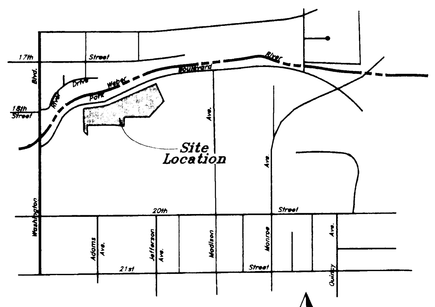


Vicinity Map
Scale : 1" = 1000'

Scale : 1" = 40'

NARRATIVE

This survey was requested by Mr. Ed Lunt for the purpose of fulfilling the requirements of Freddie Mac. Ogden City Monuments were found at 18th and Washington Boulevard and 20th and Washington Boulevard. A line bearing North 0°58'00" East between these monuments was used as the basis of bearings. No corners were set.

DESCRIPTION

A part of Lot 1 and an unnumbered Lot, Block 66, Plat "C", Ogden City Survey:

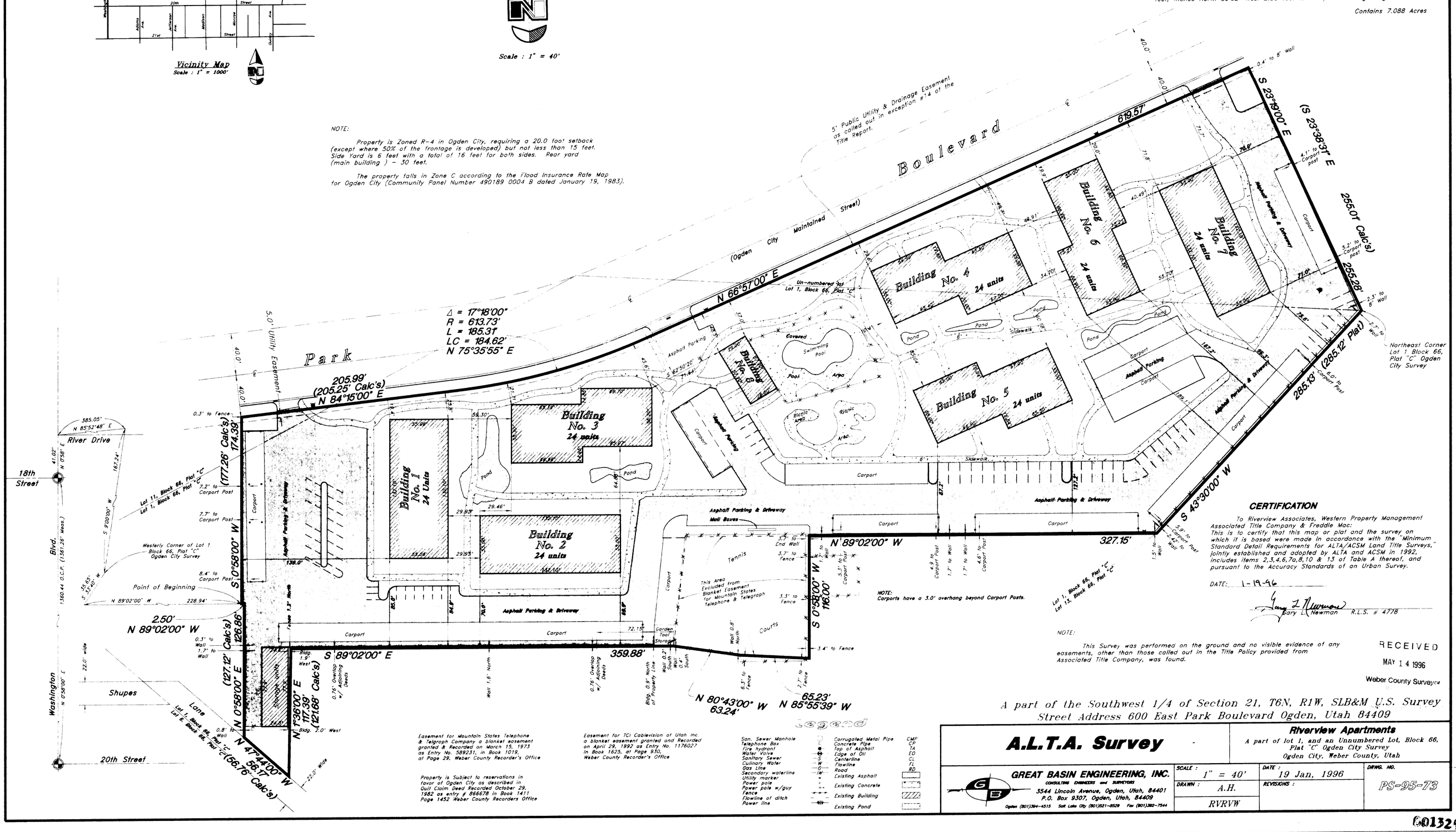
Beginning at a point which is South 33°40' West 35.65 feet and South 89°02' East 228.94 feet from the most Westerly corner of said Lot 1, said point is also North 85°52'48" East 385.05 feet South 9°00' West 167.24 feet, South 33°40' West 35.65 feet, and South 89°02' East 228.94 feet from the intersection of Washington Boulevard and River Drive, running thence North 0°58' East 174.39 feet to the South line of Park Boulevard; thence three courses along said South line as follows: North 84°15' East 205.99 feet along the arc of a 613.73 foot radius curve to the left 185.31 feet (Long Chord bears North 75°36' East 184.62 feet) and North 66°57' East 619.57 feet; thence South 23°19' East 255.28 feet to the Northeast corner of said Lot 1; thence South 43°30' West 285.13 feet; thence North 89°02' West 327.15 feet; thence South 0°58' West 116.00 feet; thence North 85°55'39" West 65.23 feet; thence North 80°43' West 63.24 feet; thence North 89°02' West 359.88 feet; thence South 1°36' West 117.39 feet to the North line of Shupes Lane; thence North 47°44' West 56.17 feet along said North line; thence North 0°58' East 126.86 feet; thence North 89°02' West 2.50 feet to the point of beginning.

