

# ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN  
BRIAN HEAD, IRON COUNTY, UTAH

## SURVEYOR'S CERTIFICATE

I, **DUSTY L. BISHOP**, PROFESSIONAL UTAH LAND SURVEYOR NUMBER **4938720**, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF **ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD**, A RESIDENTIAL SUBDIVISION, LOCATED IN BRIAN HEAD TOWN, IRON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAN. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

DATE **May 4, 2022**  
DUSTY L. BISHOP  
P.L.S. NO. 4938720

## SURVEYOR'S NARRATIVE

THIS FINAL PLAT WAS REQUESTED BY THE **PLUMB INVESTMENT LC**. THE PURPOSE OF THIS SURVEY IS TO PREPARE THIS FINAL PLAT AND TO STAKE THE PROPERTY CORNERS IN THE FIELD. BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'26" EAST BETWEEN THE NORTH QUARTER CORNER SECTION 1, AND THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN USING THE BRIAN HEAD TOWN COORDINATE SYSTEM.

## BOUNDARY DESCRIPTION

Beginning at the found GLO monument, dated 1924, at the North Quarter Corner of Section 1, Township 36 South, Range 9 West, Salt Lake Base and Meridian, and running:  
thence North 89°23'26" East 1,459.24 feet along the measured Section line, to the found GLO monument, dated 1924, at the South Quarter Corner of Section 36, Township 36 South, Range 9 West;  
thence North 89°41'56" East 1,164.13 feet along the measured Section line, to the found GLO monument, dated 1924, at the Northeast Corner of said Section 1;  
thence South 00°50'02" West 743.69 feet along the measured Section line; thence South 00°50'02" West 1,240.58 feet;  
thence North 89°10'51" West 214.49 feet;  
thence North 83°04'58" West 80.87 feet;  
thence North 89°51'02" West 282.91 feet to the Eastern Boundary line of the "Steam Engine Meadows Subdivision, Phase 1, Amended", as measured on the ground and located by existing corner markers;  
thence along said boundary the following fifteen (15) courses:  
(1) North 37°53'01" West 380.29 feet;  
(2) North 31°48'58" West 50.00 feet;  
(3) North 58°11'02" East 120.95 feet;  
(4) North 31°48'58" West 137.38 feet;  
(5) North 52°46'08" West 167.39 feet;  
(6) North 31°13'52" East 237.77 feet;  
(7) North 52°46'08" West 50.00 feet;  
(8) North 52°46'11" West 399.23 feet;  
(9) South 37°27'15" West 200.00 feet;  
(10) North 52°46'12" West 99.00 feet;  
(11) South 37°13'48" West 800.00 feet;  
(12) North 52°46'12" West 283.87 feet;  
(13) North 52°46'08" West 50.00 feet;  
(14) South 37°13'52" West 333.84 feet;  
(15) North 52°46'04" West 106.34 feet to the Eastern Boundary line of the "Timbercrest Subdivision", according to the official plat thereof.  
thence North 00°50'48" East 1,354.62 feet along said Eastern Boundary line to the point of beginning.

Contains 3,487,016 Square Feet or 80,051 Acres.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE HEREOF DESCRIBED TRACTS OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TRACTS, EASEMENTS AND PUBLIC STREETS, TO BE HEREAFTER SO DESIGNATED, DO HEREBY DEDICATE AND CONVEY TO BRIAN HEAD TOWN CORPORATION FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC STREETS SHOWN HEREON, AND DO HEREBY DEDICATE AND CONVEY TO BRIAN HEAD TOWN CORPORATION AND TO EACH PUBLIC UTILITY PROVIDING UTILITY SERVICES, NON-EXCLUSIVE EASEMENTS OVER, ON, UNDER, AND ACROSS THE PUBLIC UTILITY EASEMENTS AS SHOWN OR REFERENCED ON THIS PLAT.

In witness whereof, I, the undersigned, set our hand (s) this **30** day of **June**, A.D. 20**22**.  
**Plumb Investment LC**

By: **Eric Johnson** Mayor  
By: **Shane G. Williamson** Notary Public

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH, J.S.S.  
County of IRON  
On the **30** day of **June**, A.D. 20**22**,  
I, **Eric Johnson**, Mayor of the City of **Iron**, in and for said County of **Iron**, in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the SUBDIVISION PLAT, \_\_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES **2/5/2024**  
**Shane G. Williamson** NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_  
STATE OF UTAH  
My Commission Expires Feb. 5, 2024  
#2-104-110

## TOWN ATTORNEY'S APPROVAL

I, **Eric Johnson**, TOWN ATTORNEY FOR BRIAN HEAD TOWN CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE **ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD**, AND THAT SAID PLAT MEET THE REQUIREMENTS OF BRIAN HEAD TOWN CORPORATION PURSUANT TO ITS SUBDIVISION ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE **13** DAY OF **June**, 20**22**.

## CERTIFICATE OF ACCEPTANCE

I, **Clifford Calloway**, MAYOR OF BRIAN HEAD TOWN CORPORATION, DO HEREBY CERTIFY THAT THIS PLAT OF THE **ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD** HAS BEEN APPROVED BY THE TOWN COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE **27** DAY OF **June**, 20**22**.

## TOWN ENGINEER'S APPROVAL

I, **Todd Granger**, BRIAN HEAD TOWN ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT OF THE **ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD** WAS EXAMINED AND ACCEPTED BY ME THIS THE **27** DAY OF **June**, 20**22**.

## PLANNING COMMISSION APPROVAL

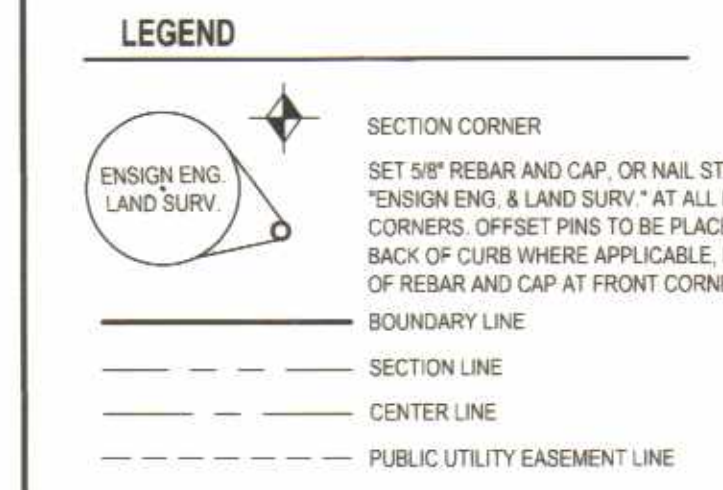
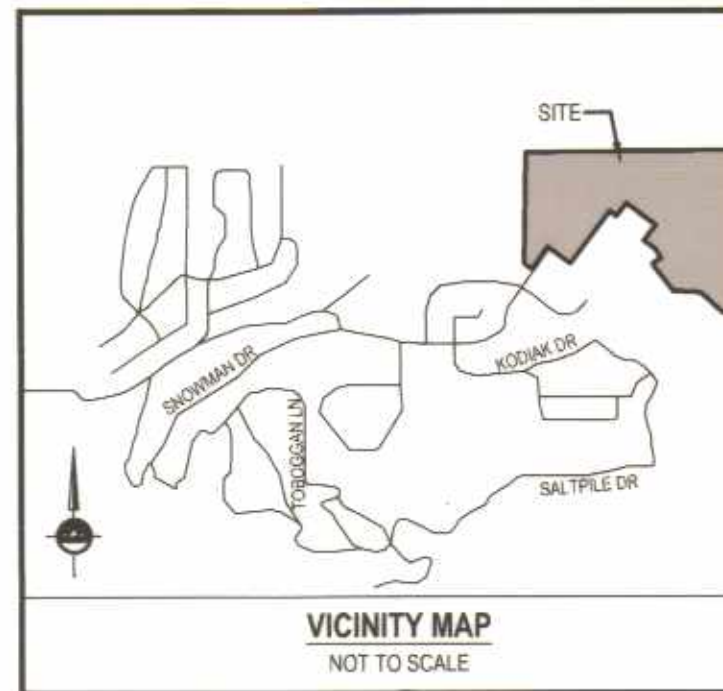
I, **Angie D. Smith**, CHAIRPERSON OF THE BRIAN HEAD TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THE FINAL PLAT OF THE **ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD** WAS RECOMMENDED TO THE TOWN COUNCIL FOR APPROVAL.  
DATE **06/29/2022**

## ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN  
BRIAN HEAD, IRON COUNTY, UTAH

## CERTIFICATE OF RECORDING

I, \_\_\_\_\_ COUNTY RECORDER OF IRON COUNTY, UTAH DO HEREBY CERTIFY THAT THIS PLAT OF THE **ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD** WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20**22**.  
BOOK **1416** PAGE **27** COUNTY RECORDER **Cassi R. Johnson**  
ENTRY NO. **794328** ENTRY NO. \_\_\_\_\_  
RECORDED AT THE REQUEST OF **Plumb Investment LC**



## UTILITIES NOTES:

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THE PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED IN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E. CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.
- ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.
- LOT DRAINAGE IS THE RESPONSIBILITY OF THE LOT OWNERS.

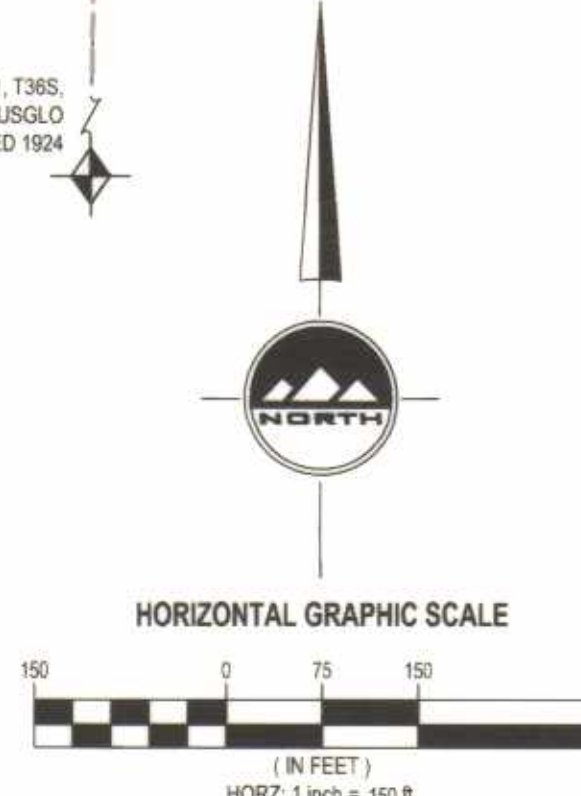
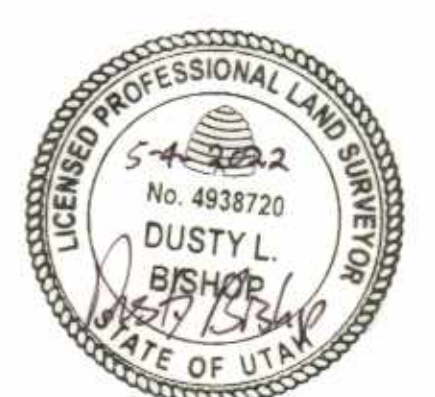
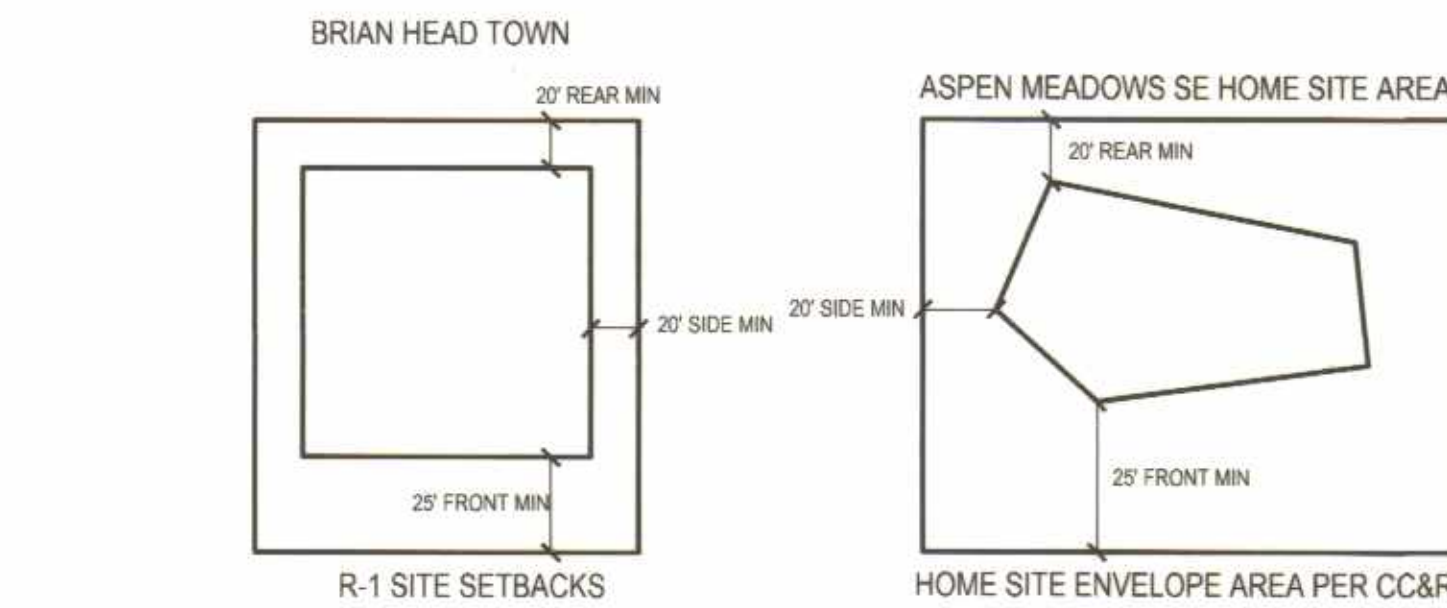
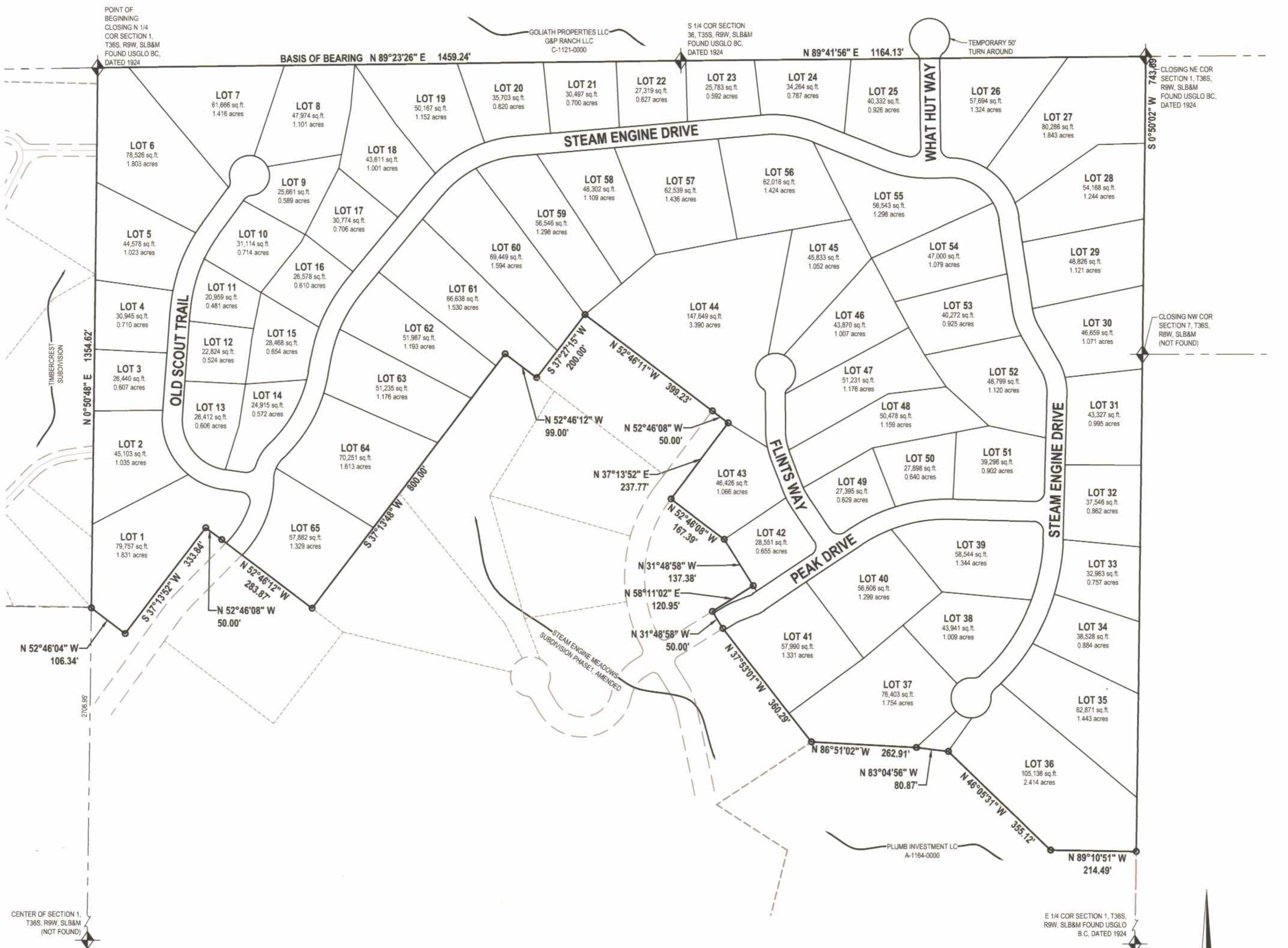
## SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- KENNEDY FIRE HYDRANTS PER BRIAN HEAD TOWN STANDARDS
- 2-3" LOW PRESSURE SEWER MAIN
- 8" MAIN WATERLINE
- 1-1/4" E/ONE PRESSURE SEWER LATERAL
- 1" WATER LATERAL
- SKI RUNS WILL BE DESIGNATED AS NON MOTORIZED TRAILS, ALLOWING PUBLIC ACCESS THROUGH
- DOUBLE TRASH RECEPTACLE LOCATION PER BRIAN HEAD TOWN STANDARDS (4 TOTAL)
- HOA COMMON SPACE
- TRAIL ACCESS TO WALTERS WAY TRAIL AND POTENTIAL SHUTTLE STOP. TRAIL SERVES AS A PUBLIC TRAIL AND MOUNTAIN SKI RUN ACCESS SEASONAL
- LOCKING GATE WITH ACCESS FOR BRIAN HEAD TOWN PUBLIC WORKS DEPARTMENT
- LOCKING FIRE LANE - CRASH GATE WITH 20-FOOT WIDE EASEMENT - ALLOWING EMERGENCY SECONDARY ACCESS ONLY TO ADJOINING TIMBERCREST. ADDITIONALLY A PUE FOR MAIN LINE BRIAN HEAD UTILITIES

