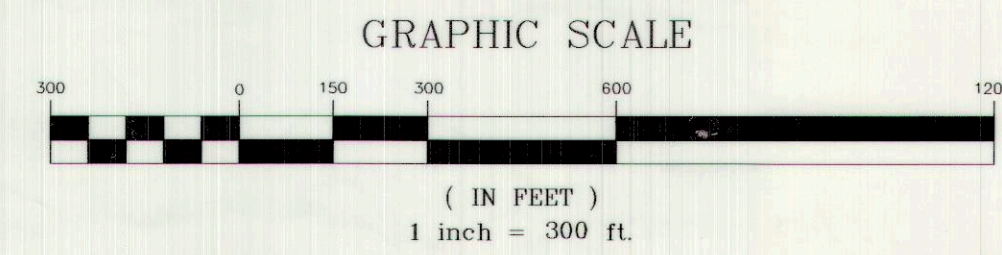


Scofield 40 Acre Subdivision Amendment

Located in Sections 7 and 18, T. 12 S., R. 7 E., S.L.B. & M.
Carbon County, Utah
2021



LEGEND	
	SURVEYED BOUNDARY LINE
	PREVIOUS SURVEYED BOUNDARY LINE
	SECTION LINE
	QUARTER SECTION LINE
	40 ACRE LINE
	DEED LINE
	EXISTING FENCE
	SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
	FOUND SURVEY MONUMENT AS NOTED
	FOUND SECTION CORNER AS NOTED
	NOT FOUND SECTION CORNER AS NOTED
	FOUND QUARTER SECTION CORNER AS NOTED
	NOT FOUND QUARTER SECTION CORNER AS NOTED

LOT 1A SURVEYED DESCRIPTION

BEGINNING AT THE NORTHEAST 1/16 CORNER OF SECTION 18, T. 12 S., R. 7 E., S.L.B. & M. AS MONUMENTED BY A 2000 B.L.M. ALUMINUM CAP, THENCE S00°31'44"E ALONG THE 40 ACRE LINE, 1293.58 FEET TO A POINT 30.00 FEET DISTANT FROM THE CENTER EAST 1/16 CORNER OF SECTION 18, THENCE S89°54'51"W PARALLEL TO THE QUARTER SECTION LINE, 3756.82 FEET TO A POINT 30.00 FEET DISTANT FROM THE WEST LINE OF SAID SECTION 18, THENCE N01°57'57"W PARALLEL TO THE WEST LINE OF SAID SECTION 18, 442.36 FEET TO THE SOUTH LINE OF LOT 3 OF THE SCOFIELD 40 ACRE MINOR SUBDIVISION, THENCE ALONG THE BOUNDARY LINE OF SAID LOT 3 THE FOLLOWING COURSES: S85°49'27"E 3156.64 FEET AND N20°44'31"W 1028.39 FEET; THENCE N14°40'34"E 244.88 FEET; THENCE N89°47'39"E 1342.32 FEET TO THE EAST LINE OF A COUNTY ROAD, THENCE ALONG THE EAST LINE OF A COUNTY ROAD AROUND A 665.53 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 116.72 FEET (CHORD BEARS S09°37'40"E 116.57 FEET) TO THE 40 ACRE LINE, THENCE S89°47'39"W ALONG THE 40 ACRE LINE, 447.85 FEET TO THE POINT OF BEGINNING, CONTAINING 50.348 ACRES, MORE OR LESS.

BASIS OF BEARING IS N00°06'06"E BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, T. 12 S., R. 7 E., S.L.B. & M.

LOT 2A SURVEYED DESCRIPTION

BEGINNING AT A POINT LOCATED S89°39'15"W ALONG THE SOUTH LINE OF SECTION 7, T. 12 S., R. 7 E., S.L.B. & M., 881.55 FEET AND NORTH 438.61 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7, SAID POINT ALSO BEING LOCATED ON THE BOUNDARY LINE OF LOT 4 OF THE SCOFIELD 40 ACRE MINOR SUBDIVISION, THENCE N44°17'48"W ALONG THE BOUNDARY LINE OF SAID LOT 4 THE FOLLOWING COURSES, 1698.51 FEET; THENCE N00°06'44"E 486.40 FEET; THENCE S88°54'44"E 2380.83 FEET; THENCE S17°32'27"W 1873.20 FEET TO THE NORTH LINE OF LOT 3 OF THE SCOFIELD 40 ACRE MINOR SUBDIVISION, THENCE ALONG THE BOUNDARY LINE OF SAID LOT 3 AND THE EXTENSION THEREOF THE FOLLOWING COURSES: N69°32'16"W 690.47 FEET, N24°01'21"E 639.57 FEET, AND S75°58'43"W 537.21 FEET TO THE BOUNDARY LINE OF SAID LOT 4, THENCE N86°49'25"E ALONG THE BOUNDARY LINE OF SAID LOT 4, 430.50 FEET TO THE POINT OF BEGINNING, CONTAINING 51.619 ACRES, MORE OR LESS.

