

ALTA/NSPS SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

OGDEN CITY, WEBER COUNTY, UTAH

AUGUST, 2024

TITLE EXCEPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1225242-SLC1 DATED MAY 28, 2024.

EXCEPTIONS #1-11, 13-14, 25-30, & 34-35 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #12 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION AND OTHER FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, ITS SUCCESSORS, ASSIGNS, LESSEES, LICENSEES AND AGENTS BY INSTRUMENT RECORDED SEPTEMBER 12, 1972 AS ENTRY NO. 578377 IN BOOK 1004 AT PAGE 59 OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: EASEMENT SHOWN ON SURVEY.)

EXCEPTION #15 - ORDINANCE NO. 2008-5 VACATING A PORTION OF 20TH STREET, AND THE TERMS, CONDITIONS, RESTRICTIONS, AND EASEMENTS THEREOF, RECORDED OCTOBER 21, 2008 AS ENTRY NO. 2371243, OF OFFICIAL RECORDS.

EXCEPTION #16 - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON OGDEN WAL-MART SUBDIVISION, RECORDED OCTOBER 21, 2008 AS ENTRY NO. 2371244 IN BOOK 69 OF PLATS AT PAGES 17.

EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON OGDEN WAL-MART FIRST AMENDMENT SUBDIVISION, RECORDED JUNE 2, 2010 AS ENTRY NO. 2475475 IN BOOK 71 OF PLATS, PAGE 34.

EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON OGDEN WAL-MART SUBDIVISION, 2ND AMENDMENT, RECORDED JULY 08, 2021 AS ENTRY NO. 3166728 IN BOOK 90 OF PLATS AT PAGE 96.

EASEMENTS NOTES AND RESTRICTIONS AS SHOWN ON OGDEN WAL-MART SUBDIVISION 3RD AMENDMENT, RECORDED DECEMBER 08, 2021 AS ENTRY NO. 3202692 IN BOOK 92 OF PLATS AT PAGE 1.
(SURVEYOR'S NOTE: EASEMENTS SHOWN ON SURVEY.)

EXCEPTION #17 - MUTUAL ACCESS EASEMENT AND NO BUILD EASEMENT AGREEMENT, AND THE TERMS, CONDITIONS, AND LIMITATIONS CONTAINED THEREIN, BY AND BETWEEN MIRI LESHEM, AS TRUSTEE OF THE MIRI LESHEM TRUST, CREATED UNDER INSTRUMENT DATED APRIL 29, 2003 AND WAL-MART REAL ESTATE BUSINESS TRUST, RECORDED ON OCTOBER 21, 2008 AS ENTRY NO. 2371245 OF OFFICIAL RECORDS.

AMENDMENT TO MUTUAL ACCESS EASEMENT AND NO BUILD EASEMENT AGREEMENT RECORDED APRIL 06, 2022 AS ENTRY NO. 3228662 OF OFFICIAL RECORDS.

JOINDER TO AMENDMENT TO MUTUAL ACCESS EASEMENT AND NO BUILD EASEMENT AGREEMENT RECORDED DECEMBER 20, 2022 AS ENTRY NO. 3267619 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: EASEMENT SHOWN ON SURVEY.)

(THE FOLLOWING EXCEPTION AFFECTS A PORTION OF THE LAND)

EXCEPTION #18 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR STORM WATER MANAGEMENT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO OGDEN CITY, A UTAH MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED MAY 27, 2010 AS ENTRY NO. 2474737 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: EASEMENT SHOWN ON SURVEY.)

(THE FOLLOWING EXCEPTION AFFECTS A PORTION OF THE LAND)

EXCEPTION #19 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR STORM WATER MANAGEMENT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO OGDEN CITY, A UTAH MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED MAY 27, 2010 AS ENTRY NO. 2474738 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: EASEMENT SHOWN ON SURVEY.)

(THE FOLLOWING EXCEPTION AFFECTS A PORTION OF THE LAND)

EXCEPTION #20 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR STORM WATER MANAGEMENT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO OGDEN CITY, A UTAH MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED MAY 27, 2010 AS ENTRY NO. 2474739 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: EASEMENT SHOWN ON SURVEY.)

(THE FOLLOWING EXCEPTION AFFECTS A PORTION OF THE LAND)

EXCEPTION #21 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR STORM WATER MANAGEMENT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO OGDEN CITY, A UTAH MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED MAY 27, 2010 AS ENTRY NO. 2474740 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: EASEMENT SHOWN ON SURVEY.)

