

RECORD OF SURVEY
AND
MINOR SUBDIVISION
OF
**RANCHES AT
PINION RIDGE, PHASE II**
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
DUCHEсне 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

TOWNSHIP 3 SOUTH, RANGE 7 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 28: The North Half of the South Half of the East Half of the West Half of the East Half of the West Half of the South Half of the North Half of the East Half of the West 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 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 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.

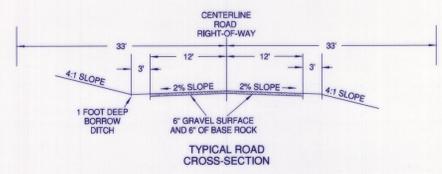
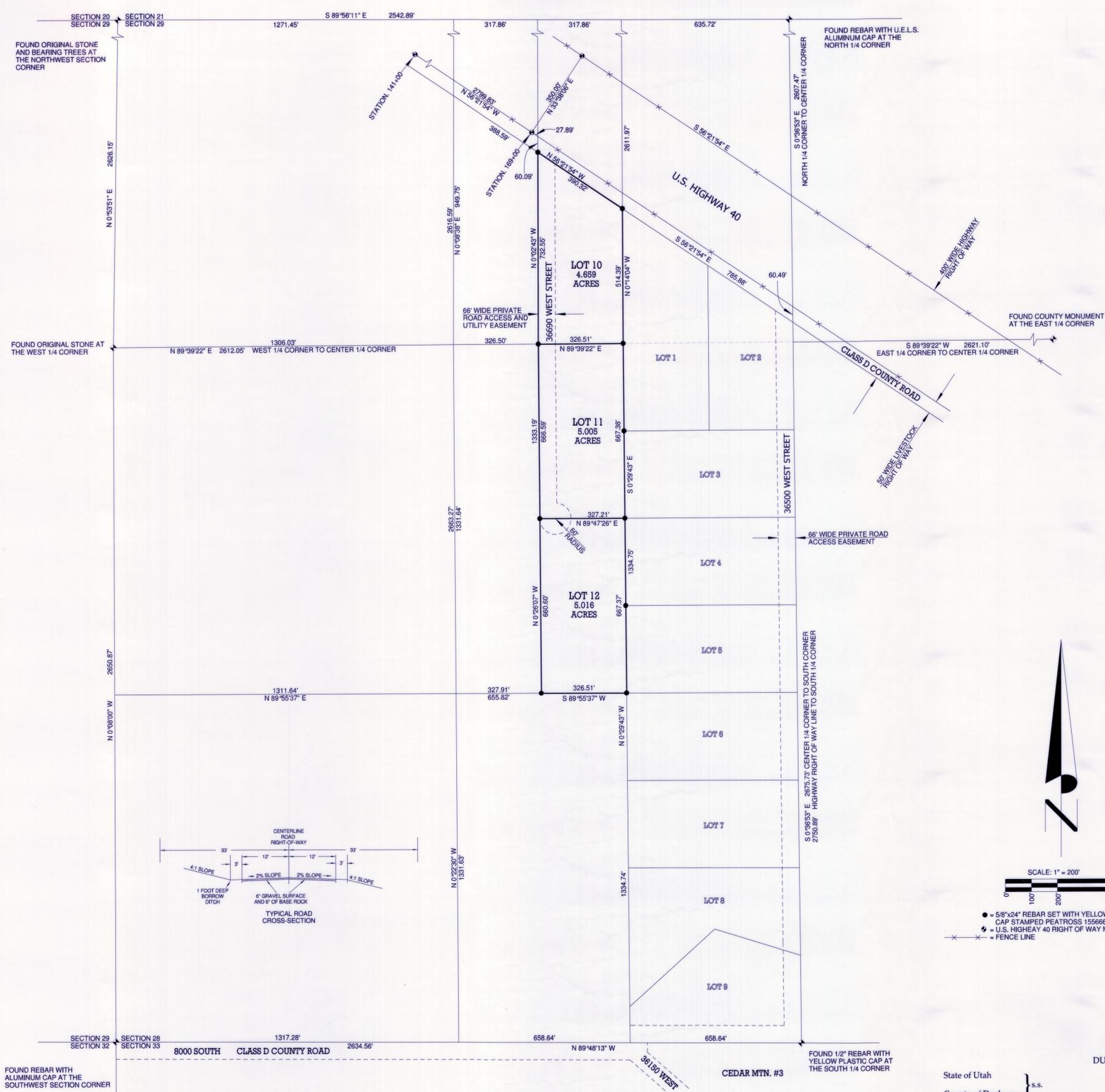
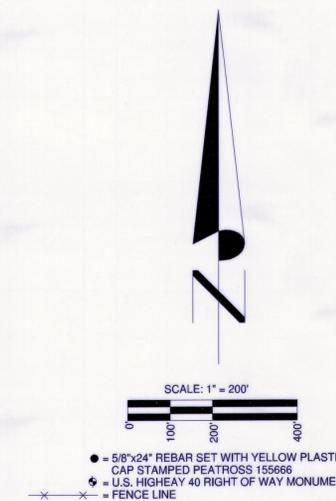
ACKNOWLEDGEMENT

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



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

DUCHEсне 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

DUCHEсне 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 # 2640
PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
DUCHEсне UTAH, 84021
PHONE: (435) 738-5753 CELL: (435) 724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/29/12	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: J.T. GRANT JOB# 1156	