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 }s.s. Entry Number_____

County of Duchesne

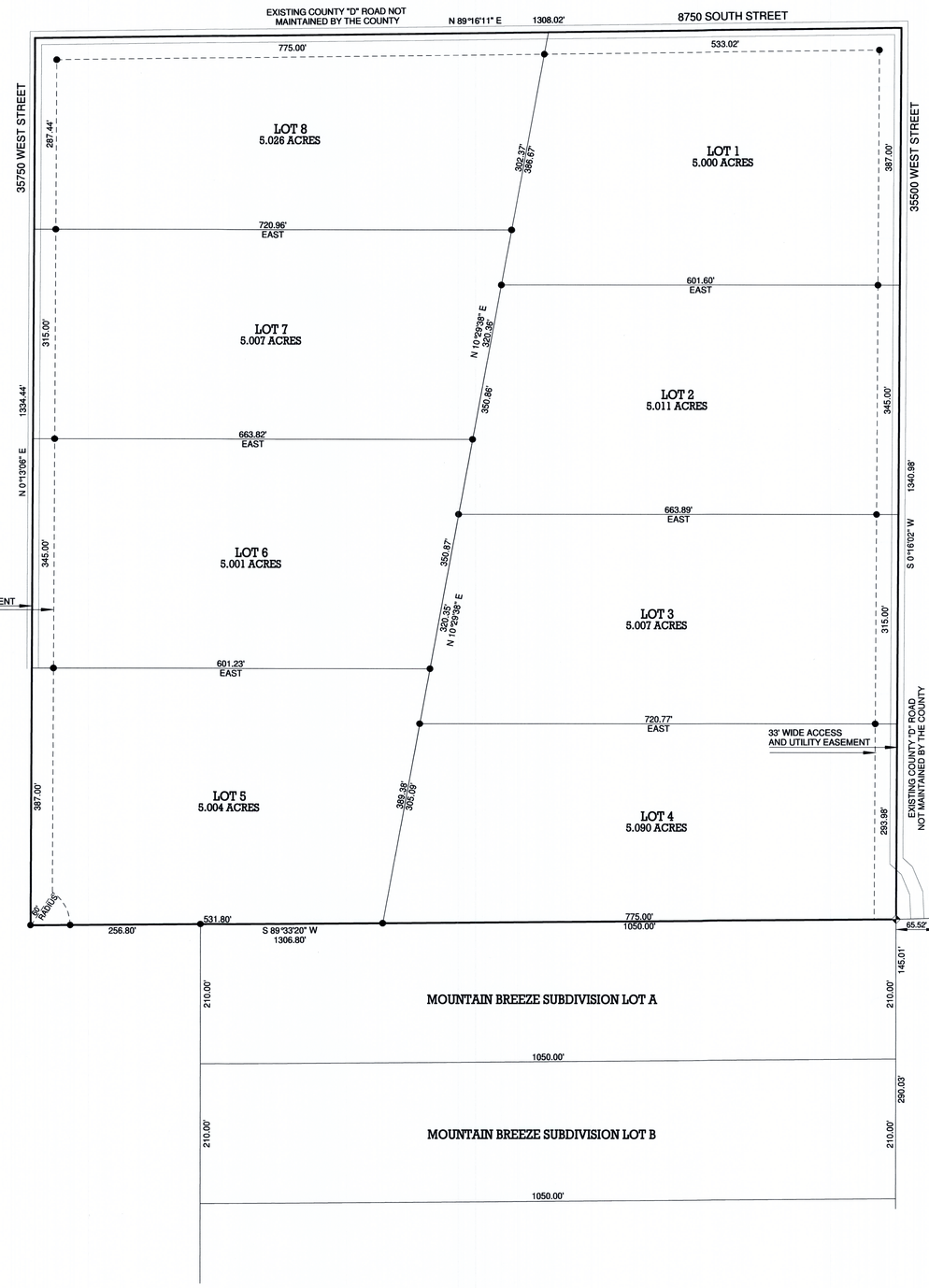
Filed for recording at the request of _____ on this_____

day of _____, 20____. Time_____ Book_____ Page(s)_____

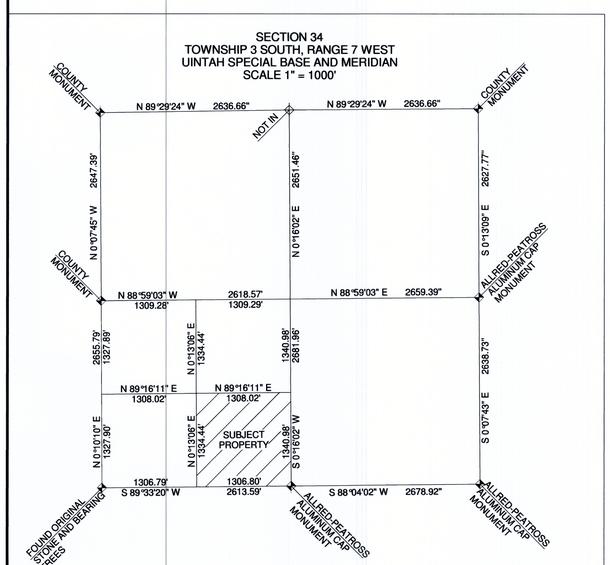
Fee: _____

_____

Shelley Brennan Duchesne County Recorder



● = SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 155666



RECORD OF SURVEY
AND
MINOR SUBDIVISION
DEVELOPED BY

MOUNTAINS WEST
Land — Recreation — Ranch — Investment

TO BE KNOWN AS THE

RANCHES AT PINION RIDGE, PHASE 4

LOCATED IN SECTION 34
TOWNSHIP 3 SOUTH, RANGE 7 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

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

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, 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 in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION
ACCORDING TO THAT CERTAIN WARRANTY DEED
RECORDED 3 SEPTEMBER 2015 AS FOUND IN ENTRY # 487784
TOWNSHIP 3 SOUTH, RANGE 7 WEST, UINTAH SPECIAL BASE AND MERIDIAN.
SECTION 34: SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #2053.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure of guarantee ownership, nor does it show liens, easements, rights of way, 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 survey.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tracts of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the 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.

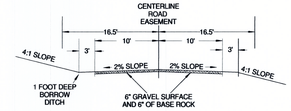
ACKNOWLEDGEMENT

State of }s.s
County of

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

_____ _____

My commission expires. Notary Public



TYPICAL ROAD CROSS-SECTION

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 435-738-1181 for information prior to a purchase of a lot or construction of a building in this subdivision.

NO.	REVISION	DATE	BY

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: 9/9/2015	DATE PLOTTED: Tuesday 9/29/15
SHEET: 1 OF 1	FILE NAME: MOUNTAINS WEST RANCHES JOB # 1226	

County Surveyor File # 3283

3283