

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

A reserve pit that was in the Southeast corner of the oil well pad has been reclaimed. It was on the Northwest corner of Lot 7 and the Northeast corner of Lot 9. It is advised that digging or excavation in that area should be avoided.

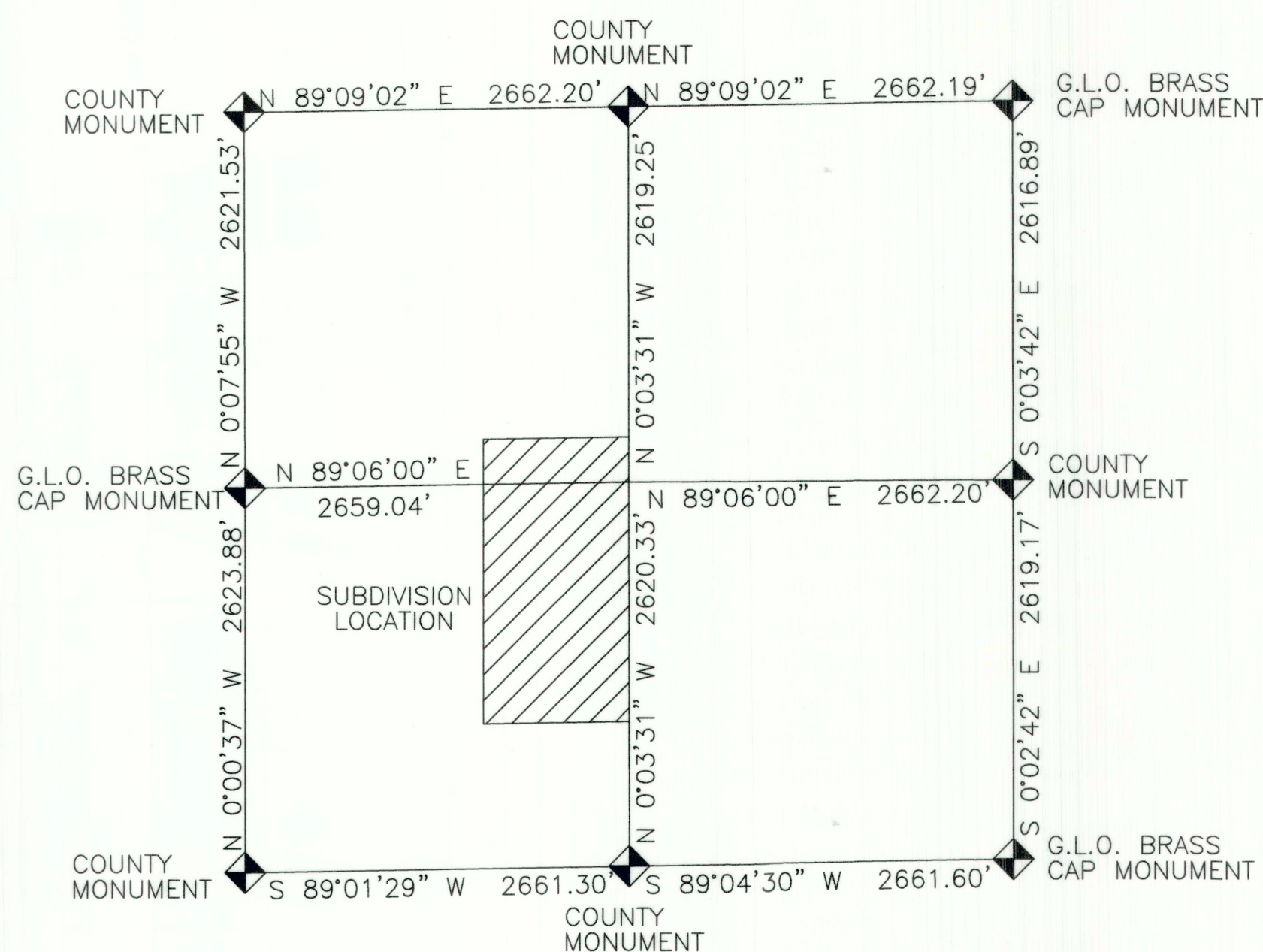
All Parcels must drill water wells within the 100' radius circular region depicted on their parcel to maintain the protection zones around the water wells within the subdivision. Any deviation from this standard must be coordinated with Tri-County Health Department to show adequate protection and feasibility.

