

DUCHESNE COUNTY TREASURER

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

Stephen Potter Duchesne County Treasurer

DUCHESNE 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

DUCHESNE COUNTY RECORDER

State of Utah

County of Duchesne } s.s.

Entry Number \_\_\_\_\_ Page(s) \_\_\_\_\_

Filed for recording at the request of \_\_\_\_\_ on this

day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Fee: \_\_\_\_\_

Shelley Brennan Duchesne County Recorder

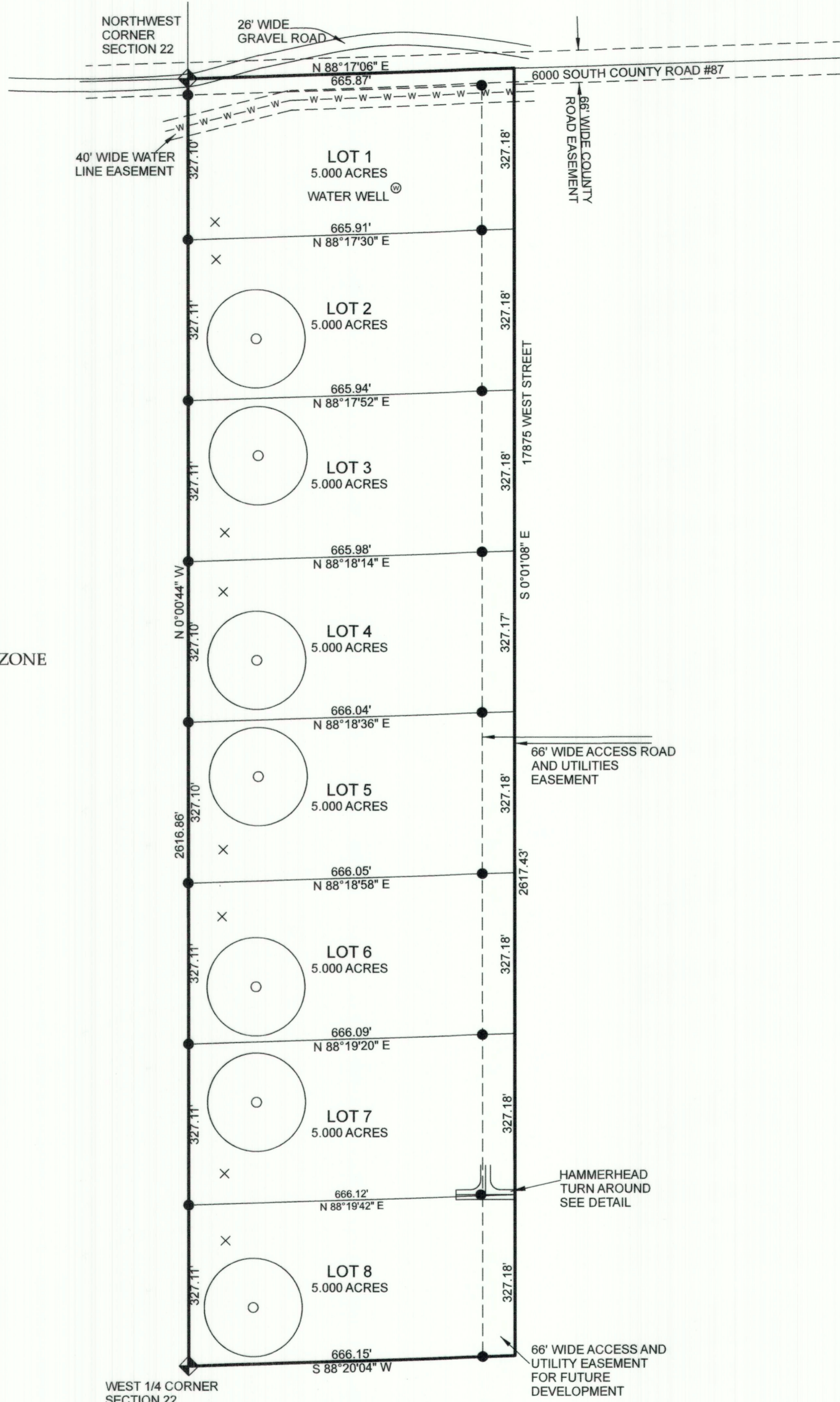
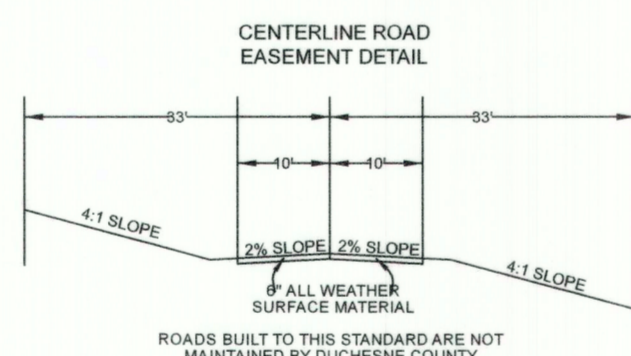
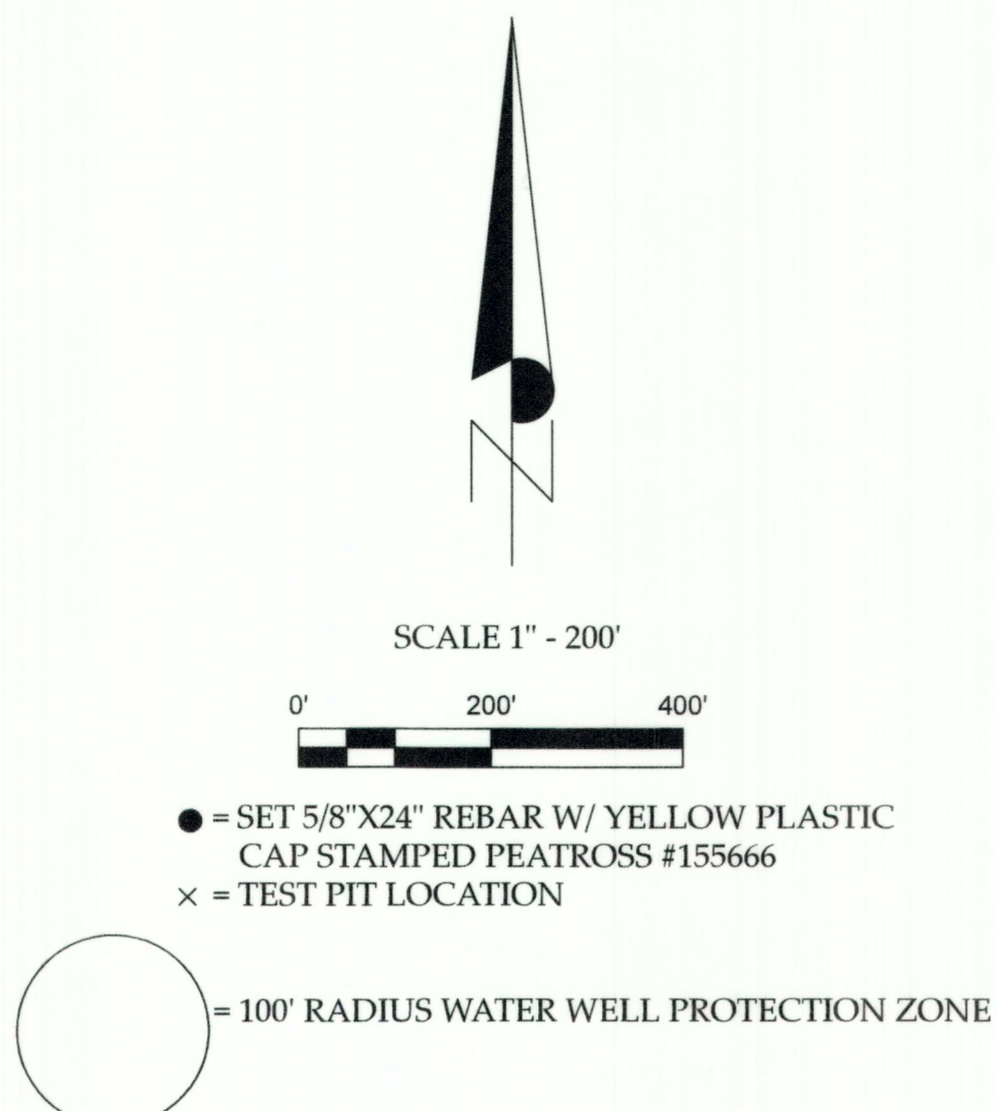
All Parcels must drill water wells within the 100' radius circular region depicted on their parcel to maintain the protection zones around the water wells within the subdivision. Any deviation from this standard must be coordinated with Tri-County Health Department to show adequate protection and feasibility.

