

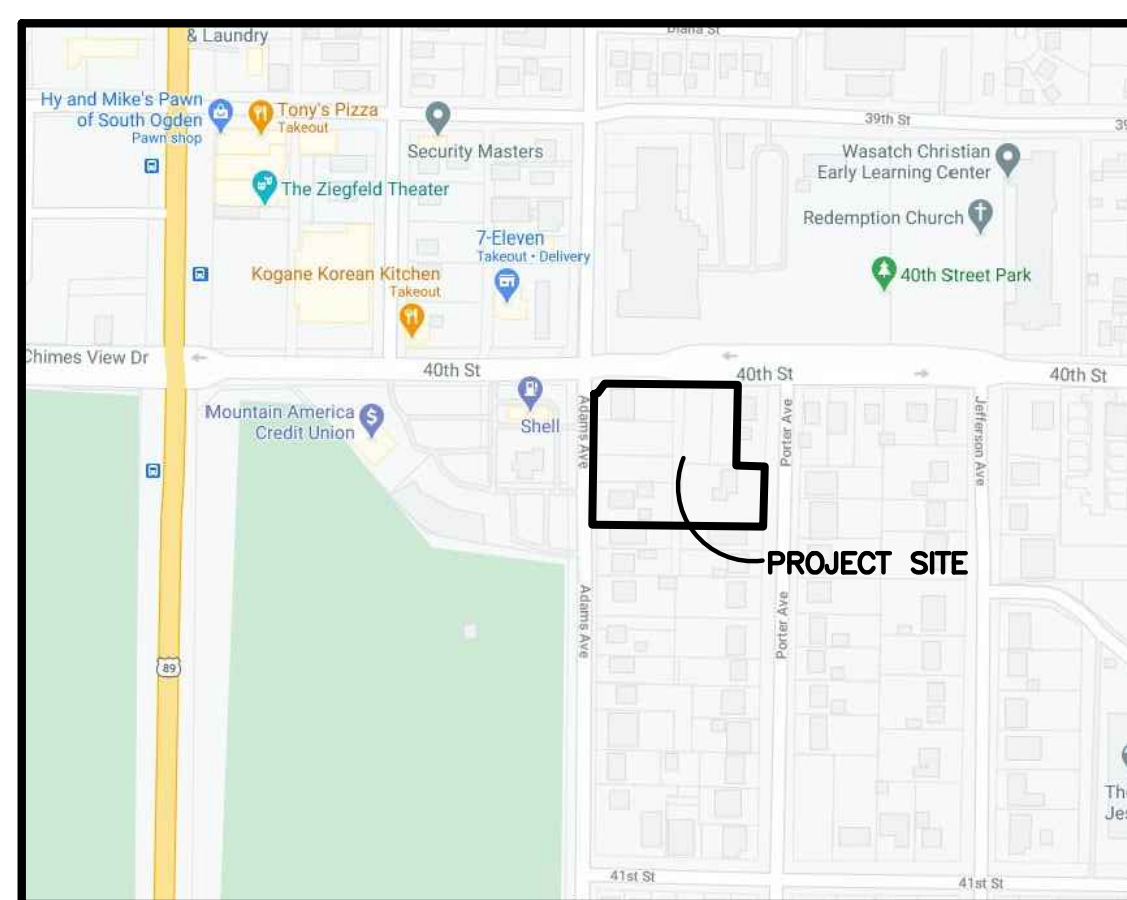
ALTA/NSPS SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

SOUTH OGDEN CITY, WEBER COUNTY, UTAH

NOVEMBER, 2021

PART OF THE NORTHWEST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY



VICINITY MAP
NOT TO SCALE

NOTES

PARCEL 06-083-0001, 06-083-0002, 06-083-0003, 06-083-0004, 06-083-0005, 06-083-0008, 06-083-0009, AND 06-083-0012.

THE BASIS OF BEARING FOR THIS PLAT IS THE MONUMENT LINE BETWEEN A FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF MADISON AVENUE AND 41ST STREET IN RING AND LID 5 INCHES BELOW ROAD AND A FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND 41ST STREET 6 INCHES BELOW ROAD. SHOWN HEREON AS: N88°43'03"W.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0429F DATED 6-2-15.

NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT TIME OF SURVEY.

THERE WERE NO MARKED PARKING STALLS ON SITE AT TIME OF SURVEY.

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/NSPS SURVEY ON THE SUBJECT PROPERTY. THE SOUTH LINE WAS PLACED ALONG AN ANCIENT FENCE LINE. THE EAST AND WEST LINES WERE PLACED BY ALLOWING FOR THE PRESCRIBED RIGHT OF WAY WIDTH, WITH THE RIGHT OF WAY BEING DETERMINED BY EXISTING IMPROVEMENTS. THE NORTH LINE WAS PLACED ALONG THE BACK OF THE EXISTING SIDEWALK.

