



AMENDING AND SUBDIVIDING  
**LOT 10, KNIGHTS RANCH  
SUBDIVISION, PHASE 4**

LOCATED IN THE NW 1/4 OF SECTION 8  
TOWNSHIP 3 SOUTH, RANGE 4 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, 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**

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 8:  
Lot 10, Knights Ranch Subdivision, Phase 4.

**NARRATIVE**

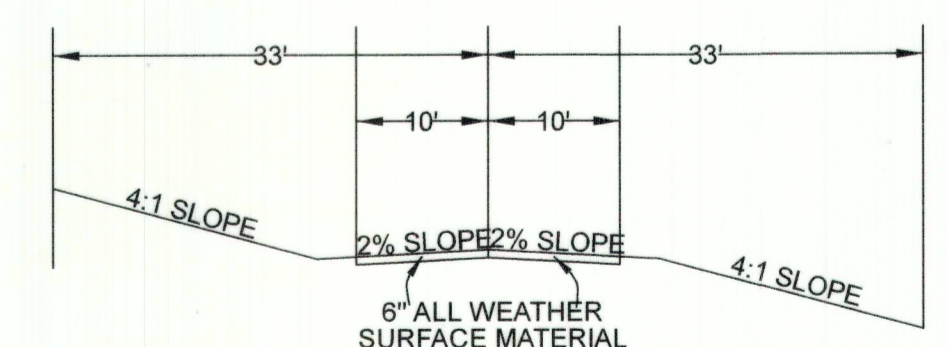
**PURPOSE OF SURVEY:** Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.  
**BASIS OF BEARING:** Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #2031.  
**SURVEY FINDINGS:** As found on plat.  
**NOTE:** This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, all easements and rights of way (except as shown), 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.

All water wells must be grouted to a minimum of 30' in depth. Any deviation from this standard must be coordinated with Tri-County Health Department to show feasibility and protection zone compliance.

Lots 1-10 are feasible for a conventional onsite wastewater system. All soil pits have a silt layer between 18" and 48". Wastewater systems will need to avoid this silt layer.

Drinking water to be supplied by individual wells, to be drilled within the circular region depicted on their parcel to maintain the protection zones around the water wells within the subdivision. Any deviation from this standard must be coordinated with Tri-County Health Department to show adequate protection and feasibility.

**CENTERLINE ROAD EASEMENT  
DETAIL NOT TO SCALE**



**OWNER'S ACKNOWLEDGEMENT**

Know all men by these presents: that I the undersigned owner of the above described tract 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**

County of } s.s.  
State of }

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

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

COUNTY SURVEYOR'S FILE # 41842

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: 6/1/2020  
SHEET : 1 OF 1 | JOB NAME: MTNS. WEST RANCHES | JOB# 1207

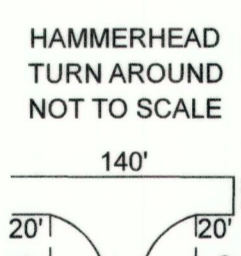
DUCESNE COUNTY TREASURER  
I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Stephen Potter Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT  
Approved as a Minor subdivision, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the  
Duchesne County Planning Director.  
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 \_\_\_\_\_ Fee: \_\_\_\_\_  
Shelley Brennan Duchesne County Recorder

**SOIL TEST PIT LOCATIONS**

LOT	LATITUDE	LONGITUDE
10A.	40°14'17.057 N	110°22'11.385 W
10B.	40°14'16.110 N	110°22'09.067 W
10C.	40°14'10.506 N	110°21'59.017 W
10D.	40°14'09.732 N	110°21'57.735 W
10E.	40°14'05.831 N	110°21'49.078 W
10F.	40°14'05.839 N	110°21'48.144 W
10G.	40°14'09.214 N	110°21'58.351 W
10H.	40°14'09.914 N	110°21'59.897 W
10I.	40°14'10.887 N	110°22'01.170 W
10J.	40°14'15.907 N	110°22'11.604 W

