

RECORD OF SURVEY AND A MINOR SUBDIVISION PLAT OF ESTATES AT CRESCENT RIDGE

LOCATED IN SECTION 3, T.2S., R.1W.,
U.S.B. & M. DUCHESNE COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I, CLINTON S. PEATROSS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE 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.

PROPERTY DESCRIPTION

AS PER THAT COMMITMENT BY SUNRISE TITLE COMPANY FILE NUMBER 106595 STATE OF UTAH, COUNTY OF DUCHESNE, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN, SECTION 3: SOUTH ONE-HALF NORTH ONE-HALF SOUTHWEST QUARTER NORTHWEST QUARTER, SOUTH ONE-HALF SOUTHWEST QUARTER NORTHWEST QUARTER AND WEST ONE-HALF SOUTHWEST QUARTER NORTHWEST QUARTER.

SCHEDULE B - SECTION 2
EXCEPTION No. 11:

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO UTAH WATER AND POWER BOARD (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) ASSUMED TO BE DRY GULCH IRRIGATION, CLASS 'E' DITCH, USE OF IRRIGATION DISTRIBUTION SYSTEM AND APPURTENANT RIGHTS. RECORDED: 7/13/64 BOOK 36, PAGE 591, ENTRY No. 133882

BLANKET EASEMENT, NOT PLOTTABLE, EXISTING DITCHES APPEAR TO BE ABANDONED.

I FURTHER CERTIFY THAT THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES OF THE ABOVE DESCRIBED TRACT OF LAND, ARE AS SHOWN ON THIS PLAT.

2/23/07
DATE

Clinton S. Peatross
CLINTON S. PEATROSS

NARRATIVE

PURPOSE OF SURVEY: TO DETERMINE BOUNDARY OF SUBDIVISION OF PROPERTY AND TO SET PERMANENT MONUMENTS AT THE PROPERTY CORNERS.

BASIS OF BEARING: BEING NORTH 1°27'59" EAST FROM THE WEST QUARTER CORNER TO THE NORTHWEST SECTION CORNER.

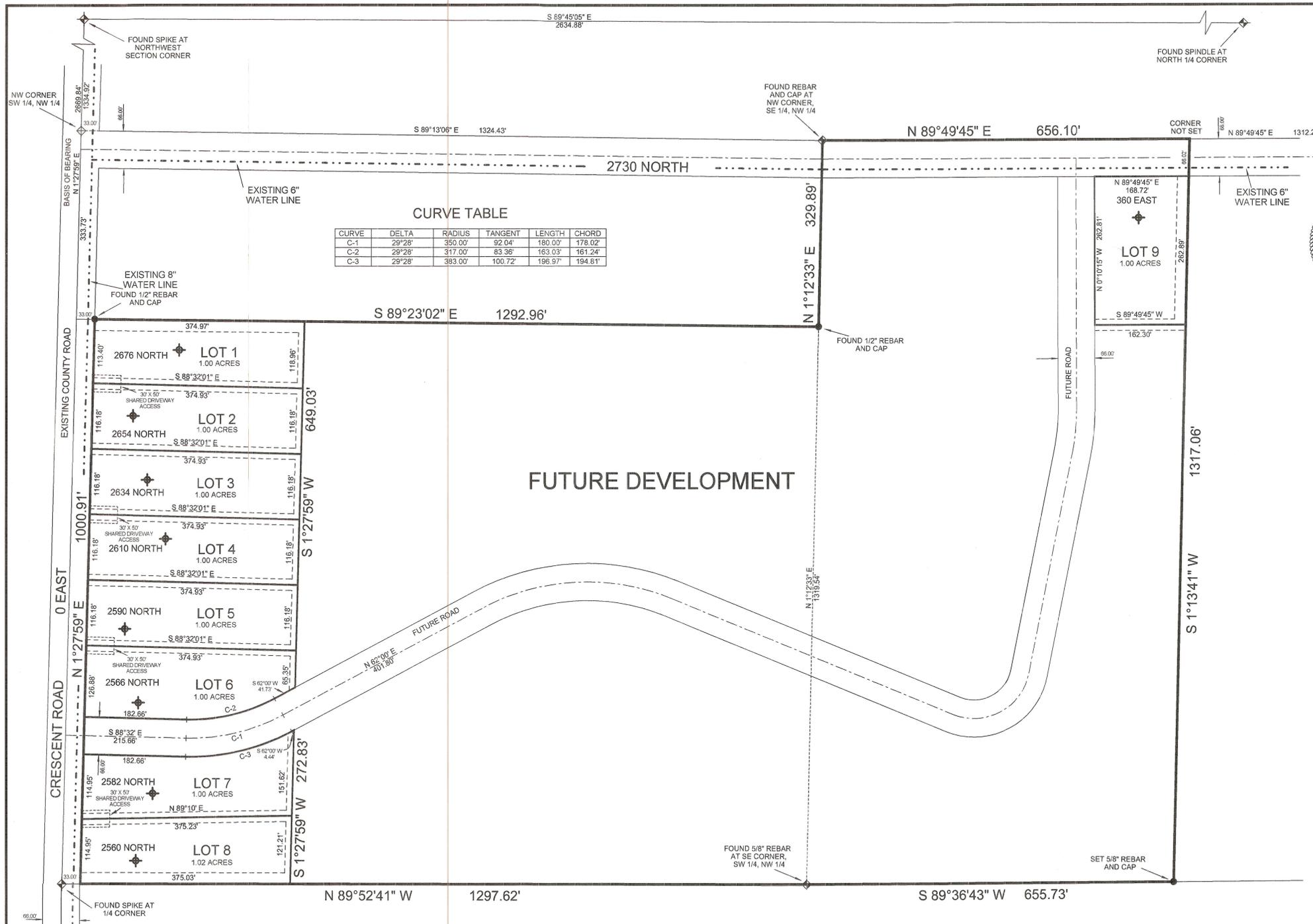
SURVEY FINDINGS: BOUNDARY DETERMINED FROM A RECORD OF SURVEY ON FILE IN THE DUCHESNE COUNTY SURVEYOR'S OFFICE - FILE No. 1132

