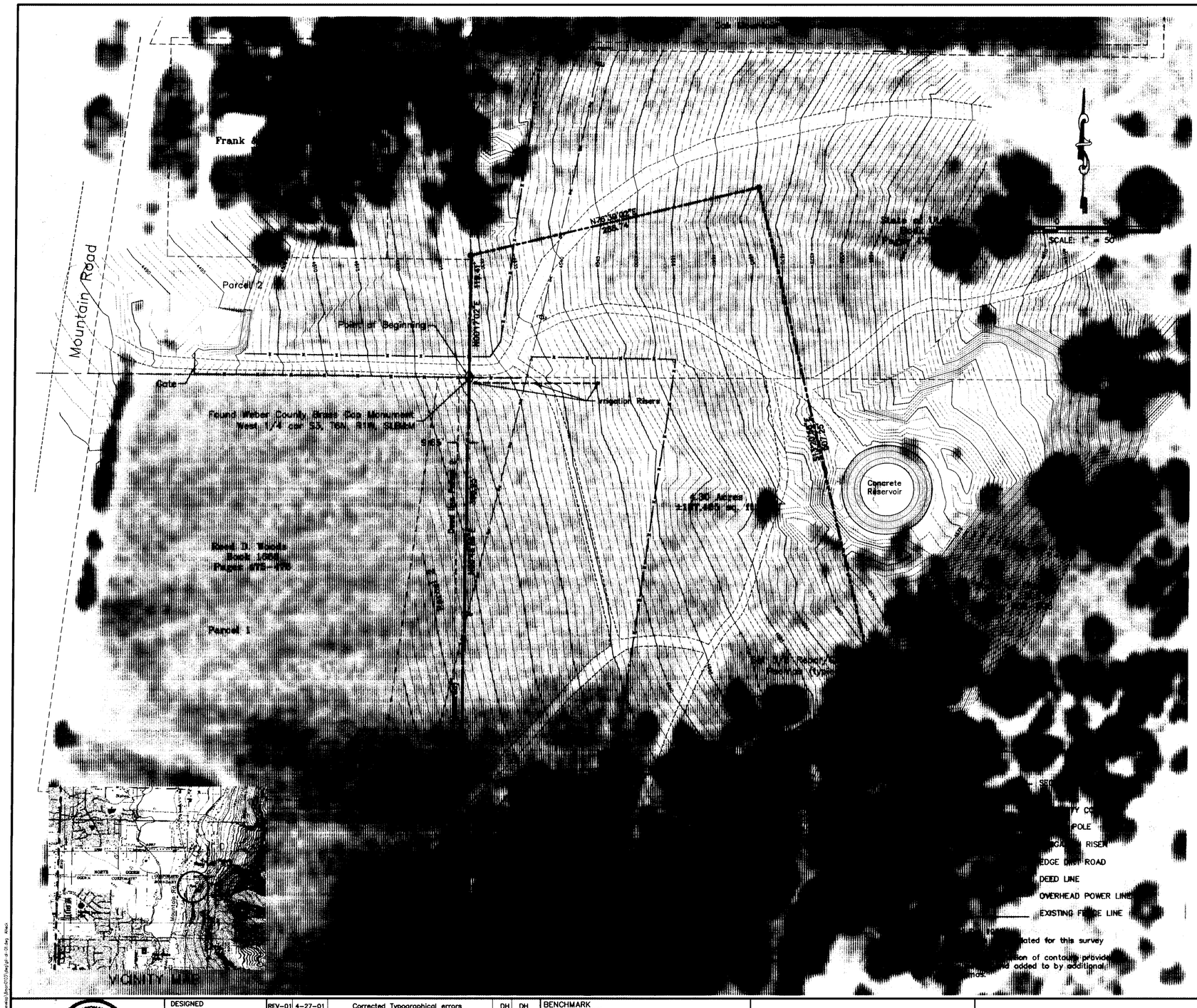

SURVEYORS CERTIFICATE:

To Montgomery Watson Americas, Inc. and the State of Utah:

This is to certify that this map or plat 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 1999 and includes Items 2, 4, 8, 10, 11a & 13 of Table A thereof, as qualified or limited by comments on this map. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

David E. Hawkes, PLS #356548
PSOMAS

April 30, 2001
Date

LICENSED PROFESSIONAL LAND SURVEYOR No. 356548 DAVID E. HAWKES STATE OF UTAH

Boundary Description (Subject Parcel)

A parcel of land lying and situate in the Southwest and the Northwest Quarters of Section 3, Township 6 North, Range 1 West, Salt Lake Base and Meridian, North Ogden City, Weber County, Utah. Comprising 4.30 acres out of those particular parcels of land owned in fee simple by the State of Utah, evidenced by that certain Quit Claim Deed recorded as entry number 997106, in book 1588, at pages 905 – 906, that certain Administrators Deed recorded May 13, 1913 at 9:17 AM in book 71 at pages 476 – 478, and that certain Warranty Deed recorded May 13, 1913 at 9:20 AM in book 71 at pages 478 – 479 of the Weber County Records. Basis of bearing for subject parcel being South 00°48'56" West 2670.54 feet (measured) between the Weber County brass cap monuments monumentalizing the West line of the Southwest Quarter of said Section 3. Subject parcel being more particularly described as follows:

Beginning at the Weber County brass cap monument, set in 1997, monumentalizing the West Quarter Corner of said Section 3; Thence North 00°17'02" East (NORTH per said Administrators and Warranty Deeds) 119.41 feet coincident with the West line of the Northwest quarter of said Section 3; Thence North 76°39'02" East 288.74 feet; Thence South 13°20'58" East 507.25 feet; Thence South 58°56'26" West 152.82 feet; Thence South 87°21'44" West 273.70 feet to a point on the West line of the Southwest Quarter of said Section 3; Thence North 00°48'56" East (NORTH per said Quit Claim Deed) 398.95 feet coincident with said Quarter Section line and the East line of the Reed D. Woods parcel, (transferred by that certain Quit Claim Deed recorded as entry number 1254160, in book 1686, at pages 475 – 476 of the Weber County Records), to the point of beginning.
Subject to

Boundary Descriptions (Root Parcels)

Quit Claim Deed, Entry Number 997106, Book 1588, Pages 905 – 906:

Parcel 3:
Part of the Southwest Quarter of Section 3, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 3; Running thence South 2538 feet, Thence WEST to the West line of Section 3, Thence NORTH to the North line of Southwest Quarter, Thence EAST to point of beginning. Except that part in canal.

Administrators Deed, Book 71, Pages 476 – 478:
Warranty Deed, Book 71, Pages 478 – 479:

A part of the South West Quarter of the North West Quarter of Section 3, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey,-- beginning at the South West corner of the said North West quarter section, and running thence NORTH along the section line 330 feet, thence EAST 660 feet, thence NORTH 530 feet, thence EAST 660 feet, thence SOUTH 860 feet, thence WEST 1320 feet to the place of beginning.

Survey Notes

1. This survey was completed on the ground on April 16, 2001.
2. No Title Report was furnished to the Surveyor leaving the possibility that there are Easements of record and/or other encumbrances on the property, other than those visible upon the surface and shown hereon.
3. The location, type and nature of visible improvements and/or encumbrances found upon the subject parcel are disclosed and shown hereon.
4. A 4 foot wire fence encroaches upon the subject parcel in the Southwest Quarter of Section 3, Easterly of that particular parcel of land owned in fee simple by Reed D. Woods, (evidenced by that certain Quit Claim Deed recorded as entry number 1254160, in book 1686, at pages 475 – 476 of the Weber County Records). The parcel of land enclosed by the fence appears to have been actively farmed for an unknown period of time.
5. Evidence exists of a pressurized irrigation line running approximately parallel to, and approximately 5 feet South of a wire fence running along a portion of the approximate North line of the Southwest Quarter of said Section 3.
6. The description contained in that certain Quit Claim Deed from the State of Utah to Reed D. Woods (Entry number 1254160, in book 1686, at pages 475 – 476 of the Weber County Records), mis-closes South 86°42'17" East 9.93 feet, leaving an approximate 9 foot gap between the West line of the Southwest Quarter of Section 3 and Mr. Woods East boundary line. In interpreting Mr. Woods deed it is my professional opinion that the intent of the Quit Claim Deed was to transfer ownership to and coincident with the Quarter Section line. The description of the subject parcel is representative of this interpretation.
7. It is my recommendation that a Boundary Line Agreement be executed with Mr. Woods to correct the deficiency in his deed and remove any color of title along his East Boundary Line (subjects West boundary line).
8. Three dirt roads cross the subject parcel. Access to those roads and the subject parcel is restricted by a locked gate located West of the subject parcel at the intersection of a dirt road (approximately 1500 North Street) and Mountain Road.
9. An "old" 4 foot wire fence encroaches upon the Northwest Quarter of Section 3, Easterly of that particular parcel of land owned in fee simple by Frank D. Miller and Sherry A. Miller, (evidenced by that certain Warranty Deed recorded as entry number 1611373, in book 1990, at page 2268 of the Weber County Records). The parcel of land enclosed by the fence does not appear to have been actively farmed in the recent past.
10. The "Miller Deed" clearly locates all of their property in the Northeast Quarter of Section 4, Township 6 North, Range 1 West, Salt Lake Base and Meridian.
11. Other segments of fence exist on the subject parcel but do not appear to define ownership or title. They appear to be fences of convenience or to run along the road right of way.
12. An overhead Power line crosses the subject parcel and is correctly depicted on this drawing.
Some evidence of "ancient" structures was observed upon the subject parcel but, was not seen as having any consequence to title or ownership, and therefore are not shown.

DESIGNED DEH	REV-01	4-27-01	Corrected Typographical errors	DH	DH	
DRAFTED AH			RECEIVED JUN 07 2001 Weber County Surveyor			
CHECKED DEH	REV	DATE		BY	APP'D	

BENCHMARK
W 1/4 CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SLB&M

ELEV. POB: 4526.33 ADJUSTMENT

PSOMAS
2825 East Cottonwood Parkway, Suite 120
Salt Lake City, Utah 84121
(801) 270-5777 (801) 270-5782 (FAX)

ALTA\ACSM Survey
NORTH OGDEN RESERVOIR
APPROXIMATELY: 1500 NORTH MOUNTAIN ROAD
CITY OF NORTH OGDEN WEBER, COUNTY UTAH

DATE: April 18, 2001
SCALE: 1" = 50'
PROJECT No. 8MON010300
SHEET 1 OF 1

002697