

RECORD OF SURVEY
AND
BOUNDARY LINE ADJUSTMENT
FOR
**MOUNTAINS WEST
RANCHES**

P.O. BOX 981990
PARK CITY, UT 84098

LOCATED IN SECTION 27
TOWNSHIP 3 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Tren Grant, President of 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 for the purpose of a Boundary Line Adjustment:

ORIGINAL PROPERTY DESCRIPTIONS

ACCORDING TO THAT CERTAIN AUDITOR'S TAX DEED, RECORDED 2 JULY 2013 AS FOUND BY ENTRY #461280, IN BOOK A684, PAGE 720 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER
SECTION 27, T3S, R8W, US&BM, 1320.16 FT OF NE COR OF SW 1/4 OF SEC. S 50°30' E 600 FT; S 53°15' E 308 FT; S 33°30' E 187 FT; S 58°45' E 198 FT; S 19°30' E 286 FT; S 13°30' W 58 FT; S 48°45' E 58 FT; N 85°30' E 225 FT; S 660 FT M/L, W 1320 FT, N 1877 FT TO BEG, EXCEPT: S1/2 S1/2 SW1/4 SE1/4.

AND
ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 16 DECEMBER 2013 AS FOUND BY ENTRY #467427, IN BOOK 700, PAGES 556-558 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER
TOWNSHIP 3 SOUTH, RANGE 8 WEST, UINTAH SPECIAL BASE AND MERIDIAN
SECTION 27, Beginning at the Northeast corner of the Southwest quarter, thence South 763 feet; thence South 50°30' East 600 feet; thence South 52°15' East 308 feet; thence South 33°30' East 187 feet; thence South 58°45' East 198 feet; thence South 19°30' East 286 feet; thence South 13°30' West 58 feet; thence South 48°45' East 58 feet; thence North 85°30' East 225 feet; thence North 1168 feet; thence West 1320 feet, to the beginning.

AND
ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 19 DECEMBER 2013 AS FOUND BY ENTRY #467620, IN BOOK A701, PAGES 219-221 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER
SECTION 27, The North half of the Southwest quarter, the East half of the Southwest quarter, the East half of the Southeast quarter of the Southwest quarter, the East half of the West half of the Southwest quarter, the East half of the Southeast quarter of the Southwest quarter, the East half of the West half of the Southeast quarter of the Southwest quarter.

NEW PROPERTY DESCRIPTIONS

TRACT #1
TOWNSHIP 3 SOUTH, RANGE 8 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 27: Beginning at the Northeast Corner of the West Half of the Southeast Quarter of said Section 27, thence South 0°26'35" East 2298.65 feet to the Southeast Corner of the North Half of the South Half of the Southwest Quarter of said Southeast Quarter, thence South 89°52'38" West 761.59 feet along the South line of said N1/2 of said S1/2 of said SW1/4 of said SE1/4, to the centerline of County Road #306, thence the following four (4) courses along said County Road #306, (1) North 19°56'00" East 205.67 feet; (2) thence North 30°39'00" East 381.00 feet; (3) thence North 23°09'00" East 185.00 feet; (4) thence North 9°46'00" East 43.00 feet; thence leaving said County Road and running North 76°48'38" West 800.70 feet; thence North 11°23'00" West 110.00 feet; thence North 42°35'00" West 170.00 feet; thence North 52°12'00" West 152.00 feet; thence North 73°28'00" West 303.00 feet; thence North 28°36'11" East 661.73 feet; thence North 45°47'00" West 100.00 feet; thence North 88°25'00" West 76.00 feet; thence South 68°15'00" West 76.00 feet; thence South 55°25'00" West 200.00 feet; thence South 73°13'00" West 255.00 feet; thence North 50°00'00" West 130.00 feet; thence North 48°34'00" East 682.22 feet to a point on the east-west quarter section line; thence South 89°57'55" East 1624.68 feet to the point of beginning, containing 64.056 acres. Subject to that portion being used for Country Road right of way.