## NOTES

- SNOW STORAGE AREAS ARE ON THE SIDE OF THE ROADWAYS. TOTAL SNOW STORAGE SQUARE FOOTAGE ALONG ROADWAYS IS 149,790 SF. TOTAL ASPHALTED ROADWAY IS 166,240 SF. 90% STORAGE CAPACITY.
- DRAINAGE SYSTEM GOES ALONG THE ROADS AND WILL CONSTRUCT CULVERTS UNDER THEM AS NEEDED. DRAINAGE SWALES TO BE ROCKED LINED AS COORDINATED AND RECOMMENDED BY TOWN AND ENGINEER AROUND BENDS AND AREAS OF FLOOD CONCERN.
- PROPOSED ROADS ARE TO BE 50' ROAD AND 26' ASPHALT AND TO BE CONSTRUCTED PER BRIAN HEAD TOWN STANDARDS. SEE PLAN 102 OF BRIAN HEAD TOWN STANDARDS. ROADS TO BE PRIVATE WITH FLOWING SERVICE TO MEET OR EXCEED BRIAN HEAD FOUR HOUR RULE. ALL PRIVATE ROADWAYS WILL ALSO SERVE AS WATER AND SEWER AND UTILITY EASEMENTS.
- NO PROTECTION AREA BOUNDARIES LIE WITHIN PROPOSED PROJECT AREA. DEVELOPER HAS SOLE DISCRETION TO AMEND HOME SITE DEVELOPMENT ENVELOPES, DRIVEWAY DESIGN ENVELOPES AND NATURAL OPEN SPACE ENVELOPE AREAS WITHIN HOME SITE AREAS.
- ALL TOWN WATER AND TOWN SEWER UNDERGROUND UTILITIES ARE TO BE MAINTAINED BY BRIAN HEAD TOWN PUBLIC WORKS DEPARTMENT. BRIAN HEAD TOWN WILL REPLACE SUBGRADE AND PAVEMENT ON PRIVATE ROADS UP TO TOWN STANDARDS IN CONJUNCTION WITH REPAIRS TO WATER AND SEWER INFRASTRUCTURE IN PRIVATE ROADWAYS.
- SALT PILE WATER TANK ACCESS PROVIDED TO BRIAN HEAD TOWN. BRIAN HEAD TOWN RESPONSIBLE FOR ONGOING ROAD MAINTENANCE TO AND FROM THE SALT PILE WATER TANK.



