



FOUND OGDEN CITY STREET MONUMENT AT 9TH STREET & WALL AVENUE (BRASS CAP IN RING AND COVER)

(STREET CENTERLINE - BASIS OF BEARINGS)
N89°09'45"W 1525.96' MEAS. (1525.36' REC.)

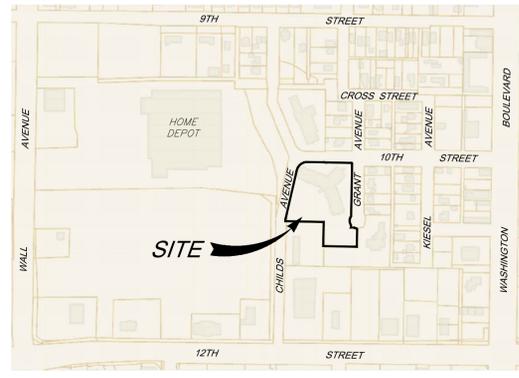
FOUND OGDEN CITY STREET MONUMENT AT 9TH STREET & GRANT AVENUE (BRASS CAP IN RING AND COVER)

SCALE IN FEET
SCALE: 1" = 30'

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS SURVEY RESPONSES

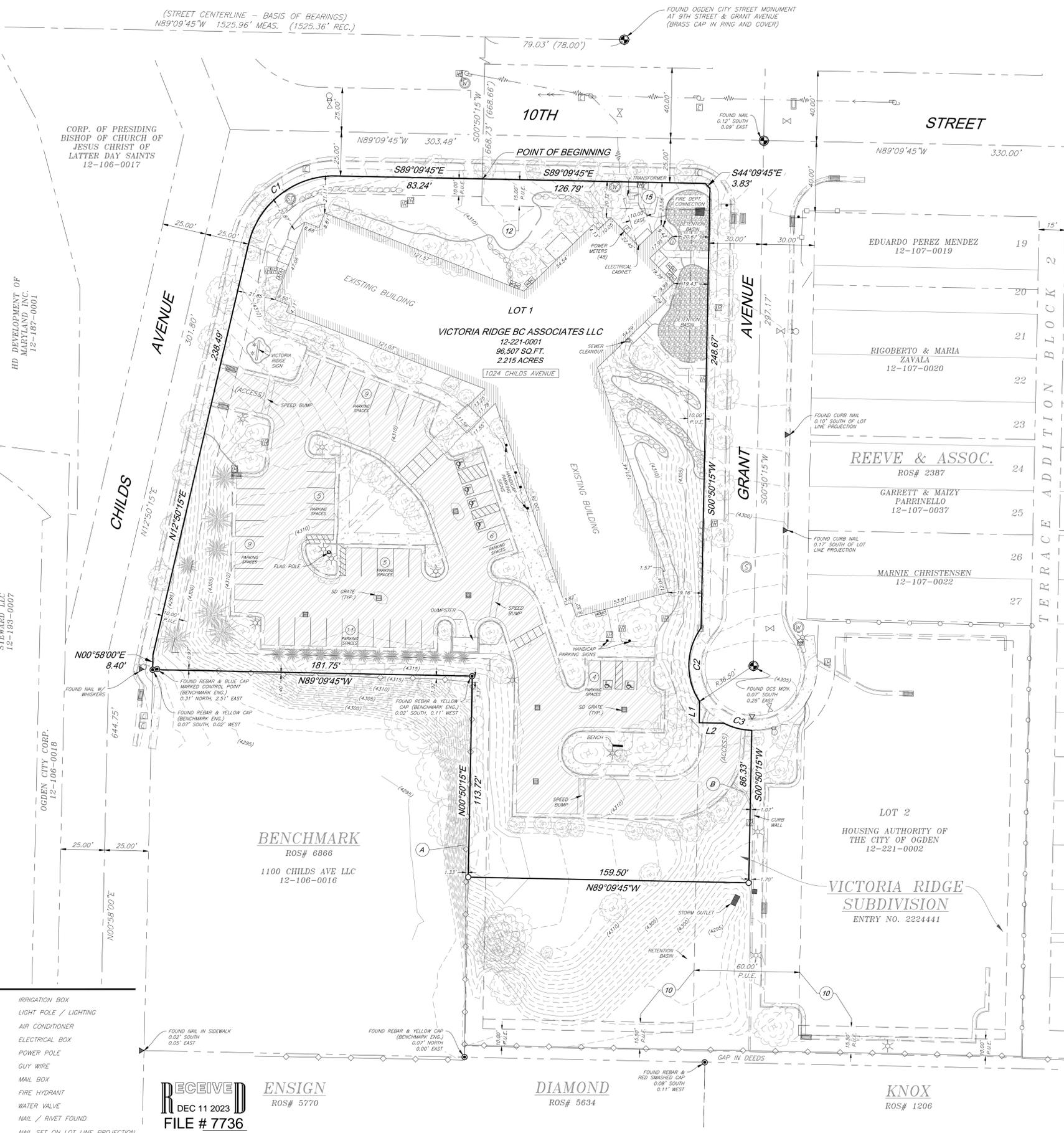
1. SURVEY MONUMENTS FOUND OR SET ARE SHOWN HEREON.
2. ADDRESSES OF BUILDINGS SHOWN HEREON.
3. ACCORDING TO FLOOD INSURANCE RATE MAP OF WEBER COUNTY, UTAH AND INCORPORATED AREAS, MAP NUMBER 490570406E, EFFECTIVE DECEMBER 16, 2005, THIS PROPERTY LIES WITHIN FLOOD ZONE V (OTHER AREAS) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. GROSS LAND AREA OF SURVEYED PROPERTY IS 96,507 SQUARE FEET OR 2.215 ACRES.
5. (A) THE VERTICAL DATA SHOWN HEREON WERE COLLECTED BY GROUND SURVEY USING INDEPENDENT GPS AND TOTAL STATION OBSERVATIONS. GPS OBSERVATIONS WERE CONVERTED USING GEOID 12B. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE CONTOURS ARE AT 1-FOOT INTERVALS.
(B) THIS PROPERTY LIES WITHIN OGDEN CITY ZONING CLASSIFICATION R-4 (MULTIPLE FAMILY RESIDENTIAL) PER OGDEN CITY CODE OF ORDINANCES, TITLE 15, CHAPTER 18. MINIMUM LOT AREA (CORNER LOT): 7,000 SQUARE FEET. MINIMUM LOT WIDTH (CORNER LOT): 70 FEET. MINIMUM YARD SETBACKS:
• FRONT: 20 FEET
• SIDE (CORNER LOT): SIDE FACING STREET 15 FEET
• REAR: 30 FEET
6. (A) EXTERIOR DIMENSIONS OF THE BUILDING AT GROUND LEVEL IS SHOWN HEREON. THE BUILDING FOOTPRINT HAS BEEN SIMPLIFIED FOR MAPPING PURPOSES.
7. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES ARE SHOWN HEREON).
8. THE NUMBER OF TOTAL PARKING STALLS IDENTIFIED IS 49 WITH 8 OF THE TOTAL STALLS DESIGNATED FOR HANDICAP PARKING. PARKING STRUCTURES, SIGNS, AND STRIPING ARE SHOWN HEREON.
9. THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES IS SHOWN HEREON.
10. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM EXISTING MAPS AND FIELD SURVEY INFORMATION. WASATCH CIVIL MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. WASATCH CIVIL FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. WASATCH CIVIL HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
(A) PLANS AND/OR REPORTS WERE NOT PROVIDED BY CLIENT.
(B) MARKINGS WERE NOT COORDINATED PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST.
11. AS SPECIFIED BY THE CLIENT, THIS SURVEY WAS PERFORMED PER THE HUD SURVEY INSTRUCTIONS AND REQUIREMENTS. A SURVEYOR'S REPORT (HUD FORM 31073M) WAS PROVIDED TO THE CLIENT IN CONJUNCTION WITH THIS SURVEY.
12. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
13. LEGAL AND PHYSICAL ACCESS TO THE PARCEL IS OFF OF CHILDS AVENUE AND GRANT AVENUE. THESE ACCESS POINTS ARE LABELED "ACCESS" HEREON AND DISTANCES TO THE NEAREST INTERSECTING STREETS ARE SHOWN.
14. THERE IS EVIDENCE OF RECENT EARTH MOVING WORK NEAR THE WEST LINE OF THE SUBJECT PARCEL. REMOVAL OF MATERIAL HAS CREATED A STEEP SCARP, AND HAS DAMAGED THE CHAIN LINK FENCE RUNNING ALONG SAID WEST LINE.
15. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED ARE SHOWN HEREON.
17. CERTIFICATE OF INSURANCE PROVIDED.

