

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

OGDEN CITY, WEBER COUNTY, UTAH

JANUARY, 2023

DESCRIPTION FROM TITLE REPORT

PER COMMONWEALTH LAND TITLE INSURANCE COMPANY AND ISSUED BY METRO NATIONAL TITLE: FILE NO. 93674 DATED JULY 19, 2022:

ALL OF LOTS 3, 4, 5, AND 6, BLOCK 4, FORESTDALE ADDITION TO OGDEN CITY, ACCORDING TO THE PLAT THEREOF.

EXCEPTIONS TO COVERAGE

PER COMMONWEALTH LAND TITLE INSURANCE COMPANY AND ISSUED BY METRO NATIONAL TITLE: FILE NO. 93674 DATED JULY 19, 2022:

EXCEPTIONS #1-12 AND #16-17 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

13. EASEMENT(S), SETBACKS, NOTES AND RESTRICTIONS, AS SHOWN ON THE SUBDIVISION PLAT.
 RECORDED: MARCH 11, 1920
 BOOK / PAGE: 8 / 38
(SURVEYOR'S NOTE: NO EASEMENTS ON SUBJECT PROPERTY INCLUDED IN REFERENCED DOCUMENT)

14. NOTICE OF ADOPTION OF OGDEN RIVER REDEVELOPMENT PROJECT AREA PLAN ENTITLED "OGDEN RIVER REDEVELOPMENT PROJECT AREA PLAN"
 RECORDED: SEPTEMBER 19, 2002
 ENTRY NO.: 1875896
 BOOK/PAGE: 2264 / 2936
(SURVEYOR'S NOTE: LEGAL DESCRIPTION INCLUDED IN REFERENCED DOCUMENT INCLUDES ENTIRE SUBJECT PROPERTY AND IS BLANKET IN NATURE)

15. 15. ORDINANCE NO. 2002-52:
 DATED: AUGUST 27, 2002
 RECORDED: SEPTEMBER 19, 2002
 ENTRY NO.: 1875897
 BOOK/PAGE: 2264 / 2941

AN ORDINANCE OF THE CITY COUNCIL OF OGDEN CITY, STATE OF UTAH, ADOPTING THE OGDEN RIVER REDEVELOPMENT PROJECT AREA PLAN DATED JUNE 20, 2002 AND ENTITLED "OGDEN RIVER REDEVELOPMENT PROJECT AREA PLAN"
(SURVEYOR'S NOTE: LEGAL DESCRIPTION INCLUDED IN REFERENCED DOCUMENT INCLUDES ENTIRE SUBJECT PROPERTY AND IS BLANKET IN NATURE. SAID LEGAL DESCRIPTION IS ALSO THE SAME LEGAL DESCRIPTION REFERENCED IN EXCEPTION 14)

FLOOD ZONE CLASSIFICATION

THE NORTHERLY PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0426E, EFFECTIVE DATE 12-16-2005. ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN". THE SOUTHERLY PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (HATCHED) PER FEMA LOMR NO. 13-08-0663P, EFFECTIVE DATE 9/22/2014. ZONE AE IS DEFINED AS "AREAS OF FLOODING WHERE BASE ELEVATIONS ARE DETERMINED. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD."

BENCHMARK

TOP OF BRASS CAP OF THE CENTERLINE MONUMENT IN THE INTERSECTION OF WALL AVENUE AND 18TH STREET
 VERTICAL DATUM 100.00' (ASSUMED DATUM)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY ALLIE PLATT OF LOTUS COMPANY FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE HEREOIN DESCRIBED PARCEL OF LAND.

A BRASS CAP STREET MONUMENTS WERE FOUND IN THE INTERSECTION OF 18TH STREET AND WALL AVENUE, THE INTERSECTION OF 20TH STREET AND WALL AVENUE, AND THE INTERSECTION OF 20TH STREET AND LINCOLN AVENUE. THE POSITION FOR THE MONUMENT IN THE INTERSECTION OF 18TH AND LINCOLN AVENUE WAS CALCULATED INTO PLACE BY INFORMATION OF RECORD.

