

**Blue Stakes Utility Contact List**

Company	Contact	Comments
Ogden City Corp.	801-629-8990	
Comcast	Gary Goldstein - gary_goldstein@comcast.net	Sent email on 6/14/12, Received Shape File and Plotted Utilities Hereon.
RMP	Joel Simmons 503-813-6993	Sent Email on 6/6/12, Received PDF and Plotted Utilities Hereon.
Questar	Wesley Hodges - 801-324-3970	Sent Email on 6/6/12, Received PDF and Plotted Utilities Hereon.
Century Link	Arlene Constock - 801-974-8130	Sent Email on 6/6/12, Received PDF and Plotted Utilities Hereon.
AT&T	Rita Wilkinson - 208-950-7448	Last Message on 6/6/12, Received email with a map showing no utilities across parcels.
Verizon	972-729-6016 - investigations@vrc.com	Sent Email and called on 6/6/12, Blue Stakes has incorrect contacts listed.
UDOT Region 1	Kelly Moffitt - kmoffitt@udot.gov	Sent Email on 6/6/12, Reply stated they have no Utilities in the area.

**Housing Management & Development Corporation**

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING THE MONUMENT LINE BETWEEN THE OGDEN CITY MONUMENTS AT THE INTERSECTION OF 5TH STREET AND WASHINGTON BOULEVARD AND THE INTERSECTION OF 6TH STREET AND WASHINGTON BOULEVARD, WHICH BEARS NORTH 00°50'15" EAST) BEGINNING ON THE EAST RIGHT OF WAY LINE OF GRANT AVENUE AT A POINT WHICH IS SOUTH 00°50'15" WEST 1104.17 FEET AND SOUTH 89°09'45" EAST 33.00 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF FOURTH STREET AND GRANT AVENUE AND RUNNING THENCE SOUTH 88°57'45" EAST 372.90 FEET, THENCE NORTH 00°50'15" EAST 138.75 FEET (139.68 FEET BY RECORD) THENCE SOUTH 89°12'00" EAST 156.70 FEET (SOUTH 89°09'45" EAST 156.90 FEET BY RECORD) THENCE SOUTH 00°50'15" WEST 308.40 FEET (309.14 FEET BY RECORD) THENCE NORTH 88°57'45" WEST 529.60 FEET TO SAID EAST RIGHT OF WAY LINE, THENCE NORTH 00°50'15" EAST 168.00 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

**Notes:**

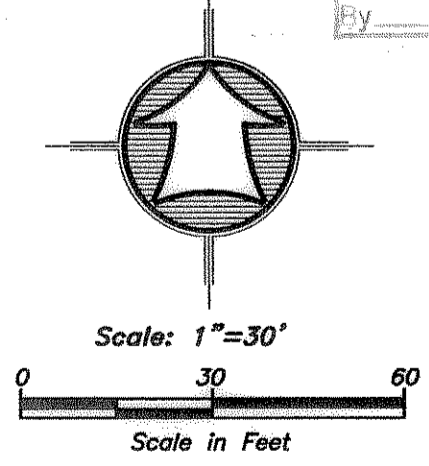
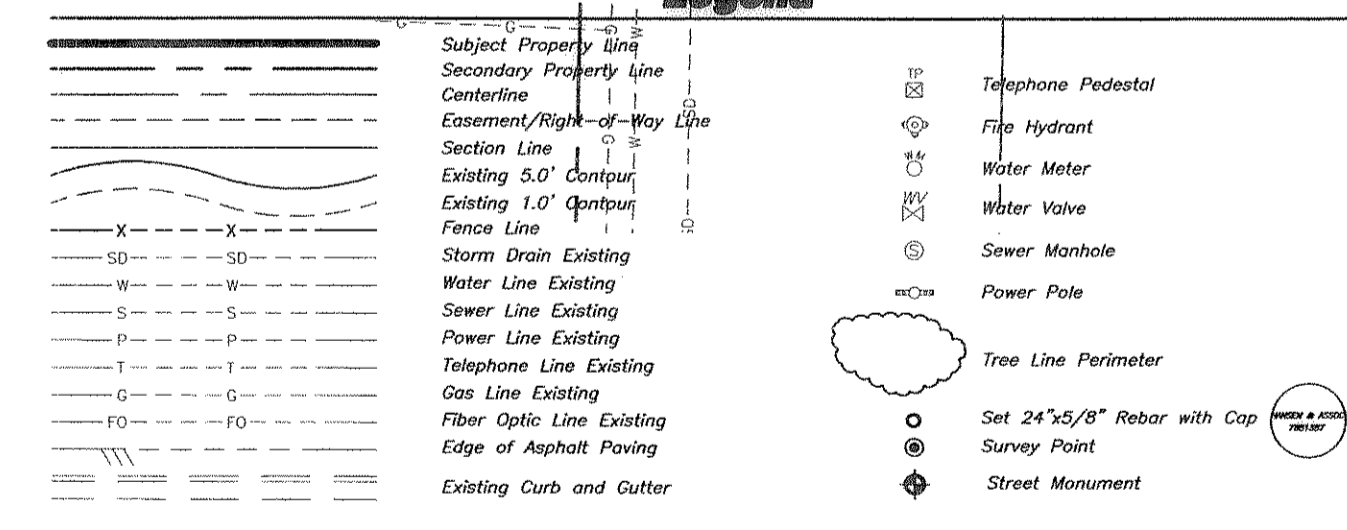
- The Address of the Property is undetermined.
- All of the property falls within FEMA Zone X, per graphical interpolation, which is: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; This information was based on FEMA Map Panel 49057C0213E, Panel 213 of 600, with an effective date of December 16, 2005.
- Project Vertical Datum - USGS BM H-14 - NAVD88 Elev= 4426.12
- The location and/or elevation of the utility lines as shown on this survey are based on observed evidence and information provided to us from various utility companies. The information we received, on utility locations, has a questionable accuracy, correctness, and reliability. The said utilities are shown based on a practical fit or graphical scale of the records received from the various utility companies. The information is not to be relied upon as being exact or complete. Contractor shall field verify utilities and contact the appropriate authorities having jurisdiction for their locations.
- There was no evidence of recent earth moving as of 04/15/13.
- There is no evidence that the site was used as a sump or sanitary landfill.
- The subject property is in a R-3/CO - multi family, conditional overlay zone. The minimum lot areas and minimum yard setbacks are too defined and lengthy to list on the face of this survey. They should be downloaded from Ogden City's web site. The R-3 Zone is found in Chapter 17 (15-17-1) and the Conditional Overlay is found in Chapter 29 (15-29-1). The subject property also has an Agreement for Development of Land filed as Entry No. 2598830 in the records of the Weber Co. Recorder's office.