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENGINEERING.COM

**LAYTON**  
Phone: 801.547.1150  
TOLL FREE  
Phone: 1.888.943.9380  
**CEDAR CITY**  
Phone: 435.861.6313  
**RICHFIELD**  
Phone: 435.888.7983

PROJECT NUMBER: 10752P  
MANAGER: JN  
DRAWN BY: S.J.  
CHECKED BY: PMH  
DATE: 5/4/22

DEVELOPER  
**PLUMB INVESTMENT LC**  
201 SOUTH MAIN STREET SUITE 2000  
SALT LAKE CITY, UTAH 84111  
801-456-4140

SECTION 1,  
T36S, R9W, SLB&M  
FOUND USGLO B.C.  
DATED 1924

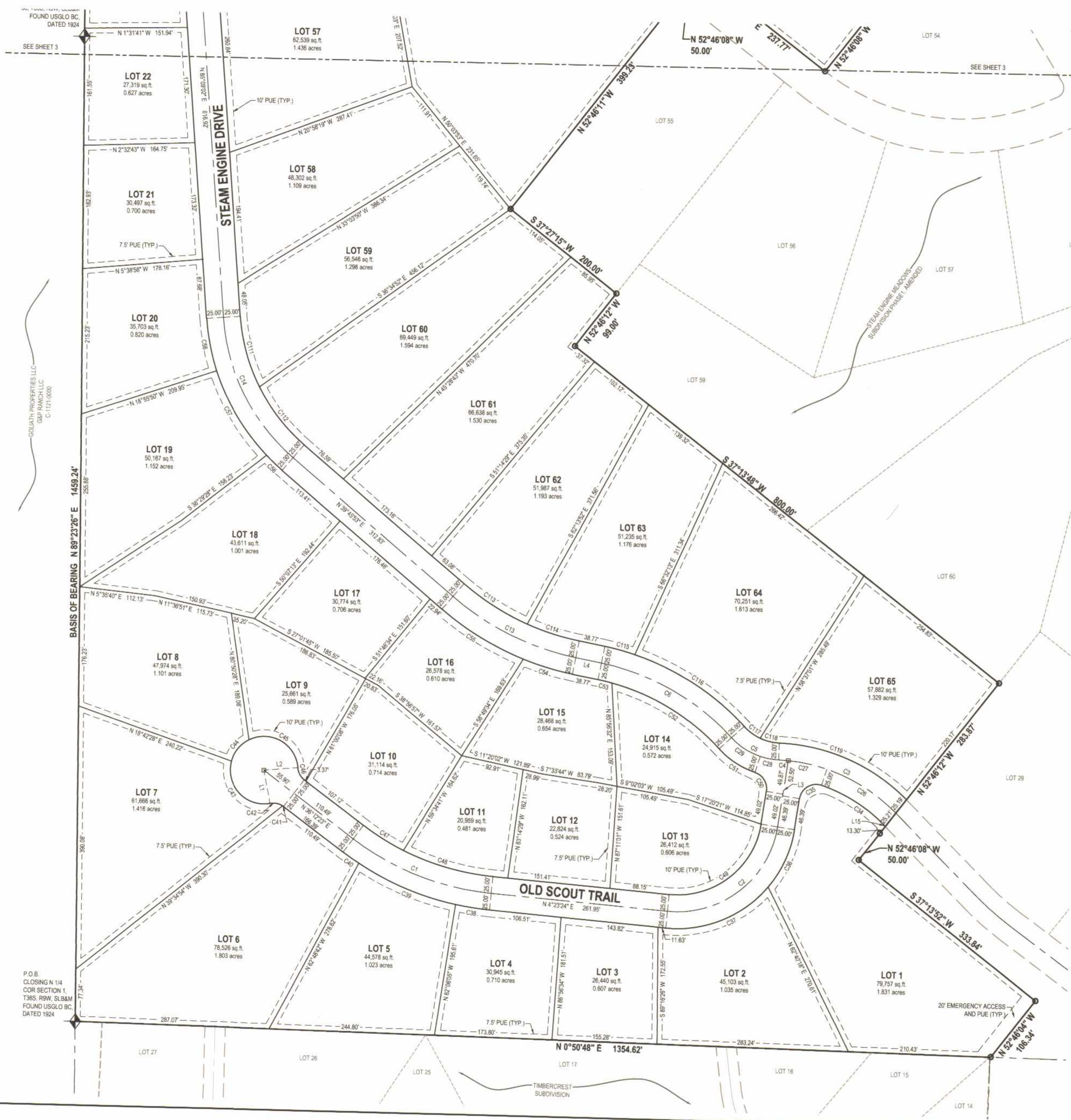
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T36S, R9W, SLB&M  
FOUND USGLO B.C.  
DATED 1924

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# ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD

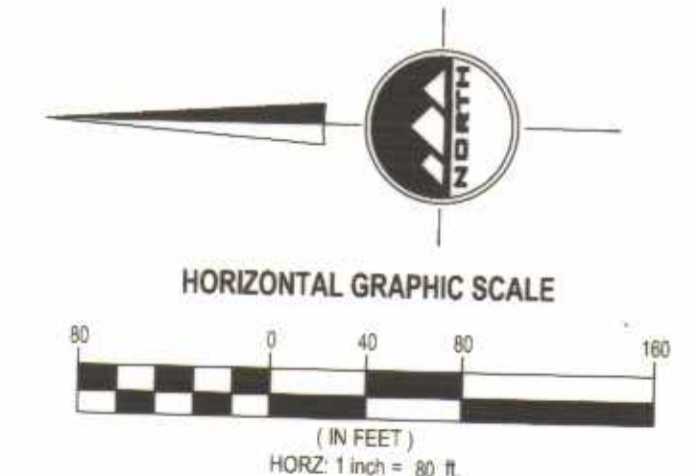
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN  
BRIAN HEAD, IRON COUNTY, UTAH



