

RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
FOR  
**MOUNTAINS WEST RANCHES**  
**BLUE BENCH INDUSTRIAL PARK**

P.O. BOX 981990  
PARK CITY, UT 84098

LOCATED IN THE NW1/4 OF SECTION 6  
TOWNSHIP 3 SOUTH, RANGE 4 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHEсне COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren, Treaven, and Travis Grant with Mountains West Ranches, a J.T. Grant Co., Inc. 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 parcel of land:

**PARENT PARCEL**

ACCORDING TO THAT CERTAIN QUIT CLAIM DEED FOUND IN BOOK A624, PAGE 523 TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 6: The Southwest quarter of the Northwest quarter; and the West half of the Southeast quarter of the Northwest quarter. Less any portion of the above described land lying within the boundaries of State Highway 87.

**AS SURVEYED DESCRIPTION**

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 6: Beginning at the West Quarter Corner of said Section 6; thence North 0°05'29" East 1316.39 feet to the Northwest Corner of the Southwest Quarter of the Northwest Quarter; thence North 89°54'04" East 947.51 feet along the North line of said SW1/4 of said NW1/4 to a point on the West right of way line of Utah State Highway #87; thence South 11°17'46" West 1344.42 feet along said right of way line to a point on the South line of said SW1/4 of said NW1/4; thence North 89°58'12" West 686.26 feet to the point of beginning, containing 24.70 acres. ALSO, Beginning at the Southeast Corner of the West Half of the Southeast Quarter of the Northwest Quarter; thence North 89°58'12" West 1210.70 feet along the South line of said NW1/4 to a point on the East right of way line of Utah State Highway #87; thence North 11°18'23" East 1344.68 feet along said right of way line to a point on the North line of the Southwest Quarter of said NW1/4; thence North 89°54'04" East 949.02 feet to the Northeast Corner of said W1/2 of said SE1/4 of said NW1/4; thence South 0°04'40" West 1320.89 feet to the point of beginning, containing 32.72 acres.

**NARRATIVE**

PURPOSE OF SURVEY: Set the property corners and prepare a Record of Survey and Minor Subdivision plat.  
BASIS OF BEARING: Taken from a Record of Survey on file in the Duchesne County Surveyor's Office, file #2031 and #2122.

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, agreements, obligations, or restrictions of use that may or may not be recorded. The location and 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 parcels of land are as shown on this plat.

**OWNER'S CERTIFICATION**

Know all men by these presents: that we the undersigned owner's of the above described parcels of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

MOUNTAINS WEST RANCHES, A J.T. GRANT CO. INC.  
TREN J. GRANT, PRESIDENT

**ACKNOWLEDGEMENT**

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_ }  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, TREN J. GRANT, the signer of the above OWNER'S CERTIFICATION, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

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

DUCHEсне COUNTY TREASURER  
I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Colene Nelson Duchesne County Treasurer

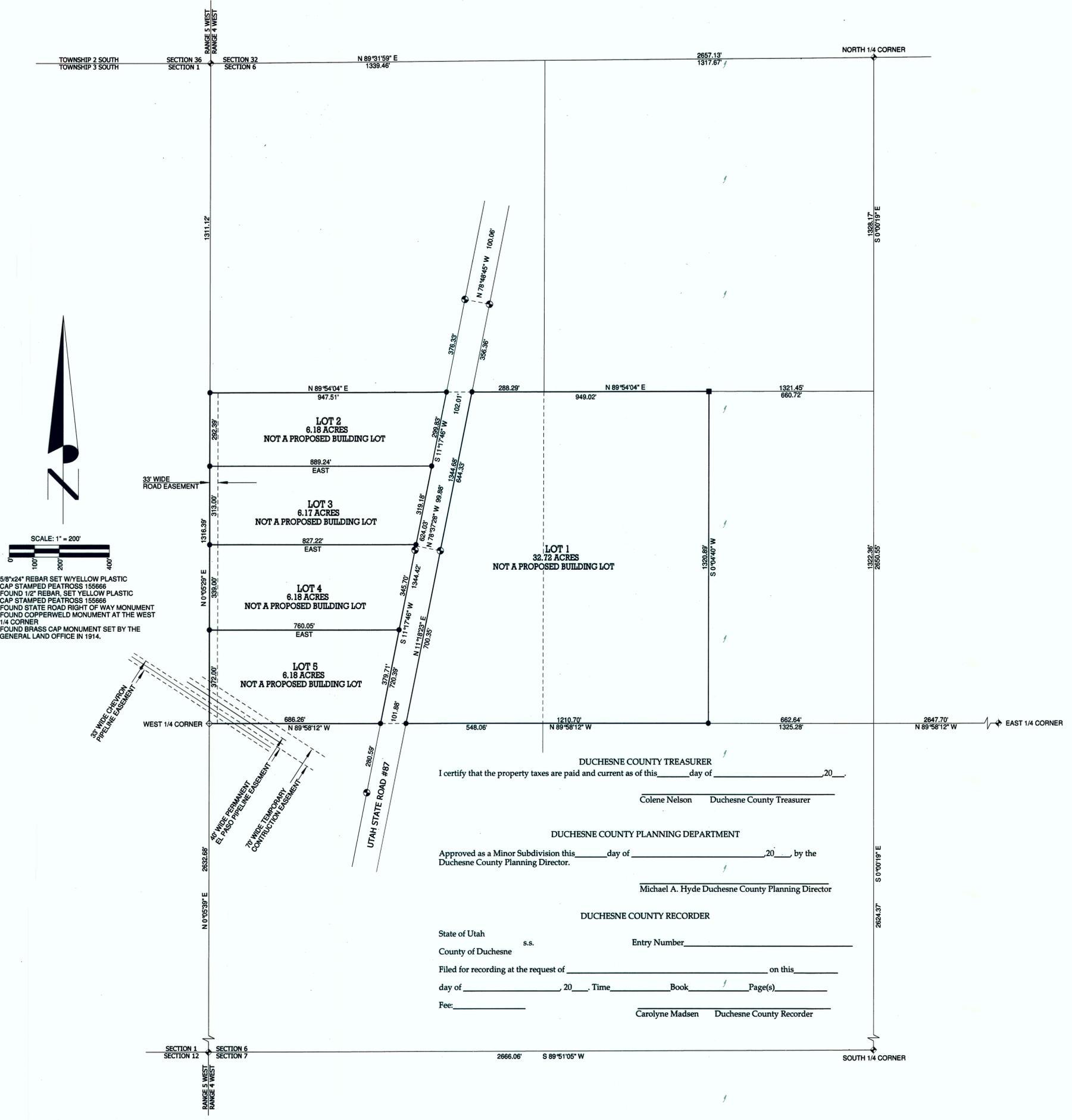
DUCHEсне COUNTY PLANNING DEPARTMENT  
Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHEсне COUNTY RECORDER  
State of Utah \_\_\_\_\_ s.s.  
County of Duchesne \_\_\_\_\_ Entry Number \_\_\_\_\_

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Fee: \_\_\_\_\_ Carolyne Madsen Duchesne County Recorder



County Surveyor's File # 2498  
PREPARED BY  
**PEATROSS LAND SURVEYS**  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 34  
DUCHEсне UTAH, 84021  
PHONE: (435) 738-5753 CELL: (435) 724-4386  
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DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/19/11	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: J.T. GRANT JOB# 1135	