

# ALTA/NSPS LAND TITLE SURVEY

2405 LINCOLN AVENUE, OGDEN, UT 84401

PART OF LOTS 7, 8 & 9, BLOCK 23, PLAT "A", OGDEN CITY SURVEY  
OGDEN CITY, WEBER COUNTY, UTAH  
APRIL, 2024

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY KEVYN ALDRICH OF THE CLAWSON GROUP, INC. FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND IN THE INTERSECTION OF 24TH STREET AND LINCOLN AVENUE AND IN THE INTERSECTION OF 25TH STREET AND WALL AVENUE. A SPIKE WAS FOUND IN THE INTERSECTION OF 25TH STREET AND LINCOLN AVENUE.

A LINE BEARING NORTH 00°57'58" EAST BETWEEN SAID SPIKE IN THE INTERSECTION OF 25TH STREET AND LINCOLN AVENUE AND SAID BRASS CAP MONUMENT IN THE INTERSECTION OF 24TH STREET AND LINCOLN 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 WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

## DESCRIPTION FROM TITLE REPORT

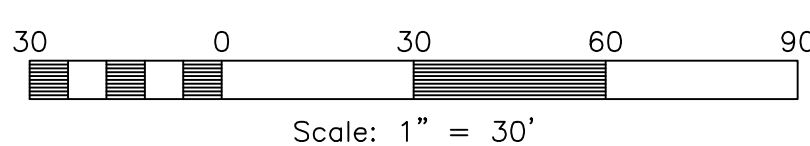
PREPARED BY STEWART TITLE GUARANTY COMPANY AND ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC.: FILE NO. 176069-KAP, VERSION 4, DATED MARCH 18, 2024:

A PART OF LOTS 7, 8 AND 9, BLOCK 23, PLAT "A", OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00°57'56" WEST 294.83 FEET ALONG THE EASTERLY LOT LINE OF SAID LOT 7; THENCE NORTH 89°00'16" WEST 137.03 FEET; THENCE SOUTH 00°57'56" WEST 22.00 FEET; THENCE NORTH 89°00'16" WEST 196.25 FEET TO THE WESTERLY LOT LINE OF SAID LOT 9; THENCE NORTH 00°59'01" EAST 316.13 FEET ALONG SAID WESTERLY LOT LINE TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89°07'26" EAST 333.18 FEET ALONG THE NORTHERLY LOT LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

## LEGEND

- = STREET MONUMENT
- 



## ZONING INFORMATION

PER ZONING ANALYSIS REPORT PREPARED BY AEI CONSULTANTS, PROJECT NO. 490025, DATED MARCH 21, 2024:

CURRENT ZONING CLASSIFICATION (3.1):  
THE CURRENT ZONE FOR SUBJECT PROPERTY IS C-ENT (COMMERCIAL ENTERTAINMENT).  
"THE PURPOSE OF THE COMMERCIAL ENTERTAINMENT ZONE IS TO PROVIDE USES THAT ATTRACT PEOPLE TO THE CORE OF DOWNTOWN OGDEN. THESE USES INCLUDE MUSIC VENUES, CULTURAL CENTERS, SPORTS FACILITIES, HIGHER EDUCATION FACILITIES AND HIGH DENSITY COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. THE COMMERCIAL ENTERTAINMENT ZONE IS LOCATED NORTH OF 25TH STREET AT THE CENTER OF DOWNTOWN OGDEN." (SECTION 15-34-1).

SIZE & BULK DENSITY REQUIREMENTS (3.3):  
FLOOR AREA RATIO  
MAXIMUM FAR PERMITTED: NONE SPECIFIED  
MINIMUM FAR REQUIRED: 1.0  
HEIGHT  
MAXIMUM BUILDING HEIGHT PERMITTED: 200 HEIGHT/15-STORIES  
MINIMUM BUILDING HEIGHT REQUIRED: 30 FEET/TWO (2) STORIES

YARD SETBACK REQUIREMENTS (3.4):  
FRONT:  
MINIMUM: ZERO (0) FEET REQUIRED  
MAXIMUM: 15 FEET PERMITTED  
REAR:  
ZERO (0) FEET REQUIRED  
SIDES:  
MINIMUM: ZERO (0) FEET REQUIRED FOR STREET/CORNER SIDE  
MAXIMUM: 15 FEET PERMITTED FOR THE STREET/CORNER SIDE

PARKING REQUIREMENTS (3.5):  
ACCORDING TO TABLE 15-12-3.2, NO MINIMUM PARKING SPACES ARE REQUIRED, AND A MAXIMUM OF FOUR (4) PARKING SPACES PER 1,000 SQUARE FEET ARE PERMITTED FOR USES WITHIN THE C-ENT ZONE. AS SUCH, NO MINIMUM PARKING SPACES ARE REQUIRED AND A MAXIMUM OF 347 PARKING SPACES ARE PERMITTED AT THE PROPERTY.

RECEIVED  
AUG 15 2025  
FILE # 8142

## EXCEPTIONS TO COVERAGE

PREPARED BY STEWART TITLE GUARANTY COMPANY AND ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC.: FILE NO. 176069-KAP, VERSION 4, SCHEDULE B, PART II, DATED MARCH 18, 2024:

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

15. RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED DECEMBER 12, 1916, IN BOOK M OF LIENS AND LEASES, AT PAGE 67.

(SURVEYOR'S NOTE: RIGHT-OF-WAY EASEMENT PLOTS ALONG NORTHERLY PORTION OF SUBJECT PROPERTY.)

16. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED NOVEMBER 19, 1954, IN BOOK 461, AT PAGE 516.

