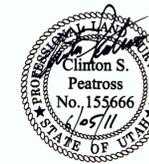


RECORD OF SURVEY
FOR
MOUNTAINS WEST RANCHES

P.O. BOX 981990
PARK CITY, UT 84098

LOCATED IN THE SE1/4 OF SECTION 25
TOWNSHIP 1 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, 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 that I have made a survey of the following described tracts of land:

PROPERTY DESCRIPTIONS

ACCORDING TO THAT CERTAIN WARRANTY DEED FOUND IN BOOK A610, PAGES 651-2
PARCEL 1: TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 25: Beginning 1320 feet West and 265 feet North of the Southeast corner of said Section; thence East 420 feet; thence North 260 feet; thence West 420 feet; thence South 260 feet, to the beginning. (aka Lot 8, Mt Tabby Estates, Plat B, an unrecorded plat.) Tax I.D. #1432-1-6 containing 2.53 acres.

PARCEL 2: TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 25: Beginning 1320 feet West and 787.5 feet North of the Southeast corner of said Section; thence East 420 feet; thence South 262.5 feet; thence West 420 feet; thence North 262.5 feet, to the beginning. (aka Lot 9, Mt Tabby Estates, Plat B, an unrecorded plat.) Tax I.D. #1432-1-7 containing 2.55 acres.

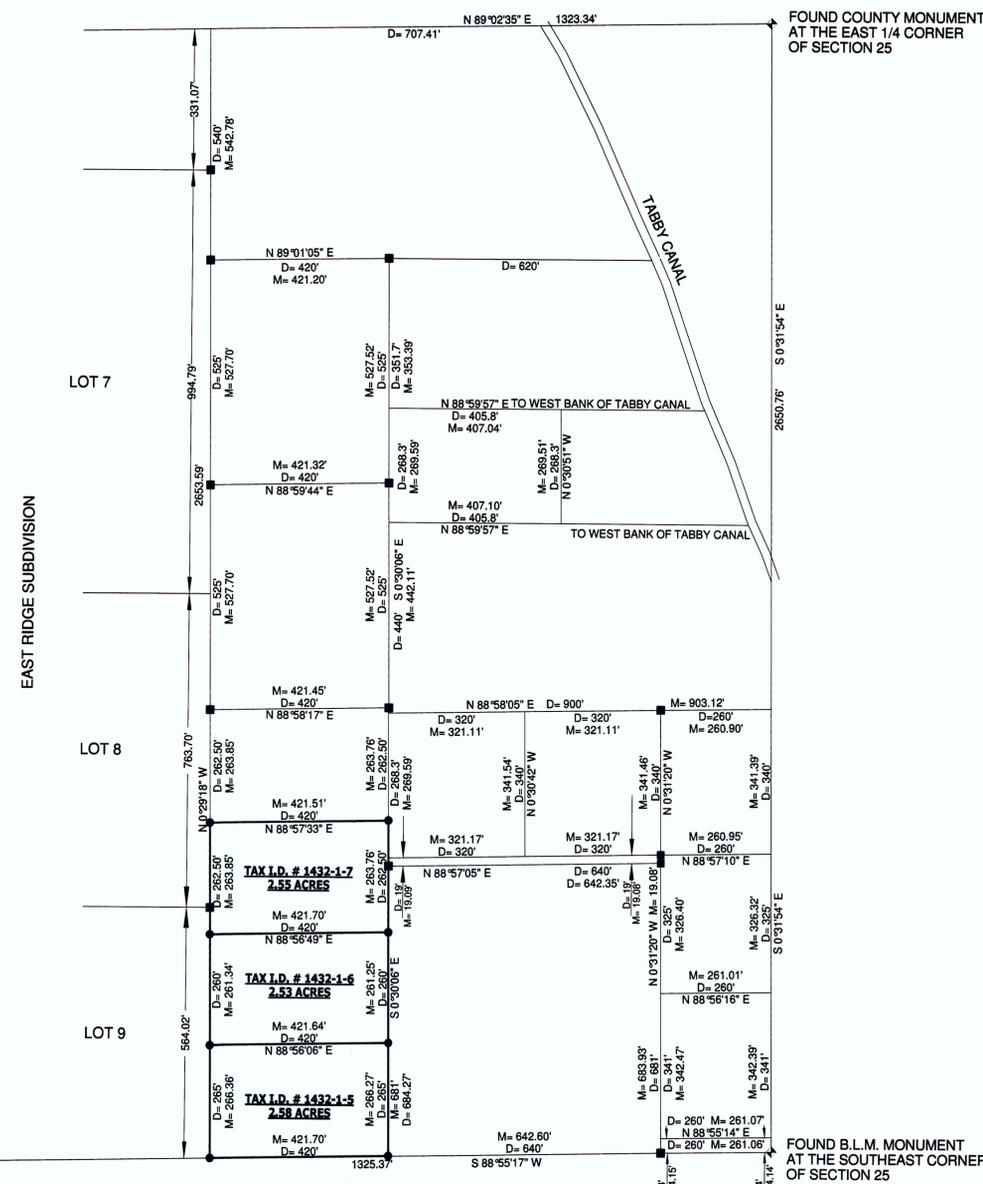
AND ACCORDING TO THAT CERTAIN WARRANTY DEED FOUND IN BOOK A57, PAGE 791
TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 25: Beginning at a point which is 1320 feet west of the Southeast Corner, thence running north 265 feet, thence east 420 feet, thence south 265 feet, thence west 420 feet, more or less, to the beginning. AKA Lot 7, Mt Tabby Estates, Plat B (unrecorded). Tax I.D. #1432-1-5 containing 2.58 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey by setting the property corners as shown, and then prepare a Record of Survey plat.
BASIS OF BEARING: North 88°55'17" East from the South 1/4 Corner to the Southeast Corner of Section 25, according to those Records of Survey on file in the Duchesne County Surveyor's Office, file #635 and #1476.
SURVEY FINDINGS: The tracts of land shown in the East 1/2 of the SE1/4 of Section 25 were originally deeded out by metes and bounds descriptions, with reference to Lot numbers of an unrecorded subdivision plat known as Mt. Tabby Estates, Plat B. Whoever wrote the descriptions must have assumed the outside boundaries of said East 1/2 of said SE1/4 to be North-South-East-West and being 1320' by 2640'. Since the intent was to be a subdivision, junior and/or senior property rights were not researched or considered. I have instead chosen to proportion the bearings and distances to fit the outside boundary.

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.

I further certify that the visible improvements affecting the boundaries of the above described tracts of land are as shown on this plat.



- = SET 5/8"x24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS P.L.S. 155666
- = 1/2"x24" REBAR SET DURING PREVIOUS SURVEYS
- D = DEED
- M = MEASURED

Duchesne County Surveyor's File # 2402

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
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DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 6/05/11	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: JT GRANT JOB# 1117	