

# ALTA SURVEY - OGDEN CITY REDEVELOPMENT AGENCY

A PART OF LOTS 2, 3, 4, 8, AND 9 IN BLOCK 30, PLAT "A",

OGDEN CITY SURVEY, WEBER COUNTY, UTAH

SEPTEMBER, 2022

ALTANSPS LAND TITLE SURVEY CERTIFICATION

**TABLE A "OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS"**

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
- ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G. GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
  - (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
  - (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 911 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."

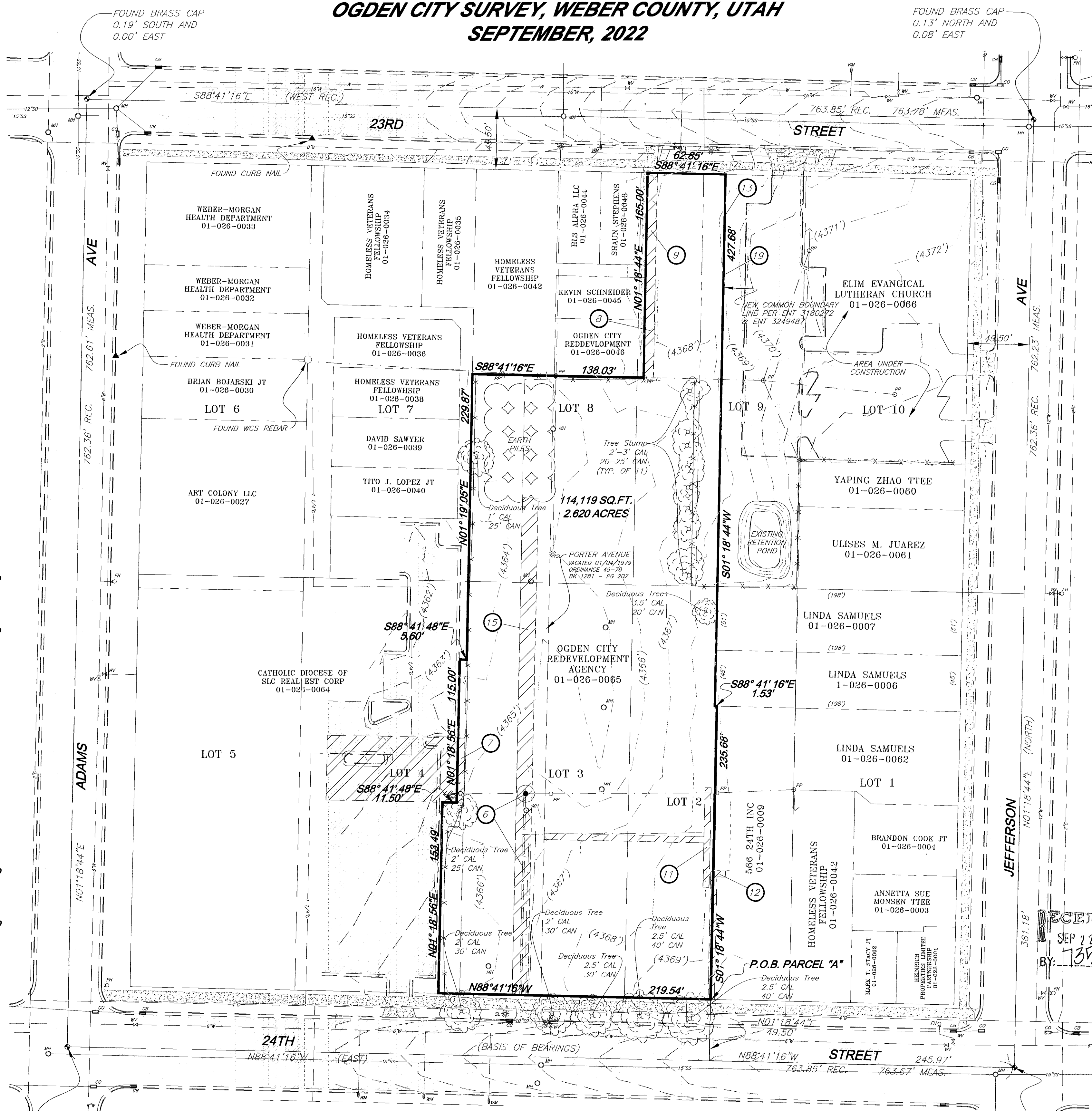
**RECORD MATTERS TO COVERAGE**

**ALTA COMMITMENT FOR TITLE INSURANCE, 1ST AMENDED, SCHEDULE B PART II ISSUED BY COTTONWOOD TITLE INSURANCE COMPANY**

THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN A TITLE REPORT PREPARED BY COTTONWOOD TITLE INSURANCE COMPANY:

RECORD MATTERS NO. 1-5, 14, 16, 17, 18 (NOTHING TO PLOT) NOT A SURVEY RELATED MATTER.

