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## SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF UTAH, CERTIFIES TO MORGAN STANLEY DEAN WITTER MORTGAGE CAPITAL INC., SECORE FINANCIAL CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY OF UTAH, FIRST AMERICAN TITLE INSURANCE COMPANY, ARC4BFND, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS FOLLOWS:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1999 AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AN ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AND URBAN SURVEY.

2. THE SURVEY WAS MADE ON THE GROUND BY AND INSTRUMENT SURVEY ON OCTOBER 5, 2001, BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE METES AND BOUNDS DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY; THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY; INCLUDING STREETS, PAVED PARKING AREAS AND SPACES AND BOUNDARY FENCES, BUT EXCLUDING ANY MOBILE HOMES AND ADJACENT PAVED PARKING PODS (EXCEPT TO THE EXTENT THEY ENCROACH ON ANY BOUNDARY, EASEMENT OR SET-BACK LINES).

3. THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE-GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHTS-OF-WAY OR (b) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.

4. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND (a) LISTED IN THE TITLE INSURANCE COMMITMENT NUMBER 00108702 DATED AUGUST 27, 2001, ISSUED BY THE TITLE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY OR (b) APPARENT FROM A VISUAL INSPECTION, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. A STATEMENT AFTER EACH EASEMENT HAS BEEN INCLUDED STATED THAT THE ITEM IS PLOTTED, AND IF NOT PLOTTED, A REASON WHY IS INCLUDED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORDANCE WITH THE MINIMUM SETBACK, SIDE YARD AND REAR YARD LINE PROVISIONS AND RESTRICTIONS OF RECORD FOR THE SUBJECT PROPERTY, WHICH IS REFERENCED IN SUCH TITLE COMMITMENT, EXCEPT AS SHOWN ON THE PLAT. IF NOT LOCATABLE, THEN AN EXPLANATION IS INCLUDED ON THE SURVEY.

5. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A PUBLICLY USED AND MAINTAINED STREET OR HIGHWAY. IF NOT, AN EXPLANATION IS INCLUDED ON THE SURVEY.

6. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY SEWER FACILITIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS INDICATED HEREON.

7. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS, EXCEPT AS SHOWN ON THE SURVEY.

8. EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. IF APPLICABLE, THE SURVEY CORRECTLY DELINEATES THE PORTION OF THE PROPERTY LOCATED N THE SPECIAL HAZARD AREA AND INDICATES THE ZONE DESIGNATED OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA.

9. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATION AS BEING TRUE AND ACCURATE.

SIGNED THIS 26TH DAY OF APRIL

159477
UTAH LICENSE NUMBER

No. 159477 REGISTERED LAND SURVEYOR RANDALL J. WILDFORD STATE OF UTAH

SIGNATURE

## TITLE ITEMS

FIRST AMERICAN TITLE INSURANCE COMPANY, UTAH DIVISION

TITLE COMMITMENT NO. 00108702, THIRD AMENDMENT DATED: AUGUST 27, 2001.

13. 5' MAINTENANCE EASEMENT TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED JUNE 10, 1975 AS ENTRY NO. 639531 IN BOOK 1088 AT PAGE 586 OF OFFICIAL RECORDS (NON SPECIFIC AS TO LOCATION. NO EASEMENT EVIDENCE ON GROUND)

14. 12' RIGHT OF WAY EASEMENT TO MOUNTAIN FUEL SUPPLY COMPANY, RECORDED APRIL 26, 1976 AS ENTRY NO. 663578 IN BOOK 1124 AT PAGE 163 OF OFFICIAL RECORDS (NON SPECIFIC AS TO LOCATION. NO EASEMENT EVIDENCE ON GROUND) FOR MORE INFORMATION REGARDING EASEMENT SEE EXHIBIT 'A' BOOK 1124 PAGE 165.

16. RETENTION RESERVOIR TO OGDEN CITY RECORDED AUGUST 20, 1976 AS ENTRY NO. 673486 IN BOOK 1139 PAGE 247 OF OFFICIAL RECORDS