BASIS OF BEARING IS N00°06'06"E BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, T. 12 S., R. 7 E., S.L.B. & M.

PROPOSED ACCESS ROAD #2 SURVEYED DESCRIPTION

CENTERLINE DESCRIPTION FOR A 33.00 FOOT WIDE PRIVATE ROAD RIGHT OF WAY WITH 7.50 FOOT WIDE PUBLIC UTILITY EASEMENTS ON EACH SIDE OF THE PRIVATE ROAD

BEGINNING AT A POINT LOCATED S83°19'27"W 2513.78 FEET FROM THE NORTHEAST CORNER OF SECTION 18, T. 12 S., R. 7 E., S.L.B. & M., SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE INTERSECTION OF 2 PRIVATE ROAD CENTER LINES, THENCE S60°04'17"E 196.05 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 21.01 FEET (CHORD BEARS S57°03'11"E 21.06 FEET); THENCE S54°02'05"E 175.67 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE LEFT, 16.20 FEET (CHORD BEARS S58°21'19"E 16.20 FEET); THENCE S58°40'33"E 123.71 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 134.40 FEET (CHORD BEARS S39°22'27"E 131.89 FEET); THENCE S00°12'02"E 122.87 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE LEFT, 97.89 FEET (CHORD BEARS S34°11'36"E 96.91 FEET); THENCE S48°12'52"E 20.15 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 67.01 FEET (CHORD BEARS S36°40'27"E 66.33 FEET); THENCE S03°17'12"E 30.89 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE LEFT, 82.12 FEET (CHORD BEARS S32°11'07"E 81.87 FEET); THENCE S41°05'01"E 53.24 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 51.29 FEET (CHORD BEARS S33°44'15"E 51.14 FEET); THENCE S26°23'29"E 348.61 FEET.

BASIS OF BEARING IS N00°06'06"E BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, T. 12 S., R. 7 E., S.L.B. & M.

Private Road Line Table

Line #	Length	Direction	Line #	Length	Direction
L10	196.05	S60°04'16"E	L24	97.94	N75°15'05"W
L11	175.67	S54°02'04"E	L25	530.04	S84°52'27"W
L12	123.71	S58°40'33"E	L26	57.12	S69°16'56"W
L13	122.67	S20°10'19"E	L27	61.53	N79°38'32"W
L14	20.15	S48°12'52"E	L28	64.01	N68°36'28"W
L15	30.99	S23°17'12"E	L29	68.93	N68°36'28"W
L16	53.24	S41°05'00"E	L30	94.52	S76°03'23"W
L17	348.61	S26°23'28"E	L31	209.23	N79°05'49"W
L18	47.77	S66°51'21"W	L32	254.78	S75°19'42"W
L19	60.33	N37°42'51"W	L33	86.51	N88°55'06"W
L20	138.45	N78°36'58"W	L34	83.48	N28°12'53"E
L21	318.89	N75°50'27"W	L35	164.19	N28°12'53"E
L22	208.62	N69°45'32"W	L36	167.97	N40°43'21"E
L23	170.22	S84°47'53"W	L37	226.26	N25°30'21"E