A LINE BEARING NORTH 0°58'00" EAST BETWEEN SAID BRASS CAP MONUMENTS IN WALL AVENUE WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR FORESTDALE ADDITION TO OGDEN CITY, DATED JANUARY 9, 1920, AND OGDEN CITY PLAT 6495 BY WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

THE EAST TO WEST LENGTH OF BLOCK 4, FORESTDALE ADDITION WAS CALCULATED TO BE IN EXCESS OF 0.13 FEET WHICH WAS EQUALLY APPORTIONED INTO LOTS.

PROPERTY CORNERS ARE SET AS INDICATED HEREOIN.

NOTES

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

4 STRUCTURES ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

NO PARKING LOTS, SIGNS, BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE NO MARKED PARKING STALLS OBSERVED ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

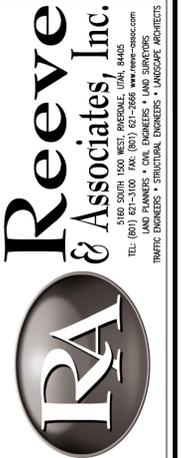
THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO COMMONWEALTH LAND TITLE INSURANCE COMPANY, METRO NATIONAL TITLE, THE RAYMOND A. AND MARY K. JENSEN TRUST, RAYMOND A. JENSEN, MARY K. JENSEN, UTAH EQUITABLE TOD, AND LOTUS ACQUISITIONS LLC:

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, 5, 6(a), 6(b), 7(a), 7(b1)(b2), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10-3-2022.

DATE OF SURVEY: 10-18-2022
 DATE SIGNED: 1-11-2023
 JASON T. FELT, P.L.S.
 UTAH NUMBER: 9239283



REVISIONS	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
 PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY OGDEN CITY, WEBER COUNTY, UTAH

LOTUS ACQUISITIONS LLC

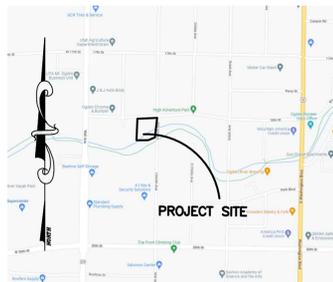
Project Info.	
Surveyor:	J. FELT
Designer:	A. MULLINS
Begin Date:	10-6-2022
Name:	LOTUS ALTA SURVEY
Scale:	1"=20'
Checked:	
Number:	7323-13