EXCEPTION #22 - STORM WATER CONSTRUCTION EASEMENT, AND THE TERMS, CONDITIONS, AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF OGDEN CITY, A UTAH MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED ON MAY 31, 2011 AS ENTRY NO. 2528870, OF OFFICIAL RECORDS. (SURVEYOR'S NOTE: EASEMENT EXPIRED 12 MONTHS AFTER RECORDING OF SAID DOCUMENT.)

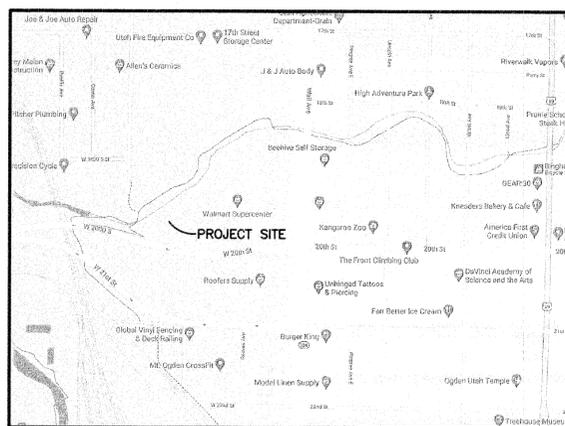
EXCEPTION #23 - WATER AND SEWER EASEMENT AGREEMENT (WITH TEMPORARY CONSTRUCTION EASEMENT) BETWEEN RIVERWALK COMPANY, LP, A CALIFORNIA LIMITED PARTNERSHIP ("GRANTOR"), AND LOTUS RICKHOUSE LOFTS, LLC, A UTAH LIMITED LIABILITY COMPANY ("GRANTEE"), RECORDED ON DECEMBER 20, 2021 AS ENTRY NO. 3205582 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: EASEMENT LOCATED ON LOT 11 OF OGDEN WALMART SUBDIVISION 4TH AMENDMENT AND PLOTS TO THE EAST OF SUBJECT PROPERTY.)

EXCEPTION #24 - WATER AND SEWER EASEMENT AGREEMENT (WITH TEMPORARY CONSTRUCTION EASEMENT) BETWEEN LOTUS ADVANTAGE RIVERWALK 2, LLC, A UTAH LIMITED LIABILITY COMPANY ("GRANTOR"), AND LOTUS ADVANTAGE RIVERWALK, LLC, A UTAH LIMITED LIABILITY COMPANY ("GRANTEE"), RECORDED ON DECEMBER 20, 2021 AS ENTRY NO. 3205583 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: EASEMENT LOCATED ON LOT 10 OF OGDEN WALMART SUBDIVISION 3RD AMENDMENT AND PLOTS TO THE EAST OF SUBJECT PROPERTY.)

EXCEPTION #31 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CULINARY WATER AND SANITARY SEWER LINES AND INCIDENTAL PURPOSES, AS GRANTED TO LOTUS ADVANTAGE RIVERWALK, LLC, A UTAH LIMITED LIABILITY COMPANY, LOTUS ADVANTAGE RIVERWALK 2 MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY AND BUTTERS NORTHERN LIGHTS LAND LLC, AN ALASKA LIMITED LIABILITY COMPANY BY INSTRUMENT RECORDED APRIL 06, 2022 AS ENTRY NO. 3228664 OF OFFICIAL RECORDS.
NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.

EXCEPTION #32 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CULINARY WATER LINES AND SANITARY SEWER LINES AND INCIDENTAL PURPOSES, AS GRANTED TO LOTUS ADVANTAGE RIVERWALK, LLC, A UTAH LIMITED LIABILITY COMPANY, LOTUS ADVANTAGE RIVERWALK 2 MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY AND BUTTERS NORTHERN LIGHTS LAND LLC, AN ALASKA LIMITED LIABILITY COMPANY BY INSTRUMENT RECORDED APRIL 06, 2022 AS ENTRY NO. 3228678 OF OFFICIAL RECORDS.
NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.

