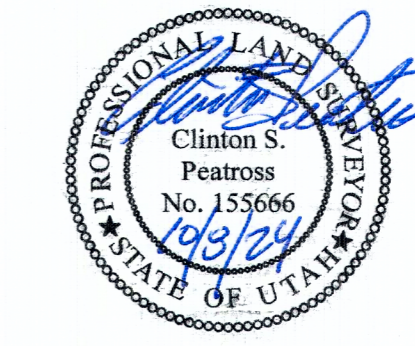


RECORD OF SURVEY  
FOR  
**UTAH TERRENOS LAND, L.L.C.**  
OF  
**THE NORTH 1/2 OF LOT 20-12**  
**BLUE BENCH RANCHES SUBDIVISION**

LOCATED IN SECTION 20  
TOWNSHIP 3 SOUTH, RANGE 4 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**

I, Clinton S. Peatross, do hereby certify to Noel Castro, 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**

AS PER THAT CERTAIN WARRANTY DEED, RECORDED 16 JULY 2024  
AS FOUND BY ENTRY #578232, AT PAGE 2 OF 2

Parcel 1: (3115-0013-0003/00-0029-7808)  
Section 20, Tract 12, a tract of land lying in Section 20, Township 3 South, Range 4 West, U.S. Meridian, Duchesne County, State of Utah, described as: Township 3 South, Range 4 West, U.S. Meridian, and more particularly described as follows:

Beginning at the Northeast corner of Section 20, thence South 0°18' West, a distance of 671.48 feet to an iron pin, the true point of beginning; thence continuing South 0°18' West, 330.00 feet distance to an iron pin; thence South 89°19' West, 1342.00 feet distance to an iron pin; thence North 0°12' East, 330.00 feet distance to an iron pin; thence North 89°18' East, 1342.00 feet distance to the true Point of Beginning, therein lays Ranchettes A, B, C, and D, with arrangement and footage shown by attachment B.

Lot A. Consisting of two and one-half acres more or less. Being the Northwest Quarter Section of Section 20, Tract 12, and more particularly described as follows: Beginning at the center mark of Section 20, Tract 12; thence West 671.00 feet distance to an iron pin; thence North 165.00 feet distance to an iron pin; thence East 671.00 feet to an iron pin; thence South 165.00 feet distance to the center point of beginning, Lots A and C improvise a fifteen foot easement on both A and C properties for access road to back properties B and D. Road 30 feet wide.

