

PROPERTY SURVEY

FOR

LEON SPROUSE

LOCATED IN THE SOUTHEAST QUARTER
OF THE NORTHWEST QUARTER OF
SECTION 31, TOWNSHIP 2 SOUTH,
RANGE 1 WEST,
UINTAH SPECIAL MERIDIAN

LEGAL DESCRIPTION:

Parcel #7
Commencing at the Southeast Corner of the Northwest Quarter of Section 31, Township 2 South, Range 1 West, of the Uintah Special Base and Meridian, as monumented by a Duchesne County aluminum monument: Thence North 89°40'48" West 208.00 feet (West, by record) along the South line of said Northwest Quarter; thence North 00°17'10" West 415.00 feet (North, by record) parallel to the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING, said point being on the North Bank of Dry Gulch Creek; Thence North 00°17'10" West 498.86 feet (North, by record), parallel to said East line to the South right-of-way line of U.S. Highway 40, thence South 57°23'45" West 209.48 feet (South 57°43'10" West, by record), along said right-of-way; Thence South 00°17'10" East 368.48 feet (South, by record), parallel to said East line to said North Bank; Thence Easterly 178 feet, more or less, along said North Bank to the TRUE POINT OF BEGINNING. A bearing of East-West between the Northwest corner and the North Quarter Corner of said Section being used as the basis of bearings. (As recited in that certain Warranty Deed recorded in Book A-301, Page 722, on October 8, 1998).

SURVEYOR'S NARRATIVE:

I was contacted by Nile Sprouse, son of Leon Sprouse, to survey the parcel described above. Research revealed that the subject and adjoining properties are all the product of sequential conveyancing using metes and bounds type descriptions. With this in mind, after measuring and determining the Section and its subdivision lines, each deed was plotted in its order of conveyance, or creation from there respective tie points to the Section subdivision. The parcel owned by Sprouse turns out to be a remainder parcel. The rules of construction were applied giving weight to the respective title elements called for in each deed, according to the common rules for the order of importance of conflicting title elements. For parcels 4, 6, & 7, I held the East - West tie distances given in those deeds to the North - South 1/4 Section line. Since highway 40 is found to be in a slightly different location, according to this survey, than the deeded North - South distances, the North - South distances were run to and terminated on the South Right-of-Way line, since in each case that line was called for. Also where applicable, the lines were run and marked on the North bank of Dry Gulch Creek, which also yielded distances in variance against those of deed, wherein the North bank was called for.

The Basis of Bearings for this survey is "North" along the North - South quarter Section line as shown on this plan, to harmonize with the Basis of Bearings of each deed.

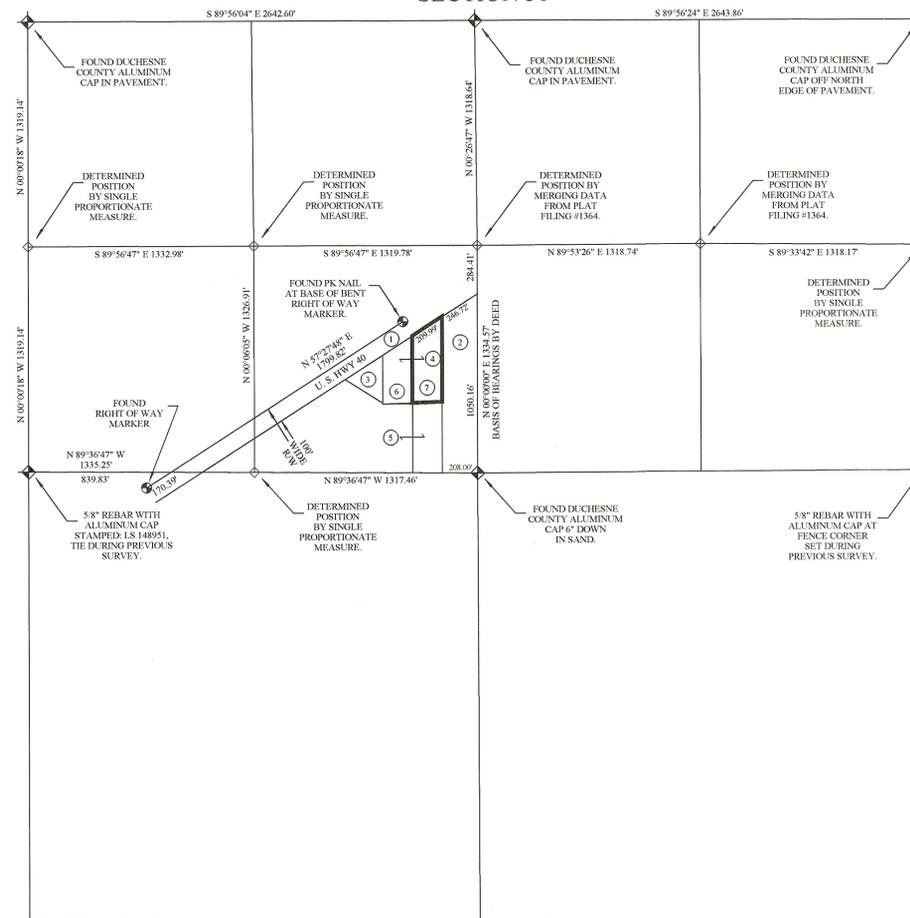
SURVEYOR'S CERTIFICATE:

