PIONEER ADDITION PHASE I

PHASE 1 NOTES

MINIMUM LOT FRONTAGE = 52.00 FEET
MINIMUM LOT SIZE = 5,481 SF
TOTAL RESIDENTIAL LOTS = 68

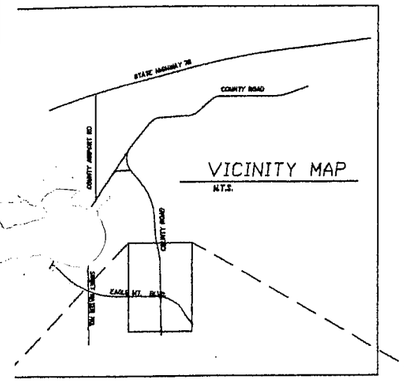
TOTAL ACRES = 20.81
AVERAGE LOT SIZE = 7,326 SF
TOTAL ACREAGE IN LOTS = 11.44
TOTAL ACREAGE IN STREETS = 4.17
TOTAL ACREAGE FOR PUBLIC USE = 5.00
TOTAL ACREAGE FOR COMMON H.O.A. [redacted] = 0.20

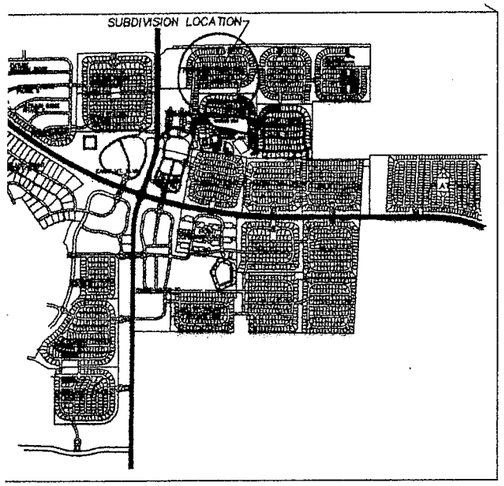
AREAS LABELED AS "PUBLIC USE OPEN SPACE" ARE DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC

SUBDIVISION NAME: PIONEER ADDITION - PHASE 1
TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

OWNER/DEVELOPER: MONTE VISTA RANCH, L.C.
ATTN.: JOHN WALDEN
1868 E. HERITAGE DRIVE
EAGLE MOUNTAIN, UTAH 84043

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.





(BASIS OF BEARINGS)
ALONG SECTION LINE
S 89°30'03" E
2673.19'

1123.51'
231.09'
1318.58'

NORTH QRTR. COR. SEC. 12
T6S, R2W, SLB&M
BRASS CAP

NE COR. SEC. 12
T6S, R2W, SLB&M
BRASS CAP

P.O.B.

TEMPORARY TURN AROUND EASEMENT #1

COMMENCING S 89°30'03" E ALONG THE SECTION LINE 1123.51 FEET AND SOUTH 1762.48 FEET AND S 00°04'33" W 69.00 FEET AND S 01°15'53" E 33.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 01°15'53" E 120.00 FEET ;
THENCE S 88°44'07" W 114.70 FEET;
THENCE N 01°15'53" W 120.00 FEET;
THENCE N 88°44'07" E 114.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.32 ACRES.

TEMPORARY TURN AROUND EASEMENT #2

COMMENCING S 89°30'03" E ALONG THE SECTION LINE 1354.60 FEET AND SOUTH 1663.12 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 09°30'32" W 108.89 FEET;
THENCE S 86°41'07" W 39.21 FEET;
THENCE N 74°27'56" W 81.85 FEET;
THENCE N 06°30'32" E 108.48;
THENCE S 89°29'28" E 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.31 ACRES.

TEMPORARY TURN AROUND EASEMENT #1

COMMENCING S 89°30'03" E ALONG THE SECTION LINE 1354.60 FEET AND SOUTH 1663.12 FEET AND S 09°30'32" W 108.89 FEET AND N 86°41'07" E 467.62 FEET AND S 01°15'53" E 53.06 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N 88°44'07" E 114.92 FEET;
THENCE S 01°15'53" E 120.00 FEET;
THENCE S 88°44'07" W 114.92 FEET;
THENCE N 01°15'53" W 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.32 ACRES.

