

OWNER'S CERTIFICATE

Know all men by these presents: that I, WILLIAM R. YOUNG, the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

WILLIAM R. YOUNG

NOTARY ACKNOWLEDGMENT

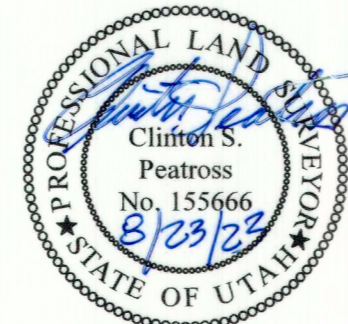
State of \_\_\_\_\_ }
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, WILLIAM R. YOUNG, signer of the above OWNER'S CERTIFICATE, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

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

RECORD OF SURVEY OF BOUNDARY LINE ADJUSTMENTS FOR WILLIAM R. YOUNG

LOCATED IN SECTIONS 16 AND 17 TOWNSHIP 3 SOUTH, RANGE 8 WEST UTAH SPECIAL BASE AND MERIDIAN DUCHESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to William R. Young and 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, of the Utah Code Annotated, have made a survey of the following described tracts of land, and that I have verified all measurements as represented on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment Plat.

NARRATIVE

PURPOSE OF SURVEY: Perform a property survey, and then prepare a Record of Survey and Boundary Line Adjustment Plat. BASIS OF BEARING: North 0°26'45" West from the South Quarter Corner to the North Quarter Corner of Section 16, Township 3 South, Range 8 West, Uintah Special Base and Meridian, according to a Record of Survey, file #2331. SURVEY FINDINGS: As shown on the plat. NOTE: This survey was performed at the request of Bill Young and Treaven Grant. It does not insure or guarantee ownership, nor does it show all easements, rights of way; liens, 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.

THE NEW BOUNDARY LINE ADJUSTMENT DESCRIPTIONS ARE CREATED FROM THE ORIGINAL PROPERTY DESCRIPTIONS OF THE WILLIAM R. YOUNG PROPERTY

ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 30 DECEMBER 1988 AS FOUND BY ENTRY #268953, IN BOOK A-178 AT PAGES 66 AND 67

PROPERTY DESCRIPTION OF PARCEL #1

TOWNSHIP 3 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTIONS 17: Beginning at the Northeast corner of Section 17; thence South 0°01'07" East 1311.88 feet to the Southeast Corner of the Northeast Quarter of the Northeast Quarter; thence North 89°37'57" West 659.69 feet to the Southwest Corner of the East Half of said NE1/4 of said NE1/4; thence North 26°40'31" West 1473.04 feet to the Northwest Corner of said NE1/4 of said NE1/4; thence South 89°37'35" East 1320.58 feet to the Point Of Beginning. Containing, 29.820 acres.