CURVE TABLE					CURVE TABLE					CURVE TABLE					LINE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	LINE	BEARING	LENGTH
C1	400.00	222.12	31°48'59"	S20°17'53"W	219.28	C41	25.00	1.72	3°56'40"	N34°14'03"E	1.72	C81	25.00	39.27	90°00'00"	N43°18'52"W	35.36	L1	N78°01'08"E	50.00
C2	150.00	226.34	86°27'28"	S38°50'19"E	205.47	C42	25.00	19.31	44°14'43"	N10°08'21"E	18.83	C82	375.00	149.03	22°46'12"	S90°19'02"W	148.05	L2	S5°36'06"E	50.00
C3	258.02	180.37	40°03'09"	N24°35'44"E	176.72	C43	50.00	101.21	115°58'29"	S46°00'14"W	84.79	C83	375.00	83.30	12°43'39"	S62°33'07"W	83.13	L3	N82°04'02"W	96.89
C4	258.02	14.25	3°08'49"	N2°59'19"E	14.24	C44	50.00	42.58	48°47'17"	N51°36'53"W	41.30	C84	100.00	21.66	12°24'35"	N82°23'35"E	21.62	L4	N10°28'19"E	38.77
C5	100.00	79.04	45°17'20"	S24°03'01"W	77.00	C45	50.00	97.40	111°37'00"	N28°35'16"E	82.72	C85	50.00	7.69	8°49'01"	S64°11'22"W	7.69	L5	N89°33'58"E	3.33
C6	356.00	225.27	36°15'22"	N28°34'00"E	221.53	C46	25.00	21.03	21°03'	S60°18'54"W	20.41	C86	100.00	15.39	8°49'01"	S64°11'22"W	15.37	L6	N88°34'05"E	44.73
C7	110.00	151.20	78°45'20"	N22°26'22"E	139.57	C47	375.00	89.74	10°39'17"	S30°52'42"W	69.64	C87	50.00	10.83	12°24'34"	N62°23'35"E	10.81	L7	N88°57'04"E	50.00
C8	1500.00	340.34	13°00'00"	N10°26'18"W	338.61	C48	375.00	138.50	21°09'42"	S14°58'12"W	137.72	C88	25.00	39.27	90°00'00"	N11°11'18"E	35.36	L8	S46°40'38"W	66.69
C9	550.00	292.78	30°30'00"	N11°18'42"E	289.34	C49	125.00	188.62	86°27'22"	S38°50'17"E	171.23	C89	175.00	25.55	8°12'47"	S29°42'19"E	25.06	L9	N4°37'13"E	50.00
C10	860.00	293.74	25°30'00"	N13°48'42"E	291.32	C50	25.00	35.18	80°37'21"	N67°37'17"E	32.35	C90	175.00	15.02	4°55'16"	S23°08'16"E	15.03	L10	S0°19'08"E	147.95
C11	395.00	444.67	64°30'02"	N33°18'43"E	421.56	C51	125.00	64.11	29°23'04"	S32°00'09"W	63.41	C91	175.00	25.55	8°12'47"	S29°42'19"E	25.06	L11	N37°43'39"E	49.82
C12	430.00	288.94	38°30'00"	N48°18'44"E	283.53	C52	331.00	188.38	32°36'33"	N30°23'22"E	185.85	C92	175.00	36.63	11°59'38"	S61°18'57"E	36.57	L12	S38°14'44"E	50.16
C13	400.00	204.74	29°19'34"	S25°06'00"W	202.51	C53	331.00	21.07	3°38'49"	N12°15'43"E	21.07	C93	15.00	13.54	51°42'30"	N26°10'23"W	13.08	L13	N88°35'52"E	43.12
C14	300.00	237.84	45°23'09"	S62°27'29"W	231.48	C54	425.00	75.96	10°14'24"	S15°33'31"W	75.86	C94	50.00	109.06	121°32'26"	S8°44'35"W	87.27	L14	N59°45'19"E	40.44
C15	300.00	140.27	26°47'23"	N81°27'16"W	139.00	C55	425.00	141.57	19°05'10"	S30°13'18"W	140.92	C95	50.00	40.00	45°50'12"	N67°34'06"W	38.94			
C16	300.00	117.15	22°22'27"	S79°14'48"E	116.41	C56	325.00	31.81	5°36'25"	S42°34'06"W	31.79	C96	50.00	101.81	116°38'42"	N6°19'09"W	85.11			
C17	150.00	214.43	81°54'25"	N49°28'50"W	196.63	C57	325.00	146.49	25°49'31"	S58°17'04"W	145.25	C97	15.00	13.70	52°19'50"	S25°50'47"W	13.23			
C18	150.00	54.66	20°52'40"	S18°57'57"E	54.36	C58	325.00	79.15	13°57'12"	S78°19'26"W	78.95	C98	125.00	44.41	20°21'29"	S10°29'53"E	44.18			
C19	150.00	81.39	31°05'25"	N13°51'30"W	80.40	C59	325.00	151.98	26°47'23"	N81°27'16"W	150.58	C99	125.00	6.29	2°53'02"	S22°07'08"E	6.29			
C20	500.00	392.63	44°59'30"	N24°10'53"E	382.62	C60	275.00	55.75	11°36'51"	S73°52'03"E	55.68	C100	125.00	22.36	10°16'03"	S28°41'11"E	22.33			
C21	400.00	247.82	35°29'50"	S73°56'13"W	243.87	C61	25.00	43.96	100°45'30"	N49°56'43"E	38.51	C101	25.00	39.27	90°00'00"	S78°48'42"E	35.36			
C22	75.00	16.24	12°24'35"	N62°23'35"E	16.21	C62	25.00	38.61	88°29'27"	S44°40'48"E	34.89	C102	425.00	124.38	16°45'56"	S84°34'16"W	123.92			
C23	75.00	11.54	8°49'01"	S64°11'22"W	11.53	C63	175.00	94.70	31°00'14"	N73°25'22"W	93.54	C103	425.00	138.95	18°43'54"	S82°19'11"W	138.33			
C24	150.00	34.39	13°08'05"	S27°14'40"E	34.31	C64	175.00	113.81	37°15'37"	N38°17'27"W	111.81	C104	25.00	39.27	90°00'00"	N46°41'08"E	35.36			
C25	150.00	53.30	20°21'29"	S10°29'53"E	53.02	C65	175.00	37.06	12°08'01"	N14°35'38"W	36.99	C105	125.00	67.83	31°05'25"	N13°51'35"W	87.00			
C26	258.02	121.77	27°02'28"	N31°06'05"E	120.85	C66	125.00	45.55	20°52'40"	S18°57'57"E	45.30	C106	175.00	63.77	20°52'40"	S18°57'57"E	63.42			
C27	258.02	58.58	13°00'41"	N11°04'30"E	58.47	C67	175.00	47.48	15°32'43"	N21°37'56"W	47.33	C107	125.00	46.16	21°09'28"	N19°08'22"W	45.90			
C28	100.00	27.76	15°54'18"	S9°21'29"W	27.67	C68	175.00	47.48	15°32'43"	N8°05'13"W	47.33	C108	125.00	132.53	60°44'56"	N60°03'34"W	126.41			
C29	100.00	51.29	29°23'04"	S32°00'09"W	50.73	C69	525.00	138.63	15°09'05"	N9°15'40"E	138.43	C109	325.00	126.91	22°22'27"	S79°14'48"E	126.11			
C30	300.00	60.82	11°36'55"	S73°52'02"E	60.71	C70	525.00	134.48	14°40'53"	N24°10'53"E	134.12	C110	275.00	128.58	26°47'23"	N81°27'16"W	127.41			
C31	300.00	56.33	10°45'32"	S85°03'16"E	56.25	C71	525.00	128.73	14°02'55"	N38°32'17"E	128.41	C111	275.00	109.01	22°42'45"	S73°47'40"W	108.30			
C32	150.00	3.95	1°33'33"	N89°40'46"W	3.95	C72	525.00	10.22	1°06'54"	N46°07'12"E	10.22	C112	275.00	108.82	22°40'24"	S51°06'05"W	108.12			
C33	150.00	210.48	80°23'52"	N48°43'33"W	193.63	C73	25.42	19.89	44°23'42"	S24°16'11"W	19.21	C113	375.00	111.20	16°59'25"	S31°16'11"W	110.79			
C34	233.02	109.97	27°02'28"	N31°06'05"E	108.96	C74	50.00	78.23	89°38'42"	N41°46'32"E	70.49	C114	375.00	80.74	12°20'09"	S16°36'23"W	80.58			
C35	25.00	43.48	89°38'53"	N32°14'36"W	38.20	C75	50.00	45.40	52°01'27"	S61°23'23"E	43.86	C115	381.00	46.10	8°58'00"	N13°54'19"E	46.08			
C36	175.00	94.61	30°58'33"	S66°34'46"E	93.46	C76	50.00	76.35	87°29'44"	S22°13'15"W	69.15	C116	381.00	194.99	29°19'22"	N32°02'00"E	192.87			
C37	175.00	169.46	55°28'53"	S23°21'03"E	162.91	C77	50.00	42.33	48°30'17"	S70°22'14"W	41.08	C117	75.00	29.54	22°33'53"	S35°24'44"W	29.35			
C38	425.00	50.88	6°51'39"	S7°49'11"W	50.86	C78	25.00	21.24	48°40'58"	N71°01'08"E	20.61	C118	75.00	29.75	22°43'27"	S12°46'04"W	29.55			
C39	425.00	156.34	21°04'34"	S21°47'17"W	155.46	C79	475.00	216.90	26°08'45"	N33°35'46"E	215.02	C119	283.02	210.23	42°33'38"	N22°41'09"E	205.43			
C40	425.00	28.78	3°52'47"	S34°15'57"W	28.77	C80	475.00	156.10	18°49'45"	N11°06'01"E	155.40									

