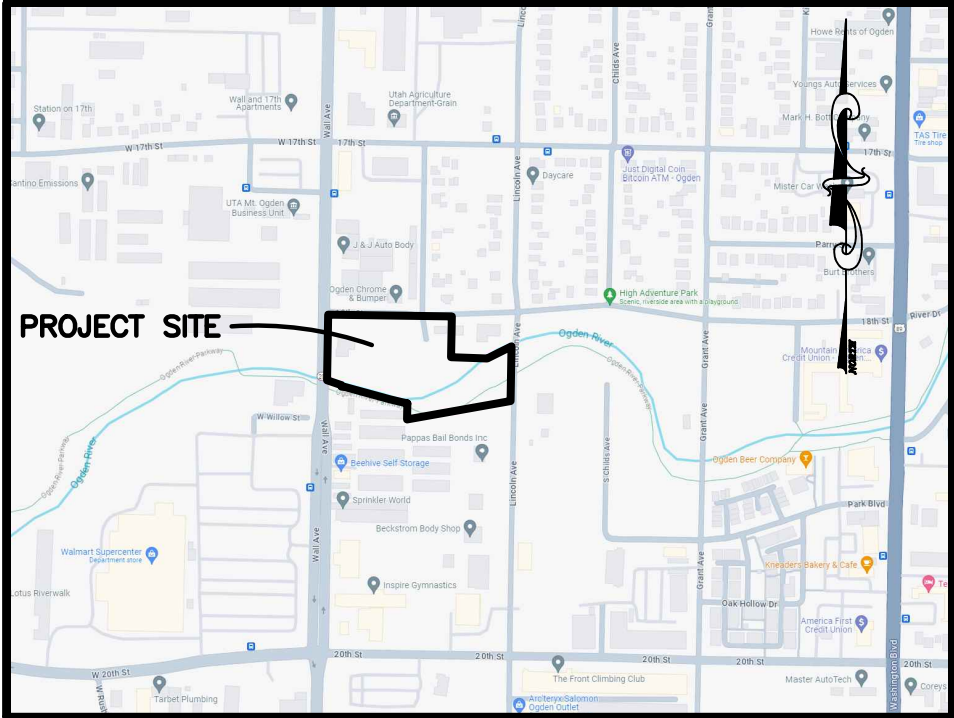


ALTA/NSPS LAND TITLE SURVEY

1802 & 1830 WALL AVENUE, OGDEN, UT 84401

PART OF THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
MARCH, 2025



VICINITY MAP
NOT TO SCALE

DESCRIPTION FROM TITLE REPORT

ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL
COMMERCIAL SERVICES: COMMITMENT NO. NCS-1246944-SLC1, SCHEDULE
B, PART II - EXCEPTIONS, DATED DECEMBER 19, 2024:

PARCEL 1: (TAX PARCEL NO. 12-127-0014)

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF WALL AVENUE 345.28 FEET WEST AND 198.77 FEET NORTH 0°58' EAST ALONG THE EAST LINE OF WALL AVENUE FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE NORTH 0°58' EAST 57.75 FEET TO THE SOUTH LINE OF 18TH STREET; THENCE EAST ALONG THE SOUTH LINE OF 18TH STREET 210 FEET; THENCE SOUTH 57.75 FEET; THENCE WEST 210 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: (TAX PARCEL NO. 12-127-0019)

PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF WALL AVENUE, 345.28 FEET WEST AND 100 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH ALONG EAST LINE OF WALL AVENUE 98.77 FEET; THENCE EAST 210 FEET; THENCE SOUTH 138.08 FEET TO THE WEST LINE OF FORESTDALE ADDITION; THENCE SOUTH 28°43' WEST 13.35 FEET TO INTERSECTION OF WESTERLY LINE OF FORESTDALE ADDITION AT A POINT SOUTH 75° EAST 210.78 FEET FROM BEGINNING; THENCE NORTH 75° WEST 210.78 FEET TO THE PLACE OF BEGINNING.

PARCEL 3: (TAX PARCEL NO. 12-127-0021)

PART OF THE SOUTHWEST ONE QUARTER (1/4) OF SECTION TWENTY (20), TOWNSHIP SIX (6) NORTH, RANGE ONE (1) WEST, SALT LAKE MERIDIAN, UNITED STATES SURVEY: BEGINNING AT A POINT NORTH 89°11' WEST 165.22 FEET FROM THE SOUTHEAST CORNER OF SAID ONE QUARTER SECTION, SAID POINT BEING ON THE SOUTH LINE OF SAID ONE QUARTER SECTION AT THE SOUTHWEST CORNER OF BLOCK 7, FORESTDALE ADDITION, OGDEN CITY SURVEY; AND RUNNING THENCE NORTH 89°11' WEST 180.28 FEET TO THE EAST LINE OF WALL AVENUE; THENCE NORTH 0°58' EAST 100.00 FEET ALONG THE EAST LINE OF WALL AVENUE; THENCE SOUTH 75° EAST 210.78 FEET TO THE WEST LINE OF BLOCK 7 FORESTDALE ADDITION; THENCE SOUTH 27°32' WEST 54.14 FEET TO THE PLACE OF BEGINNING.

PARCEL 4: (TAX PARCEL NO. 12-127-0043)

PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 345.28 FEET WEST AND 198.77 FEET NORTH AND 210.0 FEET EAST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 57.75 FEET TO THE SOUTH LINE OF 18TH STREET; THENCE EAST ALONG THE SOUTH LINE OF STREET TO THE WEST LINE OF FORESTDALE ADDITION; THENCE SOUTH 28°43' WEST TO A POINT SOUTH OF BEGINNING; THENCE NORTH TO BEGINNING.

