

RECORD OF SURVEY
AND MINOR SUBDIVISION
FOR
CRYSTAL PETERS
TO BE KNOWN AS
GATEWAY TO YELLOWSTONE

LOCATED IN SECTION 19
TOWNSHIP 2 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Crystal Peters, 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.

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 6 MARCH 2018 AS FOUND BY ENTRY #513155 AT PAGES 1 AND 2 TOWNSHIP 2 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 19: The West half of the Southwest quarter (Lots 3 and 4).

NARRATIVE

PURPOSE OF SURVEY: To perform a Boundary Survey then prepare a Minor Subdivision plat.
BASIS OF BEARING: Taken from Record of Survey file #4463.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Crystal Peters. 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 we I undersigned owner of the above described tract of land, have 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.

CRYSTAL L. PETERS

ACKNOWLEDGEMENT

County of _____ } s.s.
State of _____
On this _____ day of _____, 20____, personally appeared before me, CRYSTAL L. PETERS, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that she signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

COUNTY SURVEYOR'S FILE # 5286

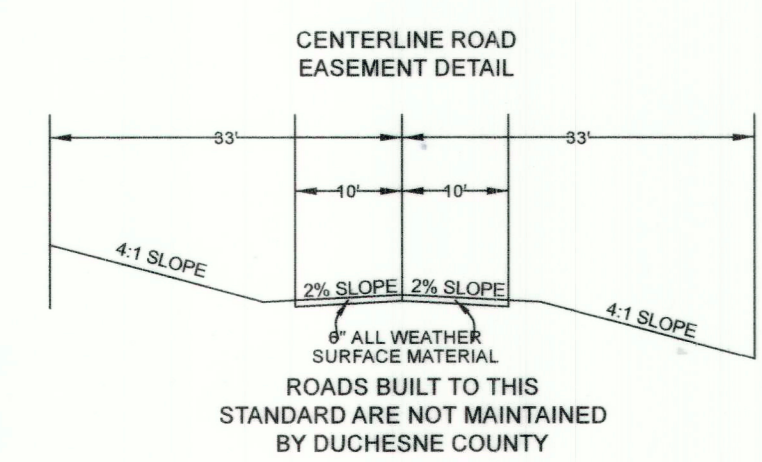
PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032
cell: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS | DATE DRAFTED: 4/27/2021
SHEET : 1 OF 1 | JOB NAME: CRYSTAL PETERS | JOB# 1383

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

DUCHESE 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

DUCHESE COUNTY RECORDER
State of Utah } s.s.
County of Duchesne Entry Number _____ Page(s) _____
Filed for recording at the request of _____ on this _____ day of _____, 20____. Time _____ Fee: _____
Shelley Brennan Duchesne County Recorder



