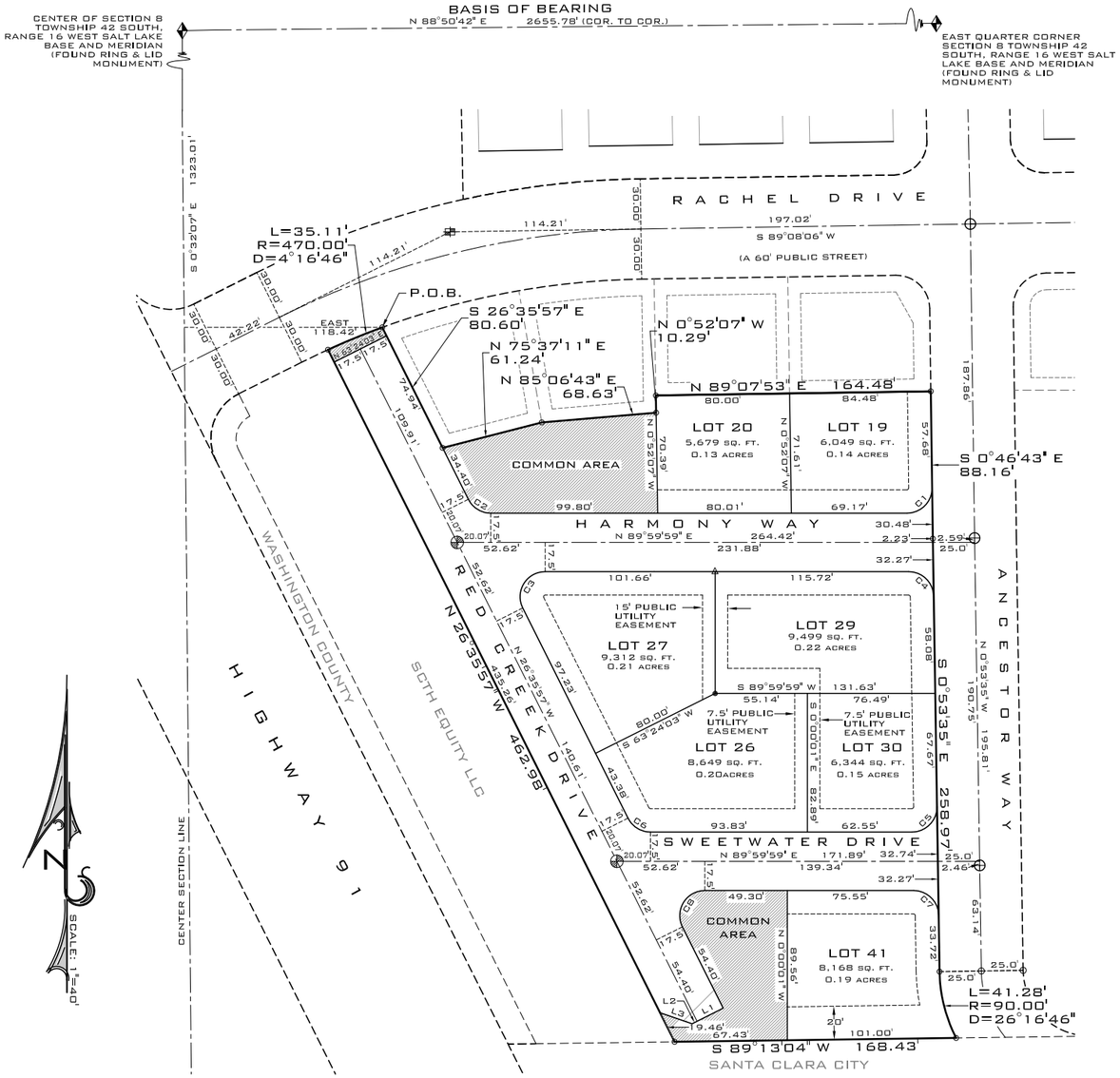

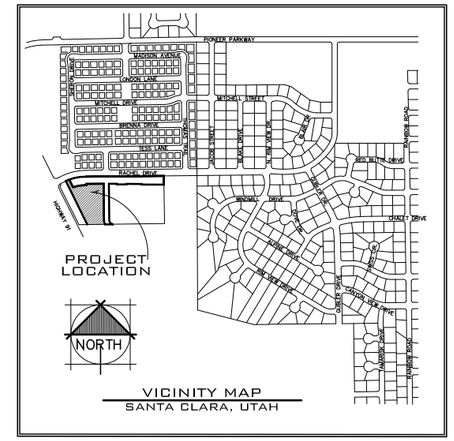

VICINITY MAP
SANTA CLARA, UTAH

NOTES:

1. Notwithstanding the posting of bond for installation of off-site improvements, no building permit will be issued for any lot in this subdivision until all utilities are fully installed in the entire subdivision.

2. Unstable soil conditions might exist on lots in this subdivision. Purchasers of lots herein have the sole responsibility for obtaining appropriate engineering services and advice relative to the usability of the lots. The city of Santa Clara disclaims any and all responsibility for such soil conditions, water control (surface and/or subsurface), and drainage control.

3. The Basis of Bearings for this survey is the section line between the Center Quarter Corner and the East Quarter Corner of Section 8, Township 42 South, Range 16 West, Salt Lake Base and Meridian. Bearing: N 88°50'42" E 2655.78'.

4. All property within this subdivision is subject to findings, summary and conclusions of a geotechnical report. A geotechnical investigation was performed by Applied Geotechnical Engineering Consultants, Inc. The investigation results and specified recommendations for the construction of foundations, floor slabs, and flat work are compiled in a report dated _____. This report is available from the developer and a copy is on file with the City of Santa Clara. Owners, builders and contractors should become familiar with this report and comply with its recommendations.

5. Minimum front building setbacks shall be 20' along public streets. Minimum rear setback of 10' and sideyard setbacks shall be 8' & 8'.

6. Lots within this subdivision have a 14.0 foot front public utility and drainage easement.

7. Lots 19, 29, 30 & 41 contain a 5.0 foot sidewalk easement along Ancestor Way.

AMENDMENT NOTE:

The purpose of amending this plat for the second time is to remove lot 28 and adjust the line between Lots 27 & 29. The public utility easement has also been rerouted along this new adjusted line. No other changes were made to this plat.

SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4938716, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into public streets, lots, common area and public easements to be hereinafter known as:

PIONEER CROSSING - PHASE 2
2ND AMENDED & EXTENDED

That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 4938716 BRANDON E. ANDERSON STATE OF UTAH

Date: _____

Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION:

Beginning at a point on the southerly line of Rachel Drive, said point being the northwest corner of Pioneer Crossing Phase 1, said point also being South 00°32'07" East along the center section line 1,323.01 feet and East 118.42 feet from the Center of Section 8, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

Thence easterly and southerly the following (8) courses along the southerly and westerly line of said Pioneer Crossing Phase 1;
Thence South 26°35'57" East 80.60 feet;
Thence North 75°37'11" East 61.24 feet;
Thence North 85°06'43" East 68.63 feet;
Thence North 00°52'07" West 10.29 feet;
Thence North 89°07'53" East 164.48 feet;
Thence South 00°46'43" East 88.16 feet;
Thence South 00°53'35" East 258.97 feet;
Thence southerly 41.28 feet along an arc of a 90.00 foot radius curve to the left (center bears North 89°06'34" East, long chord bears South 14°01'49" East 40.92 feet with a central angle of 26°16'46");
Thence South 89°13'04" West 168.43 feet;
Thence North 26°35'57" West 462.98 feet to the southerly line of said Rachel Drive;

Thence easterly 35.11 feet along an arc of a 470.00 foot radius curve to the right (center bears South 24°28'44" East, long chord bears North 67°39'39" East 35.10 feet with a central angle of 04°16'46") along said southerly line of Rachel Drive to the Point of Beginning.

Containing 96,724 square feet or 2.22 acres.

