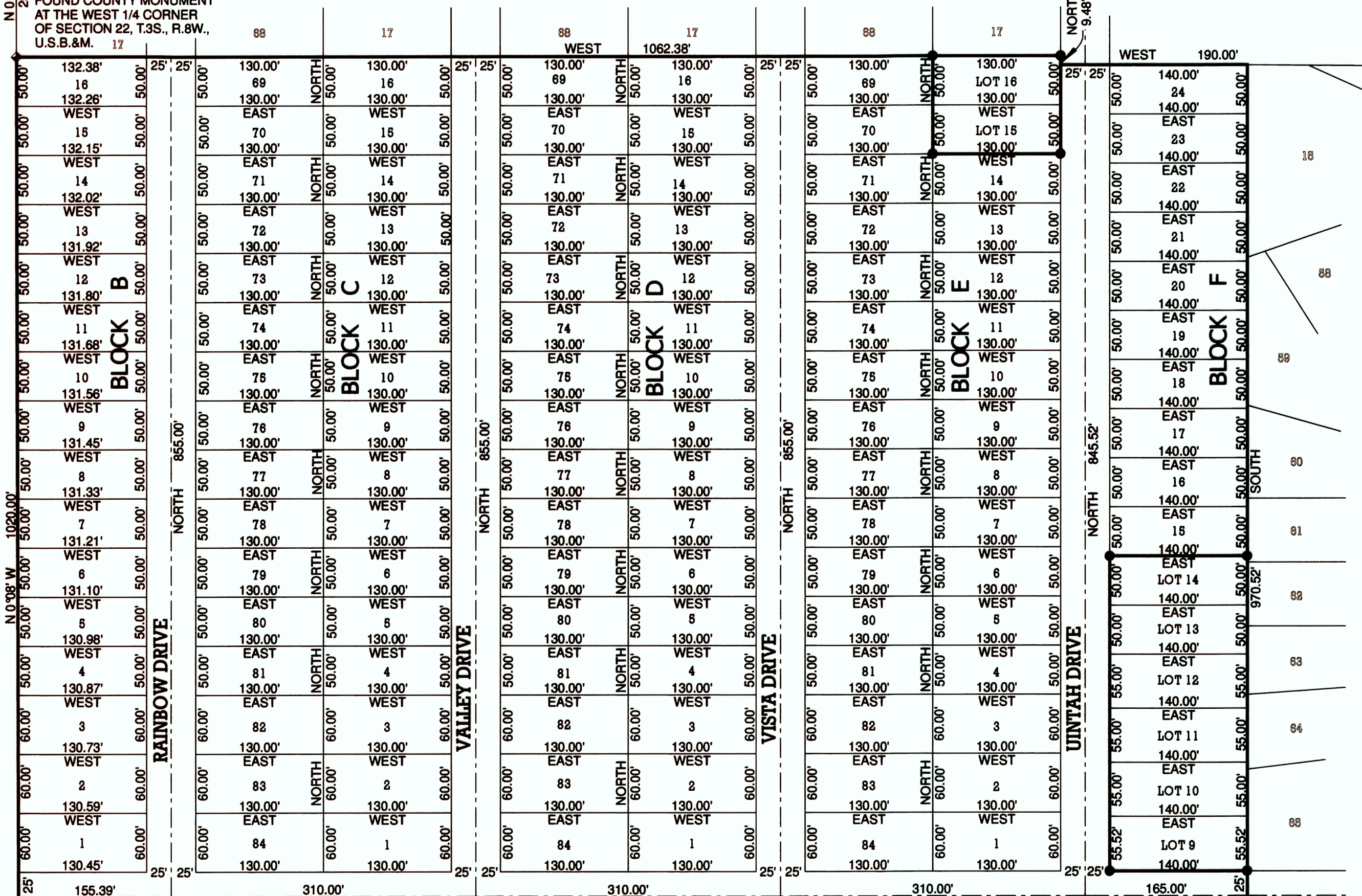


FOUND COUNTY MONUMENT  
AT THE NORTHWEST CORNER  
SECTION 22, T.3S., R.8W.,  
U.S.B.&M.

