



FOUND OGDEN CITY STREET MONUMENT AT 32ND STREET & QUINCY AVENUE (BRASS CAP IN RING AND COVER)

FOUND OGDEN CITY STREET MONUMENT AT 31ST STREET & HARRISON BOULEVARD (BRASS CAP IN RING AND COVER)

SCALE IN FEET
SCALE: 1" = 30'

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS SURVEY RESPONSES

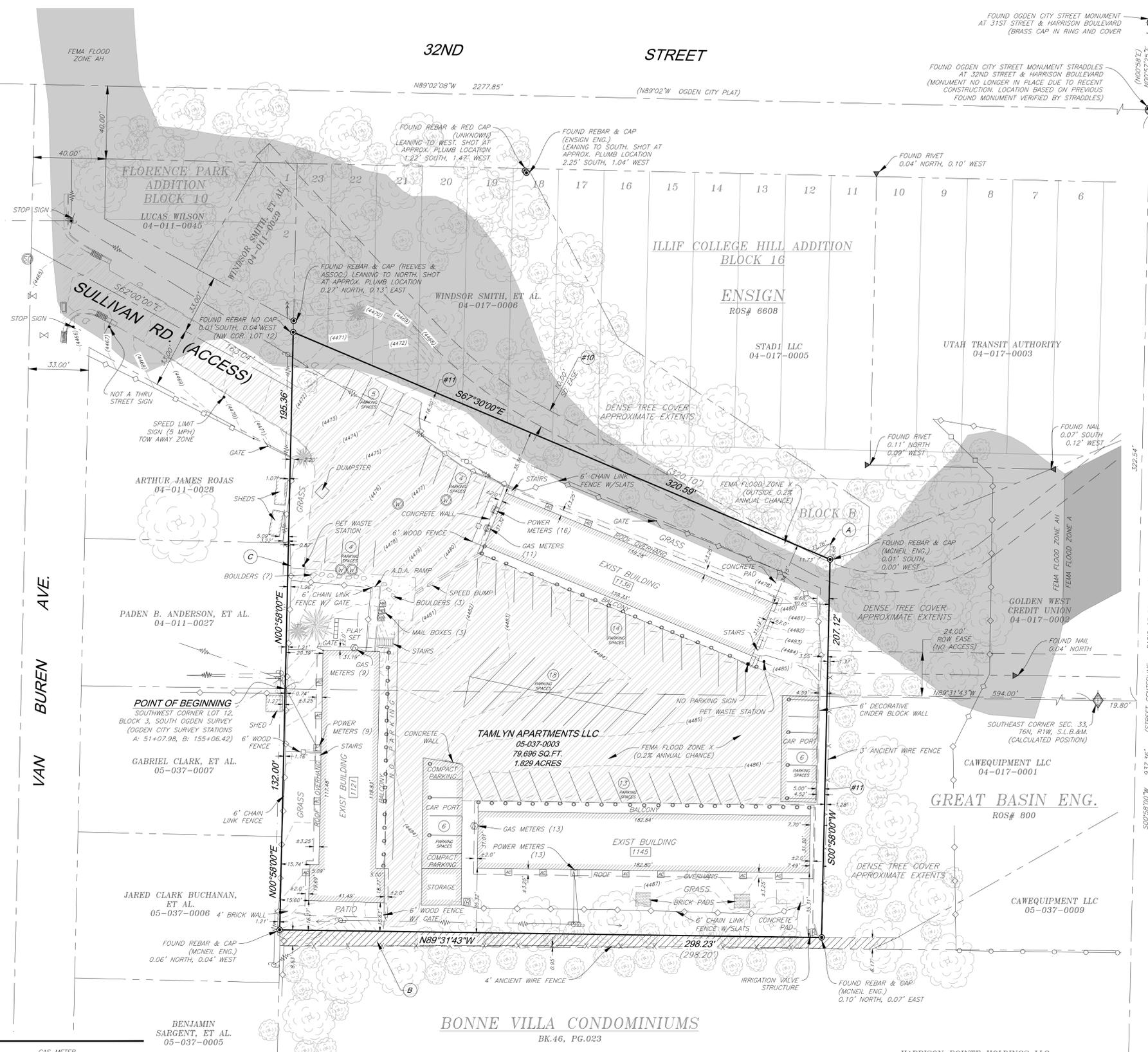
1. SURVEY MONUMENTS FOUND OR SET ARE SHOWN HEREON.
2. ADDRESSES OF BUILDINGS SHOWN HEREON.
3. ACCORDING TO FLOOD INSURANCE RATE MAP OF WEBER COUNTY, UTAH AND INCORPORATED AREAS, MAP NUMBER 4505/0429F, REVISED JUNE 2, 2015, THIS PROPERTY IS WITHIN FLOOD ZONE AH.
 - AH - FLOOD DEPTHS OF 1 TO 3 FEET USUALLY AREAS OF PONDING, BASED FLOOD ELEVATIONS DETERMINED (SHOWN HEREON)
 - X - OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (ENTIRE PROPERTY SOUTH OF 4th ZONE)
 - X - OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (PROPERTY NORTH OF 4th ZONE)
4. GROSS LAND AREA OF SURVEYED PROPERTY IS 79,696 SQUARE FEET OR 1.829 ACRES.
6. (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:
 - ONE BUILDING FOR SINGLE-FAMILY DWELLING: 6,000 SQUARE FEET, PLUS 1,500 SQUARE FEET FOR EACH ADDITIONAL DWELLING UNIT
 - OTHER MAIN BUILDING: 7,500 SQUARE FEET
 - MINIMUM LOT WIDTH: 80 FEET
 - MINIMUM YARD SETBACKS:
 - FRONT: 20 FEET
 - SIDE: 8 FEET, (8 FEET ACCESSORY BUILDING)
 - REAR: 30 FEET
7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK IN ADDITION TO THE IMPROVEMENTS AND FEATURES ARE SHOWN HEREON.
9. THE NUMBER OF PARKING STALLS IDENTIFIED IS 79. STALLS LESS THAN THE TYPICAL 9 FOOT WIDTH ARE MARKED AS "COMPACT". PARKING STRUCTURES, SIGNS, AND STRIPING ARE SHOWN HEREON.
10. THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES IS SHOWN HEREON.
11. 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.
12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE.
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
14. SULLIVAN ROAD IS THE ONLY LEGAL AND PHYSICAL ACCESS POINT TO THE PARCEL. THE NEAREST INTERSECTING STREET IS VAN BUREN AVENUE. DISTANCE TO THIS NEAREST INTERSECTING STREET IS SHOWN HEREON.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. 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.
18. PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED ARE SHOWN HEREON.
19. CERTIFICATE OF INSURANCE PROVIDED.

