

DUCHEсне COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHEсне COUNTY PLANNING DEPARTMENT

Approved as a Minor subdivision, on this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

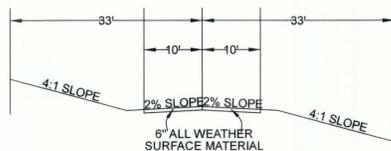
DUCHEсне COUNTY RECORDER

State of Utah } s.s.
County of Duchesne } Entry Number _____

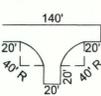
Filed for recording at the request of _____ on this
day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

CENTERLINE ROAD EASEMENT
DETAIL NOT TO SCALE



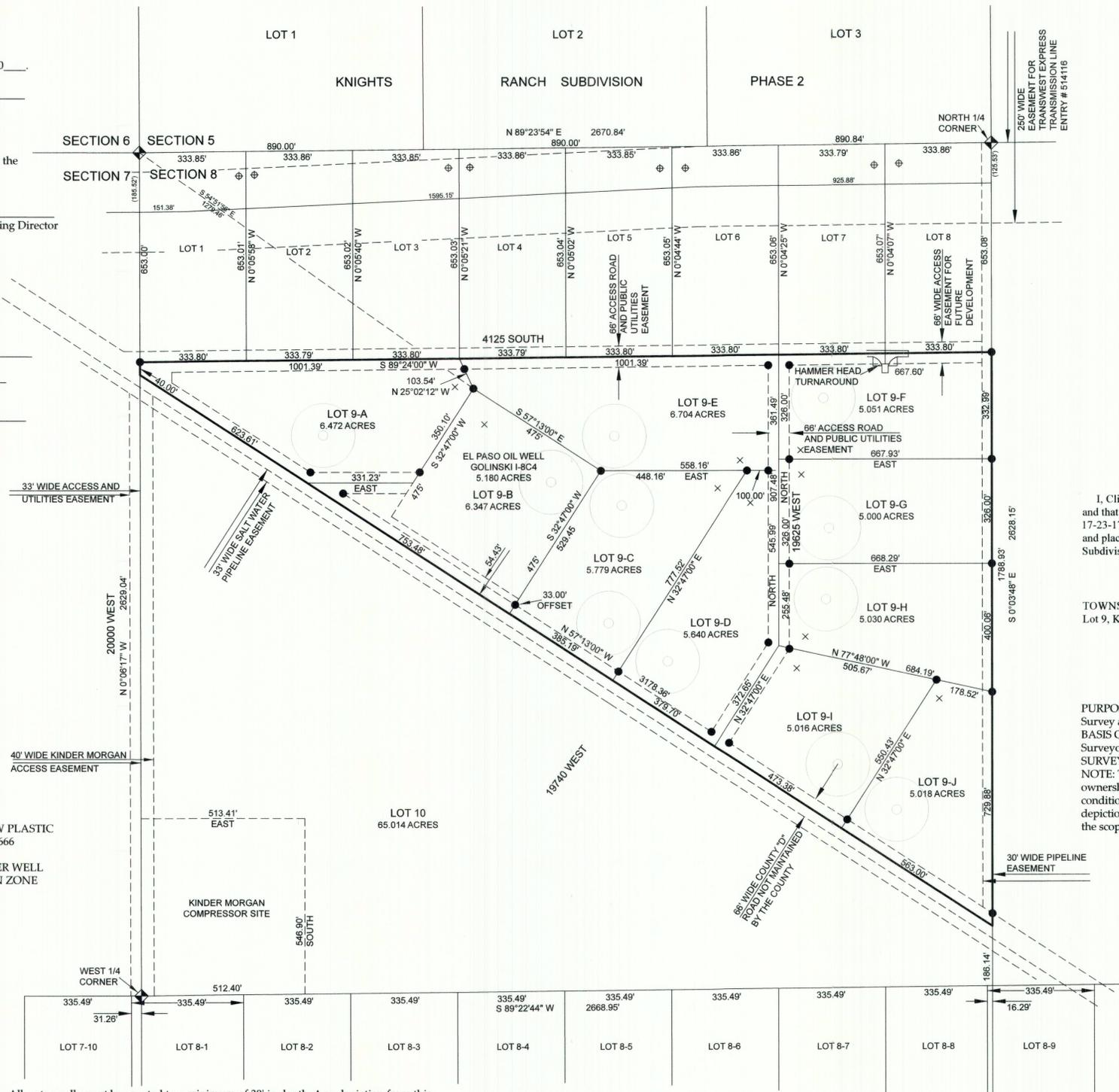
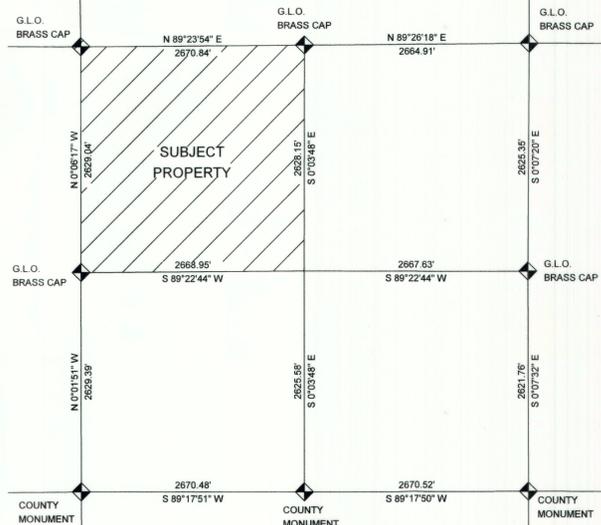
HAMMERHEAD
TURN AROUND
NOT TO SCALE



