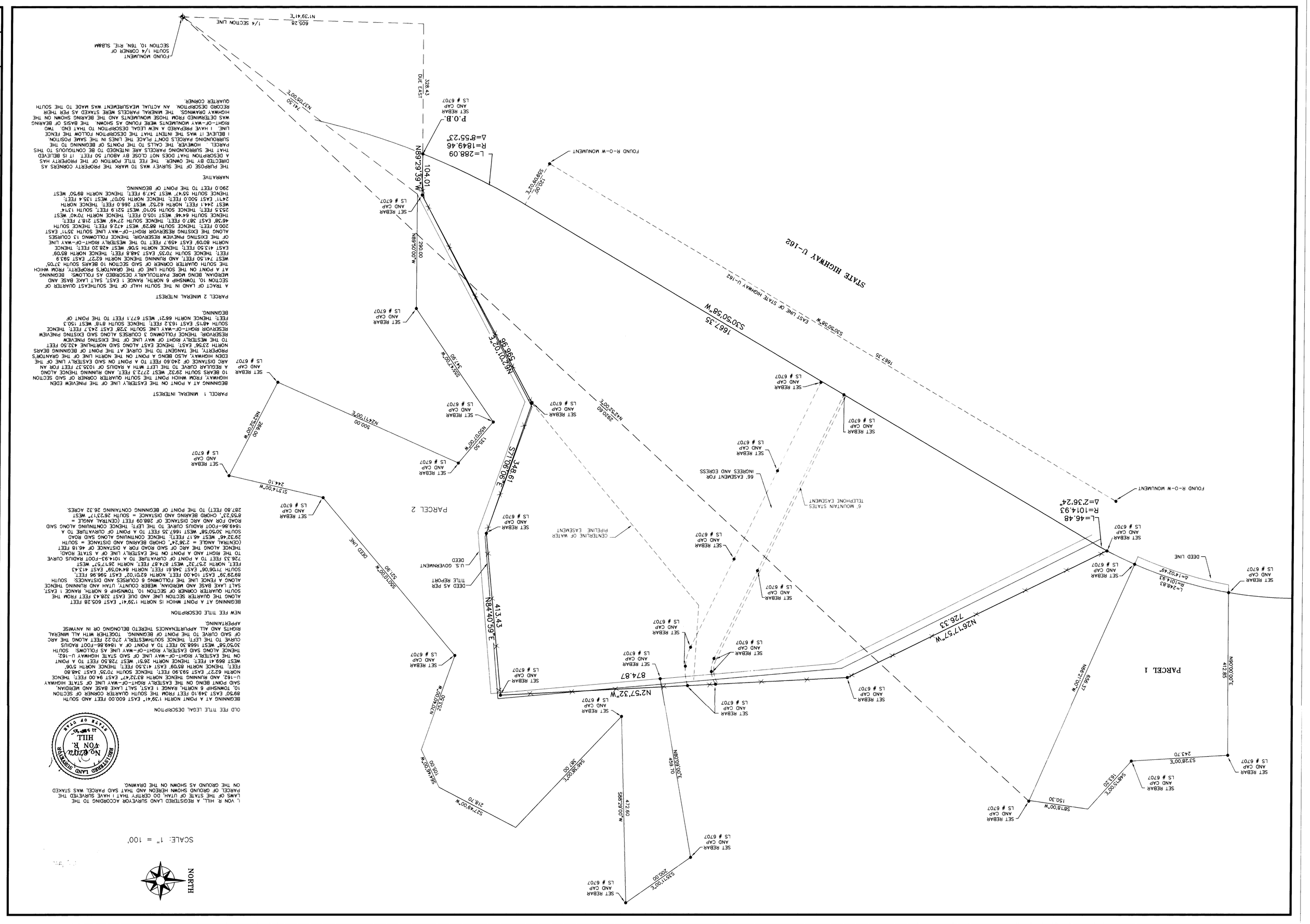

SCALE: 1" = 100'

NORTH

OLD FEE TITLE LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 1°39'41" EAST 600.00 FEET AND SOUTH 89°50' EAST 349.10 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 83°32'47" EAST 94.00 FEET; THENCE SOUTH 70°35' EAST 346.80 FEET; THENCE NORTH 85°09' EAST 413.50 FEET; THENCE NORTH 5°06' WEST 869.41 FEET; THENCE NORTH 26°51' WEST 728.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY U-162; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 30°50'58" WEST 1668.30 FEET TO A POINT OF A 1849.86-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 270.22 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING. TOGETHER WITH ALL MINERAL RIGHTS AND ALL APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.

