

FOUND COUNTY MONUMENT  
AT THE NORTHWEST CORNER  
OF SECTION 22, T.3S., R.8W.,  
U.S.B.&M.

FOUND COUNTY MONUMENT  
AT THE WEST 1/4 CORNER  
OF SECTION 22, T.3S., R.8W.,  
U.S.B.&M.

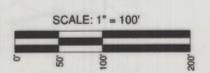
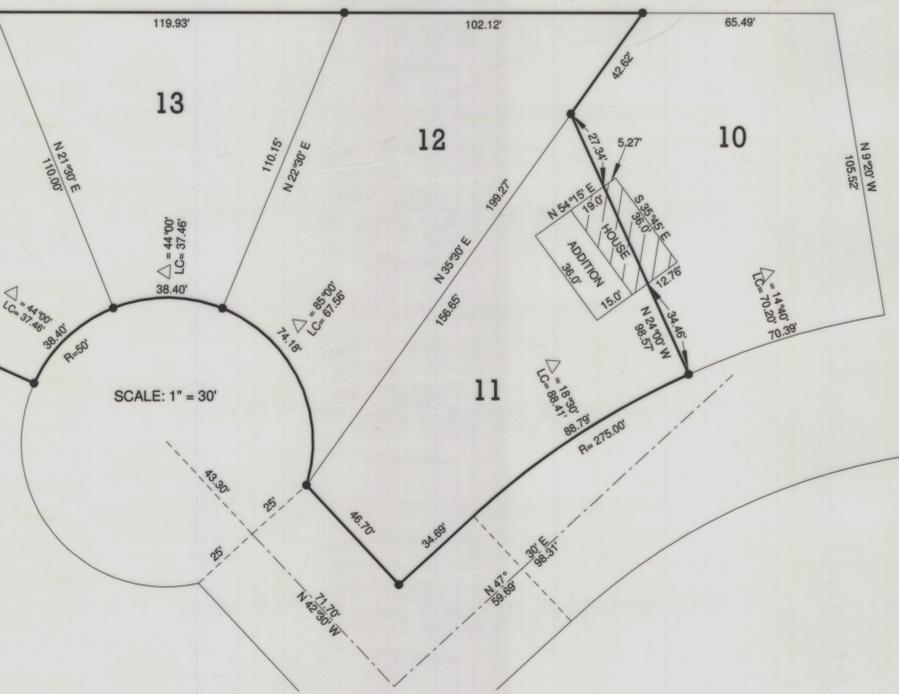
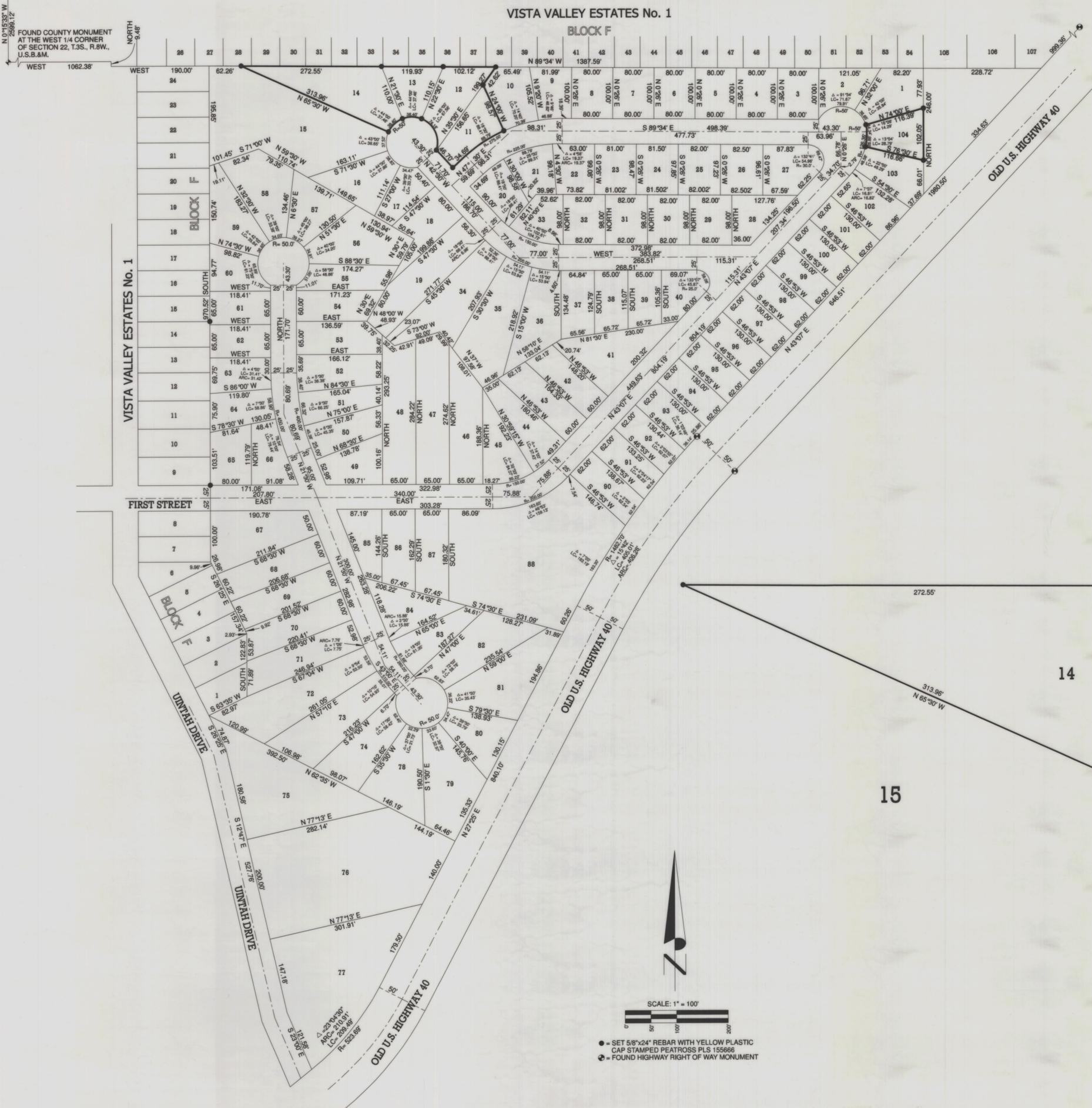
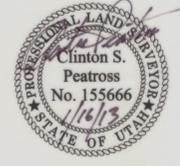
RECORD OF SURVEY  
FOR  
**PETER NOMIS**  
P.O. BOX 270241  
FRUITLAND, UT 84027  
SHEET 1 OF 2 SHEETS  
VISTA VALLEY ESTATES, No. 3  
LOCATED IN SECTION 22  
TOWNSHIP 3 SOUTH, RANGE 8 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESE COUNTY, UTAH