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.

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.

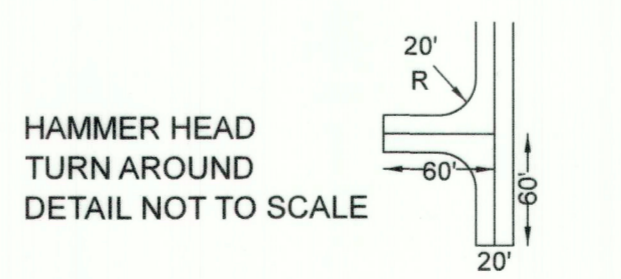
This property is within the Uintah Basin, a highly active and developed oil and gas field. Lot owners should expect oil and gas related operations to occur at any time of day or night including, but not limited to, heavy truck traffic workover/drilling activities, etc., including new wells on these or 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 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.

Roads  
Mountains West Ranches and its assignees hereby retains a perpetual right of way and utility easement along all road right of ways depicted on this map for ingress egress and utilities. Mountains West Ranches and its assignees shall have the right to maintain, upgrade, and keep roads open along all said easements. Mountains West Ranches and its assignees, at its discretion, shall have full access to all easements for any future development/s on any lands

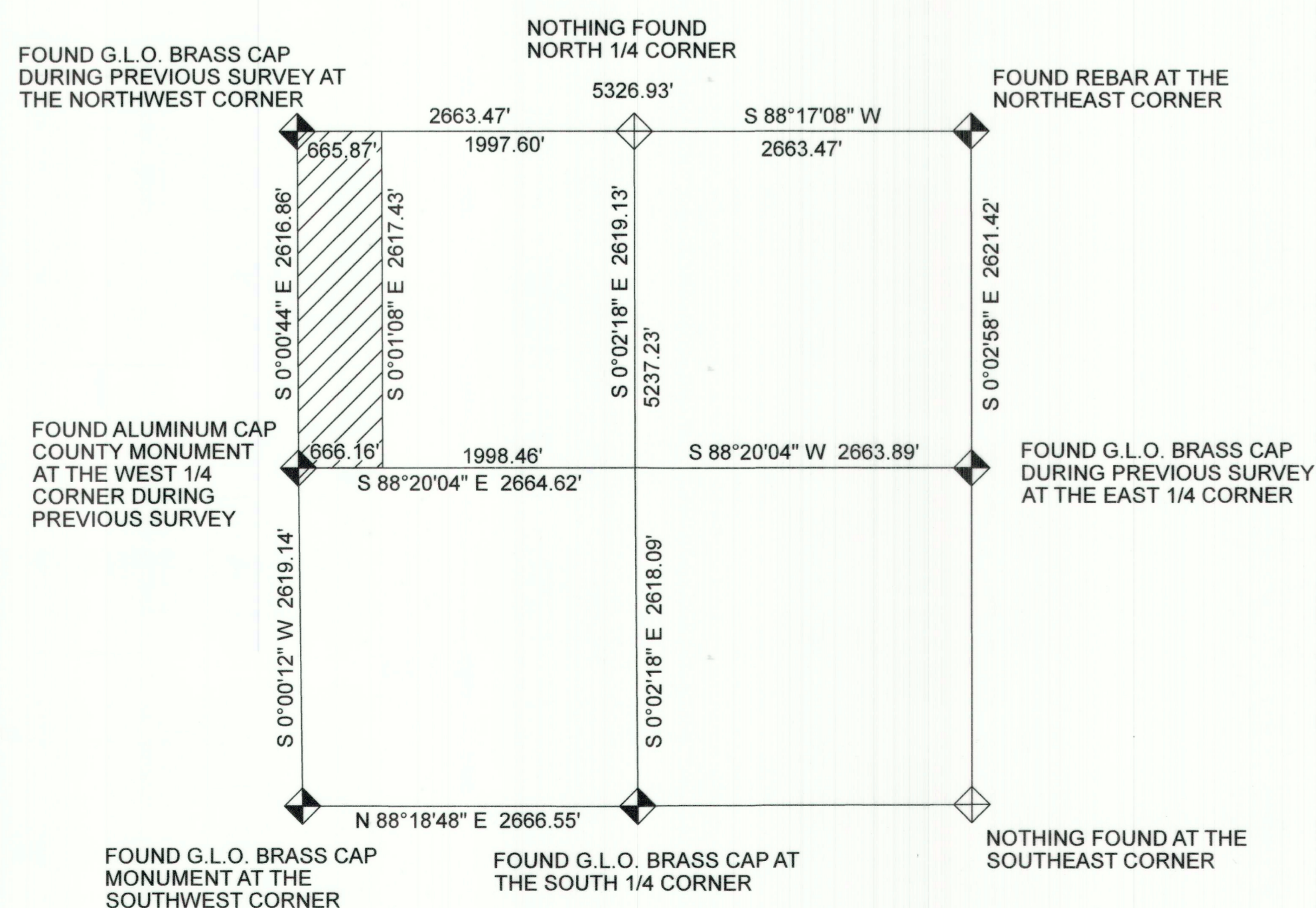


SOIL TEST PIT LOCATIONS

LOT	LATITUDE	LONGITUDE
LOT 1	N 40°21'27.15"	W 110°33'17.02"
LOT 2	N 40°21'24.29"	W 110°33'17.24"
LOT 3	N 40°21'07.90"	W 110°33'16.33"
LOT 4	N 40°21'04.54"	W 110°33'16.00"
LOT 5	N 40°20'90.12"	W 110°33'15.52"
LOT 6	N 40°20'85.86"	W 110°33'14.98"
LOT 7	N 40°20'72.83"	W 110°33'15.41"
LOT 8	N 40°20'69.55"	W 110°33'15.52"



SECTION 22  
TOWNSHIP 3 SOUTH, RANGE 4 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