EXCEPTION #33 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CULINARY WATER LINES AND SANITARY SEWER LINES AND INCIDENTAL PURPOSES, AS GRANTED TO LOTUS ADVANTAGE RIVERWALK, LLC, A UTAH LIMITED LIABILITY COMPANY, LOTUS ADVANTAGE RIVERWALK 2 MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY AND BUTTERS NORTHERN LIGHTS LAND LLC, AN ALASKA LIMITED LIABILITY COMPANY BY INSTRUMENT RECORDED APRIL 06, 2022 AS ENTRY NO. 3228679 OF OFFICIAL RECORDS.
NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.



VICINITY MAP
NOT TO SCALE

TITLE DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1225242-SLC1 DATED MAY 28, 2024.

PARCEL 1:

LOT 9, OGDEN WAL-MART SUBDIVISION 3RD AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED DECEMBER 8, 2021 AS ENTRY NO. 3202692 IN BOOK 92 AT PAGE 01 IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 2:

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF (i) OPERATING, MAINTAINING, REPAIRING AND REPLACING A CULINARY WATER LINE AND RELATED FACILITIES, FOR THE TRANSMISSION OF CULINARY WATER AND (ii) OPERATING, MAINTAINING, REPAIRING AND REPLACING A SANITARY SEWER LINE AND FACILITIES, PLUS ALL NECESSARY MANHOLES, AND APPURTENANCES FOR THE COLLECTION OF SANITARY SEWAGE, AS CREATED IN "WATER AND SEWER EASEMENT AGREEMENT (WITH TEMPORARY CONSTRUCTION EASEMENT)", RECORDED DECEMBER 20, 2021 AS ENTRY NO. 3205582 IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 3:

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF (i) OPERATING, MAINTAINING, REPAIRING AND REPLACING A CULINARY WATER LINE AND RELATED FACILITIES, FOR THE TRANSMISSION OF CULINARY WATER, AND (ii) OPERATING, MAINTAINING, REPAIRING AND REPLACING A SANITARY SEWER LINE AND FACILITIES, PLUS ALL NECESSARY MANHOLES, AND APPURTENANCES FOR THE COLLECTION OF SANITARY SEWAGE, AS CREATED IN "WATER AND SEWER EASEMENT AGREEMENT (WITH TEMPORARY CONSTRUCTION EASEMENT)", RECORDED DECEMBER 20, 2021 AS ENTRY NO. 3205583 IN THE WEBER COUNTY RECORDER'S OFFICE.

NARRATIVE

THIS SURVEY WAS REQUESTED BY GRANT WISE OF LOTUS COMPANY FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARIES OF THE HEREON DESCRIBED PARCELS 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 SOUTH 01°18'26" WEST BETWEEN SAID BRASS CAP MONUMENTS IN WALL AVENUE WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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

PROPERTY CORNERS ARE SET AS INDICATED HEREON.

ZONING INFORMATION

ZONING INFORMATION BELOW OBTAINED FROM ZONING ANALYSIS REPORT PROJECT # 20214195-01 PREPARED BY DRACO INTERNATIONAL DATED DECEMBER 15, 2021.

ZONING CLASSIFICATION: CBD-CENTRAL BUSINESS DISTRICT AND O-1 OPEN SPACE BUILDING SETBACKS:

- FRONT - FOR 3+ RESIDENTIAL STRUCTURES: 0 FEET MAXIMUM, SETBACK UP TO 20 FEET MAY BE APPROVED IF CONSISTENT WITH DESIGN OF SURROUNDING BLOCK.
- SIDE - STREET SIDE: FOR 3+ RESIDENTIAL STRUCTURES: 0 FEET MAXIMUM AND INTERIOR SIDE: 10 FEET TO RESIDENTIAL ZONE.
- REAR - MINIMUM: NONE REQUIRED UNLESS ADJACENT TO RESIDENTIAL ZONE THEN 30 FEET.
- MINIMUM LOT SIZE - NO MINIMUM AREA
- REQUIRED WIDTH - FOR 3+ RESIDENTIAL STRUCTURES: 50 FEET, 60 FEET FOR CORNER.
- LOT COVERAGE - MAXIMUM BUILDING COVERAGE: 60% MINIMUM OPEN SPACE: 20% LOT AREA.
- DENSITY - 3+ UNITS
- BUILDING HEIGHT - MINIMUM: 1 STORY, NO MAXIMUM
- PARKING - DEDICATED LOW TO MODERATE INCOME IN CBD: MINIMUM: 0.8/DU; MAXIMUM: 1.75/DU OTHER UNITS IN CBD: MINIMUM: 1.5/DU, MAXIMUM: 2/DU SENIOR HOUSING: 1/DU FIRST 30 UNITS, THEN 0.75/DU NEXT 20 UNITS, THEN 0.5/DU REMAINDER
- 110 UNITS X 0.8=88 FOR LOW/MODERATE INCOME
- 110 UNITS X 1.5=165 FOR REGULAR UNITS