SURVEYOR'S CERTIFICATE  
I, Clinton S. Peatross, Duchesne, Utah, do certify to Peter Nomis, 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:

PROPERTY DESCRIPTION  
ACCORDING TO THAT CERTAIN QUIT CLAIM DEED  
IN THE DUCHESE COUNTY RECORDER'S OFFICE, STATE OF UTAH  
AS FOUND BY ENTRY #450383, BOOK A658, PAGE 716, DATED 27 SEPTEMBER 2012  
LOT 11, PLAT #3, VISTA VALLEY ESTATES  
LOT 12, PLAT #3, VISTA VALLEY ESTATES  
LOT 13, PLAT #3, VISTA VALLEY ESTATES  
LOT 14, PLAT #3, VISTA VALLEY ESTATES

NARRATIVE  
PURPOSE OF SURVEY: Set the property corners and prepare a Record of Survey plat.  
BASIS OF BEARING: Vista Valley Estates, Numbers 1, 2, and 3 were subdivided by Bush & Gudgeff, Inc., Engineers and Land Surveyors from Salt Lake City during 1961 and 1962. All three subdivisions are located in Section 22, T3S, R8W, USB&M. These subdivisions are bounded on the West by the Northwest Section Corner and the West Quarter Corner which were shown as stones but are now county monuments. They are partly bounded on the East by old U.S. Highway 40 which shows the position of the right of way monuments in relation to the subdivisions. Coordinates were calculated using the bearing and distances from the plats. Then using GPS (Global Positioning Systems) equipment and procedures with WGS-84 datum, a 4 point calibration was performed using said Northwest Section Corner, the West Quarter Corner, and right of way monuments on the West side of Old U.S. Highway 40 at Lots 93 and 202, Vista Valley Estates No.3.  
SURVEY FINDINGS: As shown on plat.  
NOTE: This survey was performed at the request of Peter Nomis. 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.

I further certify that the visible improvements affecting the boundaries of the above described tract of land are as shown on this plat.



- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED PEATROSS PLS 155666
- ⊙ FOUND HIGHWAY RIGHT OF WAY MONUMENT

County Surveyor File # 2793

PREPARED BY  
**PEATROSS LAND SURVEYS**  
PROFESSIONAL LAND SURVEYOR

P.O. BOX 34  
Duchesne Utah, 84021

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NO.	REVISION	DATE	BY