VICINITY MAP



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINES
- STREET CENTERLINE
- POWER LINES
- CHAIN LINK FENCE
- WOOD FENCE
- VINYL FENCE
- EXISTING CONTOUR (1' INTERVAL)
- EXISTING ASPHALT
- EXISTING CONCRETE / CURB & GUTTER
- BUILDING ADDRESS
- STORM DRAIN MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- GAS METER
- IRRIGATION BOX
- LIGHT POLE / LIGHTING
- AIR CONDITIONER
- ELECTRICAL BOX
- POWER POLE
- GUY WIRE
- MAIL BOX
- FIRE HYDRANT
- WATER VALVE
- MAIL / RIVET FOUND
- NAIL SET ON LOT LINE PROJECTION
- FOUND REBAR SET BY OTHERS
- SET 5/8" REBAR & RED WCE CAP
- STREET MONUMENT FOUND
- CONIFEROUS TREE
- DECIDUOUS TREE



CORP. OF PRESIDING BISHOP OF CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS 12-106-0017

HD DEVELOPMENT OF MERTLAND INC. 12-107-0001

MPT. OF OGDEN, RE STEWARD LLC 12-193-0007

OGDEN CITY CORP. 12-106-0016

RECEIVED
DEC 11 2023
FILE # 7736

ENSIgn
ROS# 5770

DIAMOND
ROS# 5634

KNOX
ROS# 1206

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°50'15"W	12.04'
L2	S89°09'45"E	14.04'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	78°00'00"	50.00'	68.07'	40.49'	N51°50'15"E	62.93'
C2	69°26'44"	36.50'	44.24'	25.30'	S00°50'15"W	41.58'
C3	25°55'18"	36.50'	16.51'	8.40'	S76°12'06"E	16.37'

2021 ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO VICTORIA RIDGE BC ASSOCIATES LLC, A UTAH LIMITED LIABILITY COMPANY, HOUSING MANAGEMENT & DEVELOPMENT CORPORATION, A UTAH NON-PROFIT CORPORATION, UTAH HOUSING CORPORATION, A PUBLIC CORPORATION OF THE STATE OF UTAH, FIRST AMERICAN TITLE INSURANCE COMPANY, DEPARTMENT OF INCLUDING AND URBAN DEVELOPMENT (HUD), AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS OF THE PARTIES:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 6A, 6B, 7A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2023.
DATE OF PLAN OR MAP: DECEMBER 5, 2023



BROOK HILLON BUTLER, P.L.S.
LICENSE NO. 12552450

TITLE COMMITMENT DESCRIPTION FOR PARCEL 12-221-0001

PER TITLE COMMITMENT NUMBER: 338-6285108 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE OCTOBER 16, 2023.
LOT 1, VICTORIA RIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

REFERENCES

- AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE OR FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE UNLESS OTHERWISE SPECIFIED, DOCUMENTS USED IN THIS SURVEY INCLUDE BUT ARE NOT LIMITED TO:
1. TITLE COMMITMENT NO. 338-6285108 BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE OCTOBER 16, 2023
 2. HANSEN & ASSOCIATES RECORD OF SURVEY NO. 3628 (2006)
 3. VICTORIA RIDGE SUBDIVISION, ENTRY NO. 2224441, BOOK 64, PAGE 98, (2006)
 4. AFFIDAVIT FOR VICTORIA RIDGE SUBDIVISION, ENTRY NO. 2231285, (2006)
 5. KNOX & ASSOCIATES RECORD OF SURVEY NO. 1206 (1984)
 6. REEVE & ASSOCIATES RECORD OF SURVEY NO. 2387 (1999)
 7. DIAMOND LAND SURVEYING RECORD OF SURVEY NO. 5634 (2017)
 8. ENSIGN RECORD OF SURVEY NO. 5770 (2017)
 9. BENCHMARK RECORD OF SURVEY NO. 6866 (2021)
 10. OGDEN CITY SURVEY BIBLE PLAT NO. 2624 AND 2623