SURVEYOR'S CERTIFICATE

TO LOTUS ACQUISITIONS, LLC, TREZ CAPITAL (2015) CORPORATION OR ITS NOMINEE AND FIRST AMERICAN TITLE INSURANCE COMPANY:

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, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF.

DATE OF SURVEY: 03-09-2021
DATE SIGNED:
TREVOR J. HATCH, P.L.S.
UTAH NUMBER: 9031945



AS-SURVEYED DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ADAMS AVENUE, SAID POINT BEING WEST 713.41 FEET AND NORTH 677.34 FEET FROM A FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND 41ST STREET (SAID MONUMENT BEING N88°43'03"W 760.61 FEET FROM A FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF MADISON AVENUE AND 41ST STREET); THENCE N00°53'02"E ALONG THE EASTERLY RIGHT OF WAY LINE OF ADAMS AVENUE, 240.57 FEET; THENCE N83°38'47"E 6.59 FEET; THENCE N35°05'38"E 21.69 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 40TH STREET; THENCE S89°32'21"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 244.15 FEET; THENCE S01°02'25"W 148.08 FEET; THENCE S88°01'07"E 52.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PORTER AVENUE; THENCE S01°18'12"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 110.29 FEET; THENCE N89°26'18"W 313.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 73,625 SQUARE FEET OR 1.690 ACRES MORE OR LESS.

TITLE EXCEPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1052314-SLC1 DATED SEPTEMBER 29, 2021.

EXCEPTIONS #1-16, 19-27 & 29 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #17 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION LINE AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED FEBRUARY 29, 1956 AS ENTRY NO. 251894 IN BOOK 506 AT PAGE 420 OF OFFICIAL RECORDS. THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION. (AFFECTS PARCELS 2 AND 3) (ALL OF PARCEL 06-083-0002 (70'X70'))

EXCEPTION #18 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO QWEST COMMUNICATIONS, INC., A COLORADO CORPORATION, AND PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER BY INSTRUMENT RECORDED JULY 21, 2009 AS ENTRY NO. 2425309 OF OFFICIAL RECORDS. (6.5'X18' EASEMENT SHOWN ON PLAT)

EXCEPTION #28 - AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES OVER, ACROSS OR THROUGH THAT PORTION OF THE VACATED ALLEY, AS SET FORTH IN THAT CERTAIN ORDINANCE VACATING SAID ALLEY, RECORDED AUGUST 04, 2021 AS ENTRY NO. 3173306 OF OFFICIAL RECORDS.

TITLE DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1052314-SLC1 DATED SEPTEMBER 29, 2021.

PARCEL 1:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 40TH STREET 164.5 FEET EAST OF THE SOUTHEAST INTERSECTION OF 40TH STREET AND ADAMS AVENUE (SAID POINT OF BEGINNING BEING 33 FEET SOUTH AND 158.3 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION) AND RUNNING THENCE SOUTH 150 FEET; THENCE EAST 50 FEET; THENCE NORTH 150 FEET; THENCE WEST 50 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 40TH STREET 264.5 FEET EAST OF THE SOUTHEAST CORNER OF SAID 40TH STREET AND ADAMS AVENUE (SAID POINT BEING 33 FEET SOUTH AND 258.3 FEET EAST FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER); THENCE SOUTH 150 FEET; THENCE WEST 50 FEET; THENCE NORTH 150 FEET TO THE SOUTH LINE OF 40TH STREET; THENCE EAST 50 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

BEGINNING 355.5 FEET NORTH AND 76.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 1, BLOCK 19, SOUTH OGDEN PLAT "A", RUNNING THENCE EAST 70 FEET TO A 16 FOOT ALLEY; THENCE SOUTH ALONG SAID ALLEY 65.5 FEET; THENCE WEST 70 FEET; THENCE NORTH 65.5 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY.

