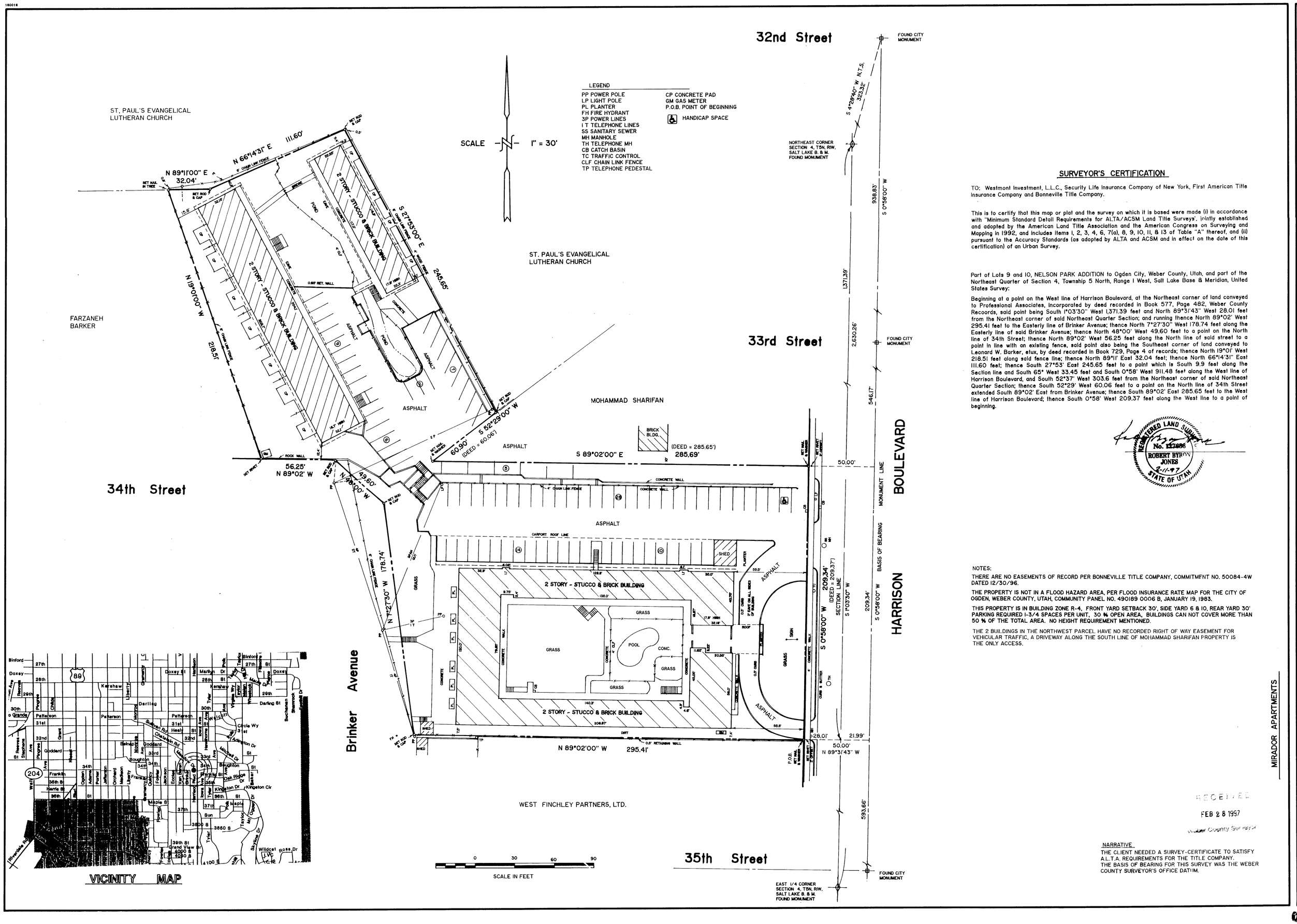
DRAWING NUMBER 001615

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07-5-51



LEGEND

PP POWER POLE
LP LIGHT POLE
PL PLANTER
FH FIRE HYDRANT
3P POWER LINES
i T TELEPHONE LINES
SS SANITARY SEWER
MH MANHOLE
TH TELEPHONE MH
CB CATCH BASIN
TC TRAFFIC CONTROL
CLF CHAIN LINK FENCE
TP TELEPHONE PEDESTAL
CP CONCRETE PAD
GM GAS METER
P.O.B. POINT OF BEGINNING
HANDICAP SPACE