NEW FEE TITLE DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1°39'41" EAST 605.28 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A FENCE LINE AND THE FOLLOWING 6 COURSES AND DISTANCES: SOUTH 89°29'39" EAST 104.00 FEET; NORTH 67°01'02" EAST 596.96 FEET; SOUTH 71°06'08" EAST 346.61 FEET; NORTH 84°40'59" EAST 413.43 FEET; NORTH 25°52'52" WEST 874.67 FEET; NORTH 26°17'57" WEST 726.33 FEET TO A POINT OF CURVATURE TO A 1014.93-FOOT RADIUS CURVE TO THE RIGHT AND A POINT ON THE EASTERLY LINE OF A STATE ROAD; THENCE ALONG THE ARC FOR SAID ROAD FOR A DISTANCE OF 46.18 FEET (CENTRAL ANGLE = 2°32'46", WEST 46.17 FEET); THENCE CONTINUING ALONG SAID ROAD SOUTH 30°50'58" WEST 1667.35 FEET TO A POINT OF CURVATURE TO A 1849.86-FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID ROAD FOR AND ARC DISTANCE OF 288.09 FEET (CENTRAL ANGLE = 8°55'23", CHORD BEARING AND DISTANCE = SOUTH 26°23'17" WEST 287.80 FEET) TO THE POINT OF BEGINNING CONTAINING 26.32 ACRES.

PARCEL 1 MINERAL INTEREST

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE PINEVIEW EDEN HIGHWAY, FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 23°32' WEST 2772.3 FEET, AND RUNNING THENCE ALONG A REGULAR CURVE TO THE LEFT WITH A RADIUS OF 1035.37 FEET FOR AN ARC DISTANCE OF 240.60 FEET TO A POINT ON SAID EASTERLY LINE OF THE PROPERTY, THE TANGENT TO THE CURVE AT THE POINT OF BEGINNING BEARS NORTH 23°46' EAST 162.32 FEET; THENCE SOUTH 8°18' WEST 150.3 FEET; THENCE NORTH 66°21' WEST 677.1 FEET TO THE POINT OF BEGINNING.

PARCEL 2 MINERAL INTEREST

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE GRANTOR'S PROPERTY, FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 23°32' WEST 2441.50 FEET, AND RUNNING THENCE NORTH 6227' EAST 329.3 FEET; THENCE SOUTH 70°35' EAST 348.8 FEET; THENCE NORTH 85°09' EAST 413.50 FEET; THENCE NORTH 5°06' WEST 428.20 FEET; THENCE NORTH 80°09' EAST 459.7 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE EXISTING PINEVIEW RESERVOIR; THENCE FOLLOWING 13 COURSES ALONG THE EXISTING RESERVOIR RIGHT-OF-WAY LINE SOUTH 35°17' EAST 46°38' EAST 387.0 FEET; THENCE SOUTH 27°49' WEST 318.7 FEET; THENCE SOUTH 2000 FEET; THENCE SOUTH 68°29' WEST 472.6 FEET; THENCE SOUTH 67°01' WEST 244.1 FEET; THENCE SOUTH 62°52' WEST 266.0 FEET; THENCE NORTH 25°15 FEET; THENCE SOUTH 50°07' WEST 521.9 FEET; SOUTH 13°4' WEST 244.1 FEET; NORTH 62°52' WEST 266.0 FEET; THENCE NORTH 25°15' EAST 50.0 FEET; THENCE NORTH 50°07' WEST 135.4 FEET; THENCE SOUTH 55°47' WEST 347.9 FEET; THENCE NORTH 89°50' WEST 290.0 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO MARK THE PROPERTY CORNERS AS DIRECTED BY THE OWNER. THE FEE TITLE PORTION OF THE PROPERTY HAS A DESCRIPTION THAT DOES NOT CLOSE BY ABOUT 50 FEET. IT IS BELIEVED THAT THE SURROUNDING PARCELS ARE INTENDED TO BE CONTIGUOUS TO THIS PARCEL. HOWEVER, THE CALLS TO THE POINTS OF BEGINNING TO THE SURROUNDING PARCELS DON'T PLACE THE LINES IN THE SAME POSITION. I BELIEVE IT WAS THE INTENT THAT THE DESCRIPTION FOLLOW THE FENCE LINE. I HAVE PREPARED A NEW LEGAL DESCRIPTION TO THAT END. TWO RIGHT-OF-WAY MONUMENTS WERE FOUND AS SHOWN. THE BASIS OF BEARING WAS DETERMINED FROM THOSE MONUMENTS AND THE BEARING SHOWN ON THE HIGHWAY DRAWINGS. THE MINERAL PARCELS WERE STAKED AS PER THEIR RECORD DESCRIPTION. AN ACTUAL MEASUREMENT WAS MADE TO THE SOUTH QUARTER CORNER.

I, VON R. HILL, A REGISTERED LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON AND THAT SAID PARCEL WAS STAKED ON THE GROUND AS SHOWN ON THE DRAWING.

REGISTERED LAND SURVEYOR No. 6707 VON R. HILL STATE OF UTAH 21 SEP 95

SURVEY PREPARED FOR:

SINCLAIR OIL

PROPERTY LOCATED IN THE SE 1/4 OF SECTION 10, T6N, R1E, SLB&M
WEBER COUNTY, UTAH

Hill, Jamison and Associates, Inc.
Engineering and Surveying
146 West 300 South, Bountiful, Utah 84010 (801)298-2236

DRAWN VFT	DATE 9/21/95	
APPROVED VRH	DATE 9/21/95	
REVISED	DATE	

SHEET OF

FILE NO. 94-291

DRAWING NUMBER 001226

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