**NARRATIVE**

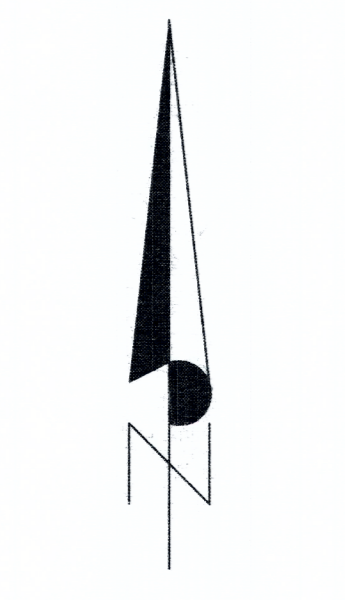
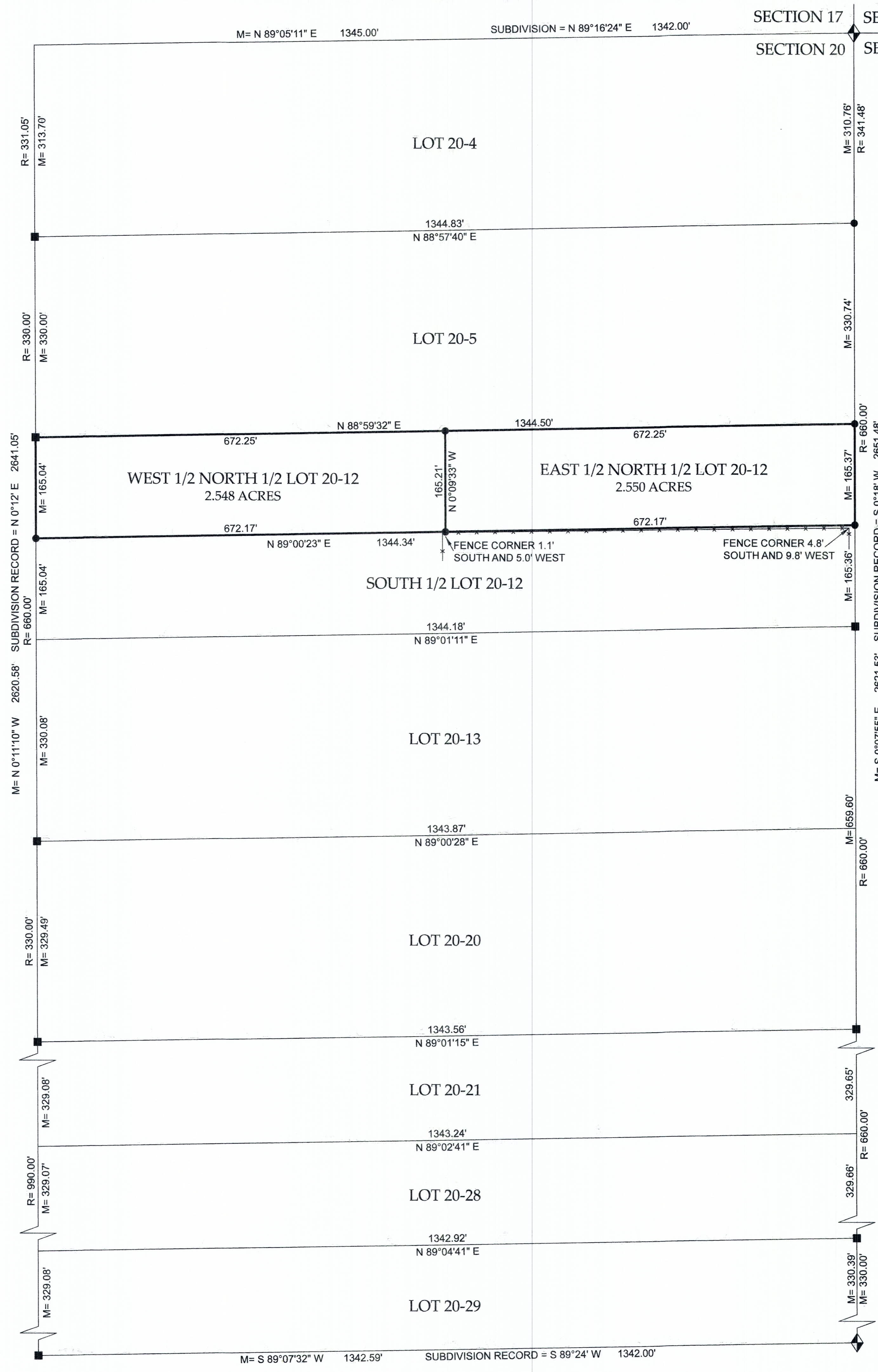
PURPOSE OF SURVEY: Perform a Boundary Survey then prepare a Record of Survey plat.  
BASIS OF BEARING: N 89°01'08" E from the West 1/4 corner to the East Quarter corner Section 20.  
SURVEY FINDINGS: As shown on the plat.  
NOTE: This survey was performed at the request of Noel Castro. It does not insure 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.

COUNTY SURVEYOR'S FILE # 5784

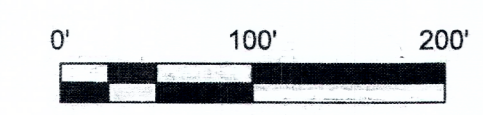
PREPARED BY  
**PEATROSS LAND SURVEYS**  
PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY, UT 84032

