



Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Narrative

This Survey was requested by Lotus Kiesel, LLC prerequisite to development of this property.

This Survey retraces and honors a previous 1993 Topographic Survey by Great Basin Engineering.

A line between monuments found at the intersections of Grant Avenue and 24th Street and Grant Avenue and 25th Street was assigned the Ogden City Engineering Plat bearing of N 00°58'00" E as the Basis of Bearings to retrace and honor the previous Survey.

Overages and shortages found both ways within this block have been prorated into the underlying block and lot dimensions. No Prorating of Deed Dimensions is Due to lack of all surrounding deed information.

The legal description of record for this site does not geometrically close. A Boundary Line Agreement with the adjacent owner to the West has been set along the edge of the existing building.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report Order No. NCS-613023-SLC1 amendment No. 5 dated August 31, 2015 from First American Title Insurance Company National Commercial Services:

The following survey related items circled (Solid) from Schedule B - Section 2 of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Section 2 of the title report blanket all or a portion of this site but contain nothing plot:

The following survey related items not circled from Schedule B - Section 2 of the title report could not be plotted:

- (11) Resolution designating a historic district area recorded May 20, 1981 as Entry No. 836202 in Book 1382 at Page 409 of Official Records affects this site along with more land but contains nothing to plot.
- (12) 25th Street Redevelopment Project recorded August 16, 1985 as Entry No. 944952 in Book 1473 at Page 1264 of Official Records affects this site along with more land but contains nothing to plot.
- (13) Resolution to create Ogden City, Utah Central Business District No. 1 recorded November 1, 1993 as entry No. 1255293 in Book 1687 at page 1110 of Official Records affects this site along with more land but contains nothing to plot.
- (14) Ordinance recorded February 2, 1994 as Entry No. 1272592 in Book 1701 at Page 1316 of Official Records affects this site along with more land but contains nothing to plot.
- (15) Right-of-Way and Easement by Warranty Deed recorded October 16, 1997 as Entry No. 1498624 in Book 1886 at Page 872 of Official Records defines parcel 2.
- (17) Conveyance of Easements recorded July 15, 1998 as Entry No. 1560027 in Book 1941 at Page 2392 of Official Records describes rights to use areas within the building.
- (18) Ordinance recorded June 7, 2000 as Entry No. 1709915 in Book 2076 at Page 217 of Official Records affects this site along with more land but contains nothing to plot.
- (19) Resolution recorded June 20, 2002 as Entry No. 1856187 in Book 2240 at Page 2398 of Official Records affects this site along with more land but contains nothing to plot.
- (22) Ordinance recorded January 9, 2004 as Entry No. 2004067 of Official Records and re-recorded March 23, 2004 as Entry No. 2019270 of Official Records affects this site along with more land but contains nothing to plot.
- (23) Nonconforming Use Certificate recorded August 29, 2006 as Entry No. 2204118 of Official Records affects this site along with more land but contains nothing to plot.
- (25) Conveyance of Easement recorded February 4, 2008 as Entry No. 2319508 of Official Records describes rights to use areas within the building.
- (26) Ordinance recorded December 10, 2009 as Entry No. 2449003 of Official Records affects this site along with more land but contains nothing to plot.
- (29) Ordinance recorded July 9, 2012 as Entry No. 2584776 of Official Records no legal description available for review.
- (30) Ordinance recorded August 24, 2012 as Entry No. 2592419 of Official Records affects this site along with more land but contains nothing to plot.
- (34) Certificate of creation recorded January 20, 2015 as Entry No. 2718461 of Official Records no legal description available for review.
- (35) Unrestricted Easement Agreement recorded October 21, 2015 as Entry No. 2761781 defines parcel 3.
- (36) Parking Easement Agreement recorded October 22, 2015 as Entry No. 2762229 defines parcel 4.

Descriptions

Parcel 1:
A part of Lots 5 and 6, Block 25, Plat 'A' Ogden City Survey in Weber County, Utah:
Beginning at a point on the South Line of 24th Street and the West Line of Kiesel Avenue located 30.00 feet North 89°09'00" West along the North Line of said Block 25 from the Northeast Corner of said Lot 6; and running thence South 0°58'00" West 165.17 feet along the West Line of said Kiesel Avenue; thence North 89°09'00" West 100.65 feet to a point that is 201.0 feet East of the West Line of said Block 25; thence North 0°58'00" East 39.96 feet; thence South 89°09'00" East 45.77 feet to and along the South Line of the City Parcel to the Southeast Corner thereof; thence North 0°53'35" East 125.21 feet along the West Edge of an existing building to the South Line of 24th Street; thence South 89°09'00" East 55.04 feet along said South Line to the point of beginning.

Parcel 2:
Together with a Right of Way and Easement for ingress and egress, loading and unloading of vehicles only over a strip of ground which is described as follows:
Beginning at the Southeast Corner of the above described property and running thence West along the South Line of said property extended 180 feet, thence South 10.0 feet, thence East parallel to the South Line of the above described property 180 feet, thence North 10.00 feet to the point of beginning.

Parcel 3:
Together with the exclusive rights contained in "Unrestricted Easement", recorded October 21, 2015 as Entry No. 2761781.

Parcel 4:
Together with an exclusive easement for 55 parking stalls as contained in "Parking Easement Agreement", recorded October 22, 2015 as Entry No. 2762229.

Certification

To Lotus Kiesel LLC., CSPE005 LLC., and First American Title Insurance National Commercial Services:

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, 8, 10, and 11a of Table A thereof. The field work was completed on 10/14/15.

RECEIVED
MAR 10 2016
BY: 5440

Date: 23 Oct 2015
362256
BRUCE D. PIMPER
STATE OF UTAH
Bruce D. Pimper
Utah PLS No. 362256

DESIGNED BY	---
DRAWN BY	np
CLIENT NAME	Lotus Residential
DATE	15-114ss

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8509 - andersw@andersonwahlen.com

ALTA / ACSM Land Title Survey
Lotus-Kiesel Building
2411 South Kiesel Avenue
Ogden City, Weber County, Utah
A Part of Lots 5 and 6 Block 25 Plat A and
A Part of the SE 1/4 of Section 26, T6N, R1W, S6E&M, U.S. Survey

15 Oct, 2015
SHEET NO. 1

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