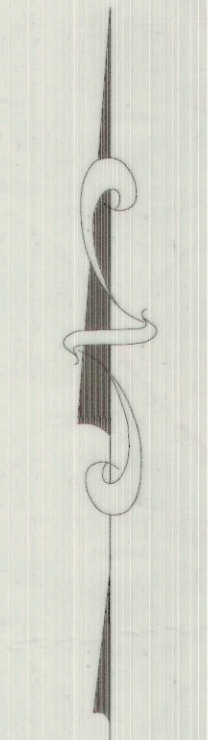
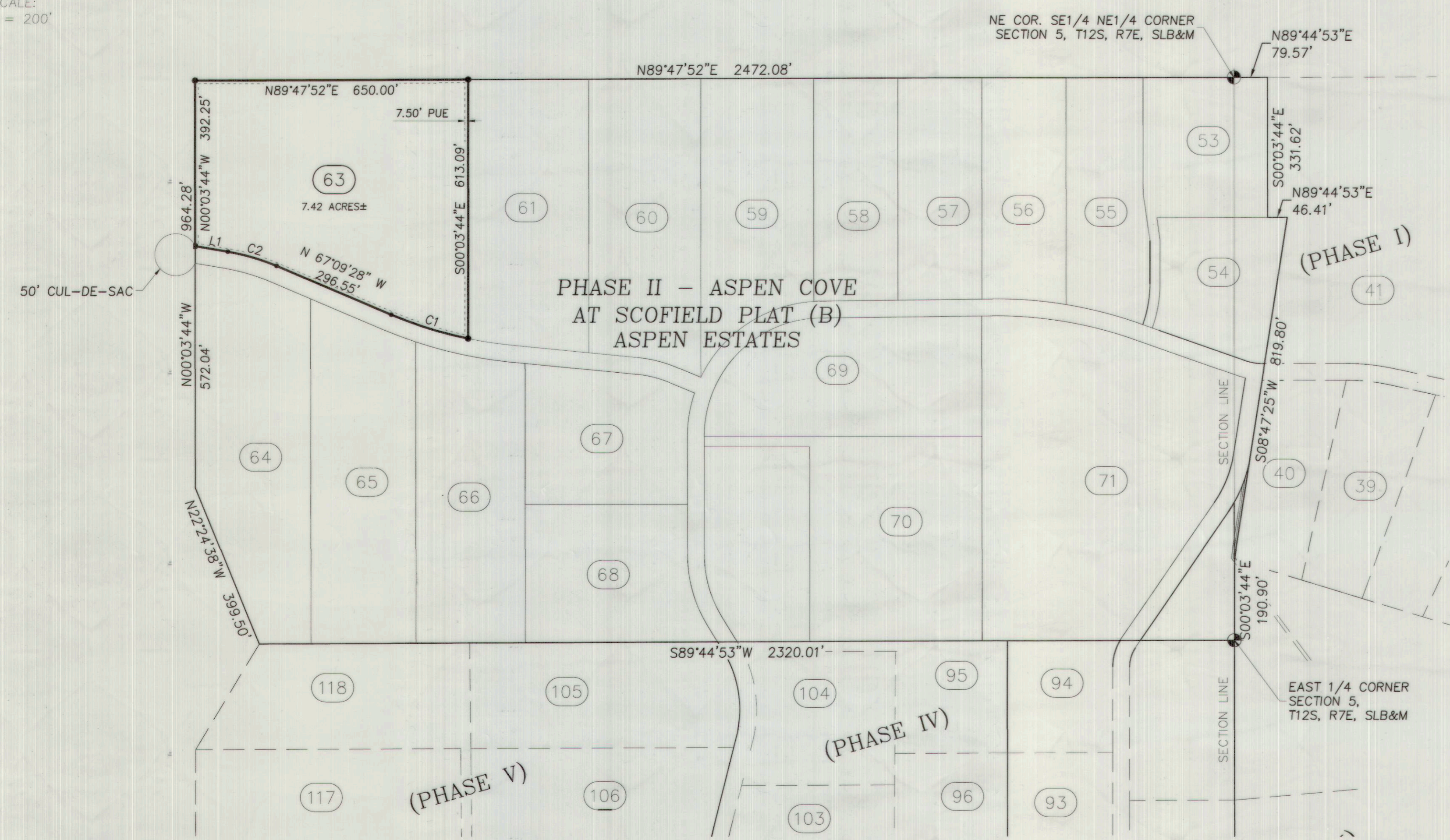


