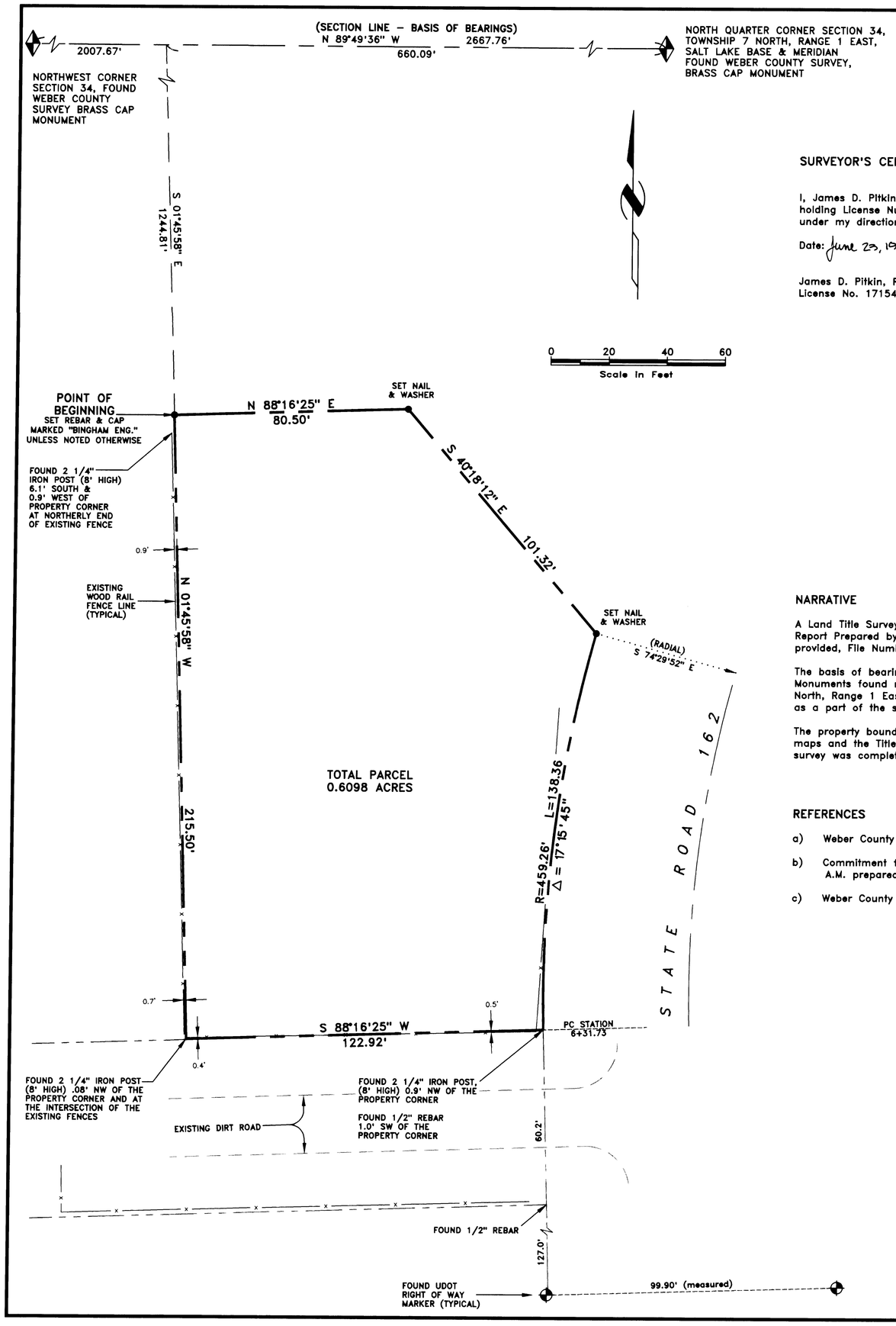
06/22/1995 F:\PROJ\2339\CAD\RECOSURV

DRAWING NUMBER 001185
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07540



SURVEYOR'S CERTIFICATE

I, James D. Pitkin, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546 do hereby certify that a survey of the described property was made under my direction and that the plat hereon is a true and correct representation of said survey.

Date: June 23, 1995

James D. Pitkin, R.L.S.
License No. 171546

No. 171546 JAMES DALE PITKIN

NARRATIVE

A Land Title Survey was requested by First Security Bank of Utah as disclosed in the Title Report Prepared by Home Abstract and Title Company in the Commitment for Title Insurance provided, File Number 104661, Effective Date: April 3, 1995 at 7:30 A.M.

The basis of bearings for the survey is North 89°49'36" West between the Weber County Survey Monuments found marking the North Quarter and Northwest Corner of Section 34, Township 7 North, Range 1 East, Salt Lake Base & Meridian and is called in the record description provided as a part of the survey.

