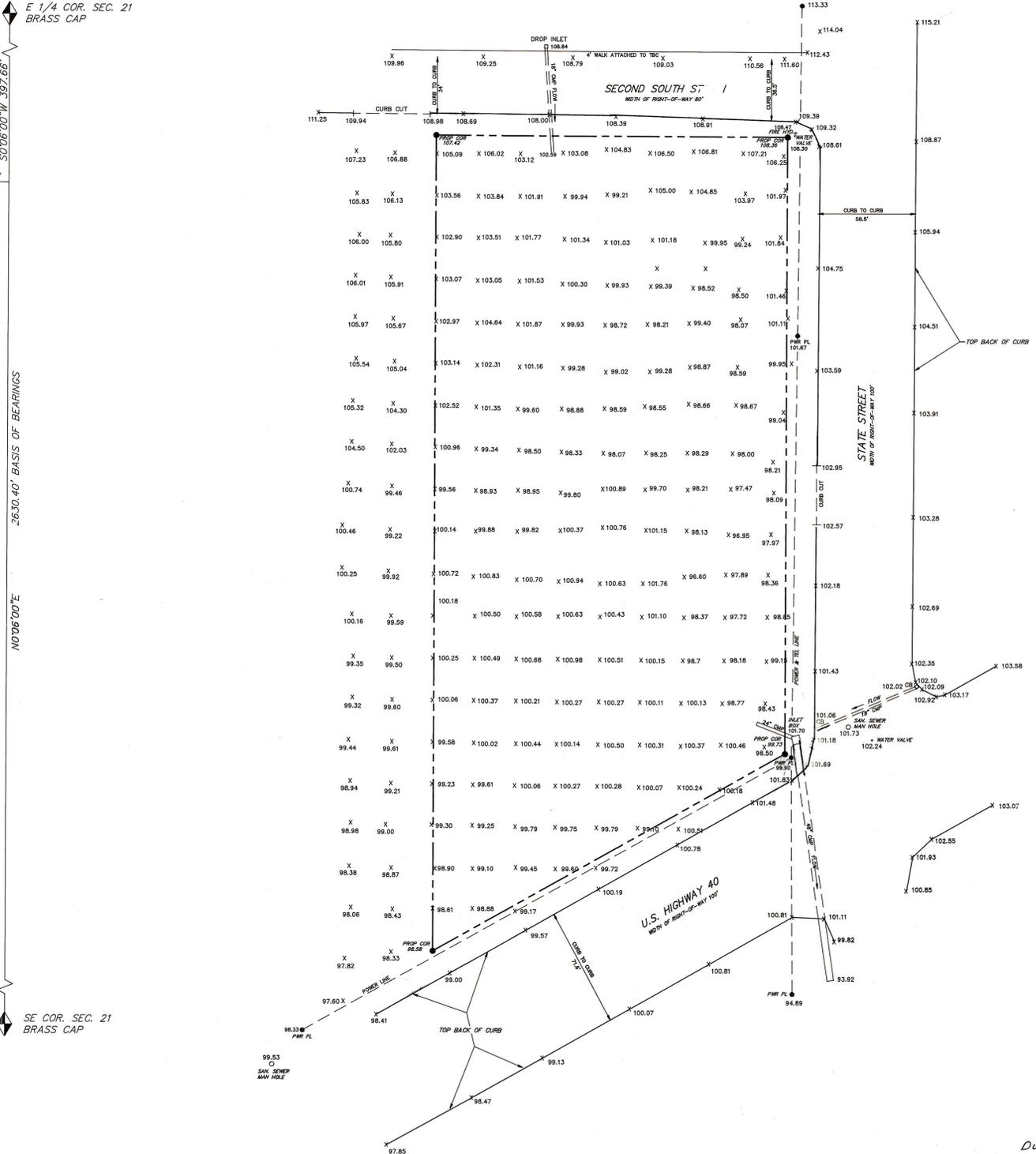
