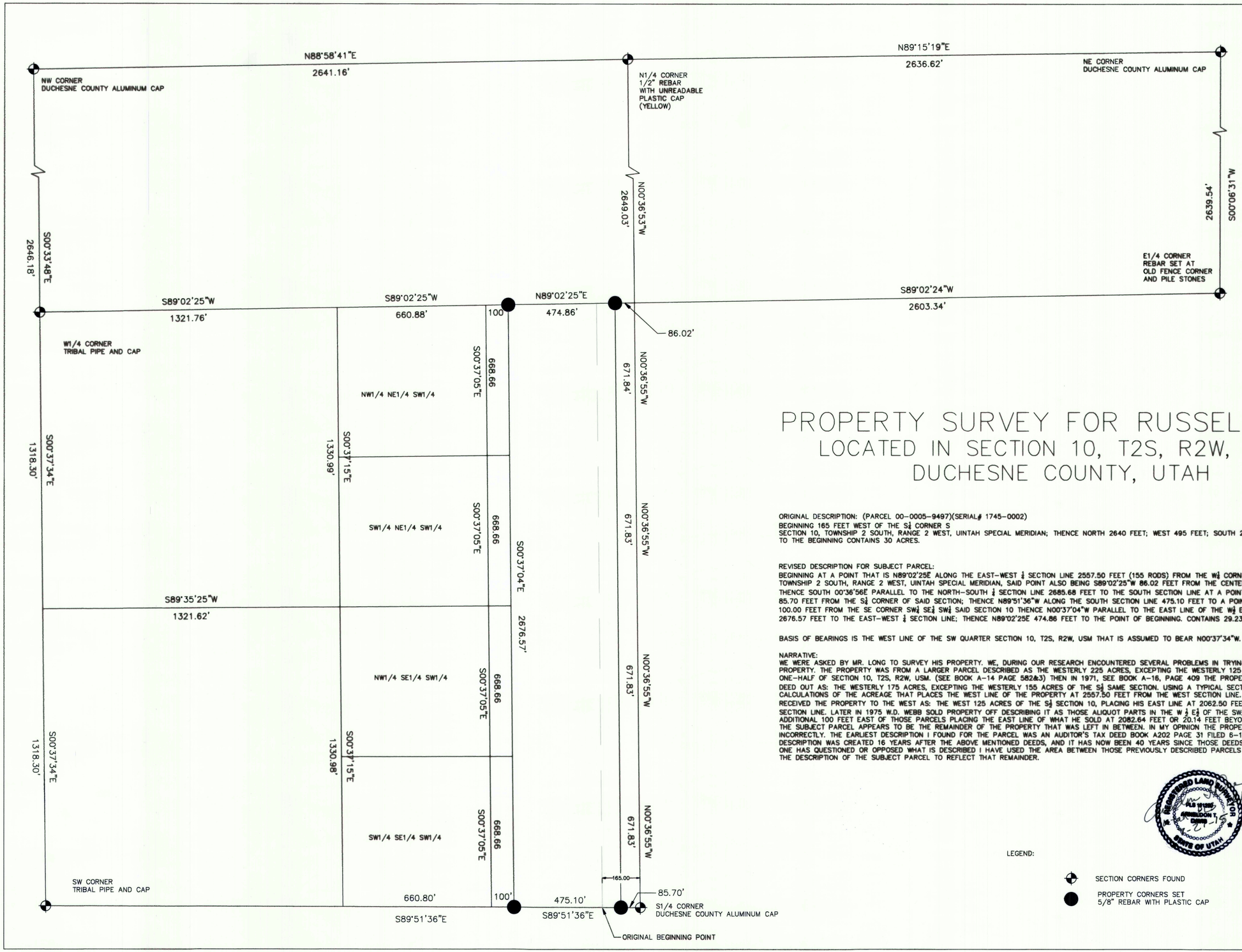

PROPERTY SURVEY FOR RUSSELL LONG
LOCATED IN SECTION 10, T2S, R2W, USM
DUCHESNE COUNTY, UTAH

ORIGINAL DESCRIPTION: (PARCEL 00-0005-9497)(SERIAL# 1745-0002)
BEGINNING 165 FEET WEST OF THE S¼ CORNER S
SECTION 10, TOWNSHIP 2 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN; THENCE NORTH 2640 FEET; WEST 495 FEET; SOUTH 2640 FEET; EAST 495 FEET TO THE BEGINNING CONTAINS 30 ACRES.

