

# 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 TRACT 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 PROPOSED: 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.

DATE 3/22/09

*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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 BY  
THE DUCHESNE COUNTY PLANNING & ZONING ADMINISTRATOR.

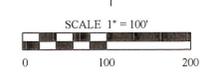
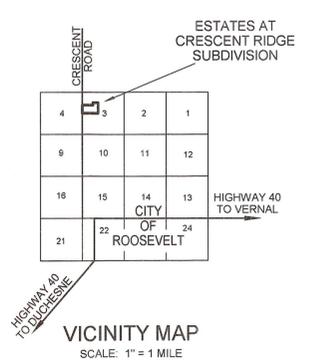
ADMINISTRATOR

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C-1	29°28'	350.00'	92.04'	180.00'	178.02'
C-2	29°28'	317.00'	83.36'	163.03'	161.24'
C-3	29°28'	383.00'	100.72'	196.97'	194.81'

FUTURE DEVELOPMENT

## 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 374.97 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°23'02" EAST A DISTANCE OF 374.97 FEET ALONG SAID LINE; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 88°32'01" 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 771.33 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 88°32'01" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 88°32'01" 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°23'02" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 88°32'01" 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 88°32'01" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 88°32'01" 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 423.79 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°23'02" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 88°32'01" 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 114.95 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING NORTH 1°27'59" EAST A DISTANCE OF 114.95 FEET; THENCE SOUTH 88°32'01" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 88°32'01" 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 FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING NORTH 1°27'59" EAST A DISTANCE OF 114.95 FEET; THENCE SOUTH 88°32'01" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 88°32'01" 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 FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING NORTH 1°27'59" EAST A DISTANCE OF 114.95 FEET; THENCE SOUTH 88°32'01" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 88°32'01" WEST A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 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 262.81 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING NORTH 1°27'59" EAST A DISTANCE OF 162.30 FEET; THENCE SOUTH 88°32'01" EAST A DISTANCE OF 374.93 FEET; THENCE SOUTH 1°27'59" WEST A DISTANCE OF 116.18 FEET; THENCE NORTH 88°32'01" WEST A DISTANCE OF 374.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 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

DRAWING NUMBER  
2081

DRAWING NUMBER  
2081

DRAWING NUMBER  
2081

DRAWING NUMBER  
2081



County Surveyor's File # 2081

PREPARED FOR <b>WATSON &amp; KRESS Co.</b> 5238 BEGONIA CIRCLE WEST JORDAN, UTAH 84084		
PREPARED BY <b>PEATROSS LAND SURVEYS</b> REGISTERED LAND SURVEYOR P.O. BOX 582 HEBER CITY, UTAH, 84032 (435) 654 - 3929		
<b>BRUCE PEATROSS</b> TECHNICAL DRAFTING SERVICES P.O. BOX 633 DUCHESNE UTAH, 84021 (435) 738 - 2089		
DRAFTED BY: BRUCE PEATROSS	DATE DRAFTED: OCT. 2006	DATE PLOTTED: Thursday 1/29/11
SHEET 1 OF 1	FILE NAME: ESTATES AT CRESCENT RIDGE PLAT	#1022