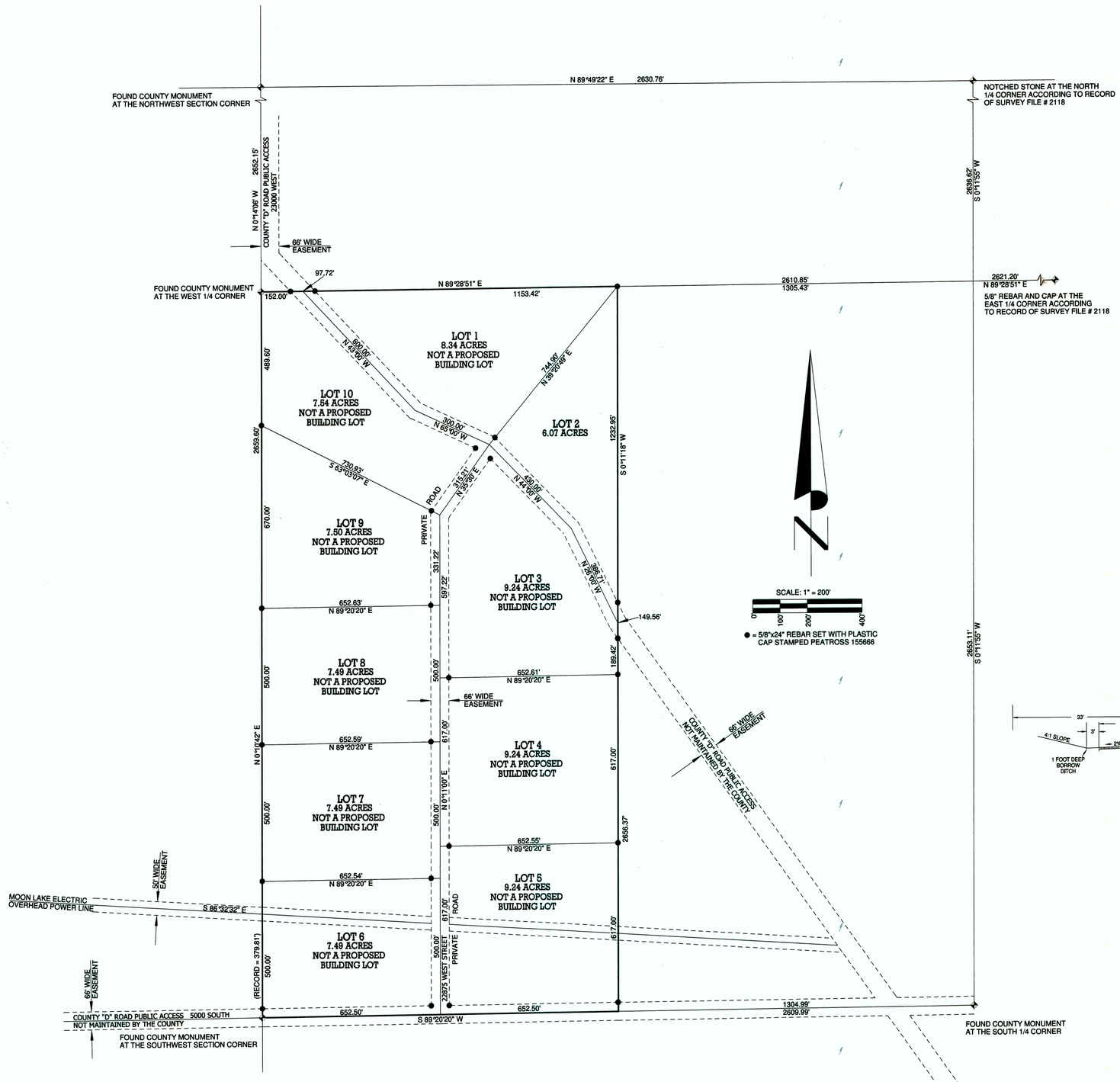

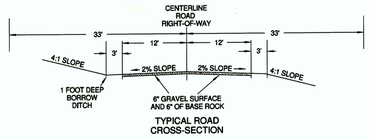

RECORD OF SURVEY AND MINOR SUBDIVISION OF LAKE SIDE ACRES A MOUNTAINS WEST RANCHES SUBDIVISION

P.O. BOX 981990
PARK CITY, UT 84098

LOCATED IN THE SW1/4 OF SECTION 11
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

Clinton S. Peatross No. 155666 STATE OF 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 tract of land:

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN TITLE REPORT PREPARED BY EXPRESS TITLE, COMMITMENT #: 06893.
TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN.
SECTION 11: The West Half of the Southwest Quarter.

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 #401.
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, all easements (except as shown), 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 tract of land are as shown on the 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.

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

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

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this_____day of _____,20___.

_____
Colene Nelson 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
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 # 2600

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
DUCHESNE UTAH, 84021
PHONE: (435) 738-5753 CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 11/16/11	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: J.T. GRANT JOB# 1133	