

A.L.T.A./ACSM SURVEY

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF MONROE BLVD. (AS MONUMENTED) SAID POINT BEARS N 0° 52' 04" E 011.77 FEET (1101.93 FEET) ALONG THE QUARTER SECTION LINE AND S 89° 09' 55" E 975.79 FEET (S89°09'45"E 971.56 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF MONROE BLVD. AND S 1° 35' 36" W 415.81 FEET (S 1° 05' 15" W 414.91 FEET) FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE S 89° 09' 45" E 427.75 FEET (47.42 FEET), THENCE S 88° 28' E 447.04 FEET (448.21 FEET), MORE OR LESS TO THE WESTERLY LINE OF LAND CONVEYED TO OGDEN CITY BY DEED RECORDED IN BOOK 895 PAGE 619 OF RECORDS, THENCE S02°17'12"W 506.60 FEET (S02°18'W 506.75 FEET) TO A POINT 36.03 FEET NORTH OF THE NORTHEAST CORNER OF LOT 10 WESE ADDITION, OGDEN CITY; THENCE N 89° 35' 18" W 545.13 FEET (N89°35'45"W 545.4 FEET), MORE OR LESS, TO A POINT 36.00 FEET NORTH OF THE NORTHWEST CORNER OF LOT 4, WESE ADDITION AND THE EAST RIGHT-OF-WAY LINE OF MONROE BLVD. (AS MONUMENTED), THENCE THREE COURSES ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: N 02° 29' 10" E 108.06 FEET (N 02° 41' 5" E 107.03 FEET) TO A CURVE, THENCE ALONG THE ARC OF A 550 FOOT RADIUS CURVE TO THE RIGHT 101.09 FEET (101.27 FEET) LONG CHORD BEARS N05°45'06"E 100.95 FEET (N05°40'45"E 101.13 FEET), THENCE N 11° 01' 03" E 312.20 FEET (N10°57'15"E 313.22 FEET), MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 212,120 SQ. FT. (6.2 ACRES), MORE OR LESS.

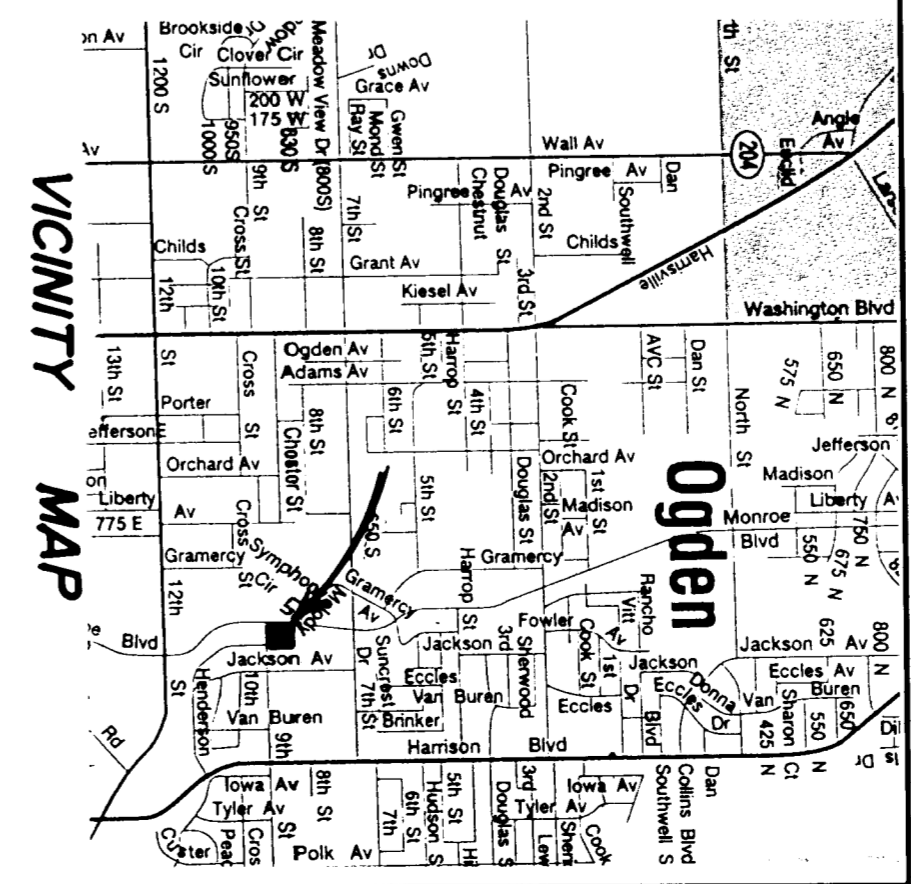
SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO POTOMAC CORPORATION AND BONNEVILLE TITLE COMPANY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE (a) MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, "JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1-4 AND 7-11 OF TABLE A, (b) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF A URBAN SURVEY, (c) THAT THIS SURVEY IS TRUE AND CORRECT AND MADE ON THE GROUND UNDER MY SUPERVISION PER THE RECORDS PROVIDED BY BONNEVILLE TITLE AND PER THE OGDEN CITY SURVEY MONUMENTS FOUND IN THE FIELD AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED HEREON.

3/07/95
DATED
CYNTHIA L. ROBINETT R.L.S.# 7511

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE TO POTOMAC CORPORATION, A ALTA SURVEY ON THE "MOUNTAIN RIDGE MANOR" PROPERTY, LOCATED IN OGDEN CITY, BASIS OF BEARINGS IS PER OGDEN CITY PLATS BEARINGS, USING OLD OGDEN CITY MONUMENTS AT HARRISON BLVD & 7TH ST. AND 9TH ST. & JACKSON AVE. RECORD BEARING EDUALS N. 48° 22' 32" E. PER THE OGDEN CITY "A" & "B" STATIONS.



RECEIVED
JUN 08 895

CLIENT: POTOMAC CORP.
2751 WASHINGTON BLVD
OGDEN, UTAH 84401
(801) 599-4055

SURVEY LOCATION:
MOUNTAIN RIDGE MANOR

SURVEY DATE: 03/07/95

JOB NO. PS95-07