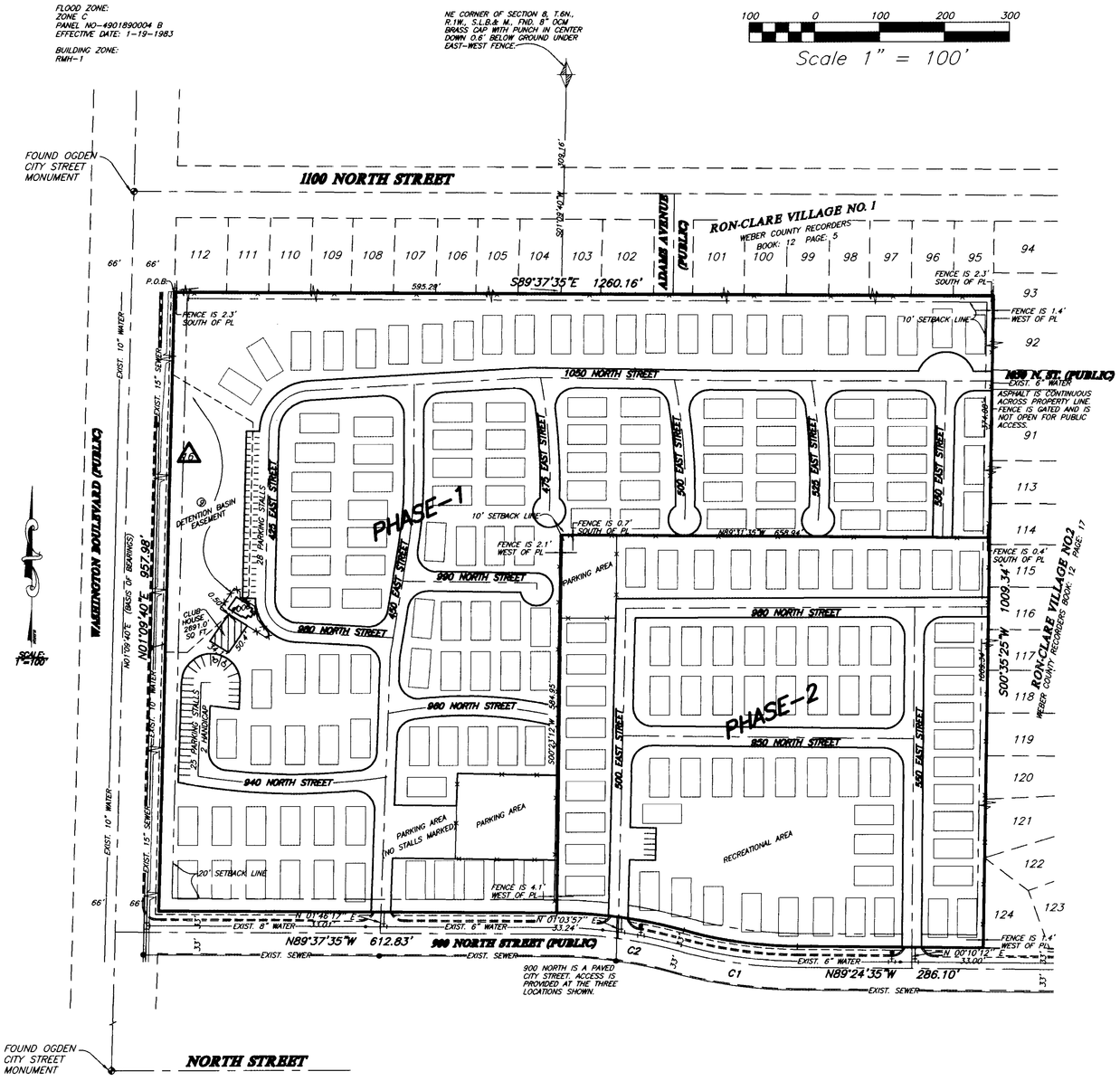
18. RIGHT OF WAY, MAINTENANCE EASEMENT TO MOUNTAIN FUEL SUPPLY COMPANY, RECORDED JULY 14, 1986 AS ENTRY NO. 981817 IN BOOK 1498 AT PAGE 1828 OF OFFICIAL RECORDS (NON SPECIFIC AS TO LOCATION. NO EASEMENT EVIDENCE ON GROUND)

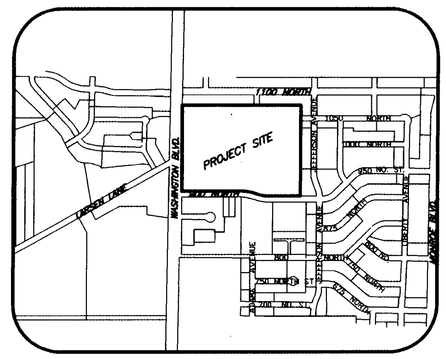
19. 6' EASEMENT TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 19, 1987 AS ENTRY NO. 999921 IN BOOK 1509, AT PAGE 2995 OF OFFICIAL RECORDS. (NON SPECIFIC AS TO LOCATION. NO EASEMENT EVIDENCE ON GROUND)