PARCEL 5: (TAX PARCEL NO. 03-031-0005)

BLOCK 7, FORESTDALE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

TOGETHER WITH HALF OF THE VACATED STREET ABUTTING THEREON, AS SET FORTH IN THAT CERTAIN ORDINANCE VACATING SAID STREET RECORDED NOVEMBER 02, 1982 AS ENTRY NO. 866962 IN BOOK 1412 AT PAGE 292 OF OFFICIAL RECORDS.

PARCEL 6: (TAX PARCEL NO. 03-031-0001)

LOTS 1 AND 2, BLOCK 4, FORESTDALE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

TOGETHER WITH HALF OF THE VACATED STREET ABUTTING THEREON, AS SET FORTH IN THAT CERTAIN ORDINANCE VACATING SAID ROADWAY RECORDED NOVEMBER 02, 1982 AS ENTRY NO. 866962 IN BOOK 1412 AT PAGE 292 OF OFFICIAL RECORDS.

PARCEL 7: (TAX PARCEL NO. 03-034-0005)

PART OF BLOCK 3, RIVERSIDE PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LINCOLN AVENUE SAID POINT BEING NORTH 00°58'00" EAST ALONG THE CENTERLINE OF SAID AVENUE 40.00 FEET; NORTH 89°02'00" WEST 40.00 FEET AND NORTH 00°58'00" EAST 817.32 FEET FROM THE CENTERLINE MONUMENT IN LINCOLN AVENUE AND 20TH STREET; THENCE NORTH 00°58'00" EAST ALONG SAID WEST LINE 236.90 FEET; THENCE SOUTH 66°51'22" WEST 155.25 FEET; THENCE SOUTH 70°17'48" WEST 174.67 FEET; THENCE NORTH 78°19'51" WEST 60.34 FEET; THENCE SOUTH 00°37'26" WEST 121.70 FEET; THENCE SOUTH 88°49'23" EAST 363.70 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

ALL OF LOTS 1 AND 2, BLOCK 4, AND ALL OF BLOCK 7, FORESTDALE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, ALSO BEING LOCATED IN THE SOUTH HALF OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WALL AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 18TH STREET, BEING 33.00 FEET SOUTH 00°58'00" WEST ALONG THE MONUMENT LINE AND 40.00 FEET SOUTH 89°02'00" EAST FROM A STREET MONUMENT IN THE INTERSECTION OF WALL AVENUE AND 18TH STREET (SAID MONUMENT BEING 1361.46 FEET NORTH 00°58'00" EAST FROM A STREET MONUMENT IN THE INTERSECTION OF WALL AVENUE AND 20TH STREET); THENCE SOUTH 89°02'00" EAST 481.75 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 18TH STREET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 4, FORESTDALE ADDITION; THENCE SOUTH 00°58'00" WEST 250.87 FEET ALONG THE EASTERLY LINE OF SAID LOT TO THE SOUTHERLY LINE OF SAID BLOCK 4; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 88°36'30" WEST 136.46 FEET; AND (2) NORTH 89°11'00" WEST 345.41 FEET TO SAID EASTERLY RIGHT-OF-WAY OF WALL AVENUE; THENCE NORTH 00°58'00" EAST 257.39 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

TOGETHER WITH OTHER LANDS BEING PART OF LOTS 38, 39, 40, 41, 42, 43, 44, 45, AND 46 AND ALL OF LOT 5 OF BLOCK 3, RIVERSIDE PARK ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, ALSO PART OF AN UNNUMBERED LOT IN BLOCK 7, OGDEN CITY FIVE ACRE PLAT "A", ALSO BEING LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 381.01 FEET SOUTH 00°58'00" WEST ALONG THE MONUMENT LINE AND 360.70 FEET SOUTH 89°02'00" EAST FROM A STREET MONUMENT IN THE INTERSECTION OF WALL AVENUE AND 18TH STREET (SAID MONUMENT BEING 1361.46 FEET NORTH 00°58'00" EAST FROM A STREET MONUMENT IN THE INTERSECTION OF WALL AVENUE AND 20TH STREET); THENCE SOUTH 78°19'51" EAST 60.34 FEET; THENCE NORTH 70°17'48" EAST 174.67 FEET; THENCE NORTH 66°51'22" EAST 155.26 FEET TO THE EASTERLY LINE OF LOT 45, BLOCK 3, RIVERSIDE ADDITION, BEING THE WESTERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE; THENCE SOUTH 00°58'00" WEST 236.91 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY LINE OF SAID LOT 38; THENCE NORTH 88°49'23" WEST 363.71 FEET; THENCE NORTH 00°37'26" EAST 121.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 182,403 SQUARE FEET OR 4.187 ACRES.

