

ACSM/A.L.T.A SURVEY

Prepared for Boman & Kemp Development

NorthWest Corner of Section 1,
Township 5 North, Range 2 West,
Salt Lake Base & Meridian.

S 89°17'09" W 2692.86'

North Quarter Corner of Section 1,
Township 5 North, Range 2 West,
Salt Lake Base & Meridian, Weber County
Surveyors Brass Capped Monument, Dated 1979.

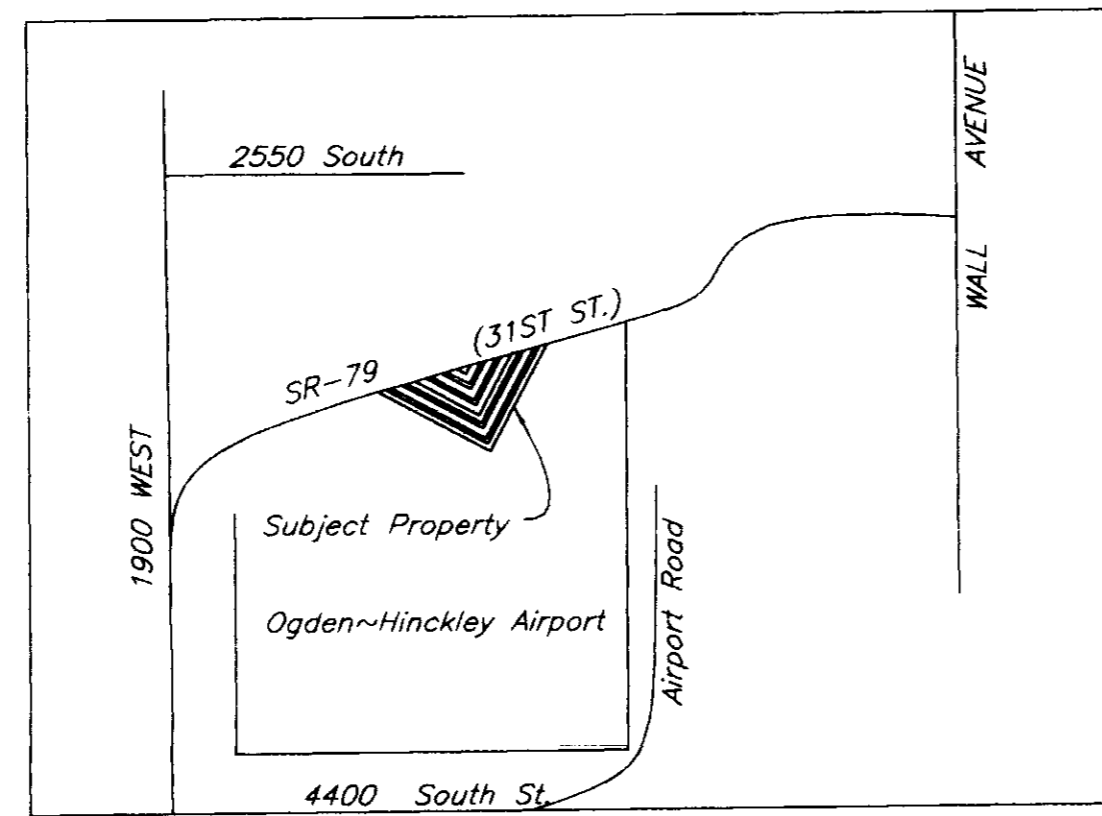
Large Ogden City Monument
NorthEast Corner of Section 1,
Township 5 North, Range 2 West,
Salt Lake Base & Meridian.

03082

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT WHICH BEARS S.89°17'09"W. 204.30 FEET ALONG SECTION LINE AND S.00°07'29"W. 2276.80 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 1, SAID POINT BEING 500.0 FEET WEST OF THE CENTERLINE OF RUNWAY 16/34 AND 375.0 FEET NORTH OF THE CENTERLINE OF RUNWAY 7/21 OF THE OGDEN-HINCKLEY AIRPORT, (AS LOCATED), AND RUNNING THENCE N.89°52'15"W. 1597.15 FEET MORE OR LESS, RUNNING PARRARELL WITH SAID CENTERLINE OF RUNWAY 7/21 TO THE SOUTHERLY BOUNDARY OF SR-79 (31ST STREET), (AS MONUMENTED), THENCE ALONG SAID SOUTHERLY LINE OF SAID STATE HIGHWAY THE FOLLOWING THREE COURSES, N.57°27'18"E. (N.57°10"E) 726.68 FEET MORE OR LESS, TO A POINT OF CURVE, (Said Point of Curve is Non-Tangent and is as Monumented in the Ground), THENCE 315.42 FEET (315.5 FEET) ALONG THE ARC OF A 1789.35 FOOT (1789.86 FOOT) RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS N.62°32'43"E. 315.01 FEET), THENCE N.67°35'43"E. (N.67°16"E) 764.57 FEET ALONG SAID STATE HIGHWAY TO A POINT WHICH BEARS N.00°07'29"E. FROM THE POINT OF BEGINNING, THENCE S.00°07'29"W. RUNNING PARRARELL WITH THE CENTERLINE OF RUNWAY 16/34, 831.18 FEET TO THE POINT OF BEGINNING.
CONTAINING 16.9 ACRES, MORE OR LESS.