VICINITY MAP



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINES
- STREET CENTERLINE
- OVERHEAD POWER LINES
- CHAIN LINK FENCE
- WOOD FENCE
- MAIL BOX
- WIRE FENCE
- EXISTING CONTOUR (1' INTERVAL)
- EXISTING ASPHALT
- EXISTING CONCRETE / CURB & GUTTER
- BUILDING ADDRESS
- STORM DRAIN MANHOLE
- WATER MANHOLE
- CATCH BASIN
- GAS METER
- IRRIGATION BOX
- AIR CONDITIONER
- OVERHEAD POWER BOX
- POWER POLE
- GUY WIRE
- VINYL FENCE
- WATER VALVE
- MAIL / RIVET FOUND
- FOUND REBAR SET BY OTHERS
- STREET MONUMENT FOUND
- SECTION CORNER CALCULATED
- CONIFEROUS TREE
- DECIDUOUS TREE



BENJAMIN SARGENT, ET AL. 05-037-0005

TITLE CONFLICTS / ENCROACHMENTS

- DEED CONFLICT EXISTS BETWEEN TAMLIN APARTMENTS LLC (05-037-0003) AND WINDSOR SMITH (04-017-0006). THE TRIANGLE PIECE SHOWN HEREON APPEARS TO BE DESCRIBED IN ERROR PER THE TAMLIN APARTMENTS DEED. SAID DEED ATTEMPTS TO FOLLOW THE NORTH LINE OF LOT 12 SOUTHEASTERLY TO AN ANGLE POINT, WHERE IT THEN BEARS NORTHEASTERLY, BUT THE SOUTHEASTERLY DISTANCE OF 308.88 FEET DOES NOT MATCH THE RECORD DISTANCE OF 320.10 FEET. LEAVING IT SHORT OF THE RECORD ANGLE POINT. AFTER CALLING ALONG SAID NORTH LINE OF LOT 12, THE DEED CONTAINS A BOUNDING CALL TO THE RULON S. WOOD PROPERTY ADJOINING TO THE EAST. THE DEED FOR SAID WOOD PROPERTY FOLLOWS THE NORTH LINE OF LOT 12, SOUTHERLY LINE OF ILLIF COLLEGE HILL ADDITION, ENDING MORE OR LESS AT THE SAME RECORD ANGLE POINT. THEREFORE, THIS TRIANGLE PIECE BECOMES CONTRADICTIONARY AS THE BOUNDING CALL TO WOOD SITS ABOUT 6.68 FEET NORTHERLY OF THE WOOD DESCRIPTION AND THE RECORD ANGLE POINT OF LOT 12, IMPLYING IT WAS NOT INTENDED TO RESIDE IN ANY PORTION OF ILLIF COLLEGE HILL ADDITION. FURTHERMORE, MCNEIL ENGINEERING REBARS WERE FOUND AT THE PROPERTY CORNERS PER AN ALTA SURVEY PREVIOUSLY PERFORMED ON THIS SAME PROPERTY (ROS# 5473). THESE REBARS MATCHED THE DEED, BUT THE SURVEYOR DID NOT APPEAR TO HONOR THE CONFLICTING TRIANGLE PIECE. RATHER A REBAR WAS SHOWN TO BE SET AND FOUND AT THE RECORD POSITION OF THE ANGLE POINT IN THE NORTH LINE OF LOT 12. THE SURVEYOR DID NOT PROVIDE AN EXPLANATION AS TO WHY THE TRIANGLE PIECE WAS IGNORED, BUT BASED ON HIS ACTIONS, HE ALSO THOUGHT THIS PIECE WAS IN ERROR. BECAUSE OF THE REASONS STATED ABOVE, A NEW BOUNDARY DESCRIPTION HAS BEEN CREATED TO CLEAR UP THIS CONFLICT. THE NEW "AS SURVEYED" DESCRIPTION SATISFIES THE BOUNDING CALLS OF THE DEED AS WELL AS THE FOUND MONUMENTATION ON THE GROUND.
- GAP EXISTS BETWEEN TAMLIN APARTMENTS LLC (05-037-0003) AND BONNE VILLA CONDOMINIUMS. THIS GAP APPEARS TO RESULT FROM PARCELS 04-017-0001 AND 05-037-0009, WHICH DO NOT CLOSE AND LEAVES A LARGE 46 FOOT GAP BETWEEN THEIR CENTRAL ADJOINING LINE. THE BONNE VILLA CONDOMINIUMS HELD THE SOUTHERN MOST LINE OF PARCEL 05-037-0009, WHICH MATCHES THE PARENT PARCEL DESCRIPTION AND CARRYING AN ANCIENT WIRE FENCE. WHILE THE TAMLIN APARTMENTS APPEARS TO HAVE HELD THE SOUTHERN MOST LINE OF 04-017-0001, THIS CREATING SAID GAP. THE GREAT BASIN SURVEY (ROS# 800) SHOWS THIS OFFSET. THERE IS NO OBVIOUS OCCUPATION IN THIS AREA AS IT LIES ON A DENSELY WOODED SLOPE.
- THE SHARED CHAIN LINK FENCE RUNNING ALONG THE WEST LINE OF THE SUBJECT PROPERTY ENDOACHES UPON THE PROPERTY INTERMITTENTLY. APPROXIMATE DISTANCES OF ENCROACHMENT ARE NOTED IN RELATION TO SAID WEST LINE.