OWNERS DEDICATION:

Know all men by these presents that the undersigned owner of all the above described tract of land having caused the same to be subdivided into public streets, lots, common area and public easements to be hereafter known as:

PIONEER CROSSING - PHASE 2
2ND AMENDED & EXTENDED

do hereby dedicate to the common use of the property owners, but not to the use of the general public, all common areas shown on this plat, in accordance with the terms and conditions of dedication of said common areas as more fully provided in the "Declaration of Covenants, Conditions and Restrictions" applicable to entry no. _____, dated _____, and recorded concurrently with this plat, incorporated and made part of this plat. Reference is made to said declaration for details concerning the right and obligations of parties having or acquiring an interest in this development. For good and valuable consideration received, does hereby dedicate and convey to the City of Santa Clara for perpetual use of the public all parcels of land shown on this plat as public streets and easements. All lots, streets and easements are noted or shown. The owners do hereby warrant to the City of Santa Clara and it's successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

_____
SCTH EQUITY LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

State of Utah
County of Washington } S.S.

On the _____ day of _____ 20__, personally appeared before me _____, who being by me duly sworn did say that he is the _____ of SCTH EQUITY LLC, a Utah Limited Liability Company and that he executed the foregoing plat in behalf of said Limited Liability Company being authorized and empowered to do so by the operating agreement of SCTH EQUITY LLC, and he did duly acknowledge to me that such Limited Liability Company executed the same for the uses and purposes states herein.

Full name signature: _____
Full name print: _____
Commission no.: _____
Expiration date: _____
A notary commissioned in the state of _____

Curve Table			
Curve	Length	Radius	Delta
C1	23.77'	15.00'	90°46'42"
C2	16.60'	15.00'	63°24'04"
C3	30.53'	15.00'	116°35'56"
C4	23.33'	15.00'	89°06'26"
C5	23.80'	15.00'	90°53'34"
C6	16.60'	15.00'	63°24'04"
C7	23.33'	15.00'	89°06'26"
C8	30.53'	15.00'	116°35'56"

Line Table		
Line	Length	Direction
L1	17.50'	S 63°24'03" W
L2	3.29'	S 63°24'03" W
L3	20.28'	N 71°04'32" W

LEGEND:

- ● SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- △ SET CORNER - NAIL AND WASHER IN CURB ON EXTENSION OF PROPERTY LINE
- ○ NOTHING SET OR FOUND
- COMMON AREA
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND SURVEY CONTROL MONUMENT - CLASS I
- TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS I

THE FINAL PLAT FOR

PIONEER CROSSING

- PHASE 2 -

SUBDIVISION

2ND AMENDED & EXTENDED

LOCATED IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SANTA CLARA CITY, WASHINGTON COUNTY, STATE OF UTAH

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2, St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 - www.RACIVIL.COM

FPLAT-PH-2-2ND-AMD-EXT FILE NUMBER:	5/16/2016 DATE:	B.E.A. DRAWN:
6812-10 JOB NUMBER:	1" = 40' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:
The hereon subdivision has been reviewed and is approved in accordance with information on file in this office, this _____ day of _____, 20__.
ENGINEER
SANTA CLARA CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:
On this the _____ day of _____, A.D. 20__ the planning commission of Santa Clara City, having reviewed the above subdivision final plat and having found that it complies with the requirements of Santa Clara City's Planning Ordinances, and by authorization of said commission hereby approve said subdivision for acceptance by Santa Clara City, Utah.
CHAIRMAN OF THE PLANNING COMMISSION
SANTA CLARA CITY, UTAH

CITY SURVEYOR'S CERTIFICATE:
I the Santa Clara City Surveyor, do hereby verify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office.
CITY SURVEYOR
SANTA CLARA CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:
We the mayor and city council of Santa Clara City, Utah have reviewed the above subdivision final plat and by authorization of said City Council recorded in the minutes of it's meeting of the _____ day of _____, A.D. 20__, hereby accept the said subdivision with all commitments and all obligations pertaining thereto.
CITY RECORDER
SANTA CLARA CITY, UTAH
MAYOR
SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:
Approved as to form, this _____ day of _____ A.D. 20__.
CITY ATTORNEY
SANTA CLARA CITY, UTAH

TREASURER APPROVAL
I, Washington County Treasurer, certify on this _____ day of _____ A.D. 20__ that all taxes, special assessments, and fees due and owning on this subdivision Final Plat have been paid in full.
WASHINGTON COUNTY TREASURER

RECORDED NO.
_____
FEE: _____
COUNTY RECORDER
WASHINGTON COUNTY, UTAH