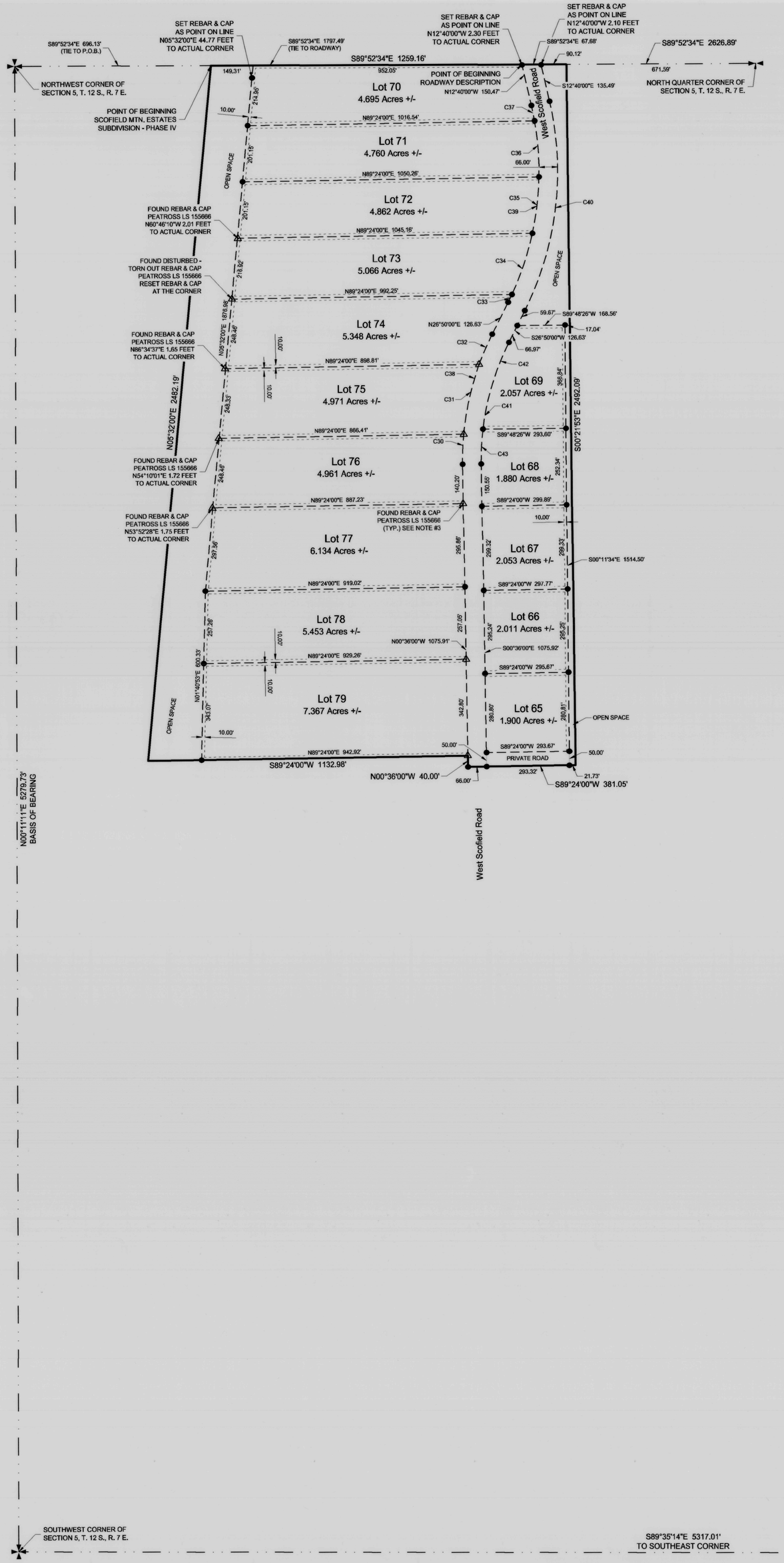
Scofield Mountain Estates Subdivision - Phase IV

Located in Section 5, T. 12 S., R. 7 E., S.L.B. & M.
Carbon County, Utah
2021



LEGEND

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- PUBLIC UTILITY EASEMENT LINE
- SECTION LINE
- EDGE GRAVEL ROAD
- EXISTING FENCE
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED

GRAPHIC SCALE

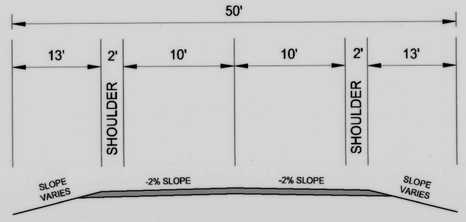
250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.