### LEGEND

- SECTION CORNER
- NEW STREET MONUMENT, RING AND LID WITH 2" BRASS CAP
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT LINE



**DEVELOPER**  
PLUMB INVESTMENT LC  
201 SOUTH MAIN STREET SUITE 2000  
SALT LAKE CITY, UTAH 84111  
801-456-4140

## ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN  
BRIAN HEAD, IRON COUNTY, UTAH

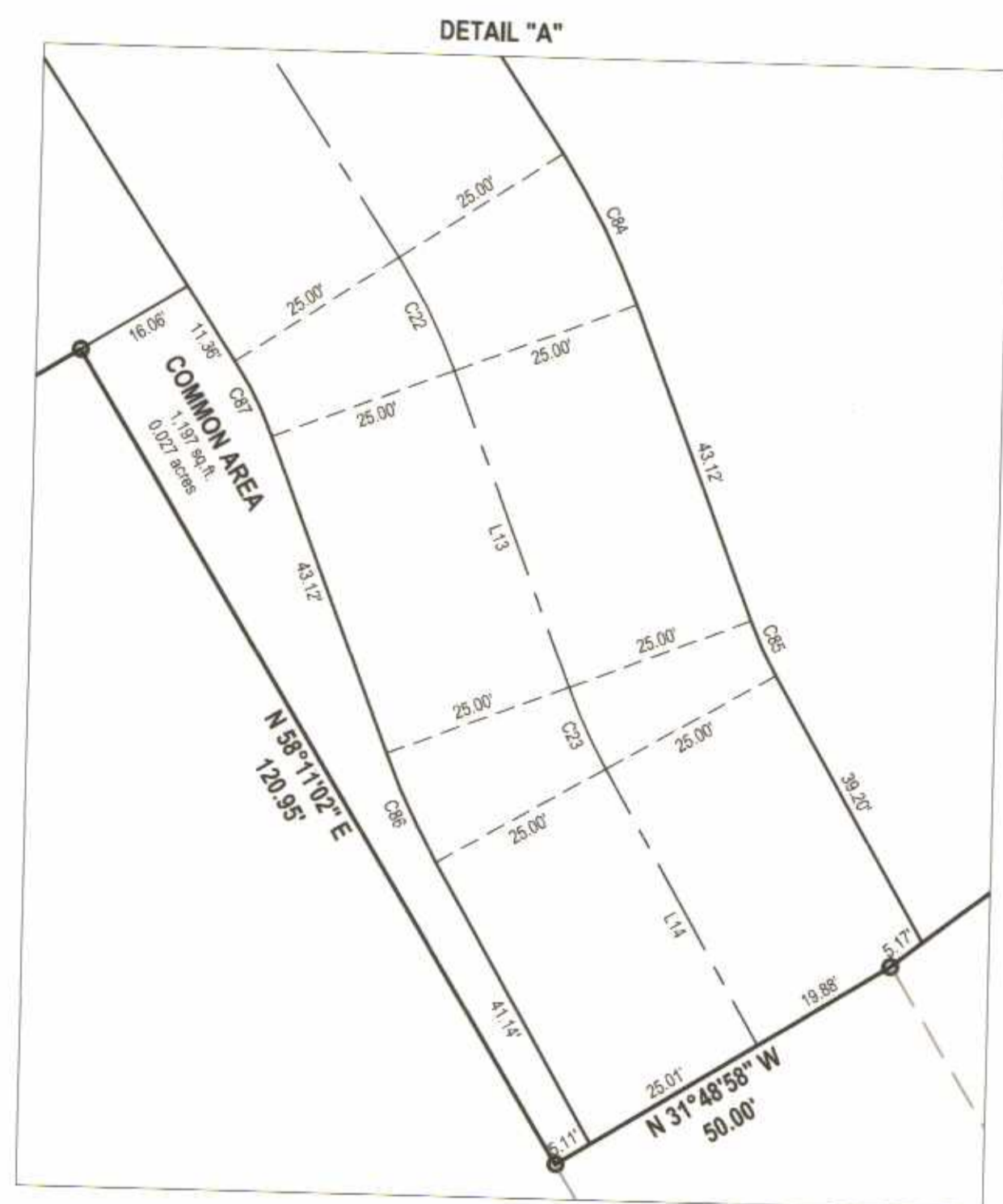
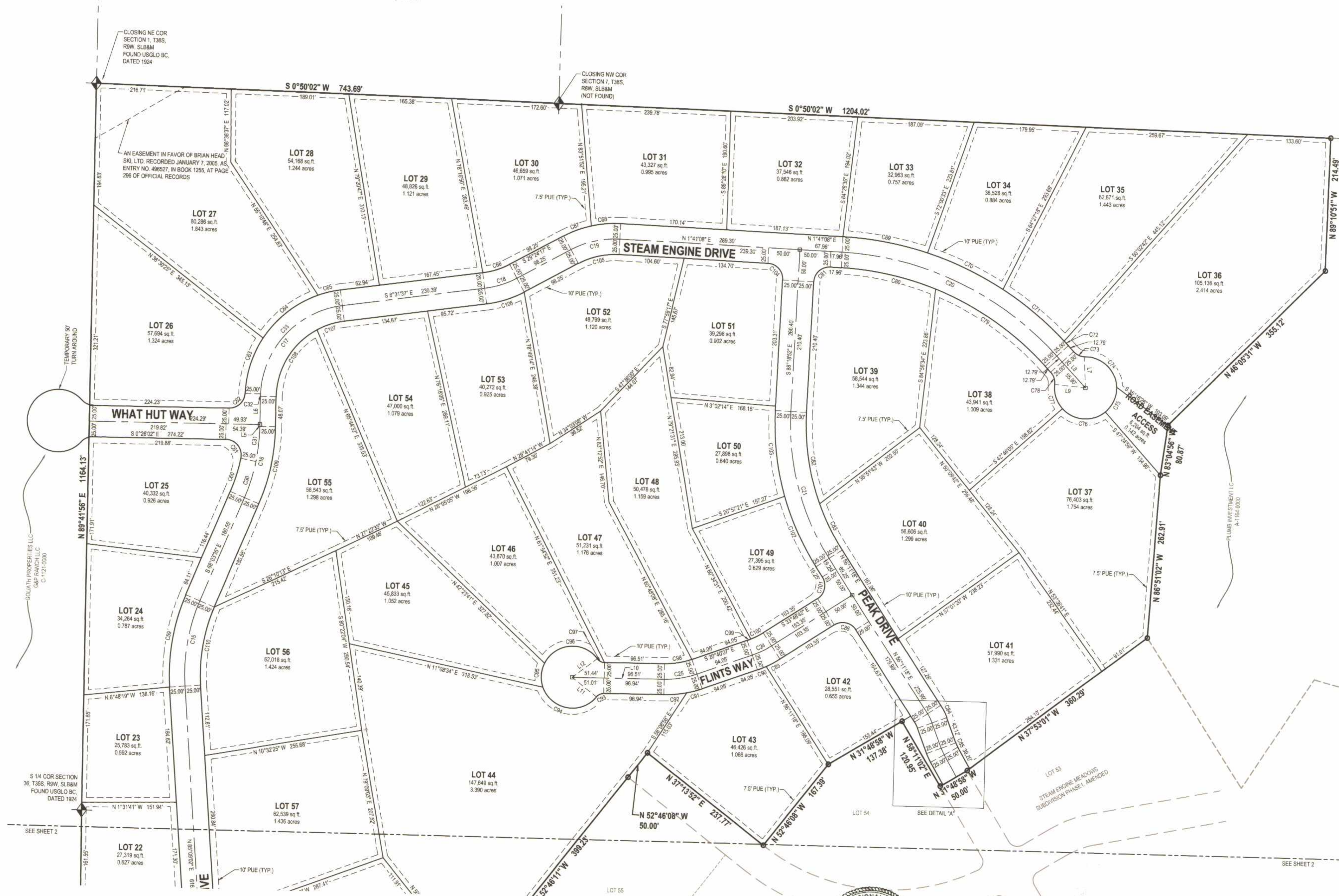
**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4444  
WWW.ENSIGN.COM

