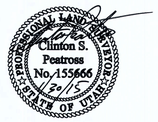
RECORD OF SURVEY
AND
BOUNDARY LINE ADJUSTMENT PLAT
FOR
MOUNTAINS WEST RANCHES

LOCATED IN SECTION 12
TOWNSHIP 4 SOUTH, RANGE 9 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Tren J. Grant, 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 properties, for the purpose of preparing a Record of Survey and a Boundary Line Adjustment plat:

PARENT PARCEL DESCRIPTIONS
ACCORDING TO THOSE CERTAIN WARRANTY DEEDS RECORDED 9 OCTOBER 2013
AS FOUND BY ENTRY #464893 & #464894 IN BOOK A695, PAGES 223 TO 225

PARCEL 1: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: The South half of the North half of the Northeast quarter of the Northwest quarter. APN: 00-0027-5283

PARCEL 2: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: The South half of the North half of the Southeast quarter of the Northwest quarter; The North half of the North half of the Southeast quarter of the Northwest quarter. APN: 00-0028-1083

AND

ACCORDING TO PART OF THAT CERTAIN WARRANTY DEED RECORDED 28 NOVEMBER 2012
AS FOUND BY ENTRY #452861 IN BOOK A664, PAGES 610 TO 612

PARCEL 1: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: The Southwest quarter of the Southwest quarter of the Northwest quarter; and the Southeast quarter of the Southwest quarter of the Northwest quarter. APN: 00-0010-6132

PARCEL 2: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: The Northwest quarter of the Northwest quarter; and the North half of the Southwest quarter of the Northwest quarter; and the North half of the North half of the Northeast quarter of the Northwest quarter; and the North half of the Northwest quarter of the Northeast quarter. APN: 00-0026-6100

PARCEL 3: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: The Northwest quarter of the Southwest quarter of the Northeast quarter. APN: 00-0026-6126

PARCEL 4: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: The Southwest quarter of the Northwest quarter of the Northeast quarter. APN: 00-0028-9433

PARCEL 5: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: The Southwest quarter of the Northeast quarter of the Northwest quarter; and the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter. APN: 00-0027-5291

NEW BOUNDARY LINE ADJUSTED DESCRIPTIONS

PARCEL #1: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: Beginning at the Northwest Corner of said Section; thence South 89°37'14" East 1791.93 feet along the North section line; thence leaving said section line and running South 17°00'00" West 233.96 feet to the centerline of a road; thence the following five (5) courses along said road centerline: (1) thence continuing South 17°00'00" West 230.00 feet; (2) thence South 33°00'00" West 620.00 feet; (3) thence South 9°00'00" East 90.00 feet; (4) thence South 25°00'00" East 180.00 feet; (5) thence South 2°00'00" East 76.00 feet to a point on the South line of the North Half of the Northwest Quarter; thence leaving said road centerline and running North 89°50'57" West 1437.12 feet to the Southwest Corner of said N1/2 of said NW1/4; thence North 1°08'05" East 1299.97 feet to the point of beginning, containing 46.181 acres.

PARCEL #2: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: Beginning at the North Quarter Corner of said Section; thence South 89°39'58" East 290.08 feet along the North section line; thence leaving said section line and running South 33.00 feet to the centerline of a road; thence the following twenty (20) courses along said road centerline: (1) thence South 68°00'00" West 175.00 feet; (2) thence South 50°00'00" West 260.00 feet; (3) thence South 20°00'00" West 60.00 feet; (4) thence South 50°00'00" East 265.00 feet; (5) thence South 33°00'00" East 150.00 feet; (6) thence South 9°00'00" East 465.00 feet; (7) thence South 23°00'00" West 120.00 feet; (8) thence South 65°00'00" West 70.00 feet; (9) thence South 14°00'00" West 60.00 feet; (10) thence South 20°00'00" East 110.00 feet; (11) thence North 62°46'12" West 196.37 feet along said road and projection thereof to the Southeast Corner of the South Half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter; (12) thence North 0°00'14" East 322.31 feet along the West side of a 66 foot wide road easement to the Northeast Corner of said S1/2 of said SE1/4 of said NE1/4 of said NW1/4; (13) thence South 89°47'34" East 33.00 feet back to the centerline of said road; (14) thence North 0°00'14" East 210.00 feet; (15) thence North 58°00'00" West 175.00 feet; (16) thence South 84°00'00" West 200.00 feet; (17) thence South 71°00'00" West 270.00 feet; (18) thence North 73°00'00" West 170.00 feet; (19) thence North 52°00'00" West 155.00 feet; (20) thence North 9°00'00" West 415.00 feet; thence leaving said road centerline and running North 17°00'00" East 233.96 feet to a point on the North section line; thence South 89°37'14" East 850.91 feet to the point of beginning, containing 18.793 acres.