PHASE II - ASPEN COVE AT
 SCOFIELD (PLAT B)
 ASPEN ESTATES AMENDMENT NO. 1

BEING A VACATION AND AMENDMENT
 OF LOT 62 AND LOT 63 OF PHASE II
 - ASPEN COVE AT SCOFIELD PLAT B
 ASPEN ESTATES



SCALE:
 1" = 200'

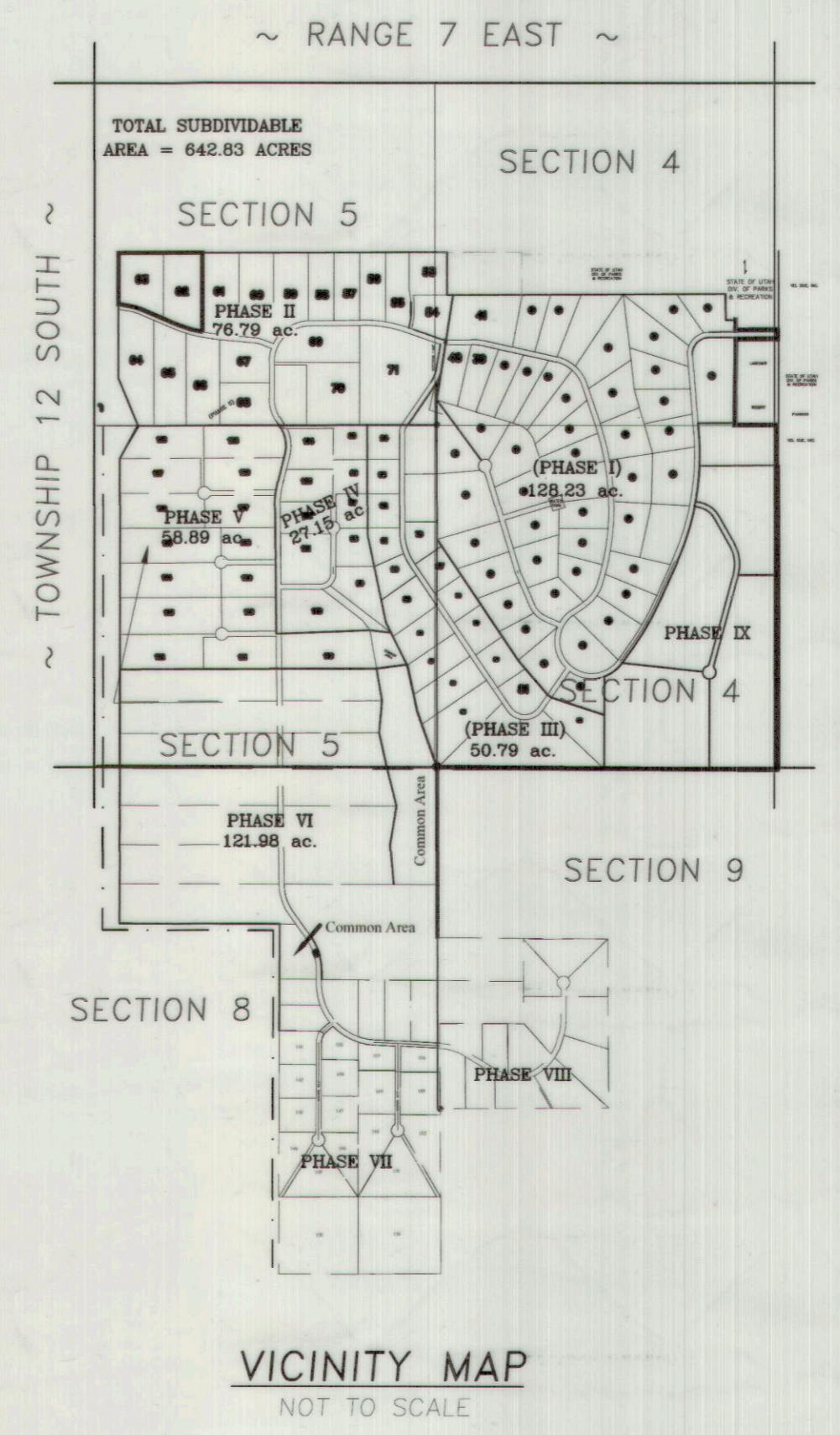


CURVE TABLE						
CURVE #	LENGTH	TANGENT	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	191.83'	96.22'	980.00'	111°2'55"	N72°45'56"W	191.52'
C2	121.20'	60.87'	520.00'	132°21'15"	N73°50'06"W	120.92'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	78.95	N80°30'43"W