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.

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

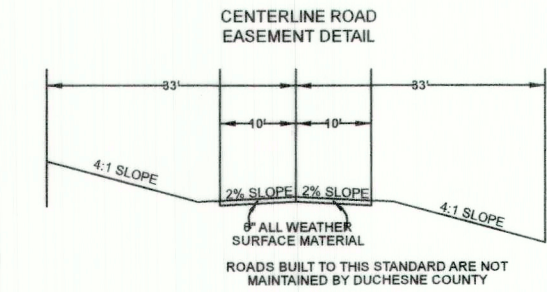
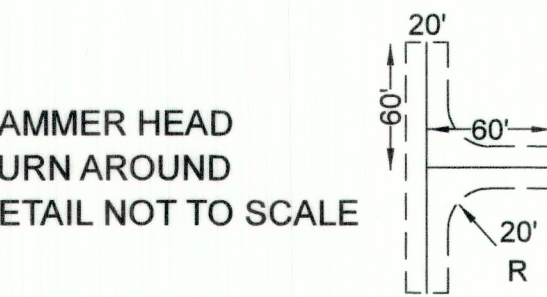
SECTION 21 TOWNSHIP 3 SOUTH, RANGE 4 WEST UINTAH SPECIAL BASE AND MERIDIAN SCALE 1" = 1000'



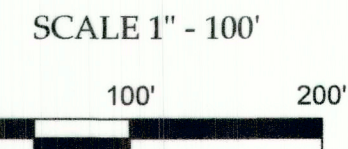
SOIL TEST PIT LOCATIONS

Table with 2 columns: LATITUDE and LONGITUDE. Lists coordinates for LOT 1 through LOT 9 and WELL.

HAMMER HEAD TURN AROUND DETAIL NOT TO SCALE

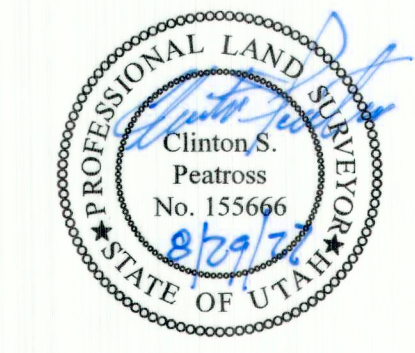


- Legend for symbols: SET 5/8"x24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666, FOUND 1/2" REBAR, MEASURED BEARING AND DISTANCE, RECORD BEARING AND DISTANCE, SOIL TEST PIT, WELL PROTECTION ZONE.



RECORD OF SURVEY AND MINOR SUBDIVISION TO BE KNOWN AS SAGE MEADOWS

LOCATED IN SECTION 21 TOWNSHIP 3 SOUTH, RANGE 4 WEST UINTAH SPECIAL BASE AND MERIDIAN DUCHESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Tren and 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.

AS SURVEYED PROPERTY DESCRIPTION COMBINING THREE PARCELS, RECORDED 23 SEPTEMBER 2021 AS FOUND BY ENTRY #550933, AT PAGES 1 TO 3

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 21: Commencing at the South Quarter corner; thence North 0°19'15" East 994.71 feet to the True Point Of Beginning; thence South 88°16'58" West 1014.89 feet; thence North 0°05'09" West 492.52 feet; thence North 0°05'58" West 491.52 feet; thence North 0°06'07" West 492.31 feet; thence North 0°05'45" West 497.59 feet; thence North 88°44'35" East 1013.17 feet; thence South 0°11'00" East 491.58 feet; thence South 0°05'16" East 490.07 feet; thence South 0°08'41" East 984.12 feet to the True Point Of Beginning, containing 45.844 acres.

NARRATIVE

PURPOSE OF SURVEY: To perform a Boundary Survey then prepare a Minor Subdivision plat. BASIS OF BEARING: Taken from Record of Survey plat, File #3045. SURVEY FINDINGS: As shown on the plat. NOTE: This survey was performed at the request of Tren and 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 TREN J. GRANT the owner of the above described tract of land, has caused the same to be surveyed for a 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 ACKNOWLEDGEMENT

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 he signed it freely and voluntarily for the uses and purposes therein mentioned.

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

Prepared by PEATROSS LAND SURVEYS PROFESSIONAL LAND SURVEYOR 829 EAST 380 NORTH HEBER CITY, UT 84032. Includes contact info and draft details.

