

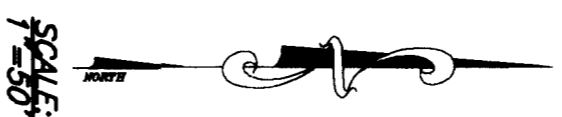
SURVEYOR'S CERTIFICATE

I, RANDALL J. WILFORD, DEPOSE AND SAY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, HOLDING UTAH LICENSE NUMBER 159417, AND THAT THE SURVEY AND PLAT HEREON SHOWN WAS PERFORMED BY ME OR UNDER MY DIRECTION, AND THAT THIS PLAT CORRECTLY DEPICTS THE FINDINGS OF THAT SURVEY.

SIGNED THIS 5th DAY OF MAY, 1999, AT SALT LAKE CITY, UTAH.

159417
UTAH LICENSE NUMBER

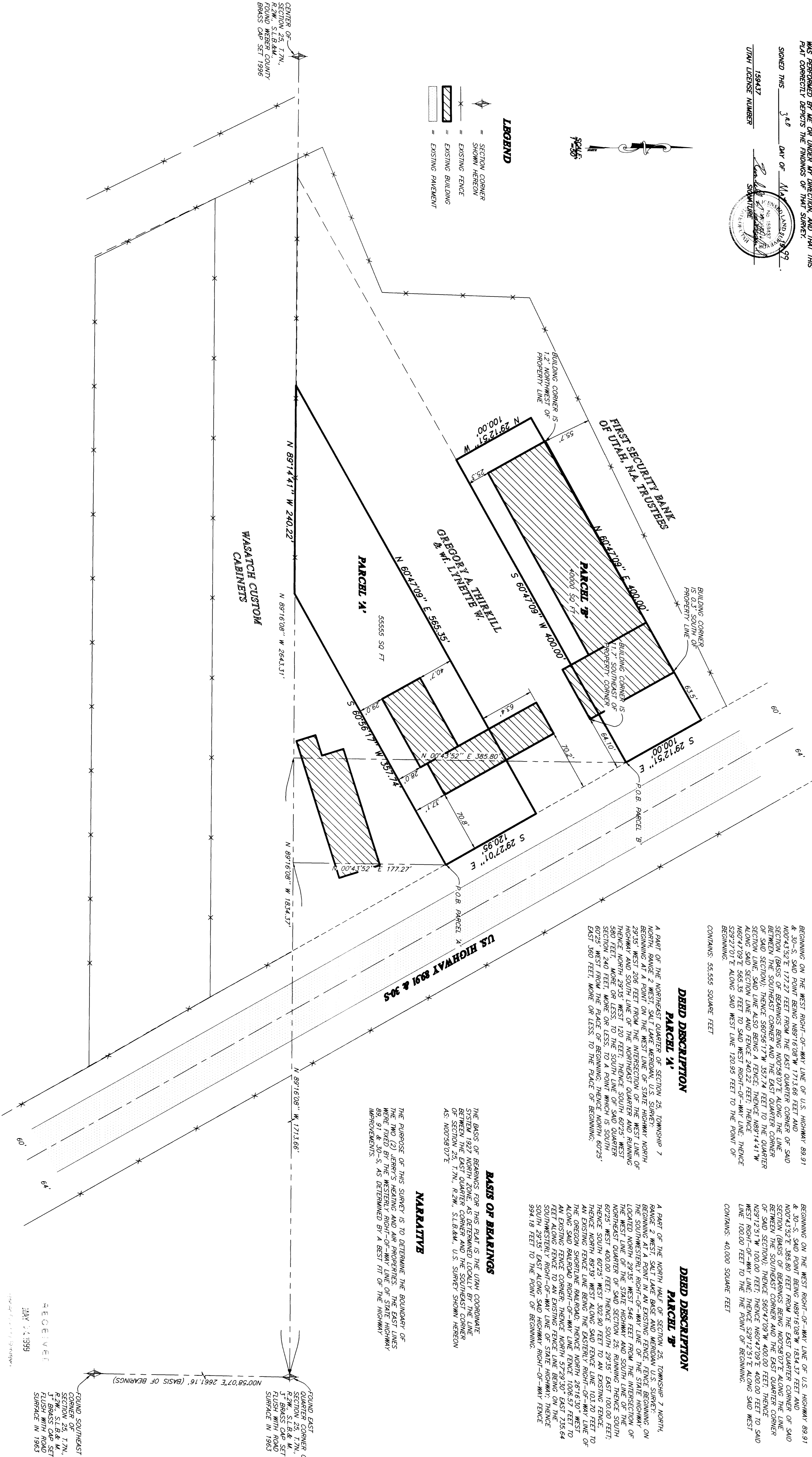
Randall J. Wilford
Randall J. Wilford
Surveyor