PARCEL #3: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: Beginning at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section; thence South 0°02'24" East 369.24 feet along the East line of said SW1/4 of said NW1/4 of said NE1/4; thence South 81°00'00" West 400.38 feet to the centerline of a road; thence the following ten (10) courses along said road centerline: (1) thence North 9°00'00" West 465.00 feet; (2) thence North 33°00'00" West 150.00 feet; (3) thence North 50°00'00" West 265.00 feet; (4) thence North 20°00'00" East 60.00 feet; (5) thence North 50°00'00" East 260.00 feet; (6) thence North 68°00'00" East 175.00 feet; (7) thence North 33.00 feet to a point on the North section line, said point being South 89°39'58" East 290.00 feet from the North Quarter Corner; (8) thence South 89°39'58" East 120.00 feet along said section line and the North side of a 66 foot wide road easement; (9) thence South 16°00'00" East 105.00 feet back to the centerline of said road; (10) thence South 48°00'00" East 170.00 feet; thence leaving said road centerline and running South 12°28'00" East 440.61 feet to the point of beginning, containing 11.192 acres.

PARCEL #4: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: Beginning at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section; thence South 0°05'02" East 642.28 feet to the Southeast Corner of the North Half of said NW1/4 of said NE1/4; thence North 89°46'04" West 660.53 feet to the Northeast Corner of the Southwest Quarter of said NW1/4 of said NE1/4; thence North 12°28'00" West 440.61 feet to the centerline of a road; thence North 48°00'00" West 170.00 feet along said road centerline; thence North 16°00'00" West 105.00 feet along said road centerline and projection thereof to a point on the North section line; thence South 89°39'58" East 910.00 feet to the point of beginning, containing 11.167 acres.

PARCEL #5: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: Beginning at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section; thence North 89°50'57" West 564.21 feet along the South line of said SW1/4 of said NE1/4 of said NW1/4 to the centerline of a road; thence the following twelve (12) courses along said road centerline: (1) thence North 2°00'00" West 76.00 feet; (2) thence North 25°00'00" West 180.00 feet; (3) thence North 9°00'00" West 90.00 feet; (4) thence North 33°00'00" East 620.00 feet; (5) thence North 17°00'00" East 230.00 feet; (6) thence South 9°00'00" East 415.00 feet; (7) thence South 52°00'00" East 155.00 feet; (8) thence South 73°00'00" East 170.00 feet; (9) thence North 71°00'00" East 270.00 feet; (10) thence North 84°00'00" East 200.00 feet; (11) thence South 58°00'00" East 175.00 feet; (12) thence South 0°00'14" West 210.00 feet; thence leaving said road centerline and running North 89°47'34" West 33.00 feet to the Northeast Corner of South Half of the Southeast Quarter of said NE1/4 of said NW1/4; thence North 89°47'34" West 665.52 feet to the Northwest Corner of said S1/2 of said SE1/4 of said NE1/4 of said NW1/4; thence South 0°17'02" West 322.97 feet to the point of beginning, containing 13.550 acres.

PARCEL #6: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: Beginning at the West Quarter Corner of said Section; thence North 1°08'05" East 1299.96 feet to the Northwest Corner of the South Half of the Northwest Quarter; thence South 89°50'57" East 2276.34 feet along the North line of said S1/2 of said NW1/4; thence South 37°00'00" West 807.72 feet to a point on the South line of the North Half of the Southeast Quarter of said NW1/4; thence North 89°57'42" West 462.47 feet to the Southwest corner of said N1/2 of said SE1/4 of said NW1/4; thence South 0°34'18" West 647.26 feet to the Southeast Corner of the Southwest Quarter of said NW1/4; thence South 89°55'37" West 1347.05 feet to the point of beginning, containing 50.346 acres.

PARCEL #7: TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 12: Beginning at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section; thence North 89°58'17" West 661.51 feet to the Southwest Corner of said NW1/4 of said SW1/4 of said NE1/4; thence North 89°57'42" West 878.16 feet along the South line of the North Half of the Southeast Quarter of the Northwest Quarter; thence North 37°00'00" East 807.72 feet to a point on the North line of said N1/2 of said SE1/4 of said NW1/4; thence South 89°50'57" East 392.11 feet to the Northeast Corner of said N1/2 of said SE1/4 of said NW1/4; thence South 62°46'12" East 196.37 feet along the centerline of a road; thence the following four (4) courses along said road centerline: (1) thence North 20°00'00" West 110.00 feet; (2) thence North 14°00'00" East 60.00 feet; (3) thence North 65°00'00" East 70.00 feet; (4) thence North 23°00'00" East 120.00 feet; thence leaving said road centerline and running North 81°00'00" East 400.38 feet to a point on the East line of the Southwest Quarter of the Northwest Quarter of said NE1/4; thence South 0°02'24" East 917.66 feet to the point of beginning, containing 21.557 acres.

