

# Scofield Mountain Estates Subdivision - Phase III

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

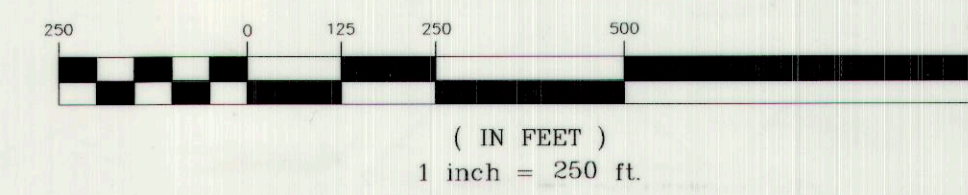
Est 857459 & 1007 of 404  
Date: 24-SEP-2021 9:17:58AM  
Fee: \$55.00 Charge Filed By: RO  
KARLA HEDLEY, Recorder  
CARBON COUNTY CORPORATION  
For: SOUTH EASTERN UTAH TITLE CO



### 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



Curve #	Length	Radius	Chord Direction	Chord Length
C1	249.22	5750.00	S01°50'30"E	249.20
C2	246.36	5684.00	S01°50'30"E	246.34
C3	103.68	335.00	N64°53'01"W	103.27
C4	202.30	335.00	N38°43'03"W	199.24
C5	207.27	335.00	N03°41'34"W	203.98
C6	13.94	335.00	N15°13'28"E	13.94
C7	163.84	50.00	N46°32'18"E	99.77
C8	109.10	50.00	N23°15'20"E	88.71
C9	177.03	295.00	S01°10'32"E	174.39
C10	285.15	295.00	S46°03'31"E	274.18
C11	309.08	900.00	N27°21'42"E	307.56
C12	283.69	900.00	N05°56'48"E	282.52
C13	632.76	900.00	N17°03'30"E	619.80

### 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 3" 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*  
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.