SCALE 1" = 200'

- = SET 5/8"x24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
- × = SOIL TEST HOLE LOCATION
- = RECOMMENDED SITE FOR WATER WELL AND 150' RADIUS PROTECTION ZONE

SECTION 8
TOWNSHIP 3 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
SCALE 1" = 1000'



UINTAH VIEW RANCHES SUBDIVISION

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.

Lots 1-10 are feasible for a conventional onsite wastewater system. All soil pits have a silt layer between 18" and 48". Wastewater systems will need to avoid this silt layer.

Drinking water to be supplied by individual wells, to be drilled within the 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.

NOTE: Private access roads are not maintained by Duchesne County or entities other than the private property owners within the Subdivision.

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1226 for information prior to a purchase of a lot or construction of a building in this subdivision.

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 open for public or lot owner travel, and may be reclaimed at any time 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.

RECORD OF SURVEY
AND
MINOR SUBDIVISION
DEVELOPED BY



MOUNTAINS WEST

LAND • INVESTMENT • RANCHES

AMENDING AND SUBDIVIDING
**LOT 9, KNIGHTS RANCH
SUBDIVISION, PHASE 4**

LOCATED IN THE NW1/4 OF SECTION 8
TOWNSHIP 3 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHEсне COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, 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 in accordance with Section 17-23-17, 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, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 8:
Lot 9, Knights Ranch Subdivision, Phase 4.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #2031.
SURVEY FINDINGS: As found on plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, all easements and rights of way (except as shown), 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.

SOIL TEST PIT LOCATIONS

| LOT | LATITUDE | LONGITUDE |
|-----|----------------|-----------------|
| 9A. | 40°14'23.886 N | 110°21'59.845 W |
| 9B. | 40°14'20.340 N | 110°21'58.864 W |
| 9C. | 40°14'20.983 N | 110°21'48.609 W |
| 9D. | 40°14'20.970 N | 110°21'47.673 W |
| 9E. | 40°14'21.597 N | 110°21'47.632 W |
| 9F. | 40°14'22.207 N | 110°21'46.157 W |
| 9G. | 40°14'21.266 N | 110°21'46.009 W |
| 9H. | 40°14'16.128 N | 110°21'46.122 W |
| 9I. | 40°14'15.424 N | 110°21'46.323 W |
| 9J. | 40°14'14.450 N | 110°21'40.091 W |



OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor 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.

AKNOWLEDGEMENT

County of _____ } s.s.
State of _____ }

On this _____ day of _____, 20____, personally appeared before me, TREN J. GRANT, the signer of the above OWNER'S ACKNOWLEDGEMENT, and who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

COUNTY SURVEYOR'S FILE # 4841

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
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HEBER CITY UTAH, 84032

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email: cpeatross@utbanet.com

DRAFTED BY: ASHLEY PEATROSS | DATE DRAFTED: 6/1/2020
SHEET : 1 OF 1 | JOB NAME: MTNS. WEST RANCHES | JOB # 1207