ACREAGE TABLE

PARCEL #	TOTAL ACREAGE	LESS: ACREAGE IN FLOODWAY	DEVELOPABLE ACREAGE
PARCEL 1	0.278 ACRES	0.000 ACRES	0.278 ACRES
PARCEL 2	0.561 ACRES	0.000 ACRES	0.561 ACRES
PARCEL 3	0.362 ACRES	0.335 ACRES	0.027 ACRES
PARCEL 4	0.183 ACRES	0.000 ACRES	0.183 ACRES
PARCEL 5	0.596 ACRES	0.165 ACRES	0.431 ACRES
PARCEL 6	0.795 ACRES	0.155 ACRES	0.640 ACRES
PARCEL 7	1.356 ACRES	0.257 ACRES	1.099 ACRES
EXCEPTION #18 (UTILITY EASEMENT)	0.387 ACRES	0.066 ACRES	0.321 ACRES

EXCEPTIONS TO COVERAGE

ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL
COMMERCIAL SERVICES: COMMITMENT NO. NCS-1246944-SLC1, SCHEDULE
B, PART II - EXCEPTIONS, DATED DECEMBER 19, 2024:

EXCEPTIONS #1-12, 14-17, 19-20, AND 22-25 ARE NOT SURVEY ITEMS
AND CANNOT BE PLOTTED GRAPHICALLY.

13. THE RIGHTS OF THE PUBLIC TO USE OR PASS THROUGH THE LAND FOR RECREATIONAL PURPOSES AND/OR ACCESS TO THE WATERWAY KNOWN AS THE OGDEN RIVER PROVIDED THAT SUCH PUBLIC RIGHTS HAVE BEEN OR MAY BE ESTABLISHED BY DOCUMENTED OR OTHERWISE PROVEN USE FOR A PERIOD OF TIME AND THE RIGHT, TITLE AND INTEREST OF THE STATE OF UTAH AS TO ANYTHING LYING BELOW THE HIGH WATER MARK OF THE OGDEN RIVER.
(SURVEYOR'S NOTE: ALLOWS THE PUBLIC TO ACCESS OGDEN RIVER FOR RECREATIONAL PURPOSES)

18. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES OVER, ACROSS OR THROUGH THAT PORTION OF THE VACATED STREET, AS SET FORTH IN THAT CERTAIN ORDINANCE VACATING SAID STREET, RECORDED NOVEMBER 02, 1982 AS ENTRY NO. 866962 IN BOOK 1412 AT PAGE 292 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: EASEMENT OF PINGREE AVENUE PLOTS IN THE NORTHERLY PORTION OF SUBJECT PROPERTY)

21. STORM WATER AND RIVER RESTORATION EASEMENT DATED JUNE 16, 2010 BY AND BETWEEN MCKS, LLC, A UTAH LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND OGDEN CITY, A UTAH MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED AUGUST 4, 2010 AS ENTRY NO. 2485014 OF OFFICIAL RECORDS.
(SURVEYOR'S NOTE: RIPARIAN EASEMENT FOLLOWS THE NORTH LINE OF THE OGDEN RIVER SHOWN ON SURVEY)

FLOOD ZONE CLASSIFICATION

PARCELS 1, 2, AND 4; THE NORTHERLY PORTION OF PARCELS 5 & 6; THE SOUTHERLY PORTION OF PARCEL 7; ARE LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0426F, EFFECTIVE DATE 11-30-2023. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

THE SOUTHERLY PORTIONS OF SUBJECT PARCELS 5 AND 6; THE NORTHERLY PORTION OF SUBJECT PARCEL 7, AND ALL OF PARCEL 3 IN THEIR ENTIRETY ARE LOCATED WITHIN ZONE AE (SHADED) AND A REGULATORY FLOODWAY PER FEMA FLOOD INSURANCE RATE MAP NO. 49057C0426F, EFFECTIVE DATE 11-30-2023. ZONE AE (SHADED) IS DEFINED AS "AREAS WITH BASE FLOOD ELEVATIONS OR DEPTH."

BENCHMARK

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

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 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; A PLAT FOR RIVERSIDE PARK ADDITION, DATED JUNE 26, 1890; A RECORD OF SURVEY FOR BEEHIVE STORAGE, PREPARED BY MARTIN B. MOORE JR., DATED MAY 18, 1994, AND FILED FEBRUARY 27, 1995; AND OGDEN CITY PLAT 6495 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 HEREON.

NOTES

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

NO STRUCTURES ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

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

THERE WERE 0 MARKED PARKING STALLS OBSERVED AND 0 MARKED ADA PARKING STALLS 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.I.V. 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)

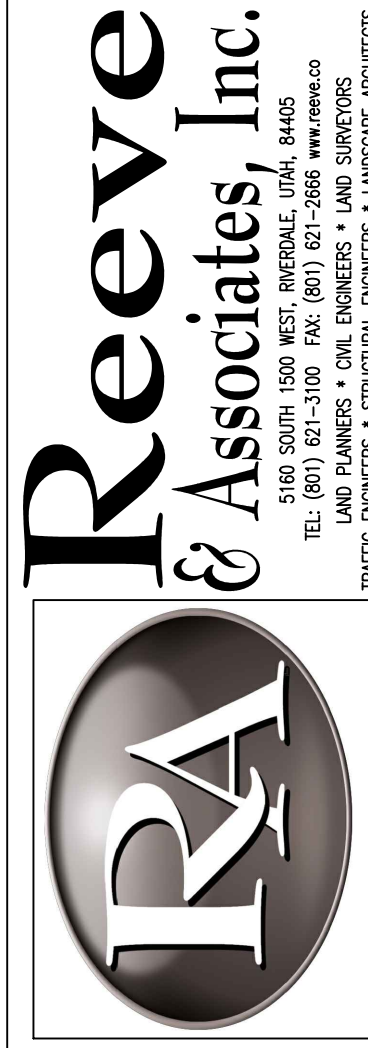
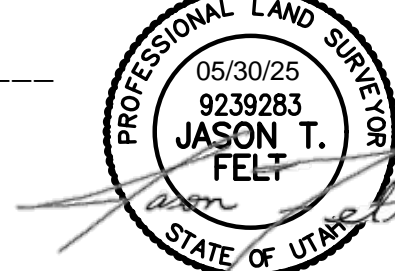
THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES; LOTUS 1900 LINCOLN, LLC, A UTAH LIMITED LIABILITY COMPANY; UTAH EQUITABLE TOD FUND, LLC, A UTAH LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; OGDEN CITY CORPORATION; OGDEN CITY REDEVELOPMENT AGENCY, A BODY POLITIC AND POLITICAL SUBDIVISION OF THE STATE OF UTAH; AND OGDEN CITY, A MUNICIPAL CORPORATION.