- 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 MARCH 2, 1918, IN BOOK M OF LIENS AND LEASES, AT PAGE 548.
- 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 MARCH 14, 1918, IN BOOK M OF LIENS AND LEASES, AT PAGE 592.
- 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 OCTOBER 14, 1957, AS ENTRY NO. 282894, IN BOOK 561, AT PAGE 48.
- 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 OCTOBER 14, 1957, AS ENTRY NO. 282895, IN BOOK 561, AT PAGE 50.
- MUTUAL EASEMENT BY AND BETWEEN CALVIN D. AGRICOLA AND MARY JANE AGRICOLA, HUSBAND AND WIFE AND WILBUR E. HOPKINS AND ADA E. HOPKINS, HUSBAND AND WIFE FOR AN EASEMENT OF RIGHT-OF-WAY ALONG SAID NORTH-SOUTH ADJOINING BOUNDARY LINE OF SAID LANDS AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED DECEMBER 6, 1963 AND RECORDED JANUARY 20, 1964, AS ENTRY NO. 418359, IN BOOK 764, AT PAGE 68.
- 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 JANUARY 9, 1975, AS ENTRY NO. 629919, IN BOOK 1074, AT PAGE 849.
- 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 MAY 9, 1977, AS ENTRY NO. 697445, IN BOOK 1176, AT PAGE 334.
- TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN BOUNDARY LINE AGREEMENT & MUTUAL QUIT CLAIM DEED, RECORDED AUGUST 31, 2021 AS ENTRY NO. 3180272.
- 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 MARCH 20, 1985, AS ENTRY NO. 932757, IN BOOK 1464, AT PAGE 548.
- BOUNDARY LINE AGREEMENT & MUTUAL QUIT CLAIM DEED RECORDED AUGUST 8, 2022 AS ENTRY NO. 3249487.



TO COTTONWOOD TITLE INSURANCE AGENCY INC. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 10, 11A, 11B, 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTANSPS LAND TITLE SURVEYS. THE FIELD WORK WAS COMPLETE ON JULY 11TH, 2022.

SIGNED THIS 22nd DAY OF September, 2022

MATTHEW ABRAM MURDOCK, P.L.S.  
 MATTHEW ABRAM MURDOCK  
 04/22/22  
 STATE OF UTAH

**LEGAL DESCRIPTION**

A PART OF LOTS 2, 3, 4, 8, AND 9, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 24TH STREET WHICH IS NORTH 88°41'16" WEST 245.97 FEET AND NORTH 01°18'44" EAST 49.50 FEET FROM A STREET MONUMENT FOUND MARKING THE SOUTHEAST CORNER OF SAID BLOCK 30 (BASIS OF BEARINGS IS NORTH 88°41'16" WEST 763.67 FEET MEAS. (EAST 763.85 FEET REC.) BETWEEN THE INTERSECTION MONUMENTS FOUND ON 24TH AND JEFFERSON AND 24TH AND ADAMS; RUNNING THENCE NORTH 88°41'16" WEST 219.54 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF RECORD OF SURVEY NO. 5106 AS RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID RECORD OF SURVEY: (1) NORTH 01°18'56" EAST 153.49 FEET; (2) SOUTH 88°41'48" EAST 11.50 FEET; (3) NORTH 01°18'56" EAST 115.00 FEET; (4) SOUTH 88°41'48" EAST 5.60 FEET; (5) NORTH 01°19'05" EAST 229.87 FEET TO THE SOUTH LINE OF THAT PROPERTY AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AS ENTRY NO. 1532971; THENCE SOUTH 88°41'16" EAST 138.03 FEET ALONG SAID PROPERTY LINE AND THE SOUTH LINE OF THAT PROPERTY AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AS ENTRY NO. 2941230 TO THE WEST LINE OF THAT PROPERTY AS RECORDED IN ENTRY NO. 2980152 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 01°18'44" EAST 165.00 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET; THENCE SOUTH 88°41'16" EAST 62.85 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 01°18'44" WEST 427.88 FEET TO THE SOUTH LINE OF THAT PROPERTY AS RECORDED IN ENTRY NO. 2821985 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°41'16" EAST 1.53 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01°18'44" WEST 235.68 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 114,119 SQUARE FEET OR 2.620 ACRES MORE OR LESS.

