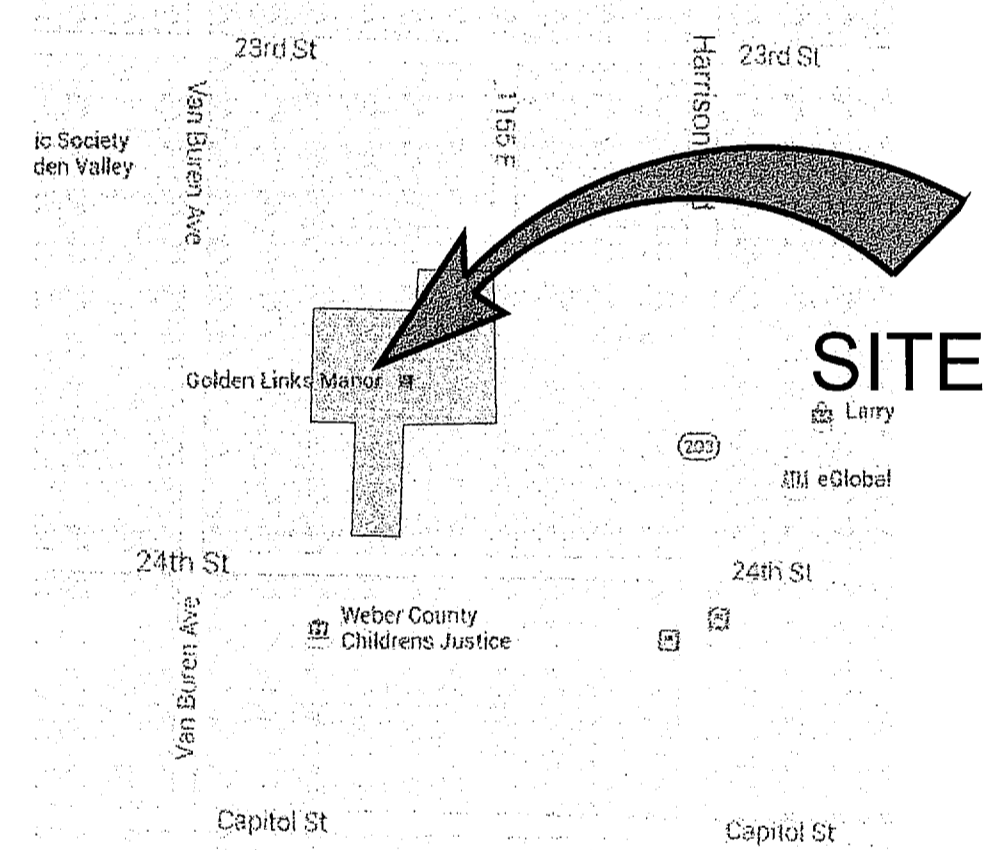


S:\2015\1572A\Survey\Prod_Dwg\Site 2 - Golden Links Manor\1572A (Site 2) Job.dwg, Job 27, 2016 - 8:18am

