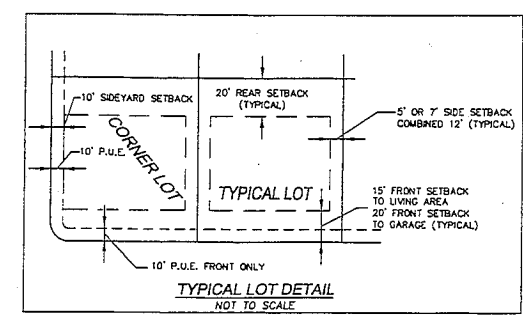


| PARCEL | OWNERSHIP | MAINTENANCE |
|--------|-----------|-------------|
| A | CITY | CITY |
| B | CITY | CITY |
| C | CITY | HOA |
| D | CITY | HOA |
| E | CITY | HOA |
| F | CITY | HOA |
| G | CITY | HOA |
| H | CITY | HOA |
| I | CITY | HOA |
| J | CITY | CITY |

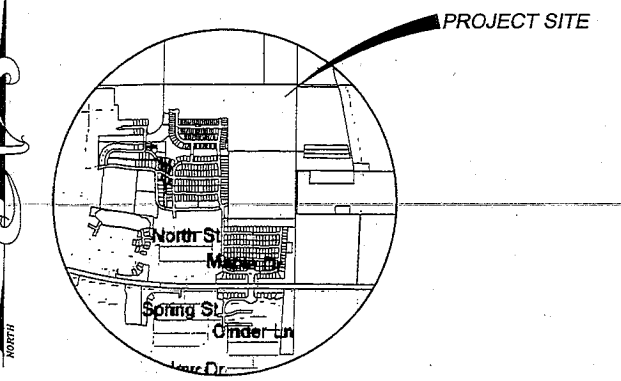
TOTAL AREA 24.45 ACRES
 127 LOTS 15.51 ACRES
 STREETS 5.99 ACRES
 P.O.S. 2.95 ACRES
 AVERAGE LOT SIZE 0.12 ACRES



NOTE CONCERNING PARCEL I: THAT NEITHER BY INCLUSION OR DISCLOSURE ON THE PLAT IS THE PARCEL I DEDICATED TO THE PUBLIC OR THE HOMEOWNERS ASSOCIATION NOR SUBJECT TO THE PROVISIONS OF THE COVENANTS, CONDITIONS AND RESTRICTION OF THE HOMEOWNER'S ASSOCIATION, AND PARCEL I IS RETAINED SOLELY BY THE DECLARANT.

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 A, B, C, D, E, F, G, H, AND J 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



| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
|-------|--------|--------|------------|---------------|----------------|
| C1 | 28.26 | 500.00 | 3°14'18" | S86°14'20"W | 28.26 |
| C2 | 53.25 | 97.50 | 31°17'36" | N74°21'12"E | 52.59 |
| C3 | 31.42 | 20.00 | 90°00'00" | N13°42'24"E | 28.28 |
| C4 | 31.59 | 127.50 | 14°11'41" | S24°11'46"E | 31.51 |
| C5 | 37.98 | 127.50 | 17°04'00" | S08°33'55"E | 37.84 |
| C6 | 4.63 | 127.50 | 2°04'51" | S00°59'46"W | 4.63 |
| C7 | 29.82 | 127.50 | 13°24'10" | S08°44'16"W | 29.76 |
| C8 | 12.34 | 20.00 | 36°21'44" | N02°14'31"W | 12.15 |
| C9 | 10.90 | 60.00 | 10°24'37" | S16°17'30"E | 10.89 |
| C10 | 41.17 | 60.00 | 39°19'00" | S08°34'19"W | 40.37 |
| C11 | 32.81 | 60.00 | 31°19'45" | S43°53'42"W | 32.40 |
| C12 | 34.43 | 60.00 | 32°52'39" | S75°59'54"W | 33.96 |
| C13 | 20.01 | 60.00 | 19°06'42" | N78°00'25"W | 19.92 |
| C14 | 12.76 | 20.00 | 36°32'39" | S86°43'24"E | 12.54 |
| C15 | 20.34 | 127.50 | 9°08'28" | S79°34'31"W | 20.32 |
| C16 | 14.08 | 127.50 | 6°19'34" | S87°18'32"W | 14.07 |
| C17 | 16.55 | 35.00 | 27°05'22" | N76°55'38"E | 16.39 |
| C18 | 38.37 | 35.00 | 62°48'37" | N31°58'39"E | 36.48 |
| C19 | 16.80 | 24.77 | 38°50'49" | N18°53'32"W | 16.48 |
| C20 | 31.42 | 10.00 | 180°00'00" | N89°52'17"W | 20.00 |
| C21 | 31.42 | 10.00 | 180°00'00" | S89°52'17"E | 20.00 |
| C22 | 16.83 | 25.00 | 38°34'34" | S19°45'37"W | 16.52 |
| C23 | 38.46 | 35.06 | 62°50'57" | S30°57'09"E | 36.56 |
| C24 | 16.56 | 34.81 | 27°15'04" | S75°54'08"E | 16.40 |
| C25 | 109.38 | 30.00 | 208°54'04" | S89°55'57"W | 58.10 |
| C26 | 79.12 | 30.00 | 151°05'56" | N89°55'57"E | 58.10 |
| C27 | 32.33 | 127.50 | 14°31'47" | N82°15'47"W | 32.25 |
| C28 | 3.56 | 127.50 | 1°36'00" | N74°11'54"W | 3.56 |
| C29 | 13.30 | 20.00 | 38°05'35" | N87°33'19"E | 13.05 |
| C30 | 31.76 | 60.00 | 30°19'35" | S83°40'19"W | 31.39 |
| C31 | 31.04 | 60.00 | 29°38'19" | N66°20'46"W | 30.69 |
| C32 | 30.91 | 60.00 | 29°31'08" | N36°46'03"W | 30.57 |
| C33 | 40.61 | 60.00 | 38°46'47" | N02°37'05"W | 39.84 |
| C34 | 8.88 | 60.00 | 8°28'40" | N21°00'38"E | 8.87 |
| C35 | 13.30 | 20.00 | 38°05'35" | S06°12'09"W | 13.05 |
| C36 | 30.99 | 127.50 | 13°55'27" | N05°52'55"W | 30.91 |
| C37 | 4.93 | 127.50 | 2°12'52" | N02°11'15"E | 4.93 |
| C38 | 32.40 | 20.00 | 92°48'48" | N43°07'16"W | 28.97 |
| C39 | 31.59 | 20.00 | 90°30'15" | S45°13'12"W | 28.41 |
| C40 | 31.24 | 20.00 | 89°29'48" | N44°46'49"W | 28.16 |
| C41 | 51.37 | 93.50 | 31°28'48" | S74°26'48"W | 50.73 |
| C42 | 39.56 | 72.50 | 31°15'41" | S15°39'46"E | 39.07 |
| C43 | 28.76 | 20.00 | 82°23'05" | S72°29'09"E | 26.34 |
| C44 | 2.66 | 20.00 | 7°36'55" | N62°30'51"E | 2.66 |
| C45 | 33.31 | 152.50 | 12°30'52" | S64°57'50"W | 33.24 |
| C46 | 51.24 | 152.50 | 19°15'04" | S80°50'48"W | 51.00 |
| C47 | 30.43 | 20.00 | 87°11'12" | N46°52'44"E | 27.58 |
| C48 | 32.39 | 20.01 | 92°44'45" | N43°07'16"W | 28.97 |
| C49 | 31.59 | 20.00 | 90°30'15" | S45°13'12"W | 28.41 |
| C50 | 31.24 | 20.00 | 89°29'45" | S44°46'48"E | 28.16 |
| C51 | 30.43 | 20.00 | 87°11'12" | N46°52'44"E | 27.58 |
| C52 | 117.44 | 72.50 | 92°48'48" | N43°07'16"W | 105.02 |
| C53 | 17.47 | 35.00 | 28°36'18" | S76°10'11"W | 17.29 |
| C54 | 12.34 | 35.00 | 20°12'23" | S51°45'50"W | 12.28 |
| C55 | 102.23 | 60.00 | 97°37'22" | S89°31'40"E | 90.31 |
| C56 | 29.82 | 35.00 | 48°48'41" | N65°07'20"W | 28.92 |
| C57 | 114.52 | 72.50 | 90°30'15" | S45°13'12"W | 102.98 |
| C58 | 22.17 | 500.00 | 2°32'24" | S89°07'41"W | 22.16 |