02-28-2022  
MY COMMISSION EXPIRES

*Rita Vigor*  
NOTARY PUBLIC

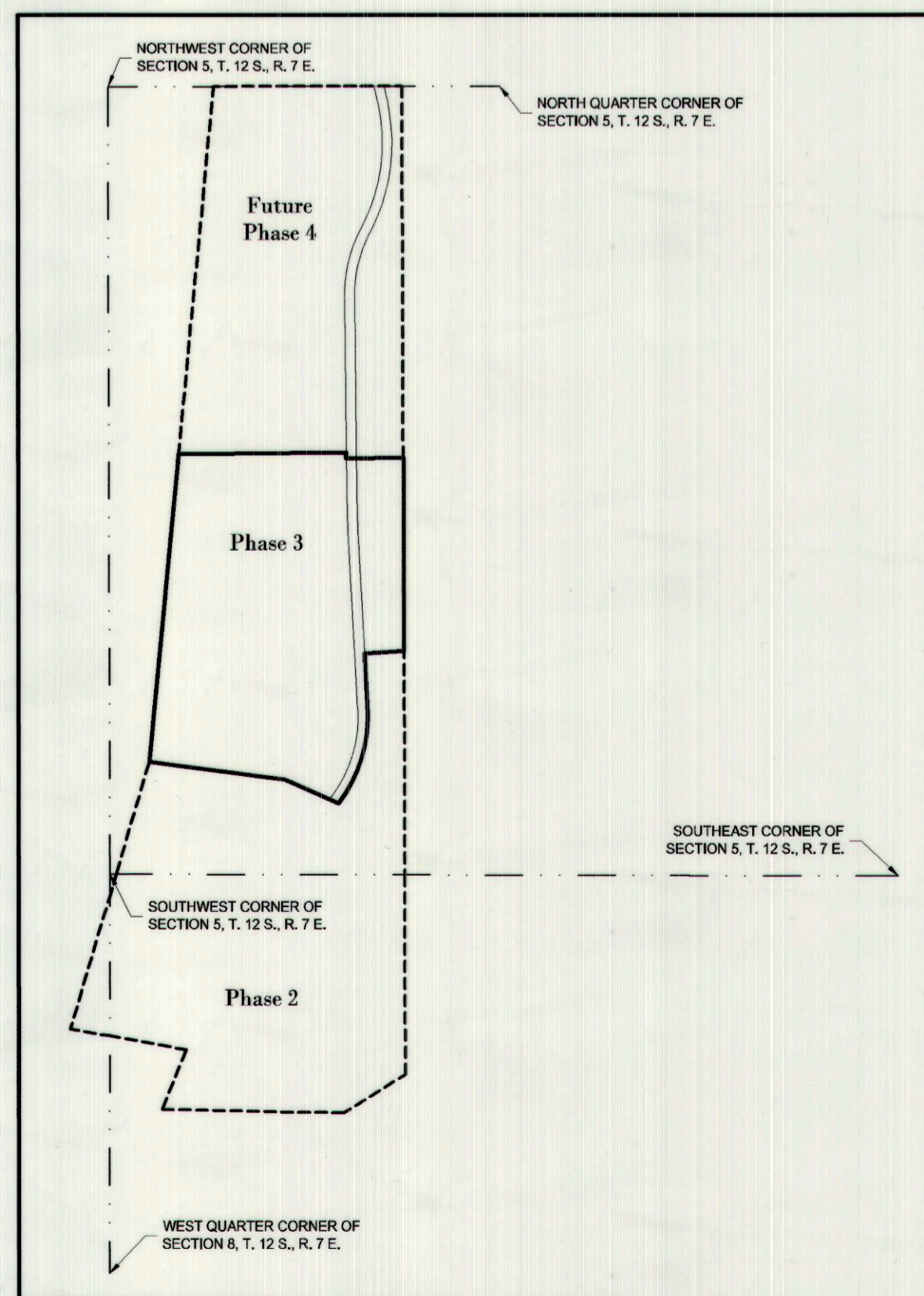
