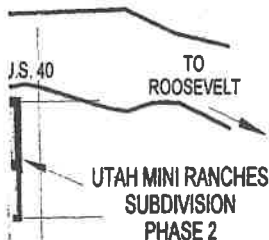


UTAH MINI RANCHES PHASE 2, LOTS 56-73

A SUBDIVISION LOCATED IN SECTION 4, T.4S., R.4W., U.S.B. &M.
DUCHESE 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. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, HEREFTER TO BE KNOWN AS, UTAH MINI RANCHES SUBDIVISION, PHASE 2, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS PLATTED.

9/5/01

Clinton S. Peatross

BOUNDARY DESCRIPTION

BEGINNING A POINT ON THE NORTH LINE OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE AND MERIDIAN, SAID POINT BEING SOUTH 88°41'33" WEST A DISTANCE OF 1299.86 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH A DISTANCE OF 2812.65 FEET TO THE BEGINNING OF A CURVE (C-1) TO THE RIGHT THE RADIUS OF WHICH IS 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°42'49" FOR AN ARC DISTANCE OF 8.68 FEET TO A LINE TANGENT TO SAID CURVE; THENCE NORTH 55°00' FOR A DISTANCE OF 479.42 FEET TO THE BEGINNING OF A TANGENT CURVE (C-24) TO THE LEFT THE RADIUS OF WHICH IS 799.89 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°06' FOR AN ARC DISTANCE OF 322.53 FEET; THENCE NORTH 78°06' WEST A DISTANCE OF 32.87 FEET TO THE BEGINNING OF A TANGENT CURVE (C-4) TO THE RIGHT, THE RADIUS OF WHICH IS 10.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105°05'11" FOR AN ARC DISTANCE OF 18.34 FEET TO THE BEGINNING OF A TANGENT CURVE (C-5) TO THE RIGHT THE RADIUS OF WHICH IS 302.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°32'49" FOR AN ARC DISTANCE OF 97.78 FEET; THENCE NORTH 44°28' WEST A DISTANCE OF 66.00 FEET; THENCE NORTH 70°58'40" WEST A DISTANCE OF 742.44 FEET; THENCE NORTH 14°45' EAST A DISTANCE OF 1407.93 FEET; THENCE NORTH 21°20'30" EAST A DISTANCE OF 470.31 FEET TO THE NORTH LINE SAID SECTION 4; THENCE NORTH 88°41'33" A DISTANCE OF 895.06 FEET TO THE POINT OF BEGINNING CONTAINING 60.19 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREFTER KNOWN AS, UTAH MINI RANCHES SUBDIVISION, PHASE 2, DO HEREBY DEDICATE FOR PERPETUAL USE BY UTAH MINI RANCHES HOMEOWNERS ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION. ALL EASEMENTS SHOWN ON THIS PLAT ARE INTENDED FOR THE USE OF UTAH MINI RANCHES HOMEOWNERS ASSOCIATION, INC.

Duchene Land, L.C.

Duchene Land, L.C.

Paul H. Hest
Partner

John R. Hest
Partner

ACKNOWLEDGEMENT

ON THE 5th DAY OF September



16

21

28



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. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, HEREFTER TO BE KNOWN AS, UTAH MINI RANCHES SUBDIVISION, PHASE 2, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS PLATTED.

9/5/01

Clinton S. Peatross

BOUNDARY DESCRIPTION

BEGINNING A POINT ON THE NORTH LINE OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE AND MERIDIAN. SAID POINT BEING SOUTH 88°41'33" WEST A DISTANCE OF 1299.86 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH A DISTANCE OF 2612.65 FEET TO THE BEGINNING OF A CURVE (C-1) TO THE RIGHT THE RADIUS OF WHICH IS 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°42'49" FOR AN ARC DISTANCE 8.88 FEET TO A LINE TANGENT TO SAID CURVE; THENCE NORTH 55°00' FOR A DISTANCE OF 479.42 FEET TO THE BEGINNING OF A TANGENT CURVE (C-24) TO THE LEFT THE RADIUS OF WHICH IS 799.99 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°06' FOR AN ARC DISTANCE OF 322.53 FEET; THENCE NORTH 78°06' WEST A DISTANCE OF 32.87 FEET TO THE BEGINNING OF A TANGENT CURVE (C-4) TO THE RIGHT, THE RADIUS OF WHICH IS 10.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 165°05'11" FOR AN ARC DISTANCE OF 18.34 FEET TO THE BEGINNING OF A TANGENT CURVE (C-5) TO THE RIGHT THE RADIUS OF WHICH IS 302.01 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°32'49" FOR AN ARC DISTANCE OF 97.76 FEET; THENCE NORTH 44°28' WEST A DISTANCE OF 68.00 FEET; THENCE NORTH 70°58'40" WEST A DISTANCE OF 742.44 FEET; THENCE NORTH 14°45' EAST A DISTANCE OF 1407.93 FEET; THENCE NORTH 21°20'30" EAST A DISTANCE OF 470.31 FEET TO THE NORTH LINE SAID SECTION 4; THENCE NORTH 88°41'33" A DISTANCE OF 895.06 FEET TO THE POINT OF BEGINNING. CONTAINING 60.19 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREFTER KNOWN AS, UTAH MINI RANCHES SUBDIVISION, PHASE 2, DO HEREBY DEDICATE FOR PERPETUAL USE BY UTAH MINI RANCHES HOMEOWNERS ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION. ALL EASEMENTS SHOWN ON THIS PLAT ARE INTENDED FOR THE USE OF UTAH MINI RANCHES HOMEOWNERS ASSOCIATION, INC.