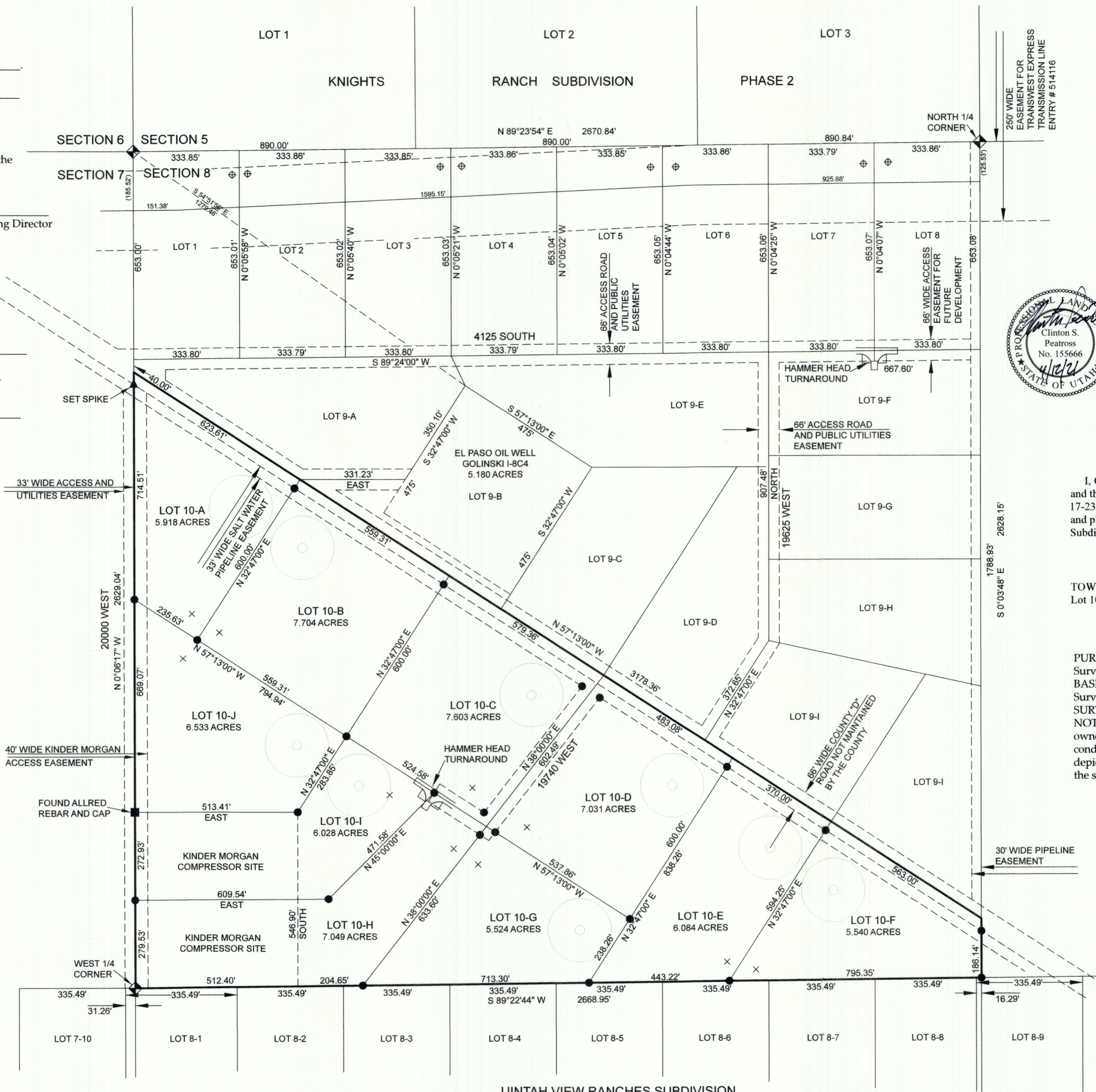
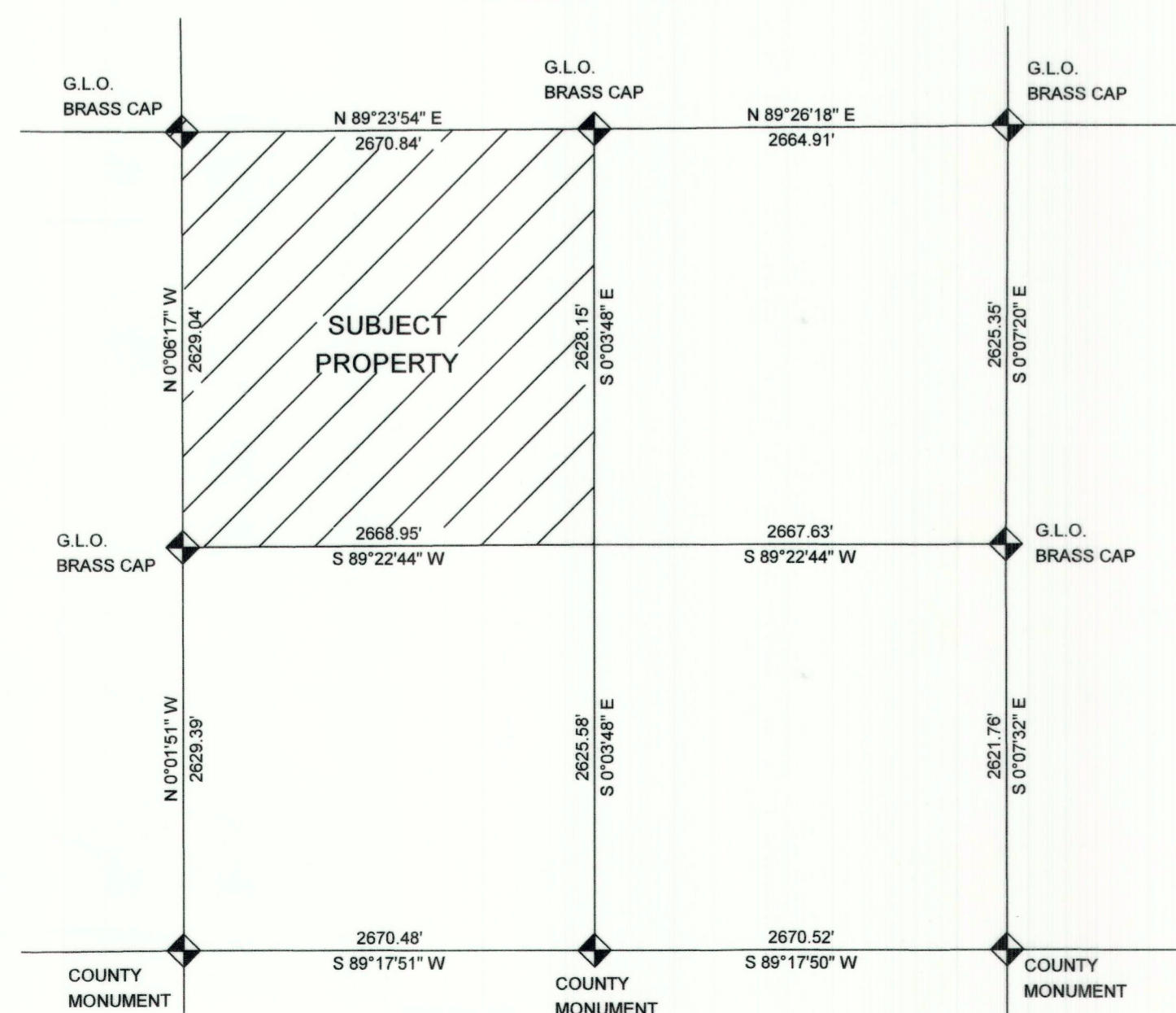


HAMMERHEAD TURN AROUND NOT TO SCALE

SCALE 1" = 200'

- SET 5/8"x24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
- × SOIL TEST HOLE LOCATION
- RECOMMENDED SITE FOR WATER WELL AND 150' RADIUS PROTECTION ZONE

**SECTION 8  
TOWNSHIP 3 SOUTH, RANGE 4 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
SCALE 1" = 1000'**



NOTE: Private access roads are not maintained by Duchesne County or entities other than the private property owners within the Subdivision.

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 435-738-1226 for information prior to a purchase of a lot or construction of a building in this subdivision.

This property is within the Uintah Basin, a highly active and developed oil and gas field. Lot owners should expect oil and gas related operations to occur at any time of day or night including, but not limited to, heavy truck traffic, workover/drilling activities, ect., including new wells on these or adjacent lands. There is no County maintenance or dust control requirements on any roads in this subdivision. Existing roads within and accessing this subdivision may be open for public or lot owner travel, and may be reclaimed at any time in the future. At a minimum, roads marked "No Subdivision or Public Access" and "Oil Well" lots on this plat are private and are not for subdivision or public use.