REVISED DESCRIPTION FOR SUBJECT PARCEL:
BEGINNING AT A POINT THAT IS N89°02'25E ALONG THE EAST-WEST ¼ SECTION LINE 2557.50 FEET (155 RODS) FROM THE W¼ CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, SAID POINT ALSO BEING S89°02'25"W 86.02 FEET FROM THE CENTER OF SAID SECTION 10; THENCE SOUTH 00°36'56E PARALLEL TO THE NORTH-SOUTH ¼ SECTION LINE 2685.68 FEET TO THE SOUTH SECTION LINE AT A POINT THAT IS N89°51'36"W 85.70 FEET FROM THE S¼ CORNER OF SAID SECTION; THENCE N89°51'36"W ALONG THE SOUTH SECTION LINE 475.10 FEET TO A POINT LOCATED N89°51'36E 100.00 FEET FROM THE SE CORNER SW¼ SE¼ SW¼ SAID SECTION 10 THENCE N00°37'04"W PARALLEL TO THE EAST LINE OF THE W½ E½ SW¼ SAID SECTION 10 2676.57 FEET TO THE EAST-WEST ¼ SECTION LINE; THENCE N89°02'25E 474.86 FEET TO THE POINT OF BEGINNING. CONTAINS 29.23 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE WEST LINE OF THE SW QUARTER SECTION 10, T2S, R2W, USM THAT IS ASSUMED TO BEAR N00°37'34"W.

NARRATIVE:
WE WERE ASKED BY MR. LONG TO SURVEY HIS PROPERTY. WE, DURING OUR RESEARCH ENCOUNTERED SEVERAL PROBLEMS IN TRYING TO DEFINE HIS PROPERTY. THE PROPERTY WAS FROM A LARGER PARCEL DESCRIBED AS THE WESTERLY 225 ACRES, EXCEPTING THE WESTERLY 125 ACRES, OF THE SOUTH ONE-HALF OF SECTION 10, T2S, R2W, USM. (SEE BOOK A-14 PAGE 582&3) THEN IN 1971, SEE BOOK A-16, PAGE 409 THE PROPERTY TO THE EAST WAS DEED OUT AS: THE WESTERLY 175 ACRES, EXCEPTING THE WESTERLY 155 ACRES OF THE S½ SAME SECTION. USING A TYPICAL SECTION FOR THE CALCULATIONS OF THE ACREAGE THAT PLACES THE WEST LINE OF THE PROPERTY AT 2557.50 FEET FROM THE WEST SECTION LINE. IN 1975 W.D. WEBB RECEIVED THE PROPERTY TO THE WEST AS: THE WEST 125 ACRES OF THE S½ SECTION 10, PLACING HIS EAST LINE AT 2062.50 FEET FROM THE WEST SECTION LINE. LATER IN 1975 W.D. WEBB SOLD PROPERTY OFF DESCRIBING IT AS THOSE ALIQUOT PARTS IN THE W ½ E½ OF THE SW¼ SECTION 10 PLUS AN ADDITIONAL 100 FEET EAST OF THOSE PARCELS PLACING THE EAST LINE OF WHAT HE SOLD AT 2082.64 FEET OR 20.14 FEET BEYOND WHAT HE RECEIVED. THE SUBJECT PARCEL APPEARS TO BE THE REMAINDER OF THE PROPERTY THAT WAS LEFT IN BETWEEN. IN MY OPINION THE PROPERTY WAS DESCRIBED INCORRECTLY. THE EARLIEST DESCRIPTION I FOUND FOR THE PARCEL WAS AN AUDITOR'S TAX DEED BOOK A202 PAGE 31 FILED 6-17-1991. SINCE THIS DESCRIPTION WAS CREATED 16 YEARS AFTER THE ABOVE MENTIONED DEEDS, AND IT HAS NOW BEEN 40 YEARS SINCE THOSE DEEDS WERE CREATED AND NO ONE HAS QUESTIONED OR OPPOSED WHAT IS DESCRIBED I HAVE USED THE AREA BETWEEN THOSE PREVIOUSLY DESCRIBED PARCELS AND HAVE REWRITTEN THE DESCRIPTION OF THE SUBJECT PARCEL TO REFLECT THAT REMAINDER.

REGISTERED LAND SURVEYOR
KLB 11259
KENNETH L. BOWER
UTAH
STATE OF UTAH
1259

LEGEND:

SECTION CORNERS FOUND

PROPERTY CORNERS SET
5/8" REBAR WITH PLASTIC CAP

County Surveyor File # 3185

ROCKY MOUNTAIN SURVEYORS, INC.
2745 NORTH 2500 WEST
VERNAL, Utah 84078
435-789-6152

CLIENT: RUSSELL LONG
FIELD DATE: 7-06-15
CREW: ND, ED

3185