

RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
OF  
**RANCHOS AT  
FRUITLAND, PHASE II**  
DEVELOPED BY  
**MOUNTAINS WEST  
RANCHES**

P.O. BOX 981990  
PARK CITY, UT 84098



LOCATED IN SECTION 23  
TOWNSHIP 3 SOUTH, RANGE 9 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHEсне COUNTY, UTAH

**SURVEYOR'S CERTIFICATE**

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to 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 tract of land:

**PROPERTY DESCRIPTION**

ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 27 FEBRUARY 2014  
ENTRY #469923, BOOK A706, PAGES 151-153, PARCEL #00:0009:2118  
TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN.  
Section 23: The North Half of the Southeast Quarter.

**NARRATIVE**

PURPOSE OF SURVEY: Set the property corners and prepare a Record of Survey and Minor Subdivision plat.  
BASIS OF BEARING: Taken from a Record of Survey on file in the Duchesne County Surveyor's Office, file #1058.  
SURVEY FINDINGS: As shown on the plat.  
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements (except as shown), rights of way (except as shown), 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 the plat.

**OWNER'S CERTIFICATE**

Know all men by these presents: that I the undersigned owner of the above described parcels of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

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

**ACKNOWLEDGEMENT**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me,  
TREN J. GRANT, the signer of the above OWNER'S CERTIFICATION, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My Commission expires: \_\_\_\_\_  
Notary Public

**DUCHEсне COUNTY TREASURER**

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Colene Nelson Duchesne County Treasurer

**DUCHEсне COUNTY PLANNING DEPARTMENT**

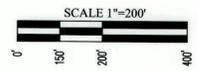
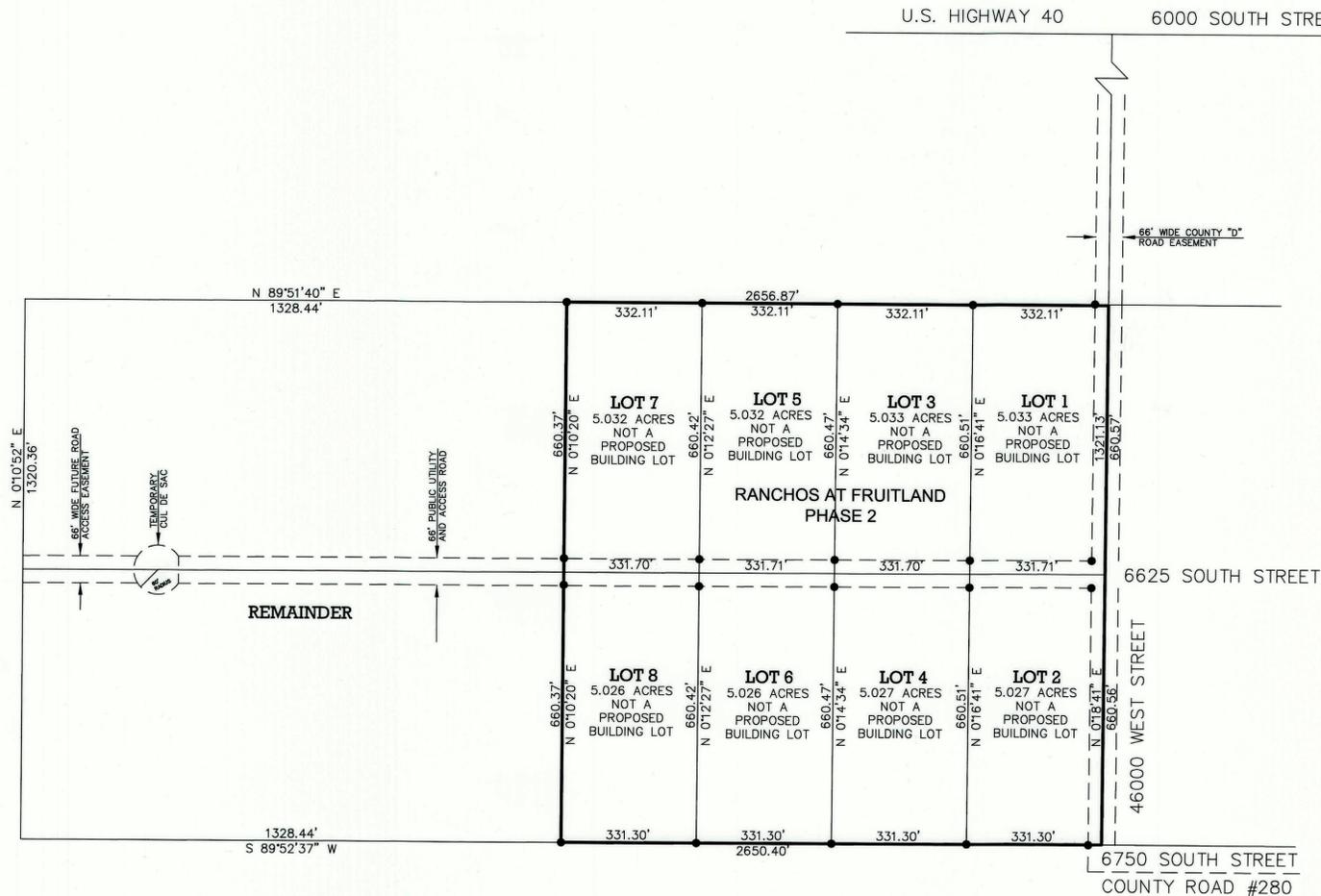
Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the  
Duchesne County Planning Director.  
Michael A. Hyde Duchesne County Planning Director