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: 5-2-2024
DATE OF SURVEY: 12-11-2024
DATE SIGNED:
JASON T. FELT, P.L.S.
UTAH NUMBER: 9239283



REVISIONS	DESCRIPTION
DATE	UPDATED I.R./CERT.
12-10-24	12-11-24
12-11-24	UPDATED CERTIFICATION
1-21-25	UPDATED I.R.

ALTA/NSPS LAND TITLE SURVEY
PART OF THE S. 1/2 OF SEC. 20 & THE N.E. 1/4 OF SEC. 29, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

LOTUS COMPANY

1802 & 1830 WALL AVENUE, OGDEN, UT 84401

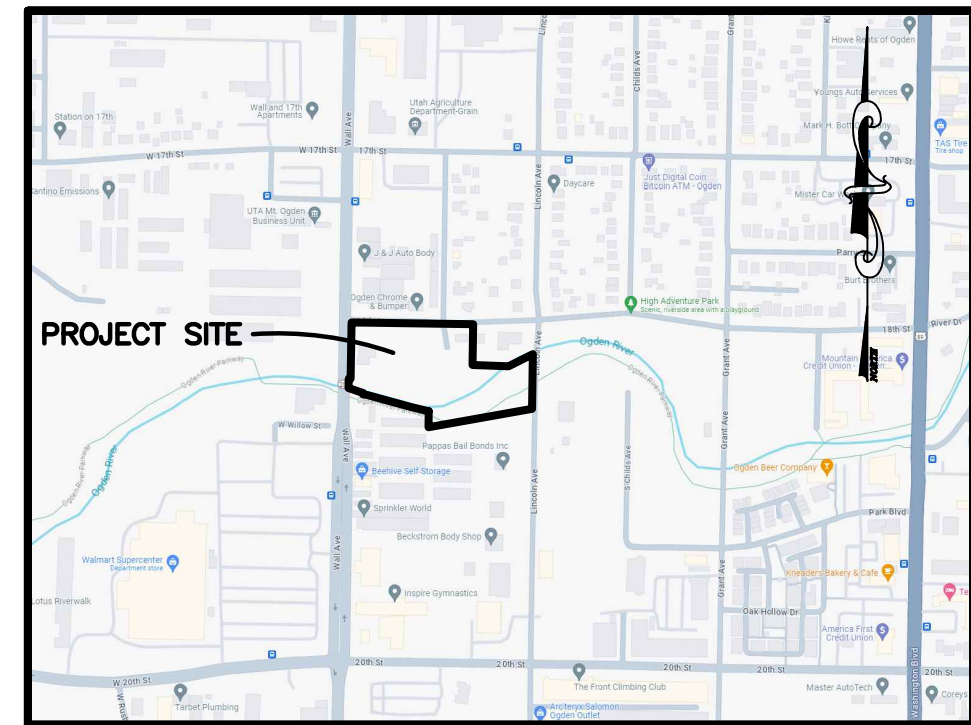
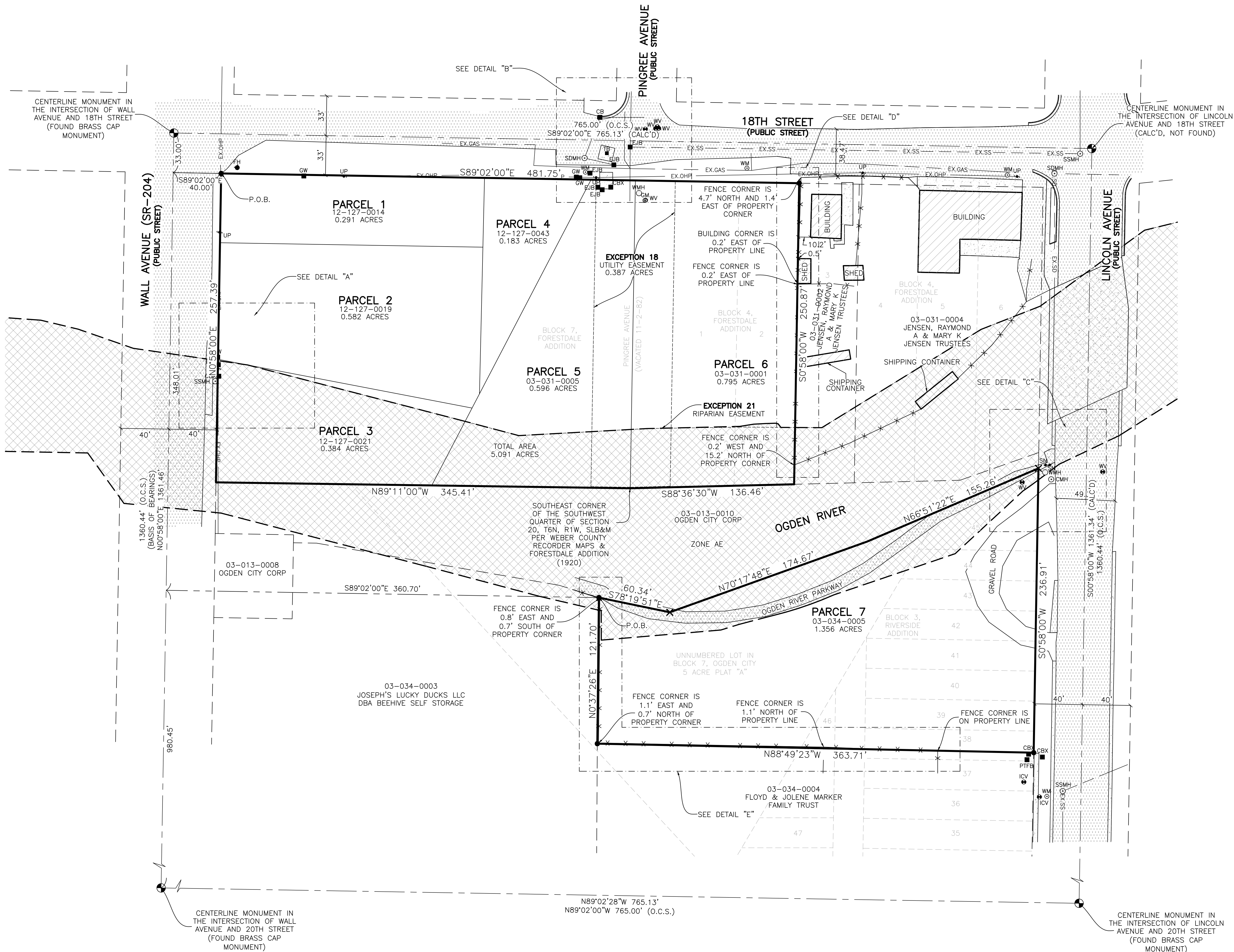
Project Info.