TRACT #2
TOWNSHIP 3 SOUTH, RANGE 8 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 27: Beginning at the West Quarter Corner of said Section 27, thence South 89°57'55" East 2283.34 feet along the east-west quarter section line; thence South 48°34'00" West 682.22 feet; thence South 50°00'00" East 130.00 feet; thence North 73°13'00" East 255.00 feet; thence North 55°25'00" East 200.00 feet; thence North 68°15'00" East 76.00 feet; thence South 88°25'00" East 76.00 feet; thence South 45°47'00" East 100.00 feet; thence South 28°36'11" West 661.73 feet; thence North 79°04'00" West 302.00 feet; thence North 69°32'00" West 303.00 feet; thence North 83°54'00" West 120.00 feet; thence South 77°05'00" West 126.00 feet; thence North 74°44'00" West 60.00 feet; thence South 83°54'00" West 413.37 feet; thence South 12°30'00" East 476.12 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter, thence South 89°55'54" West 1004.16 feet to the Southwest Corner of said NW1/4 of said SW1/4; thence North 0°27'20" East 1320.28 feet to the point of beginning, containing 53.618 acres.

TRACT #3
TOWNSHIP 3 SOUTH, RANGE 8 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 27: Beginning at the South Quarter Corner of said Section 27, thence South 89°49'48" West 985.86 feet to the Southwest Corner of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter; thence North 0°01'26" West 1317.30 feet to the Northwest Corner of said E1/2 of said W1/2 of said SE1/4 of said SW1/4; thence South 89°55'54" West 326.41 feet to the Northeast Corner of the Southwest Quarter of the Southwest Quarter; thence South 0°04'21" West 1317.89 feet to the Southeast Corner of said SW1/4 of said SW1/4; thence South 89°49'48" West 985.86 feet to the Southwest Corner of the East Half of the West Half of said SW1/4 of said SW1/4; thence North 0°21'36" East 1319.67 feet to the Northwest Corner of said E1/2 of said W1/2 of said SW1/4 of said SW1/4; thence North 89°55'54" East 677.75 feet along the North line of said SW1/4 of said SW1/4; thence North 12°30'00" West 476.12 feet; thence North 83°54'00" East 413.37 feet; thence South 74°44'00" East 60.00 feet; thence North 77°05'00" East 126.00 feet; thence North 83°54'00" East 120.00 feet; thence South 69°32'00" East 303.00 feet; thence South 79°04'00" East 302.00 feet; thence South 73°28'00" East 303.00 feet; thence South 52°12'00" East 152.00 feet; thence South 42°35'00" East 170.00 feet; thence South 11°23'00" East 110.00 feet; thence South 76°48'38" East 800.70 feet to the centerline of County Road #306; thence the following four (4) courses along said County Road #306, (1) South 9°46'00" West 43.00 feet; (2) thence South 23°09'00" West 185.00 feet; (3) thence South 30°39'00" West 381.00 feet; (4) thence South 19°56'00" West 205.67 feet to a point on the South line of the North Half of the South Half of the Southwest Quarter of the Southeast Quarter, thence South 89°52'38" West 558.05 feet to the Southwest Corner of said N1/2 of said S1/2 of said SW1/4 of said SE1/4; thence South 0°18'44" East 328.89 feet to the point of beginning, containing 90.064 acres. Subject to that portion being used for the Country Road right of way.

OWNER'S ACKNOWLEDGEMENT
Know all men by these presents that I, Tren J. Grant, the undersigned, warrant ownership of the properties described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