TEST PIT LOCATIONS

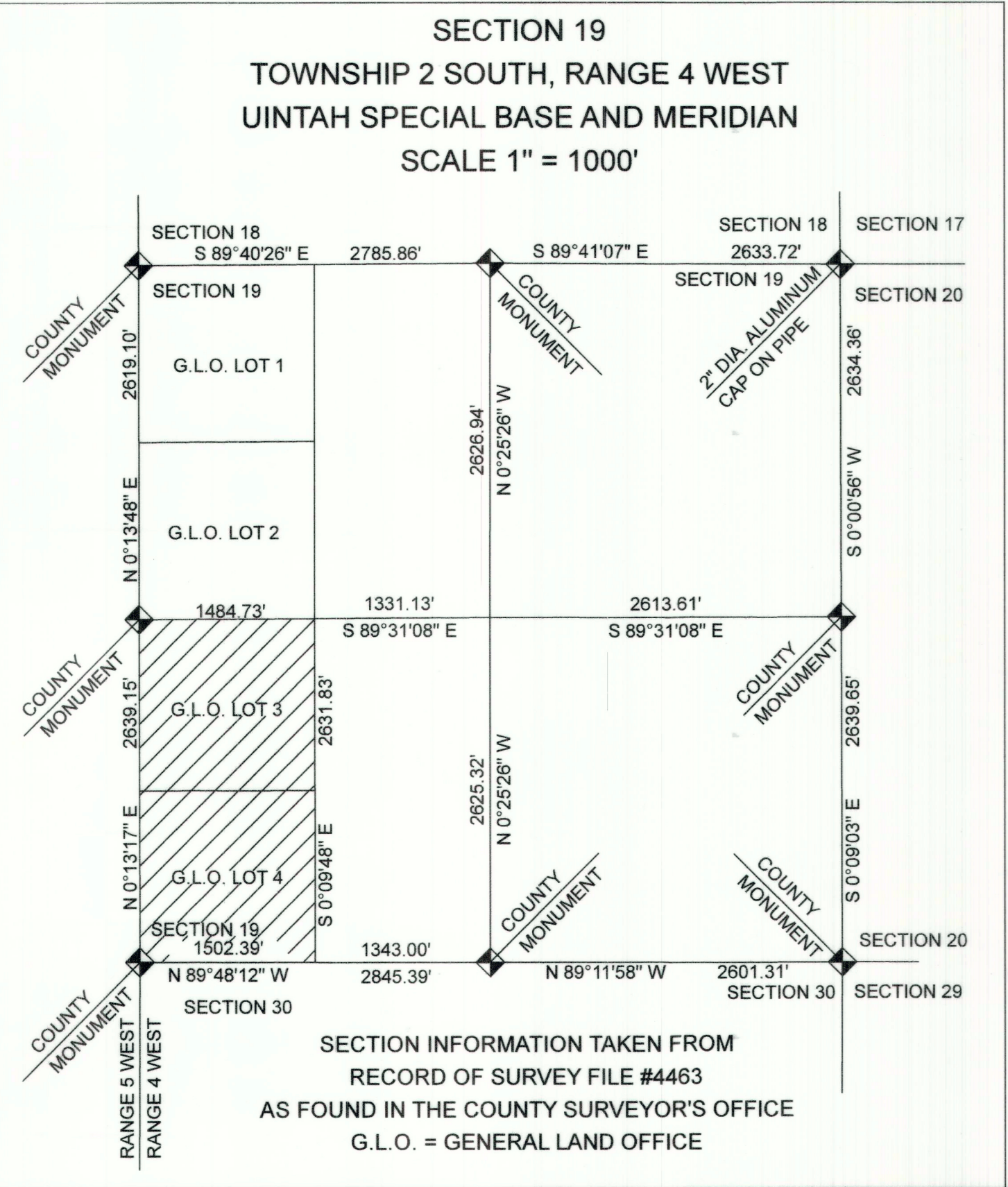
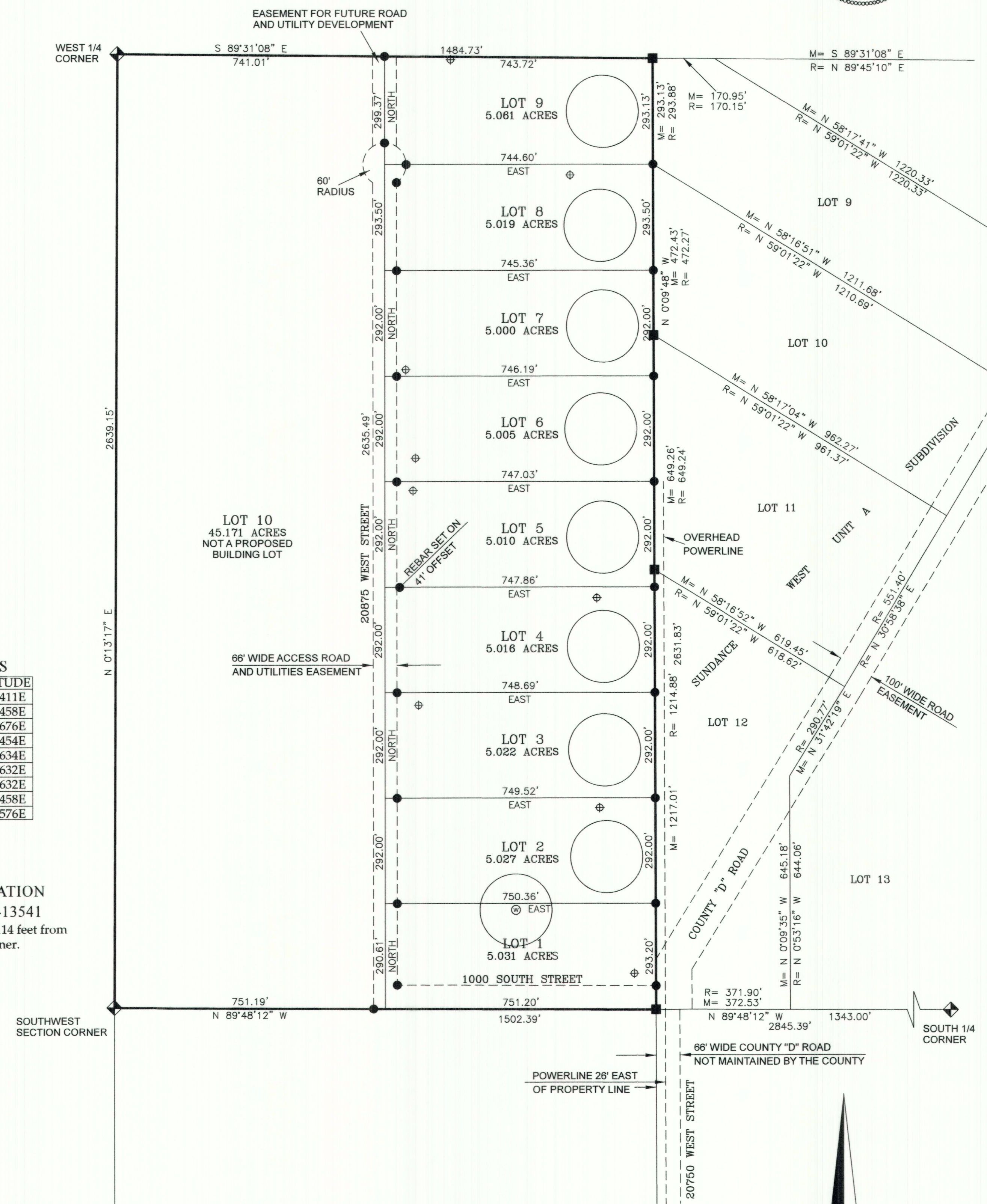
LOT #	LATITUDE	LONGITUDE
LOT 1	40°28'619N	110°38'411E
LOT 2	40°28'743N	110°38'458E
LOT 3	40°28'823N	110°38'676E
LOT 4	40°28'907N	110°38'454E
LOT 5	40°28'987N	110°38'634E
LOT 6	40°29'015N	110°38'632E
LOT 7	40°29'095N	110°38'632E
LOT 8	40°29'228N	110°38'458E
LOT 9	40°29'314N	110°38'576E

WATER WELL LOCATION
WATER RIGHT #43-13541
North 270 feet and East 1114 feet from the Southwest Section corner.

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 Uinta 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.



SCALE 1" = 200'

- = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
- = FOUND REBAR AND CAP
- ⊙ = WATER WELL
- ⊕ = SOIL TEST PIT
- = PROPOSED SITE FOR A WATER WELL WITH A 100' RADIUS PROTECTION ZONE