Contains 7.088 Acres

NOTE:

Property is Zoned R-4 in Ogden City, requiring a 20.0 foot setback (except where 50% of the frontage is developed) but not less than 15 feet. Side Yard is 6 feet with a total of 16 feet for both sides. Rear yard (main building) - 30 feet.

The property falls in Zone C according to the Flood Insurance Rate Map for Ogden City (Community Panel Number 490189 0004 B dated January 19, 1983).



Easement for Mountain States Telephone & Telgraph Company a blanket easement granted & Recorded on March 15, 1973 as Entry No. 589211, in Book 1019, at Page 29, Weber County Recorder's Office

Easement for TCI Cablevision of Utah Inc. a blanket easement granted and Recorded on April 29, 1992 as Entry No. 1176027 in Book 1625, at Page 950, Weber County Recorder's Office

Property is Subject to reservations in favor of Ogden City as described in Quit Claim Deed Recorded October 29, 1982 as entry # 866678 in Book 1411 Page 1452 Weber County Recorders Office

Legend

San. Sewer Manhole		Corrugated Metal Pipe	CMP
Telephone Box		Concrete Pipe	CP
Fire hydrant		Top of Asphalt	TA
Water Valve		Edge of Oil	EO
Sanitary Sewer	S	Centerline	CL
Culinary Water	W	Flowline	FL
Gas Line	G	Road	RD
Secondary waterline	IW	Existing Asphalt	
Utility marker		Existing Concrete	
Power pole		Existing Building	
Power pole w/guy		Existing Pond	
Fence			
Flowline of ditch			
Power line			

NOTE:

This Survey was performed on the ground and no visible evidence of any easements, other than those called out in the Title Policy provided from Associated Title Company, was found.

CERTIFICATION

To Riverview Associates, Western Property Management Associated Title Company & Freddie Mac:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, includes items 2,3,4,6,7a,8,10 & 13 of Table A thereof, and pursuant to the Accuracy Standards of an Urban Survey.

DATE: 1-19-96

Gary L. Newman R.L.S. # 4778

RECEIVED
MAY 14 1996
Weber County Surveyor

A part of the Southwest 1/4 of Section 21, T6N, R1W, SLB&M U.S. Survey
Street Address 600 East Park Boulevard Ogden, Utah 84409

A.L.T.A. Survey

Riverview Apartments
A part of lot 1, and an Unnumbered Lot, Block 66, Plat "C" Ogden City Survey
Ogden City, Weber County, Utah

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)394-4515 Salt Lake City (801)521-8529 Fax (801)392-7544

SCALE :	DATE :	DRWG. NO.
1" = 40'	19 Jan, 1996	PS-95-73
DRAWN : A.H.	REVISIONS :	
RVRVW		

001329