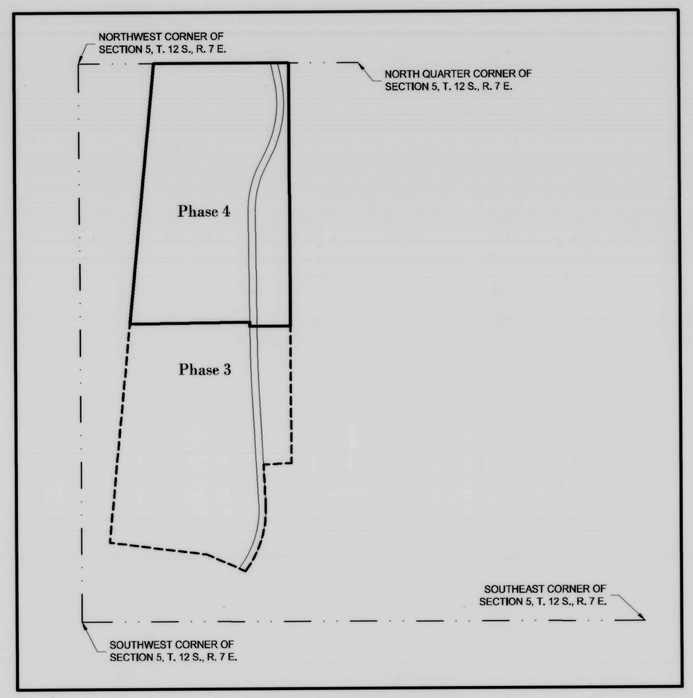
N

Ent 857456 Bk 1007 Pg 403
Date: 24-SEP-2021 9:17:29AM
Fee: $55.00 Charge Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: SOUTH EASTERN UTAH TITLE CO

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C30	107.05	1000.00	S02°28'00"W	107.00
C31	254.53	1000.00	S12°49'31"W	253.84
C32	117.23	1000.00	S23°28'31"W	117.16
C33	30.95	1042.00	N25°58'57"E	30.94
C34	229.17	1042.00	N18°49'52"E	228.71
C35	202.08	1042.00	N06°58'30"E	201.76
C36	200.68	1042.00	N04°05'53"W	200.37
C37	55.49	1042.00	N11°08'28"W	55.48
C38	478.81	1000.00	N13°07'00"E	474.25
C39	718.36	1042.00	N07°05'00"E	704.22
C40	763.86	1108.00	N07°05'00"E	748.82
C41	447.20	934.00	S13°07'00"W	442.94
C42	323.03	934.00	S16°55'30"W	321.43
C43	124.17	934.00	S03°12'30"W	124.07



TYPICAL CROSS SECTION FOR PRIVATE ROAD



PHASE 4 LOCATION MAP
SECTION 5, T. 12 S., R. 7 E., S.L.B. & M.
NOT TO SCALE

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON AND HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, ROADS, AND OPEN SPACES TO BE KNOWN AS "SCOFIELD MOUNTAIN ESTATES SUBDIVISION - PHASE 4" AS SHOWN HEREON.

I DO HEREBY DEDICATE FOR THE PERPETUAL USE BY THE SCOFIELD MOUNTAIN ESTATES HOMEOWNERS ASSOCIATION, ALL OPEN SPACE AND PRIVATE ROADS SHOWN ON THIS PLAT AS INTENDED FOR USE OF THE HOMEOWNERS ASSOCIATION; AND DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, THAT ROAD KNOWN AS WEST SCOFIELD ROAD, A COUNTY ROAD.

JARED F. BROWN
GENERAL MANAGER - SCOFIELD ESTATES, L.C.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF } S.S.

ON THE 7th DAY OF September, A.D. 2021, PERSONALLY APPEARED BEFORE ME, JARED F. BROWN OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THIS OWNER'S CERTIFICATE.

09-28-2022
MY COMMISSION EXPIRES

NOTARY PUBLIC

RITA VIGOR
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 699259
COMM. EXP. 02-28-2022

DESCRIPTION FOR SUBDIVISION BOUNDARY - PHASE IV

BEGINNING AT A POINT LOCATED S89°52'34"E ALONG THE NORTH LINE OF SECTION 5, T. 12 S., R. 7 E., S.L.B. & M., 696.13 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE S89°52'34"E ALONG THE NORTH LINE OF SAID SECTION 5, 1259.16 FEET TO AN EXISTING FENCE LINE; THENCE S00°21'53"E ALONG SAID FENCE LINE, 2492.09 FEET TO THE NORTH BOUNDARY LINE OF PHASE 3 OF SCOFIELD MOUNTAIN ESTATES SUBDIVISION; THENCE S89°24'00"W ALONG THE BOUNDARY LINE OF PHASE 3 OF SAID SUBDIVISION, 381.05 FEET TO THE WEST RIGHT OF WAY LINE OF THE WEST SCOFIELD ROAD; THENCE N00°36'00"W ALONG THE WEST LINE OF SAID ROAD AND ALONG THE BOUNDARY LINE OF PHASE 3 OF SAID SUBDIVISION, 40.00 FEET; THENCE S89°24'00"W ALONG THE BOUNDARY LINE OF PHASE 3 OF SAID SUBDIVISION, 1132.98 FEET; THENCE N05°32'00"E 2492.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 78.684 ACRES, MORE OR LESS.