LEGEND

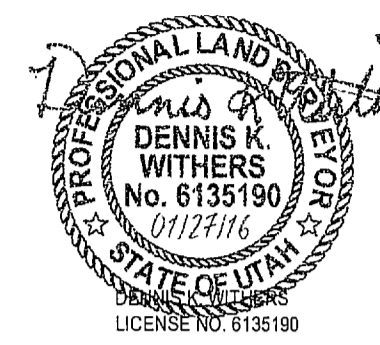
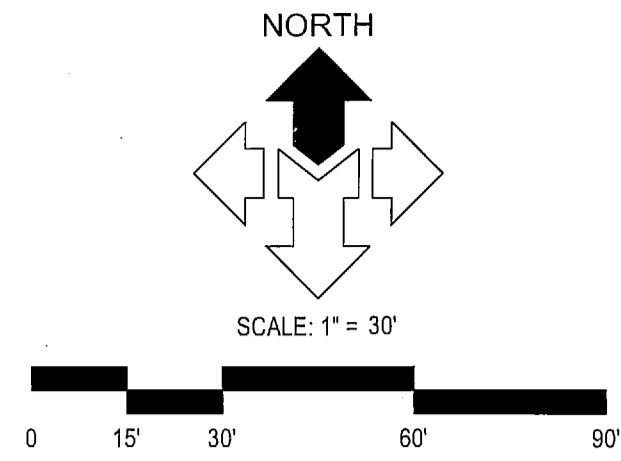
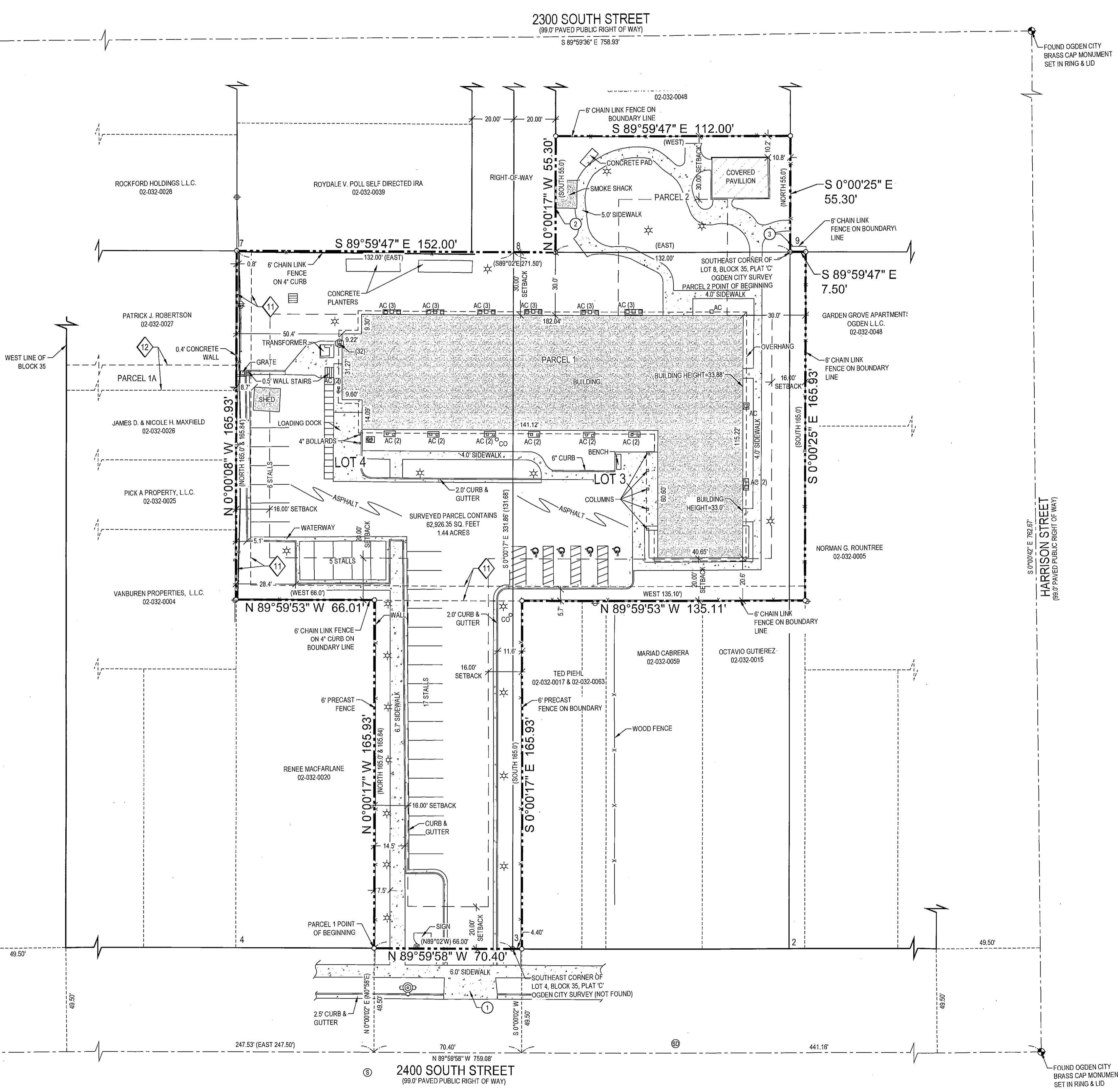
- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- CONCRETE
- BUILDING
- COVERED PAVILION
- FIRE HYDRANT
- WATER MANHOLE
- ELECTRIC METER
- GUY WIRE
- LIGHT POLE
- POWER POLE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- GAS METER
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- AIR CONDITIONING UNIT
- SIGN



VICINITY MAP

BUILDING ZONE R-2EC (TWO FAMILY RESIDENTIAL ZONE)