PARCEL 4:

COMMENCING 225 FEET NORTH OF THE NORTHWEST CORNER OF LOT 1, OF BLOCK 19, SOUTH OGDEN PLAT "A", AND THENCE RUNNING NORTH ALONG THE EAST LINE OF ADAMS AVENUE 65 FEET; THENCE EAST 146 1/2 FEET TO A 16 FOOT ALLEY WAY TO BE OPENED TO THE PUBLIC; THENCE SOUTH ALONG THE WEST LINE OF THE ALLEY WAY 65 FEET; THENCE WEST 146 1/2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

PARCEL 5:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 219.02 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 9, AND RUNNING THENCE NORTH 50 FEET; THENCE EAST 146.5 FEET, MORE OR LESS, TO AN ALLEY; THENCE SOUTH 50 FEET; THENCE WEST 146.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. (THE WEST LINE OF SAID PROPERTY IS THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 9)

PARCEL 6:

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; COMMENCING AT A POINT 100 FEET NORTH OF THE NORTHWEST CORNER OF LOT 1, BLOCK 19, SOUTH OGDEN PLAT A; THENCE NORTH ALONG THE SECTION LINE 75 FEET; THENCE EAST 146.5 FEET TO A 16 FOOT ALLEY WAY TO BE OPENED TO THE PUBLIC; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY WAY 75 FEET; THENCE WEST 146.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 7:

BEGINNING 290 FEET NORTH OF THE NORTHWEST CORNER OF LOT 1, BLOCK 19, SOUTH OGDEN PLAT A, RUNNING THENCE NORTH ALONG THE EAST LINE OF ADAMS AVENUE 65.5 FEET; THENCE EAST 76.5 FEET; THENCE SOUTH 65.5 FEET; THENCE WEST 76.5 FEET TO THE PLACE OF BEGINNING; BEING A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF 40TH STREET KNOWN AS PROJECT NO. LG_SO_40TH STREET_WFRC-12, BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE NE1/4 NE1/4 OF SECTION 8 AND THE NW1/4 NW1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

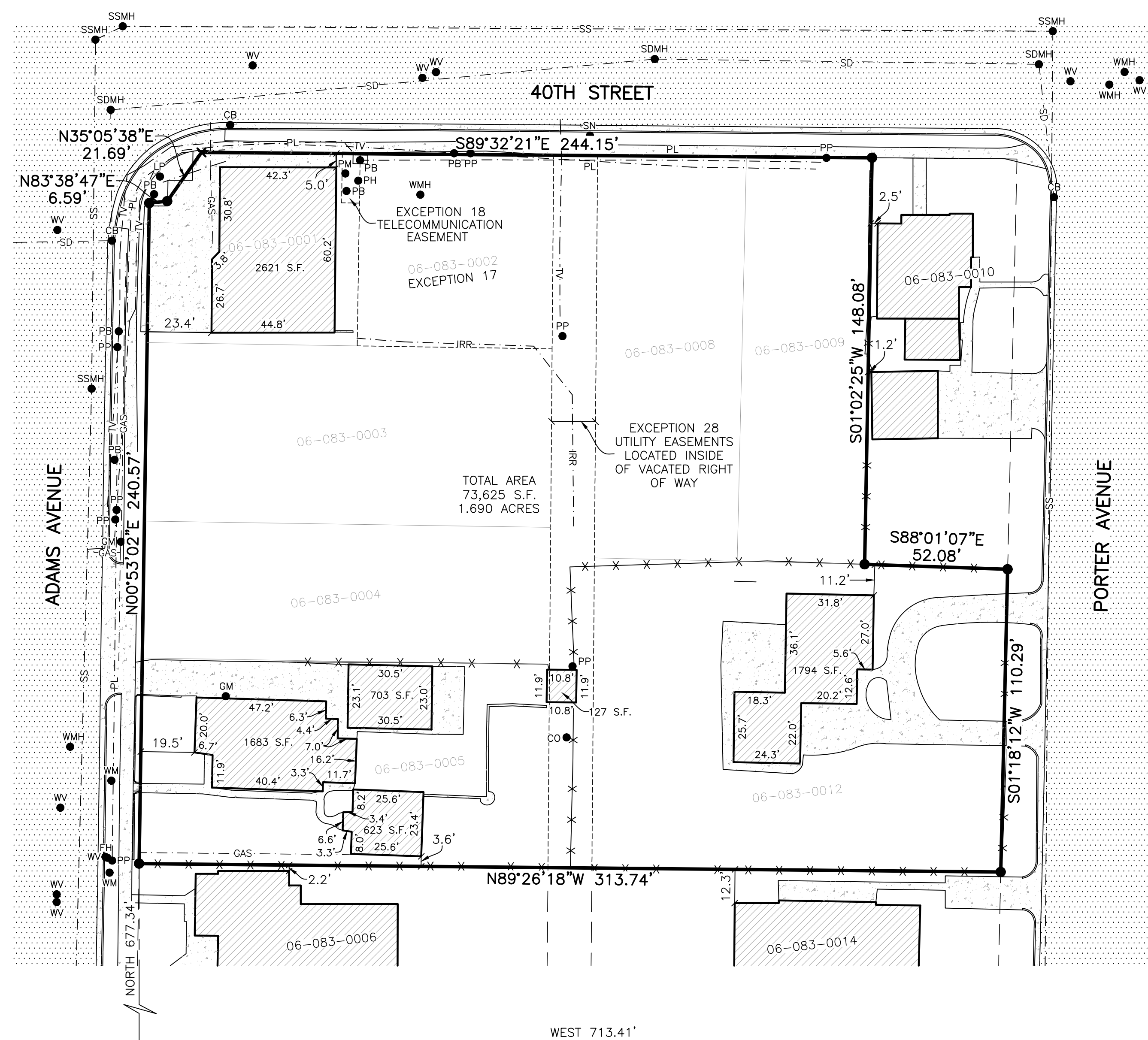
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL WHICH POINT IS ALSO ON THE CORNER OF 40TH STREET AND ADAMS AVENUE, SAID POINT IS NORTH 89°27'19" WEST 17.49 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 8, AND SOUTH 0°32'41" WEST 33.01 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8; RUNNING THENCE SOUTH 89°28'45" EAST 18.73 FEET, THENCE SOUTH 35°09'52" WEST 21.69 FEET, THENCE SOUTH 83°43'01" WEST 6.44 FEET, THENCE NORTH 0°31'09" EAST 18.61 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ADAMS AVENUE TO THE POINT OF BEGINNING.