**NARRATIVE**

THIS ALTANSPS LAND TITLE SURVEY WAS PERFORMED AT THE REQUEST OF LUKE MARTINEAU OF J FISHER COMPANIES, FOR INFORMATION PURPOSES.  
 THE BASIS OF BEARINGS IS, NORTH 88°41'16" WEST 763.67 FEET, AS MEASURED BETWEEN THE FOUND OGDEN CITY SURVEY BRASS CAP CENTERLINE MONUMENT AT THE INTERSECTION OF 24TH STREET AND JEFFERSON AVENUE AND THE FOUND OGDEN CITY SURVEY BRASS CAP CENTERLINE MONUMENT AT THE INTERSECTION OF 24TH STREET AND ADAMS AVENUE. THE COORDINATE SYSTEM USED ON THIS SURVEY IS NAD 83 STATE PLANE UTAH NORTH ZONE. A GRID TO GROUND SCALE FACTOR OF 1.00025428917 WAS USED. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE RECORD INFORMATION.

**YARD SETBACKS**

- FRONT: TWENTY FIVE FEET (25), EXCEPT AVERAGE WHERE FIFTY PERCENT (50%) FRONTAGE IS DEVELOPED, BUT NOT LESS THAN TWENTY FEET (20).
- SIDE:
  - A. MAIN BUILDING: (1) ONE BUILDING DWELLING AND GROUP DWELLING, EIGHT FEET (8) WITH TOTAL WIDTH OF TWO (2) REQUIRED SIDE YARDS OF NOT LESS THAN EIGHTEEN FEET (18) PLUS ONE FOOT (1) EACH SIDE FOR EACH ONE FOOT (1) MAIN BUILDING IS OVER THIRTY FIVE FEET (35) HIGH. (2) OTHER MAIN BUILDING, TWENTY FEET (20) EACH SIDE PLUS ONE FOOT (1) EACH SIDE FOR EACH ONE FOOT (1) MAIN BUILDING IS OVER THIRTY FIVE FEET (35) HIGH.
  - B. ACCESSORY BUILDING, ACCESSORY BUILDING, EIGHT FEET (8), EXCEPT ONE FOOT (1) IF LOCATED AT LEAST SIX FEET (6) FROM REAR OF MAIN BUILDING, BUT NOT CLOSER THAN EIGHT FEET (8) TO DWELLING ON ADJACENT LOT.
- CORNER LOT: SIDE FACING STREET ON CORNER LOT, TWENTY FEET (20), EXCEPT AVERAGE WHERE FIFTY PERCENT (50%) FRONTAGE IS DEVELOPED, BUT NOT LESS THAN FIFTEEN FEET (15).
- REAR:
  - A. MAIN BUILDING, THIRTY FEET (30).
  - B. ACCESSORY BUILDING, ONE FOOT (1), EXCEPT EIGHT FEET (8) WHERE ACCESSORY BUILDING REARS ON SIDE YARD OF ADJACENT CORNER LOT.

