RECORD OF SURVEY AND MINOR SUBDIVISION FOR

MOUNTAINS WEST

LAND • INVESTMENT • RANCHES

TO BE KNOWN AS

CARAVAN LANE RANCHES

LOCATED IN SECTION 30
TOWNSHIP 2 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

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 Minor Subdivision this _____ day of _____, 20_____, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah
County of Duchesne } s.s.
Entry Number _____ Page(s)_____
Filed for recording at the request of _____ on this_____
day of _____, 20_____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

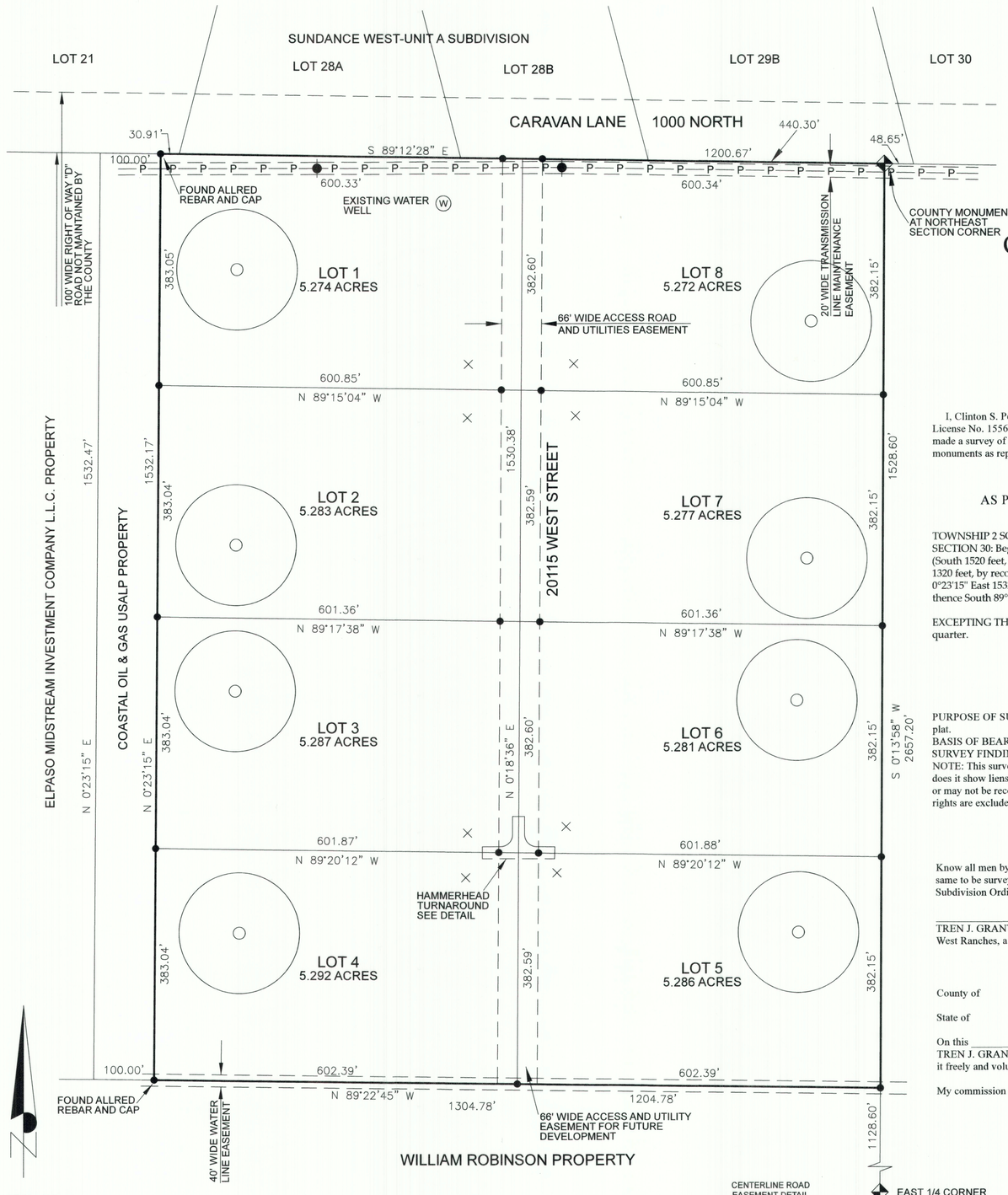
All Parcels must drill water wells within the 100' radius circular region depicted on their parcel to maintain the protection zones around the water wells within the subdivision. Any deviation from this standard must be coordinated with Tri-County Health Department to show adequate protection and feasibilty.