SCALE 1" = 1000'



RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
FOR

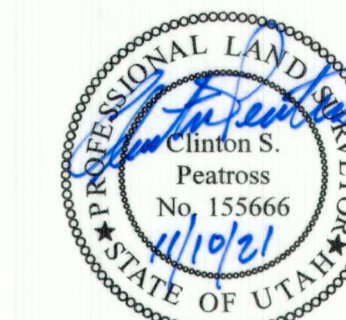


**MOUNTAINS WEST**

LAND • INVESTMENT • RANCHES

TO BE KNOWN AS  
**VILLA TERRENOS RANCHES**

LOCATED IN SECTION 22  
TOWNSHIP 3 SOUTH, RANGE 4 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Treaven Grant, 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 PART OF THAT CERTAIN WARRANTY DEED RECORDED, 23 APRIL 2021 AS FOUND BY ENTRY #545791, AT PAGES 1 AND 2

PARCEL 1: TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 22: The West half of the West half of the Northwest quarter.

NARRATIVE

PURPOSE OF SURVEY: To perform a Boundary Survey, then create a Minor Subdivision plat.  
BASIS OF BEARING: South 0°00'12" West from the West quarter corner to the Southwest Section corner, according to Record of Survey, file #1338.  
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, 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 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.

ACKNOWLEDGEMENT

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 CERTIFICATE, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

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

COUNTY SURVEYOR'S FILE # 4974

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

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email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS | DATE DRAFTED: 4/15/2021  
SHEET : 1 OF 1 | JOB NAME: J.T. GRANT | JOB# 1378