

# ALTA/NSPS SURVEY

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 OGDEN CITY, WEBER COUNTY, UTAH  
 NOVEMBER, 2021

## TITLE EXCEPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 023-6175134 DATED SEPTEMBER 15, 2021.

EXCEPTIONS #1-9, AND 12-20 ARE NOT SURVEY ITEMS AND/OR CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #10 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITIES AND FOR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, AS GRANTED TO STATE ROAD COMMISSION OF UTAH BY INSTRUMENT RECORDED JUNE 13, 1974 AS ENTRY NO. 617352 IN BOOK 1056 AT PAGE 671 OF OFFICIAL RECORDS. (PLOTS ALONG WEST SIDE OF PROPERTY)

EXCEPTION #11 - RIGHT OF WAY FOR INGRESS AND EGRESS, AS DISCLOSED BY WARRANTY DEED RECORDED AUGUST 02, 1976 AS ENTRY NO. 671721 IN BOOK 1136 AT PAGE 662 OF OFFICIAL RECORDS.

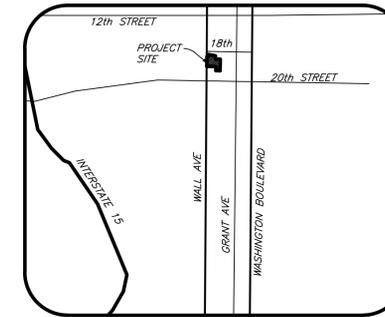
## TITLE DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 023-6175134 DATED SEPTEMBER 15, 2021.

PART OF LOTS 2, 3, 4, 5 AND PART OF AN UNNUMBERED LOT IN BLOCK 7, FIVE ACRE PLAT A, RIVERSIDE PARK ADDITION IN OGDEN CITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF WALL AVENUE, SAID POINT BEING NORTH 89°02'00" WEST 725.00 FEET AND NORTH 00°58'00" EAST 579.99 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT IN THE INTERSECTION OF LINCOLN AVENUE AND 20TH STREET (BASIS OF BEARINGS BEING SOUTH 89°02'00" EAST ALONG THE LINE BETWEEN THE SAID FOUND MONUMENT IN THE INTERSECTION OF SAID LINCOLN AVENUE AND SAID 20TH STREET AND IN THE INTERSECTION OF GRANT AVENUE AND SAID 20TH STREET); THENCE NORTH 00°58'00" EAST ALONG SAID EAST LINE OF WALL AVENUE 378.36 FEET; THENCE SOUTH 89°02'00" EAST 64.69 FEET TO THE WEST WALL OF AN EXISTING BUILDING; THENCE ALONG SAID BUILDING NORTH 01°04'16" EAST 63.31 FEET AND SOUTH 89°20'50" EAST 20.20 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 80°01'45" EAST 201.79 FEET, (2) SOUTH 72°44'33" EAST 38.03 FEET, (3) SOUTH 00°22'54" WEST 120.21 FEET AND SOUTH 88°39'05" EAST 187.78 FEET; THENCE SOUTH 01°54'26" WEST 293.11 FEET; THENCE SOUTH 00°58'00" WEST 140.00 FEET; THENCE NORTH 89°02'00" WEST 159.50 FEET TO THE CENTERLINE OF THE ABANDONED PINGREE AVENUE; THENCE NORTH 00°58'00" EAST ALONG SAID CENTERLINE 154.25 FEET; THENCE NORTH 88°50'49" WEST 230.42 FEET; THENCE NORTH 89°02'00" WEST 115.08 FEET TO THE POINT OF BEGINNING.