**ZONING INFORMATION**

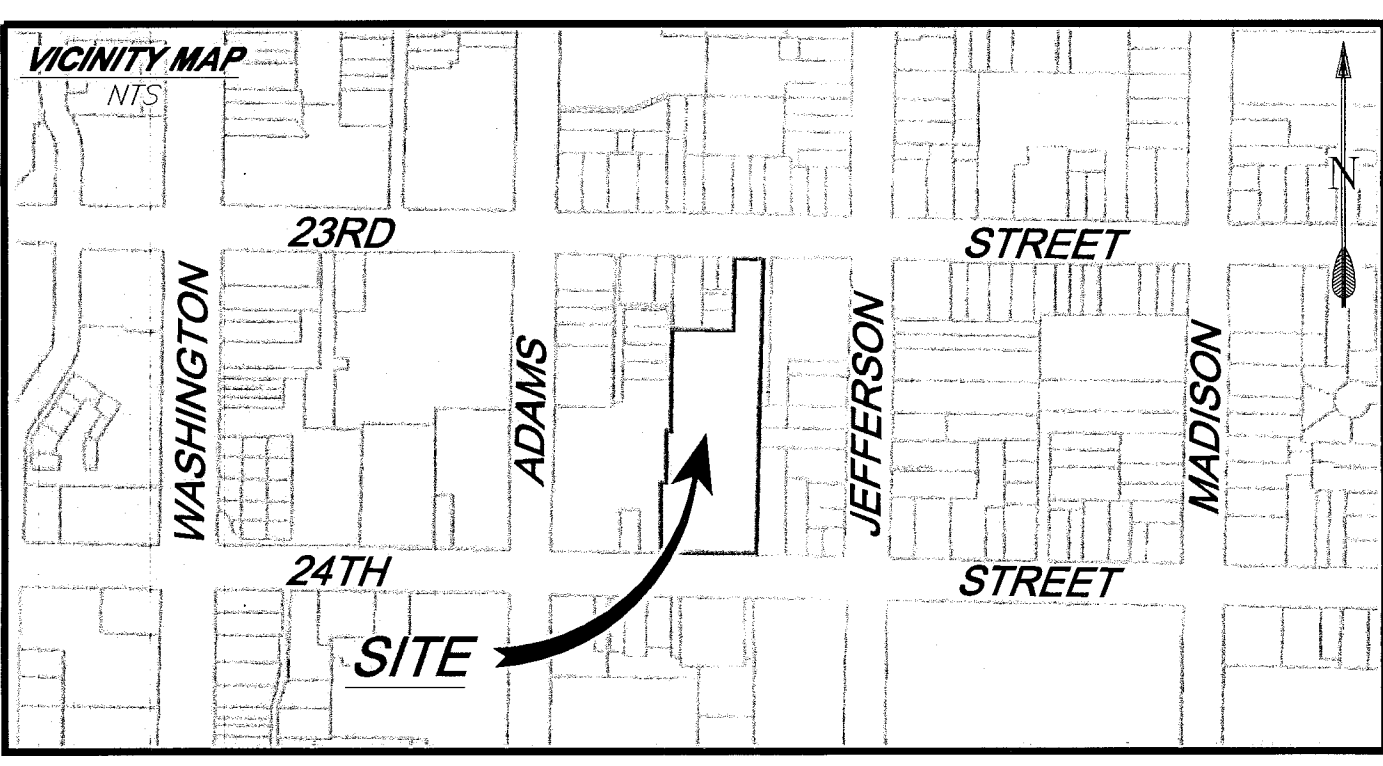
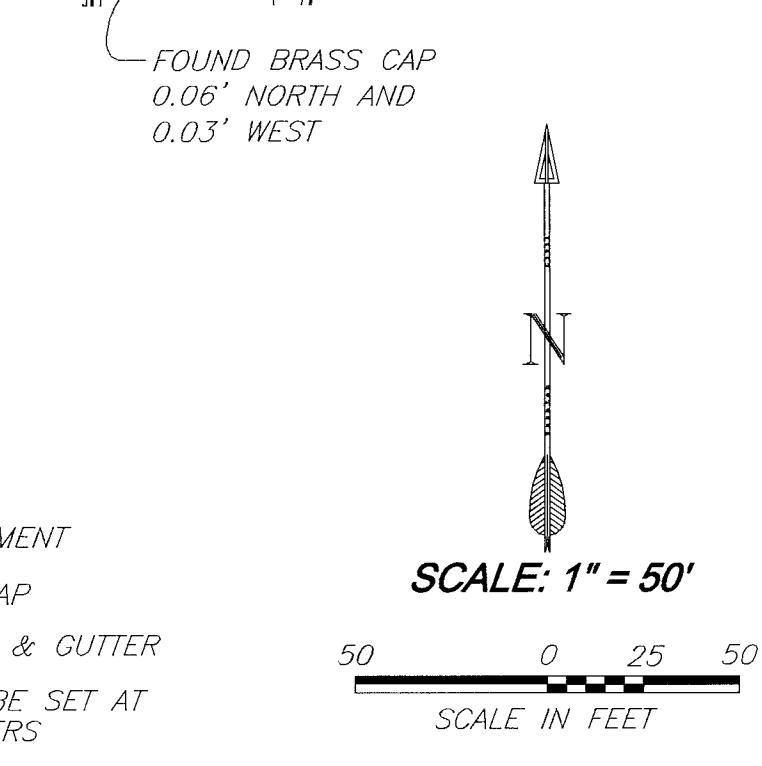
THIS PROPERTY IS WITHIN THE ZONING CLASSIFICATION R-3EC (MULTIPLE-FAMILY RESIDENTIAL EAST CENTRAL)

