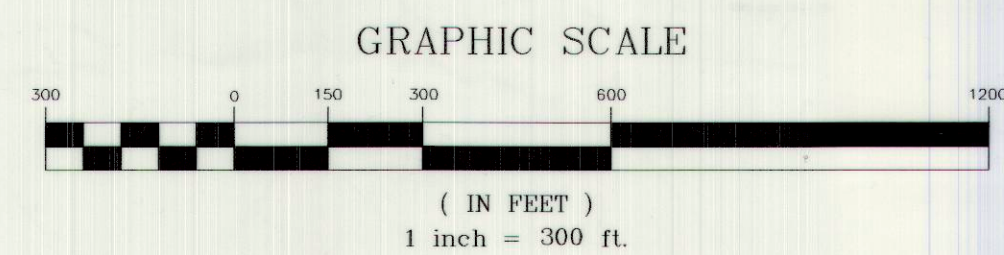
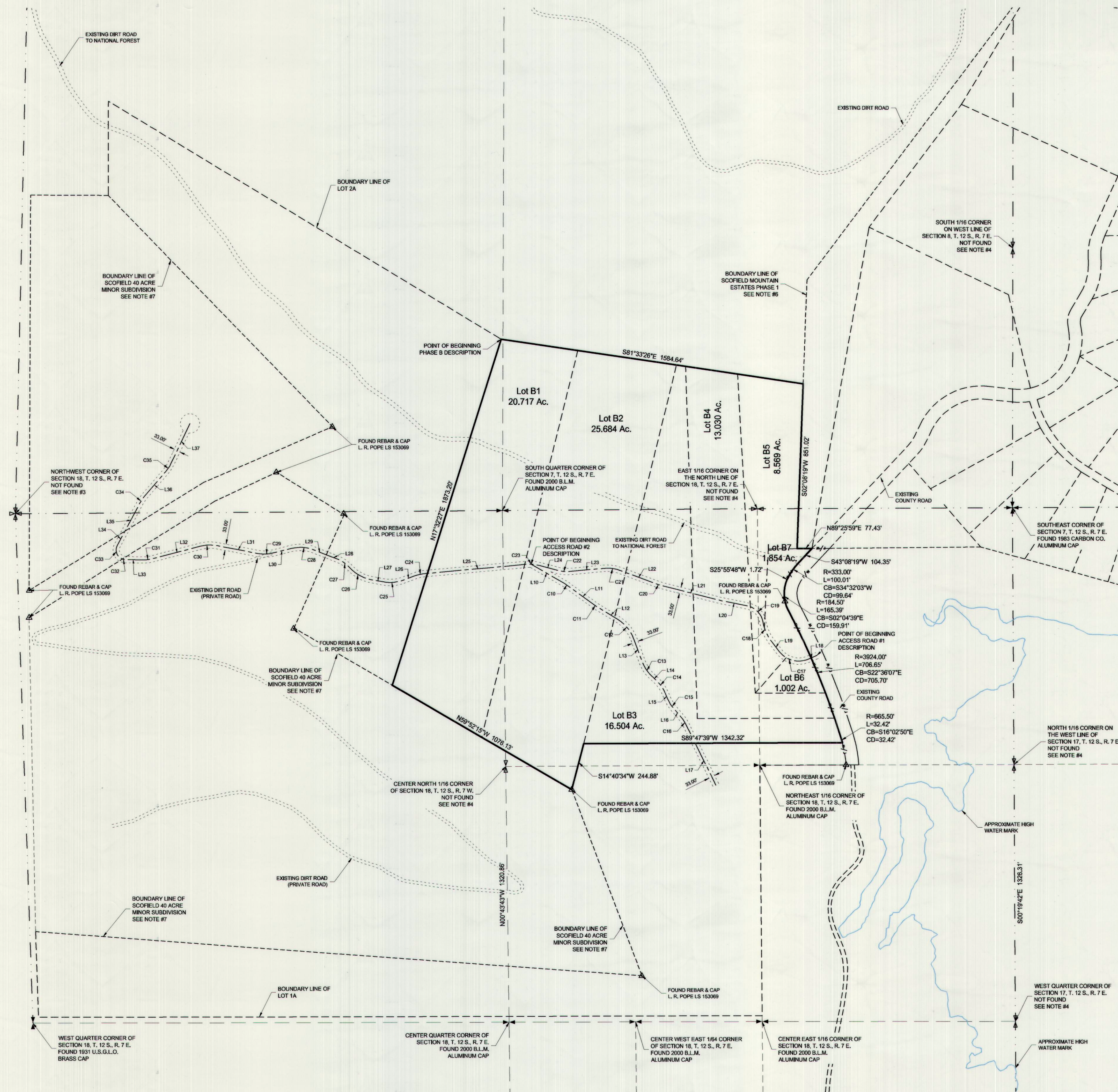


