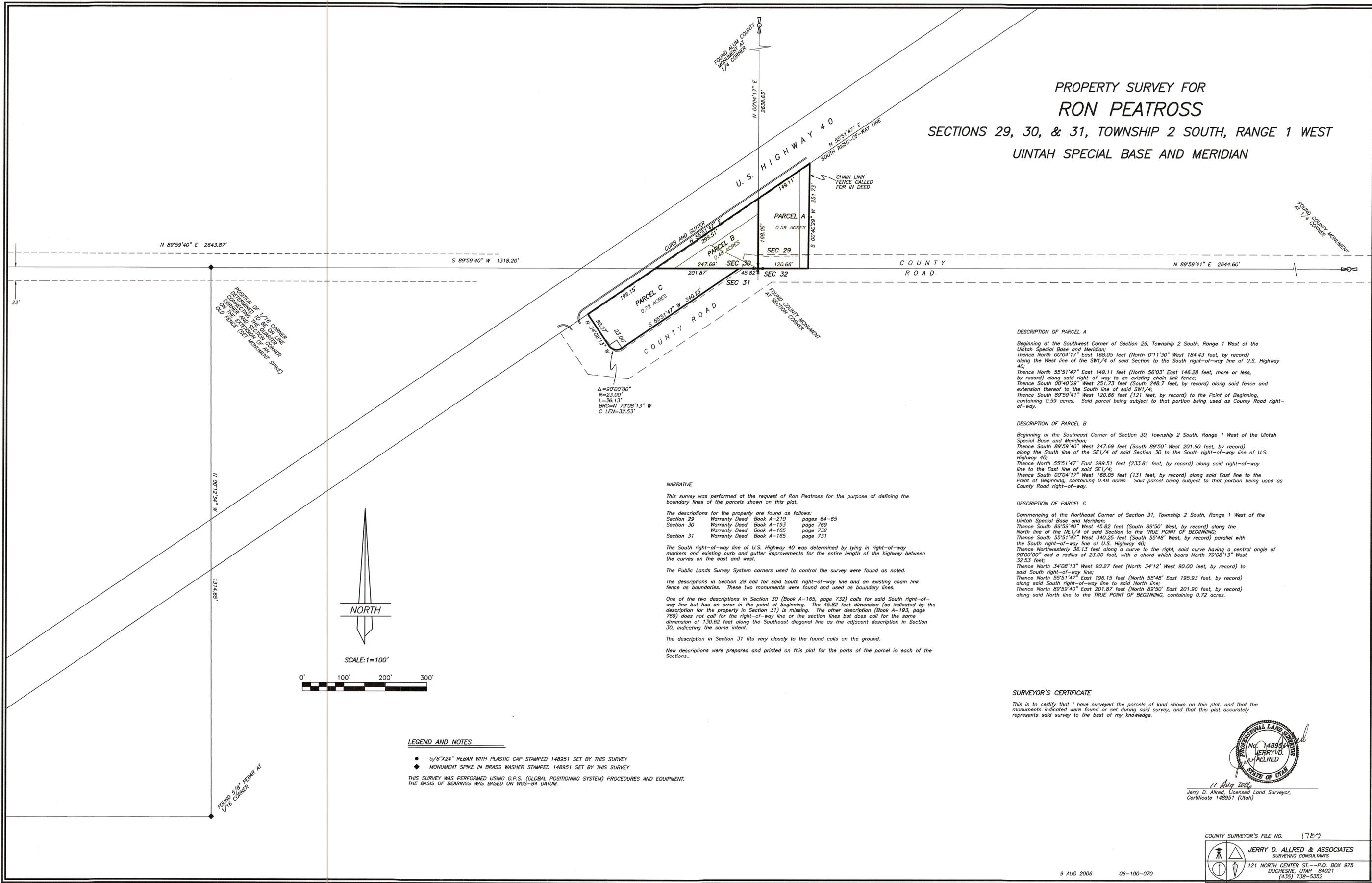


PROPERTY SURVEY FOR  
**RON PEATROSS**  
 SECTIONS 29, 30, & 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST  
 UTAH SPECIAL BASE AND MERIDIAN



**DESCRIPTION OF PARCEL A**

Beginning at the Southwest Corner of Section 29, Township 2 South, Range 1 West of the Utah Special Base and Meridian;  
 Thence North 0°04'17" East 168.05 feet (North 0°11'30" East 184.43 feet, by record) along the West line of the SW1/4 of said Section to the South right-of-way line of U.S. Highway 40;  
 Thence North 55°51'47" East 149.11 feet (North 56°03' East 146.28 feet, more or less, by record) along said right-of-way to an existing chain link fence;  
 Thence South 00°40'29" West 251.73 feet (South 248.7 feet, by record) along said fence and extension thereof to the South line of said SW1/4;  
 Thence South 89°59'41" West 120.66 feet (121 feet, by record) to the Point of Beginning, containing 0.59 acres. Said parcel being subject to that portion being used as County Road right-of-way.