Surveyor:
J. FELT
Designer:
A. MULLINS
Begin Date:
5-15-2024
Name: LOTUS RVRWLK 3
ALTA/NSPS SURVEY
Scale: 1"=40'
Checked:
Number: 7323-13

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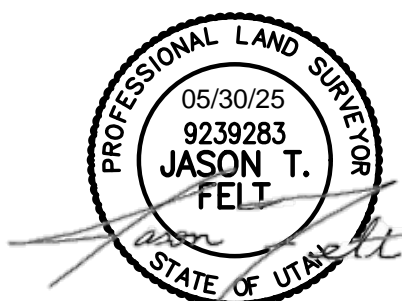
ALTA/NSPS LAND TITLE SURVEY

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PART OF THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
MARCH, 2025VICINITY MAP
NOT TO SCALE

LEGEND

- = STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET NAIL AND WASHER
- = BOUNDARY LINE
- = PARCEL LINE
- = ADJOINING PROPERTY
- = TIE LINE
- = ROAD CENTERLINE
- = LOT LINE
- = EASEMENTS
- = FENCE LINE
- = EX. GAS = GAS LINE
- = EX. SD = STORM DRAIN LINE
- = EX. SS = SANITARY SEWER LINE
- = EX. OHP = OVERHEAD POWER LINE
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = EXISTING BUILDING
- = ZONE AE
- = CB = CATCH BASIN
- = CBX = COMMUNICATIONS BOX
- = CMH = COMMUNICATIONS MANHOLE
- = EJB = ELECTRICAL JUNCTION BOX
- = FH = FIRE HYDRANT
- = GW = GUY WIRE
- = ICV = IRRIGATION CONTROL VALVE
- = O.C.S. = OGDEN CITY SURVEY
- = P.O.B. = POINT OF BEGINNING
- = PTFB = POWER TRANSFORMER BOX
- = SSMH = SANITARY SEWER MANHOLE
- = SN = SIGN
- = SDMH = STORM DRAIN MANHOLE
- = TB = TELEPHONE BOX
- = UP = UTILITY POLE
- = WMH = WATER MANHOLE
- = WM = WATER METER
- = WV = WATER VALVE

40 0 40 80 120
Scale: 1" = 40'RECEIVED
AUG 15 2025
FILE # 8137

REVISIONS

DATE	DESCRIPTION
12-10-24	UPDATED I.R./CERT.
12-11-24	UPDATED CERTIFICATION
1-21-25	UPDATED I.R.

ALTA/NSPS LAND TITLE SURVEY

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LOTUS COMPANY

1802 & 1830 WALL AVENUE, OGDEN, UT 84401

Project Info.