BASIS OF BEARING IS N00°11'11"E BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SECTION 5, T. 12 S., R. 7 E., S.L.B. & M.

DESCRIPTION FOR WEST SCOFIELD ROAD

BEGINNING AT A POINT LOCATED S89°52'34"E ALONG THE NORTH LINE OF SECTION 5, T. 12 S., R. 7 E., S.L.B. & M., 1797.49 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE S89°52'34"E ALONG THE NORTH LINE OF SAID SECTION 5, 67.64 FEET; THENCE S12°40'00"E 135.49 FEET; THENCE AROUND A 1108.00 FOOT RADIUS CURVE TO THE RIGHT, 763.86 FEET (CHORD BEARS S07°05'00"W 748.82 FEET); THENCE S26°50'00"W 126.63 FEET; THENCE AROUND A 934.00 FOOT RADIUS CURVE TO THE LEFT, 447.20 FEET (CHORD BEARS S13°07'00"W 442.94 FEET); THENCE S00°36'00"E 1075.92 FEET TO THE BOUNDARY LINE OF THE SCOFIELD MOUNTAIN ESTATES SUBDIVISION - PHASE 3; THENCE S89°24'00"W ALONG THE BOUNDARY LINE OF PHASE 3 OF SAID SUBDIVISION, 66.00 FEET; THENCE N00°36'00"W 1075.91 FEET; THENCE AROUND A 1000.00 FOOT RADIUS CURVE TO THE RIGHT, 478.81 FEET (CHORD BEARS N13°07'00"E 474.25 FEET); THENCE N26°50'00"E 126.63 FEET; THENCE AROUND A 1042.00 FOOT RADIUS CURVE TO THE LEFT, 718.36 FEET (CHORD BEARS N07°05'00"E 704.22 FEET); THENCE N12°40'00"W 150.47 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.863 ACRES.

BASIS OF BEARING IS N00°11'11"E BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SECTION 5, T. 12 S., R. 7 E., S.L.B. & M.

SURVEY NARRATIVE AND NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE THE SCOFIELD MOUNTAIN ESTATES SUBDIVISION - PHASE IV AND TO STAKE CERTAIN LOT CORNERS AS SHOWN HEREON.

2. BASIS OF BEARING IS N00°11'11"E BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SECTION 5, T. 12 S., R. 7 E., S.L.B. & M.

3. THE FOUND REBAR AND CAPS WERE SET BY CLINTON PEATROSS IN 2004 - 2005. ACCORDING TO THE OWNERS, THE SUBDIVISION WAS ONLY SURVEYED OUT BUT NEVER APPROVED OR RECORDED / FILED WITH THE COUNTY OFFICES. ALL THE FOUND REBAR AND CAP CORNERS ARE WITHIN A 0.50 FOOT OF ACTUAL POSITION UNLESS OTHERWISE NOTED.

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 PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.

PROFESSIONAL LAND SURVEYOR TROY W. GADD No. 5561169 STATE OF UTAH

TROY W. GADD, L.S. #5561169 — DATE 8/25/21

CARBON COUNTY PLANNING COMMISSION

CHAIRMAN — DATE 9-7-21

CARBON COUNTY CONTRACT SURVEYOR

PROFESSIONAL LAND SURVEYOR M. CODY WARE No. 4940688 STATE OF UTAH

CARBON COUNTY CONTRACT SURVEYOR — DATE 9/13/21

CARBON COUNTY ATTORNEY

CARBON COUNTY DEPUTY ATTORNEY — DATE 9/13/21

CARBON COUNTY RECORDER

RECORDED # 857456

STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF
SENTCO
DATE 9/24/21 TIME 9:17 A
BOOK 1007 PAGE 403

STATE OF UTAH County Recorder COUNTY OF CARBON

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

PROJECT NUMBER: 2008-026	FILE NAME: h:\jd\proj\2008-026\dwg\2008-026 subd - phase 4.dwg		
SURVEYED BY: G.B.N. / T.W.G.	DRAWN BY: T.W.G.	UPDATED: 8/25/2021	PLOTTED: 8/25/2021

Scofield Mountain Estates Subdivision - Phase IV

Carbon County, Utah
Scale: 1" = 250'

SCOFIELD MTN ESTATES SUB. PHASE IV
SEC 5, T12S, R7E, SLB&M