MONTE VISTA RANCH L.C.
BOOK 59, PAGE 044, PARCEL 0071

REVERE WAY

HERITAGE DRIVE

SILVER SPUR WAY

20' STORM DRAIN EASEMENT

Eagle Mountain City
PUBLIC USE/OPEN SPACE
2.64 AC

Eagle Mountain City
PUBLIC USE/OPEN SPACE
2.36 AC

COMMON H.O.A.
0.04 AC

COMMON H.O.A.
0.08 AC

COMMON H.O.A.
0.02 AC

ALPINE SCHOOL DISTRICT
ENTRY 142618:2002 BOOK 59,
PAGE 044, PARCEL 0070

MONTE VISTA RANCH L.C.
BOOK 59, PAGE 007, PARCEL 0054

CEDAR TRAIL VILLAGE PH. 1
ENTRY 025764:2001
BOOK-PAGE: 36-911

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. DIR	CH. DIS
C1	6.71	448.00	0°51'44"	3.36	S06°44'59"W	6.71'
C2	49.18	448.00	6°17'07"	24.62	S03°09'33"W	49.16'
C3	50.10	3038.00	1°53'31"	50.05	N03°20'51"E	50.10'
C4	59.63	3038.00	1°07'29"	29.82	N04°28'36"E	59.63'
C5	52.80	3038.00	0°59'45"	26.40	N05°31'21"E	52.80'
C6	45.83	3038.00	0°51'44"	22.94	N06°16'30"E	45.86'
C7	18.37	3038.00	0°20'47"	9.19	N02°36'27"E	18.37'
C8	30.12	20.00	86°18'04"	18.75	S48°35'05"W	27.38'
C9	17.12	100.00	9°48'34"	8.58	S83°42'03"W	17.10'
C10	17.12	100.00	9°48'34"	8.58	N83°58'50"E	17.10'
C11	17.12	100.00	9°48'34"	8.58	S88°21'36"E	17.10'
C12	17.12	100.00	9°48'34"	8.58	N82°31'36"W	17.10'
C13	41.94	173.00	13°53'37"	21.07	N81°49'23"E	41.84'
C14	17.12	100.00	9°48'34"	8.58	S88°21'36"E	17.10'
C15	17.12	100.00	9°48'34"	8.58	S83°49'50"W	17.10'
C16	17.12	100.00	9°48'34"	8.58	S83°49'50"W	17.10'
C17	17.12	100.00	9°48'34"	8.58	N88°21'36"W	17.10'
C18	60.16	1527.00	2°15'27"	30.09	N84°33'01"E	60.16'
C19	52.04	1527.00	1°57'08"	26.02	N86°39'19"E	52.03'
C20	10.53	807.00	0°44'51"	5.26	N00°52'28"W	10.53'
C21	31.42	20.00	90°00'00"	20.00	S43°44'07"W	28.28'
C22	28.41	1527.00	1°06'13"	14.21	N88°11'00"E	28.41'
C23	32.71	20.00	93°41'56"	21.33	S44°24'59"E	29.18'
C24	41.57	807.00	2°57'06"	20.79	N00°57'30"E	41.57'
C25	60.17	1473.00	2°20'36"	30.09	N88°34'49"W	60.17'
C26	60.04	1473.00	2°20'07"	30.02	N89°39'54"W	60.03'
C27	60.01	1473.00	2°20'33"	30.01	S86°29'01"W	60.00'
C28	60.07	1473.00	2°20'17"	30.04	S88°53'43"W	60.07'
C29	44.85	1473.00	1°44'46"	22.43	S83°56'25"W	44.85'
C30	8.14	1527.00	0°18'18"	4.07	N43°16'08"E	8.14'
C31	31.42	20.00	90°00'00"	20.00	N46°15'53"W	28.28'
C32	66.67	1527.00	2°30'14"	30.04	S86°05'46"W	80.66'
C33	60.01	1527.00	2°15'08"	30.01	S88°27'37"W	80.00'
C34	60.04	1527.00	2°15'10"	30.02	N88°42'01"W	60.03'
C35	80.16	1527.00	3°00'26"	40.08	N89°08'43"W	80.18'
C36	2.83	1473.00	0°06'36"	1.41	N83°10'16"E	2.83'
C37	49.35	1527.00	1°51'07"	24.68	S84°42'36"W	49.35'
C38	31.42	20.00	90°00'00"	20.00	N43°44'07"E	28.28'
C39	43.88	227.00	10°46'23"	21.41	S04°07'20"W	42.62'
C40	29.41	1473.00	1°08'39"	14.71	N88°09'48"E	29.41'
C41	50.72	173.00	16°47'57"	25.55	S07°09'05"W	50.54'
C42	31.42	20.00	90°00'00"	20.00	S46°15'53"E	28.28'
C43	53.04	1473.00	2°03'27"	26.52	N88°34'44"E	53.04'
C44	60.18	1473.00	2°20'27"	30.09	N86°23'48"E	60.17'
C45	31.42	20.00	90°00'00"	20.00	N46°15'53"W	28.28'
C46	48.61	753.00	3°41'56"	24.32	N00°35'55"E	48.60'
C47	22.72	2984.00	0°26'11"	11.36	N02°36'09"E	22.72'
C48	23.87	227.00	6°01'32"	11.95	S12°31'18"W	23.86'
C49	29.30	20.00	83°57'11"	17.99	S46°46'13"W	26.75'
C50	32.93	325.00	5°48'19"	16.48	N01°36'17"E	32.92'
C51	20.33	325.00	3°35'04"	10.17	N06°19'59"E	20.33'
C52	52.56	990.00	3°02'51"	31.37	S03°35'25"W	52.55'
C53	224.48	2984.00	4°18'32"	112.29	N08°31'32"E	224.43'
C54	21.78	173.00	7°12'46"	10.90	N78°27'04"E	21.77'
C55	48.61	753.00	3°41'56"	24.32	N00°35'55"E	48.60'
C56	249.44	3011.00	4°44'47"	124.79	N04°48'27"E	249.36'
C57	50.36	786.00	3°40'56"	25.19	N00°26'09"E	50.35'
C58	56.64	200.00	16°13'27"	28.53	S07°09'05"W	56.45'
C59	147.10	1500.00	5°37'08"	73.61	N85°55'39"E	147.04'
C60	286.98	1500.00	10°57'43"	143.83	S80°05'50"W	286.54'
C61	23.31	200.00	6°40'36"	11.67	N85°27'45"E	23.30'
C62	49.16	300.00	9°23'23"	24.64	N03°29'49"E	49.11'
C63	42.54	300.00	8°07'30"	21.31	S04°53'45"W	42.51'
C64	29.07	275.00	6°03'31"	14.55	N01°45'51"E	29.06'
C65	15.99	275.00	3°19'58"	8.00	N08°27'32"E	13.99'
C66	46.09	325.00	8°07'30"	23.05	S04°53'45"W	46.05'
C67	39.00	256.76	8°42'12"	19.54	S04°53'45"W	38.96'
C68	2.43	227.00	0°36'50"	1.22	N82°36'32"E	2.43'
C69	15.41	5488.00	0°09'39"	7.71	N06°08'18"E	15.41'
C70	15.41	5488.00	0°09'39"	7.71	N06°08'18"E	15.41'
C71	15.41	5488.00	0°09'39"	7.71	N06°08'18"E	15.41'

