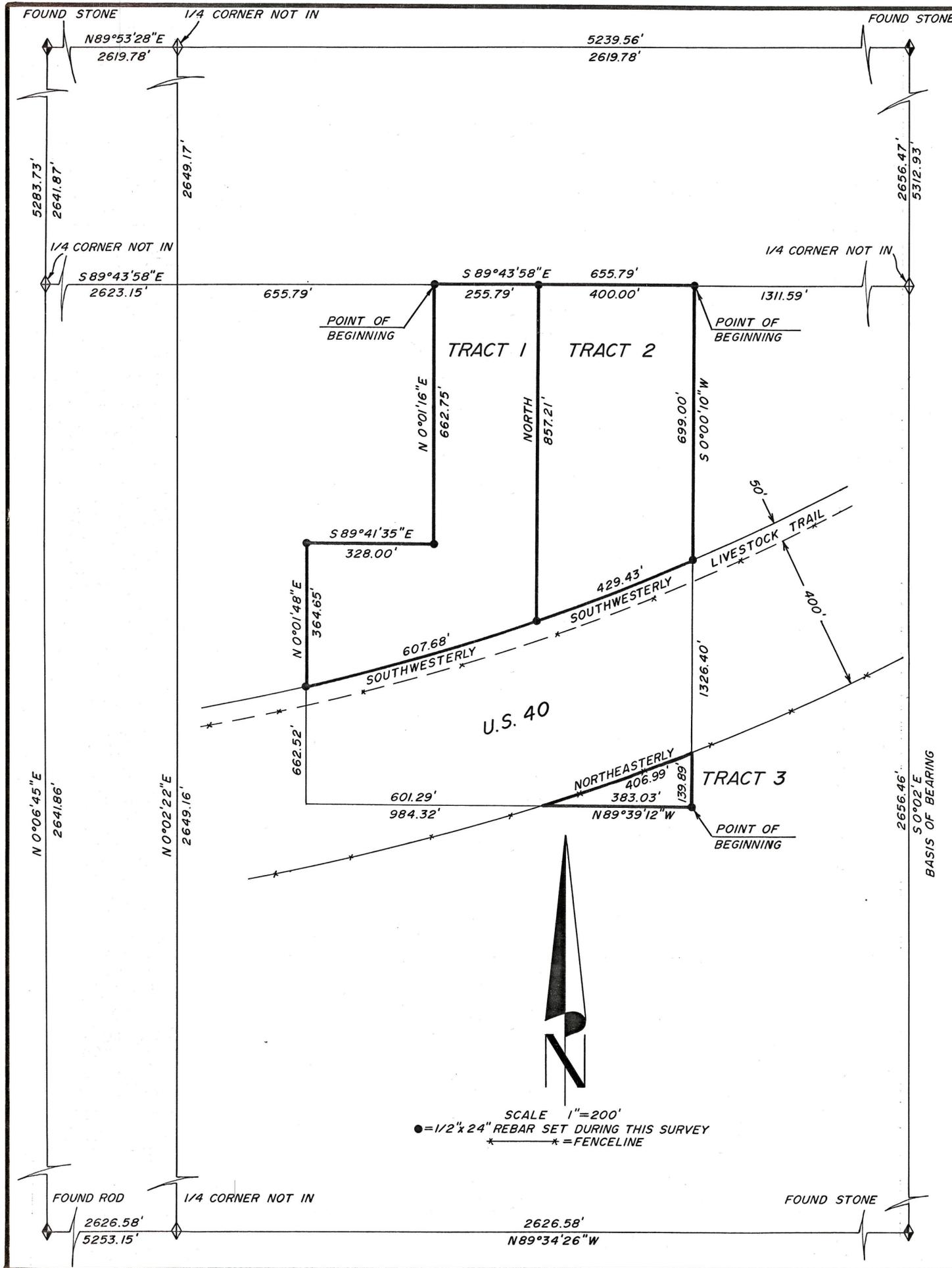


DRAWING NUMBER
796

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6551

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6551



BOUNDARY SURVEY FOR
WESTERN LAND REALTY
DUCHESNE, UTAH 84021

SECTION 34
TOWNSHIP 3 SOUTH, RANGE 6 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 tracts of land:

TRACT #1

A tract of land located in Section 34, Township 3 South, Range 6 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Beginning at the Northwest corner of the NE1/4 of the NW1/4 of the SE1/4 of said section; thence South 89°43'58" East a distance of 255.79 feet; thence South a distance of 857.21 feet to the North right of way line of U.S. 40; thence Southwesterly a distance of 607.68 feet along said right of way line; thence North 0°01'48" East a distance of 364.65 feet; thence South 89°41'35" East a distance of 328.00 feet; thence North 0°01'16" East a distance of 662.75 feet to the Point Of Beginning, containing 7.67 acres.

TRACT #2

A tract of land located in Section 34, Township 3 South, Range 6 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Beginning at the Northeast corner of the NW1/4 of the SE1/4 of said section; thence South 0°00'10" West a distance of 699.00 feet to the North right of way line of U.S. 40; thence Southwesterly a distance of 429.43 feet along said right of way line; thence North a distance of 857.21 feet; thence South 89°43'58" East a distance of 400.00 feet to the Point Of Beginning, containing 7.14 acres.

TRACT #3

A tract of land located in Section 34, Township 3 South, Range 6 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Beginning at the Southeast corner of the NW1/4 of the SE1/4 of said section; thence North 89°39'12" West a distance of 383.03 feet to the South right of way line of U.S. 40; thence Southwesterly a distance of 406.99 feet along said right of way line; thence South 0°00'10" West a distance of 139.89 feet to the Point Of Beginning, containing 0.62 acre.

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

Date 10/7/97
Clinton S. Peatross

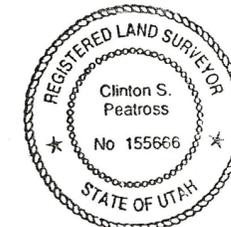
NARRATIVE

Purpose of Survey:
The purpose of this survey was to establish the boundaries of the above described tracts of land and mark the corners of said tracts with permanent monuments.

Basis of Bearing:
The basis of bearing was taken on the East line of said section and assumed to be North 0°02' West as per G.L.O. plats.

Survey Findings:
The controlling section corners were found and used as indicated on the plat. The outside boundaries of the property were determined by standard section breakdown methods.

Note:
This survey was performed at the request of Gerald Wilkerson of Western Land Realty and does not insure or guarantee ownership or show liens or rights of way recorded or unrecorded.



COUNTY SURVEYOR'S FILE No 796 JOB #578
PREPARED BY
PEATROSS LAND SURVEYS
REGISTERED LAND SURVEYOR
P.O. BOX 271
DUCHESNE, UT 84021
(801)738-2386