

**SURVEYOR'S CERTIFICATE:**

To State of Utah, Division of Facilities Construction and Management, Weber State University, First American Title Insurance Agency, LLC and First American Title Company:

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 and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

**RECORD DESCRIPTION**

That portion of the following described property situated within the bounds of the Southeast Quarter of Section 3, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

BEGINNING at the Southeast Corner of said Section 3; running thence West along section line 4507.2 feet to a point 12 chains East from the Southwest Corner of said Section; thence North 6°45' West 760 feet, more or less, to the south line of the L.D.S. Church property extended North 88°32' West; thence South 88°32' East 285 feet, more or less to the southeast corner of said Church property; thence North 1° East 188.75 feet; thence North 88°32' West 285 feet, more or less to the west line of road; thence following road northerly and westerly to the east line of Harrison Blvd; thence North 0°58' East along the east line of said Blvd 50 feet, more or less, to the southwest corner of Merlin Heights Addition, Ogden City, Weber County, Utah; thence easterly following the southerly boundaries of Merlin Heights Addition, Lark Circle Subdivision and Mount Ogden Addition; thence continuing East to the East line of the South Ogden Highline Canal; thence northerly along the east line of canal to a point 469.2 feet South from the north line of said Southeast Quarter Section; thence South 88°55' East 819 feet; thence North 1°05' East 469.2 feet to the north line of said Southeast Quarter Section; thence South 89°15'40" East 1470.5 feet, more or less, to the Northeast Corner of said Southeast Quarter; thence South 0°13' West 2606.7 feet, more or less, to BEGINNING.

Except roads as conveyed to the county by deed and except South Ogden Highline Canal.

Except the 0.07 acre of land conveyed to the Roman Catholic Bishop of Salt Lake City (966-96).

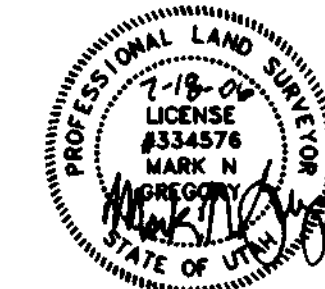
Less land conveyed in Book 654 at Page 193.

Less Property deeded to the USA in Book 239 at Page 410.

Less and Excepting any portion of the above described property lying westerly of the east right-of-way line of Skyline Drive.

Date: July 18, 2006

Mark N Gregory  
P.L.S. No 334576



**NARRATIVE:**

The purpose of this survey is to retrace the property described hereon in order to perform an ALTA/ACSM Land Title Survey on that portion of the property lying easterly of Skyline Drive to facilitate future design considerations. The Southeast and Southwest Corners of Section 3, Township 5 North, Range 1 West, Salt Lake Base and Meridian and the records of the Weber County Surveyor are used to control the location of the property.

The right-of-way of Skyline Drive was determined using the Ogden City Plat No.'s 2718 and 2718A and the existing street monuments found in the Bona Villa Park No. 1 subdivision adjoining to the south.

The location of Bona Villa Park No. 1 and Beus Hills Subdivision was determined by holding the position of the Ogden City Survey street monuments found in said subdivisions as shown hereon. These subdivisions encroach on the subject property by between approximately 3 to 20 feet. Because these two subdivisions are of long standing the north lines of said subdivisions were held for the southerly boundary of the subject property.

Record dimensions are shown in brackets [ ].

**BASIS OF BEARING:**

The basis of bearing for this survey is North 89°08'10" West along the south line of said Section 3.

**SCHEDULE B - SECTION 2 EXCEPTIONS:**

First American Title Insurance Agency, LLC Order No. 023-4711002, dated June 07, 2006.

**Exception No. 10:** Easement for the right to erect and maintain two lines of poles and electric transmission circuits, as granted to Telluride Power Company, a Colorado corporation, by instrument recorded January 09, 1903 in Book 42 at Page 445 of official records. Survey findings: The easement cited in this exception does not specify a location other than the "West one half of the South East one quarter of Section Numbered Three." The subject property does not lie within the West Half of said Southeast Quarter. A power line does exist across the westerly portion of the subject property and is shown hereon.

**Exception No. 11:** Agreement by and between Mary McGrath and Utah Light & Railway Company, a corporation, recorded August 31, 1911 as Entry No. 859 in Book H at Page 81 of official records. Survey findings: An easement of unspecified width exists in the northwesterly portion of the subject property and is shown hereon.

**Exception No. 12:** An easement over, across or through the land to construct and reconstruct, operate and maintain a pipeline and incidental purposes, as granted to The United States of America by instrument recorded February 21, 1940 as Entry No. 50524 in Book 134 at Page 615 of official records. Survey findings: The easements cited in this exception lie west of and do not affect the subject property.

**Exception No. 13:** Grant of Easement in favor of United States of America recorded October 14, 1946 in Book 249 at Page 454 of official records. Survey findings: A small part of a 16 foot wide irrigation easement exists in the northwesterly portion of the subject property and is shown hereon. A 10 by 56 foot easement also exists in the northwesterly portion of said property and is shown hereon.