I, Daniel W. Peatross, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 259966, as prescribed by the laws of the State of Utah. I further certify that I have made a survey of the tract of land as shown on this plan, and that the same is correct and true to the best of my knowledge and belief.



11/1/06
Daniel W. Peatross, Professional Land Surveyor
Utah License Number 259966

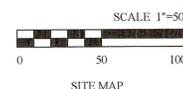
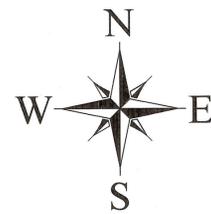
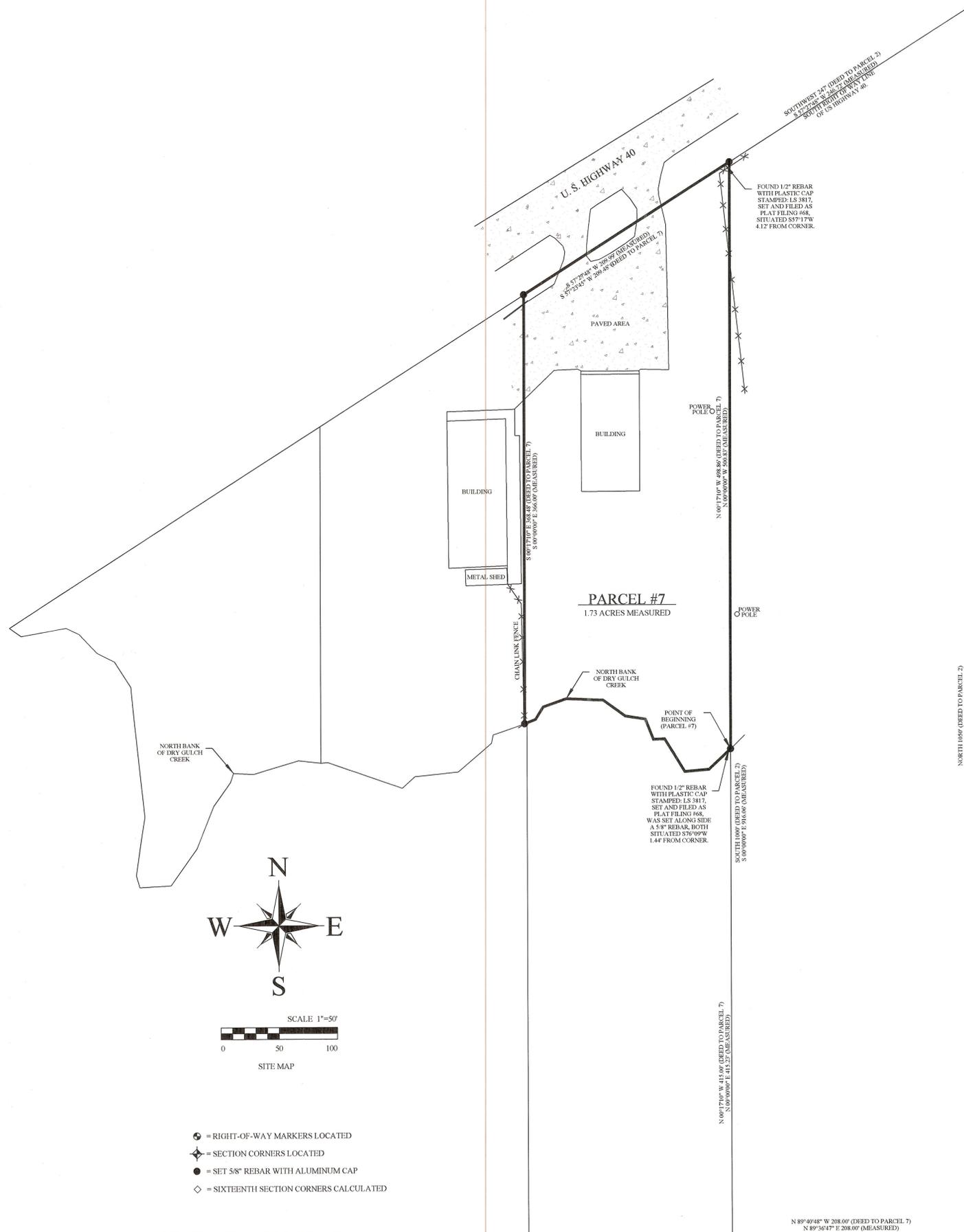
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SECTION 31