## NOTES

1. PARCEL 03-034-0003
2. 1890 WALL AVENUE, OGDEN UTAH
3. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK
4. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT TIME OF SURVEY.
5. 4.83 ACRES TOTAL AREA
6. 7 MARKED PARKING SPACES ON SITE AT TIME OF SURVEY, ONE OF WHICH IS ADA COMPLIANT. PER THE PROVIDED ZONING REPORT (HOWARD ZONING ASSOCIATES, LLC REPORT NO. 8715), 16 STALLS ARE REQUIRED, WITH ONE ADA SPACE REQUIRED. THE SITE IS DEFICIENT BY 9 MARKED SPACES.
7. THE PROPERTY IS CURRENTLY ZONED MU, WITH THE STORAGE UNITS BEING GRANDFATHERED INTO THIS ZONE AS PER SAID ZONING REPORT.
8. PER SAID ZONING REPORT, THERE ARE NO SPECIFIED SETBACKS.
9. PER SAID ZONING REPORT, THE MAXIMUM HEIGHT OF ANY BUILDING ON THE SOUTH SIDE OF THE OGDEN RIVER SHALL BE LIMITED TO A HEIGHT THAT WILL NOT CAST A SHADOW AT TWELVE O'CLOCK (12:00) NOON ON DECEMBER 21 INTO THE CLOSEST EDGE OF THE WATER IN THE RIVER. THE EDGE OF THE WATER IS DETERMINED BY THE HEIGHT OF THE WATER DURING THE AVERAGE FLOW IN THE RIVER DURING DECEMBER. PER SAID REPORT, THIS PROPERTY IS CONFORMING.
10. ALL VISIBLE UTILITIES ARE SHOWN HEREON.
11. NO PROPOSED CHANGES TO RIGHTS OF WAY WERE MADE KNOWN TO THE SURVEYOR
12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA MAP # 19057C0426E.
13. NO WETLANDS DETERMINATION WAS PROVIDED TO THE SURVEYOR.
14. THE PROPERTY HAS DIRECT ACCESS TO WALL AVENUE, A DEDICATED PUBLIC RIGHT OF WAY.
15. NO EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP WAS OBSERVED IN THE COURSE OF THE SURVEY.
16. NO EVIDENCE OF THE PROPERTY BEING USED AS A CEMETERY OR BURIAL GROUND WAS OBSERVED IN THE COURSE OF THE SURVEY.
17. THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/NSPS SURVEY ON THE SUBJECT PARCEL. THE BOUNDARY WAS TAKEN FROM THE TITLE REPORT DESCRIPTION AND MATCHES A FILED RECORD OF SURVEY PERFORMED BY RANDALL WILLIFORD.



VICINITY MAP

## SURVEYOR'S CERTIFICATE

TO LMF COMMERCIAL, LLC A DELAWARE LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS JOSEPH'S LUCKY DUCKS, LLC, A UTAH LIMITED LIABILITY COMPANY DBA BEEHIVE SELF STORAGE FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11-9-2021.

DATE OF SURVEY: 11-15-21  
 DATE SIGNED:  
 TREVOR J. HATCH, P.L.S.  
 UTAH NUMBER:



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE OGDEN CITY ATLAS AS DETERMINED LOCALLY BY THE LINE BETWEEN THE TWO FOUND OGDEN CITY STREET MONUMENTS IN THE INTERSECTIONS OF LINCOLN AVENUE AND 20TH STREET AND GRANT AVENUE AND 20TH STREET, SHOWN HEREON AS: C89°02'00"E