**Exception No. 14:** Quit Claim Deed of Easement in favor of South Ogden City recorded March 25, 1960 as Entry No. 332407 in Book 641 at Page 627 of official records. Survey findings: The easements cited in this exception are the same as those listed in Exception No. 13 above.

**Exception No. 15:** An easement over, across or through the land for a perpetual right of way 10 feet wide, for the right of construction, operation, maintenance and replacement of a water line and incidental purposes, as granted to Ogden City by instrument recorded November 26, 1962 as Entry No. 391753 in Book 727 at Page 606 of official records. Survey findings: The easement cited in this exception lies west of and does not affect the subject property.

**Exception No. 16:** Pole line easement over, across or the land for the erection and continued maintenance, repair, alteration and replacement of the electric transmission, distribution and telephone circuits and incidental purposes, as granted to Utah Power & Light Company by instrument recorded July 02, 1963 as Entry No. 405335 in Book 746 at Page 633 of official records. Survey findings: A power line exists along the line of an easement of unspecified width located in the westerly portion of the subject property as shown hereon.

**Exception No. 17:** An easement over, across or through the land for a perpetual right of way 10 feet wide, for the right of construction, operation, maintenance and replacement of a water line and incidental purposes, as granted to Ogden City by instrument recorded August 01, 1966 as Entry No. 476827 in Book 842 at Page 519 of official records. Survey findings: The easement cited in this exception lies west of and does not affect the subject property.

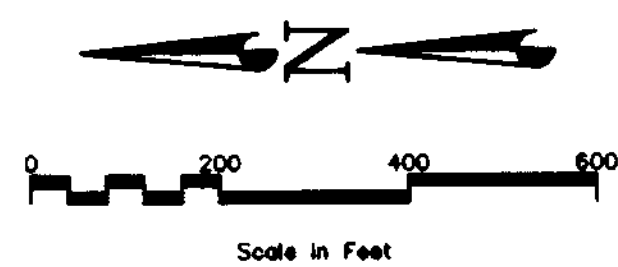
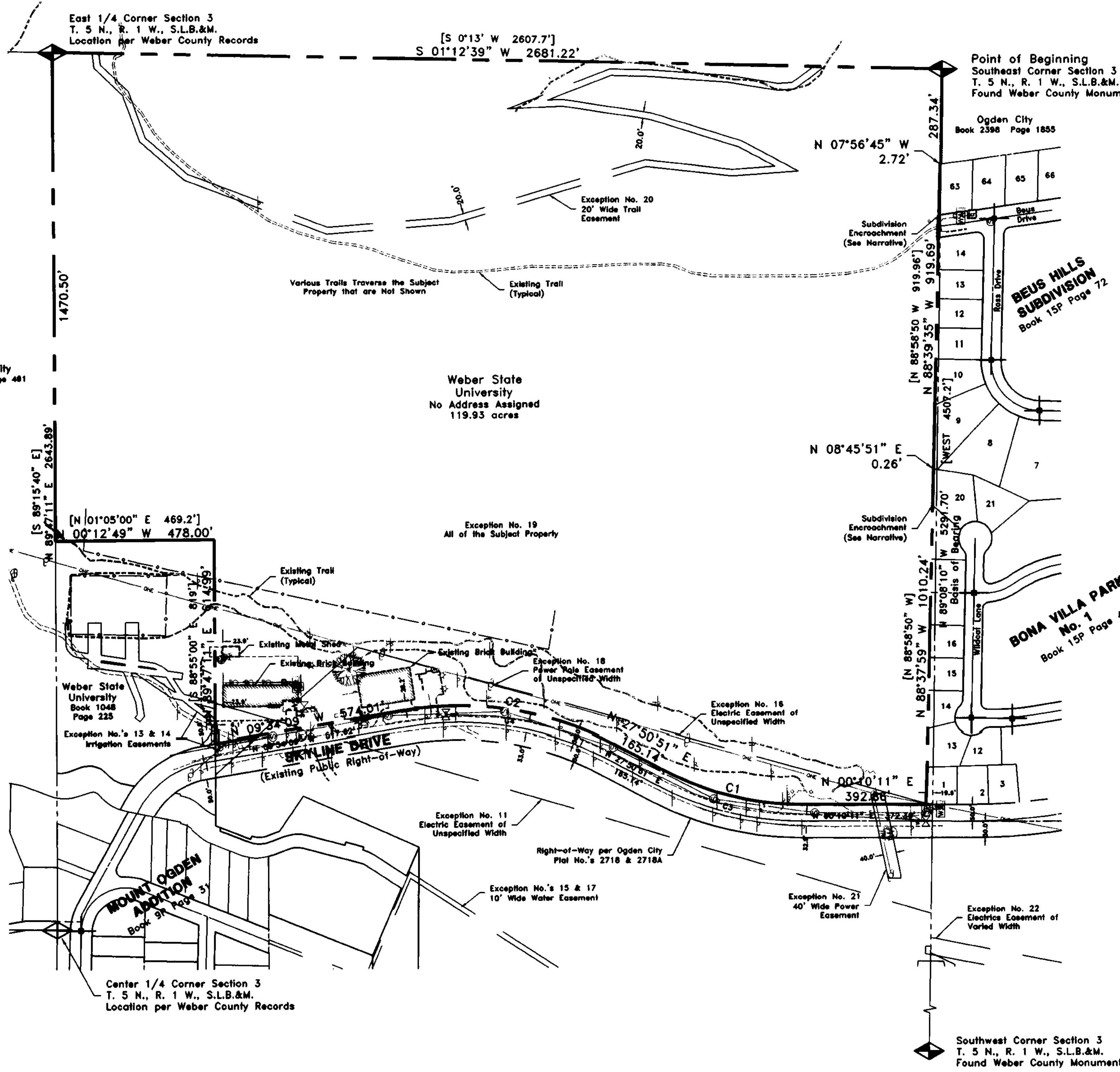
**Exception No. 18:** An easement over, across or through the land for a perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission and distribution circuits and incidental purposes, as granted to Utah Power & Light Company by instrument recorded November 29, 1976 as Entry No. 682097 in Book 1152 at Page 515 of official records. Survey findings: A power pole exists in the area described in this easement located in the westerly portion of the subject property as shown hereon. No width is specified by this easement.

