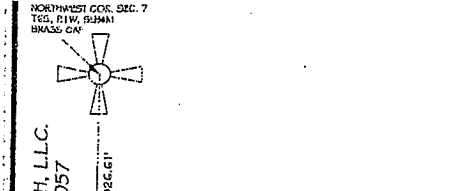
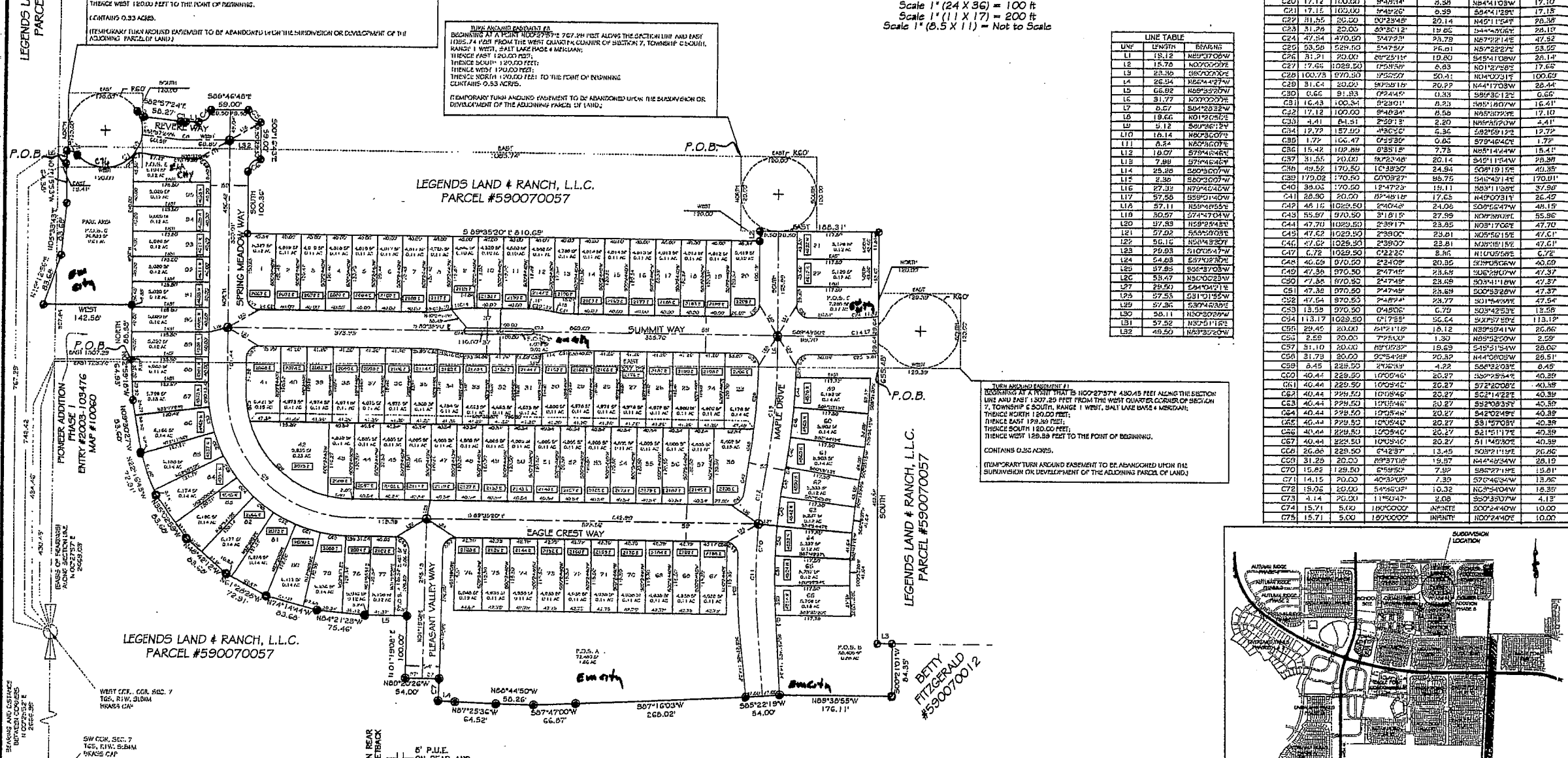
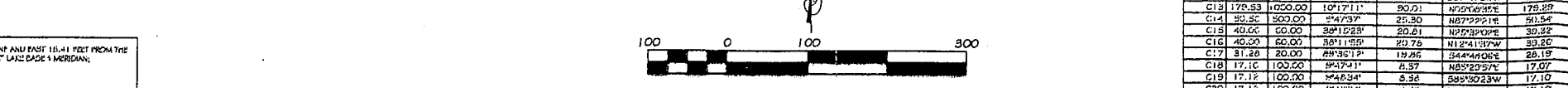