- BUILDING SETBACK FRONT:** MINIMUM: 20 FEET EXCEPT AVERAGE WHERE 50% FRONTAGE IS DEVELOPED, BUT NOT LESS THAN 15 FEET. MAXIMUM: 35 FEET.
- SIDE REAR:** MINIMUM MAIN BUILDING: 16 FEET. ACCESSORY BUILDING: 1 FOOT IF LOCATED AT LEAST 4 FEET IN REAR OF MAIN BUILDING. MAIN BUILDING: 30 FEET. ACCESSORY BUILDING: 1 FOOT.
- BUILDING SIZE:** MAXIMUM BUILDING HEIGHT OR STORIES: MINIMUM: 1 STORY. MAXIMUM: 2.5 STORIES OR 35 FEET.
- BUILDING SITE AREA REQUIREMENTS:** MINIMUM LOT AREA-NONE SPECIFIED FOR MULTI-FAMILY USES (LOT WIDTH THE DISTANCE BETWEEN THE SIDE LOT LINES AT THE DISTANCE BACK FROM THE FRONT LINE REQUIRED FOR THE DEPTH OF THE FRONT YARD.) MINIMUM (NOT A CORNER LOT): 40 FEET. MAXIMUM: 75 FEET, EXCEPT THAT THE DEPTH OF A CORNER LOT MAY EXCEED 75 FEET.
- DENSITY BUILDING DENSITY FORMULA:** LOT COVERAGE, ACCESSORY BUILDING: MAXIMUM OF 25% OF THE REAR YARD AREA. NOT APPLICABLE.
- PARKING PARKING SPACE FORMULA:** MULTIPLE UNIT HOUSING FOR SENIORS: 1 SPACE PER UNIT FOR THE FIRST 30 UNITS, 0.75 SPACE FOR ELDERLY UNIT FOR THE NEXT 20 UNITS, AND 0.5 SPACE PER UNIT IN EXCESS OF 5 IN THE DEVELOPMENT (31 UNITS = 30.75 = 31 SPACES).
- PARKING SPACES REQUIRED:** 31 TOTAL PARKING SPACES.



SURVEYOR'S CERTIFICATE

TO: GHC NATIONAL HOUSING FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY; OGDEN I.O.O.F. HOUSING INC. FIDELITY NATIONAL TITLE INSURANCE COMPANY; METRO NATIONAL TITLE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5(a), 9(a), 7(a), 8, 9, 10, 11(a), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/22/2015.

DATE OF PLAT OR MAP: 12/20/2016

DESCRIPTION PER TITLE REPORT

PARCEL 1: A PART OF LOTS 2, 3 AND 4, BLOCK 35, PLAT "C", OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT WHICH IS WEST (NORTH 89°02' WEST) 86.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 4 (POINT IS ALSO SOUTH 89°02' EAST 241.50 FEET AND NORTH 0°58' EAST 49.50 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF VAN BUREN AVENUE AND 24TH STREET); RUNNING THENCE NORTH (NORTH 0°58' EAST) 165 FEET (165.84 FEET); THENCE WEST (NORTH 89°02' WEST) 86.00 FEET; THENCE NORTH (NORTH 0°58' EAST) 165 FEET (165.84 FEET); THENCE EAST (SOUTH 89°02' EAST) 271.50 FEET; THENCE SOUTH (SOUTH 0°58' WEST) 165 FEET (165.84 FEET); THENCE WEST (NORTH 89°02' WEST) 135.10 FEET; THENCE SOUTH (SOUTH 0°58' WEST) 165 FEET (165.84 FEET); TO THE NORTH LINE OF 24TH STREET; THENCE WEST (NORTH 89°02' WEST) 70.40 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL 1A: TOGETHER WITH A PERPETUAL EASEMENT FOR A STORM SEWER AS DISCLOSED BY THAT CERTAIN GRANT OF EASEMENT RECORDED JUNE 23, 1987 AS ENTRY NO. 101597 IN BOOK 1520 AT PAGE 929 OF OFFICIAL RECORDS, A PART OF LOT 5, BLOCK 35, PLAT "C", OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT THE SOUTHWEST CORNER OF GRANITOR'S PROPERTY WHICH IS 66.00 FEET SOUTH (SOUTH 0°58' WEST) FROM THE NORTHWEST CORNER OF SAID LOT 5; AND RUNNING THENCE NORTH (NORTH 0°58' EAST) 12.00 FEET ALONG THE WEST LINE OF SAID LOT 5; THENCE EAST (SOUTH 89°02' EAST) 132.00 FEET TO THE WEST LINE OF GRANTEE'S PROPERTY AND THENCE SOUTH (SOUTH 0°58' WEST) 12.00 FEET ALONG SAID WEST PROPERTY LINE TO THE SOUTH LINE OF THE GRANTOR'S PROPERTY; THENCE WEST (NORTH 89°02' WEST) 132.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL 2: PART OF LOT 8, BLOCK 35, PLAT "C", OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE NORTH 55 FEET; THENCE WEST 112 FEET; THENCE SOUTH 55 FEET; THENCE EAST 112 FEET TO THE PLACE OF BEGINNING.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 782.75' ALONG THE MONUMENT LINE OF VAN BURN STREET, BETWEEN TWO BRASS CAP MONUMENT WITH RING & LIDS, LOCATED AT THE INTERSECTIONS OF VAN BURN AND 2300 SOUTH STREETS AS SHOWN ON THIS SURVEY.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 42926 PREPARED BY METRO NATIONAL TITLE COMPANY. EFFECTIVE DATE: NOVEMBER 09, 2015 AT 7:45 AM.