**Narrative**

The purpose of this ALTA/ACSM survey was to establish and stake on the ground the parcel as shown and described hereon. The survey was ordered by Tim Price of Ogden Housing Authority. This ALTA/ACSM survey was prepared using First American Title Insurance Company's Title Commitment Report Number 338-5537252 with an effective date of February 07, 2013. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 17, T6N, R1W, S16EM along with the Ogden City Monumentation along Washington Blvd., Grant Ave., between 5th and 6th Streets. The basis of bearing is the Centerline of Washington Boulevard from 5th Street to 6th Street which bears North 00°50'15" East.

**Exceptions Schedule B - Section 2**

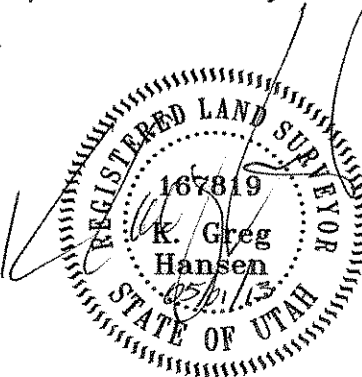
- Item 10** An easement over, across or through the land for telephone and telegraph lines and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company by Instrument recorded August 31, 1915 in Book L at Page 391 of Official Records. (The following affects Parcel 2 as Shown Hereon)
- Item 11** An easement over, across or through the land for telephone and telegraph lines and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company by Instrument recorded October 14, 1915 in Book L at Page 427 of Official Records. (The following affects Parcel 3 & 4 as Shown Hereon)
- Item 12** An easement over, across or through the land for telephone and telegraph lines and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company by Instrument recorded October 14, 1915 in Book L at Page 432 of Official Records. (The following affects Parcel 3 & 4 as Shown Hereon)
- Item 13** 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 by Instrument recorded February 28, 1972 as Entry No. 565997 in Book 987 at Page 156 of Official Records. (The following affects parcel 4 & 6 as shown Hereon)



**ALTA/ACSM Certification**

I hereby certify to Housing Management & Development Corporation and to First American Title Company, LLC and to their successors and assigns, that:

- The survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Utah for surveyors and with the "Minimum Standard Detail Requirements for an ALTA/ACSM Land Title Survey" jointly established and adopted by ALTA and ACSM in 2011 and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, and contains and correctly shows Items 1, 2, 3, 4, 5, 6(a) & (b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), and 13 of Table A thereto.
  - The survey correctly shows the location of all buildings, structures and other improvements situated on the Property.
  - Except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record that, except as shown, there are no visible easements or rights of way across said Property; that the Property is the same as the Property described in Title Commitment Report issued, Order Number 338-5537252 with an effective date of February 07, 2013 and that all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the Property.
  - Except as shown, there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Property by buildings, structures or other improvements situated on adjoining premises.
  - The Property is located within an area having a zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49057C0213E, Panel 213 of 600, with an effective date of December 16, 2005, in Weber County, Utah which is the current Flood Insurance Rate Map for the community in which the Property is situated.
  - The Property has direct physical access to Grant Avenue, a publicly dedicated street.
  - The Property comprises a single, separate tax lot.
  - NA
  - NA
  - The property contains 111,294 square feet.
  - The record description of the Property forms a mathematical closed figure.
- Signed this 1st day of July, 2013.



Utah Land Surveyor License No. 167819  
K. Greg Hansen  
HA# 12-3-46

ALTA/ACSM Survey for  
**Ogden Housing Authority**  
6th and Grant Avenue  
Ogden, Weber County, Utah  
A Part of the Southeast Quarter of Section 17,  
Township 6 North, Range 1 West, S.L.B.M.

Drawn By: kgh Date: 04/18/13  
Designed By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Approved By: \_\_\_\_\_  
Scale: 1"=30'  
Drawing File: J13-3-51x12.dwg  
JOB NUMBER: 13-3-51

Revision  
No. Date By

1  
of  
1  
Sheets