# PIONEER ADDITION PHASE IV



LEGENDS LAND & RANCH, L.L.C.  
PARCEL #590070057



CURVE	LENGTH	BEARING	CHORD	TANGENT	PI DIR	CHORD BEARING
C1	175.23	62.02	170.11	62.28	135.11	118.58
C2	17.82	26.00	17.82	17.82	102.72	17.82
C3	31.82	26.00	31.82	20.13	149.11	28.35
C4	31.82	26.00	31.82	20.13	149.11	28.35
C5	35.40	102.72	35.40	17.20	102.72	35.40
C6	13.20	102.72	13.20	13.20	102.72	13.20
C7	312.72	200.00	312.72	196.37	144.47	201.83
C8	27.38	102.72	27.38	128.35	102.72	27.38
C9	161.05	102.72	161.05	80.70	102.72	161.05
C10	92.32	102.72	92.32	45.19	102.72	92.32
C11	175.23	102.72	175.23	90.01	102.72	175.23
C12	35.40	102.72	35.40	17.20	102.72	35.40
C13	13.20	102.72	13.20	13.20	102.72	13.20
C14	312.72	200.00	312.72	196.37	144.47	201.83
C15	27.38	102.72	27.38	128.35	102.72	27.38
C16	161.05	102.72	161.05	80.70	102.72	161.05
C17	92.32	102.72	92.32	45.19	102.72	92.32
C18	175.23	102.72	175.23	90.01	102.72	175.23
C19	35.40	102.72	35.40	17.20	102.72	35.40
C20	13.20	102.72	13.20	13.20	102.72	13.20
C21	312.72	200.00	312.72	196.37	144.47	201.83
C22	27.38	102.72	27.38	128.35	102.72	27.38
C23	161.05	102.72	161.05	80.70	102.72	161.05
C24	92.32	102.72	92.32	45.19	102.72	92.32
C25	175.23	102.72	175.23	90.01	102.72	175.23
C26	35.40	102.72	35.40	17.20	102.72	35.40
C27	13.20	102.72	13.20	13.20	102.72	13.20
C28	312.72	200.00	312.72	196.37	144.47	201.83
C29	27.38	102.72	27.38	128.35	102.72	27.38
C30	161.05	102.72	161.05	80.70	102.72	161.05
C31	92.32	102.72	92.32	45.19	102.72	92.32
C32	175.23	102.72	175.23	90.01	102.72	175.23
C33	35.40	102.72	35.40	17.20	102.72	35.40
C34	13.20	102.72	13.20	13.20	102.72	13.20
C35	312.72	200.00	312.72	196.37	144.47	201.83
C36	27.38	102.72	27.38	128.35	102.72	27.38
C37	161.05	102.72	161.05	80.70	102.72	161.05
C38	92.32	102.72	92.32	45.19	102.72	92.32
C39	175.23	102.72	175.23	90.01	102.72	175.23
C40	35.40	102.72	35.40	17.20	102.72	35.40
C41	13.20	102.72	13.20	13.20	102.72	13.20
C42	312.72	200.00	312.72	196.37	144.47	201.83
C43	27.38	102.72	27.38	128.35	102.72	27.38
C44	161.05	102.72	161.05	80.70	102.72	161.05
C45	92.32	102.72	92.32	45.19	102.72	92.32
C46	175.23	102.72	175.23	90.01	102.72	175.23
C47	35.40	102.72	35.40	17.20	102.72	35.40
C48	13.20	102.72	13.20	13.20	102.72	13.20
C49	312.72	200.00	312.72	196.37	144.47	201.83
C50	27.38	102.72	27.38	128.35	102.72	27.38
C51	161.05	102.72	161.05	80.70	102.72	161.05
C52	92.32	102.72	92.32	45.19	102.72	92.32
C53	175.23	102.72	175.23	90.01	102.72	175.23
C54	35.40	102.72	35.40	17.20	102.72	35.40
C55	13.20	102.72	13.20	13.20	102.72	13.20
C56	312.72	200.00	312.72	196.37	144.47	201.83
C57	27.38	102.72	27.38	128.35	102.72	27.38
C58	161.05	102.72	161.05	80.70	102.72	161.05
C59	92.32	102.72	92.32	45.19	102.72	92.32
C60	175.23	102.72	175.23	90.01	102.72	175.23
C61	35.40	102.72	35.40	17.20	102.72	35.40
C62	13.20	102.72	13.20	13.20	102.72	13.20
C63	312.72	200.00	312.72	196.37	144.47	201.83
C64	27.38	102.72	27.38	128.35	102.72	27.38
C65	161.05	102.72	161.05	80.70	102.72	161.05
C66	92.32	102.72	92.32	45.19	102.72	92.32
C67	175.23	102.72	175.23	90.01	102.72	175.23
C68	35.40	102.72	35.40	17.20	102.72	35.40
C69	13.20	102.72	13.20	13.20	102.72	13.20
C70	312.72	200.00	312.72	196.37	144.47	201.83
C71	27.38	102.72	27.38	128.35	102.72	27.38
C72	161.05	102.72	161.05	80.70	102.72	161.05
C73	92.32	102.72	92.32	45.19	102.72	92.32
C74	175.23	102.72	175.23	90.01	102.72	175.23
C75	35.40	102.72	35.40	17.20	102.72	35.40