(SURVEYOR'S NOTE: 8' RIGHT-OF-WAY EASEMENT PLOTS ALONG SOUTHERLY PORTION OF SUBJECT PROPERTY)

17. RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED JULY 15, 1969, AS ENTRY NO. 523106, IN BOOK 921, AT PAGE 249.

(SURVEYOR'S NOTE: 5' RIGHT-OF-WAY EASEMENT PLOTS WITHIN EXISTING BUILDING FOOTPRINT)

18. UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED JULY 15, 1969, AS ENTRY NO. 523107, IN BOOK 921, AT PAGE 250.

(SURVEYOR'S NOTE: 5' RIGHT-OF-WAY EASEMENT PLOTS WITHIN EXISTING BUILDING FOOTPRINT)

19. RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED OCTOBER 13, 1981, AS ENTRY NO. 845379, IN BOOK 1391, AT PAGE 464.

(SURVEYOR'S NOTE: 6' RIGHT-OF-WAY EASEMENT PLOTS THROUGHOUT DIFFERENT AREAS OF SUBJECT PROPERTY INCLUDING WITHIN EXISTING BUILDING FOOTPRINT)

20. EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY VARIOUS INSTRUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 14, 1995 AS ENTRY NO. 1378400 IN BOOK 1763 AT PAGE 2939 AND THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 20, 2012 AS ENTRY NO. 2608035.

(SURVEYOR'S NOTE: INGRESS/EGRESS EASEMENT PLOTS ALONG THE SOUTHWEST CORNER OF SUBJECT PROPERTY; REFERENCED DOCUMENT ALSO DESCRIBES A NO-BUILD EASEMENT THAT PLOTS ALONG THE SOUTHERLY LINE OF SUBJECT PROPERTY)

21. NO BUILD EASEMENT IN FAVOR OF JAMES W. STACEY AND THOMAS E. NORMAN FOR AN EASEMENT TO PROHIBIT THE CONSTRUCTION, ERECTION, OR PLACEMENT OF BUILDINGS OR STRUCTURES UPON A PORTION OF THE LAND, DATED FEBRUARY 26, 1990 AND RECORDED FEBRUARY 27, 1990 AS ENTRY NO. 1102385 IN BOOK 1576 AT PAGE 1648.

(SURVEYOR'S NOTE: NO-BUILD EASEMENT PLOTS ALONG THE SOUTHERLY LINE OF SUBJECT PROPERTY)

## FLOOD ZONE CLASSIFICATION

THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH AND INCORPORATED AREAS MAP NO. 49057C0426F, EFFECTIVE DATE NOVEMBER 30, 2023; ZONE X (UNSHADED) IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD."

## NOTES

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

1 PARKING LOT AND 2 SIGNS ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 154 MARKED REGULAR PARKING STALLS OBSERVED AND 6 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

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)

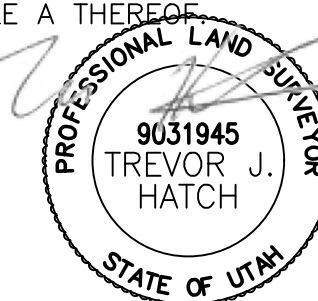
THERE IS NO EVIDENCE OF ANY PROPOSED CHANGE OF STREET RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

## ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

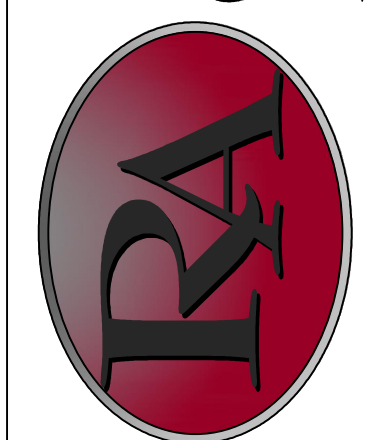
TO THE CLAWSON GROUP, INC.; OGDEN HOTEL PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY; FARM BUREAU LIFE INSURANCE COMPANY, AN IOWA CORPORATION, & FARM BUREAU PROPERTY & CASUALTY INSURANCE COMPANY, AN IOWA CORPORATION, THEIR PARTICIPANTS, SUCCESSORS AND/OR ASSIGNS; AND STEWART TITLE GUARANTY COMPANY; COTTONWOOD TITLE INSURANCE AGENCY, INC.:

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), 7(c), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF.

DATE OF FIELDWORK: 3-5-2024  
DATE OF SURVEY: 3-14-2024  
DATE SIGNED:  
TREVOR J. HATCH, P.L.S.  
UTAH NUMBER: 9031945



**Reeve & Associates, Inc.**  
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LAND SURVEYING, CIVIL ENGINEERING, AND SURVEYING  
TRAFFIC ENGINEERING, SURVEYING, ENGINEERING, LAND SURVEYING



REVISIONS	DATE	DESCRIPTION
	3-22-24	ZONING/CERT. - A.M.
	4-2-24	TITLE/NOTES/CERT. - A.M.

**ALTA/NSPS LAND TITLE SURVEY**  
PART OF LOTS 7, 8 & 9, BLOCK 23, PLAT "A", OGDEN CITY SURVEY  
OGDEN CITY, WEBER COUNTY, UTAH

**THE CLAWSON GROUP, INC.**

2405 LINCOLN AVENUE, 24TH STREET, OGDEN, UT 84401

## Project Info.

Surveyor:  
T. HATCH  
Designer:  
A. MULLINS  
Begin Date:  
3-14-2024  
Name: CLAWSON GROUP  
ALTA SURVEY  
Scale: 1"=30'  
Checked:  
Number: 7544-03

Sheet  
**1**  
Sheets