The property boundaries shown hereon represent the record locations evidenced by existing plats, maps and the Title Report as noted hereon. See the surveyor's notes for further information. The survey was completed and corners set on May 1, 1995.

REFERENCES

a) Weber County Survey; County Monument Positions and Section Corner Ties.

b) Commitment for Title Insurance, File Number 104661, Effective Date: April 3, 1995 at 7:30 A.M. prepared by Home Abstract and Title Company.

c) Weber County Record of Survey Maps 000784 & 000684.

LEGAL DESCRIPTION
(RECORD, EXHIBIT "A")

Beginning at a point which is North 89D49'36" West 660.09 feet along the Section line and South 1D45'58" East 1244.81 feet from the North Quarter corner of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian, and running thence North 88D16'25" East 80.50 feet; thence South 40D18'12" East 101.32 feet to a point on the Westerly boundary of a 100.00 foot wide State Highway 162, said point being State Highway Station 7+57 of State Project 1574; thence along the Westerly boundary of said State Highway 162 Southerly 140.60 feet along the arc of a 546.256 foot radius curve to the Left through a central angle of 17D28'25" (radius point bears South 74D29'52" East from the beginning of the curve), to State Highway Station 6+31.73; thence North 1D45'58" West 1.73 feet; thence South 88D16'45" West 122.98 feet; thence North 1D45'58" West 215.50 feet to the point of beginning.

(#22-046-0076)

BOUNDARY DESCRIPTION
(SURVEY)

Beginning at a point 660.09 feet North 89°49'36" West along the Section line and 1244.81 feet South 01°45'58" East from the North Quarter corner of Section 34, Township 7 North, Range 1 East, Salt Lake Base & Meridian and running thence North 88°16'25" East 80.50 feet; thence South 40°18'12" East 101.32 feet to a point on a 459.256 foot radius curve to the left (the center of said curve bearing South 74°29'52" East), said curve being the Westerly boundary line of State Highway 162 (100.00 feet wide); thence Southwesterly 138.36 feet along the arc and said Westerly boundary line through a central angle of 17°15'45" to a point opposite Engineer's Station 6+31.73; thence South 88°16'25" West 122.92 feet; thence North 01°45'58" West 215.50 feet to the point of beginning.

Containing 0.6098 acres, more or less.

RECEIVED
JUN 28 1995
Weber County Recorder

SURVEYOR'S NOTES

A) The possibility of deed "gaps" and "overlaps" are indicated in the documentation as provided. Conflicting locations are apparent in the record documents and monuments found controlling the corners of adjacent properties. Many of the perceived gaps and overlaps can be explained by inconsistencies in the record documentation. Some are a result of inaccuracies and miscalculations perpetuated over a period of time.

B) Additional information specifically requested as a part of the survey that was not provided and stated clearly in the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey" includes the names and deed data of all adjacent owners and any other documents containing desired appropriate information affecting the property and to which the survey would make reference. The additional information was provided by fax, but portions of the additional information is not legible or does not contain the necessary documentation.

C) Due to the lack of appropriate documentation of the subject boundaries, easements, exceptions and adjacent properties, additional research was required by the surveyor. Said research was made of the readily available records and is not intended to be a comprehensive title search.

D) Many property monuments were found in the area of the subject property. However, many of the Record of Survey plats referencing said monuments weren't found in the records of the Weber County Surveyor's Office.

E) Record information specifically requested from the Utah Department of Transportation, Region One Office for the Highway Right of Way Maps pertinent to the subject area were provided, but does not reflect the controlling data. Additional information was requested and has not been provided to date.

F) The record description of the subject property provided in the Title Report indicates bearings and distances in substantial compliance with existing county and state monuments, fences and evidence of ownership. However, the curve data given in said description for the Highway Right of Way contains some inconsistencies: i) The curve data is not mathematically consistent (calculating from radius and delta yields an incorrect length, etc.). ii) The radius called for along the "Westerly boundary of a 100.00 foot wide State Highway 162" is inconsistent with other descriptions in the subject area. iii) The described highway right of way indicates an overlap of 1.73 feet at the southeast corner of the property. This overlap would only be 0.01 feet wide as described and is likely an error resulting from improper calculation of the curve information. See note A.

FIRST SECURITY BANK

NW 1/4 SEC. 34, T7N, R1E, SLB&M.
WEBER COUNTY, UTAH

RECORD OF SURVEY MAP
EDEN PROPERTY

BINGHAM ENGINEERING
5160 Wiley Post Way
Salt Lake City, Utah 84116
(801) 532-2520

Designed: JDP
Drawn: JDP
Checked: JVW
Reviewed: MNG

Rev.	By	Date	Remarks	Date JUNE 1995	Proj. #2339-004	Sht 1 of 1