DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

_____
Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20_____, by the Duchesne County Planning Director.

_____
Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah
County of Duchesne } s.s. Entry Number_____ Page(s)_____

Filed for recording at the request of _____ on this_____

day of _____, 20_____. Time _____ Fee: _____

_____
Shelley Brennan Duchesne County Recorder

OWNER'S CERTIFICATE

Know all men by these presents: that TREN J. GRANT, the owner of the above described tract of land, has caused the same to be surveyed and subdivided, to be in compliance witht he Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

_____
TREN J. GRANT, President of Mountains
West Ranches, a J.T. Grant Co., Inc.

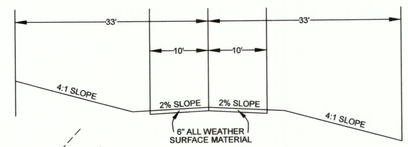
ACKNOWLEDGEMENT

State of Utah
County of Duchesne } s.s.

On this _____ day of _____, 20_____, personally appeared before me, TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ _____
Notary Public

CENTERLINE ROAD EASEMENT
DETAIL



SCALE 1" - 200'

0' 200' 400'

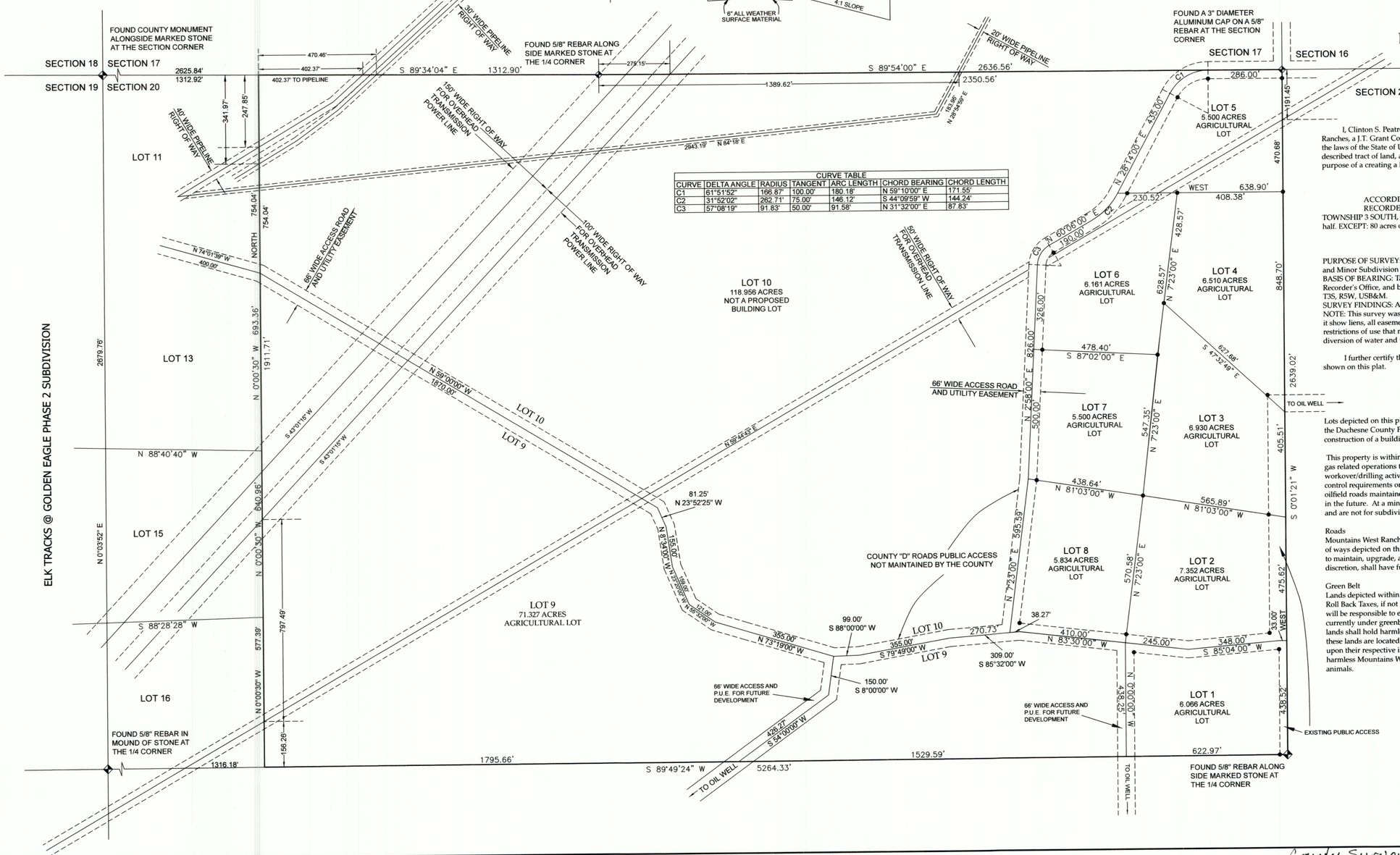
= 5/8"x24" REBAR SET WITH YELLOW PLASTIC CAP STAMPED PEATROSS 155666