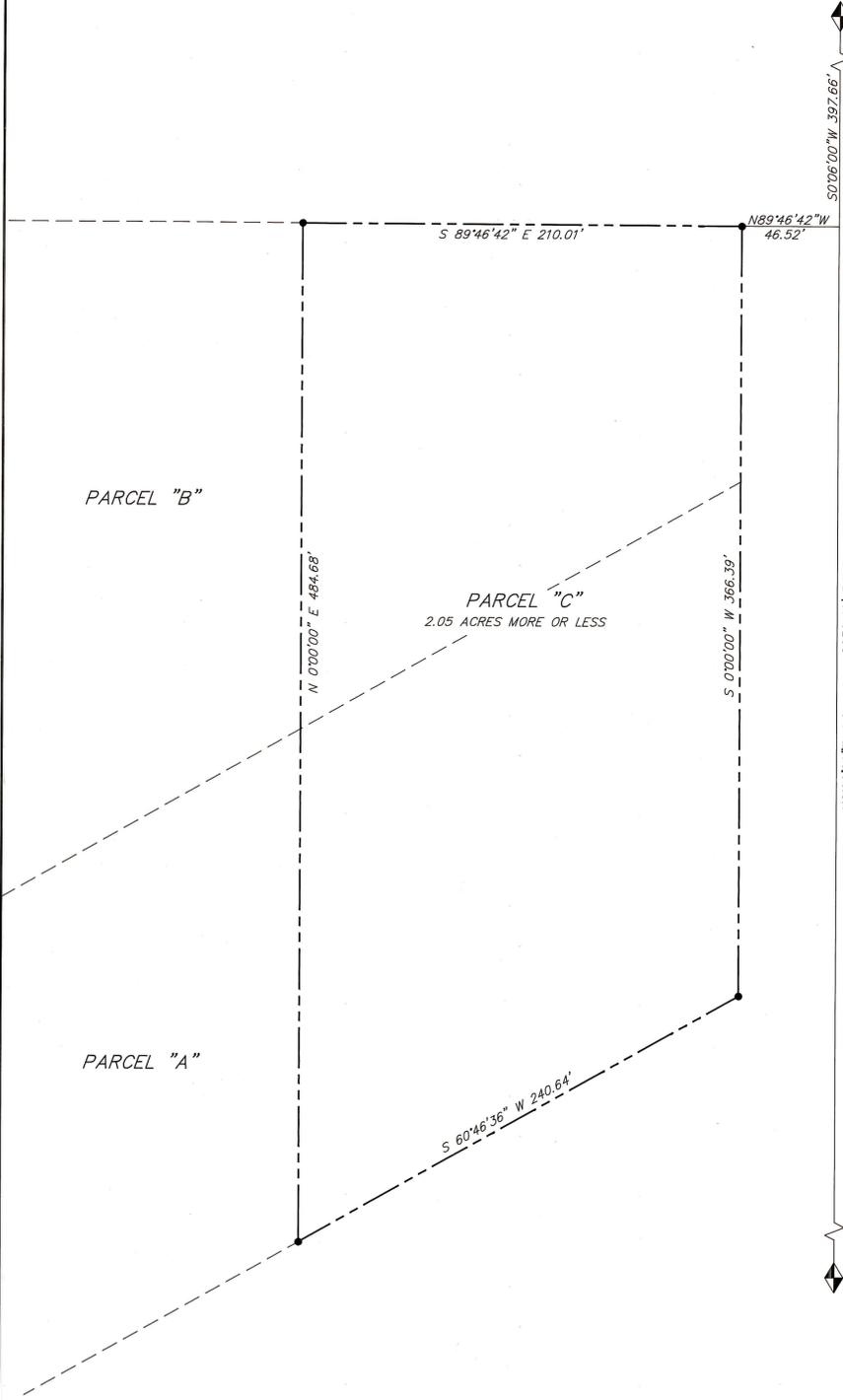


