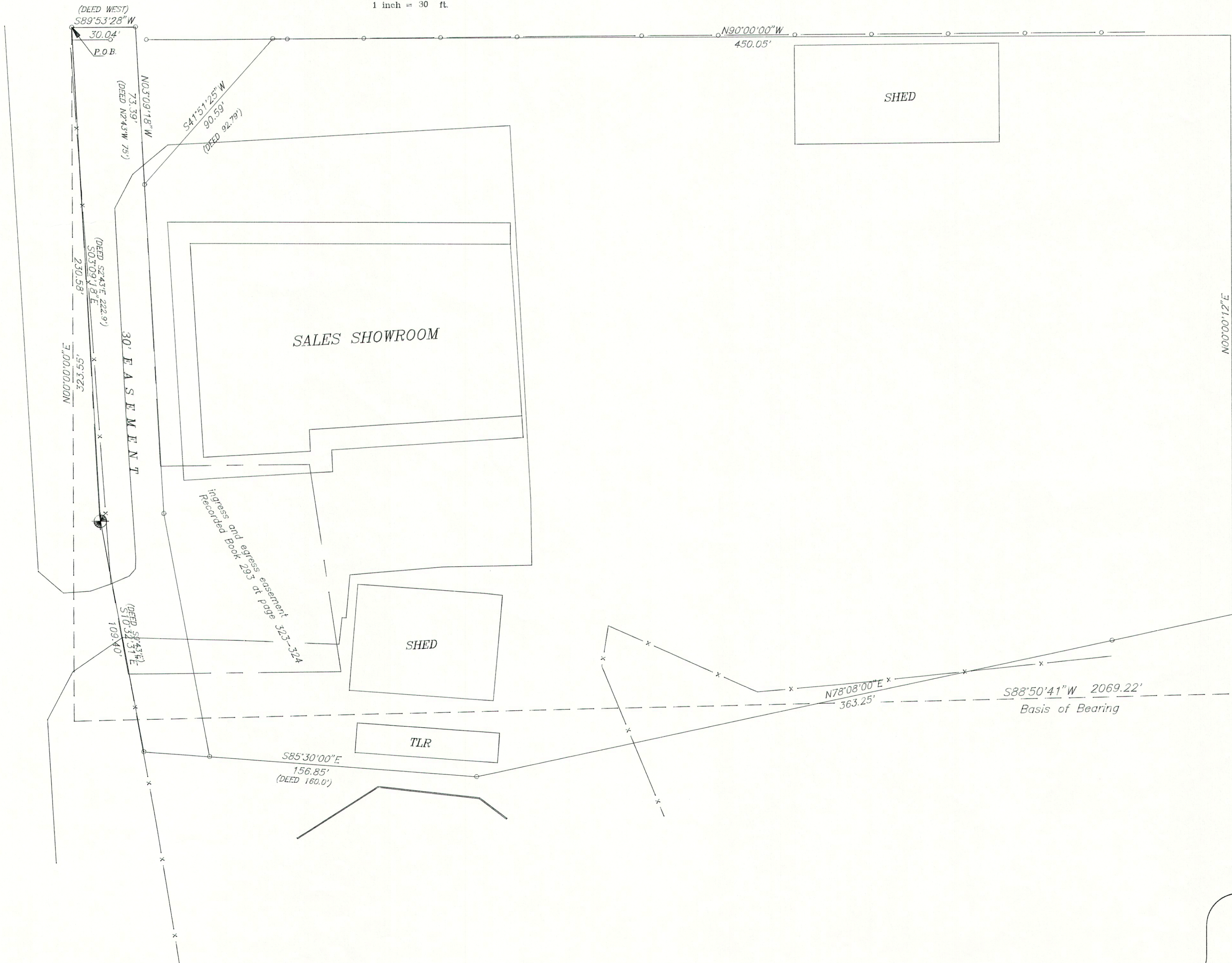


U. S. H I G H W A Y N o 6



DEED DESCRIPTION

BEGINNING AT A POINT 2070 FEET WEST AND 299 FEET NORTH OF THE SOUTHEAST CORNER OF THE NE1/4 OF SECTION 25 TOWNSHIP 13 SOUTH, RANGE 9 EAST SLBM, THENCE SOUTH 2'43" EAST 222.9 FEET; THENCE SOUTH 9'51" EAST 201.6 FEET; THENCE SOUTH 2'43" EAST 60 FEET; THENCE NORTH 73'30" EAST 519 FEET; NORTH ALONG THE PRICE RIVER CHANNEL TO THE SOUTHEAST CORNER OF THE MKLOVICH PROPERTY; THENCE WEST 450.05 FEET; THENCE SOUTH 41'51'25" WEST 92.79 FEET; THENCE NORTH 2'43" WEST 75 FEET; THENCE WEST 30 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PORTION THEREOF:

BEGINNING 182.21 FEET SOUTH AND 2022.1 FEET WEST OF THE SOUTHEAST CORNER OF THE NE1/4 OF SECTION 25 TOWNSHIP 13 SOUTH RANGE 9 EAST SLBM, THENCE NORTH 2'43" WEST 60 FEET; THENCE NORTH 9'51" WEST 85 FEET; THENCE SOUTH 85'30" EAST 160 FEET; THENCE SOUTH 78'08" EAST 363.25 FEET; THENCE SOUTH 58.36 FEET; THENCE SOUTH 73'30" WEST 519 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING EASEMENT:

BEGINNING 30 FEET EAST OF THE HIGHWAY RIGHT OF WAY, ON THE SOUTH LINE OF THE CURRENT EASEMENT TO W.R. WITE IN THE NE1/4 OF SECTION 25 T-13-S R-9-E SLBM, AS SET FORTH IN WARRANTY DEED RECORDED MARCH 10, 1976 IN BOOK 158 AT PAGE 449, THENCE SOUTHERLY PARALLEL TO THE HIGHWAY RIGHT OF WAY TO THE CLAYTON COX NORTHERLY LINE, THENCE EASTERLY 30 FEET ALONG THE COX NORTHERLY LINE, THENCE NORTHERLY PARALLEL TO THE HIGHWAY RIGHT OF WAY TO A POINT 30 FEET EAST OF THE POINT OF BEGINNING, THENCE WEST 30 FEET TO THE POINT OF BEGINNING.

RIGHT OF WAY LINE OF U.S. HIGHWAY 6. THENCE ALONG SAID LINE THE FOLLOWING DESCRIPTION

USING THE BEARING OF S 00'13'01" E BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER AS THE BASIS OF BEARING AND, BEGINNING AT A POINT S 88'50'41" W ALONG THE CENTER SECTION LINE 2069.22 FEET, AND NORTH 323.55 FEET; SAID POINT BEING ON THE EASTERLY

TWO (2) CALLS: THENCE S 03'09'18" E 230.58 FEET; THENCE S 10'32'31" E 109.40 FEET; THENCE S 85'30" E 156.85 FEET; THENCE N 78'08" E 363.25 FEET TO THE CENTER OF THE CHANNEL OF THE PRICE RIVER. THENCE ALONG SAID CHANNEL N 00'00'12" E 269.64 FEET, TO THE SOUTH LINE OF THE PRONKOVICH PROPERTY;

THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) CALLS: THENCE WEST 405.05 FEET; THENCE S 41'51'25" W 90.59 FEET; THENCE N 03'09'18" W 73.39 FEET; THENCE S 89'53'28" W 30.04 FEET TO THE POINT OF BEGINNING. CONTAINING 3.83 ACRES.

SUBJECT TO A INGRESS AND EGRESS EASEMENT AS RECORDED IN BOOK 293 AT PAGES 323-324

SURVEYOR'S CERTIFICATE

I ART F BARKER DO HEREBY DEPOSE AND SAY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE No. 162812 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, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF UTAH
ART F BARKER
162812
LAND SURVEYOR
DATE: 4/25/97

East Quarter Corner
Section 25 T-13-S
R-9-E SLB&M.

BLUE WATER MARINE INC.
4510 NORTH HWY 6 SPRING GLEN
(801) 472-3152

BARKER & ASSOCIATES
SURVEYING & ENGINEERING SERVICES (801) 637-2394 (FAX) 801-637-2423
P.O. BOX 43 WELLINGTON, UTAH 84542 UTAH WATTS 1-888-676-2394

BOUNDARY SURVEY
SALES LOT
BARKER & ASSOC. NO. 97019 SHEET 1 OF 1