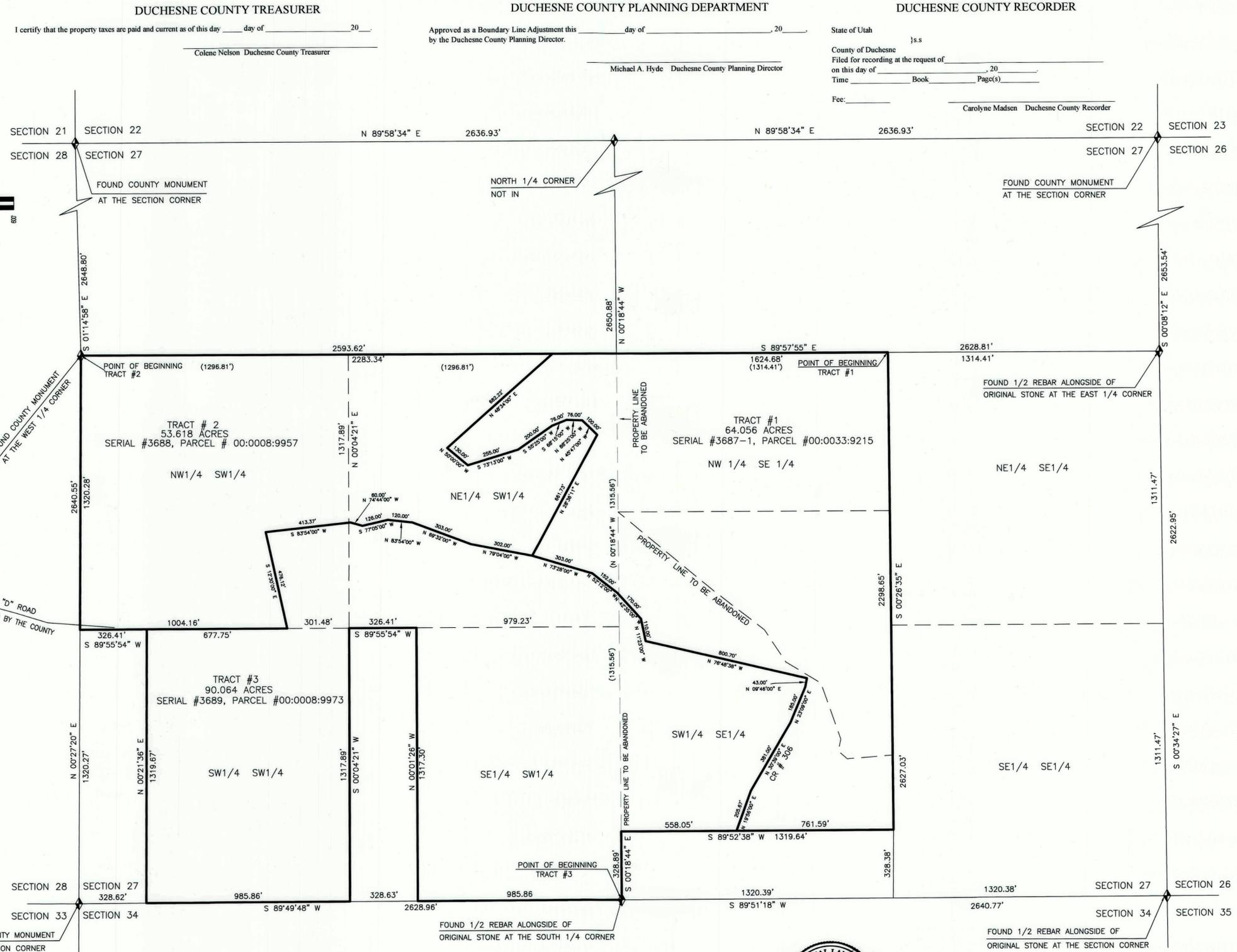
TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, A.J.T. GRANT CO. INC.

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____ }
On this _____ day of _____, 20____, personally appeared before me, TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, A.J.T. GRANT CO. INC., the signor of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires _____ Notary Public

County Surveyors File # 2994



NARRATIVE
PURPOSE OF SURVEY: Move the property lines of the above described tracts of land to fit new road centerlines, and then prepare a Record of Survey and Boundary Line Adjustment plat.
BASIS OF BEARING: North 89°58'34" East from the Northwest Corner to the Northeast Corner of Section 27, T3S, R8W, US&BM, to match a Minor Subdivision plat prepared by Rodney Rowley, Professional Land Surveyor, Utah License No. 5561198.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of the 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.



DUCHESNE COUNTY TREASURER
I certify that the property taxes are paid and current as of this day _____ day of _____, 20____.
Colene Nelson Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT
Approved as a Boundary Line Adjustment 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 }
Filed for recording at the request of _____
on this day of _____, 20____.
Time _____ Book _____ Page(s) _____
Fee: _____
Carolynne Madsen Duchesne County Recorder

| | |
|--------------------|--|
| PROJECT L14-038 | PREPARED FOR MOUNTAINS WEST RANCHES |
| SHEET 1 | PROJECT |

**RECORD OF SURVEY
&
BOUNDARY LINE ADJUSTMENT**

LOCATED IN SECTION 27
TOWNSHIP 3 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

DRAWN BY:
KMB
REVIEWED BY:
CSP
ISSUE DATE:
05/01/2014



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DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY MANNER UNLESS THE ALTERED DOCUMENT IS RECORDED IN ACCORDANCE WITH THE UTAH LAND SURVEYING ACT AND THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS."