



Scale : 1" = 20'

Narrative

This Survey was requested by Lotus Kiesel, LLC prerequisite to development of

This Survey retraces and honors a previous 1993 Topographic Survey by Great Basin Engineering

A line between monuments found at the intersections of Grant Avenue and 24th Street and Grant Avenue and 25th street was assigned the Ogden City Engineering Plat bearing of N 00°58'00" E as the Basis of Bearings to retrace and honor the previous

Overages and shortages found both ways within this block have been prorated into the underlying block and lot dimensions. No Prorating of Deed Dimensions is Due to lack of all surrounding deed information.

The legal description of record for this site does not geometrically close. A Boundary Line Agreement with the adjacent owner to the West has been set along the edge of the existing building.

No Property Corners were placed with this Survey.

Descriptions

A part of Lots 5 and 6, Block 25, Plat 'A' Ogden City Survey in Weber County, Utah:

Beginning at a point on the South Line of 24th Street and the West Line of Kiesel Avenue located 30.00 feet North 89°09'00" West along the North Line of said Block 25 from the Northeast Corner of said Lot 6; and running thence South 0°58'00" West 165.17 feet along the West Line of said Kiesel Avenue; thence North 89°09'00" West 100.65 feet to a point that is 201.0 feet East of the West Line of said Block 25; thence North 0°58'00" East 39.96 feet; thence South 89°09'00" East 45.77 feet to and along the South Line of the City Parcel to the Southeasterly Corner thereof; thence North 0°53'35" East 125.21 feet along the West Edge of an existing building to the South Line of 24th Street; thence South 89°09'00" East 55.04 feet along said South Line to the point of beginning.

Together with a Right of Way and Easement for ingress and egress, loading and unloading of vehicles only over a strip of ground which is described as follows:

Beginning at the Southeast Corner of the above described property and running thence West along the South Line of said property extended 180 feet, thence South 10.0 feet, thence East parallel to the South Line of the above described property 180 feet, thence North 10.00 feet to the point of beginning.

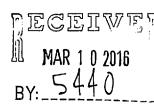
Parcel 3: Together with the exclusive rights contained in "Unrestricted Easement", recorded October 21,

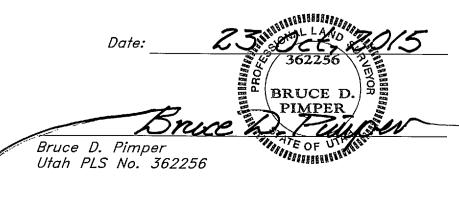
Parcel 4: Together with an exclusive easement for 55 parking stalls as contained in "Parking

Certification

To Lotus Kiesel LLC., CSPE005 LLC., and First American Title Insurance National Commercial Sercices:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 8, 10, and 11a of Table A thereof. The field work was completed on 10/14/15.





Designed by: ---

Drafted by: np Client Name:

Lotus Residential

15-114as

15 Oct, 2015

SHEET NO.