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Designer: A. MULLINS
Begin Date: 5-15-2024
Name: LOTUS RVRWLK 3
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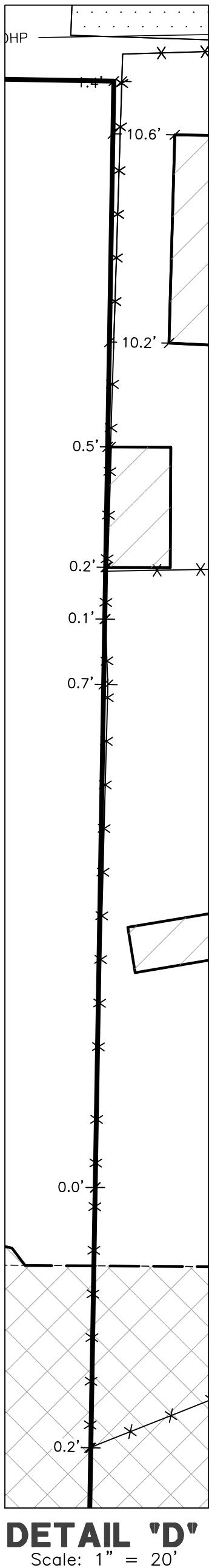
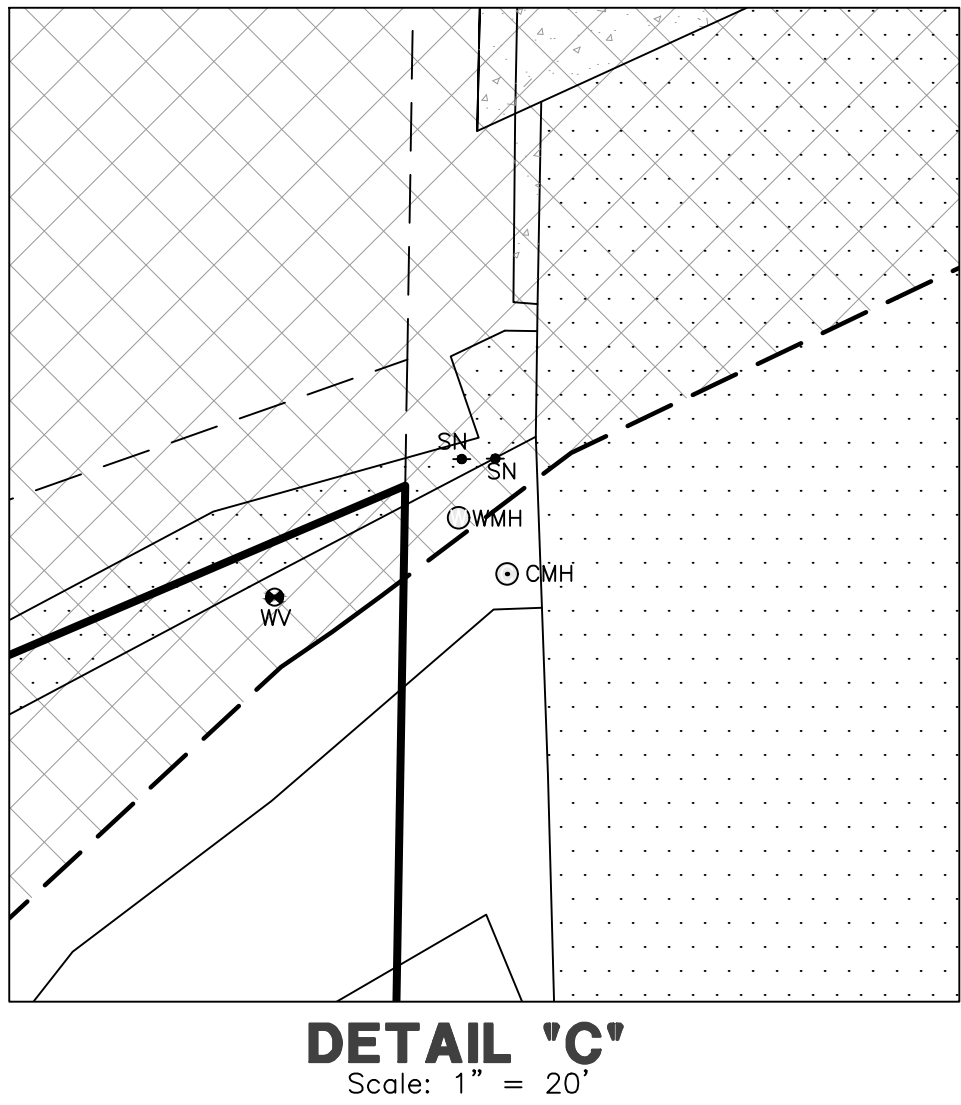
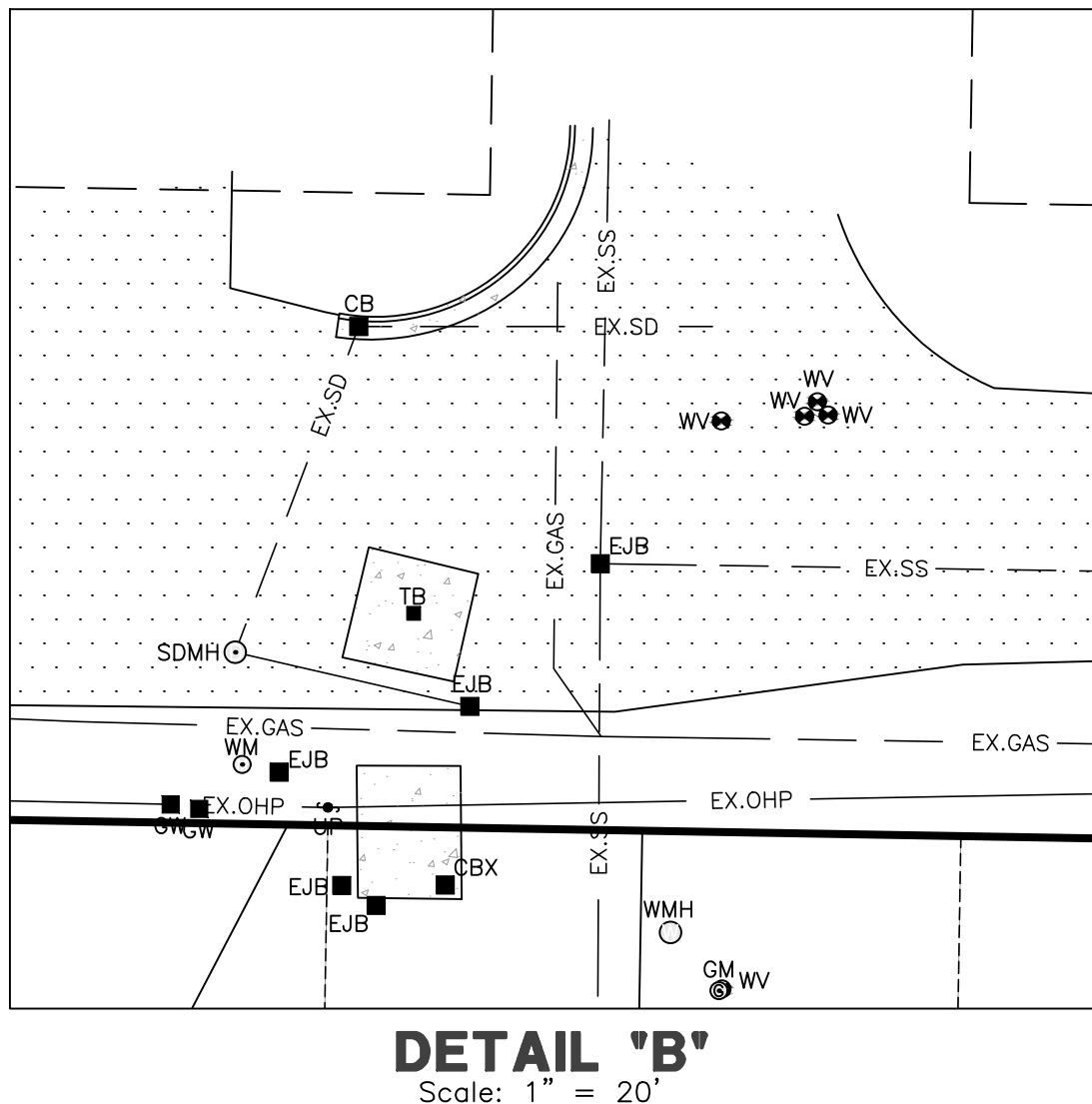
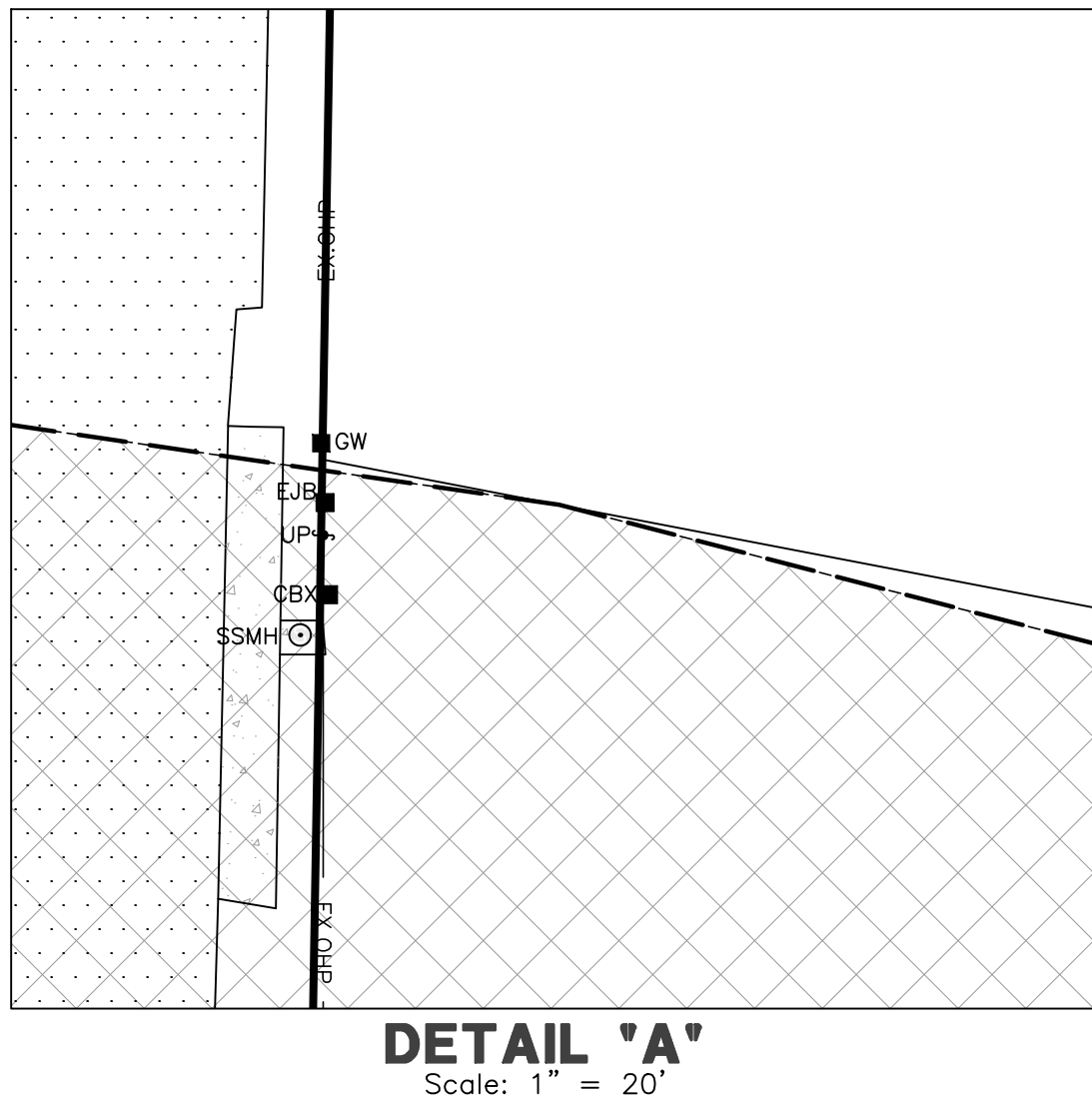