DUCHESNE COUNTY PLANNING & ZONING

APPROVED THIS 1ST DAY OF February, 2007 BY

THE DUCHESNE COUNTY PLANNING & ZONING ADMINISTRATOR.

Michael A. Hyde
ADMINISTRATOR



METES AND BOUNDS LOT DESCRIPTIONS

LOT 1:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 187.51 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING NORTH 1°27'59" EAST A DISTANCE OF 113.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 374.93 FEET ALONG SAID LINE; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 118.96 FEET; THENCE NORTH 89°52'41" WEST A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

LOT 2:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 171.33 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING NORTH 1°27'59" EAST A DISTANCE OF 116.18 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 89°52'41" WEST A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

LOT 3:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 655.15 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING NORTH 1°27'59" EAST A DISTANCE OF 116.18 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 89°52'41" WEST A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

LOT 4:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 538.97 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING NORTH 1°27'59" EAST A DISTANCE OF 116.18 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 89°52'41" WEST A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

LOT 5:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 422.79 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING NORTH 1°27'59" EAST A DISTANCE OF 116.18 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 89°52'41" WEST A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

LOT 6:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 116.18 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 89°52'41" WEST A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

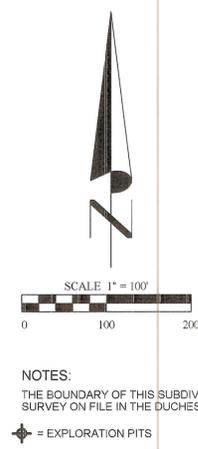
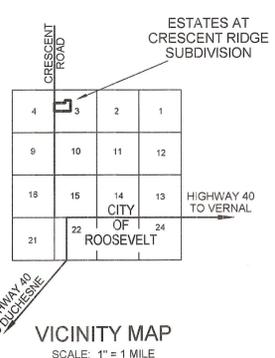
LOT 7:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 114.95 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 114.95 FEET; THENCE NORTH 89°52'41" WEST A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

LOT 8:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 114.95 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 114.95 FEET; THENCE NORTH 89°52'41" WEST A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.02 ACRES.

LOT 9:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 282.81 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING NORTH 1°27'59" EAST A DISTANCE OF 128.86 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 65.35 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 41.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT THE RADIUS OF WHICH IS 317.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°28' FOR AN ARC DISTANCE OF 163.03 FEET; THENCE NORTH 89°52'41" WEST A DISTANCE OF 162.30 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

LOT 10:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 114.95 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 102.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT THE RADIUS OF WHICH IS 383.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°28' FOR AN ARC DISTANCE OF 196.97 FEET; THENCE NORTH 89°52'41" EAST A DISTANCE OF 4.44 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 151.62 FEET; THENCE SOUTH 89°52'41" WEST A DISTANCE OF 375.23 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

LOT 11:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 89°52'41" EAST A DISTANCE OF 33.00 FEET AND NORTH 1°27'59" EAST ALONG A LINE PARALLEL TO THE WEST SECTION LINE A DISTANCE OF 114.95 FEET; THENCE SOUTH 89°52'41" EAST A DISTANCE OF 102.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT THE RADIUS OF WHICH IS 383.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°28' FOR AN ARC DISTANCE OF 196.97 FEET; THENCE NORTH 89°52'41" EAST A DISTANCE OF 4.44 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 151.62 FEET; THENCE SOUTH 89°52'41" WEST A DISTANCE OF 375.23 FEET TO THE POINT OF BEGINNING. CONTAINING 1.02 ACRES.



NOTES:
THE BOUNDARY OF THIS SUBDIVISION WAS TAKEN FROM A RECORD OF SURVEY ON FILE IN THE DUCHESNE COUNTY SURVEYOR'S OFFICE - FILE No. 1132
* = EXPLORATION PITS

County Surveyor File # 1804

PREPARED FOR
WATSON & KRESS Co.
5238 BEGONIA CIRCLE
WEST JORDAN, UTAH 84084

PREPARED BY
PEATROSS LAND SURVEYS
REGISTERED LAND SURVEYOR

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BRUCE PEATROSS
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DUCHESNE UTAH, 84021
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DRAFTED BY: BRUCE PEATROSS	DATE DRAFTED: OCT. 2006	DATE PLOTTED: Friday 2/23/07
SHEET 1 OF 1	FILE NAME: ESTATES AT CRESCENT RIDGE PLAT	