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Curve #	Length	Radius	Chord Direction	Chord Length
C10	21.07	200.00	S57°03'11"E	21.06	C25	108.47	200.00	S84°49'10"W	107.15
C11	16.20	200.00	S56°21'19"E	16.20	C26	131.48	200.00	N60°48'33"W	129.13
C12	134.40	200.00	S39°22'27"E	131.89	C27	74.32	159.90	N55°17'29"W	73.65
C13	97.89	200.00	S34°11'36"E	96.91	C28	123.34	200.00	N86°16'30"W	121.39
C14	87.01	200.00	S35°45'02"E	86.33	C29	86.73	200.00	S88°28'47"W	86.05
C15	62.12	200.00	S32°11'07"E	61.87	C30	89.27	200.00	S88°06'57"W	88.53
C16	51.29	200.00	S33°44'15"E	51.14	C31	54.99	200.00	S83°12'19"W	54.82
C17	170.01	129.14	N75°25'47"W	158.00	C32	16.42	50.00	N79°30'38"W	16.35
C18	117.61	246.61	N24°03'07"W	116.50	C33	85.80	50.00	N20°56'34"W	75.65
C19	119.08	100.00	N44°30'13"W	112.17	C34	43.66	200.00	N34°28'07"E	43.57
C20	21.23	200.00	N72°48'00"W	21.22	C35	53.12	200.00	N33°06'49"E	52.96
C21	88.81	200.00	N82°28'49"W	88.08	C36	80.42	267.00	N34°30'34"E	80.12
C22	69.64	200.00	N85°13'36"W	69.29	C37	72.56	118.50	N05°29'10"E	71.43
C23	69.37	200.00	N85°11'17"W	69.02	C38	114.82	184.50	S05°46'28"W	112.98
C24	54.43	200.00	S77°04'40"W	54.26	C39	101.74	333.19	S34°23'19"W	101.34

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAN CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



Troy W. Gadd, L.S. #5561169
DATE 6/16/21

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

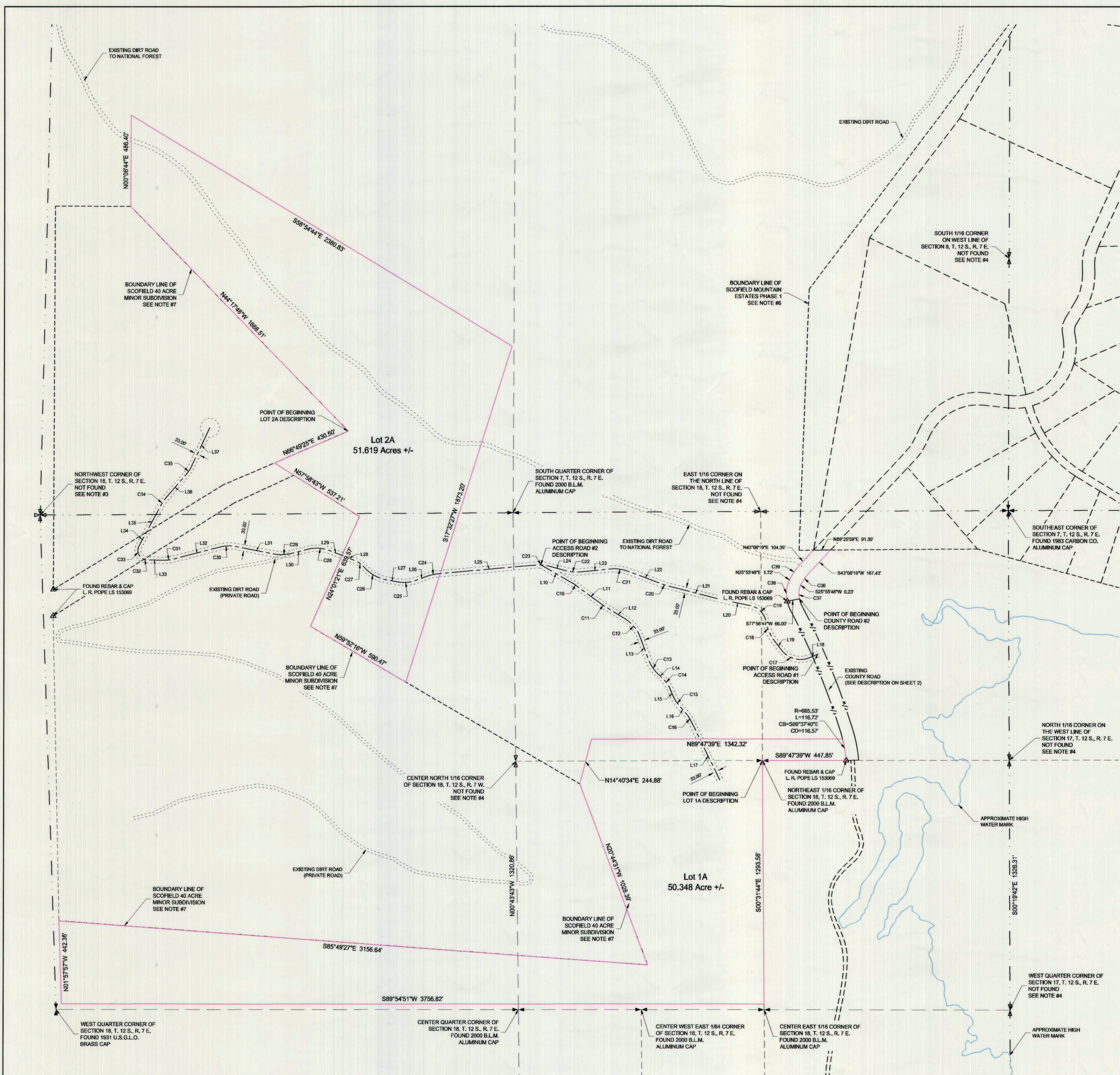
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SURVEYED BY: G.B.N./T.W.G. DRAWN BY: T.W.G. UPDATED: 6/15/2021 PLOTTED: 6/16/2021

Scofield 40 Acre Subdivision Amendment

Carbon County, Utah
Scale: 1" = 300'

SHEET 2 OF 2

Ent 856511 & 1001 p 527



EXISTING COUNTY ROAD DESCRIPTION

THIS DESCRIPTION WAS TAKEN FROM THE PLAT ON FILE FOR THE SCOFIELD 40 ACRES, A MINOR SUBDIVISION.

DESCRIPTION OF A 66 FOOT WIDE PUBLIC ROAD RIGHT OF WAY

BEGINNING AT A POINT 3 66°54'09" W 1210.32 FEET FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON A 118.50 FOOT RADIUS CURVE TO THE LEFT, (BEARING TO RADIIUS N 77°43'05" E) AND RUNNING THENCE SOUTHEASTERLY 32.48 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 3990.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 718.53 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 731.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, THENCE SOUTHEASTERLY 168.21 FEET ALONG THE ARC OF SAID CURVE; THENCE S 89°54'11" W 66.18 FEET TO A POINT ON A 665.50 FOOT RADIUS CURVE TO THE LEFT, (BEARING TO RADIIUS POINT IS S 85°06'10" W); THENCE NORTHWESTERLY 148.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 3824.00 FOOT COMPOUND CURVE TO THE LEFT, THENCE NORTHWESTERLY 705.85 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 184.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY 50.57 FEET ALONG THE ARC OF SAID CURVE; THENCE N 77°43'05" E 66.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS S00°32'22"E ALONG THE SECTION LINE BETWEEN THE NE CORNER OF SECTION 18 AND THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 18.

CONTAINING 0.56 ACRES.

PROPOSED COUNTY ROAD #2 SURVEYED DESCRIPTION

A 66.00 FOOT WIDE PUBLIC ROAD RIGHT OF WAY

BEGINNING AT A POINT LOCATED S89°47'39"W ALONG THE NORTH LINE OF SECTION 18, T. 12 S., R. 7 E., S.L.B. & M., 1115.27 FEET AND SOUTH 464.49 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 18, SAID POINT ALSO BEING LOCATED ON THE EXISTING COUNTY ROAD, THENCE S77°56'44"W ALONG THE EXISTING COUNTY ROAD, 66.00 FEET; THENCE AROUND A 184.50 FOOT RADIUS NON-TANGENT TO THE RIGHT, 114.82 FEET (CHORD BEARS N05°49'28"E 112.98 FEET); THENCE N25°55'46"E 1.72 FEET; THENCE AROUND A 333.00 FOOT RADIUS CURVE TO THE RIGHT, 160.01 FEET (CHORD BEARS N34°20'03"E 99.64 FEET); THENCE N43°08'19"E 104.35 FEET, MORE OR LESS TO THE SOUTH BOUNDARY LINE OF THE SCOFIELD MOUNTAIN ESTATES PHASE 1 SUBDIVISION; THENCE N89°25'59"E ALONG SAID SOUTH BOUNDARY LINE, 91.30 FEET; THENCE S43°08'19"W 167.43 FEET; THENCE AROUND A 267.00 FOOT RADIUS CURVE TO THE LEFT, 80.19 FEET (CHORD BEARS S34°30'03"W 79.89 FEET); THENCE S25°50'46"W 0.23 FEET; THENCE AROUND A 118.50 FOOT RADIUS CURVE TO THE LEFT, 72.56 FEET (CHORD BEARS S05°29'10"W 71.43 FEET) TO THE POINT OF BEGINNING, CONTAINING 0.486 ACRE, MORE OR LESS.

BASIS OF BEARING IS N00°06'06"E BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, T. 12 S., R. 7 E., S.L.B. & M.