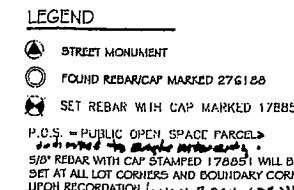
LINE	LENGTH	BEARING
L1	13.12	N89°03'00"W
L2	15.76	N00°00'00"E
L3	23.36	N00°00'00"E
L4	26.54	N26°44'27"W
L5	66.92	N89°03'00"W
L6	31.77	N00°00'00"E
L7	6.27	S04°28'32"W
L8	19.44	N01°06'00"E
L9	9.12	S09°42'24"W
L10	16.14	N00°00'00"E
L11	8.24	N00°00'00"E
L12	10.07	S79°46'46"E
L13	7.89	S79°46'46"E
L14	25.28	S00°00'00"W
L15	2.30	S00°00'00"W
L16	27.32	N79°46'46"W
L17	57.50	S89°01'00"W
L18	57.11	N59°46'55"E
L19	30.57	S74°47'04"W
L20	37.93	N59°24'51"E
L21	37.02	N59°24'51"E
L22	51.16	N04°00'00"E
L23	29.93	S10°06'17"W
L24	54.83	S79°46'36"W
L25	37.93	S06°37'03"W
L26	53.47	N50°02'23"W
L27	29.93	S24°41'01"E
L28	37.53	S21°01'56"E
L29	57.36	S37°46'36"E
L30	58.11	N00°00'00"W
L31	57.52	N30°51'19"E
L32	49.50	N09°32'00"W
L33	47.22	N29°00'00"E
L34	47.22	N29°00'00"E
L35	47.22	N29°00'00"E
L36	47.22	N29°00'00"E
L37	47.22	N29°00'00"E
L38	47.22	N29°00'00"E
L39	47.22	N29°00'00"E
L40	47.22	N29°00'00"E
L41	47.22	N29°00'00"E
L42	47.22	N29°00'00"E
L43	47.22	N29°00'00"E
L44	47.22	N29°00'00"E
L45	47.22	N29°00'00"E
L46	47.22	N29°00'00"E
L47	47.22	N29°00'00"E
L48	47.22	N29°00'00"E
L49	47.22	N29°00'00"E
L50	47.22	N29°00'00"E
L51	47.22	N29°00'00"E
L52	47.22	N29°00'00"E
L53	47.22	N29°00'00"E
L54	47.22	N29°00'00"E
L55	47.22	N29°00'00"E
L56	47.22	N29°00'00"E
L57	47.22	N29°00'00"E
L58	47.22	N29°00'00"E
L59	47.22	N29°00'00"E
L60	47.22	N29°00'00"E
L61	47.22	N29°00'00"E
L62	47.22	N29°00'00"E
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L72	47.22	N29°00'00"E
L73	47.22	N29°00'00"E
L74	47.22	N29°00'00"E
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L76	47.22	N29°00'00"E
L77	47.22	N29°00'00"E
L78	47.22	N29°00'00"E
L79	47.22	N29°00'00"E
L80	47.22	N29°00'00"E
L81	47.22	N29°00'00"E
L82	47.22	N29°00'00"E
L83	47.22	N29°00'00"E
L84	47.22	N29°00'00"E
L85	47.22	N29°00'00"E
L86	47.22	N29°00'00"E
L87	47.22	N29°00'00"E
L88	47.22	N29°00'00"E
L89	47.22	N29°00'00"E
L90	47.22	N29°00'00"E
L91	47.22	N29°00'00"E
L92	47.22	N29°00'00"E
L93	47.22	N29°00'00"E
L94	47.22	N29°00'00"E
L95	47.22	N29°00'00"E
L96	47.22	N29°00'00"E
L97	47.22	N29°00'00"E
L98	47.22	N29°00'00"E
L99	47.22	N29°00'00"E
L100	47.22	N29°00'00"E

