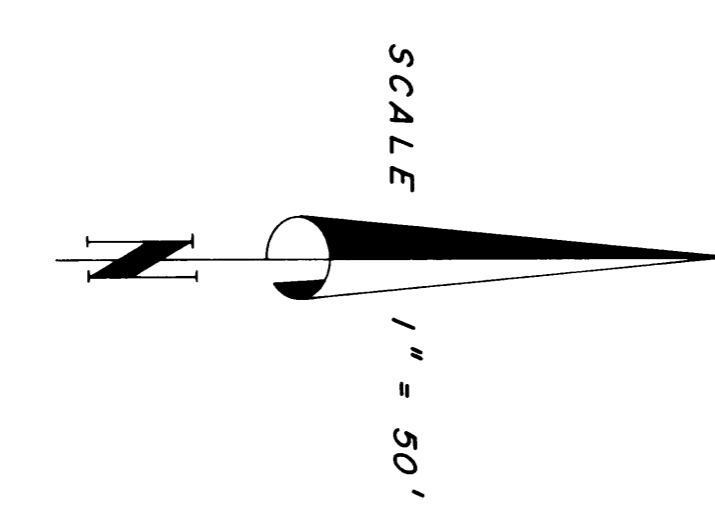


● = SET REBAR W/CAP & METAL FENCE POST.



DESCRIPTION

That part of the following described property lying South of Valley Drive in Ogden, Utah, being part of the Northwest Quarter of Section 27, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 197.9 feet South 89°32'42" East and 440 feet South 49°39' East and 64 feet North 75°03' East and 2.90 feet from the Northwest Corner of said Quarter Section; running thence South 49°57' East 710.58 feet; thence North 42°30' East to Valley Drive; thence Northwesterly along Drive to a point 97.30 feet North 24°04' East of beginning; thence South 24°04' West 97.30 feet to beginning. Excepting therefrom Valley Terrace Condominium being described as follows: Part of the Northwest Quarter of Section 27, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point located South 89°32'42" East 601.48 feet along the Section line and South 0°58'00" West 267.39 feet from the Northwest Corner of said Section 27; (Point of Beginning being further described of record as beginning at a point 197.9 feet South 89°32'42" East and 440.0 feet South 49°39'00" East and 64.0 feet North 75°03'00" East and 2.90 feet North 49°39'00" East from the Northwest Corner of Section 27, Township 6 North, Range 1 West, Salt Lake Base and Meridian), running thence North 24°04'00" East 90.51 feet to the southerly right of way line of Valley View Drive, thence along said Southerly line South 64°23'00" East 250.00 feet to a point which is South 28°37'00" West 40.0 feet and North 64°23'00" West 36.0 feet from the centerline point of curve on said Valley View Drive at Ogden City Engineer's 4th Station 154459.55 and "B" Station 169428.91, thence South 28°37'00" West 20.00 feet, thence North 64°23'00" West 115.00 feet, thence South 36°01'00" West 80.84 feet, thence North 49°57'00" West 128.33 feet to the point of beginning. Situate in Weber County, State of Utah.

ABBREVIATE

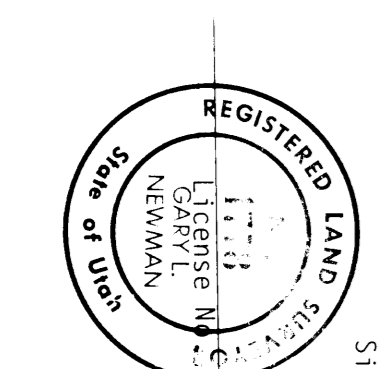
This Survey was requested by Mr. Bob Gale on behalf of Capital City Bank in order to establish the boundaries of the property on the ground. Ogden City monuments were found at the intersections of 20th Street and Van Buren Avenue and 20th Street and Jackson Avenue along with a nail and washer set by Great Basin for a previous survey. A hearing of South 89°42' East along the centerline of 20th Street was used as the basis of bearings. The location of the Northwest Corner of Section 27 and the centerline of Valley View Drive, were set by coordinates from the Ogden City Plats. The only property surveyed was the remaining parcel lying Southeast of the Condominium Plat which is defined as an exception. All corners were monumented with rebar and a Great Basin Cap along with a green metal fence post.

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Land Surveyor, in the State of Utah, do hereby certify that this plat of property in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the above described lands, based on data compiled from records in the Weber County Records Office, and of a Survey made on the ground.

Signed this 1st day of September, 1990.

RECEIVED
DEC 07 1990



Gary L. Newman
Surveyor

GREAT BASIN ENGINEERING, INC.
Consulting Engineers
OGDEN & SALT LAKE CITY, UTAH

PROPERTY SURVEY FOR CAPITAL CITY BANK

Located in part of the NW 1/4 Section 27, T6N, R1W, S.L.B. & M. Weber County, Utah

R. Porter
August 29, 1990
1" = 50'