Sheet	2
1	Sheets



ALTA/NSPS LAND TITLE SURVEY

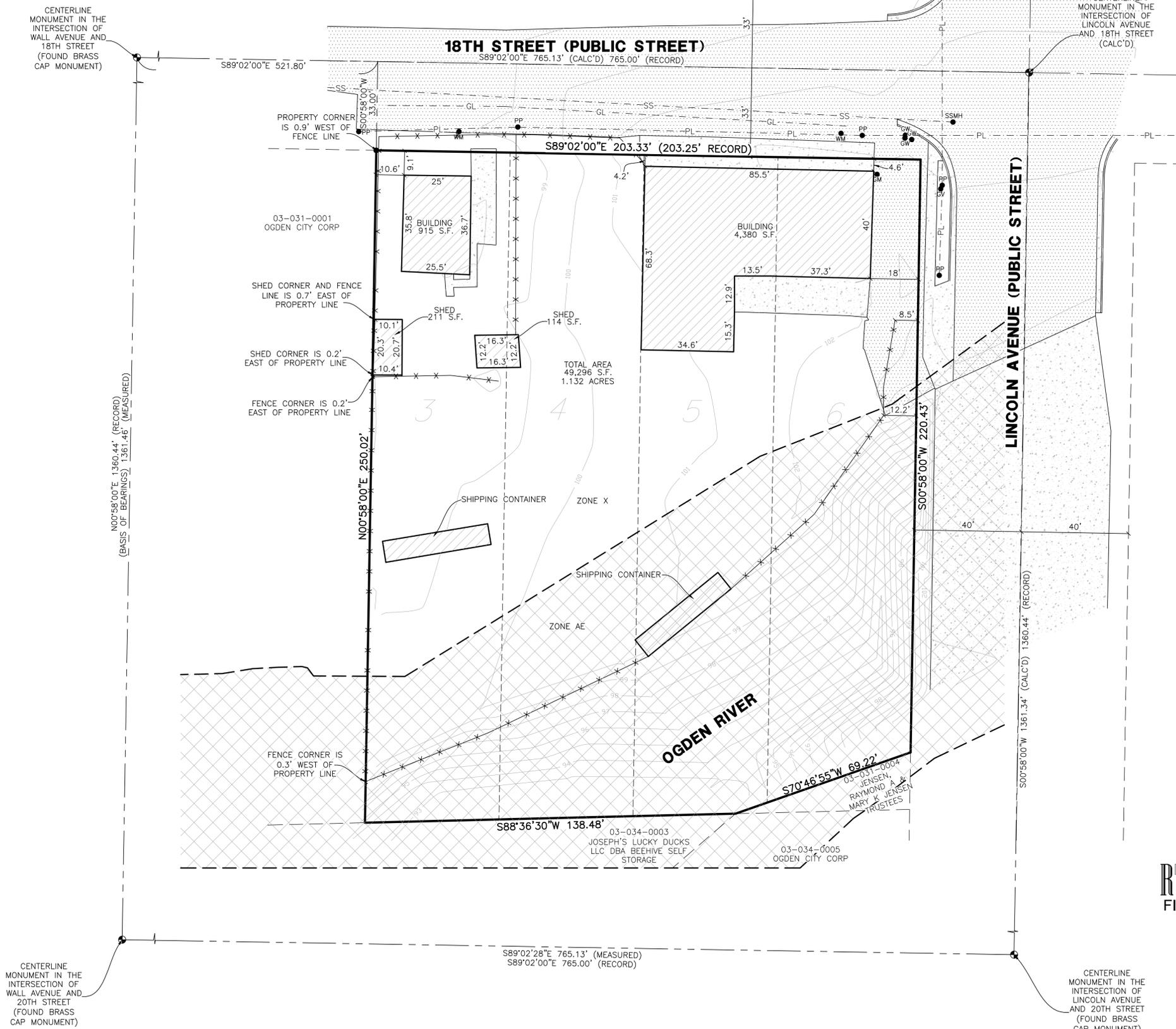
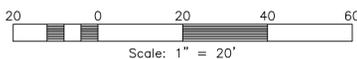
PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH
 JANUARY, 2023



VICINITY MAP
 NOT TO SCALE

LEGEND

- = CENTERLINE MONUMENT
- = SET 5/8" REBAR AND CAP STAMPED "REEVE AND ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE
- = PARCEL LINE
- = EASEMENT
- = POWER LINE
- = SANITARY SEWER LINE
- = GAS LINE
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = ZONE "AE"
- = SANITARY SEWER MANHOLE
- = WATER METER
- = POWER POLE
- = GAS METER
- = GAS VALVE
- = GUY WIRE



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 JAN 11 2023
 FILE # 7452



Reeve & Associates, Inc.
 5160 SOUTH 1000 WEST, PLEASANTDALE, UTAH, 84043
 TEL: (435) 338-1100 FAX: (435) 338-1101
 WWW.REEVEANDASSOCIATES.COM

TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

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 PART OF THE SOUTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH

LOTUS ACQUISITIONS LLC

Project Info.

Surveyor: J. FELT

Designer: A. MULLINS

Begin Date: 10-6-2022

Name: LOTUS

ALTA SURVEY

Scale: 1"=20'

Checked: _____

Number: 7323-13

Sheet	2
2	Sheets