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2021 ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO TAMLIN APARTMENTS, 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 COMPANY, A PUBLIC CORPORATION OF THE STATE OF UTAH, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), AND ITS 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, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 15, 2023.
DATE OF PLAT OR MAP: OCTOBER 3, 2023



AS SURVEYED BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, ALSO BEING PART OF LOT 12, BLOCK 3, SOUTH OGDEN SURVEY, OGDEN CITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12 LOCATED NORTH 89°31'43" WEST 594 FEET ALONG THE SOUTH QUARTER SECTION LINE FROM THE CALCULATED SOUTHWEST CORNER OF SAID SECTION 33; SAID CALCULATED SECTION CORNER BEING SOUTH 00°58'00" WEST 322.54 FEET AND NORTH 89°31'43" WEST 19.80 FEET FROM THE OGDEN CITY BRASS CAP MONUMENT AT THE INTERSECTION OF HARRISON BOULEVARD AND 32ND STREET; SAID POINT OF BEGINNING DESIGNATED AS OGDEN CITY SURVEY STATIONS "A 51407.98 AND "B 15506.42 (BASIS OF BEGINNINGS IS THE MONUMENTED STREET CENTERLINE OF HARRISON BOULEVARD BEARING SOUTH 00°58'00" WEST BETWEEN THE FOUND OGDEN CITY STREET MONUMENT AT 32ND STREET AND THE FOUND OGDEN CITY STREET MONUMENT AT 33RD STREET);
RUNNING THENCE NORTH 00°58'00" EAST 195.36 FEET ALONG THE WEST LINE OF SAID LOT 12 TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 67°30'00" EAST 320.59 FEET (320.10 FEET BY RECORD) ALONG THE NORTHERLY LINE OF SAID LOT 12 TO A FOUND MCNEIL REBAR AND CAP SET PER WEBER COUNTY RECORD OF SURVEY NUMBER 4473; SAID POINT BEING THE MOST SOUTHERLY POINT OF ILLIF COLLEGE HILL ADDITION; THENCE SOUTH 00°58'00" WEST 207.12 FEET TO A FOUND MCNEIL REBAR AND CAP; THENCE NORTH 89°31'43" WEST 298.20 FEET (298.20 FEET BY RECORD), PARALLEL WITH SAID QUARTER SECTION LINE, TO A FOUND MCNEIL REBAR AND CAP; SAID POINT BEING 112.22 FEET EAST OF THE EAST LINE OF VAN BUREN AVENUE; THENCE NORTH 00°58'00" EAST 132.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 79,696 SQUARE FEET OR 1.829 ACRES MORE OR LESS.

TITLE COMMITMENT DESCRIPTION FOR PARCEL 05-037-0003

PER TITLE COMMITMENT NUMBER: 338-6285105 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE JULY 10, 2023.
PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, AND PART OF LOT 12, BLOCK 3, SOUTH OGDEN SURVEY, OGDEN CITY (WITHIN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY); BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; NORTH 89°31'43" WEST 594 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION LINE, TO A FOUND MCNEIL REBAR AND CAP; SAID POINT BEING 112.22 FEET EAST OF THE EAST LINE OF VAN BUREN AVENUE; THENCE NORTH 00°58'00" EAST 132.00 FEET TO THE POINT OF BEGINNING.

REFERENCES

- AS RECORDED IN THE WEBER COUNTY RECORDERS' 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. 338-6285105 BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE JULY 10, 2023
 2. WARRANTY DEED TO TAMLIN APARTMENTS, LLC ENTRY NO. 2140379, (05-037-0003)
 3. SOUTH OGDEN SURVEY, BOOK 02, PAGE 004 (1886)
 4. ILLIF COLLEGE HILL ADDITION, BOOK 05, PAGE 053 (1889)
 5. FLORENCE PARK ADDITION, BOOK 06, PAGE 015 (1890)
 6. WARRICK S. WOOD, BOOK 425, PAGE 109 (1955)
 7. GREAT BASIN RECORD OF SURVEY NO. 800 (1922)
 8. BONNE VILLA CONDOMINIUMS, BOOK 46, PAGE 023 (1988)
 9. ALTA/NSPS LAND TITLE SURVEY NO. 3473 (2005)
 10. ENSIGN RECORD OF SURVEY NO. 6608 (2020)
 11. OGDEN CITY SURVEY BIBLE PLAT NO. 2704