**Exception No. 19:** Agreement by and between The Board of Water Resources and The Ogden River Water Users Association recorded March 11, 1980 as Entry No. 805357 in Book 1347 at Page 691 of official records. Survey findings: The easement cited in this exception is blanket in nature describing water facilities located in Section 3, of which the subject property is a part.

**Exception No. 20:** Pedestrian-Bicycling Trail Easement over, across or through the land for non-motorized, pedestrian and bicycling use and incidental purposes, as granted to Ogden City by instrument recorded August 24, 1995 as Entry No. 1360054 in Book 1768 at Page 2844 of official records. Survey findings: A 20 foot wide easement exists in the easterly portion of the subject property and is shown hereon.

**Exception No. 21:** Right of Way Easement over, across or through the land for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, wires, fibers, cables and other conductors and conduits therefor and pads, transformers, switches, vaults and cabinets on, over or under the surface of the real property and incidental purposes, as granted to PacifiCorp, an Oregon corporation by instrument recorded June 19, 2002 as Entry No. 1855909 in Book 2240 at Page 1469 of official records. Survey findings: A power line exists within the limits of a 40 foot wide easement in the southwestwesterly portion of the property as shown hereon.

**Exception No. 22:** Right of Way Easement over, across or through the land for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefor; and pad, transformers, switches, vaults and cabinets, along the general course and incidental purposes, as granted to PacifiCorp, an Oregon corporation by instrument recorded May 25, 2004 as Entry No. 2033220 of official records. Survey findings: The easements cited in this exception lie west of and do not affect the subject property.



**LEGEND**

	Section Corner Monument (As Noted)		Existing Chain Link Fence
	Found Ogden City Street Monument		Existing Storm Drain Line
	Property Boundary Line		Existing Overhead Electric Line
	Right-of-Way Line		Existing Sewer Line
	Section Line		Existing Underground Telephone Line
	Monument Line		Existing Water Line
	Easement Line		Existing Gas Line
	Set Rebar W/ Cap Stamped "Dominion Engineering"		Existing Utility Pole, Guy, Light Pole, Meter
	Found Property Monument (As Noted)		Existing Telephone Man Hole, Box
	Edge of Existing Improvements (As Noted)		Existing Water Valve, Man Hole, Fire Hydrant, Meter
			Existing Sewer Man Hole
			Existing Catch Basin, Roof Drain
			Existing Ballard, Sign
			Existing Gas Meter

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	27°40'40"	904.93'	437.14'	222.92'	N 14°00'31" E	432.91'
C2	37°25'00"	1004.93'	656.26'	340.31'	N 09°08'21" E	644.66'
C3	27°40'40"	954.93'	461.30'	235.24'	N 14°00'31" E	456.82'
C4	37°25'00"	954.93'	623.61'	323.38'	N 09°08'21" E	612.59'

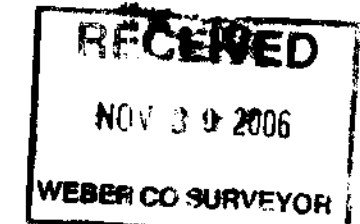
DRAWN	MNG7/06	CHECKED	JDP 7/06
DATE		DATE	
DESIGNED		PROJECT ENGINEER	
DATE			
APPROVED		JDP	
DATE		PROJECT MANAGER	

**STATE OF UTAH, DFCM**  
**OGDEN CITY, UTAH**

**Dominion**  
Engineering Associates, L.C.  
5684 South Green Street  
Murray, Utah 84123 801-713-3000

**IN THE SE 1/4 OF SECTION 3, T5N, R1W, SLBM**  
**ALTA/ACSM LAND TITLE SURVEY**

PROJECT NO.	1166		
SHEET NO.	1 of 1		
FILE NAME:	DFCM Alta		
SCALE:	1"=200'		
NO.	REVISIONS	BY	DATE



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