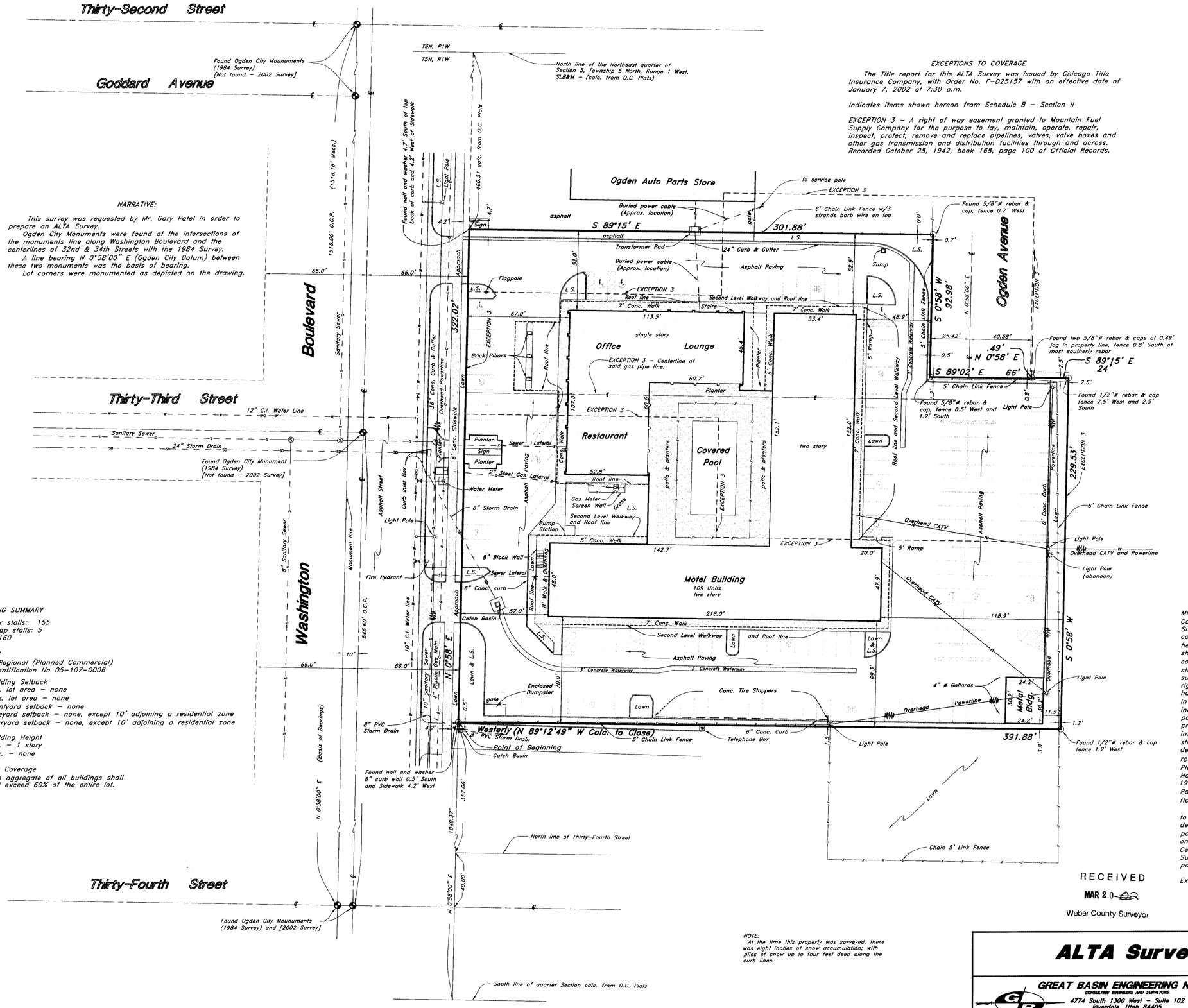
002831



002831

Scale: 1" = 30'

Graphic Scale

Legend

San. Sewer Manhole	Ⓢ
Gas Meter	
Telephone Box	
Fire hydrant	
Water Valve	
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Secondary waterline	—IW—
Utility marker	
Power pole	
Power pole w/guy	
Fence	
Overhead Power line	—OP—
Concrete Pipe	C/P
Centerline	—℄—
Overhead Cable TV line	—TV—
Asphalt	
Building	
Concrete	
Ogden City Plats	O.C.P.
Light Pole	

NARRATIVE:

This survey was requested by Mr. Gary Patel in order to prepare an ALTA Survey.