**PHASE IV NOTES**

- TOTAL LOTS = 93
- AVERAGE LOT SIZE = .18 AC
- TOTAL LOT ACRES = 11.89 AC
- TOTAL OPEN SPACE ACRES = 3.19 AC
- TOTAL STREET ACRES = 6.64 AC
- TOTAL PLAT ACRES = 19.17 AC

TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL HOMES

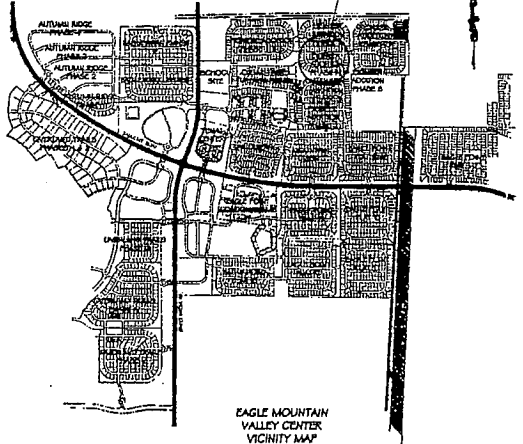
DEVELOPER: LEGENDS LAND AND RANCH L.L.C.  
11660 PCH DR  
MERRITT ISLAND, FL 32952



**LEGEND**

- STREET MONUMENT
- FOUND REBAR/CAP MARKED 2761.65
- SET REBAR WITH CAP MARKED 178851
- P.O.S. = PUBLIC OPEN SPACE PARCELS
- 5/8" REBAR WITH CAP STAMPED 178851 WILL BE SET AT ALL LOT CORNERS AND BOUNDARY CORNERS UPON RECORDATION (ONLY BACK CORNERS)

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



## SURVEYOR'S CERTIFICATE

I, MELVIN MACQUINN, UTAH REGISTERED LAND SURVEYOR, NO. 178851, DO HEREBY CERTIFY THAT THE DRAWINGS CONSISTING OF THIS PLAT ACCURATELY REPRESENT THE SURVEY MADE BY ME ON 06/14/2005.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT THAT IS IN CORNER 6 AND 434.66 FEET ALONG THE SECTION LINE AND EAST 129.18 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASIN & MERRIAM; THENCE NORTH 80.30 FEET; THENCE WEST 142.56 FEET; THENCE NORTH 101°12'56" E 83.56 FEET; THENCE S 83°53' E 83.60 FEET; THENCE N 01°10'59" W 64.36 FEET; THENCE N 01°05'54" E 116.22 FEET TO A POINT OF BEYOND CLINCHURE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A RADIAL LINE THAT BEARS S 60°12'52" E; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 19.60 FEET THROUGH A CENTRAL ANGLE OF 54°32'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 69°24'44" E 18.36 FEET) TO A POINT OF BEYOND CLINCHURE HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 170.23 FEET THROUGH A CENTRAL ANGLE OF 17°01'14" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 89°18'19" E 119.52 FEET) TO A POINT OF ELEVATION AND THE BEGINNING OF A HIGH TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 17.20 FEET THROUGH A CENTRAL ANGLE OF 17°01'14" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 17.20 FEET); THENCE S 87°59'19" W 17.20 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 31.82 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 31.82 FEET); THENCE S 87°59'19" W 31.82 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 17.20 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 17.20 FEET); THENCE S 87°59'19" W 17.20 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 31.82 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 31.82 FEET); THENCE S 87°59'19" W 31.82 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 17.20 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 17.20 FEET); THENCE S 87°59'19" W 17.20 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 31.82 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 31.82 FEET); THENCE S 87°59'19" W 31.82 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 17.20 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 17.20 FEET); THENCE S 87°59'19" W 17.20 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 31.82 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 31.82 FEET); THENCE S 87°59'19" W 31.82 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 17.20 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 17.20 FEET); THENCE S 87°59'19" W 17.20 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 31.82 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 31.82 FEET); THENCE S 87°59'19" W 31.82 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 17.20 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 17.20 FEET); THENCE S 87°59'19" W 17.20 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 31.82 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 31.82 FEET); THENCE S 87°59'19" W 31.82 FEET TO A POINT ON A HIGH TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 17.20 FEET THROUGH A CENTRAL ANGLE OF 80°12'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 87°59'19" W 17.20 FEET); THENCE S 87°59'19" W 17.20 FEET TO A POINT ON A HIGH TANGENT CURVE TO