CENTERLINE DESCRIPTION OF 66 FOOT ACCESS ROAD

TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 1: Beginning at a point on the South section line and being North 89°39'58" West 184.00 feet from the Southwest Corner of the East Half of the Southeast Quarter of said Section 1; thence the following six (6) courses along said road centerline: (1) thence North 40°45'00" East 68.00 feet; (2) thence North 1°21'00" West 165.00 feet; (3) thence North 17°24'00" East 390.00 feet; (4) thence North 19°14'00" West 510.00 feet; (5) thence North 32°11'00" West 110.00 feet; (6) thence North 13°00'00" West 150.00 feet to the point of termination at a Class D Duchesne County Road.

NARRATIVE

PURPOSE OF SURVEY: Conduct a survey locating the roads in the property, then write new property descriptions fitting said roads, and then prepare a Record of Survey and Boundary Line Adjustment plat.
BASIS OF BEARING: North 89°38'36" West from the Northeast Corner to the Northwest Corner of Section 12, according to that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #303.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of the Treaven Grant. It does not insure or guarantee ownership, not does it 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.

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that I the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

_____
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

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 Boundary Line Adjustment this_____day of_____, 20____, by the Duchesne County Planning Director.

_____
Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah
} ss. 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

County Surveyor File # 3143

PROJECT	PREPARED FOR				
L14-040	MOUNTAINS WEST RANCHES	RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT	LOCATED IN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN	DRAWN BY: CAP	Summit Engineering Group Inc.
SHEET	PROJECT			REVIEWED BY: CSP	Structural • Civil • Surveying
1 OF 2	BOUNDARY LINE ADJUSTMENT		DUCHESNE COUNTY, UTAH	ISSUE DATE 11/25/2014	55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032 P: 435-654-9229 • F: 435-654-9231

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DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR WHO PREPARED THIS DOCUMENT, TO ALTER THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

RECORD OF SURVEY
AND
BOUNDARY LINE ADJUSTMENT PLAT
FOR
MOUNTAINS WEST RANCHES

LOCATED IN SECTION 12
TOWNSHIP 4 SOUTH, RANGE 9 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

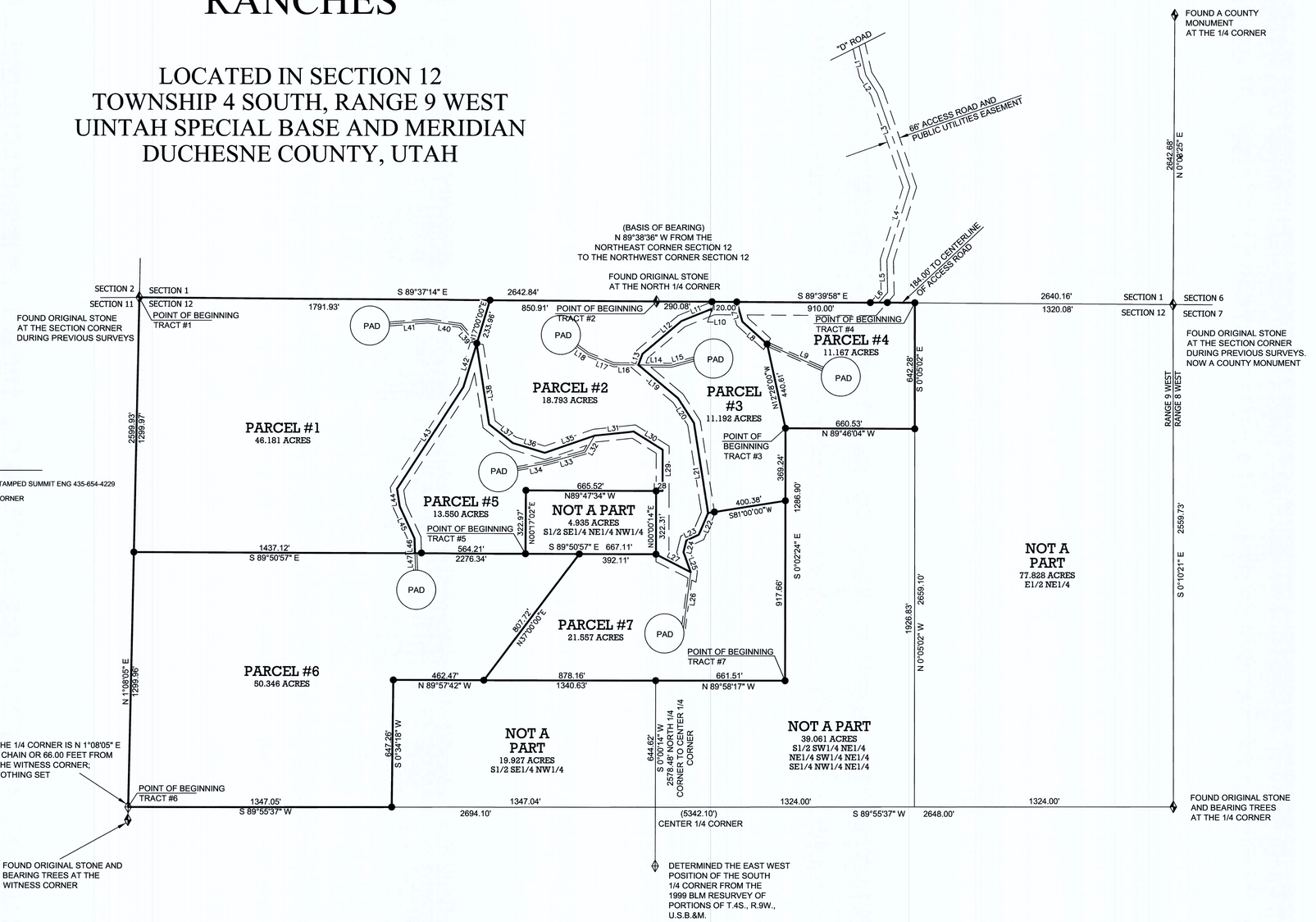
1 INCH = 300 FT
(SCALE IN FEET)