SCHEDULE B, PART II - EXCEPTIONS

- THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE PER TITLE COMMITMENT NUMBER: 338-6285105 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE JULY 10, 2023.
- EXCEPTIONS NO. 1-9 ARE NOT SURVEY-RELATED MATTERS AND CANNOT BE PLOTTED.
- EXCEPTION NO. 10: AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE FOR STORM SEWER AND INCIDENTAL PURPOSES, AS GRANTED TO OGDEN CITY, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED JANUARY 04, 1971 AS ENTRY NO. 544603 IN BOOK 957 AT PAGE 367 OF OFFICIAL RECORDS (SHOWN HEREON WITH CORRESPONDING EXCEPTION NUMBER)
- EXCEPTION NO. 11: CONFORMING CERTIFICATE RECORDED OCTOBER 29, 2004 AS ENTRY NO. 2068141 OF OFFICIAL RECORDS (SHOWN HEREON WITH CORRESPONDING EXCEPTION NUMBER)
- EXCEPTIONS NO. 12-17 INCLUDES THE SUBJECT PROPERTY DESCRIPTION.
- EXCEPTION NO. 18: A NOTICE OF CREATION FROM THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY ("NERA") DATED OCTOBER 28TH, 2014 RECORDED JANUARY 20, 2015 AS ENTRY NO. 2718461 OF OFFICIAL RECORDS, (CONTAINED WITHIN WEBER COUNTY LIMITS WHICH INCLUDES SUBJECT PROPERTY)
- EXCEPTION NO. 19: SUBJECT TO THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN SURVEY PREPARED BY MCNEIL ENGINEERING AND LAND SURVEYING, HAVING BEEN CERTIFIED UNDER THE DATE OF SEPTEMBER 29, 2005, AS JOB NO. 250148, BY D. BRADFORD PETERSEN, A REGISTERED LAND SURVEYOR HOLDING LICENSE NO. 392255:
A. QUESTIONS REGARDING NATURAL GAS LINES.
B. UTILITY POWER & LIGHT POWER POLES, GUY ANCHORS AND POWER LINES. (SHOWN HEREON UNDER RECORD OF SURVEY NO. 3473)
- EXCEPTIONS NO. 20-22 ARE NOT SURVEY-RELATED MATTERS AND CANNOT BE PLOTTED.

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 338-6285105, EFFECTIVE JULY 10, 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. THE SECTION CORNERS EXISTING AT THE TIME OF THE DEEDS AND SURVEYS HAVE SINCE BEEN REMOVED. AS A RESULT, THESE SECTION CORNER LOCATIONS HAVE BEEN CALCULATED BASED ON TIES TO FOUND OGDEN CITY STREET MONUMENTS.
THE BASIS OF BEARINGS IS THE MONUMENTED STREET CENTERLINE OF HARRISON BOULEVARD BEARING SOUTH 00°58'00" WEST 397.36 FEET, AS MEASURED BETWEEN THE FOUND OGDEN CITY STREET MONUMENT AT 32ND STREET & HARRISON BOULEVARD AND THE FOUND OGDEN CITY STREET MONUMENT AT 33RD STREET. A CLOCKWISE ROTATION OF 90°29'25" WAS APPLIED TO ALL BEARINGS TO MATCH BEARINGS OF RECORD.
THE COORDINATE SYSTEM USED FOR THIS SURVEY IS NAD 83 STATE PLANE UTAH NORTH ZONE. A GRID TO GROUND SCALE FACTOR OF 1.000252877833 WAS APPLIED, AS SHOWN FOR THE LOWER VALLEY ON THE WEBER COUNTY BEARING SHEET FOR TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. BEARINGS AND DISTANCES SHOWN IN PARENTHESES () ARE RECORD INFORMATION.