LEGEND

- SECTION CORNER SHOWN HEREON
- EXISTING BUILDING
- EXISTING PAVEMENT

CENTER OF 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th



SURVEYED DESCRIPTION

PARCEL 1A

PART OF THE NORTHEAST QUARTER OF SECTION 25, T.17N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89.91 & 30-S, SAID RIGHT BEING N89°16'08" W 120.95 FEET; THENCE N89°16'08" W 120.95 FEET TO THE EAST QUARTER CORNER OF SAID SECTION (BASIS OF BEARINGS BEING N00°58'07" E ALONG THE LINE BETWEEN THE SOUTHWEST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION); THENCE S80°56'17" W 357.74 FEET TO THE QUARTER SECTION LINE; SAID LINE ALSO BEING E 400.00 FEET; THENCE N 4°41' W N60°47'09" E 565.55 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE S29°27'01" E ALONG SAID WEST LINE 120.95 FEET TO THE POINT OF BEGINNING.
CONTAINS: 55,555 SQUARE FEET

SURVEYED DESCRIPTION

PARCEL 1B

PART OF THE NORTHEAST QUARTER OF SECTION 25, T.17N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89.91 & 30-S, SAID RIGHT BEING N89°16'08" W 120.95 FEET; THENCE N89°16'08" W 120.95 FEET TO THE EAST QUARTER CORNER OF SAID SECTION (BASIS OF BEARINGS BEING N00°58'07" E ALONG THE LINE BETWEEN THE SOUTHWEST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION); THENCE S80°56'17" W 357.74 FEET; THENCE N 4°41' W N60°47'09" E 565.55 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE S29°27'01" E ALONG SAID WEST LINE 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINS: 40,000 SQUARE FEET

DEED DESCRIPTION

PARCEL 1A

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE WEST LINE OF STATE HIGHWAY NORTH 29°35' WEST 206 FEET FROM THE INTERSECTION OF THE WEST LINE OF SECTION 25 WITH THE WEST LINE OF SECTION 26, THENCE NORTH 29°35' WEST 120 FEET; THENCE SOUTH 60°25' WEST 580 FEET; MORE OR LESS TO THE SOUTH LINE OF SAID QUARTER SECTION 240 FEET; MORE OR LESS TO A POINT WHICH IS SOUTH 29°27'01" EAST 120 FEET; MORE OR LESS TO THE PLACE OF BEGINNING.

DEED DESCRIPTION

PARCEL 1B

A PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT IN AN EXISTING FENCE, FENCE BEGINNING ON LOCATED NORTH 29°35' WEST 446 FEET FROM THE INTERSECTION OF THE WEST LINE OF THE STATE HIGHWAY AND SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, RUNNING THENCE SOUTH 60°25' WEST 400 FEET; THENCE SOUTH 60°25' WEST 302.80 FEET TO AN EXISTING FENCE; THENCE NORTH 89°29' WEST ALONG SAID FENCE LINE 101.20 FEET TO AN EXISTING FENCE LINE BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORTLINE RAILROAD; THENCE NORTH 28°16'30" WEST TO AN EXISTING FENCE CORNER, THENCE NORTH 57°29'30" EAST 735.64 FEET ALONG FENCE TO AN EXISTING FENCE LINE BEING ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY; THENCE SOUTH 57°29'30" WEST 400 FEET TO THE POINT OF BEGINNING.
994.16 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTM COORDINATE SYSTEM. THE EAST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 25, T.17N., R.2W., S.L.B.&M., U.S. SURVEY SHOWN HEREON AS N00°58'07" E.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THE TWO (2) JERRY'S HEATING AND AIR PROPERTIES. THE EAST LINES WERE FIXED BY THE WESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, 91 & 30-S, AS DETERMINED BY A BEST FIT OF THE HIGHWAY IMPROVEMENTS.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JERRY'S HEATING AND AIR, INC., 3070 QUINCY AVE, CORON, UTAH, 84003 AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

RECEIVED
MAY 11 1999

FOUND SOUTHWEST CORNER OF SECTION 25, 17N., 2E.M., S.L.B.&M., 31 BRASS CAP SET SURFACE IN 1963

1.	REVISIONS
2.	
3.	
4.	
5.	
6.	

PROJECT NO. _____ DATE: _____
 DRAWN BY: _____ CHECKED BY: _____
 SURVEYOR: _____

REEVE & ASSOCIATES, INC.
 ENGINEERS AND SURVEYORS
 8970 QUINCY AVE. SUITE 101
 CORON, UTAH 84003
 (801) 637-1100 FAX: (801) 637-1100

RECORD OF SURVEY

JERRY'S HEATING AND AIR
NORTHEAST QUARTER OF SECTION 25, 17N., 2E.M., S.L.B.&M., 31 BRASS CAP SET SURFACE IN 1963

SHEET	1
SHEETS	1