cell: (435)724-4386  
email: cspeatross49@gmail.com

DRAFTED BY: CAP DRAFTING L.L.C. | DATE DRAFTED: 10/7/2024  
SHEET : 1 OF 1 | JOB NAME: NOEL CASTRO | JOB# 1457

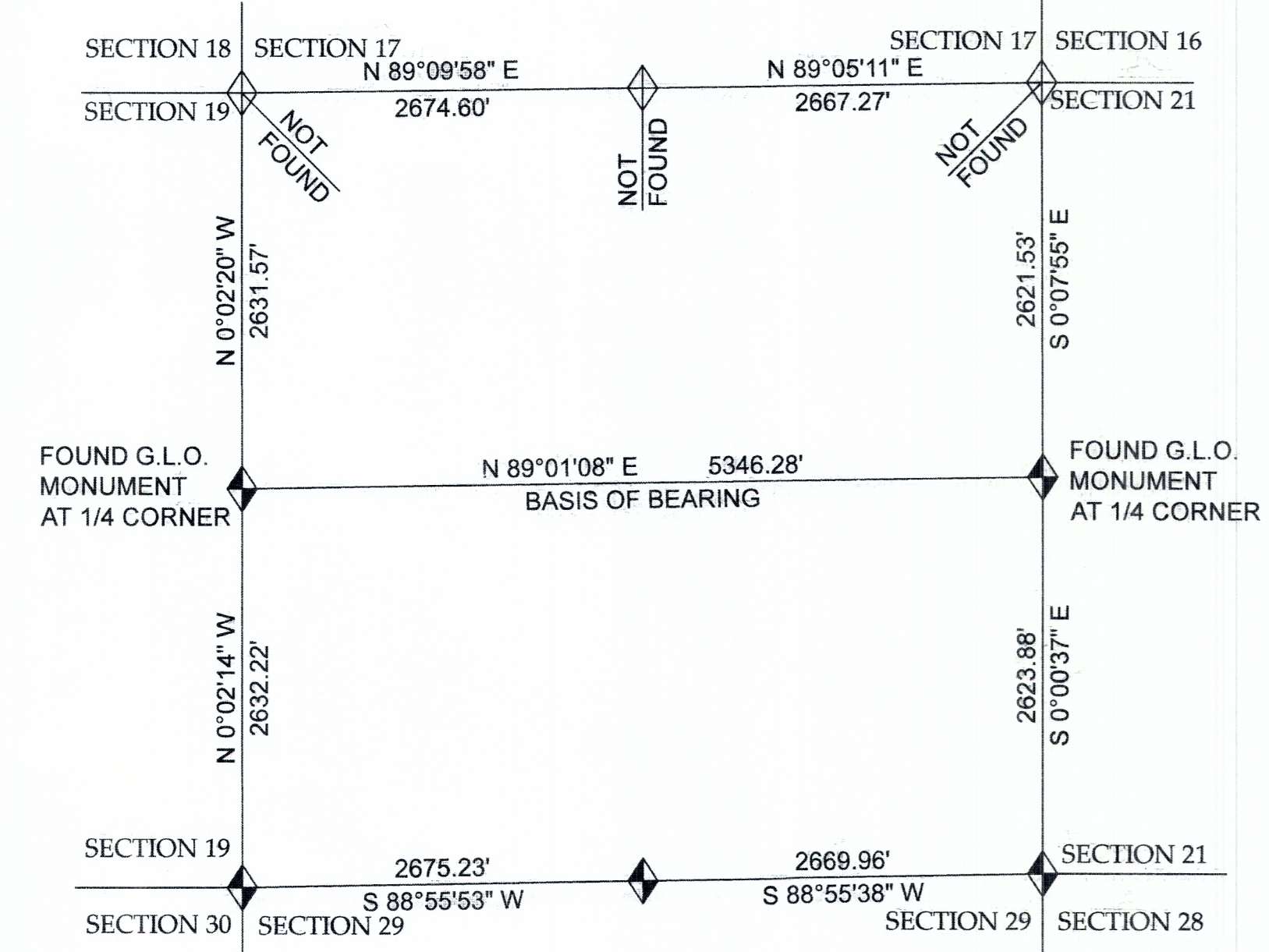


SCALE 1" = 100'



- = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
- = FOUND 1/2" REBAR
- x — = FENCE LINE

SECTION 20  
TOWNSHIP 3 SOUTH, RANGE 4 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESE COUNTY, UTAH  
SCALE 1" = 1000'



SECTION LINE BEARINGS AND DISTANCE  
TAKEN FROM RECORD OF SURVEY #5654  
G.L.O. = GENERAL LAND OFFICE