## ZONE DESIGNATIONS

FLOOD ZONE:
ZONE C
PANEL NO-4901890004 B
EFFECTIVE DATE: 1-19-1983

BUILDING ZONE:
RMH-1




## VICINITY MAP

## ORIGINAL BOUNDARY DESCRIPTIONS

PARCEL-1 (11-027-0041)

PART OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.& M., U.S. SURVEY; AND ALL OF LOT 12, BLOCK 1, AND ALL OF LOTS 10 TO 13, INCLUSIVE, BLOCK 2, OTTO BERGER'S ADDITION, OGDEN CITY; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF WASHINGTON BLVD., AT A POINT S00°50'15"W 310.02 FEET AND N89°57'W 595.7 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8, SAID POINT BEING ON THE SOUTH LINE OF RON-CLARE VILLAGE NO. 1; RUNNING THENCE S89°57'E 1260.16 FEET; THENCE S00°16'W 374.08 FEET; THENCE N89°51'W 658.94 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE S00°03'47"W 584.95 FEET ALONG THE SECTION LINE TO THE NORTH LINE OF PINE STREET (900 NORTH STREET); THENCE WEST 613.73 FEET ALONG THE NORTH LINE OF PINE STREET TO THE EAST LINE OF WASHINGTON BLVD.; THENCE N00°50'15"E ALONG THE EAST LINE OF WASHINGTON BLVD., 957.98 FEET TO THE POINT OF BEGINNING.

PARCEL-2 (11-045-0005)

PART OF THE NORTHWEST QUARTER OF SECTION 9, T.6N., R.1W., S.L.B.& M., U.S. SURVEY; BEGINNING AT A POINT 1345 FEET SOUTH AND 260 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 9, RUNNING THENCE EAST 395.12 FEET TO THE DIVISION LINE AS DEFINED IN BOOK 614, PAGE 424; THENCE NORTH 159 FEET ALONG SAID LINE; THENCE WEST 395.86 FEET; THENCE SOUTH 159 FEET TO BEGINNING.

EXCEPT THE 0.23 ACRE OF LAND CONVEYED TO OGDEN CITY.

PARCEL-3 (11-045-0006)

PART OF THE NORTHWEST QUARTER OF SECTION 9, T.6N., R.1W., S.L.B.& M., U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 685 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 660 FEET, THENCE EAST 260 FEET, THENCE NORTH 159 FEET, THENCE EAST 400 FEET, THENCE NORTH 501 FEET, THENCE WEST 660 FEET TO THE PLACE OF BEGINNING.
TOGETHER WITH A RIGHT-OF-WAY 1 ROD WIDE FROM THE SOUTHWEST CORNER OF SAID LAND TO STREET.
EXCEPT THE 0.33 ACRE OF LAND CONVEYED TO OGDEN CITY.

## DESCRIPTION AS SURVEYED

PART OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTHWEST QUARTER OF SECTION 9, T.6N., R.1W., S.L.B.& M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WASHINGTON BOULEVARD AND THE SOUTH LINE OF RON-CLARE VILLAGE NO.1, SAID INTERSECTION BEING S01°09'40"W 309.16 FEET AND N89°37'35"W 595.29 FEET FROM THE NE CORNER OF SAID SECTION 8 (BASIS OF BEARINGS BEING N01°09'40"E ALONG THE WASHINGTON BOULEVARD MONUMENT LINE); THENCE S89°37'35"E ALONG THE SOUTH LINE OF SAID SUBDIVISION 1260.16 FEET; THENCE ALONG THE WEST LINE OF RON-CLARE VILLAGE NO.'S 1 & 2 S00°35'25"W 1009.34 FEET TO THE NORTH LINE OF 900 NORTH STREET; THENCE ALONG SAID LINE THE NEXT FOUR (4) COURSES: (1) N89°24'35"W 286.10 FEET TO A POINT ON A 670.67 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS N00°35'25"E; (2) ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 15°09'27" A DISTANCE OF 177.42 FEET TO A POINT ON A 736.67 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S15°44'52"W, (3) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°22'27" A DISTANCE OF 197.67 FEET, AND (4) N89°37'35"W 612.83 FEET TO THE EAST LINE OF WASHINGTON BOULEVARD; THENCE N01°09'40"E ALONG SAID EAST LINE 957.98 FEET TO THE POINT OF BEGINNING.

