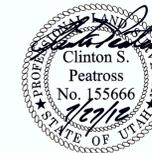


RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
OF  
**RANCHES AT  
PINION RIDGE**  
A  
**MOUNTAINS WEST  
RANCHES SUBDIVISION**  
P.O. BOX 981990  
PARK CITY, UT 84098  
LOCATED IN THE WEST 1/2 OF SECTION 28  
TOWNSHIP 3 SOUTH, RANGE 7 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, UTAH



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 that I have made a survey of the following described tract of land for the purpose of a Minor Subdivision:

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN TITLE REPORT PREPARED BY EXPRESS TITLE INSURANCE AGENCY, INC., COMMITMENT NUMBER: 07930 TOWNSHIP 3 SOUTH, RANGE 7 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 28: That portion of the East Half of the East Half of the West Half lying South of U.S. Highway 40.

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: North 0°08'00" West from the Southwest Section Corner to the West Quarter Corner.  
SURVEY FINDINGS: As shown on the plat.  
NOTE: This survey was performed at the request of Treaven Grant. 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.

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

OWNER'S CERTIFICATION

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 with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

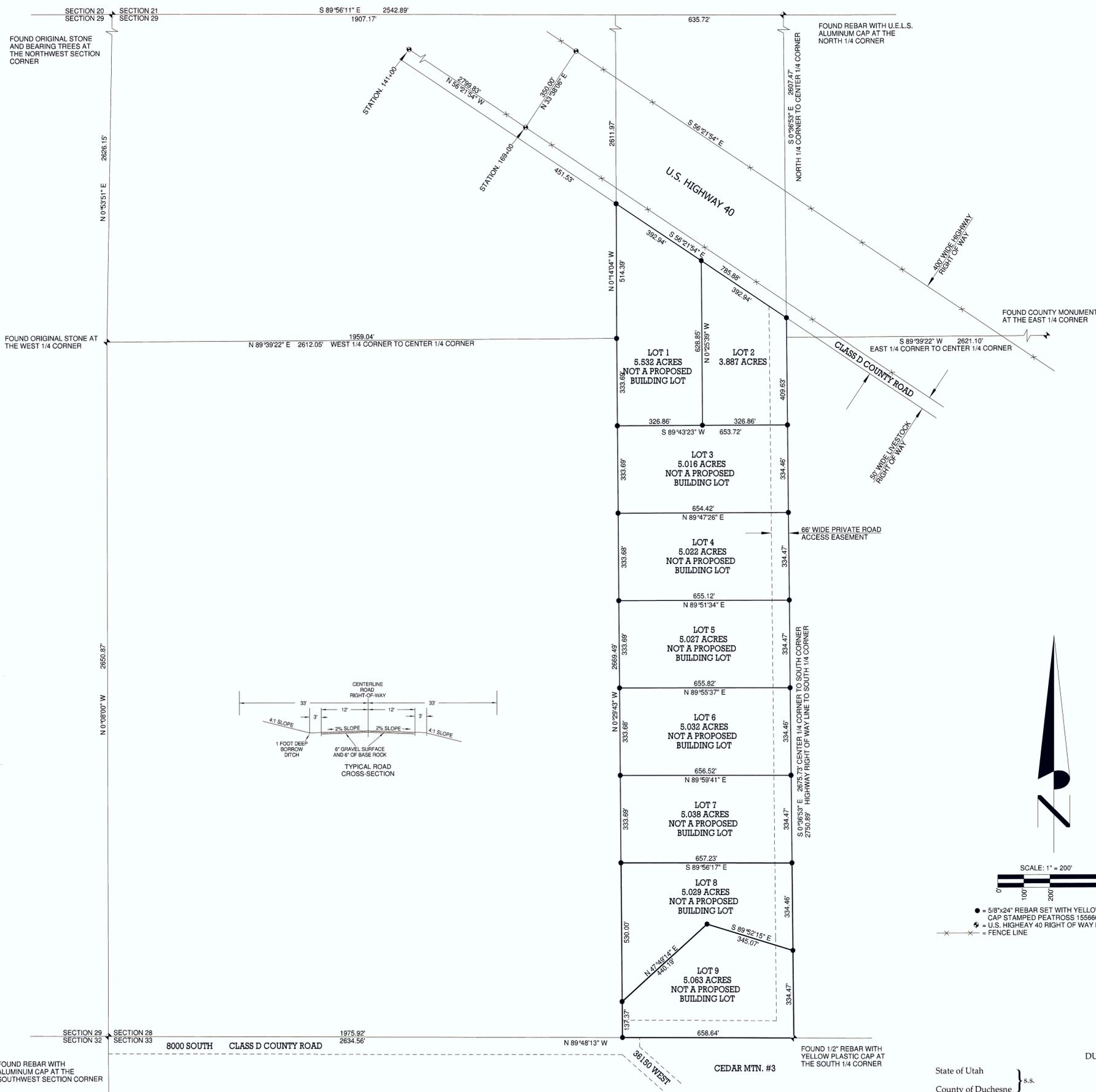
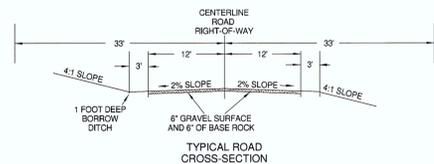
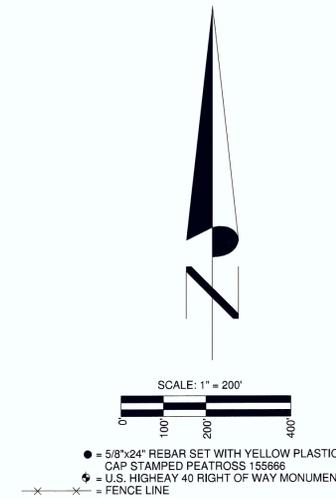
TREN J. GRANT, President of Mountains West Ranches, a J.T. Grant Co., Inc.

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 CERTIFICATE, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public \_\_\_\_\_



I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
DUCESNE COUNTY TREASURER  
Colene Nelson  
Duchesne County Treasurer

Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the  
DUCESNE COUNTY PLANNING DEPARTMENT  
Michael A. Hyde  
Duchesne County Planning Director

DUCESNE COUNTY RECORDER  
State of Utah } s.s.  
County of Duchesne }  
Entry Number \_\_\_\_\_  
Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_  
Fee: \_\_\_\_\_  
Carolyne Madsen  
Duchesne County Recorder

County Surveyor's File # 2589  
PREPARED BY  
**PEATROSS LAND SURVEYS**  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 34  
DUCESNE UTAH, 84021  
PHONE: (435) 738-5753 CELL: (435) 724-4386  
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 7/10/12	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: J.T. GRANT JOB# 1156	