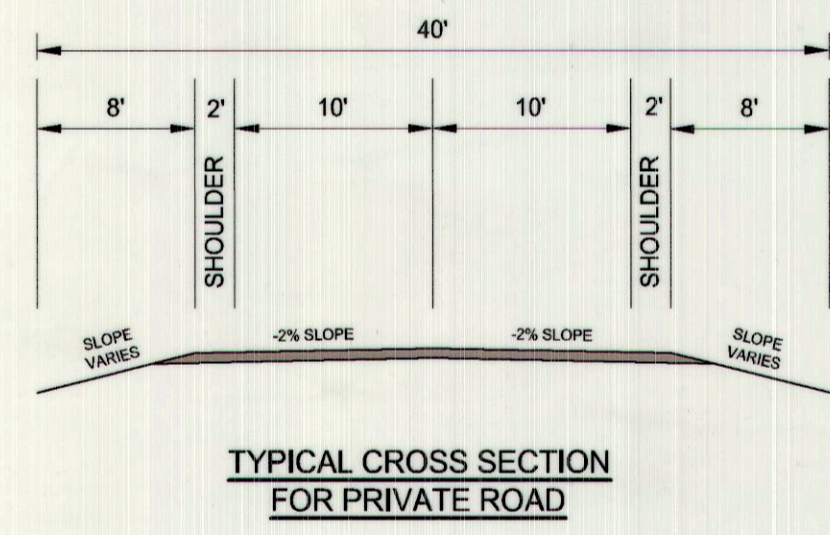
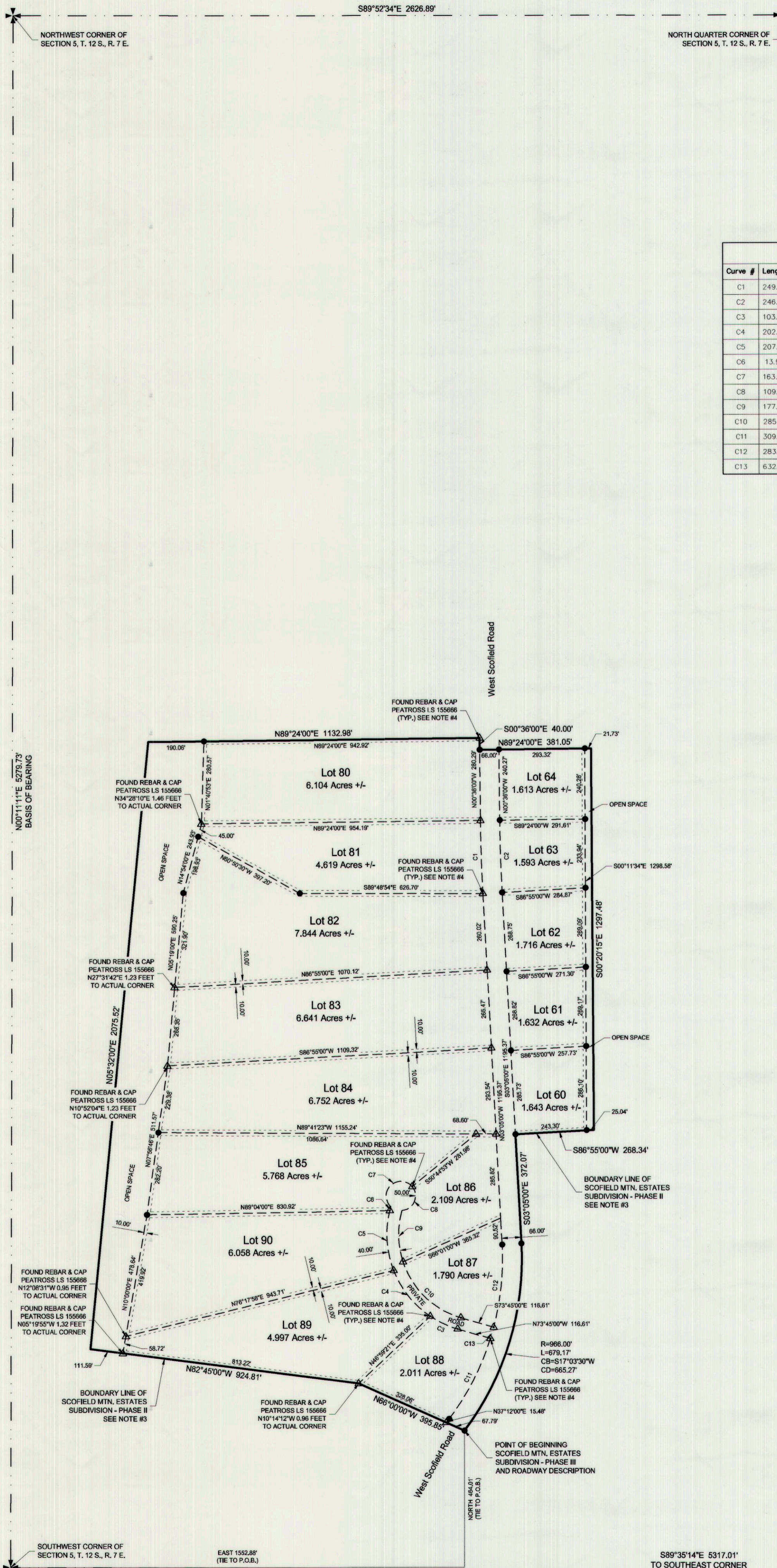
### SURVEYOR'S CERTIFICATE (APPLIES TO ALL SHEETS)