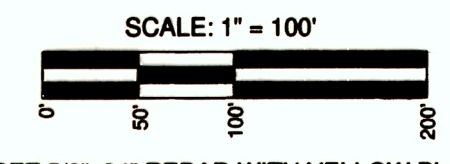
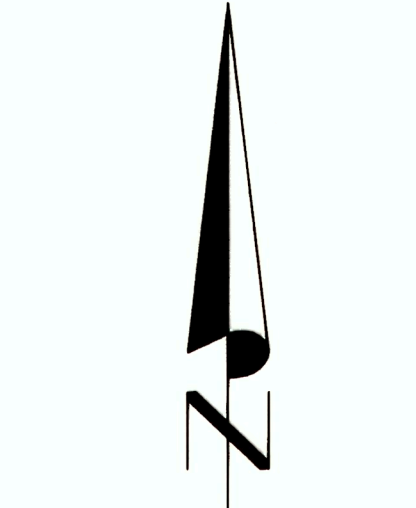
FOUND COUNTY MONUMENT  
AT THE WEST 1/4 CORNER  
OF SECTION 22, T.3S., R.8W.,  
U.S.B.&M.

FOUND RIGHT OF  
WAY MONUMENT

MATCH TO SHEET 2



VISTA VALLEY ESTATES No. 3



- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED PEATROSS PLS 155666
- FOUND HIGHWAY RIGHT OF WAY MONUMENT

# RECORD OF SURVEY FOR MOUNTAINS WEST RANCHES

P.O. BOX 981990  
PARK CITY, UT 84098

SHEET 1 OF 2 SHEETS  
VISTA VALLEY ESTATES, No. 1  
LOCATED IN SECTION 22  
TOWNSHIP 3 SOUTH, RANGE 8 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHEсне COUNTY, UTAH

**SURVEYOR'S CERTIFICATE**

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Mountains West Ranches that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tracts of land:

**PROPERTY DESCRIPTION**

ACCORDING TO PART OF THAT QUIT-CLAIM DEED IN BOOK A599, PAGES 817-818  
Parcel 5: Lots 15 and 16, Block E, Plat #1, VISTA VALLEY ESTATES.  
Parcel 6: Lots 9, 10, 11, 12, 13 & 14, Block F, Plat #1, VISTA VALLEY ESTATES.

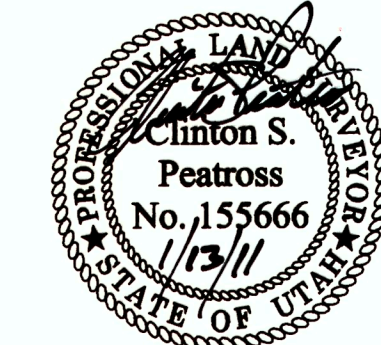
ACCORDING TO THAT AUDITOR'S TAX DEED IN BOOK A596, PAGE 770  
Lot 25, Block A, Plat 1, Vista Valley Estates Subdivision.  
ACCORDING TO THAT AUDITOR'S TAX DEED IN BOOK A596, PAGE 771  
Lot 45, Block C, Plat 1, Vista Valley Estates Subdivision.  
ACCORDING TO THAT AUDITOR'S TAX DEED IN BOOK A596, PAGE 772  
Lot 46, Block C, Plat 1, Vista Valley Estates Subdivision.  
ACCORDING TO THAT AUDITOR'S TAX DEED IN BOOK A596, PAGE 769  
Lot 49, Block C, Plat 1, Vista Valley Estates Subdivision.

**NARRATIVE**

PURPOSE OF SURVEY: Set the property corners and prepare a Record of Survey plat.  
BASIS OF BEARING: Vista Valley Estates Numbers 1, 2, and 3 were subdivided by Bush & Gudgell, Inc., Engineers and Land Surveyors from Salt Lake City during 1961 and 1962. All three subdivisions are located in Section 22, T3S, R8W, USB&M. These subdivisions are bounded on the West by the Northwest Section Corner and the West Quarter Corner which were shown as stones but are now county monuments. They are partly bounded on the East by old U.S. Highway 40 which shows the position of the right of way monuments in relation to the subdivisions. Coordinates were calculated using the bearing and distances from the plats. Then using GPS (Global Positioning Systems) equipment and procedures with WGS-84 datum a 4 point calibration was performed using said Northwest Section Corner, the West Quarter Corner, and right of way monuments on the West side of Old U.S. Highway 40 at Lots 93 and 202, Vista Valley Estates No.3.  
SURVEY FINDINGS: As shown on plat.

