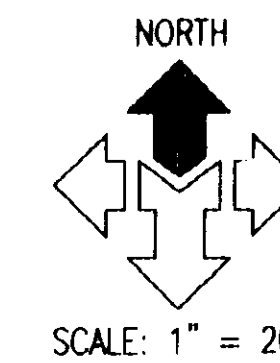
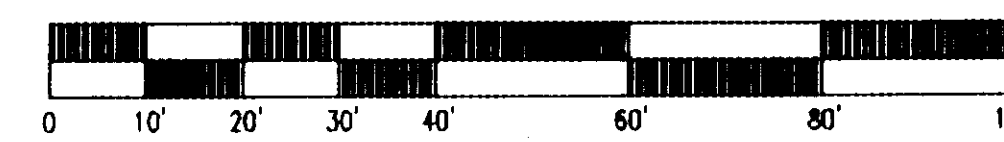


003051



SCALE: 1" = 20'



LEGEND



LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 40 RODS NORTH AND 50 FEET WEST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST 245.4 FEET; THENCE NORTH 140 FEET; THENCE EAST 245.4 FEET; THENCE SOUTH 140 FEET TO THE POINT OF BEGINNING. RESERVING HOWEVER TO THE GRANOR A RIGHT-OF-WAY OVER THE WEST 10 FEET OF THE ABOVE DESCRIBED PROPERTY.

SURVEYOR'S CERTIFICATE

TO: WESTAR LIMITED PARTNERSHIP
CHICAGO TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, ACSM AND NSPS IN 1998, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDISCLOSED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

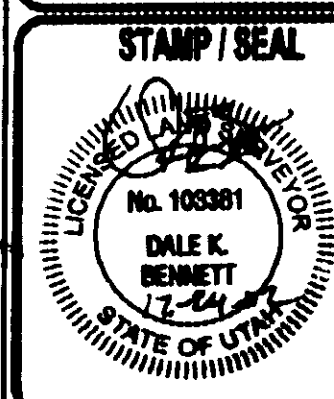
DATE: *12/23/02*
DALE K. BENNETT, LICENSE NO. 103381

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 1999 ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON OCTOBER 20, 1993. ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 19, 1999. AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W., SUITE 705, WASHINGTON, D.C. 20036 AMERICAN CONGRESS ON SURVEYING AND MAPPING, 5410 GROSVENOR LANE, BETHESDA, MD 20814 NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, 5410 GROSVENOR LANE, BETHESDA, MD 20814

NARRATIVE

- 1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER THE OWNERS REQUEST.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 02051195 PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: OCTOBER 02, 2002, AT 7:45 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.
SCHEDULE B-2: EXCEPTION NO.:
THERE ARE NO APPLICABLE EXCEPTIONS TO THIS PARCEL.
3. McNEIL ENGINEERING, INC., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°16'32" EAST ALONG THE MONUMENT LINE OF 1900 WEST STREET BETWEEN THE SOUTHWEST CORNER OF SECTION 14 AND THE EAST QUARTER OF SECTION 14, T.S.N, R.2W., SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.
5. CORNERS MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "McNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAN.
6. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES.

McNEIL ENGINEERING AND LAND SURVEYING PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES 6885 SOUTH 900 EAST MIDVALE UTAH 84047 TEL: (801) 252-7700 FAX: (801) 252-9871 E-MAIL: info@mcneileng.com WEB SITE: www.mcneileng.com



PROFESSIONAL BROKERS ROY SURVEY 5451 SOUTH 1900 WEST STREET ROY, UTAH LOCATED IN THE SOUTHWEST CORNER OF SECTION 14, T.S.N, R.2W., S.L.B.M

Table with 3 columns: REV. NO., DATE, DESCRIPTION. It is currently empty.