SECTION MAP
1" = 500'

THE CIRCLED NUMBERS ABOVE REPRESENT THE SUBJECT AND ADJOINING PARCELS IN THEIR SEQUENCE OF CONVEYANCE, OR SEQUENCE OF CREATION, OUT OF A COMMON SOURCE PARCEL.

- 1 U.S. HIGHWAY 40 OBTAINED BY JUDGEMENT AND DECREE ON JUNE 22, 1926, RECORDED IN BOOK 11 OF DEEDS, PAGES 41-42 ON FEBRUARY 13, 1929, CENTERLINE DESCRIPTION.
- 2 PROPERTY OF L.C.L. OIL COMPANY, INC., SECOND SENIOR POSITION, ORIGINALLY SOLD BY WARRANTY DEED, RECORDED ON JULY 9, 1962 IN BOOK 33, PAGE 533, METES AND BOUNDS TYPE DESCRIPTION.
- 3 PROPERTY OF GRASS VALLEY HOLDINGS, L.P. A LIMITED PARTNERSHIP, THIRD SENIOR POSITION, ORIGINALLY SOLD BY WARRANTY DEED, RECORDED ON NOVEMBER 10, 1972 IN BOOK A-24, PAGE 285, METES AND BOUNDS TYPE DESCRIPTION.
- 4 PROPERTY OF GRASS VALLEY HOLDINGS, L.P. A LIMITED PARTNERSHIP (WEST PART), AND LEON SPROUSE (EAST PART), FORTH SENIOR POSITION, ORIGINALLY SOLD BY WARRANTY DEED, RECORDED ON NOVEMBER 10, 1972 IN BOOK A-24, PAGE 286, METES AND BOUNDS TYPE DESCRIPTION.
- 5 PROPERTY OF WADE AND ELLEN GAIL BOWTHORPE, FIFTH SENIOR POSITION, ORIGINALLY SOLD BY WARRANTY DEED, RECORDED ON DECEMBER 6, 1974 IN BOOK A-31, PAGE 796, METES AND BOUNDS TYPE DESCRIPTION.
- 6 PROPERTY OF GRASS VALLEY HOLDINGS, L.P. A LIMITED PARTNERSHIP (WEST PART OF FORTH PARCEL), SIXTH SENIOR POSITION, ORIGINALLY SOLD BY WARRANTY DEED, RECORDED ON AUGUST 6, 1974 IN BOOK A-36, PAGE 459, METES AND BOUNDS TYPE DESCRIPTION.
- 7 PROPERTY OF LEON SPROUSE (EAST PART OF FORTH PARCEL), SEVENTH SENIOR POSITION, CREATED WHEN THE SIXTH PARCEL WAS SOLD LEAVING THIS AS A REMAINDER, METES AND BOUNDS TYPE DESCRIPTION.



- ⊙ = RIGHT-OF-WAY MARKERS LOCATED
- ⊠ = SECTION CORNERS LOCATED
- = SET 5/8\"/>
- ◇ = SIXTEENTH SECTION CORNERS CALCULATED

N 89°40'48" W 208.00' (DEED TO PARCEL 7)
N 89°56'47" E 208.00' (MEASURED)