**DUCHEсне COUNTY RECORDER**

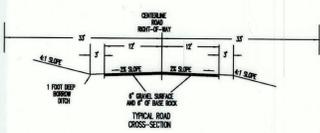
State of Utah \_\_\_\_\_  
County of Duchesne \_\_\_\_\_  
Entry Number \_\_\_\_\_  
Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_  
Fee: \_\_\_\_\_  
Carolyne Madsen Duchesne County Recorder

County Surveyors File # 2996

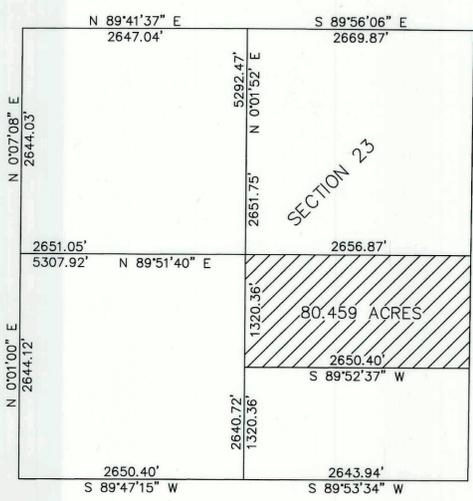
U.S. HIGHWAY 40 6000 SOUTH STREET



● = 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "SUMMIT ENGINEERING"



SECTION BREAKDOWN  
SCALE: 1" = 1000'

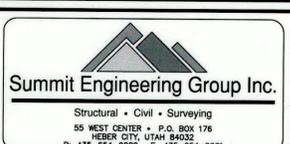


|                    |  |
|--------------------|--|
| PROJECT<br>L14-036 | PREPARED FOR<br>MOUNTAINS WEST RANCHES   |
| SHEET<br>1         | PROJECT<br>RANCHOS AT FRUITLAND PHASE II |

**MINOR SUBDIVISION**  
DUCHEсне COUNTY, UTAH

LOCATED IN SECTION 23,  
TOWNSHIP 3 SOUTH, RANGE 9 WEST,  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHEсне COUNTY, UTAH

DRAWN BY:  
CAP  
REVIEWED BY:  
CSP  
ISSUE DATE  
4/25/2014



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DRAWING ALTERATION  
IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE SURVEYOR, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.