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.37	S88°44'07"W
L2	16.87	N81°27'18"W
L3	32.67	N81°27'18"W
L4	20.63	S88°44'07"W
L5	16.37	S88°44'07"W
L6	23.84	S88°55'33"W
L7	17.59	S28°55'33"W
L8	28.63	S88°44'07"W
L9	14.83	N86°44'07"E
L10	28.45	N28°55'33"E
L11	13.09	N72°55'33"E
L12	30.07	N86°44'07"E
L13	8.13	N88°44'07"E
L14	25.40	S81°27'18"E
L15	16.13	S81°27'18"E
L16	27.07	N88°44'07"E
L17	23.40	N28°30'00"E
L18	37.66	N74°31'49"E
L19	58.62	N84°19'14"E
L20	80.36	S01°15'53"E
L21	49.16	S08°02'30"W
L22	28.66	S60°00'00"E
L23	80.04	N02°33'27"E
L24	31.81	N03°35'10"E
L25	49.18	N08°07'30"E
L26	28.63	N20°00'00"E
L27	50.01	N60°18'17"W
L28	52.48	N37°45'17"E
L29	31.57	N28°03'53"W
L30	50.84	N20°44'17"E
L31	54.20	N31°08'27"W
L32	54.20	N38°26'41"E
L33	76.88	S01°15'53"E
L34	15.91	S88°44'07"W
L35	28.66	N20°00'00"E
L36	15.91	S88°44'07"W
L37	15.91	S88°44'07"W
L38	15.91	S88°44'07"W
L39	15.91	S88°44'07"W
L40	15.91	S88°44'07"W
L41	33.61	S 89°30'03" E

LEGEND

MONUMENT

P.U.E.
ON SIDE AND REAR

5' MIN., 12' TOTAL SIDE YARD SETBACK

20' FRONT YARD SETBACK UNLESS SHOWN OTHERWISE HEREON

TYPICAL LOT

10' P.U.E. ON STREET

SURVEYOR'S CERTIFICATE

I, MELVIN C. MCQUARRIE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178851 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.

PHASE 1 BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S 89°30'03" E ALONG THE SECTION LINE 1123.51 FEET AND SOUTH 1762.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 80°29'28" E 118.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 237.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS S 80°29'28" E;
THENCE NORTHEASTERLY ALONG SAID CURVE 23.87 FEET THROUGH A CENTRAL ANGLE OF 09°01'32" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 13°01'18" E 23.86 FEET);
THENCE S 74°27'56" E 54.00 FEET;
THENCE N 88°44'07" E 467.62 FEET;
THENCE S 01°15'53" E 300.00 FEET;
THENCE N 88°44'07" E 591.00 FEET;
THENCE S 01°15'53" E 123.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 173.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS N 15°09'30" W;
THENCE WESTERLY ALONG SAID CURVE 21.78 FEET THROUGH A CENTRAL ANGLE OF 07°12'46" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 78°27'04" W 21.77 FEET);
THENCE S 07°56'23" E 178.00 FEET;
THENCE N 74°31'49" E 92.22 FEET;
THENCE N 60°10'34" E 83.66 FEET;
THENCE N 46°31'22" E 83.66 FEET;
THENCE N 32°52'09" E 83.66 FEET;
THENCE EAST 142.58 FEET;
THENCE SOUTH 88.38 FEET;
THENCE S 02°09'18" E 64.93 FEET;
THENCE S 09°30'27" E 34.49 FEET;
THENCE S 80°54'08" W 208.69 FEET TO THE NORTH BOUNDARY OF CEDAR TRAIL VILLAGE PHASE 1 SUBDIVISION;
THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES;
(1) WEST 1254.81 FEET; (2) SOUTH 471.55 FEET;
THENCE LEAVING SAID SUBDIVISION BOUNDARY
THENCE S89°53'08"W 139.72 FEET TO A POINT ON THE NORTH BOUNDARY OF TRAILHEAD ACCESS/CHURCH SITE
THENCE N84°09'04"W 51.09 FEET ALONG SAID BOUNDARY TO A POINT ON THE EAST BOUNDARY OF THE ALPINE SCHOOL DISTRICT;
THENCE NORTH 117.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE 83.86 FEET THROUGH A CENTRAL ANGLE OF 07°70'51" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 03°32'28" E 83.76 FEET);
THENCE N 07°10'51" E 181.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2984.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE 224.48 FEET THROUGH A CENTRAL ANGLE OF 04°18'32" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 09°01'32" E 224.43 FEET);
THENCE WEST 120.02 FEET;
THENCE N 00°52'28" E 215.96 FEET;
THENCE N 00°13'45" W 75.32 FEET;
THENCE N 01°15'53" W 300.00 FEET;
THENCE N 06°04'33" E 69.86 FEET TO THE POINT OF BEGINNING.

CONTAINS 20.81 ACRES.

SURVEYOR (SEE SEAL BELOW) — DATE 6/11/03

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 10-9-807, 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 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 WALDEN, MANAGING PARTNER
MONTE VISTA RANCH, L.C.
10 JUNE 2003

ACKNOWLEDGMENT

ON THE 10TH DAY OF JUNE 2003, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING 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)

FIRE MARSHAL

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

FIRE MARSHAL _____

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE EAGLE MOUNTAIN CITY.

APPROVED THIS 12TH DAY OF JUNE, 2003.

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO 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 12 DAY OF JUNE 2003.

APPROVED Rebecca E. Bailey ATTEST _____
MAYOR CLERK-RECORDER

ENT 102476:2003 BK 1 PG 0
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Jul 03 11:55 AM FEE 106.00 BY BOS
RECORDED FOR EAGLE MOUNTAIN CITY

PIONEER ADDITION PHASE I

IN SECTION 12, T6S, R2W, SLB&M

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL | NOTARY PUBLIC | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

T6S R2W SLB&M TV 059