Duchesne Land, L.C.

Duchesne Land, L.C.

ACKNOWLEDGEMENT

ON THE 5th DAY OF September, 2001, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 12-30-04



ALL LOTS IN PHASE 2 ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS FOR UTAH MINI RANCHES SUBDIVISION, ON FILE AT THE DUCHESNE COUNTY RECORDERS OFFICE, RECORDED JULY 23, 2001 IN BOOK A0353, PAGES 783 TO 829.

DUCHESNE COUNTY RECORDER

ENTRY # 349348 STATE OF UTAH,

COUNTY OF DUCHESNE, RECORDED AND FILED AT THE

REQUEST OF Utah Mini Ranches

DATE 9-14-01 TIME 9:56A BOOK 1357 PAGE 113-118

FEE: 218.00 Carolyn Maden DUCHESNE COUNTY RECORDER

PREPARED FOR

DUCHESNE LAND, L. C.

P. O. BOX 358
DUCHESNE UTAH, 84021

PREPARED BY

PEATROSS LAND SURVEYS

REGISTERED LAND SURVEYOR

P.O. BOX 271
DUCHESNE UTAH, 84021
(435) 738 - 5753

BRUCE PEATROSS

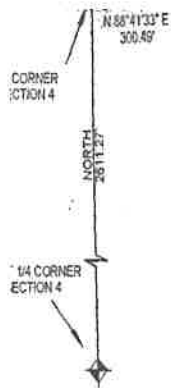
TECHNICAL DRAFTING SERVICES

P.O. BOX 633
DUCHESNE UTAH, 84021
(435) 738 - 2089

DRAFTED BY: BRUCE PEATROSS DATE DRAFTED: JAN. 2001 STATE PLOTTED: today 9/5/01

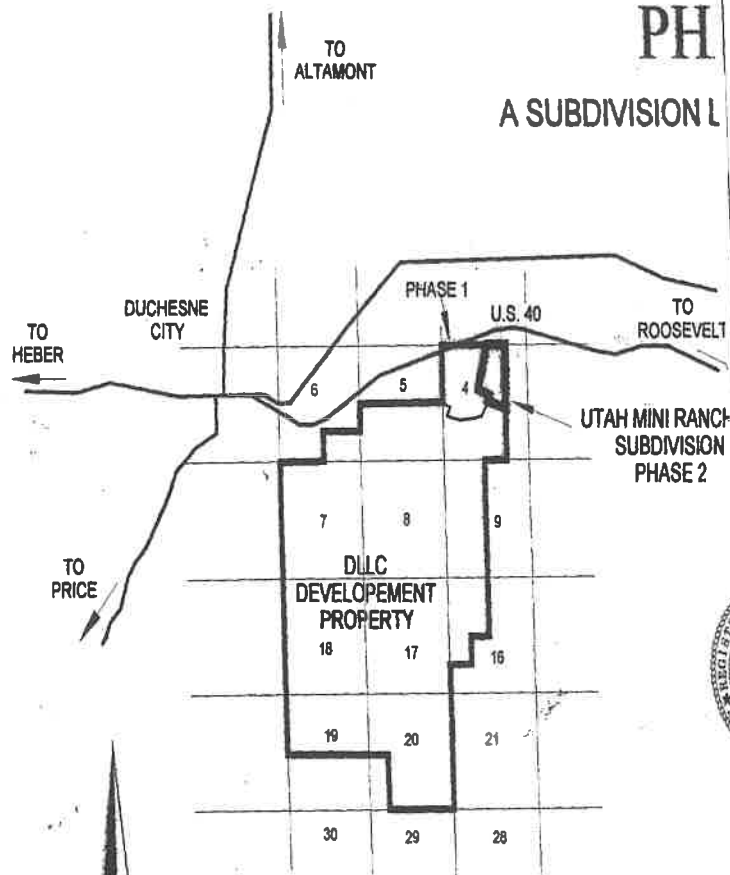
SHEET 1 OF 1

FILE NAME: UMR PHASE 2



PH

A SUBDIVISION L



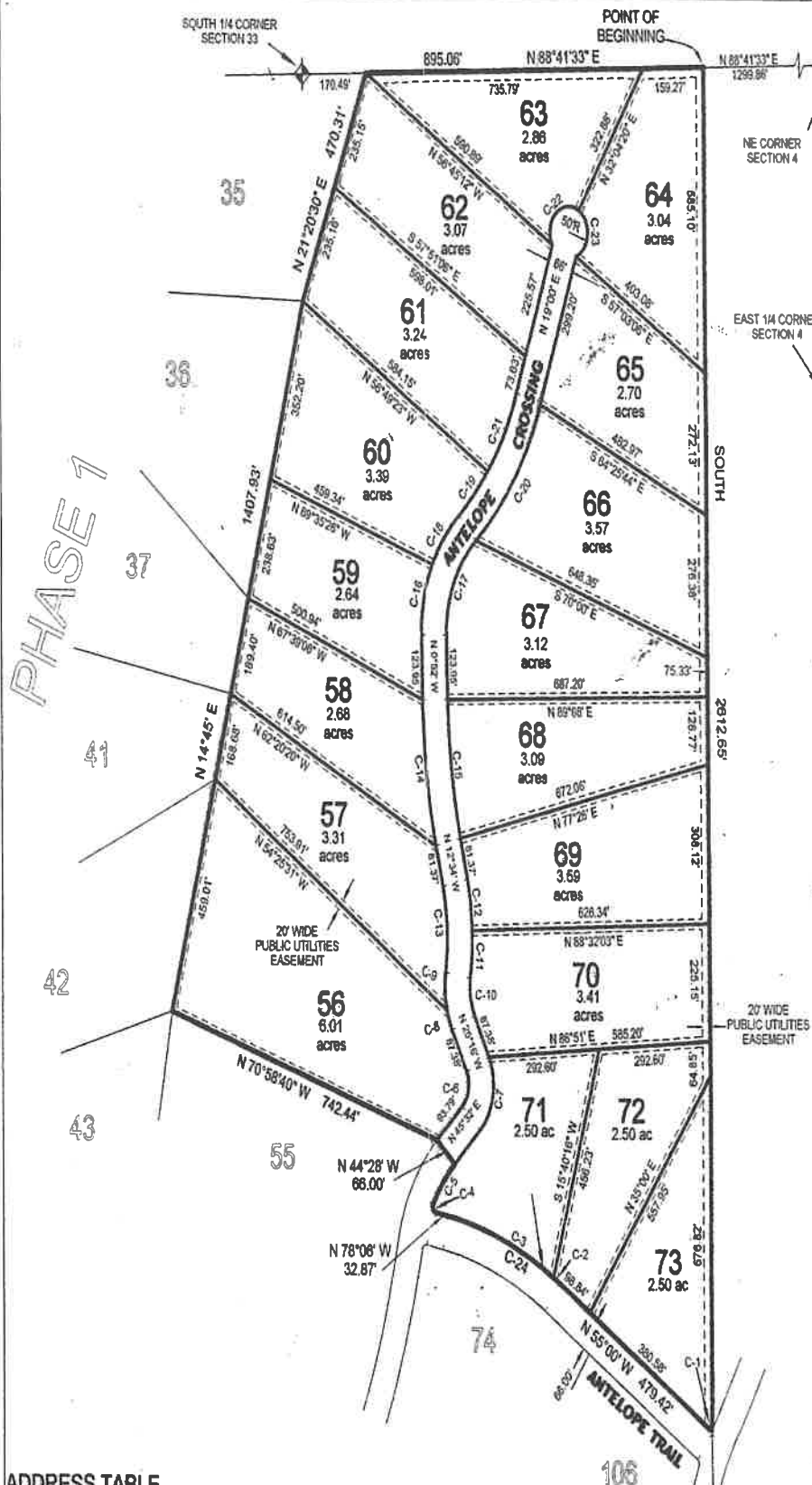
VICINITY MAP
1" = 1 MILE

WIDE
UTILITIES
ELEMENT

SCALE: 1" = 200'