SCHEDULE B, PART II - EXCEPTIONS

- THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE PER TITLE COMMITMENT NUMBER: 338-6285108 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE OCTOBER 16, 2023.
- EXCEPTION NO. 1-9 ARE NOT SURVEY-RELATED MATTERS AND CANNOT BE PLOTTED.
- EXCEPTION NO. 10: AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES OVER, ACROSS OR THROUGH THAT PORTION OF THE VACATED GRANT AVENUE BETWEEN 110 SOUTH AND 1150 SOUTH, AS SET FORTH IN THAT CERTAIN ORDINANCE VACATING SAID GRANT AVENUE, RECORDED FEBRUARY 18, 2004 AS ENTRY NO. 2010717 OF OFFICIAL RECORDS, (SHOWN HEREON WITH CORRESPONDING EXCEPTION NUMBER)
- EXCEPTION NO. 11: INCLUDES THE SUBJECT PROPERTY DESCRIPTION.
- EXCEPTION NO. 12: AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES OVER, ACROSS OR THROUGH THAT PORTION OF THE VACATED 10TH STREET AT GRANT AVENUE, AS SET FORTH IN THAT CERTAIN RESOLUTION VACATING SAID 10TH STREET AT GRANT AVENUE, RECORDED MAY 31, 2006 AS ENTRY NO. 2183344 OF OFFICIAL RECORDS, (SHOWN HEREON WITH CORRESPONDING EXCEPTION NUMBER)
- EXCEPTION NO. 13-14: INCLUDES THE SUBJECT PROPERTY DESCRIPTION.
- EXCEPTION NO. 15: AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC POWER TRANSMISSION, COMMUNICATION LINES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP. AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED NOVEMBER 22, 2006 AS ENTRY NO. 2232776 OF OFFICIAL RECORDS, (SHOWN HEREON WITH CORRESPONDING EXCEPTION NUMBER - THERE IS SOME AMBIGUITY AS TO THE LOCATION OF THIS EASEMENT PER SAID DEED. THE COORDINATES GIVEN REFERRED TO THE BEARINGS AND DISTANCES SHOWN IN EXHIBIT A LEAD TO DIFFERENT LOCATIONS. THE BEARINGS AND DISTANCES MATCH MORE CLOSELY WITH EXISTING STRUCTURES ON THE GROUND. THE COORDINATES PUT THE EASEMENT ABOUT 15 FEET EAST OF ANY KIND OF POWER STRUCTURE. IT APPEARS THE INTENT IS TO HAVE A 25 FOOT EASEMENT FROM THE ROAD MOUNT TRANSFORMER TO THE ELECTRICAL CABINET. THE EASEMENT DEPICTED HEREON IS CENTERED ON SAID TRANSFORMER AND HOLDING THE BEARINGS SHOWN IN THE EXHIBIT.)
- EXCEPTION NO. 16: EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT RECORDED NOVEMBER 28, 2006 AS ENTRY NO. 2224441 IN BOOK 64 OF PLATS AT PAGE 96. SUBDIVISION PLAT CURVE DATA AND LINE TABLE UPDATE AFFIDAVIT FOR VICTORIA RIDGE SUBDIVISION RECORDED DECEMBER 27, 2006 AS ENTRY NO. 2231285 OF OFFICIAL RECORDS. (110 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG THE PROPERTY LINES DEDICATED PER SAID SUBDIVISION ARE SHOWN HEREON. OTHER PUBLIC UTILITY AND DRAINAGE EASEMENTS DEDICATED BEFORE SAID SUBDIVISION ARE NOTED WITH SEPARATE EXCEPTION NUMBERS)
- EXCEPTION NO. 17: NOTICE OF CREATION FROM THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY ("NUERA"), DATED OCTOBER 28, 2014 RECORDED JANUARY 20, 2015 AS ENTRY NO. 2718461 OF OFFICIAL RECORDS, (CONTAINED WITHIN WEBER COUNTY LIMITS WHICH INCLUDES SUBJECT PROPERTY)
- EXCEPTIONS NO. 18-20 ARE NOT SURVEY-RELATED MATTERS AND CANNOT BE PLOTTED.

ENCROACHMENTS

- A. EARTHWORK ALONG THE SOUTHWESTERLY LINE OF THE PROPERTY HAS CREATED A STEEP SCARP AND HAS CAUSED THE EXISTING CHAIN LINK FENCE RUNNING ALONG THE PROPERTY LINE TO START SLOUGHING OFF THE HILLSIDE.
- B. EXISTING CURB WALL THAT RUNS PARALLEL WITH THE EAST LOT LINE UNTIL IT HEADS NORTHWESTERLY TO MEET UP WITH THE ROAD AND EXISTING CURB.