NOTE:
 1) LOT CORNERS MARKED WITH 5/8" X 24" REBARS.
 2) EACH LOT IS SUBJECT TO A 7.5" DRAINAGE AND UTILITY EASEMENTS ON ALL LOT PERIMETERS.

ROCKY MOUNTAIN POWER NOTES:
 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.



SURVEYOR'S CERTIFICATE

I, TRAVIS L. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4854821, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

PHASE II - ASPEN COVE AT SCOFIELD (PLAT B)
 ASPEN ESTATES AMENDMENT NO. 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DESCRIPTION

LOTS 62 AND 63 OF PHASE II - ASPEN COVE AT SCOFIELD (PLAT B) ASPEN ESTATES LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, CARBON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 63, PHASE II - ASPEN COVE AT SCOFIELD (PLAT B) ASPEN ESTATES, SAID POINT BEING ON THE WEST BOUNDARY OF SAID PHASE II SUBDIVISION S89°44'53"W 2320.01 FEET, NORTH 22°24'38"W 399.50 FEET, AND N00°03'44"W 572.04 FEET FROM A FOUND ROCK MONUMENT MARKING THE EAST 1/4 CORNER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SUBDIVISION BOUNDARY N00°03'44"W 392.25 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE N89°47'52"E 650.00 FEET TO THE NORTHWEST CORNER OF LOT 61, SAID PHASE II - ASPEN COVE AT SCOFIELD (PLAT B) ASPEN ESTATES; THENCE ALONG THE WEST LINE OF SAID LOT 61 500°03'44"E 613.09 FEET; THENCE 191.83 FEET ALONG THE ARC OF A 980.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 111°2'55"; THENCE N72°45'56"W 191.52 FEET; THENCE N67°09'28"W 296.55 FEET; THENCE 121.20 FEET ALONG THE ARC OF A 520.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 132°21'15", CHORD OF SAID CURVE BEARS N73°50'06"W 120.92 FEET; THENCE N80°30'43"W 78.95 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 7.42 ACRES, MORE OR LESS.



NOV. 17, 2021
 DATE

Travis L. Hansen
 TRAVIS L. HANSEN

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS THE

PHASE II - ASPEN COVE AT SCOFIELD (PLAT B)
 ASPEN ESTATES AMENDMENT NO. 1

DO HEREBY APPROVE THIS PLAT AND DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY we HAVE HEREUNTO SET THIS 28th DAY OF December A.D. 2021

Daniel De Allen, TR
 Daniel De Allen, P.O.A. For Linda Kathleen Allen, TR

ACKNOWLEDGMENT

STATE OF UTAH
 County of Carbon S.S.
 ON THE 28th DAY OF December A.D. 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Carbon IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT Daniel De & Linda Kathleen Allen, Tr. SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.



08-19-2024

Jessica J. Pugh
 NOTARY PUBLIC
 RESIDING IN Carbon COUNTY

S1/2 OF NE1/4 SEC. 5, T 12 S, R 7 E, S.L.B. & M.

CARBON COUNTY RECORDER

RECORDED # _____
 STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____ BOOK _____ PAGE _____
 KARLA MEDLEY, COUNTY RECORDER

PREPARED BY:
 LEGACY ENGINEERING
 AND SURVEYING LLC
 PO BOX 374
 ANNABELLA, UTAH 84711
 PHONE (801) 420-2180

CARBON COUNTY PLANNING COMMISSION
 Richard Taitan
 CHAIRMAN
 12-23-21
 DATE

CARBON COUNTY CONTRACT SURVEYOR
 M. CODY WARE
 CARBON COUNTY CONTRACT SURVEYOR
 STATE OF UTAH
 12-21-21
 DATE

CARBON COUNTY ATTORNEY
 Christian Boyer
 CARBON COUNTY ATTORNEY
 DATE 12/21/21