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.



*Troy W. Gadd*  
TROY W. GADD, L.S. #5561169  
DATE 8/25/21



PHASE 3 LOCATION MAP  
SECTION 5, T. 12 S., R. 7 E., S.L.B. & M.  
NOT TO SCALE

### DESCRIPTION FOR SUBDIVISION BOUNDARY - PHASE III

BEGINNING AT A POINT LOCATED EAST 1552.88 FEET AND NORTH 464.01 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, T. 12 S., R. 7 E., S.L.B. & M., SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EAST RIGHT OF WAY LINE OF THE WEST SCOFIELD ROAD AND ON THE BOUNDARY LINE OF THE SCOFIELD MOUNTAIN ESTATES SUBDIVISION - PHASE 2; THENCE ALONG THE BOUNDARY LINE OF PHASE 2 OF SAID SUBDIVISION THE FOLLOWING COURSES: N66°00'00"W 385.85 FEET, AND N62°40'00"W 924.81 FEET; THENCE N05°32'00"E 2075.52 FEET; THENCE N89°24'00"E 1132.98 FEET TO THE WEST RIGHT OF WAY LINE OF WEST SCOFIELD ROAD; THENCE S00°30'00"E ALONG SAID RIGHT OF WAY LINE, 40.00 FEET; THENCE N89°24'00"E 381.05 FEET TO AN EXISTING FENCE LINE; THENCE S00°20'15"E ALONG THE EXISTING FENCE LINE, 1297.48 FEET TO THE NORTH BOUNDARY LINE OF PHASE 2 OF SAID SUBDIVISION; THENCE S86°55'00"W ALONG THE BOUNDARY LINE OF PHASE 2 OF SAID SUBDIVISION, 288.34 FEET TO THE EAST RIGHT OF WAY LINE OF THE WEST SCOFIELD ROAD; THENCE ALONG THE EAST LINE OF SAID ROAD AND ALONG THE BOUNDARY LINE OF PHASE 2 OF SAID SUBDIVISION THE FOLLOWING COURSES: S03°00'00"E 372.07 FEET, AROUND A 966.00 FOOT RADIUS CURVE TO THE RIGHT, 679.17 FEET (CHORD BEARS S17°03'30"W 665.27 FEET) TO THE POINT OF BEGINNING, CONTAINING 75.741 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 EAST 1552.88 FEET AND NORTH 464.01 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, T. 12 S., R. 7 E., S.L.B. & M., SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE BOUNDARY LINE OF THE SCOFIELD MOUNTAIN ESTATES SUBDIVISION - PHASE 2; THENCE N66°00'00"W ALONG THE BOUNDARY LINE OF PHASE 2 OF SAID SUBDIVISION, 67.79 FEET; THENCE N37°12'00"E 15.48 FEET; THENCE AROUND A 900.00 FOOT RADIUS CURVE TO THE LEFT, 632.76 FEET (CHORD BEARS N17°03'00"E 819.89 FEET); THENCE N03°00'00"W 1195.37 FEET; THENCE AROUND A 5750.00 FOOT RADIUS CURVE TO THE RIGHT, 249.22 FEET (CHORD BEARS N01°50'30"E 249.20 FEET); THENCE N00°36'00"W 240.29 FEET; THENCE N89°24'00"E 88.00 FEET; THENCE S00°56'00"E 240.27 FEET; THENCE AROUND A 988.00 FOOT RADIUS CURVE TO THE LEFT, 246.36 FEET (CHORD BEARS S01°50'30"E 246.34 FEET); THENCE S03°00'00"E 1183.37 FEET; THENCE AROUND A 966.00 FOOT RADIUS CURVE TO THE RIGHT, 679.17 FEET (CHORD BEARS S17°03'30"W 665.27 FEET) TO THE POINT OF BEGINNING, CONTAINING 3.556 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.

### SURVEY NARRATIVE AND NOTES

- THE PURPOSE OF THIS SURVEY WAS TO CREATE THE SCOFIELD MOUNTAIN ESTATES SUBDIVISION - PHASE III AND TO STAKE CERTAIN LOT CORNERS AS SHOWN HEREON.
- 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.
- THE "SCOFIELD MOUNTAIN ESTATES PHASE 2" BOUNDARY WAS RE-ESTABLISHED USING THE OFFICIAL PLAT AND FOUND REBAR AND CAP MONUMENTS. THE TIES TO THE SECTION MONUMENTS WERE NOT USED. THE PLAT IS RECORDED IN THE OFFICE OF THE CARBON COUNTY RECORDER AS ENTRY NUMBER 112500, BOOK 5 PAGE 103.
- 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.

### CARBON COUNTY PLANNING COMMISSION

*Richard Tether*  
CHAIRMAN  
DATE 9-2-21

### CARBON COUNTY CONTRACT SURVEYOR

*[Signature]*  
CARBON COUNTY CONTRACT SURVEYOR  
DATE 9/8/21



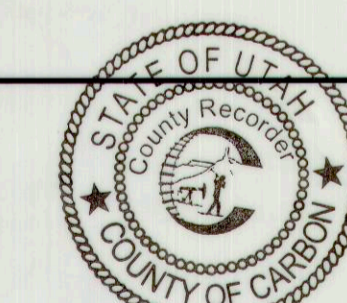
### CARBON COUNTY ATTORNEY

*Christina Brown*  
CARBON COUNTY DEPUTY ATTORNEY  
DATE 9/13/21

### CARBON COUNTY RECORDER

RECORDED # 957469

STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF  
SEUTED  
DATE 9/24/21 TIME 9:17 A  
BOOK 1807 PAGE 414



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:\jdp\proj\2008-026\dwg\2008-026 subd - phase 3.dwg  
SURVEYED BY: G.B.N./T.W.G. DRAWN BY: T.W.G. UPDATED: 8/22/2021 PLOTTED: 8/25/2021

## Scofield Mountain Estates Subdivision - Phase III

Carbon County, Utah  
Scale: 1" = 250'