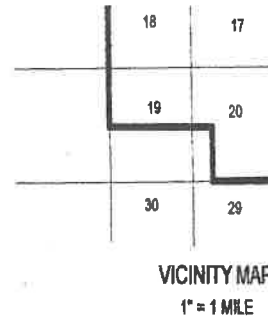
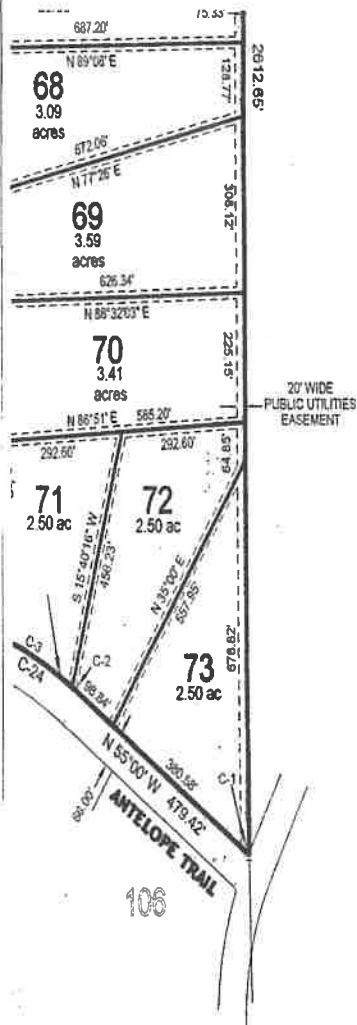
CURVE TABLES

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C-1	49° 42' 49"	10.00	4.63	8.66	8.41
C-2	1° 15'	799.99	8.73	17.45	17.45
C-3	21° 51'	799.99	154.47	305.09	303.24
C-4	105° 05' 11"	10.00	13.06	18.34	15.89
C-5	18° 32' 49"	302.00	49.31	97.76	97.31
C-6	10° 48'	57.00	40.51	70.47	66.04
C-7	7° 48'	223.00	87.41	151.99	142.50
C-8	12° 05' 11"	188.88	10.99	39.24	39.17
C-9	21° 52' 49"	188.88	38.58	74.26	71.62
C-10	42° 01'	122.88	37.57	73.92	71.88
C-11	10° 12' 57"	571.00	45.88	114.27	91.39
C-12	11° 05' 02"	513.00	49.28	99.39	92.24
C-13	21° 19'	447.00	64.72	128.97	105.35
C-14	11° 12'	1513.00	140.67	280.37	279.88
C-15	11° 42'	1507.00	133.91	268.87	268.23
C-16	25° 16' 39"	308.57	77.05	141.55	130.33
C-17	43° 42'	252.57	109.83	208.28	200.11
C-18	22° 26' 22"	538.67	87.38	170.80	160.00
C-19	16° 58' 40"	537.00	67.39	134.38	114.79
C-20	24° 02'	1033.00	162.72	318.88	314.20
C-21	17° 16' 30"	567.00	88.18	170.35	170.31
C-22	151° 45' 11"	0.00	108.88	174.25	98.68
C-23	125° 31' 40"	50.00	297.35	374.21	264.24



ADDRESS TABLE

ADDRESS
353 W. ANTELOPE CROSSING
389 W. ANTELOPE CROSSING
397 W. ANTELOPE CROSSING
401 W. ANTELOPE CROSSING
381 W. ANTELOPE CROSSING
355 W. ANTELOPE CROSSING
377 W. ANTELOPE CROSSING
329 W. ANTELOPE CROSSING
314 W. ANTELOPE CROSSING
332 W. ANTELOPE CROSSING
352 W. ANTELOPE CROSSING



