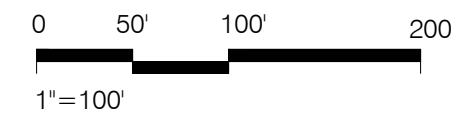
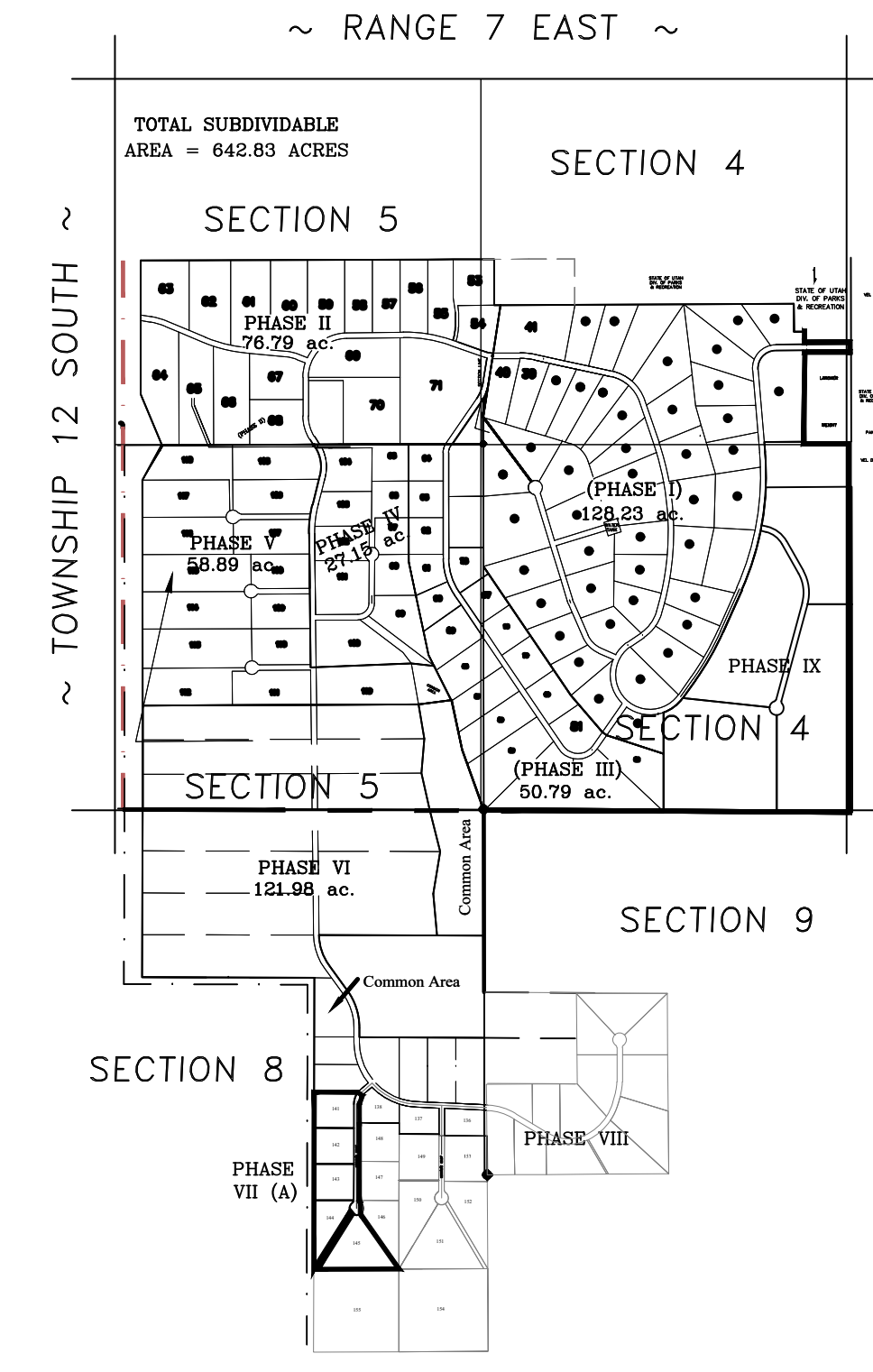
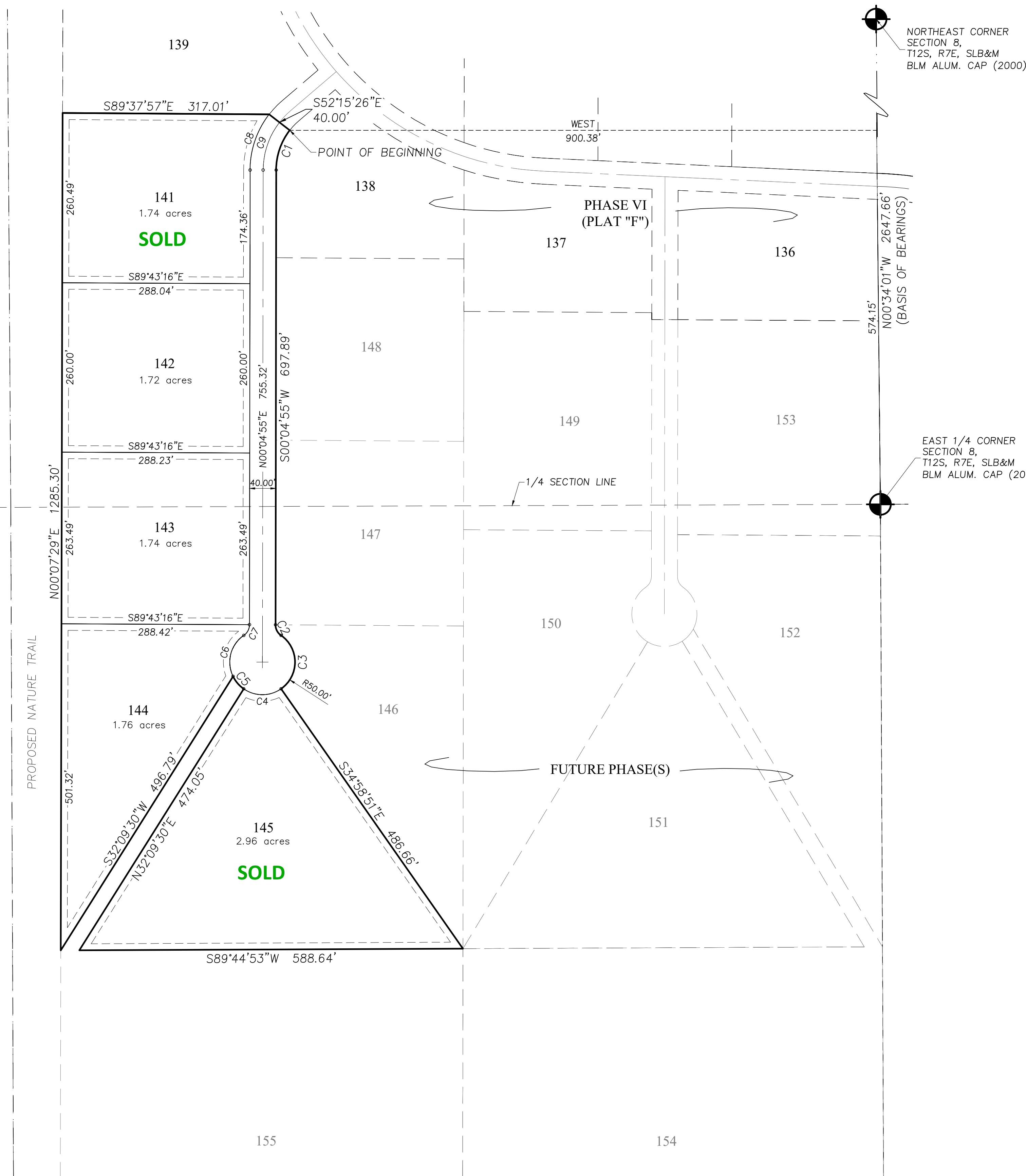


PHASE VII (A)  
ASPEN COVE AT SCOFIELD



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.

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_

**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**

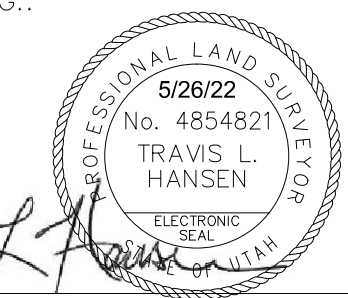
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**DESCRIPTION**

A PARCEL OF LAND LOCATED IN CARBON COUNTY, STATE OF UTAH, WHICH IS IN THE NORTHEAST QUARTER AND SOUTHWEST 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 THE SOUTHEAST, 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

TRAVIS L. HANSEN

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH  
County of \_\_\_\_\_ S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

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

**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

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

CARBON COUNTY PLANNING COMMISSION  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

CARBON COUNTY CONTRACT SURVEYOR  
CARBON COUNTY CONTRACT SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

CARBON COUNTY ATTORNEY  
CARBON COUNTY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_