**SHEET 2 OF 4**  
PROJECT NUMBER: 10752F  
MANAGER: JN  
DRAWN BY: SJL  
CHECKED BY: PMH  
DATE: 5/4/22

**CERTIFICATE OF RECORDING**  
I, \_\_\_\_\_ COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF THE ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ ENTRY NO. \_\_\_\_\_  
RECORDED AT THE REQUEST OF \_\_\_\_\_

# ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN  
BRIAN HEAD, IRON COUNTY, UTAH

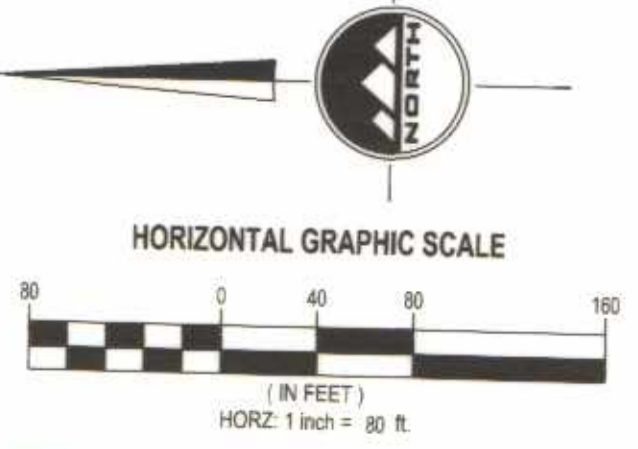


- LEGEND**
- SECTION CORNER
  - NEW STREET MONUMENT, RING AND LID WITH 2" BRASS CAP
  - SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - PUBLIC UTILITY EASEMENT LINE



DEVELOPER  
PLUMB INVESTMENT LC  
201 SOUTH MAIN STREET SUITE 2000  
SALT LAKE CITY, UTAH 84111  
801-456-4140

**ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN  
BRIAN HEAD, IRON COUNTY, UTAH



**ENSIGN**  
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45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801-255-0529  
Fax: 801-255-4449  
WWW.ENSIGNENG.COM

**SHEET 3 OF 4**  
PROJECT NUMBER: 10752F  
MANAGER: JN  
DRAWN BY: SJL  
CHECKED BY: PMH  
DATE: 5/4/22

**CERTIFICATE OF RECORDING**  
I, \_\_\_\_\_ COUNTY RECORDER OF IRON COUNTY, UTAH DO HEREBY CERTIFY THAT THIS PLAT OF THE ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_  
ENTRY NO. \_\_\_\_\_ ENTRY NO. \_\_\_\_\_  
RECORDED AT THE REQUEST OF \_\_\_\_\_

811

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. Call before you dig.

**BENCHMARK**

SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 35 SOUTH, RANGE 9 WEST SALT LAKE BASE AND MERIDIAN  
ELEV = 9565.97'  
VERTICAL DATUM: NAVD83



**CEDAR CITY**  
88 E. Fiddlers Canyon Road  
Suite 210  
Cedar City, UT. 84720  
Phone: 435.865.1453

**SALT LAKE CITY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

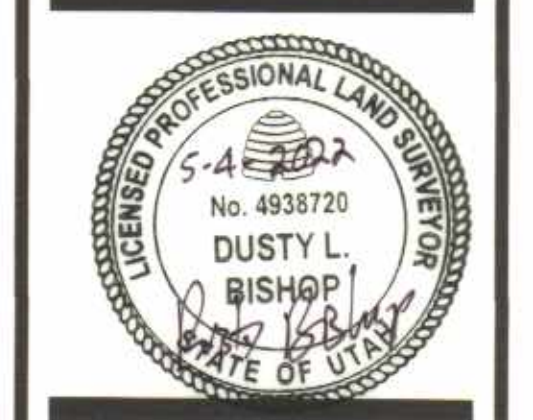
**LAYTON**  
Phone: 801.547.1100

**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSGN.COM](http://WWW.ENSGN.COM)

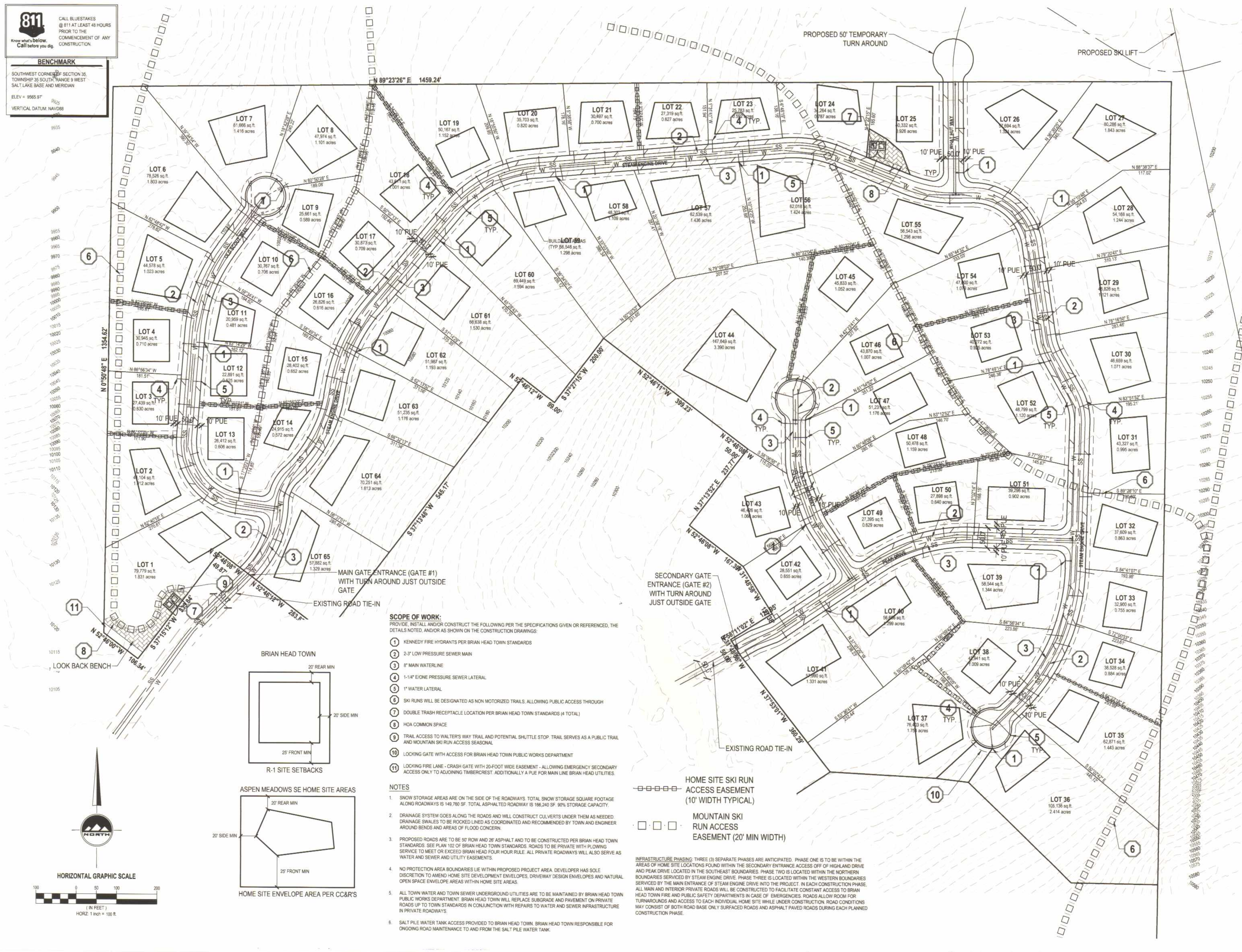
FOR:  
PLUMB INVESTMENT LC  
201 SOUTH MAIN STREET SUITE 2000  
SALT LAKE CITY, UTAH 84111  
CONTACT:  
A. FLINT DECKER  
PHONE: 801-456-4140