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 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 1391.82 FEET ALONG THE 1/4 SECTION LINE TO THE POINT OF BEGINNING; THENCE S00°22'59"W 706.85 FEET ALONG SAID 1/4 SECTION LINE; THENCE N86°42'52"W 71.87 FEET; THENCE S03°17'08"W 52.00 FEET; THENCE N86°42'52"W 93.00 FEET; THENCE N89°59'43"W 55.09 FEET; THENCE S03°17'08"W 38.32 FEET; THENCE N89°31'40"W 658.89 FEET; THENCE S00°01'55"E 17.24 FEET; THENCE S89°58'05"W 200.00 FEET; THENCE N00°01'55"W 96.00 FEET; THENCE S58°39'33"W 139.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 158.85 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 83.20 FEET 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 WESTERLY ALONG THE ARC OF SAID CURVE 39.51 FEET THROUGH A CENTRAL ANGLE OF 04°11'21" (CHORD BEARS S86°26'39"W 39.50 FEET) TO A POINT ON THE EAST LINE OF PIONEER ADDITION PHASE IV SUBDIVISION ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE N00°07'43"E 814.30 FEET ALONG THE EAST LINE OF PIONEER ADDITION PHASE IV SUBDIVISION AND PROPOSED PIONEER ADDITION PHASE VI SUBDIVISION; THENCE S89°28'19"E 1,363.05 FEET TO THE POINT OF BEGINNING.
 CONTAINING 24.45 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 10-90-607 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.
 Legends Land and Ranch LLC
 9.11.06

ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF UTAH } S.S.
 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.
 John W. Walden
 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 8th DAY OF November, A.D. 2006.
 APPROVED: Mayor (See Seal Below) Attest: 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.
CITY ATTORNEY APPROVAL
 APPROVED THIS 9th DAY OF November, A.D. 2006, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