DUCKWALL ALCO STORES

SURVEY PLAT & SITE PLAN
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST, U.S.B.&M



ORIGINAL DESCRIPTION
PARCEL "A"
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE UTAH SPECIAL BASE AND MERIDIAN; THENCE SOUTH 0°02'45" EAST 521.29 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 90°00'00" WEST 47.36 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE STREET AND ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED ON PAGE 773, BOOK 4-24 OF DEEDS IN THE DUCHESNE COUNTY RECORDS OFFICE; THENCE SOUTH 0°00'00" EAST 244.71 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTH 80°32'44" WEST 427.52 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT WHICH IS WEST 420.00 FEET FROM SAID EAST SECTION LINE; THENCE NORTH 0°02'45" WEST 246.58 FEET PARALLEL WITH SAID EAST SECTION LINE TO THE NORTHWEST CORNER OF SAID PARCEL IN SAID BOOK 4-24; THENCE NORTH 60°46'36" EAST 426.77 FEET TO THE TRUE POINT OF BEGINNING, WITH A BEARING OF NORTH 0°00'00" EAST ALONG THE CENTERLINE OF SAID STATE STREET BEING USED AS THE BASIS OF BEARINGS.

ORIGINAL DESCRIPTION
PARCEL "B"
BEGINNING AT THE WEST PROPERTY LINE OF STATE STREET, ROOSEVELT CITY, AT A POINT WHICH IS SOUTH 0°00'00" WEST 397.855 FEET AND NORTH 89°46'42" WEST 46.52 FEET FROM THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN; THENCE THENCE RUNNING ALONG SAID STATE STREET SOUTH 131.68 FEET; THENCE SOUTH 80°30'00" WEST 426.46 FEET; THENCE SOUTH 0°00'00" WEST 30 FEET; THENCE SOUTH 60°29'25" WEST 181.10 FEET TO AN EXISTING FENCE; THENCE NORTH 0°00'00" EAST 458.525 FEET ALONG SAID FENCE; THENCE SOUTH 89°46'42" EAST 536.36 FEET TO THE POINT OF BEGINNING.

DESCRIPTION
PARCEL "C"
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE STREET WHICH POINT BEARS S 0°00'00" W 397.86 FEET AND N 89°46'42" W 46.52 FEET FROM THE EAST 1/4 CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN; THENCE S 0°00'00" W ALONG SAID WEST RIGHT-OF-WAY LINE 366.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE S 60°46'36" W ALONG SAID NORTH RIGHT-OF-WAY LINE 240.64 FEET; THENCE N 0°00'00" W PARALLEL TO SAID WEST RIGHT-OF-WAY LINE OF STATE STREET 484.68 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SECOND SOUTH STREET; THENCE S 89°46'42" E ALONG SAID SOUTH RIGHT-OF-WAY LINE 210.01 FEET TO THE POINT OF BEGINNING, CONTAINS 2.05 ACRES MORE OR LESS.

SURVEYORS NARRATIVE
I WAS ASKED BY MR. STEVE MORRIS OF DUCKWALL ALCO STORES TO PREFORM A BOUNDARY SURVEY AND PREPARE A SITE PLAN OF THE PROPERTY SHOWN ON THIS PLAT, THE EAST 1/4 CORNER OF SECTION 21 AND THE SOUTHEAST CORNER OF SECTION 21 HERE USED AS SURVEY CONTROL. THE SURVEY IS BASED ON THE ROOSEVELT CITY PLAT, ELEVATIONS SHOWN ARE ASSUMED BUT RELATIVE.

NOTE: ALL TBC/CURB IS TYPICAL HIGH BACK CURB 0.50' TO FACE 0.50' TO FLOWLINE. ALL CATCH BASIN LOCATIONS WERE SHOT AT CENTERLINE OF CATCH BASIN AND AT TOP BACK OF CURB (TBC). MAN HOLES WERE SHOT ON TOP CENTER OF CURB.

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Duchesne County Surveyors
File # 472

Stacy W. Stewart
REGISTERED LAND SURVEYOR
REGISTRATION No. 189377
STATE OF UTAH

- LEGEND**
- ◆ = SECTION CORNERS FOUND
 - = PROPERTY CORNERS SET
 - = PROPERTY CORNERS FOUND

File No. _____ Date: _____ Fee: _____
FILED AT REQUEST OF
BY JERRY ALLRED DUCHESNE COUNTY SURVEYOR

SURVEYED BY: SS KL
DRAWN BY: S STEWART
DATE: 2/16/95
SCALE: 1" = 40'
FILE: ALCO

Tri State
Land Surveying, Inc.
(801) 781-2501
38 WEST 100 NORTH VERNAL, UTAH 84078