

BOUNDARY DESCRIPTION

BEGINNING AT A POINT IN A FENCE LINE SAID POINT BEING S 00°58'28" W 155.02 FEET FROM THE NORTHEAST CORNER OF SECTION 17 FROM THE STREET MONUMENT LOCATED IN WASHINGTON BLVD AT "AVC" STREET (BASIS OF BEARING: N 00°50'15" E 737.28 FEET SAID STREET MONUMENT TO A STREET MONUMENT AT NORTH STREET AND WASHINGTON BLVD); THENCE AS FOLLOWS:

S 00°58'28" W 450.81 FEET ALONG THE SECTION LINE; THENCE

S 07°58'28" W 30.04 FEET; THENCE
 S 00°58'00" W 98.97 FEET; THENCE
 S 07°58'00" W 42.50 FEET; THENCE
 S 67°00'00" W 11.00 FEET; THENCE
 S 79°18'00" W 81.99 FEET; THENCE
 N 18°05'45" W 8.80 FEET; THENCE
 N 89°29'45" W 155.02 FEET; THENCE
 S 89°00'18" E 63.55 FEET; THENCE
 N 00°50'15" E 345.56 FEET; THENCE
 N 89°00'18" W 75.00 FEET; THENCE
 N 89°29'45" W 150.00 FEET; THENCE
 N 00°50'15" E 150.00 FEET TO THE EAST LINE OF WASHINGTON BLVD;
 BEING 670.88 FEET ALONG SAID EAST LINE TO A FENCE LINE;
 S 89°29'45" E 670.88 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

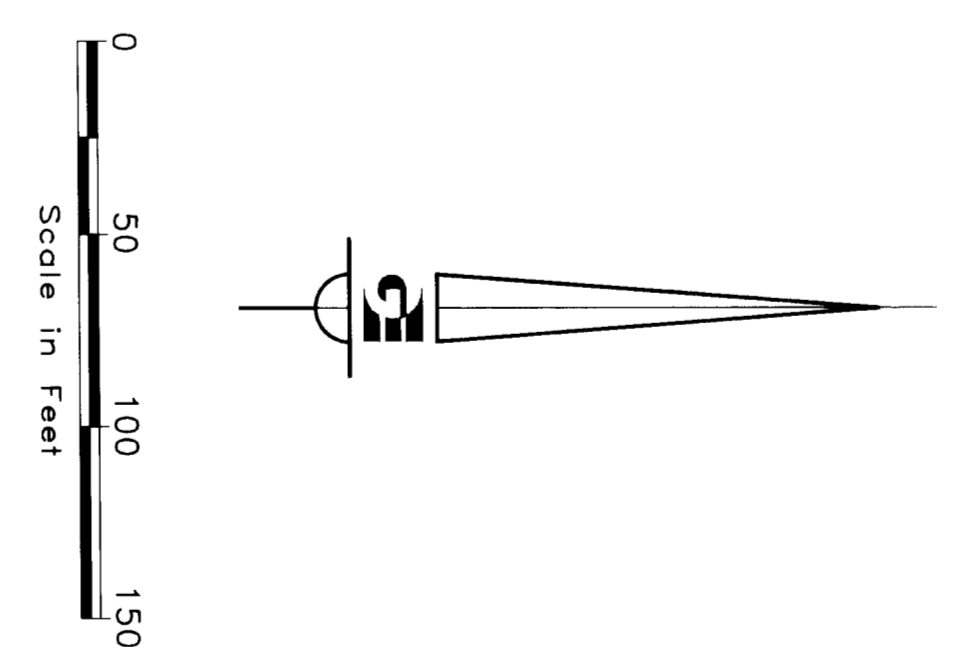
AREA: 316,332 SQ. FT. 7.262 ACRES

SURVEY CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO KEY BANK OF UTAH AND TO FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS SURVEY CORRECTLY SHOWS (1) THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED HEREON BY SQUARE FOOTAGE AND ACRES; (2) THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON SAID LAND AND THEIR RELATION BY DISTANCES TO THE PERIMETER OF THE LAND, THE ESTABLISHED BOUNDING AND THE ESTABLISHED BUILDING OR SET BACK LINES; (3) THE LOCATION OF ALL UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON SAID LAND AND THEIR RELATION BY DISTANCES TO THE PERIMETER OF THE LAND, THE ESTABLISHED BOUNDING AND THE ESTABLISHED BUILDING OR SET BACK LINES; (4) THE LOCATION OF ALL UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON SAID LAND AND THEIR RELATION BY DISTANCES TO THE PERIMETER OF THE LAND, THE ESTABLISHED BOUNDING AND THE ESTABLISHED BUILDING OR SET BACK LINES; (5) THE LOCATION OF ALL UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON SAID LAND AND THEIR RELATION BY DISTANCES TO THE PERIMETER OF THE LAND, THE ESTABLISHED BOUNDING AND THE ESTABLISHED BUILDING OR SET BACK LINES; (6) THE LOCATION OF ALL UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON SAID LAND AND THEIR RELATION BY DISTANCES TO THE PERIMETER OF THE LAND, THE ESTABLISHED BOUNDING AND THE ESTABLISHED BUILDING OR SET BACK LINES; (7) THE LOCATION OF ALL UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON SAID LAND AND THEIR RELATION BY DISTANCES TO THE PERIMETER OF THE LAND, THE ESTABLISHED BOUNDING AND THE ESTABLISHED BUILDING OR SET BACK LINES; (8) ALL UTILITY SERVICE LINES, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON SAID LAND AND BUILDINGS, SHOWING THERE ARE NO VISIBLE EASEMENTS, NO RIGHTS-OF-WAY, NO PARTY WALLS, NO ENCROACHMENTS, ONTO SAID LAND AND BUILDINGS, WHICH ARE NOT SHOWN ON THIS SURVEY; (9) THE UNDERSIGNED FURTHER CERTIFIES THAT THE LAND DOES NOT SERVE ANY ADJOINING PROPERTY FOR INGRESS OR EGRESS; THE UNDERSIGNED FURTHER CERTIFIES INGRESS AND EGRESS TO THE LAND IS PROVIDED BY DIRECT ACCESS TO WASHINGTON BOULEVARD WHICH IS A PUBLIC STREET OR RIGHT-OF-WAY OR THE LAND IS SEPARATED UPON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASOM IN 1982.

SUBVERTOR
KEN E. JARDNER
No. 15490
SURVEYOR

REGISTRATION NO. _____
DATE: _____



RECEIVED
NOV 1 2 1997
Wardner County Surveyor

Gardner Engineering L.L.C.
5150 Washington Blvd.
Ogden, Utah 84405
(801) 476-0202

001764

ALTA SURVEY
WASHINGTON PARK ASSOCIATES, L.L.C.
PREPARED FOR: CAMPBELL- HOUGE AND ASSOC. INC.
OGDEN, UTAH

REVISIONS	
NO.	DATE

SCALE: 1" = 50'
DATE: JULY 97
DESIGN: KEG
DRAWN: KEG
PROJ. NO: 9108
DWG: C:\DRAWINGS\OPHEIKEN\RDGE.DWG

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