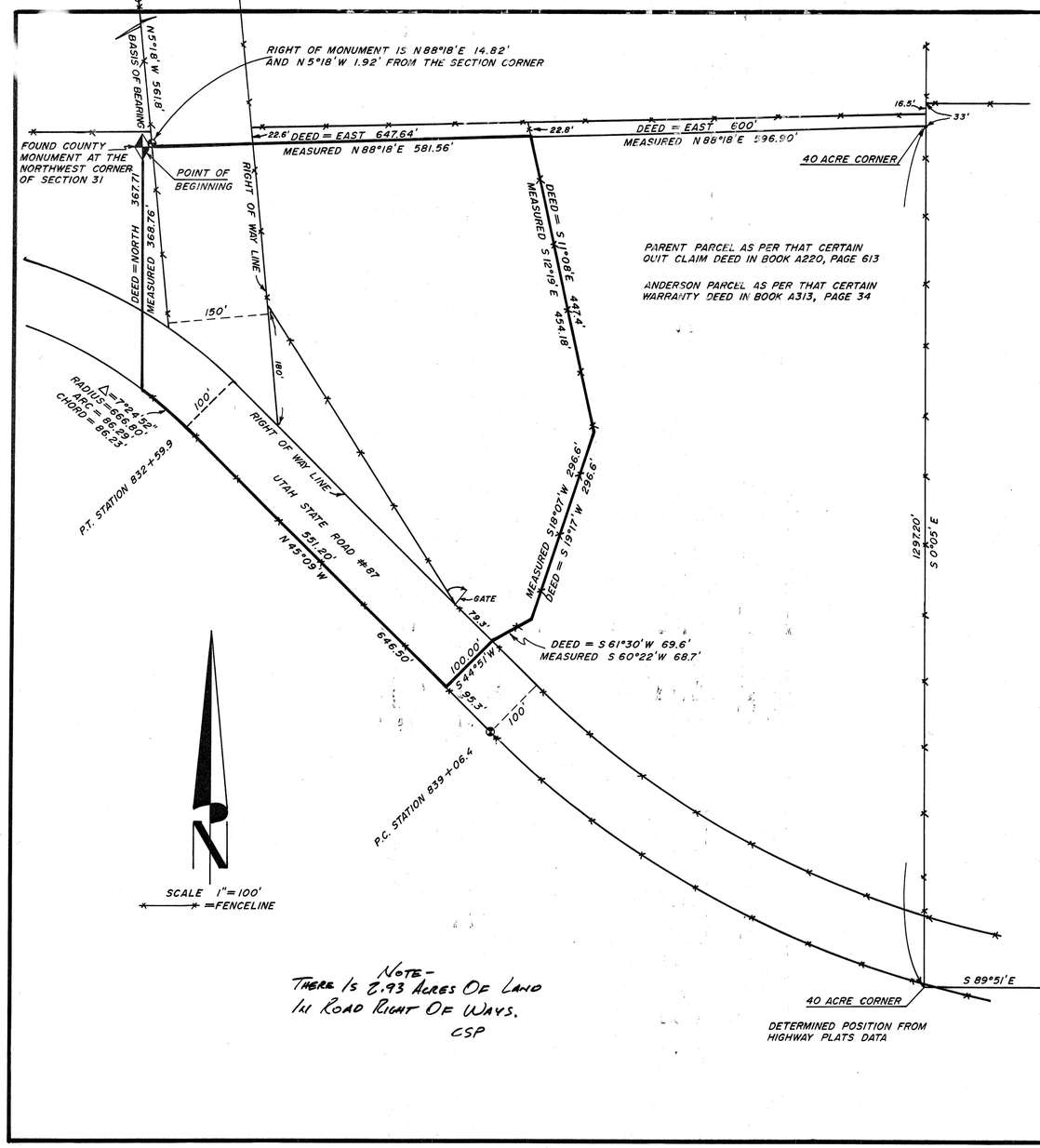

NOTE-
THERE IS 2.93 ACRES OF LAND
IN ROAD RIGHT OF WAYS.
CSP

BOUNDARY SURVEY FOR

SHAR'S REALTY

395 EAST 200 NORTH
ROOSEVELT, UT 84006

SECTION 31
TOWNSHIP 1 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am a Registered 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

A tract of land located in Section 31, Township 1 South, Range 4 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Beginning at the Northwest corner of said section; thence East a distance of 647.64 feet (measured North 88°18' East a distance of 581.56 feet) along the North section line to a point on the East side of a fence line; thence South 11° 08' East a distance of 447.4 feet (measured South 12°19' East a distance of 454.18 feet) along said East side of fence; thence South 19°17' West a distance of 296.6 feet (measured South 18°07' West a distance of 296.6 feet) along said East side of fence; thence South 61° 30' West a distance of 69.6 feet (measured South 60°22' West a distance of 68.7 feet) along said East side of fence to a point on the North right of way line of Utah State Road #87; thence South 44°51' West a distance of 100.00 feet to a point on the South right of way line of said State Road; thence North 45°09' West a distance of 551.20 feet along the South right of way line of said State Road to the beginning of a tangent curve to the left, the radius of which is 666.80 feet; thence Northwesterly through a central angle of 7°24'52" for an arc distance of 86.29 feet along the South right of way line of said State Road #87 to a point on the West line of said section; thence North a distance of 367.71 feet (measured North a distance of 368.76 feet) along the West line of said section to the Point Of Beginning, containing 9.27 acres.

I further certify that the visible improvements effecting the boundaries of the above described tract of land, are as shown on this plat.

7/25/00
Date

Clinton S. Peatross

NARRATIVE

PURPOSE OF SURVEY: The purpose of this survey was to verify the acreage of the tract of land being sold and to prepare a proper description.

BASIS OF BEARING: The basis of bearing was assumed to be North 5 18' West along the West right of way line of the Mtn. Home road from right of way monument at station 4+31 to right of way monument at station 9+92.8

SURVEY FINDINGS: This township was surveyed under the "three mile method" in which the 1/16 corners were set during the original survey for Indian allotments. I have honored the fence lines where possible for the location of these 1/16 corners. The parent parcel description calls for boundary lines that run along road right of way lines, and along the East side of a fence, which I have done.

NOTE: This survey was performed at the request of Shar's Realty and does not guarantee or insure ownership, or show liens or rights of way recorded or unrecorded.

NOTE- NO CORNERS SET DURING THIS SURVEY

REGISTERED LAND SURVEYOR
Clinton S. Peatross
No 155666
STATE OF UTAH

COUNTY SURVEYOR'S FILE 1021 JOB # 834

PREPARED BY
PEATROSS LAND SURVEYS
P.O. BOX 271
DUCHESNE, UT 84021
(435) 738-5753

DRAWING NUMBER 1021