PROPERTY DESCRIPTION OF PARCEL #2

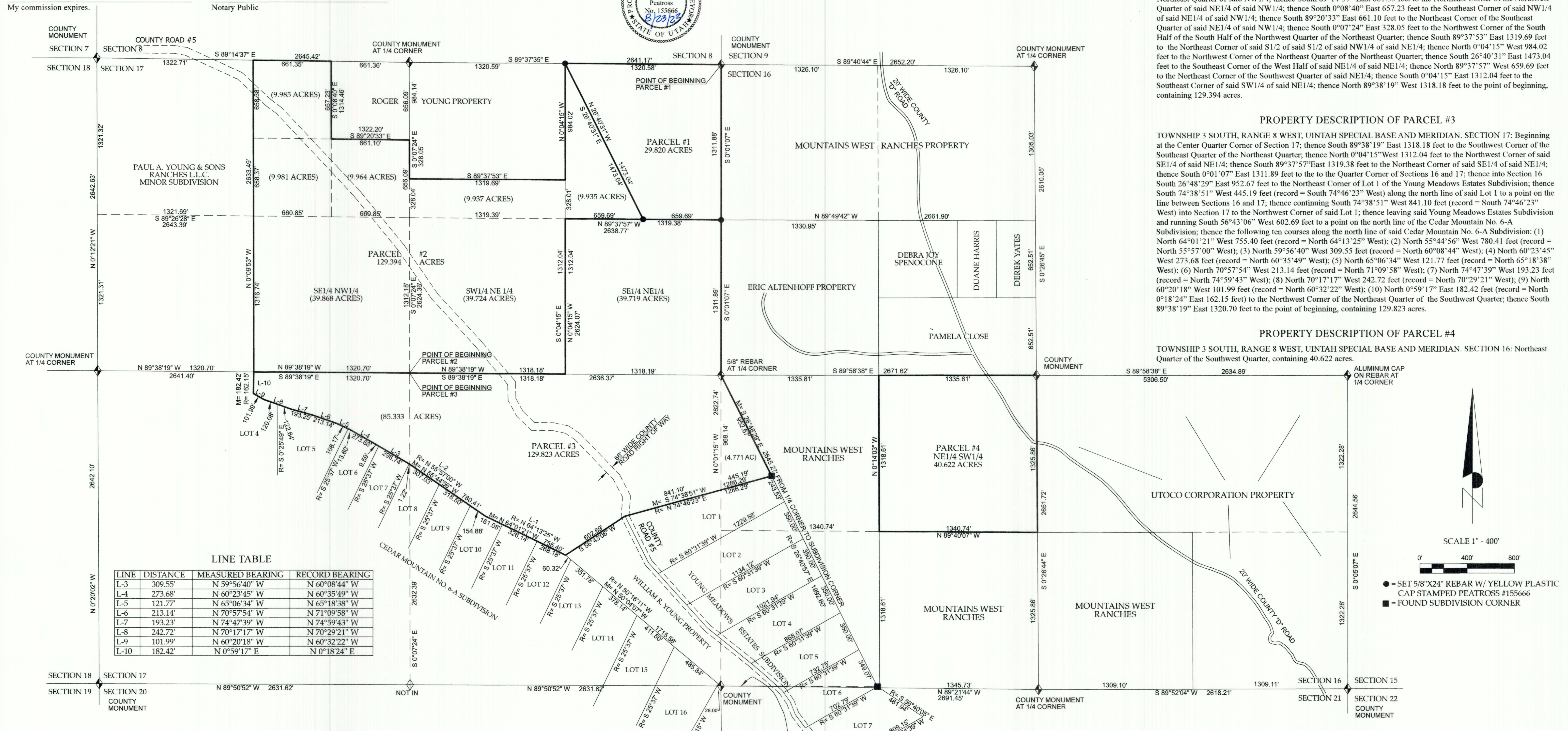
TOWNSHIP 3 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 17: Beginning at the Center Quarter Corner of Section 17; thence North 0°09'53" West 2633.49 feet to the Northwest Corner of the Southeast Quarter of the Northwest Quarter; thence North 89°14'37" East 661.35 feet to the Northeast Corner of the Northwest Quarter of said NE1/4 of said NW1/4; thence South 89°08'40" East 657.23 feet to the Southeast Corner of said NW1/4 of said NE1/4 of said NW1/4; thence South 89°20'33" East 661.10 feet to the Northeast Corner of the Southeast Quarter of said NE1/4 of said NW1/4; thence South 0°07'24" East 328.05 feet to the Northwest Corner of the South Half of the South Half of the Northwest Quarter of the Northeast Quarter; thence South 89°37'53" East 1319.69 feet to the Northeast Corner of said S1/2 of said NW1/4 of said NE1/4; thence North 0°04'15" West 1319.69 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter; thence South 26°40'31" East 1473.04 feet to the Southeast Corner of the West Half of said NE1/4 of said NE1/4; thence North 89°37'57" West 659.69 feet to the Northeast Corner of the Southwest Quarter of said NE1/4; thence South 0°04'15" East 1312.04 feet to the Southeast Corner of said SW1/4 of said NE1/4; thence North 89°38'19" West 1318.18 feet to the point of beginning, containing 129.394 acres.

