 1/2 OF THE NORTH 1/2 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 2098.67 FEET ALONG THE 1/4 SECTION LINE; THENCE S00°22'59"W 664.57 FEET; THENCE N89°31'40"W 824.72 FEET; THENCE N00°28'20"E 93.00 FEET; THENCE N00°15'53"W 148.01 FEET; THENCE N00°28'20"E 93.00 FEET; THENCE N01°44'09"W 55.04 FEET; THENCE N00°28'20"E 93.00 FEET; THENCE S89°31'40"E 603.07 FEET; THENCE N03°17'08"E 38.32 FEET; THENCE S89°59'43"E 55.09 FEET; THENCE S86°42'52"E 93.00 FEET; THENCE N03°17'08"E 52.00 FEET; THENCE S86°42'52"E 71.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.41 ACRES, MORE OR LESS.

ENT 15235
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2016 Sep 22 4:58 pm FEE 24.00 BY VH
 RECORDED FOR EAGLE MOUNTAIN CITY



Curve Table

| Curve # | Length | Tangent | Radius | Delta | Chord Direction | Chord Length |
|---------|---------|---------|---------|-----------|-----------------|--------------|
| C1 | 30.43' | 19.04' | 20.00' | 87°11'12" | S46°52'44"W | 27.58' |
| C2 | 32.40' | 21.01' | 20.00' | 92°48'48" | S43°07'16"E | 28.97' |
| C3 | 110.32' | 69.02' | 72.50' | 87°11'12" | S46°52'44"W | 99.98' |
| C4 | 5.13' | 2.57' | 127.50' | 2°18'27" | N04°26'21"E | 5.13' |
| C5 | 27.30' | 13.70' | 127.50' | 12°16'03" | N11°43'38"E | 27.25' |
| C6 | 12.01' | 6.19' | 20.00' | 34°24'40" | N00°39'17"E | 11.83' |
| C7 | 13.62' | 6.84' | 60.00' | 13°00'39" | N10°02'44"W | 13.60' |
| C8 | 37.63' | 19.46' | 60.00' | 35°56'15" | N14°25'43"E | 37.02' |
| C9 | 29.71' | 15.16' | 60.00' | 28°22'07" | N46°34'54"E | 29.41' |
| C10 | 37.60' | 19.44' | 60.00' | 35°54'05" | N78°43'00"E | 36.98' |
| C11 | 14.28' | 7.18' | 60.00' | 13°38'28" | S76°30'44"E | 14.25' |
| C12 | 12.01' | 6.19' | 20.00' | 34°24'40" | S86°53'50"E | 11.83' |
| C13 | 26.64' | 13.37' | 127.50' | 11°58'21" | N81°53'00"E | 26.59' |
| C14 | 6.72' | 3.36' | 127.50' | 3°01'12" | N89°22'47"E | 6.72' |
| C15 | 26.37' | 13.26' | 100.23' | 15°04'20" | N83°26'30"E | 26.29' |
| C16 | 101.29' | 55.47' | 100.00' | 58°02'09" | N46°52'47"E | 97.02' |
| C17 | 25.44' | 12.79' | 100.00' | 14°34'30" | N10°34'28"E | 25.37' |

| | |
|------------------------------------|--------------------|
| TOTAL AREA | 9.41 AC |
| TOTAL OPEN SPACE DEDICATED TO CITY | 1.12 AC |
| TOTAL IMPROVED OPEN SPACE | 0.00 AC |
| 5.20 LOTS | 6.20 AC |
| AVERAGE LOT SIZE | 0.12 AC (5,137 SF) |
| LARGEST LOT | 0.13 AC (8,200 SF) |
| SMALLEST LOT | 0.11 AC (4,835 SF) |
| R/W DEDICATED TO CITY | 2.09 AC |
| OVERALL DENSITY | 5.63 RES/AC |
| PARCEL A | 1.12 AC |

OWNER'S 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 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, 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.

OWNER(S):
 PRINTED NAME OF OWNER: MVR Management, LLC
 AUTHORIZED SIGNATURE(S): *John W. Walker*
 JOHN W. WALKER

ACKNOWLEDGMENT
 ON THE 21 DAY OF September, 2016, 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 ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 1/17/2020
 NOTARY PUBLIC SIGNATURE: *John K. Davis*
 JOHN K. DAVIS
 PRINTED FULL NAME OF NOTARY: John K. Davis

ACCEPTANCE BY LEGISLATIVE BODY

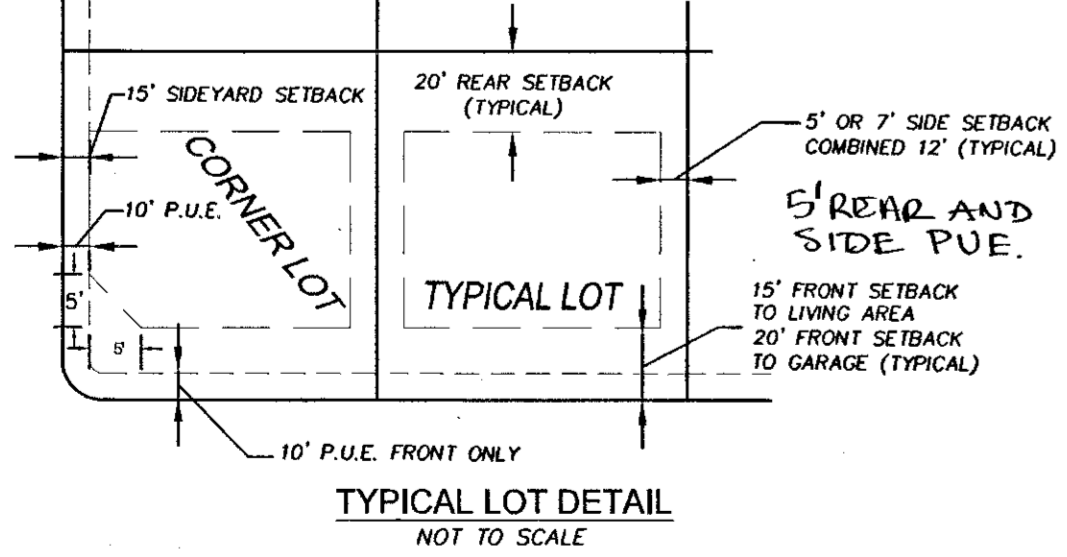
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 21 DAY OF September, 2016.

APPROVED BY MAYOR: *Christopher Link*
 APPROVED BY CITY ATTORNEY: *John K. Davis*
 APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
 APPROVED BY CITY RECORDER (SEE SEAL BELOW)

PIONEER ADDITION PHASE VIIC
 A SUBDIVISION LOCATED IN THE SE1/4 OF NW1/4 OF SECTION 7,
 TOWNSHIP 6 SOUTH, RANGE 1 WEST, SLB&M
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SCALE 1"=60 FEET

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

PIONEER ADDITION PHASE VII "B" BOOK 49, PG 661
 LEGENDS LAND AND RANCH, LLC
 ENTRY NO. 18819-04



Direct Communications Approval
 Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
Chris W. Hedley
 Direct Communications
 Date: 22 Aug 2016

Rocky Mountain Power Approval
 1. Pursuant to Utah Code Ann. §54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 2. Pursuant to Utah Code Ann. §17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 (1) a recorded easement or right-of-way.
 (2) the law applicable to prescriptive rights.
 (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 (4) any other provision of law.
Del Edwards
 Rock Mountain Power
 Date: 8/30/16

Questar Gas Approval
 Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligation or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners' SURVEYOR'S SEAL Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6532.
 Approved this 22 day of April, 2016.
 Questar Gas Company
 By: *Brentley Stedje*
 Title: *Res. Con Specialist*

15235

H&H ENGINEERING & SURVEYING, INC
 233 E. MAIN ST, STE 2 - AMERICAN FORK, UT 84003
 TEL: (801) 756-2498 FAX: (801) 756-3499

Sec. 7-6-14-70 - 038