NARRATIVE

THE REQUEST OF A A.L.T.A. SURVEY WAS FROM BOMAN & KEMP DEVELOPMENT. ORIGINALLY THE SOUTHERN BOUNDARY OF SR-79 HAD BEEN DETERMINED BY OGDEN CITY SURVEY OFFICE AND THAT DATA HAD BEEN PROVIDED TO C.L.S., Inc. FOR THE PURPOSE OF CREATING THIS PARCEL OF LAND ON THE GROUND AND CERTIFIED SURVEY. ONCE THE REQUEST CAME THROUGH FOR THE A.L.T.A., C.L.S., Inc. DID THEIR OWN RESEARCH ON THE U.D.O.T. RIGHT-OF-WAY (SR-79) AND HAD NOTICED THE CURVE DATA ON A U.D.O.T. RIGHT-OF-WAY PLAT WAS NOT CLOSE TO THE CURVE DATA PROVIDED THROUGH OGDEN CITY CORP.. C.L.S., Inc. CONSULTED WITH THE OGDEN CITY SURVEYOR AND AT THIS TIME IT HAD BEEN DISCLOSED THAT HE HAD NOT FOUND ANY RIGHT-OF-WAY MONUMENTS ALONG THIS SECTION OF SR-39, BUT HAD USED OTHER RIGHT-OF-WAY MONUMENTS SOME 2000 FEET AWAY AND OLDER DEEDS IN ORDER TO CALCULATE THE RIGHT-OF-WAY DESCRIPTION. WE HAD TAKEN THE U.D.O.T. RIGHT-OF-WAY DATA AS A PRELIMINARY LOCATION AND HAD OUR FIELD CREW GO AND LOOK FOR THESE MONUMENTS. THE GROUND AND STARTED FINDING EXISTING RIGHT-OF-WAY MONUMENTS, SOME WERE SHOWN ON SAID U.D.O.T. R/W PLATS AND SOME WERE NOT SHOWN AS BEING SET, ALL THE MONUMENTS FOUND WERE DATED 1961 AND BURIED BETWEEN THE NORTH BANK OF AN EXISTING CONCRETE CANAL AND THE EXISTING RIGHT-OF-WAY FENCE LINE. SOME OF THE MONUMENTS FOUND, MEASURED 1.5 FEET DIFFERENT PER THE U.D.O.T. RIGHT-OF-WAY PLAT. THERE ARE DIFFERENCES BETWEEN THE PLATTED POSITIONS, DEED POSITIONS AND THE AS MONUMENTED LOCATIONS ALONG THIS RIGHT-OF-WAY. WE ARE HOLDING TO THE AS LOCATED POSITIONS OF THE EXISTING 1961 MONUMENTS FOUND, DISPUTE THE DIFFERENCES IN MEASUREMENTS BETWEEN THE STATIONS MARKED ON SAID R/W MONUMENTS, MAINLY BECAUSE OF THE VINTAGE OF DEEDS AND MONUMENTS AND THAT THE SURVEYORS OF THAT ERA THAT WERE STAKING OUT FOR THE MONUMENTS WERE USING A TRANSIT AND CHAINING DISTANCES, WHICH WAS CUSTOMARY AT THE TIME THE MONUMENTS WERE SET IN 1961.

THE BRL(E) (BUILDING RESTRICTION LINE) AND THE OFA (OBJECT FREE AREA) ALIGNMENT HAD BEEN DETERMINED BY LOCATING THE NORTH EDGE OF PAVEMENT OF RUNWAY 7/21 AND THE WEST EDGE OF PAVEMENT OF RUNWAY 16/34.
THE BASIS OF BEARINGS IS STATE PLANE GRID, BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEARINGS BEARS S.89°30'43"E. ALONG SAID SECTION LINE (AS MONUMENTED) AS SHOWN PER THIS PLAT.