SCHEDULE B-2 EXCEPTIONS

- 1) EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY; PURPOSE: THE EXCLUSIVE PERPETUAL EASEMENT FOR CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING UNDERGROUND CONDUIT, POLES, ANCHORS, CABLES, WIRES AND FIXTURES UPON, UNDER, OVER AND ACROSS THE PROPERTY RECORDED: FEBRUARY 8, 1987 ENTRY NO. 98603 BOOKPAGE: 1509 / 381 (AFFECTS THE SUBJECT PARCEL AS A 10' WIDE EASEMENT, SHOWN HEREON).
- 2) GRANT OF EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTOR: MILO PAUL ZINE GRANTEE: I.O.O.F. HOUSING, INC. PURPOSE: THE EXCLUSIVE PERPETUAL EASEMENT FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF A STORM SEWER RECORDED: JUNE 23, 1987 ENTRY NO. 101597 BOOKPAGE: 1520 / 929 (EASEMENT AREA ABUTS WEST LINE AND AUGMENTS SUBJECT PARCEL, EASEMENT AREA DOES NOT AFFECT SUBJECT PARCEL, ALSO SHOWN AS PARCEL 1A OF TITLE COMMITMENT, AS SHOWN HEREON).

TABLE "A" ITEMS

- 2. THE ADDRESS OF THE SUBJECT PROPERTY IS 1132 24TH STREET, OGDEN, UTAH.
- 3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X PER MAP NO. 485F042Z.
- 4. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS: 62,928.35 SQ. FEET AND 1.44 ACRES.
- 6(a). CURRENT ZONING CLASSIFICATION HAS NOT BEEN PROVIDED BY THE INSURER.
- 6(b). ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE ARE RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAVE NOT BEEN PROVIDED BY THE INSURER.
- 7(a). THE EXTERIOR DIMENSIONS OF BUILDINGS SHOWN HEREON WERE MEASURED AT GROUND LEVEL.
- 8. ALL VISIBLE IMPROVEMENTS ARE SHOWN HEREON.
- 9. THERE ARE 29 REGULAR PARKING STALLS AND 4 HANDICAP STALLS, TOTALING 32 STALLS.
- 10. SHOWN.
- 11(a). THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES. OTHER OBSERVED EVIDENCE PROVIDED THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- 13. NAMES OF ADJOINERS ARE SHOWN HEREON.
- 16. AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.
- 20. IMPROVEMENTS WITH EASEMENTS SHOWN HEREON.

GENERAL NOTES

- 1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- 2. CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY.
- 3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- 4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- 6. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

SIGNIFICANT OBSERVATIONS

- 1 ACCESS TO PUBLIC ROADWAY.
- 2 SMOKE SHACK OVERLAPS 0.4' TO THE WEST OF THE BOUNDARY LINE.
- 3 6" CHAIN LINK FENCE 2.8' TO THE NORTH OF THE BOUNDARY LINE.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700
mengineer@mcneil.com

GOLDEN LINKS MANOR
GHC HOUSING PARTNERS, L.L.C.
1132 24TH STREET OGDEN, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

REVISIONS

REV	DATE	DESCRIPTION
1	12/7/2015	RELEASE TO CLIENT
2	12/30/16	UPDATE PER TITLE REPORT
3	1/27/16	ADD BUILDING ZONE INFO

PROJECT NO: 15724
CAD FILE: 15724 (SITE 2)
DRAWN BY: EAD
CALC BY: DKW
FIELD CREW: JDS, SB
CHECKED BY: DKW
DATE: 12/31/2015

ALTA/ACSM LAND TITLE SURVEY

1 OF 1