NOTES

PROJECT ADDRESS: 270 WEST 20TH STREET, OGDEN, UTAH 84401 (SEE TABLE A, ITEM 2)

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

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

THERE WERE 110 MARKED PARKING STALLS OBSERVED, 5 OF WHICH ARE MARKED ADA PARKING STALLS, 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)

NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY.

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO CITIBANK, N.A., AND ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, UTAH HOUSING CORPORATION, AN INDEPENDENT BODY POLITIC AND CORPORATE CONSTITUTING A PUBLIC CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF UTAH, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES; LOTUS ADVANTAGE RIVERWALK, LLC, A UTAH LIMITED LIABILITY COMPANY; AND RAYMOND JAMES TAX CREDIT FUND 49 L.L.C., ITS AFFILIATES, SUCCESSORS AND ASSIGNS:

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)(2), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF FIELDWORK: 7-23-2024
DATE OF SURVEY: 7-29-2024
DATE SIGNED: 8-20-2024
TREVOR J. HATCH, P.L.S.
UTAH NUMBER: 9031945



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BY: 7873

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

| DATE | REVISIONS | DESCRIPTION |
|------|-----------|-------------|
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ALTA/NSPS SURVEY
PART OF THE NW 1/4 OF SECTION 29 AND THE SW 1/4 OF SECTION 20, T.6N., R.1W., S.11B.&M., OGDEN CITY, WEBER COUNTY, UTAH

LOTUS ADVANTAGE RIVERWALK, LLC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 7-25-2024
Name: OGDEN
ALTA SURVEY
Scale: 1"=30'
Checked: _____
Number: 7323-03

ALTA/NSPS SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
AUGUST, 2024

FOUND OGDEN CITY STREET MONUMENT IN THE INTERSECTION OF WALL AVENUE AND 18TH STREET

LOT 11, OGDEN WAL-MART SUBDIVISION 4TH AMENDMENT

EXCEPTION 23 WATER AND SEWER EASEMENT

LEGEND

- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- SN = SIGN
- PM = POWER METER
- PB = POWER BOX
- CO = CLEAN OUT
- LP = LIGHT POLE
- FH = FIRE HYDRANT
- WV = WATER VALVE
- WM = WATER METER
- SSMH = SANITARY SEWER MANHOLE
- ICV = IRRIGATION CONTROL VALVE
- SDMH = STORM DRAIN MANHOLE
- CB = STORM DRAIN CATCH BASIN

- = BOUNDARY LINE
 - - - = SECTION TIE LINE
 - · - · - = ADJOINING PROPERTY
 - · - · - · - = EASEMENT LINE
 - x x x x = EXISTING FENCE
 - [Pattern] = EXISTING PAVEMENT
 - [Pattern] = EXISTING STRUCTURE
 - [Pattern] = ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE)
 - [Pattern] = ZONE AE
- ALL AREAS LABELED UNSHADED ZONE X ARE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD

Reeve & Associates, Inc.
 REGISTERED PROFESSIONAL ENGINEERS
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |

ALTA/NSPS SURVEY
 PART OF THE NW 1/4 OF SECTION 29 AND THE SW 1/4 OF SECTION 20, T.6N., R.1W., S.1B.&M.
 OGDEN CITY, WEBER COUNTY, UTAH

LOTUS ADVANTAGE RIVERWALK, LLC

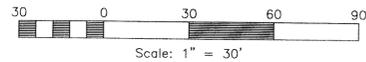
Project Info.

| | |
|-------------|-------------------|
| Surveyor: | T. HATCH |
| Designer: | N. ANDERSON |
| Begin Date: | 7-25-2024 |
| Name: | OGDEN ALTA SURVEY |
| Scale: | 1" = 30' |
| Checked: | |
| Number: | 7323-03 |

| | |
|-------|----------|
| Sheet | 2 |
| | Sheets |

CURVE TABLE

| # | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA |
|----|--------|------------|------------|---------|-------------|-----------|
| C1 | 74.49' | 54.57' | 53.36' | 28.58' | S20°00'41"E | 41°58'38" |



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