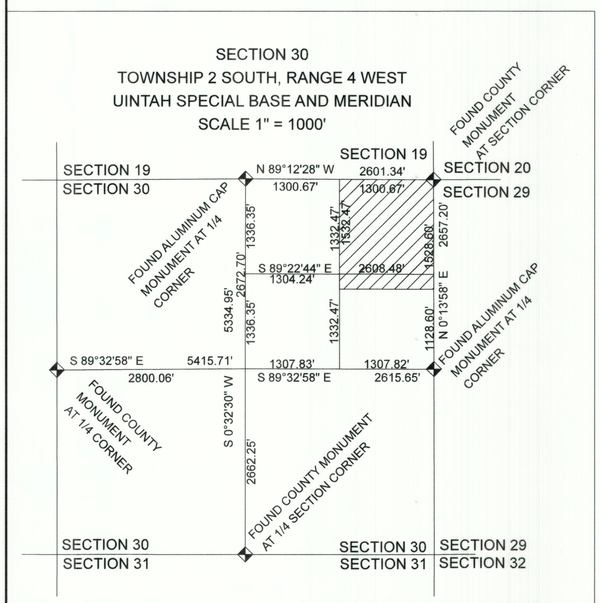
All water wells must be grouted to a minimum of 30' in depth. Any deviation from this standard must be coordinated with Tri-County Health Department to show feasibility and protection zone compliance.

Lots 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, etc., 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 private oilfield roads maintained at the operator's discretion, may not be open for public or lot owner travel, and may be reclaimed 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. Roads are not maintained by Duchesne County.

Roads
Mountains West Ranches and its assignees hereby retains a perpetual right of way and utility easement along all road right of ways depicted on this map for ingress egress and utilities. Mountains West Ranches and its assignees shall have the right to maintain, upgrade, and keep roads open along all said easements. Mountains West Ranches and its assignees, at its discretion, shall have full access to all easements for any future development/s on any lands





SCALE 1" - 100'

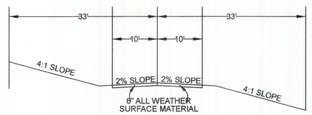
0' 100' 200'

● = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
× = TEST PIT LOCATION
● = POWER POLE
= 100' RADIUS WATER WELL PROTECTION ZONE

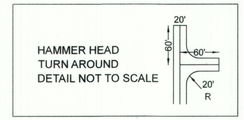
SOIL TEST PIT LOCATIONS

LOT	LATTITUDE	LONGITUDE
LOT 1	N 40°28'49.75"	W 110°37'20.72"
LOT 2	N 40°28'47.70"	W 110°37'20.10"
LOT 3	N 40°28'28.90"	W 110°37'21.18"
LOT 4	N 40°28'26.16"	W 110°37'20.96"
LOT 5	N 40°28'25.99"	W 110°37'15.81"
LOT 6	N 40°28'29.35"	W 110°37'16.30"
LOT 7	N 40°28'47.68"	W 110°37'17.32"
LOT 8	N 40°28'50.05"	W 110°37'17.02"

CENTERLINE ROAD EASEMENT DETAIL



ROADS BUILT TO THIS STANDARD ARE NOT MAINTAINED BY DUCHESNE COUNTY



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Treaven 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 in accordance with Section 17-23-17, I 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.

Clinton S. Peatross No. 155666 STATE OF UTAH REGISTERED PROFESSIONAL LAND SURVEYOR 11/10/21

PROPERTY DESCRIPTION
AS PER THAT CERTAIN WARRANTY DEED, RECORDED 4 MAY 2021
AS FOUND BY ENTRY # 546210, PAGE 2

TOWNSHIP 2 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN
SECTION 30: Beginning at the Northeast corner of said Section 30; thence South 0°13'58" West 1528.60 feet, (South 1520 feet, by record) along the East line of said Section; thence North 89°22'45" West 1304.78 feet, (West 1320 feet, by record) to the West line of the East half of the Northeast quarter of said Section; thence North 0°23'15" East 1532.47 feet, (North 1520 feet, by record) along said West line to the North line of said Section; thence South 89°12'28" East 1300.67 feet, (East, 1320 feet, by record) to the Point of Beginning.

EXCEPTING THEREFROM: The West 100 feet of the North 1532.47 feet of the East half of the Northeast quarter.

NARRATIVE

PURPOSE OF SURVEY: To perform a Boundary Survey then prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: See Record of Survey file #544.
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.

OWNER'S CERTIFICATE

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.

NOTARY'S ACKNOWLDGEMENT

County of
State of } s.s.

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

My commission expires: _____

Notary Public

COUNTY SURVEYOR'S FILE # 4973

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: 4/19/2021
SHEET : 1 OF 1	JOB NAME: J.T. GRANT JOB# 1381