CURVE TABLES

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C-1	49°42'49"	10.00	4.83	8.68	8.41
C-2	1°15'	150.00	8.73	17.45	17.45
C-3	21°51'	150.00	154.42	305.08	303.24
C-4	105°35'11"	10.00	15.00	18.54	15.00
C-5	10°32'49"	300.00	49.31	97.76	97.50
C-6	10°28'	57.00	40.51	70.48	68.04
C-7	10°48'	121.00	87.41	151.09	147.50
C-8	12°05'21"	158.82	19.99	39.94	39.77
C-9	21°55'39"	158.82	36.58	72.20	71.62
C-10	34°01'	122.82	37.51	72.52	71.85
C-11	10°12'57"	513.00	45.86	91.47	91.35
C-12	11°05'03"	513.00	49.65	99.35	99.24
C-13	21°19'	447.80	84.72	168.30	165.35
C-14	11°42'	1373.00	140.67	280.37	279.88
C-15	11°42'	1307.00	133.01	265.82	265.41
C-16	20°49'39"	336.00	77.00	153.55	150.39
C-17	48°12'	247.51	109.83	208.26	203.11
C-18	22°22'22"	308.07	61.19	120.80	120.03
C-19	11°33'33"	527.00	57.39	114.38	114.19
C-20	28°57'	633.00	162.72	318.55	315.20
C-21	17°16'30"	527.00	86.13	170.95	170.51
C-22	151°42'21"	50.00	198.86	132.45	96.99
C-23	125°37'40"	50.00	97.25	109.67	88.65
C-24	23°06'	799.99	163.49	322.53	320.35

DUCHESNE COUNTY COMMISSIONERS

PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS
THIS 10th DAY OF September, 2001 AT WHICH
TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

Carol Camar
ATTEST: COUNTY CLERK
Deputy

Ray R. Hayes
CHAIRMAN

PLANNING COMMISSION

APPROVED THIS 1st DAY OF September, 2001 BY
THE DUCHESNE COUNTY PLANNING COMMISSION

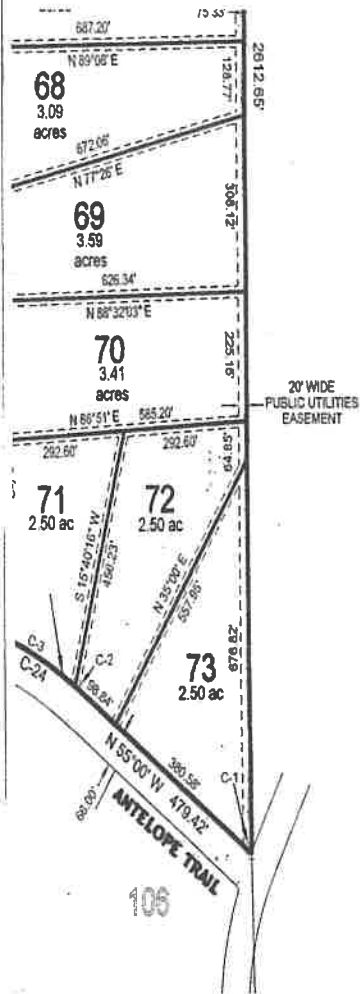
Ray R. Hayes
CHAIRMAN

PH

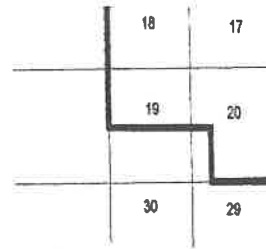


LOT ADDRESS TABLE

LOT No	ADDRESS
55	8379 S. 18393 W. ANTELOPE CROSSING
57	9307 S. 18389 W. ANTELOPE CROSSING
58	9249 S. 18397 W. ANTELOPE CROSSING
59	9203 S. 18401 W. ANTELOPE CROSSING
60	9161 S. 18381 W. ANTELOPE CROSSING
61	9123 S. 18355 W. ANTELOPE CROSSING
62	9079 S. 18377 W. ANTELOPE CROSSING
63	9051 S. 18329 W. ANTELOPE CROSSING
64	9026 S. 18314 W. ANTELOPE CROSSING
65	9090 S. 18332 W. ANTELOPE CROSSING
66	9144 S. 18372 W. ANTELOPE CROSSING
67	9200 S. 18388 W. ANTELOPE CROSSING
68	9250 S. 18386 W. ANTELOPE CROSSING
69	9284 S. 18378 W. ANTELOPE CROSSING
70	9332 S. 18376 W. ANTELOPE CROSSING
71	9420 S. 18380 W. ANTELOPE TRAIL
72	9434 S. 18328 W. ANTELOPE TRAIL
73	9452 S. 18290 W. ANTELOPE TRAIL



SCALE: 1" = 200'



VICINITY MAP
1" = 1 MILE

CURVE TABLES

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C-1	42° 42' 42"	10.00'	4.65'	8.63'	8.41'
C-2	1° 15'	292.22'	1.73'	17.45'	17.45'
C-3	21° 51'	192.33'	15.14'	55.08'	53.24'
C-4	105° 52' 11"	10.00'	13.05'	18.24'	15.88'
C-5	18° 32' 43"	507.00'	42.31'	97.76'	97.33'
P.A.	77° 12'	47.00'	40.11'	70.29'	68.60'