NOTE: This survey was performed at the request of Treavon Grant with Mountains West Ranches. It does not insure or guarantee ownership and does not show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

I further certify that the visible improvements affecting the boundaries of the above described tract of land are as shown on this plat



Duchesne County Surveyor's File # 2398 lot 2  
PREPARED BY  
**PEATROSS LAND SURVEYS**  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 34  
Duchesne Utah, 84021

Phone: (435)738-5753 Cell: (435)724-4386  
email: cpeatross@ubtanet.com

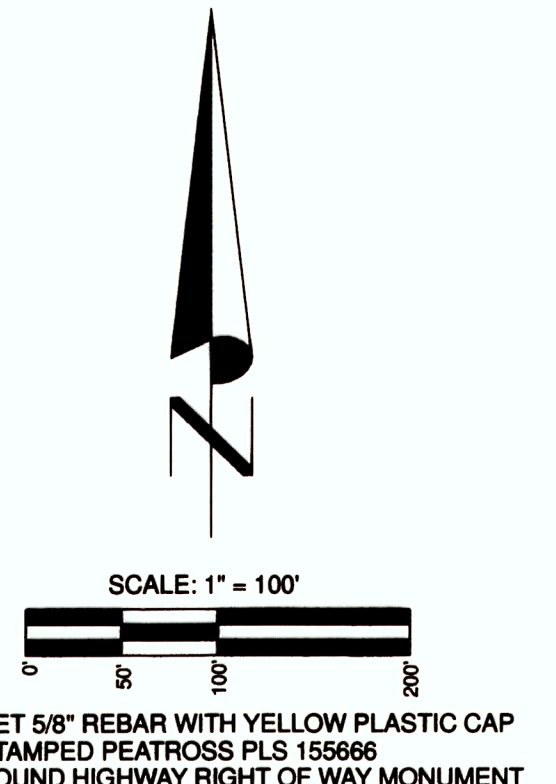
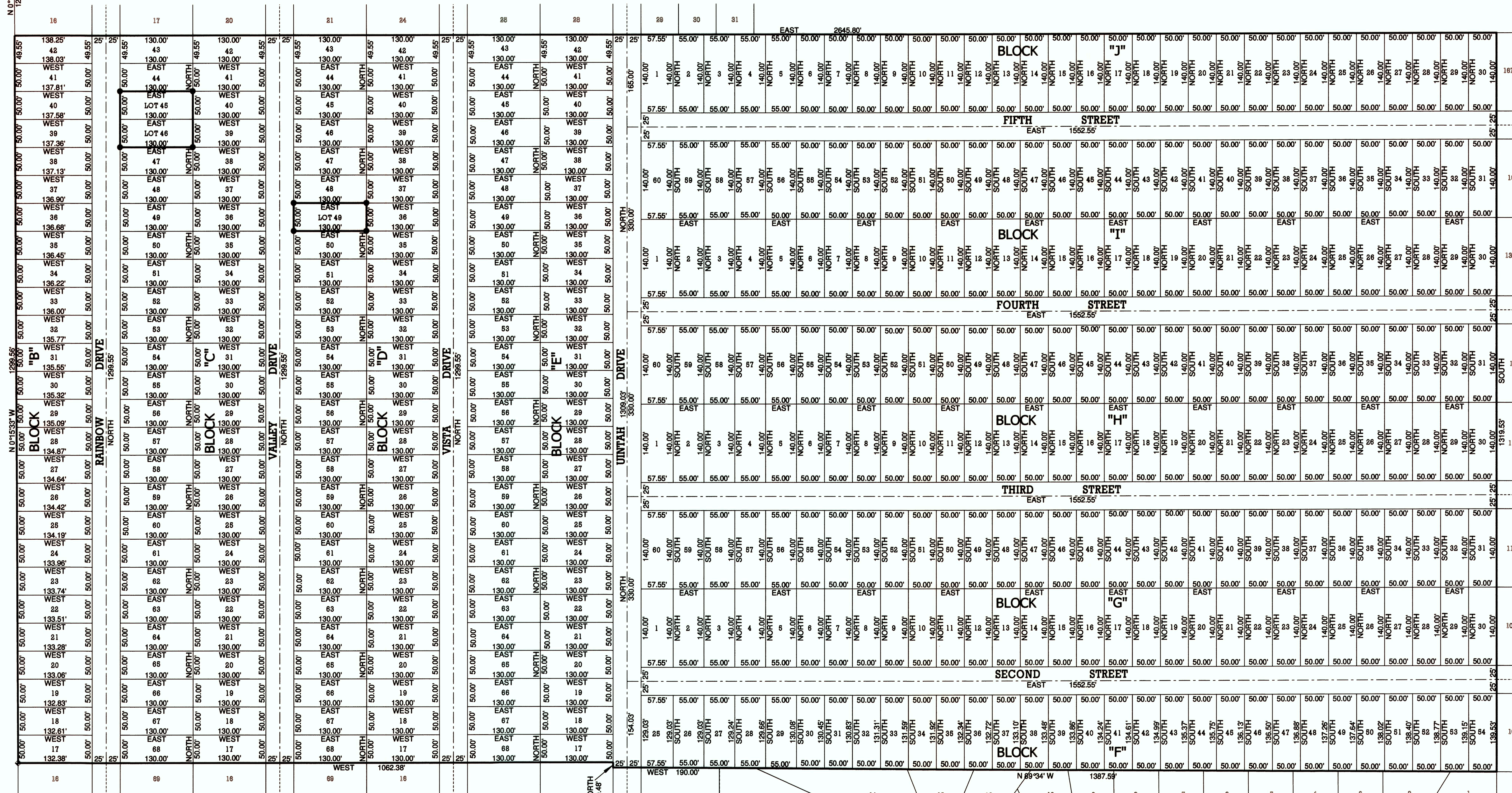
NO.	REVISION	DATE	BY