LINE TABLE		
Count	Angle	Length
1	N 13°00'00" W	150.00'
2	N 32°11'00" W	110.00'
3	N 19°14'00" W	510.00'
4	N 17°24'00" E	390.00'
5	N 1°21'00" W	165.00'
6	N 40°45'00" E	68.00'
7	N 16°00'00" W	105.00'
8	N 48°00' W	170.00'
9	S 66°00'00" E	310.00'
10	SOUTH	33.00'
11	N 68°00'00" E	175.00'
12	N 50°00'00" E	260.00'
13	N 20°00'00" E	60.00'
14	S 89°38'00" E	170.00'
15	N 74°45'00" E	120.00'
16	N 89°23'00" W	125.00'
17	N 68°22'00" W	145.00'
18	N 53°54'00" W	75.00'
19	N 50°00'00" W	265.00'
20	N 33°00'00" W	150.00'
21	N 9°00'00" W	465.00'
22	S 23°00'00" W	120.00'
23	S 65°00'00" W	70.00'
24	S 14°00'00" W	60.00'
25	S 20°00'00" E	110.00'
26	S 7°22'00" W	290.00'
27	S 62°46'12" E	196.37'
28	S 89°47'34" E	33.00'
29	S 0°00'14" W	210.00'
30	S 58°00'00" E	175.00'
31	N 84°00'00" E	200.00'
32	S 30°15'00" W	100.00'
33	S 74°21'00" W	200.00'
34	S 79°24'00" W	145.00'
35	N 71°00'00" E	270.00'
36	S 73°00'00" E	170.00'
37	S 52°00'00" E	155.00'
38	S 9°00'00" E	415.00'
39	N 41°26'00" W	125.00'
40	N 82°18'00" W	170.00'
41	S 85°31'00" W	200.00'
42	N 17°00'00" E	230.00'
43	N 33°00'00" E	620.00'
44	N 9°00'00" W	90.00'
45	N 25°00'00" W	180.00'
46	S 2°00'00" E	76.00'
47	S 2°00'00" E	85.00'

LEGEND

● = SET 5/8" RB/CAP STAMPED SUMMIT ENG 435-654-4229

⊕ = FOUND SECTION CORNER



STATE OF UTAH
Clinton S. Peatross
No. 155666
12/2/14

County Surveyor File # 3143

PROJECT	PREPARED FOR	RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT	LOCATED IN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN	DRAWN BY: CAP	Summit Engineering Group Inc.	COPYRIGHT © 2014 SUMMIT ENGINEERING GROUP, INC.
L14-040	MOUNTAINS WEST RANCHES			REVIEWED BY: CSP	Structural • Civil • Surveying	DRAWING ALTERATION
SHEET 2 OF 2	PROJECT BOUNDARY LINE ADJUSTMENT		DUCHESNE COUNTY, UTAH	ISSUE DATE 12/03/2014	55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032 P: 435-654-9229 • F: 435-654-9231	IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT SHALL STAMP IT "ALTERED BY" LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.