Ogden City Monuments were found at the intersections of the monuments line along Washington Boulevard and the centerlines of 32nd & 34th Streets with the 1984 Survey.

A line bearing N 0°58'00" E (Ogden City Datum) between these two monuments was the basis of bearing.

Lot corners were monumented as depicted on the drawing.

EXCEPTIONS TO COVERAGE

The Title report for this ALTA Survey was issued by Chicago Title Insurance Company, with Order No. F-025157 with an effective date of January 7, 2002 at 7:30 a.m.

Indicates items shown hereon from Schedule B - Section II

EXCEPTION 3 - A right of way easement granted to Mountain Fuel Supply Company for the purpose to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across. Recorded October 28, 1942, book 168, page 100 of Official Records.

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the East line of Washington Boulevard in Ogden City, 1848.37 feet North 0°58' East from the South line of said Quarter Section; thence North 0°58' East along the East line of said Washington Boulevard a distance of 322.02 feet; thence in an Easterly direction along a line bearing South 89°15' East a distance of 301.88 feet; thence in a Southerly direction along a line bearing South 0°58' West a distance of 92.98 feet; thence in an Easterly direction along a line bearing South 89°02' East a distance of 66 feet; thence in a Northerly direction along a line bearing North 0°58' East a distance of .49 feet; thence in an Easterly direction along a line bearing South 89°15' East a distance of 24 feet; thence in a Southerly direction along a line bearing South 0°58' West a distance of 229.53 feet; thence in a Westerly direction a distance of 391.88 feet, more or less, (North 89°12'49" West 391.88 feet calculated to close) to the point of beginning.

Contains 117,871 Square Feet
Or 2.706 Acres

PARKING SUMMARY

Regular stalls: 155
Handicap stalls: 5
Total: 160

ZONING

CP-3 Regional (Planned Commercial)
Tax Identification No 05-107-0006

Building Setback
Min. lot area - none
Max. lot area - none
Frontyard setback - none
Sideyard setback - none, except 10' adjoining a residential zone
Rearyard setback - none, except 10' adjoining a residential zone

Building Height
Min. - 1 story
Max. - none

Lot Coverage
The aggregate of all buildings shall not exceed 60% of the entire lot.

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to PMC Investment Corporation, MNKG Hospitality, Inc., Founders Title Company and Chicago Title Insurance Company that (i) this survey was made on the ground by the undersigned Surveyor, or under his supervision, as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (ii) all monuments shown here actually exist, and the location, size and type of such monuments are correctly shown; (iii) this survey correctly shows the location of all buildings, structures, other improvements and visible items on the subject Property; (iv) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights of way, easements and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); (v) except as shown, here are no visible easements, rights of way, party walls, drainage, ditches, streams, or conflicts, encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements on adjoining premises; (vi) the distance from the nearest intersecting street and road is as shown hereon; (vii) the subject property has direct access to dedicated public roads accepted for maintenance by the entity too which such roads were dedicated; and (viii) the Property is not located in a 100-Year Flood Plain or in an identified "flood prone area," as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #490189 0006 B, dated January 19, 1983, Zone C (areas of minimal flooding) which such map panel covers the area in which the Property is situated.

The Surveyor expressly understands and agrees that (a) this Certificate is made to induce Lender, its successors and/or assigns, to extend credit secured by a deed of trust lien covering the Property, and to the Title Company to issue a title policy regarding the Property; (b) Lender and the Title Company are entitle to rely on this plat of survey as being true and accurate to all respects and upon this Certificate as being true and accurate; and (c) the consideration paid to the Surveyor for the preparation and certification of such survey has been paid, in part, for the benefit of Lender and in anticipation of its reliance thereon.

Executed this 18th day of February, 2002

REGISTERED No. 4778 GARY L. NEWMAN STATE OF UTAH

Gary L. Newman, LS No. 4778

3306 Washington Boulevard

RECEIVED
MAR 20 02
Weber County Surveyor

NOTE:
At the time this property was surveyed, there was eight inches of snow accumulation; with piles of snow up to four feet deep along the curb lines.

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ALTA Survey

Ogden Days Inn
A Part of the Northeast ¼ of Section 5
Township 5 North, Range 1 West Salt Lake Base & Meridian
Ogden City, Weber County, Utah

GREAT BASIN ENGINEERING NORTH
CIVIL ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE : 1" = 30'	DATE : 1 Feb, 2002	DRWG. NO.
DRAWN : ESL	REVISIONS : 12 Feb, 2002	
02N401		

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