Original U.D.O.T.
Right-of-Way Curve Data

$\Delta = 10'6''00''$
 $R = 1789.86'$
 $L = 315.42'$
 $LC = 315.11'$
 $N 62'32'07'' E$

As Monumented
Right-of-Way Curve Data

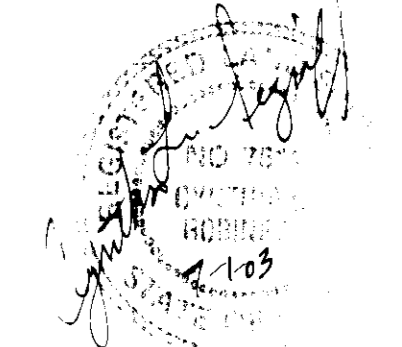
$\Delta = 10'06''00''$
 $R = 1789.35'$
 $L = 315.42'$
 $LC = 315.01'$
 $N 62'32'43'' E$

SURVEYOR'S CERTIFICATE

The undersigned a Registered Land Surveyor in the State of Utah, hereby certifies to M.T.K. HOLDING, L.L.C. and MOUNTAIN VIEW TITLE COMPANY, as Collateral Agent for the benefit of itself in such capacity, and its successors and assigns in such capacity, as follows:

1. The survey entitled "ALTA SURVEY (the "Survey") was on the ground instrument survey made under my supervision and the information, courses and distances shown hereon are correct according to the record description of the parcel shown on this survey; all improvements located on such parcel lie wholly within the lot lines and are located as shown on the Survey; the Survey was made in accordance with the "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 & Mapping in 1992, meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) for an Urban Survey as defined therein, all encroachments, building or setback line restrictions, easements, drainage or flowage rights, rights-of-way or uses which affect such parcel or which are encroachments by such parcel upon adjoining property are fully shown on the Survey and, to the extent such matters are of record as have been provided by MOUNTAIN VIEW TITLE COMPANY, the respective recording references are noted hereon (See Note 2); and there are no violations of zoning ordinances, building or setback line restrictions, easements, covenants, or other rules, regulations or restrictions with reference to the location of buildings and improvements.

2. Municipal water service, storm sewer and sanitary sewer facilities, and telephone, electric, and gas services are all available to serve the parcel shown on the Survey at the lot lines of such parcel; all of the utility lines through which such services and facilities are provided run from the point of origin to such parcel through public rights-of-way or recorded easements; and none of the utility lines through which any of such services or facilities is provided to such parcel run through or under any buildings or improvements other than pavement.
3. Unless otherwise shown and detailed on the Survey, no easements or rights-of-way over land of others are required for:
(a) Vehicular or pedestrian access to the parcel shown on the Survey;
(b) drainage of surface or other water off such parcel;
(c) the providing of any utilities which serve such parcel and the buildings and improvements thereon; or
(d) the providing of storm sewer and sanitary sewer facilities serving such parcel and the buildings and improvements hereon.
If the Survey delineates off-site easements or rights-of-way being required over the land of others to serve the Parcel and said improvements, duly recorded easements or rights-of-way, as shown on the Survey, have been obtained from all land owners whose property is affected in the areas shown on the Survey.



NOTE 2: TITLE COMMITMENT No. w48189

BOOK/PAGE	GRANTOR/GRANTEE	-TYPE-	DATE	RECORD
1574/837	DEED NOT PROVIDED	PER PRELIMINARY TITLE COMMITMENT PROVIDED		
2119/1177	DEED NOT PROVIDED	PER PRELIMINARY TITLE COMMITMENT PROVIDED		
1643/1692	U.D.O.T./OGDEN CITY CORP. GRANT ACCESS	NOV. 6 1992	DEED	
675/86	OGDEN CITY/STATE ROAD COMMISSION	LICENSE AND EASEMENT	FEB 17, 1961	DEED
185/381	OGDEN CITY/FRED M. NYE	JUDGEMENT	DEC. 9, 1943	DEED
		* CORRECTION BK185/379		
154/26				
675/84	OGDEN CITY/STATE ROAD COMMISSION	CONTROLLED ACCESS	FEB 17, 1961	QUIT CLAIM

OGDEN-HINCKLEY AIRPORT

NARRATIVE

THE BASIS OF BEARINGS IS STATE PLANE GRID, BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEARINGS BEARS S.89°30'43"E. ALONG SAID SECTION LINE (AS MONUMENTED) AND AS SHOWN PER THIS PLAT.

PREPARED BY:
C. L. S., Inc.
810 CANYON ROAD
OGDEN, UTAH 84404
(801) 399-4935

RECEIVED

JUL 07 2003

OGDEN CITY ENGINEER

03082

NOTE: PRELIMINARY SURVEY DATE 3/24/03

C. L. S., Inc.
810 CANYON ROAD
OGDEN, UTAH 84404
(801) 399-4935

CLIENT:
BOMAN & KEMP DEVELOP.

SURVEY LOCATION:
NW 1/4 SEC. 1,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN

SURVEY DATE: 5/06/03

JOB No. PS03-05ALTA

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