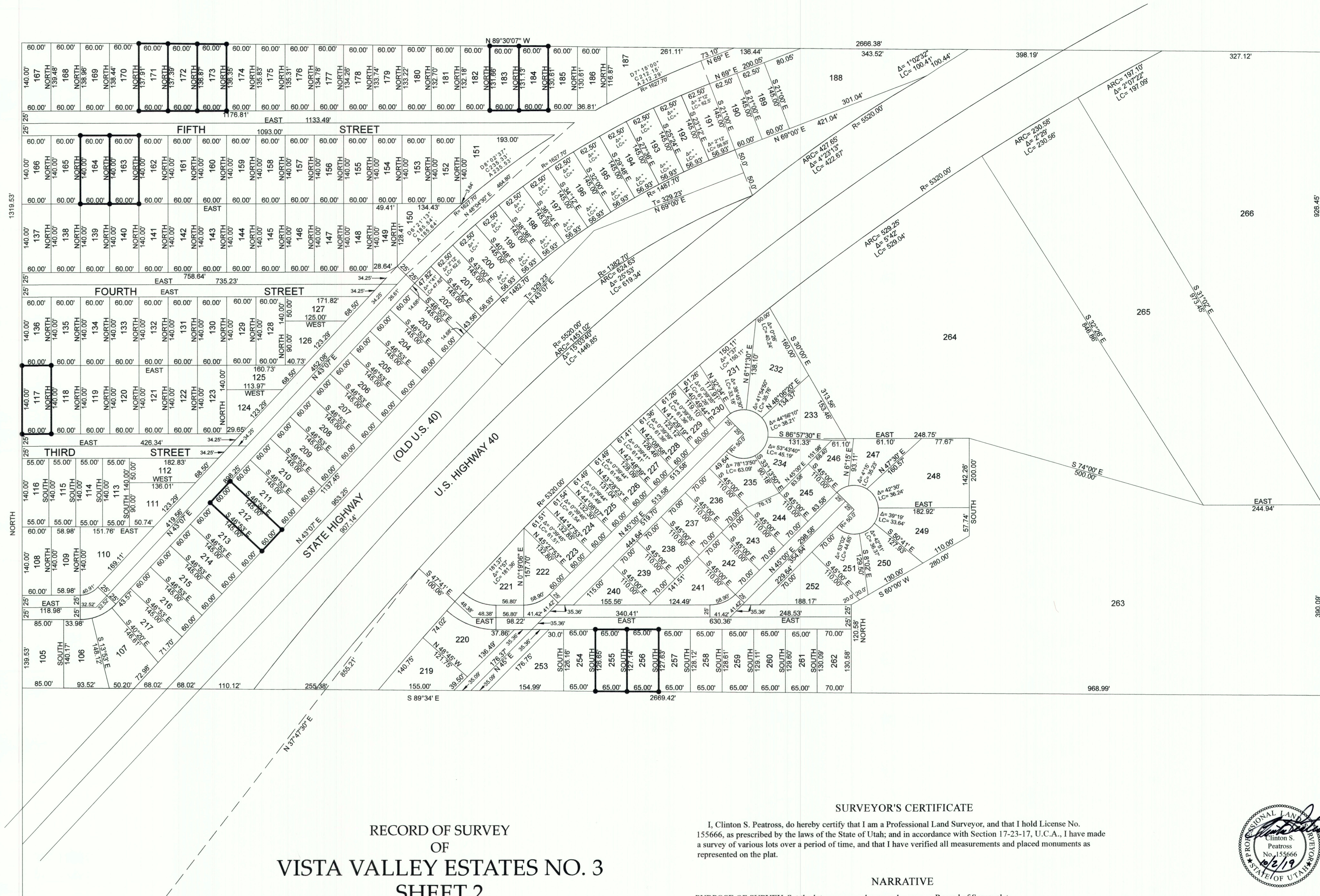

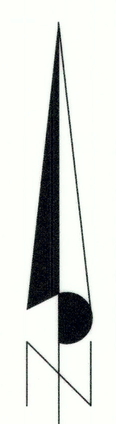

SCALE 1" - 100'

0' 100' 200'

● = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666

RECORD OF SURVEY OF VISTA VALLEY ESTATES NO. 3 SHEET 2

LOCATED IN SECTION 22
TOWNSHIP 3 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify 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, U.C.A., I have made a survey of various lots over a period of time, and that I have verified all measurements and placed monuments as represented on the plat.

PROFESSIONAL LAND SURVEYOR ★ Clinton S. Peatross No. 155666 ★ STATE OF UTAH
10/2/19

NARRATIVE

PURPOSE OF SURVEY: Set the lot corners as shown and prepare a Record of Suvey plat.
BASIS OF BEARING: Vista Valley Estates, Numbers 1, 2, and 3 were subdivided by Bush and Gudgell, Inc., Engineers and Land Surveyors from Salt Lake City during 1961 and 1962. All three subdivisions are located in Section 22, T.3S., R.8W., U.S.B.&M. These subdivisions are bounded on the West by the Northwest Section Corner and the West Quarter Corner wich 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 Subdivision. Coordinates were calculated using the bearings and distances from the plats. Then using G.P.S. (Global Positioning System) equipment and procedures with WGS/84 Datum, and a four 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 the plat.
NOTE: This survey was performed at the request of different people over several years. It does not insure or 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 this survey.

COUNTY SURVEYOR'S FILE # 4295

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
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HEBER CITY UTAH, 84032

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DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/2/2019
SHEET : 1 OF 1	JOB NAME: MTN WEST RANCHES JOB# 1331