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

REGISTERED PROFESSIONAL ENGINEER
 VICTOR HANSEN
 176695
 9/19/06
 STATE OF UTAH

NOTARY PUBLIC SEAL
 JOHN W. WALDEN
 2006-2010
 STATE OF UTAH

CITY-COUNTY ENGINEER SEAL
 CHRISTOPHER TUDOR
 10-25-06
 No. 28862
 STATE OF UTAH

CLERK-RECORDER SEAL
 STATE OF UTAH

CORPORATE SEAL
 LEGENDS LAND & RANCH LLC
 STATE OF UTAH

12120

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

SHEET 1 OF 2

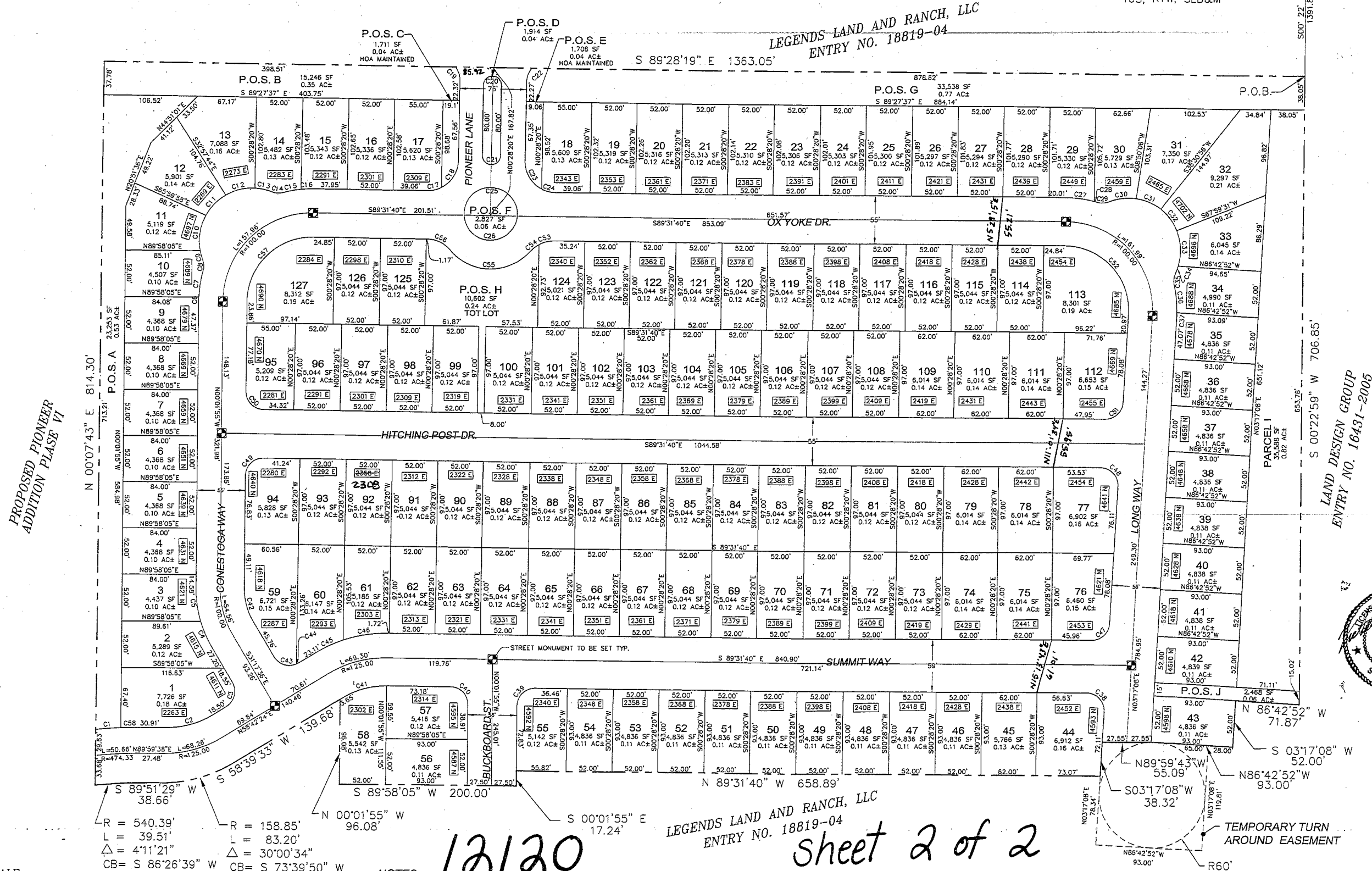
Sec 7, G, 1W T6-038 J7

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

BASIS OF BEARINGS
 S 89°24'50" E
 2658.95'

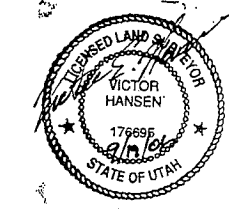
FOUND NORTHWEST CORNER
 SECTION 7
 T6S, R1W, SLB&M

FOUND NORTH 1/4 CORNER
 SECTION 7
 T6S, R1W, SLB&M



PROPOSED PIONEER
 ADDITION PHASE VI

LAND DESIGN GROUP
 ENTRY NO. 16431-2005



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

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

NOTES

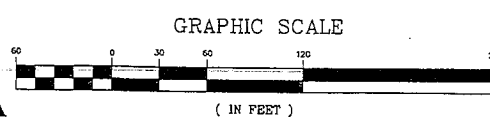
- 1) PARCEL "1" IS ENTIRELY LOCATED WITHIN AN EXISTING 75' WIDE GAS EASEMENT.
- 2) 5/8" REBAR WITH LS NO. 176695 TO BE SET AT REAR LOT CORNERS. FRONT CORNERS TO BE MARKED WITH A PLUG IN THE CURB AT AN EXTENSION OF THE PROPERTY LINE.

LEGENDS LAND AND RANCH, LLC
 ENTRY NO. 18819-04

sheet 2 of 2

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

SHEET 2 OF 2



24756; 2007; 11; 1212
 FINAL PLAT - CONVEYING
 UTAH COUNTY RECORDS
 2007 Feb 16 4:22 PM REC: 157.06 BY SA
 RECORDED FOR EAGLE MOUNTAIN CITY