**LIST OF ENCROACHMENTS**

- WHILE PERFORMING THIS SURVEY, A CLOUD ON TITLE WAS DISCOVERED BETWEEN THE SUBJECT PROPERTY OWNED BY OGDEN CITY REDEVELOPMENT AGENCY AND THE EASTERLY ADJOINER OWNED BY ELIM EVANGELICAL LUTHERAN CHURCH. A BOUNDARY LINE AGREEMENT & MUTUAL QUIT CLAIM DEED WAS RECORDED BETWEEN SAID PARTIES AS ENTRY NUMBER 3180272, AT THE WEBER COUNTY RECORDERS OFFICE. THIS DOCUMENT CONTAINED THE OVERALL DESCRIPTION FOR WHAT THE OGDEN CITY REDEVELOPMENT AGENCY CURRENTLY OWNED (EXHIBIT A), THE OVERALL DESCRIPTION FOR WHAT THE ELIM EVANGELICAL LUTHERAN CHURCH CURRENTLY OWNED (EXHIBIT B), THE NEW AGREED UPON BOUNDARY LINE DESCRIPTION (EXHIBIT C), THE NEW OVERALL PARCEL BOUNDARY DESCRIPTION FOR THE OGDEN CITY REDEVELOPMENT AGENCY (EXHIBIT D), AND THE NEW OVERALL PARCEL BOUNDARY DESCRIPTION FOR THE ELIM EVANGELICAL LUTHERAN CHURCH (EXHIBIT E). THIS DOCUMENT EFFECTIVELY ADJUSTED THE BOUNDARY LINE TO NOW BE REPRESENTED BY THE PARCELS DESCRIBED IN EXHIBITS D AND E.
- SUBSEQUENT SPECIAL WARRANTY DEEDS WERE THEN RECORDED BY BOTH PARTIES AS ENTRY NUMBERS 3180273 AND 3180274, IN AN ATTEMPT TO COMBINE INDIVIDUAL PARCELS THEY RESPECTIVELY OWNED, RATHER THAN USE THE NEWLY CREATED OVERALL PARCEL BOUNDARIES AS DESCRIBED IN EXHIBITS D AND E FROM THE BOUNDARY LINE AGREEMENT & MUTUAL QUIT CLAIM DEED. THE OVERALL DESCRIPTIONS AS THE PARCELS EXISTED BEFORE THE BOUNDARY LINE AGREEMENT OCCURRED, REFERENCED AS EXHIBITS A AND B FROM SAID BOUNDARY LINE AGREEMENT. THIS LEFT A 17.47' STRIP OF LAND IN CONFLICT.
- TO RESOLVE THIS CONFLICT ANOTHER BOUNDARY LINE & MUTUAL QUIT CLAIM DEED WAS RECORDED BETWEEN THE TWO PARTIES, AS ENTRY NUMBER 3249487. THIS DOCUMENT CONTAINED THE SAME INFORMATION AS THE ABOVE MENTIONED BOUNDARY LINE AGREEMENT & MUTUAL QUIT CLAIM DEED, ENTRY NUMBER 3180272. SUBSEQUENT SPECIAL WARRANTY DEEDS WERE RECORDED AS ENTRY NUMBER 3249488 AND 3249489, WHERE THE PARTIES DEED INTO THEMSELVES THE CORRECTED LEGAL DESCRIPTIONS.

**LEGEND**

—	SURVEYED BOUNDARY LINE	WV	WATER VALVE
---	EXISTING PROPERTY LINES	FH	FIRE HYDRANT
---	EASEMENT LINE	WM	WATER METER
---	ROADWAY CENTERLINE	MH	MANHOLE
---	SANITARY SEWER	GS	GAS METER
---	STORM DRAIN PIPE	TB	TELEPHONE BOX
---	SECONDARY WATER	EB	ELECTRIC BOX
---	CULINARY WATER	PB	POWER BOX
---	GAS LINE	SSCO	SEWER CLEANOUT
---	COMMUNICATION LINES	IRR	IRRIGATION BOX
---	RIGHT OF WAY LINE	AC	AIR CONDITIONER
---	EXISTING FENCE		
---	EXISTING ASPHALT		
---	EXISTING CONCRETE		
---	EXISTING ENCUMBRANCE		
---	EXISTING RIGHT OF WAY		
○	FOUND STREET MONUMENT		
○	FOUND REBAR AND CAP		
▲	FOUND NAIL IN CURB & GUTTER		
○	REBAR AND CAP TO BE SET AT ALL PROPERTY CORNERS		



**PREPARED BY:**  
**WASATCH CIVIL**  
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 OGDEN, UTAH 84404 (801) 775-9191

**ALTANSPS LAND TITLE SURVEY**  
 550 24TH STREET SURVEY  
 550 E 24TH STREET, OGDEN, UTAH 84401

SHEET: **1**  
 OF 1 SHEETS

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