PROPERTY DESCRIPTION OF PARCEL #3

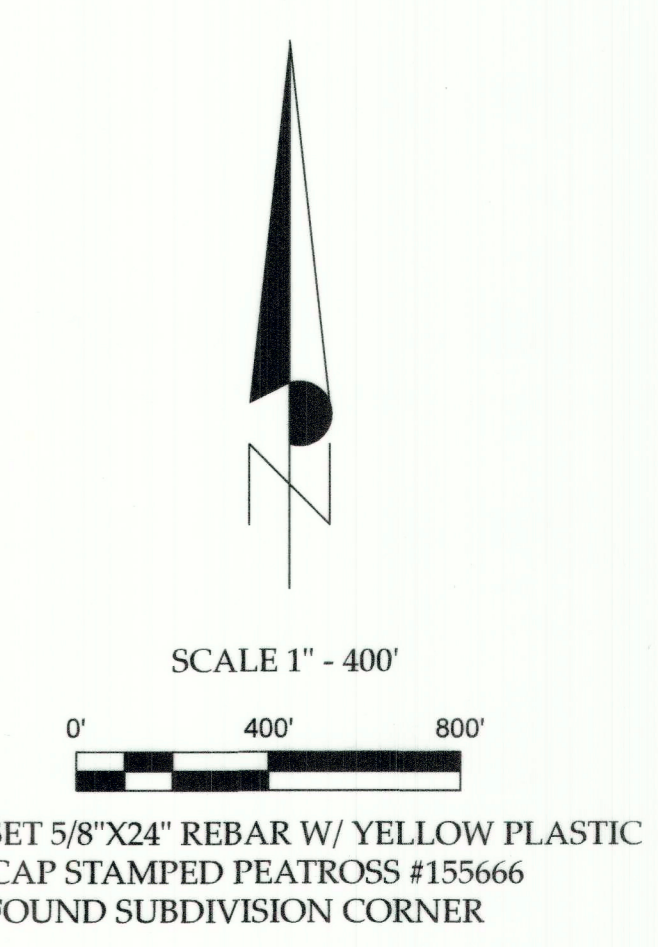
TOWNSHIP 3 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 17: Beginning at the Center Quarter Corner of Section 17; thence South 89°38'19" East 1318.18 feet to the Southwest Corner of the Southeast Quarter of the Northeast Quarter; thence North 0°04'15" West 1312.04 feet to the Northwest Corner of said SE1/4 of said NE1/4; thence South 89°37'57" East 1319.38 feet to the Northeast Corner of said SE1/4 of said NE1/4; thence South 0°01'07" East 1311.89 feet to the Quarter Corner of Sections 16 and 17; thence into Section 16 South 26°48'29" East 952.67 feet to the Northeast Corner of Lot 1 of the Young Meadows Estates Subdivision; thence South 74°38'51" West 445.19 feet (record = South 74°46'23" West) along the north line of said Lot 1 to a point on the line between Sections 16 and 17; thence continuing South 74°38'51" West 841.10 feet (record = South 74°46'23" West) into Section 17 to the Northwest Corner of said Lot 1; thence leaving said Young Meadows Estates Subdivision and running South 56°43'06" West 602.69 feet to a point on the north line of the Cedar Mountain No. 6-A Subdivision; thence the following ten courses along the north line of said Cedar Mountain No. 6-A Subdivision: (1) North 64°01'21" West 755.40 feet (record = North 64°13'25" West); (2) North 55°44'56" West 780.41 feet (record = North 55°57'00" West); (3) North 59°56'40" West 309.55 feet (record = North 60°08'44" West); (4) North 60°23'45" West 273.68 feet (record = North 60°35'49" West); (5) North 65°06'34" West 121.77 feet (record = North 65°18'38" West); (6) North 70°57'54" West 213.14 feet (record = North 71°09'58" West); (7) North 74°47'39" West 193.23 feet (record = North 74°59'43" West); (8) North 70°17'17" West 242.72 feet (record = North 70°29'21" West); (9) North 60°20'18" West 101.99 feet (record = North 60°32'22" West); (10) North 0°59'17" East 182.42 feet (record = North 0°18'24" East 162.15 feet) to the Northwest Corner of the Northeast Quarter of the Southwest Quarter; thence South 89°38'19" East 1320.70 feet to the point of beginning, containing 129.823 acres.

PROPERTY DESCRIPTION OF PARCEL #4

TOWNSHIP 3 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 16: Northeast Quarter of the Southwest Quarter, containing 40.622 acres.



LINE TABLE with columns: LINE, DISTANCE, MEASURED BEARING, RECORD BEARING. Rows L-3 to L-10.



NOTE: RECORD = S 89°37'13" E 1327.38' FROM SECTION CORNER TO SUBDIVISION CORNER AT THE BACK CORNER OF LOTS 6 AND 7. MEASURED = S 89°44'31" E 1327.38'. MEASURED = S 89°21'44" E 1345.72'. TO TRUE 40 ACRE CORNER.

DUCHESE COUNTY TREASURER. I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Stephen Potter, Duchesne County Treasurer.

DUCHESE COUNTY PLANNING DEPARTMENT. Approved as a Boundary Line Adjustment Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Michael A. Hyde, Duchesne County Planning Director.

DUCHESE COUNTY RECORDER. State of Utah } s.s. County of Duchesne } Entry Number \_\_\_\_\_ Page(s) \_\_\_\_\_. Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Fee \_\_\_\_\_. Shelley Brennan, Duchesne County Recorder.

PREPARED BY PEATROSS LAND SURVEYS PROFESSIONAL LAND SURVEYOR 829 EAST 380 NORTH HEBER CITY, UT 84032. cell: (435)724-4386 email: cspeatross@ubtanet.com. DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 7/21/2023 SHEET: 1 OF 1 JOB NAME: J.T. GRANT JOB# 1430