

FINAL PLAT ASPEN VALLEY ESTATES PHASE I SEC. 20 & 29, T. 34 S., R. 5 W., S.L.B. & M. PANGUTCH CITY, UTAH		BY: PLATT AND CLARKE, INC. CONSULTING ENGINEERS & SURVEYORS 195 NORTH 100 EAST, CEDAR CITY, UTAH 84220 P.O. BOX 398 CEDAR CITY, UTAH 84721-0398, PHONE: 435-586-6151	
DRAWN BY S. STOKER	DATE FEB, 2007	SCALE 1" = 60'	REVISIONS:

SURVEYOR'S CERTIFICATE

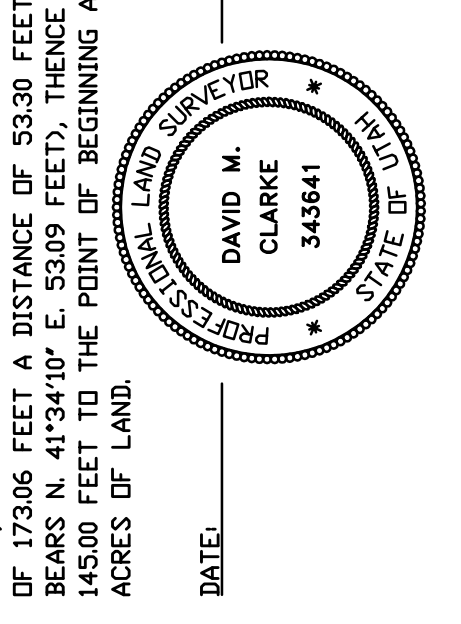
I, DAVID M. CLARKE, PROFESSIONAL LAND SURVEYOR NUMBER 343641, HAVE A LICENSE IN ACCORDANCE WITH TITLE 98, CHAPTER 222, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN AND HAVE SET AND RECORDED THE CORNERS AND MONUMENTS. ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY TO BE KNOWN AS ASPEN VALLEY ESTATES PHASE I, A SUBDIVISION LOCATED IN PANGUTCH CITY, GARFIELD COUNTY, UTAH, AS SHOWN HEREIN AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 34 SOUTH, RANGE 5 WEST, SLB&M, THENCE N 89°06'12" E, ALONG THE SECTION LINE 166.74 FEET, THENCE N 74°52'59" E, 211.29 FEET, THENCE N 51°54'26" E, 554.67 FEET, THENCE N 91°38'08" E, 386.35 FEET, THENCE N 34°47'41" E, 12.26 FEET TO THE TRUE POINT OF BEGINNING, THENCE N 34°47'41" E, 289.74 FEET, THENCE N 30°04'22" E, 455.36 FEET, THENCE N 31°31'31" E, 207.93 FEET, THENCE N 89°05'03" E, 539.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, THENCE S. 6°55'14" E, 68.44 FEET, THENCE S. 27°26'10" E, 288.01 FEET, THENCE S 89°05'03" E, 539.12 FEET, THENCE N 31°31'31" E, 207.93 FEET, THENCE S. 27°26'10" E, 288.01 FEET, THENCE S 89°05'03" E, 539.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, THENCE N 19°15'00" E, 145.00 FEET, THENCE S. 24°03'11" W, 148.50 FEET, THENCE S. 43°54'08" E, 235.69 FEET, THENCE N 14°50'25" E, 32.49 FEET, THENCE S. 5°30'31" E, 44.79 FEET, THENCE S. 1°42'52" E, 207.30 FEET, THENCE S. 30°10'20" W, 206.22 FEET, THENCE S. 32°24'55" W, 103.18 FEET, THENCE N 22°05'40" W, 285.7 FEET, THENCE N. 68°23'02" W, 146.60 FEET, THENCE N 65°57'39" W, 66.27 FEET, THENCE WEST 430.34 FEET, THENCE N 45°06'56" E, 656.66 FEET, THENCE N 46°05'18" E, 656.66 FEET, THENCE N 43°06'56" E, 656.66 FEET, LEFT WITH A RADIUS OF 248.89 FEET, A DISTANCE OF 50.93 FEET (THE CHORD OF SAID CURVE BEARS N 37°34'44" E, 50.84 FEET), THENCE N 55°12'19" W, 145.00 FEET, THENCE S. 34°47'41" W, 27.01 FEET, THENCE S. 59°38'08" W, 46.40 FEET, THENCE N 30°21'52" W, 147.93 FEET, THENCE N. 39°27'39" W, 66.00 FEET, THENCE AROUND THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 173.06 FEET A DISTANCE OF 53.30 FEET (THE CHORD OF SAID CURVE BEARS N 41°34'10" E, 53.09 FEET), THENCE N. 55°12'19" W, 145.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.95 ACRES OF LAND.

OWNER'S CERTIFICATE OF DEDICATION

WE, THE BLAKE FAMILY TRUST, NATE BLAKE, TRUSTEE, AND ALLIED FAMILY TRUST, CURT ALLRED, TRUSTEE, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY CERTIFY THAT IT IS OUR INTENTION TO SUBDIVIDE THE PROPERTY SO DESCRIBED INTO LOTS, STREETS, PARKS, AND EASEMENTS AS SHOWN ON THIS PLAT. FREE PUBLIC USE OF ALL STREETS AND EASEMENTS AS SHOWN ON THIS PLAT.



ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF IRON)
ON THIS _____ DAY OF _____, 2007, PERSONALLY APPEARED BEFORE ME, NATE BLAKE, TRUSTEE OF THE BLAKE FAMILY TRUST, AND CURT ALLRED, TRUSTEE OF THE ALLIED FAMILY TRUST, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED SAID CERTIFICATE FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

PLANNING COMMISSION APPROVAL

RESIDING IN IRON COUNTY, UTAH)
MY COMMISSION EXPIRES _____)
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

I, LLOYD BRINCKERHOFF, CHAIRPERSON OF THE PANGUTCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF ASPEN VALLEY ESTATES PHASE I HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL. THIS IS BY THE WAY OF _____, 2007.

NUMBER	DELTA	CHORD	TANGENT	RADIUS	ARC	CHORD
C10	17°38'44"	173.06	84.76	200.00	34.76	173.06
C11	11°43'26"	117.35	58.68	130.00	23.68	117.35
C12	31°55'22"	200.00	100.00	200.00	100.00	200.00
C13	12°44'31"	124.79	62.39	130.00	24.79	124.79
C14	32°16'08"	321.68	160.84	320.00	160.84	321.68
C15	89°05'03"	539.12	269.56	539.12	269.56	539.12
C16	89°05'34"	543.94	271.97	543.94	271.97	543.94
C17	12°11'21"	121.21	60.60	120.00	21.21	121.21
C18	18°44'47"	184.47	92.24	184.47	92.24	184.47
C19	10°14'29"	101.43	50.71	100.00	14.29	101.43
C20	15°43'14"	154.30	77.15	154.30	77.15	154.30
C21	31°55'22"	200.00	100.00	200.00	100.00	200.00
C22	12°44'31"	124.79	62.39	130.00	24.79	124.79
C23	32°16'08"	321.68	160.84	320.00	160.84	321.68
C24	89°05'03"	539.12	269.56	539.12	269.56	539.12
C25	89°05'34"	543.94	271.97	543.94	271.97	543.94
C26	12°11'21"	121.21	60.60	120.00	21.21	121.21
C27	18°44'47"	184.47	92.24	184.47	92.24	184.47
C28	10°14'29"	101.43	50.71	100.00	14.29	101.43
C29	15°43'14"	154.30	77.15	154.30	77.15	154.30
C30	31°55'22"	200.00	100.00	200.00	100.00	200.00
C31	12°44'31"	124.79	62.39	130.00	24.79	124.79
C32	32°16'08"	321.68	160.84	320.00	160.84	321.68
C33	89°05'03"	539.12	269.56	539.12	269.56	539.12
C34	89°05'34"	543.94	271.97	543.94	271.97	543.94
C35	12°11'21"	121.21	60.60	120.00	21.21	121.21
C36	18°44'47"	184.47	92.24	184.47	92.24	184.47
C37	10°14'29"	101.43	50.71	100.00	14.29	101.43
C38	15°43'14"	154.30	77.15	154.30	77.15	154.30
C39	31°55'22"	200.00	100.00	200.00	100.00	200.00
C40	12°44'31"	124.79	62.39	130.00	24.79	124.79
C41	32°16'08"	321.68	160.84	320.00	160.84	321.68
C42	89°05'03"	539.12	269.56	539.12	269.56	539.12
C43	89°05'34"	543.94	271.97	543.94	271.97	543.94
C44	12°11'21"	121.21	60.60	120.00	21.21	121.21
C45	18°44'47"	184.47	92.24	184.47	92.24	184.47
C46	10°14'29"	101.43	50.71	100.00	14.29	101.43
C47	15°43'14"	154.30	77.15	154.30	77.15	154.30
C48	31°55'22"	200.00	100.00	200.00	100.00	200.00
C49	12°44'31"	124.79	62.39	130.00	24.79	124.79
C50	32°16'08"	321.68	160.84	320.00	160.84	321.68
C51	89°05'03"	539.12	269.56	539.12	269.56	539.12
C52	89°05'34"	543.94	271.97	543.94	271.97	543.94
C53	12°11'21"	121.21	60.60	120.00	21.21	121.21
C54	18°44'47"	184.47	92.24	184.47	92.24	184.47

CERTIFICATE OF ACCEPTANCE

I, J. ARTHUR CODDIER, MAYOR OF PANGUTCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF ASPEN VALLEY ESTATES PHASE I HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE GARFIELD COUNTY RECORDER THIS _____ DAY OF _____, 2007.

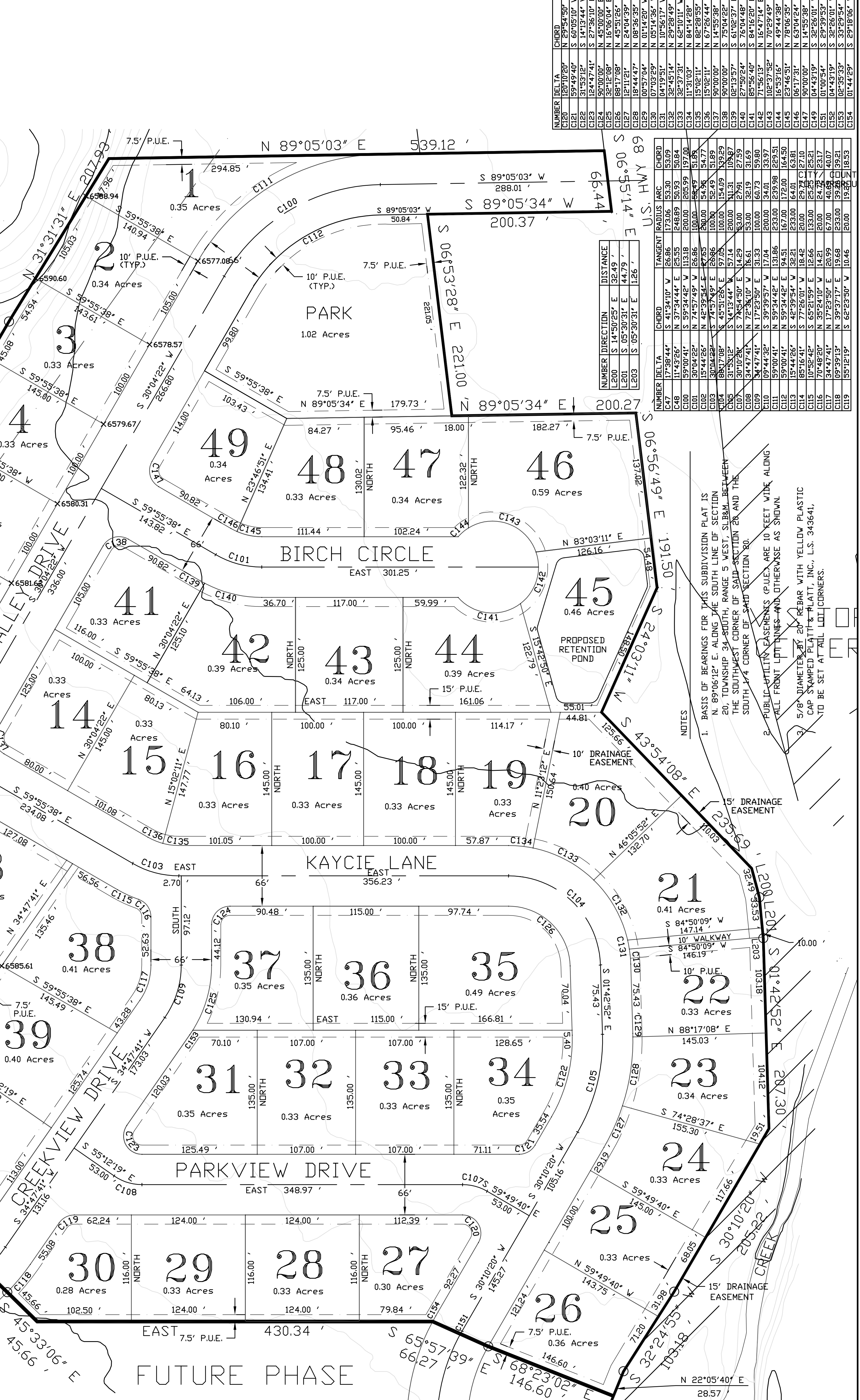
CITY ATTORNEY'S APPROVAL

I, BARRY HUNTINGTON, CITY ATTORNEY FOR PANGUTCH CITY CORPORATION, HEREBY CERTIFY THAT THIS FINAL PLAT OF ASPEN VALLEY ESTATES PHASE I MEETS THE REQUIREMENTS OF PANGUTCH CITY CORPORATION RELATIVE TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL. THIS _____ DAY OF _____, 2007.

CITY ATTORNEY

MAYOR

ATTEST: CITY RECORDER



NOTES

1. BASIS OF BEARINGS FOR THIS SUBDIVISION PLAT IS N 89°06'12" E, ALONG THE SOUTH LINE OF SECTION 20, TOWNSHIP 34 SOUTH, RANGE 5 WEST, SLB&M, BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 20 AND THE SOUTHWEST CORNER OF SAID SECTION 29.

2. PUBLIC UTILITIES EASEMENTS (PUE) ARE 10 FEET WIDE ALONG ALL FRONT LOT LINES AND OTHERWISE AS SHOWN.

3. 5/8" DIAMETER BY 20' REBAR WITH YELLOW PLASTIC CAP STAMPED PLATT & CLARKE, INC., L.S. 343641, TO BE SET AT ALL LOT CORNERS.