**DESCRIPTION OF PARCEL B**

Beginning at the Southeast Corner of Section 30, Township 2 South, Range 1 West of the Utah Special Base and Meridian;  
 Thence South 89°59'40" West 247.69 feet (South 89°50' West 201.90 feet, by record) along the South line of the SE1/4 of said Section 30 to the South right-of-way line of U.S. Highway 40;  
 Thence North 55°51'47" East 299.51 feet (233.81 feet, by record) along said right-of-way line to the East line of said SE1/4;  
 Thence South 00°04'17" West 168.05 feet (131 feet, by record) along said East line to the Point of Beginning, containing 0.48 acres. Said parcel being subject to that portion being used as County Road right-of-way.

**DESCRIPTION OF PARCEL C**

Commencing at the Northeast Corner of Section 31, Township 2 South, Range 1 West of the Utah Special Base and Meridian;  
 Thence South 89°59'40" West 45.82 feet (South 89°50' West, by record) along the North line of the NE1/4 of said Section to the TRUE POINT OF BEGINNING;  
 Thence South 55°51'47" West 340.25 feet (South 55°48' West, by record) parallel with the South right-of-way line of U.S. Highway 40;  
 Thence Northwesterly 36.13 feet along a curve to the right, said curve having a central angle of 90°00'00" and a radius of 23.00 feet, with a chord which bears North 79°08'13" West 32.53 feet;  
 Thence North 34°08'13" West 90.27 feet (North 34°12' West 90.00 feet, by record) to said South right-of-way line;  
 Thence North 55°51'47" East 196.15 feet (North 55°48' East 195.93 feet, by record) along said South right-of-way line to said North line;  
 Thence North 89°59'40" East 201.87 feet (North 89°50' East 201.90 feet, by record) along said North line to the TRUE POINT OF BEGINNING, containing 0.72 acres.

**NARRATIVE**

This survey was performed at the request of Ron Peatross for the purpose of defining the boundary lines of the parcels shown on this plat.

The descriptions for the property are found as follows:  
 Section 29 Warranty Deed Book A-210 pages 64-65  
 Section 30 Warranty Deed Book A-193 page 769  
 Section 31 Warranty Deed Book A-165 page 732  
 Section 31 Warranty Deed Book A-165 page 731

The South right-of-way line of U.S. Highway 40 was determined by lying in right-of-way markers and existing curb and gutter improvements for the entire length of the highway between the curves on the east and west.

The Public Lands Survey System corners used to control the survey were found as noted.

The descriptions in Section 29 call for said South right-of-way line and an existing chain link fence as boundaries. These two monuments were found and used as boundary lines.

One of the two descriptions in Section 30 (Book A-165, page 732) calls for said South right-of-way line but has an error in the point of beginning. The 45.82 feet dimension (as indicated by the description for the property in Section 31) is missing. The other description (Book A-193, page 769) does not call for the right-of-way line or the section lines but does call for the same dimension of 130.62 feet along the Southeast diagonal line as the adjacent description in Section 30, indicating the same intent.

The description in Section 31 fits very closely to the found calls on the ground.

New descriptions were prepared and printed on this plat for the parts of the parcel in each of the Sections.

**SURVEYOR'S CERTIFICATE**

This is to certify that I have surveyed the parcels of land shown on this plat, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



11 Aug 2006  
 Jerry D. Allred, Licensed Land Surveyor,  
 Certificate 148951 (Utah)

**LEGEND AND NOTES**

- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY
- ◆ MONUMENT SPIKE IN BRASS WASHER STAMPED 148951 SET BY THIS SURVEY

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) PROCEDURES AND EQUIPMENT. THE BASIS OF BEARINGS WAS BASED ON WGS-84 DATUM.

COUNTY SURVEYOR'S FILE NO. 1789  
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