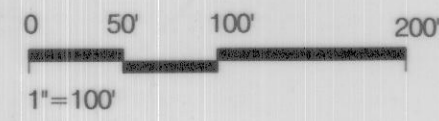
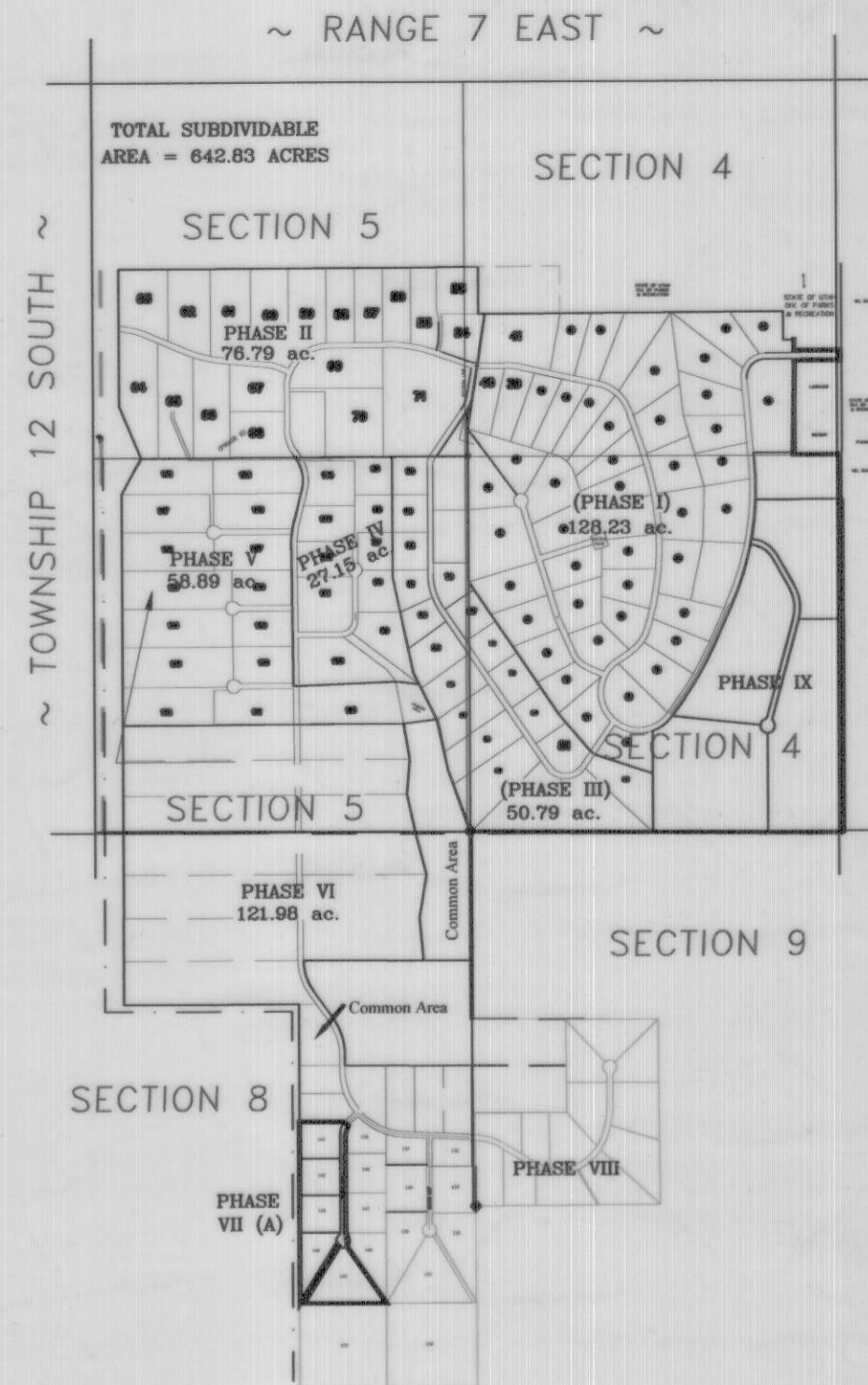
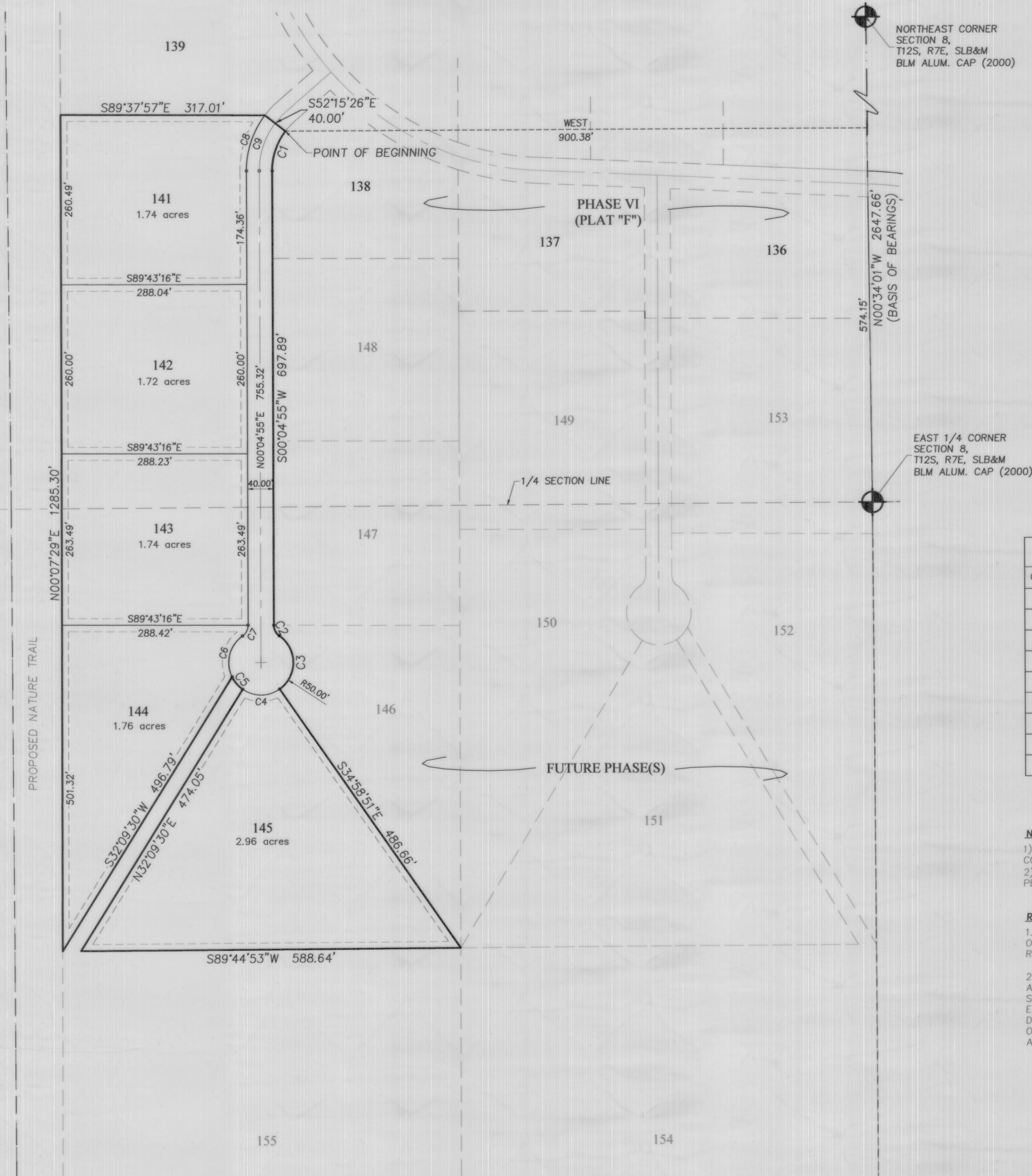


# PHASE VII (A) ASPEN COVE AT SCOFIELD



SCALE:  
 1" = 100'



VICINITY MAP  
 NOT TO SCALE

CURVE TABLE						
CURVE #	LENGTH	TANGENT	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	65.73'	34.10'	100.00'	37°39'39"	S18°54'45"W	64.55'
C2	19.24'	10.44'	20.00'	55°07'17"	S27°28'43"E	18.51'
C3	96.04'	71.49'	50.00'	110°03'31"	S00°00'36"E	81.94'
C4	61.04'	34.98'	50.00'	69°56'50"	N89°59'35"E	57.32'
C5	25.42'	12.99'	50.00'	29°07'45"	N40°28'08"W	25.15'
C6	70.80'	42.81'	50.00'	81°08'11"	S14°39'50"W	65.04'
C7	19.29'	10.47'	20.00'	55°15'02"	S27°42'27"W	18.55'
C8	92.02'	47.74'	140.00'	37°39'39"	S18°54'45"W	90.38'
C9	78.88'	40.92'	120.00'	37°39'39"	S18°54'45"W	77.46'

**NOTE:**  
 1) 5/8" REBARS WITH PLASTIC CAPS STAMPED "PLS 4854821" SET AT EACH PROPERTY CORNER.  
 2) EACH LOT IS SUBJECT TO A 10' 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 VII (A) - ASPEN COVE AT SCOFIELD

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

## DESCRIPTION

A PARCEL OF LAND LOCATED IN CARBON COUNTY, STATE OF UTAH, WHICH IS IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION BEING N00°34'01"W BETWEEN THE EAST QUARTER CORNER AND NORTHEAST CORNER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE WEST LINE OF LOT 138, PHASE VI - ASPEN COVE AT SCOFIELD PLAT "F", SAID POINT BEING N00°34'01"W 574.15 FEET ALONG THE SECTION LINE AND WEST 900.38 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE WEST LINE OF SAID LOT 138 SOUTHWESTERLY 65.73 FEET, ALONG THE ARC OF A 100.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 37°39'39", CHORD OF SAID CURVE BEARS S18°54'45"W 64.55 FEET; THENCE S00°04'55"W 697.89 FEET; THENCE SOUTHEASTERLY 19.24 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 55°07'17", CHORD OF SAID CURVE BEARS S27°28'43"E 18.51 FEET; THENCE SOUTHERLY 96.04 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS TANGENT CURVE CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 110°03'31", CHORD OF SAID CURVE BEARS S00°00'36"E 81.94 FEET; THENCE S34°58'51"E 486.66 FEET; THENCE S89°44'53"W 588.64 FEET; THENCE N32°09'30"E 474.05 FEET; THENCE NORTHWESTERLY 25.42 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 29°07'45", CHORD OF SAID CURVE BEARS N40°28'08"W 25.15 FEET; THENCE S32°09'30"W 496.79 FEET; THENCE N00°07'29"E 1285.30 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 139 OF PHASE VI - ASPEN COVE AT SCOFIELD PLAT "F"; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S89°37'57"E 317.01 FEET, (2) S52°15'26"E 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10.83 ACRES, MORE OR LESS.

MAY 26, 2022  
 DATE



## OWNER'S DEDICATION

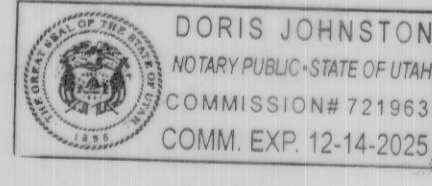
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, TO HEREAFTER BE KNOWN AS THE

### PHASE VII (A) - ASPEN COVE AT SCOFIELD

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 WHEREOF, WE HAVE SET OUR HANDS THIS 6<sup>th</sup> DAY OF JULY A.D. 20 22.

American Recreation & Sports, Inc. Mark L. Nelson, President  
 DBA ASPEN COVE AT SCOFIELD

## ACKNOWLEDGMENT



STATE OF UTAH  
 County of Carbon S.S.  
 ON THE 6<sup>th</sup> DAY OF July A.D. 20 22, 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 Mark L. Nelson SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 12-14-2025  
 NOTARY PUBLIC  
 RESIDING IN Carbon COUNTY

NE1/4 & SE1/4 SEC. 8, T 12 S, R 7 E, S.L.B. & M.

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

CARBON COUNTY PLANNING COMMISSION  
Richard Fiedler  
 CHAIRMAN  
6-9-22  
 DATE

CARBON COUNTY CONTRACT SURVEYOR  
[Signature]  
 No. 4940688  
 M. CODY WARE  
 6-28-22  
 DATE

CARBON COUNTY ATTORNEY  
Christian Burch  
 CARBON COUNTY ATTORNEY  
6/9/22  
 DATE

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