CONTAINS 28.36 ACRES / 1235351 SQ. FT..

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A NEW ALTA/ASCM SURVEY OF THE VIKING VILLA PROPERTY FOR BLAINE BURNETT. ALL BOUNDARY LINES WERE DETERMINED IN A PREVIOUS ALTA/ASCM SURVEY OF SAID PROPERTY FILED WITH THE WEBER COUNTY SURVEYORS OFFICE. WITH THE EXCEPTION OF ONE ADDITIONAL MOBILE HOME SPACE, NO NEW EVIDENCE OF THE BOUNDARY OR UTILITIES WERE FOUND.

## CURVE TABLE

| NUMBER | DELTA | CHORD | TANGENT | RADIUS | LENGTH | CHORD |
|---|---|---|---|---|---|---|
| C1 | 15°09'27" | N 81°49'52" W | 89.23 | 670.67 | 177.42 | 176.91 |
| C2 | 15°22'27" | N 81°56'22" W | 99.43 | 736.67 | 197.67 | 197.08 |

RECEIVED
APR 29
Weber County Surveyor

### GENERAL

ALL EASEMENTS ARE FOR THE BENEFIT AND USE OF THE MOBILE HOME PARK ONLY. NO EASEMENTS CONVEY UTILITIES THROUGH THE PROPERTY FOR THE BENEFIT OF OTHER PROPERTIES.

### BUILDING SETBACKS:

THE CURRENT OGDEN CITY BUILDING SETBACK REQUIREMENTS ARE SHOWN AS 10 FEET ON ALL BOUNDARIES AND 20 FEET ON STREETS. MOBILE HOMES ALONG 900 NORTH STREET VIOLATE THE SETBACK REQUIREMENTS AS SHOWN BUT ARE EXEMPT IN THAT THE BUILDING PADS WERE APPROVED PRIOR TO ENACTMENT OF THE REQUIREMENT. THIS WAS CONFIRMED IN A PHONE CONVERSATION WITH OGDEN CITY PLANNING ON SEPTEMBER 23, 1996.

### ENCROACHMENTS:

EXTERIOR FENCES ON THE NORTH AND EAST BOUNDARIES ENCROACH SLIGHTLY AS SHOWN ONTO THE MOBILE HOME PARK. THE CLUB HOUSE ENCROACHES SLIGHTLY AS SHOWN INTO THE OGDEN CITY DETENTION BASIN EASEMENT. FENCES BETWEEN THE PHASES DO NOT QUITE FOLLOW THE DEEDED BOUNDARY.

### UTILITIES:

INTERIOR UTILITIES ARE NOT SHOWN ON THIS PLAT BUT, MAIN SUPPLY LINES AROUND THE EXTERIOR OF THE PARCEL ARE, AS WELL AS CONNECTING POINTS WHERE KNOWN.
GAS CONNECTION IS IN 900 NORTH STREET NOT VISIBLE ON GROUND.

### STREETS

ALL STREETS WITHIN PROPERTY BOUNDARY ARE PRIVATE

### BOUNDARY CORNERS

NO CORNERS WERE SET AS ALL ARE CLEARLY SHOWN BY RELATIONSHIPS TO EXISTING FENCES

### LEGEND

= PERMANENT STRUCTURE
= EXIST. OVERHEAD POWER LINE (INCLUDES PHONE ALONG WASH. BLVD)
= EXIST. FENCE LINE
= EXIST. FIRE-HYDRANT
= EXIST. WATER VALVE
= EXIST. SANITARY SEWER MAN-HOLE
= EXIST. CENTERLINE MONUMENT
= EXIST. CURB, GUTTER, & SIDEWALK

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REVISIONS
1. 4. 2. 5. 3. 6.

PROJECT NO.: 4402-01 SURVEYOR: R.WILLFORD
DATE: 10-8-01 DRAWN: H. GUNN
SCALE: 1"=100' CHECKED:

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310 OGDEN, UTAH 84403 (801) 621-3100 FAX (801) 621-2666
95 W. 100 S. STE. #310 LOGAN, UTAH 84321 (435) 752-3303 FAX (435) 752-2266

# ALTA/ASCM LAND TITLE SURVEY

# VIKING VILLA MOBILE HOME PARK

PART OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST QUARTER OF SECTION 9, T.6N., R.1W., S.L.B.&M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
OCTOBER, 2001

SHEET 1 OF 1 SHEETS

G:\DRAWINGS\SHARED\4402\01-ALTA\ALTA.DWG Thu Apr 25 14:00:52 2002 H.GUNN

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