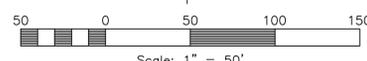
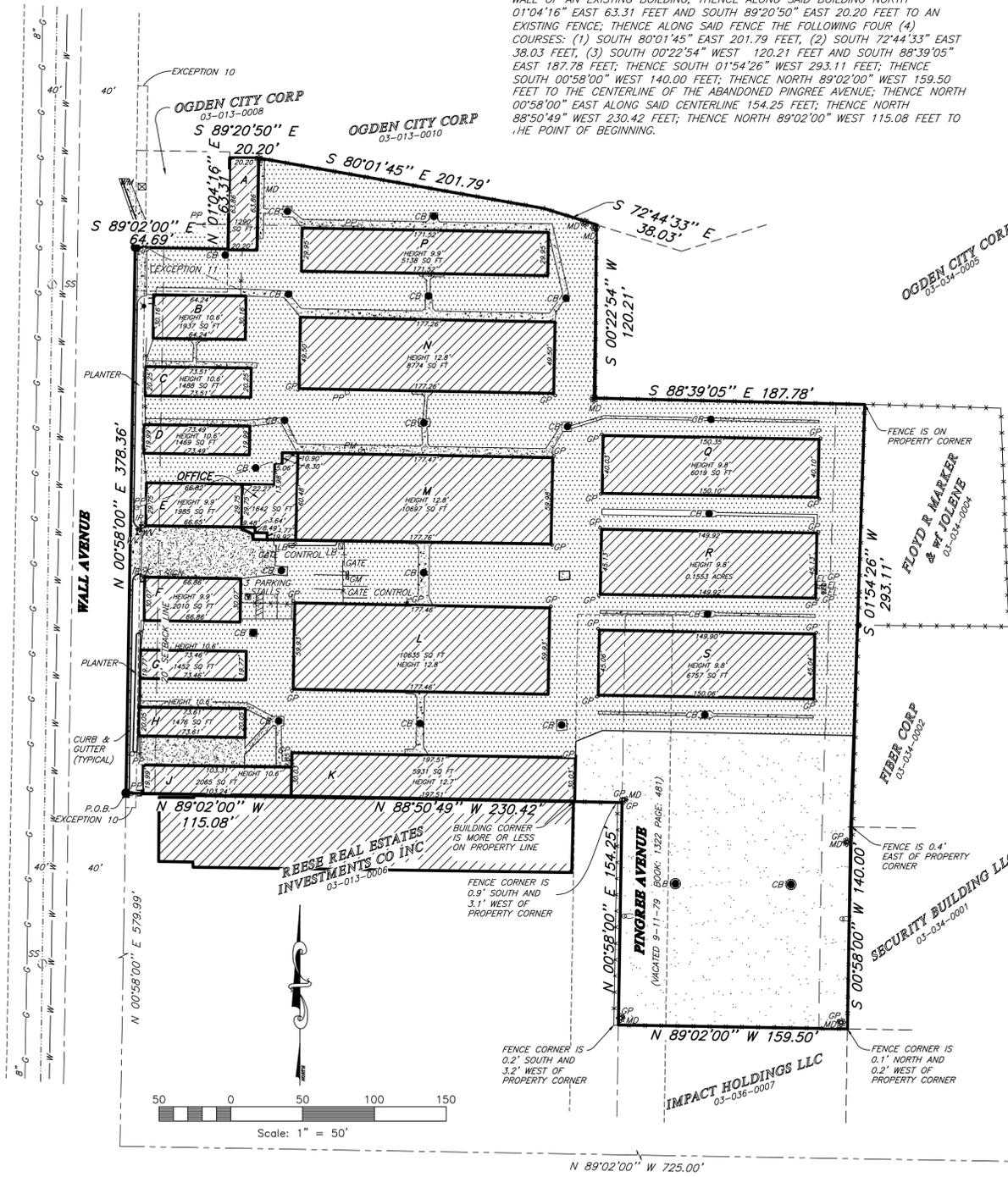
## LEGEND

- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = GAS LINE
- = SANITARY SEWER LINE
- = CATCH BASIN
- = DROP INLET
- = WATER VALVE
- = FIRE HYDRANT
- = IRRIGATION BOX
- = WATER METER
- = MOTION DETECTOR
- = GUARD POST
- = SANITARY SEWER MAN HOLE
- = WATER LINE
- = LIGHT POLE
- = POWER POLE
- = POWER METER
- = ELECTRIC BOX
- = LIGHT BOX
- = GAS METER
- = SET PROPERTY CORNER

## ZONING TABLE

PER HOWARD ZONING ASSOCIATES, LLC REPRNT NO. 8715

ZONING CLASSIFICATION	MU
MINIMUM BUILDING SETBACK	UNSPECIFIED
MAXIMUM BUILDING HEIGHT	THE HEIGHT OF ANY BUILDING ON THE SOUTH SIDE OF THE OGDEN RIVER SHALL BE LIMITED TO A HEIGHT THAT WILL NOT CAST A SHADOW AT TWLVE O'CLOCK (12:00) NOON ON DECEMBER 21 INTO THE CLOSEST EDGE OF THE WATER IN THE RIVER. THE EDGE OF THE WATER IS DETERMINED BY THE HEIGHT OF THE WATER DURING THE AVERAGE FLOW IN THE RIVER IN DECEMBER.
PARKING RATIO	1 PER 5,000 SQUARE FEET
REQUIRED PARKING SPACES	16 (1 ADA PARKING SPACE)



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**Reeve & Associates, Inc.**  
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 WWW.REEVEANDASSOCIATES.COM  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION
11-18-21	ZONING REPORT UPDATES
11-19-21	DUPLICATE ZONING INFO

**ALTA/NSPS SURVEY**  
 PART OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R1W, SLB&M, U.S. SURVEY  
 OGDEN CITY, WEBER COUNTY, UTAH

**PAUL JONES**

**Project Info.**  
 Surveyor: T. HATCH  
 Designer: T. HATCH  
 Begin Date: 11-15-21  
 Name: PAUL JONES  
 ALTA SURVEY  
 Scale: 1"=50'  
 Checked:  
 Number: 7820-01