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 10/13/2010 DATE PLOTTED: Thursday 1/13/11  
SHEET: 1 OF 2 FILE NAME: J.T. GRANT JOB # 1102



FOUND COUNTY MONUMENT  
AT THE NORTHWEST  
CORNER OF SECTION 22,  
T.3S., R.8W., U.S.B.&M.

VISTA VALLEY ESTATES NO. 2



● = SET 5/8" REBAR WITH YELLOW PLASTIC CAP  
STAMPED PEATROSS PLS 155666  
○ = FOUND HIGHWAY RIGHT OF WAY MONUMENT

FOUND COUNTY MONUMENT  
AT THE WEST 1/4 CORNER  
OF SECTION 22, T.3S., R.8W.,  
U.S.B.&M.

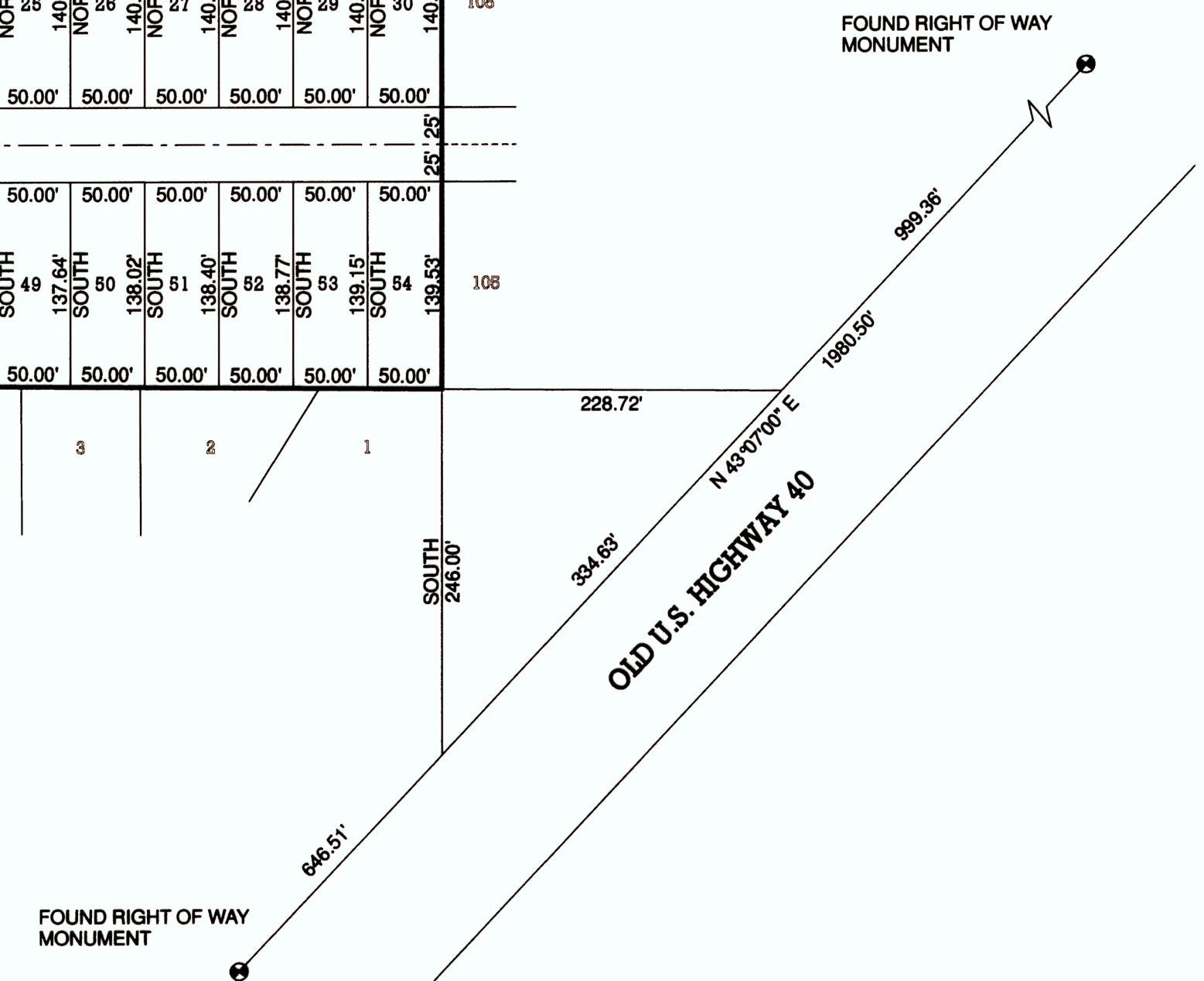
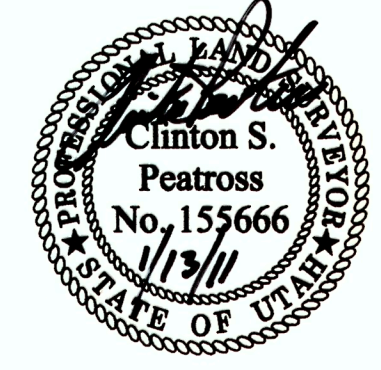
MATCH TO SHEET 1

VISTA VALLEY ESTATES No. 3

VISTA VALLEY ESTATES NO. 3

RECORD OF SURVEY  
FOR  
MOUNTAINS WEST RANCHES

P.O. BOX 981990  
PARK CITY, UT 84098  
SHEET 2 OF 2 SHEETS  
VISTA VALLEY ESTATES, No. 1  
LOCATED IN SECTION 22  
TOWNSHIP 3 SOUTH, RANGE 8 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH



Duchesne County Surveyor's File # 2398 2 of 2  
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DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/26/2010	DATE PLOTTED: Thursday 1/13/11
SHEET: 2 OF 2	FILE NAME: J.T. GRANT	JOB # 1102