VICINITY MAP

SURVEYOR'S CERTIFICATION

TO: Westmont Investment, L.L.C., Security Life Insurance Company of New York, First American Title Insurance Company and Bonneville Title Company.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys', jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11, & 13 of Table "A" thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Part of Lots 9 and 10, NELSON PARK ADDITION to Ogden City, Weber County, Utah, and part of the Northeast Quarter of Section 4, Township 5 North, Range 1 West, Salt Lake Base & Meridian, United States Survey:

Beginning at a point on the West line of Harrison Boulevard, at the Northeast corner of land conveyed to Professional Associates, Incorporated by deed recorded in Book 577, Page 482, Weber County Records, said point being South 1°03'30" West 1,371.39 feet and North 89°31'43" West 28.01 feet from the Northeast corner of said Northeast Quarter Section; and running thence North 89°02' West 295.41 feet to the Easterly line of Brinker Avenue; thence North 7°27'30" West 178.74 feet along the Easterly line of said Brinker Avenue; thence North 48°00' West 49.60 feet to a point on the North line of 34th Street; thence North 89°02' West 56.25 feet along the North line of said street to a point in line with an existing fence, said point also being the Southeast corner of land conveyed to Leonard W. Barker, etux, by deed recorded in Book 729, Page 4 of records; thence North 19°01' West 218.51 feet along said fence line; thence North 89°11' East 32.04 feet; thence North 66°14'31" East 111.60 feet; thence South 27°53' East 245.65 feet to a point which is South 9.9 feet along the Section line and South 65° West 33.45 feet and South 0°58' West 911.48 feet along the West line of Harrison Boulevard, and South 52°37' West 303.6 feet from the Northeast corner of said Northeast Quarter Section; thence South 52°29' West 60.06 feet to a point on the North line of 34th Street extended South 89°02' East from Brinker Avenue; thence South 89°02' East 285.65 feet to the West line of Harrison Boulevard; thence South 0°58' West 209.37 feet along the West line to a point of beginning.

REGISTERED LAND SURVEYOR No. 127666 ROBERT BYRON JONES 2-11-97 STATE OF UTAH

NOTES:

THERE ARE NO EASEMENTS OF RECORD PER BONNEVILLE TITLE COMPANY, COMMITMENT NO. 50084-4W DATED 12/30/96.

THE PROPERTY IS NOT IN A FLOOD HAZARD AREA, PER FLOOD INSURANCE RATE MAP FOR THE CITY OF OGDEN, WEBER COUNTY, UTAH, COMMUNITY PANEL NO. 490189 0006 B, JANUARY 19, 1983.

THIS PROPERTY IS IN BUILDING ZONE R-4, FRONT YARD SETBACK 30', SIDE YARD 6 & 10, REAR YARD 30' PARKING REQUIRED 1-3/4 SPACES PER UNIT, 30 % OPEN AREA, BUILDINGS CAN NOT COVER MORE THAN 50 % OF THE TOTAL AREA. NO HEIGHT REQUIREMENT MENTIONED.

THE 2 BUILDINGS IN THE NORTHWEST PARCEL HAVE NO RECORDED RIGHT OF WAY EASEMENT FOR VEHICULAR TRAFFIC, A DRIVEWAY ALONG THE SOUTH LINE OF MOHAMMAD SHARIFAN PROPERTY IS THE ONLY ACCESS.

MIRADOR APARTMENTS

RECEIVED
FEB 28 1997
Weber County Surveyor

NARRATIVE
THE CLIENT NEEDED A SURVEY-CERTIFICATE TO SATISFY A.L.T.A. REQUIREMENTS FOR THE TITLE COMPANY.
THE BASIS OF BEARING FOR THIS SURVEY WAS THE WEBER COUNTY SURVEYOR'S OFFICE DATUM.

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
555 South 300 East, Salt Lake City, Utah 84111
(801) 364-1212 Offices: St. George, Utah

Drawn: ERJ Date: JAN. 1997
Designer:
Checked: R.B. JONES
Approved: 1"=30'
Scale:
Job No: 44219

ALTA/ACSM LAND TITLE SURVEY
3415 SOUTH HARRISON BOULEVARD, OGDEN, UTAH, 84403
LOCATION - NORTHEAST 1/4 SECTION 4, T5N, R1W, SALT LAKE B. & M.
PREPARED FOR
WESTMONT INVESTMENT, L.L.C.

SHEET
SHEETS

001615