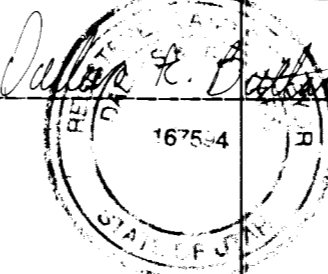


SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NUMBER 167594, DO HEREBY CERTIFY THAT I MADE A SURVEY OF THE BELOW DESCRIBED PROPERTY AND THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

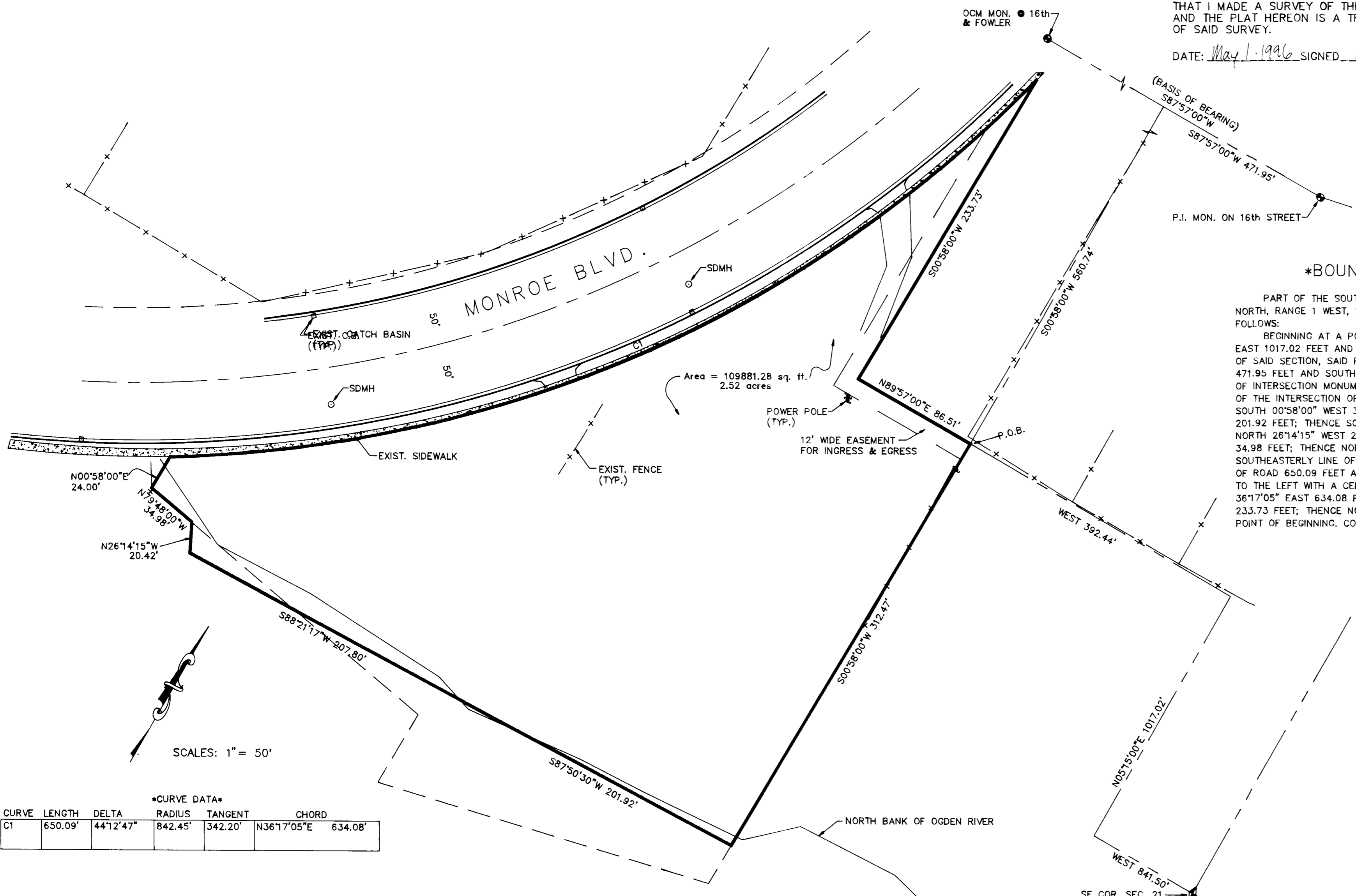
DATE: May 1, 1996 SIGNED: Dallas K. Buttars



BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 841.5 FEET WEST AND NORTH 5'15"00" EAST 1017.02 FEET AND WEST 392.44 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT ALSO BEING SOUTH 87'57"00" WEST 471.95 FEET AND SOUTH 00'58"00" WEST 580.74 FEET FROM THE POINT OF INTERSECTION MONUMENT ON 16th STREET (BEING 269.04 FEET WEST OF THE INTERSECTION OF 16th AND BRINKER AVE.) AND RUNNING THENCE SOUTH 00'58"00" WEST 312.47 FEET; THENCE SOUTH 87'50'30" WEST 201.92 FEET; THENCE SOUTH 88'21'17" WEST 207.80 FEET; THENCE NORTH 26'14'15" WEST 20.42 FEET; THENCE NORTH 79'48'00" WEST 34.98 FEET; THENCE NORTH 00'58"00" EAST 24.00 FEET TO SOUTHEASTERLY LINE OF MONROE BLVD. STREET; THENCE ALONG SAID LINE OF ROAD 650.09 FEET ALONG THE ARC OF A 842.45 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 42'12'47" (LC NORTH 36'17'05" EAST 634.08 FEET); THENCE SOUTH 00'58"00" WEST 233.73 FEET; THENCE NORTH 89'57'00" EAST 86.51 FEET TO THE POINT OF BEGINNING. CONTAINS 2.52 ACRES.



SCALES: 1" = 50'

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD
C1	650.09'	44'12'47"	842.45'	342.20'	N36'17'05"E 634.08'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PROPERTY BOUNDARY LINES, THE MONUMENT LINE BETWEEN THE INTERSECTION OF 16th AND FOWLER AVENUE AND THE P.I. MONUMENT ON 16th STREET WAS USED FOR THE BASIS OF BEARING AS SHOWN HEREIN.

RECEIVED

NOV 18 1996

Weber County Surveyor



LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
2485 GRANT AVE. SUITE 318-B OGDEN, UTAH 84401
PH 627-4014

CLIENT: CANNON CONSTRUCTION
LOCATION: PART OF THE S.E. 1/4 SEC. 21, T.6N., R.1W., S.L.B. & M.

SURVEYED: May 1996