PROFESSIONAL LAND SURVEYOR
Clinton S. Peatross
No. 155666
STATE OF UTAH

MOUNTAINS WEST
LAND • INVESTMENT • RANCHES

RECORD OF SURVEY AND MINOR SUBDIVISION OF LAKE POINTE RANCHES PHASE 2 A MOUNTAINS WEST RANCHES SUBDIVISION

LOCATED IN THE NORTH 1/2 OF SECTION 20 TOWNSHIP 3 SOUTH, RANGE 5 WEST UINTAH SPECIAL BASE AND MERDIAN DUCHESNE COUNTY, UTAH



CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	61°51'52"	166.87'	100.00'	180.18'	N 59°10'00" E	171.55'
C2	31°52'02"	262.71'	75.00'	146.12'	S 44°09'59" W	144.24'
C3	57°08'19"	91.83'	50.00'	91.58'	N 31°32'00" E	87.83'

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren, Treaven, and Travis Grant, with Mountains West Ranches, a J.T. Grant Co., Inc., 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 in accordance with Section 17-23-17 of the UCA, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as prescribed on the plat, for the purpose of a creating a Record of Survey and Lot Line Adjustment Plat.

PROPERTY DESCRIPTION
ACCORDING TO PARCEL 3 OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED 18 MAY 2017, AS FOUND BY ENTRY #505124 AT PAGES 1 THROUGH 9
TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 20: The North half. EXCEPT: 80 acres of Elk Tracks @ Golden Eagle Subdivision, Phase 2.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, subdivide and stake the lots, then prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from the Elk Tracks @Golden Eagle subdivision plat on file in the Duchesne County Recorder's Office, and being North 0°14'44" East from the Southwest Corner to the Northwest Corner of Section 16, T3S, R5W, USB&M.
SURVEY FINDINGS: As shown on plat.
NOTE: This survey was performed at the request of Treavon Grant. It does not insure or gurantee ownership, nor does it show liens, all easements and rights of way (except as shown), codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or 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.

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-602-7001 for information prior to a purchase of a lot or construction of a building in this subdivision.

This property is within the Uinta Basin, a highly active and developed oil and gas field. Lot owners should expect oil and gas related operations to occur at any time of day or night including, but not limited to, heavy truck traffic workover/drilling activities, etc., including new wells on these or adjacent lands. There is no County maintenance or dust control requirements on any roads in this subdivision. Existing roads within and accessing this subdivision may be private oilfield roads maintained at the operator's discretion, may not be open for public or lot owner travel, and may be reclaimed in the future. At a minimum, roads marked "No Subdivision or Public Access" and "Oil Well" lots on this plat are private and are not for subdivision or public use.

Roads
Mountains West Ranches and its assignees hereby retains a perpetual right of way and utility easement along all road right of ways depicted on this map for ingress egress and utilities. Mountains West Ranches and its assignees shall have the right to maintain, upgrade, and keep roads open along all said easements. Mountains West Ranches and its assignees, at its discretion, shall have full access to all easements for any future development/s on any lands

Green Belt
Lands depicted within the maps herein are actively devoted to Green Belt grazing and are subject to Green Belt Laws and Roll Back Taxes, if not kept on Green Belt. Any future or potential lot owners who purchase land depicted on these maps will be responsible to ensure Green Belt Status of the lands in which they purchase. Said lands located in this area are currently under greenbelt lease and experience animal grazing. Any and all owners, or future owners of these subdivided lands shall hold harmless Mountains West or their Green belt lessee for the animals that graze upon the open range where these lands are located. Future land owners of these lands shall be responsible for building/erecting animal proof fencing upon their respective interests (fence out) if they deem that they do not want animals grazing upon their property, and hold harmless Mountains West Ranches and its greenbelt lessee for any damages done to their fencing as a result of grazing animals.

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

cell: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 5/15/2018
SHEET : 1 OF 1	JOB NAME: J.T. GRANT JOB# 3000

County Surveyor's File # 3774