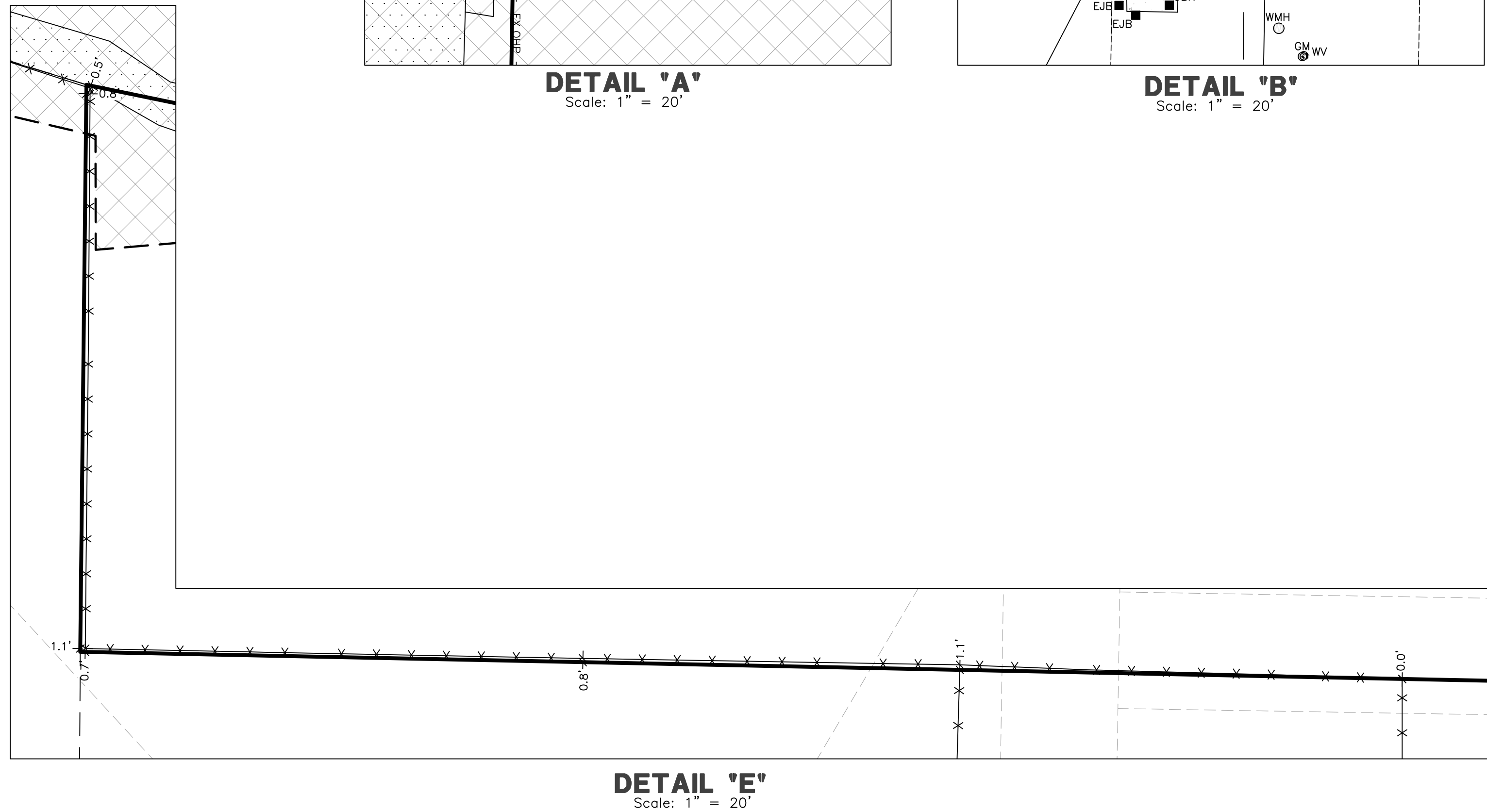
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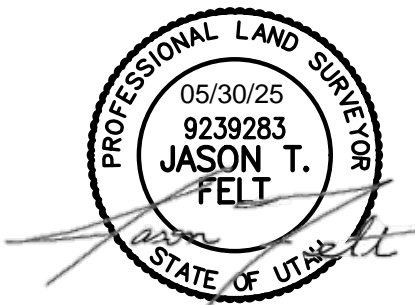
ALTA/NSPS LAND TITLE SURVEY

1802 & 1830 WALL AVENUE, OGDEN, UT 84401

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OGDEN CITY, WEBER COUNTY, UTAH
MARCH, 2025



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Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeveco.com
LAND SURVEYING • CIVIL ENGINEERING • LAND ACQUISITION
TRAFFIC ENGINEERING • SURVEYING • CONSTRUCTION



REVISIONS	DATE	DESCRIPTION
	12-10-24	UPDATED I.R./CERT.
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1802 & 1830 WALL AVENUE, OGDEN, UT 84401

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