NARRATIVE

THIS ALTA/NSPS SURVEY WAS REQUESTED BY MR. TIM PRICE OF THE HOUSING MANAGEMENT AND DEVELOPMENT CORPORATION FOR INFORMATION PURPOSES.
A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 338-6285108, EFFECTIVE OCTOBER 16, 2023, WAS USED IN PREPARATION OF THIS SURVEY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND WASATCH CIVIL IS NOT LIABLE FOR ERRORS OR OMISSIONS BASED ON RELIANCE OF SAID COMMITMENT.
THE CONTROL USED TO ESTABLISH THE PROPERTY LINES WAS THE EXISTING SURVEY MONUMENTATION AS SHOWN AND DESCRIBED HEREON, ALONG WITH EXISTING DOCUMENTS OF RECORD. NONE OF THE ORIGINAL PROPERTY CORNER MONUMENTATION WAS FOUND PER THE SUBDIVISION PLAT. IT IS BELIEVED THEY WERE OBLITERATED DURING THE INSTALLATION OF IMPROVEMENTS. AS MOST PROPERTY CORNER LOCATIONS FELL IN THE SIDEWALK, FENCE CORNERS, AND OTHER IMPROVEMENTS.
IN PLATTING THE ORIGINAL VICTORIA RIDGE SUBDIVISION, IT ATTEMPTS TO FOLLOW THE OGDEN BIBLE PLATS LOTS AND BLOCKS BUT THE FIRST CALL OF 78 FEET, FROM THE CENTERLINE MONUMENT AT 9TH STREET AND GRANT AVENUE, LEAVES THE SUBDIVISION APPROXIMATELY 1 FOOT EAST OF SAID LOTS AND BLOCKS. MATHEMATICALLY, THIS DISTANCE SHOULD BE APPROXIMATELY 78 FEET. LOOKING CLOSELY ON THE VICTORIA RIDGE SUBDIVISION PLAT, TWO LINES CAN BE SEEN SLIGHTLY SPACED APART, HEADING SOUTHERLY TO THE POINT OF BEGINNING. THE CLOSER OF THE TWO LINES TO THE CENTERLINE MONUMENT AT 9TH STREET AND GRANT AVENUE HAS BEEN DIMENSIONED WITH THE 78 FEET WHILE THE LINE SLIGHTLY FURTHER, IS THE ONE WITH A DIMENSION SPANNING DOWN TO THE POINT OF BEGINNING. IT APPEARS THIS WAS THE INTENDED LINE TO BE DIMENSIONED FROM THE CENTERLINE MONUMENT. TAKING THIS INTO ACCOUNT ALONG WITH THE BOUNDARY CALLS IN THE DESCRIPTION, THE SUBDIVISION BOUNDARY HAS BEEN SHIFTED, APPROXIMATELY 1 FOOT FURTHER WEST TO MATCH THE OGDEN BIBLE PLATS LOTS AND BLOCKS. THIS FITS WELL WITH EXISTING IMPROVEMENTS AND ADJOINING PROPERTIES AS WELL.
THE BASIS OF BEARINGS IS THE MONUMENTED STREET CENTERLINE OF 9TH STREET BEARING NORTH 89°09'45" WEST 1525.96 FEET, AS MEASURED BETWEEN THE FOUND OGDEN CITY STREET MONUMENT AT GRANT AVENUE AND THE FOUND OGDEN CITY STREET MONUMENT AT WALL AVENUE. A CLOCKWISE ROTATION OF 07°19'24" WAS APPLIED TO ALL BEARINGS TO MATCH BEARINGS OF RECORD AS SHOWN IN THE OGDEN CITY BIBLE PLATS AND THE ORIGINAL VICTORIA RIDGE SUBDIVISION.
THE COORDINATE SYSTEM USED FOR THIS SURVEY IS NAD 83 STATE PLANE UTM NORTH ZONE 4. A GRID TO GROUND SCALE FACTOR OF 1.000230877833 WAS APPLIED, AS SHOWN FOR THE LOWER VALLEY ON THE WEBER COUNTY BEARING SHEET FOR TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. BEARINGS AND DISTANCES SHOWN IN PARENTHESES () ARE RECORD INFORMATION.

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ALTA/NSPS SURVEY FOR
HOUSING MANAGEMENT AND DEVELOPMENT CORPORATION
1024 CHILDS AVENUE, OGDEN CITY, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.M. U.S. SURVEY

SHEET:
1
OF 1 SHEETS