PARCEL 8:

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE WEST LINE OF PORTER AVENUE 150 FEET SOUTH FROM THE SOUTH LINE OF 40TH STREET; THENCE WEST 149.96 FEET TO ALLEY; THENCE SOUTH 111 FEET, MORE OR LESS, TO A POINT 100 FEET NORTH OF THE NORTH LINE OF SOUTH OGDEN PLAT "A"; THENCE EAST 149.96 FEET TO THE WEST LINE OF PORTER AVENUE; THENCE NORTH 111 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

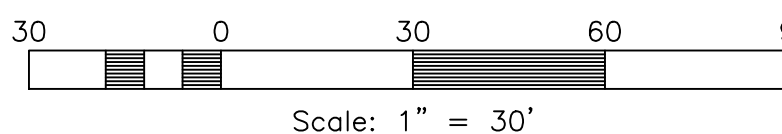
PARCEL 9:

TOGETHER WITH THAT PORTION VACATING THE ALLEY BETWEEN ADAMS AND PORTER AVENUES FROM 40TH STREET TO ITS END MID-BLOCK BEFORE 41ST STREET AS EVIDENCED IN THAT CERTAIN ORDINANCE NO. 21-08 RECORDED AUGUST 04, 2021 AS ENTRY NO. 3173306 OF OFFICIAL RECORDS.



LEGEND

- = FOUND OGDEN CITY SURVEY MONUMENT
- × = SET NAIL AND WASHER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- SSMH = SANITARY SEWER MANHOLE
- CO = SANITARY SEWER CLEANOUT
- SDMH = STORM DRAIN MANHOLE
- CB = CATCH BASIN
- FH = FIRE HYDRANT
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WM = WATER METER
- SN = SIGN
- PB = POWER BOX
- PP = POWER POLE
- PM = POWER METER
- PH = PHONE PEDESTAL
- LP = LIGHT POLE
- GM = GAS METER
- = BOUNDARY LINE
- - - = MONUMENT LINE
- · - · - = ADJOINING PROPERTY
- × × × × = EXISTING FENCE LINE
- · - · - = EASEMENT LINE
- · - · - = GAS LINE
- · - · - = CABLE TV LINE
- · - · - = SANITARY SEWER LINE
- · - · - = STORM DRAIN LINE
- · - · - = POWER LINE
- · - · - = IRRIGATION LINE
- [Pattern] = EXISTING PAVEMENT
- [Pattern] = EXISTING CONCRETE
- [Pattern] = EXISTING BUILDING



FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND 41ST STREET 6 INCHES BELOW ROAD

(BASIS OF BEARINGS)
N88°43'03"W 760.61'

FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF MADISON AVENUE AND 41ST STREET IN RING AND LID 5 INCHES BELOW ROAD



REVISIONS	DESCRIPTION
DATE	

ALTA/NSPS SURVEY
PART OF THE NW 1/4 OF SEC. 9 AND THE NE 1/4 OF SEC. 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SOUTH OGDEN CITY, WEBER COUNTY, UTAH

LOTUS ACQUISITIONS, LLC

Project Info.
 Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 11-16-2021
 Name: LOTUS
 ALTA SURVEY
 Scale: 1"=30'
 Checked:
 Number: 7323-05