Scofield Phase B Subdivision

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

PHASE B BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N00°11'00"E ALONG THE QUARTER SECTION LINE, 884.76 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, T. 12 S., R. 7 E., S.L.B. & M. AND WEST 9.80 FEET, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE BOUNDARY OF LOT 2A OF THE SCOFIELD 40 ACRE SUBDIVISION AMENDMENT; THENCE S81°32'29"E 1584.64 FEET, MORE OR LESS TO THE WEST LINE OF THE SCOFIELD MOUNTAIN ESTATES PHASE 1 SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID PHASE 1 SUBDIVISION THE FOLLOWING COURSES: S02°08'19"W 851.02 FEET, AND N89°25'59"E 77.43 TO THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE ALONG THE WEST LINE OF SAID COUNTY ROAD THE FOLLOWING COURSES: S43°08'19"W 104.35 FEET, AROUND A 333.00 FOOT RADIUS CURVE TO THE LEFT, 100.01 FEET (CHORD BEARS S34°32'03"W 99.64 FEET), S25°55'48"W 1.72 FEET, AROUND A 184.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 165.30 FEET (CHORD BEARS S02°04'39"E 150.91 FEET), AROUND A 392.00 FOOT RADIUS CURVE TO THE RIGHT, 706.65 FEET (CHORD BEARS S22°30'17"E 705.70 FEET), AND AROUND A 665.50 FOOT RADIUS CURVE TO THE RIGHT, 32.42 FEET (CHORD BEARS S16°02'50"E 32.42 FEET) TO THE NORTHEAST CORNER OF LOT 1A OF THE SCOFIELD 40 ACRE SUBDIVISION AMENDMENT; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 1A THE FOLLOWING COURSES: S89°47'39"W 1342.32 FEET, AND S14°40'34"W 244.88 FEET TO THE NORTH LINE OF LOT 3 OF THE SCOFIELD 40 ACRE MINOR SUBDIVISION; THENCE N59°52'15"W ALONG THE BOUNDARY LINE OF SAID LOT 3, 1076.13 FEET TO THE EAST LINE OF SAID LOT 2A, 1076.13 FEET; THENCE N17°32'27"E ALONG THE BOUNDARY LINE OF SAID LOT 2A, 1873.20 FEET TO THE POINT OF BEGINNING, CONTAINING 86.358 ACRES, MORE OR LESS.

BASIS OF BEARING IS N00°06'08"E BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, T. 12 S., R. 7 E., S.L.B. & M.

EXISTING ACCESS ROAD #2 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 CENTERLINES; THENCE S60°04'17"E 198.05 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 21.07 FEET (CHORD BEARS S67°03'11"E 21.06 FEET); THENCE S54°02'09"E 175.67 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE LEFT, 16.20 FEET (CHORD BEARS S56°21'19"E 16.20 FEET); THENCE S38°40'33"E 123.71 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 134.40 FEET (CHORD BEARS S38°29'27"E 131.89 FEET); THENCE S07°10'07"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, 87.01 FEET (CHORD BEARS S35°45'02"E 86.33 FEET); THENCE S23°11'27"E 30.89 FEET; THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE LEFT, 62.12 FEET (CHORD BEARS S32°11'07"E 61.87 FEET); THENCE S41°09'51"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 S28°23'29"E 348.61 FEET.

BASIS OF BEARING IS N00°06'08"E BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 7, T. 12 S., R. 7 E., S.L.B. & M.

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°11'27"E	L29	68.93	N68°36'28"W
L16	53.24	S41°09'51"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°25'27"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					
C22	69.64	200.00	N85°13'36"W	69.29					
C23	69.37	200.00	N40°43'21"E	69.02					
C24	54.43	200.00	S77°04'40"W	54.26					

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PROJECT NUMBER: 2008-026 FILE NAME: h:\proj\2008-026\dwg\2008-026 subd - b ver2.dwg
SURVEYED BY: G.B.N./T.W.G. DRAWN BY: T.W.G. UPDATED: 8/12/2021 PLOTTED: 8/13/2021

Scofield Phase B Subdivision

Carbon County, Utah
Scale: 1" = 300'
SHEET 2 OF 3