**ASPEN MEADOWS  
SOUTHEAST NEIGHBORHOOD  
PLUMB INVESTMENT LC  
BRIAN HEAD, UTAH**



PLAT

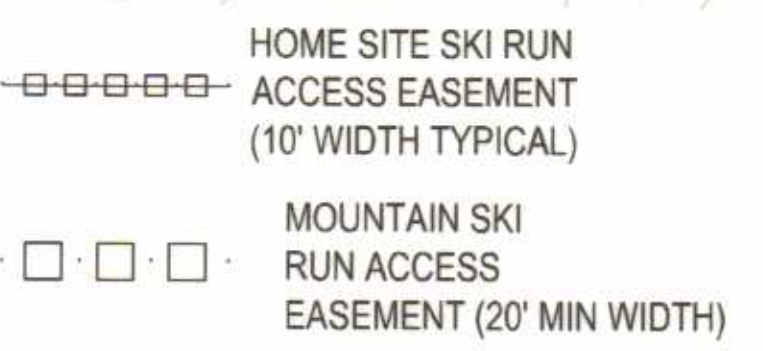
PROJECT NUMBER: 10752  
PRINT DATE: 5/4/22  
DRAWN BY: TMC  
CHECKED BY: JTN  
PROJECT MANAGER: CLN



**SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 KENNEDY FIRE HYDRANTS PER BRIAN HEAD TOWN STANDARDS
- 2 2-3" LOW PRESSURE SEWER MAIN
- 3 8" MAIN WATERLINE
- 4 1-1/4" EICONE PRESSURE SEWER LATERAL
- 5 1" WATER LATERAL
- 6 SKI RUNS WILL BE DESIGNATED AS NON-MOTORIZED TRAILS, ALLOWING PUBLIC ACCESS THROUGH
- 7 DOUBLE TRASH RECEPTACLE LOCATION PER BRIAN HEAD TOWN STANDARDS (4 TOTAL)
- 8 HOA COMMON SPACE
- 9 TRAIL ACCESS TO WALTERS WAY TRAIL AND POTENTIAL SHUTTLE STOP. TRAIL SERVES AS A PUBLIC TRAIL AND MOUNTAIN SKI RUN ACCESS SEASONAL
- 10 LOCKING GATE WITH ACCESS FOR BRIAN HEAD TOWN PUBLIC WORKS DEPARTMENT
- 11 LOCKING FIRE LANE - CRASH GATE WITH 20-FOOT WIDE EASEMENT - ALLOWING EMERGENCY SECONDARY ACCESS ONLY TO ADJOINING TIMBERCREST. ADDITIONALLY A PUE FOR MAIN LINE BRIAN HEAD UTILITIES

- NOTES**
- SNOW STORAGE AREAS ARE ON THE SIDE OF THE ROADWAYS. TOTAL SNOW STORAGE SQUARE FOOTAGE ALONG ROADWAYS IS 149,760 SF. TOTAL ASPHALTED ROADWAY IS 196,240 SF. 90% STORAGE CAPACITY.
  - DRAINAGE SYSTEM GOES ALONG THE ROADS AND WILL CONSTRUCT CULVERTS UNDER THEM AS NEEDED. DRAINAGE SWALES TO BE ROCKED LINED AS COORDINATED AND RECOMMENDED BY TOWN AND ENGINEER AROUND BENDS AND AREAS OF FLOOD CONCERN.
  - PROPOSED ROADS ARE TO BE 50' ROW AND 28' ASPHALT AND TO BE CONSTRUCTED PER BRIAN HEAD TOWN STANDARDS. SEE PLAN 102 OF BRIAN HEAD TOWN STANDARDS. ROADS TO BE PRIVATE WITH PLOWING SERVICE TO MEET OR EXCEED BRIAN HEAD FOUR HOUR RULE. ALL PRIVATE ROADWAYS WILL ALSO SERVE AS WATER AND SEWER AND UTILITY EASEMENTS.
  - NO PROTECTION AREA BOUNDARIES LIE WITHIN PROPOSED PROJECT AREA. DEVELOPER HAS SOLE DISCRETION TO AMEND HOME SITE DEVELOPMENT ENVELOPES, DRIVEWAY DESIGN ENVELOPES AND NATURAL OPEN SPACE ENVELOPE AREAS WITHIN HOME SITE AREAS.
  - ALL TOWN WATER AND TOWN SEWER UNDERGROUND UTILITIES ARE TO BE MAINTAINED BY BRIAN HEAD TOWN PUBLIC WORKS DEPARTMENT. BRIAN HEAD TOWN WILL REPLACE SUBGRADE AND PAVEMENT ON PRIVATE ROADS UP TO TOWN STANDARDS IN CONJUNCTION WITH REPAIRS TO WATER AND SEWER INFRASTRUCTURE IN PRIVATE ROADWAYS.
  - SALT PILE WATER TANK ACCESS PROVIDED TO BRIAN HEAD TOWN. BRIAN HEAD TOWN RESPONSIBLE FOR ONGOING ROAD MAINTENANCE TO AND FROM THE SALT PILE WATER TANK.



INFRASTRUCTURE PHASING: THREE (3) SEPARATE PHASES ARE ANTICIPATED. PHASE ONE IS TO BE WITHIN THE AREAS OF HOME SITE LOCATIONS FOUND WITHIN THE SECONDARY ENTRANCE ACCESS OFF OF HIGHLAND DRIVE AND PEAK DRIVE LOCATED IN THE SOUTHEAST BOUNDARIES. PHASE TWO IS LOCATED WITHIN THE NORTHERN BOUNDARIES SERVICED BY STEAM ENGINE DRIVE. PHASE THREE IS LOCATED WITHIN THE WESTERN BOUNDARIES SERVICED BY THE MAIN ENTRANCE OF STEAM ENGINE DRIVE INTO THE PROJECT. IN EACH CONSTRUCTION PHASE, ALL MAIN AND INTERIOR PRIVATE ROADS WILL BE CONSTRUCTED TO FACILITATE CONSTANT ACCESS TO BRIAN HEAD TOWN FIRE AND PUBLIC SAFETY DEPARTMENTS IN CASE OF EMERGENCIES. ROADS ALLOW ROOM FOR TURNAROUNDS AND ACCESS TO EACH INDIVIDUAL HOME SITE WHILE UNDER CONSTRUCTION. ROAD CONDITIONS MAY CONSIST OF BOTH ROAD BASE ONLY SURFACED ROADS AND ASPHALT PAVED ROADS DURING EACH PLANNED CONSTRUCTION PHASE.

