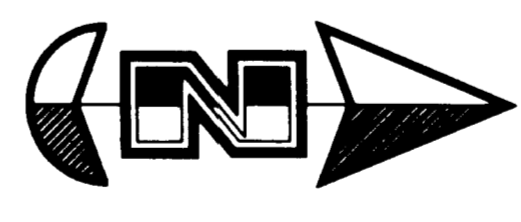


Scale: 1" = 20'



NARRATIVE

This Survey was requested by Mr. Gary Baur in order to describe and stake a parcel for conveyance along with a right-of-way along the South and Westerly sides of the parcel. Existing rebar were found along the West right-of-way line of Wall Avenue set by Great Basin Engineering in a survey done for Western Dairymen Cooperative, Inc., in March 1991. A line bearing North 0°58' East between the two rebars was used as the basis of bearings. Property corners were monumented as depicted on this drawing.

DESCRIPTION OF PARCEL TO BE CONVEYED

A part of the Northwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of Wall Avenue said point being 20.52 feet North 0°58' East 425.28 feet North 89°02' West and 201.40 feet North 0°58' East from the Southeast Corner of said Northwest Quarter (as established by Ogden City Plats) running thence North 69°02' West 225.44 feet; thence North 1°06'34" East 166.80 feet; thence North 65°01'43" East 62.39 feet to the center of an existing building wall; thence three (3) courses along the center of existing building wall as follows: South 88°34'59" East 65.60 feet; South 0°58' West 0.84 feet and South 89°02' East 103.33 feet to the West line of said Wall Avenue; thence South 0°58' West 192.73 feet along said West line to the point of beginning.

Contains 42,787 Square Feet

RIGHT OF WAY DESCRIPTION

A part of the Northwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of Wall Avenue: said point being 20.52 feet North 0°58' East; 425.28 feet North 89°02' West and 152.77 feet North 0°58' East from the Southeast Corner of said Northwest Quarter (as established by Ogden City Plats) running thence North 89°02' West 305.57 feet; thence North 1°06'40" East 189.90 feet to the edge of an existing building; thence ten (10) courses along the edge of said building as follows:

South 89°05'16" East 34.47 feet; North 1°20'14" East 22.70 feet; South 88°20'27" East 11.30 feet; North 29°24'38" East 54.68 feet; North 35°52'06" East 16.79 feet; South 1°06'40" East 24.60 feet; South 88°53'20" East 53.00 feet; South 1°06'40" West 13.00 feet; North 88°53'20" West 3.00 feet and South 1°06'40" West 43.06 feet to the center of an existing wall; thence South 88°34'59" East 4.69 feet along the center of an existing wall; thence South 65°01'43" West 62.39 feet; thence South 1°06'34" West 166.80 feet; thence South 89°02' East 225.44 feet to the West line of Wall Avenue; thence South 0°58' West 48.63 feet along said line to the point of beginning.

Contains 31,908 Square Feet

CERTIFICATION

I, Gary L. Neeman, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 4778, as prescribed by the Laws of the State of Utah, and I have made a survey of the above described property. I further certify that the above plat correctly shows the true dimensions of the property surveyed.

Date: 11-25-92

Gary L. Neeman
Gary L. Neeman
Registered Land Surveyor

5% COMMISSION TO THE SURVEYOR
40% COMMISSION TO THE ENGINEER
10% COMMISSION TO THE ASSISTANT SURVEYOR
10% COMMISSION TO THE ASSISTANT ENGINEER

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
OGDEN & SALT LAKE CITY, UTAH

Property Survey for Gary Baur

RECEIVED
A Part of Section 20, T6N, R1W, S1E, S.L.B. & M.D.C.S. B.M.S.P.
November 2, 1992
1-20-92
Walter Crane, Surveyor