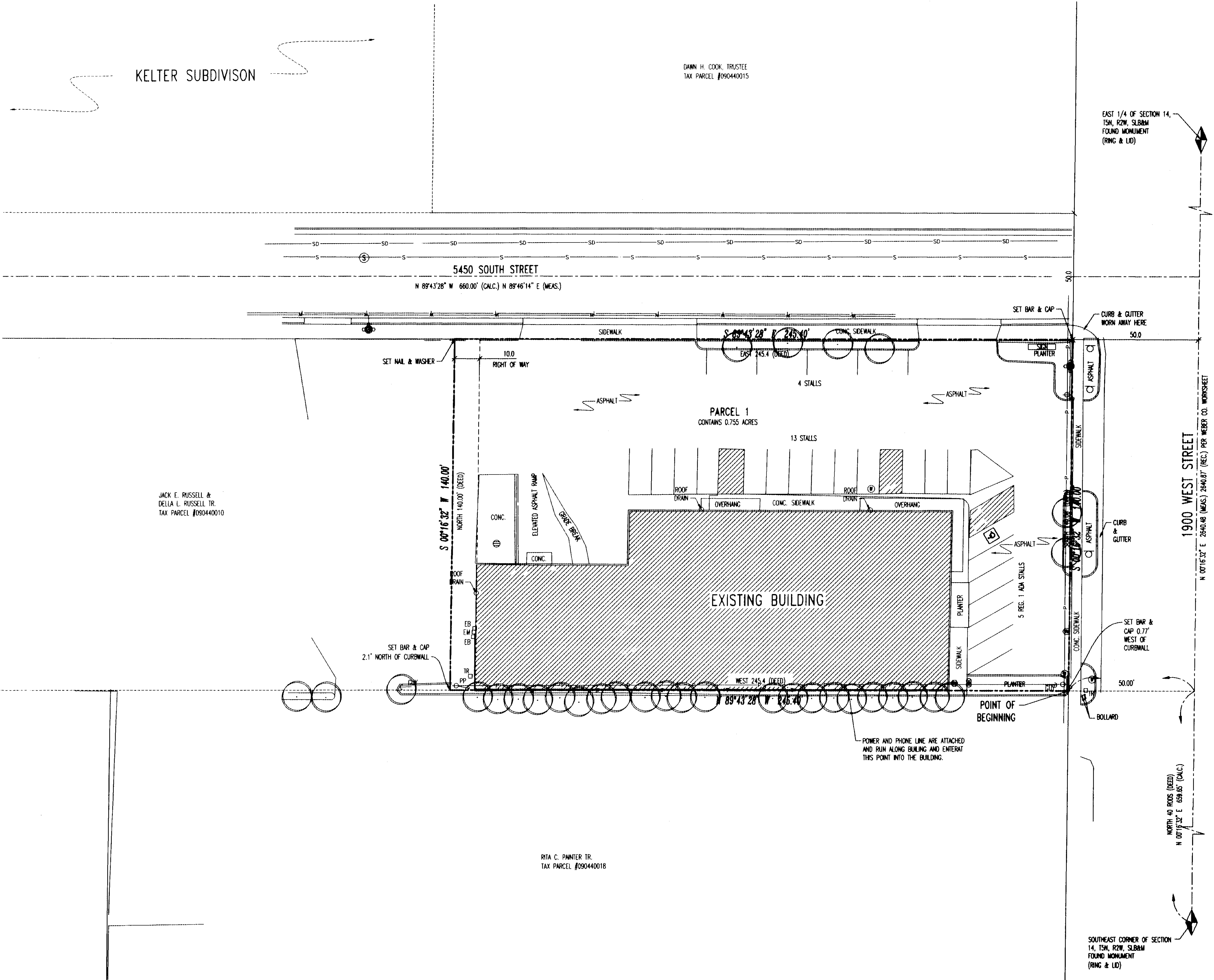
PROJECT NO: 220623 CAD DWG FILE: 22062308.DWG DRAWN BY: FBANBLJ/S CHECKED BY: SURVEYED BY: DMB DATE: 12/23/02

SHEET TITLE: ALTA/ACSM LAND TITLE SURVEY

SHEET: 1 of 1

RECEIVED APR 15 03 Weber County Surveyor

003051



KELTER SUBDIVISION

DAWN H. COOK, TRUSTEE TAX PARCEL #090440015

JACK E. RUSSELL & DELIA L. RUSSELL TR. TAX PARCEL #090440010

RITA C. PAINTER TR. TAX PARCEL #090440018