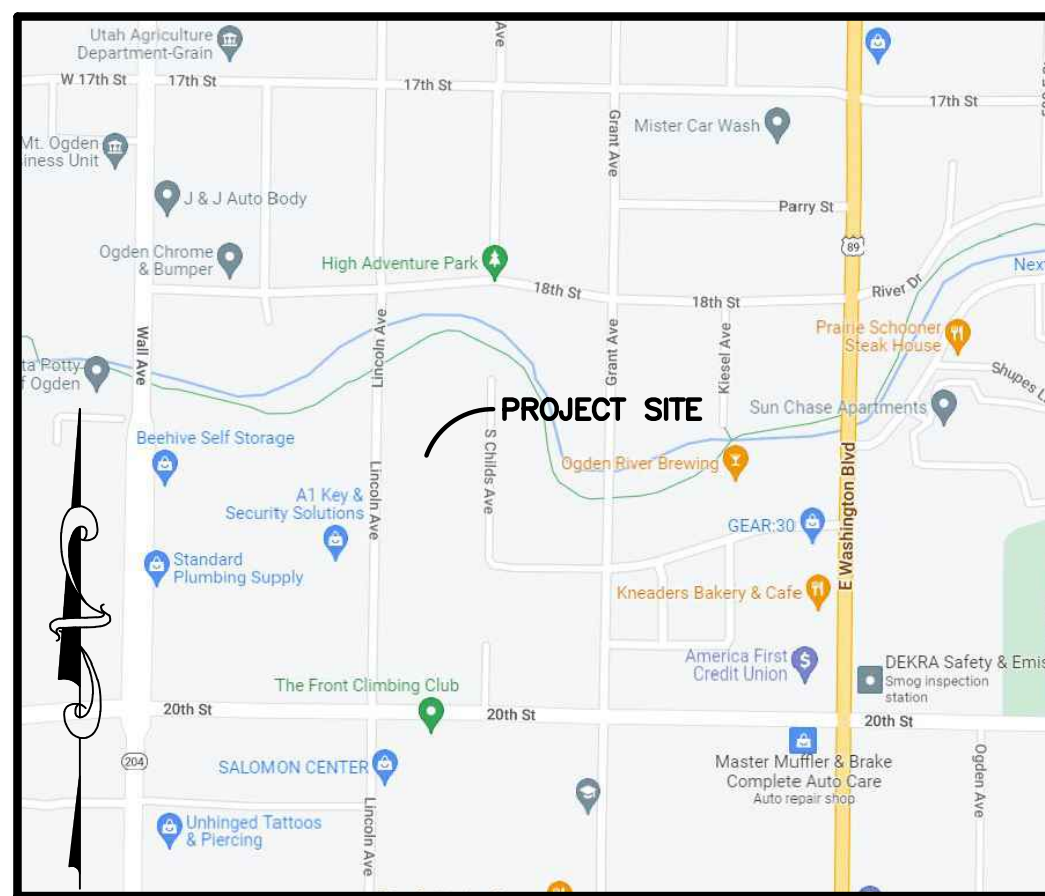


ALTA/NSPS SURVEY

PART OF BLOCK 2, RIVERSIDE PARK ADDITION BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29 T.6N., R.1W., S.L.B.&M., U.S. SURVEY

OGDEN CITY, WEBER COUNTY, UTAH

JUNE, 2022



VICINITY MAP
NOT TO SCALE

TITLE DESCRIPTION

PER COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 92370 DATED MAY 5, 2022

ALL OF LOTS 48 THROUGH 77, INCLUSIVE, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

TITLE EXCEPTIONS

PER COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 92370 DATED MAY 5, 2022

EXCEPTIONS #1-14 & 18 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #15 - EASEMENTS AND RIGHTS OF WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY FOR ANY ROADS, DITCHES, CANALS, RAILROADS, TRANSMISSION LINES, PIPELINES, OR ANY OTHER UTILITY NOW EXISTING OVER, UNDER AND ACROSS THE SUBJECT LAND. (ALL VISIBLE UTILITIES SHOWN ON SURVEY)

EXCEPTION #16 - EASEMENT(S), SETBACKS, NOTES AND RESTRICTIONS, AS SHOWN ON THE SUBDIVISION PLAT OF RIVERSIDE PARK ADDITION, RECORDED JUNE 26, 1890. (NO EASEMENTS SHOWN ON RECORDED PLAT)

EXCEPTION #17 - EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: EMOGENE BERRETT
GRANTEE: OGDEN CITY
PURPOSE: PERPETUAL EASEMENT-IN-GROSS OVER, UNDER, ACROSS, AND THROUGH THE TRAIL EASEMENT AREA AS PART OF THE OGDEN RIVER RESTORATION PROJECT. SEE DOCUMENT FOR PARTICULARS.
RECORDED: MAY 27, 2010
ENTRY NO.: 2474726
(EASMENT SHOWN ON SURVEY. EXISTING LOCATION OF TRAIL SHOWN HEREON)

NOTES

PARCELS 03-035-0033 AND 03-035-0033.

1900 LINCOLN AVENUE, OGDEN, UT 84401

THE BASIS OF BEARING FOR THIS PLAT IS THE MONUMENT LINE BETWEEN A FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF 17TH STREET AND GRANT AVENUE AND A FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF 20TH STREET AND GRANT AVENUE. SHOWN HEREON AS N00°58'00"E.

FLOOD ZONE DESIGNATION "AE" AND "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0426E DATED 12-16-05, REVISED BY LOWR NUMBER 13-08-0663P, EFFECTIVE DATE 9-22-14.

NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON SUBJECT PARCELS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

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

2.540 ACRES

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

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

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY ON THE GROUND. THE BOUNDARY WAS DETERMINED BY RETRACING THE LOTS OF RIVERSIDE PARK ADDITION USING THE MONUMENTS SHOWN HEREON, ADJACENT SURVEYS, AND EXISTING IMPROVEMENTS. THE NORTH LINE WAS PLACED ALONG THE SOUTH BANK OF THE OGDEN RIVER AS SURVEYED.

AS-SURVEYED LEGAL DESCRIPTION

ALL OF LOTS 48 THROUGH 77, INCLUSIVE, BLOCK 2, RIVERSIDE PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING PART OF BLOCK 2, RIVERSIDE PARK ADDITION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29 T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 48 OF RIVERSIDE PARK ADDITION BEING ON THE WESTERLY RIGHT OF WAY LINE OF CHILDS AVENUE, SAID POINT ALSO BEING S00°58'00"W 945.85 FEET AND N89°02'00"W 419.80 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 17TH STREET AND GRANT AVENUE (SAID MONUMENT BEING N00°58'00"E 2045.60 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 20TH STREET AND GRANT AVENUE); THENCE N89°02'00"W 140.75 FEET; THENCE N00°58'00"E 138.08 FEET TO THE SOUTH BANK OF THE OGDEN RIVER; THENCE ALONG SAID SOUTH BANK THE FOLLOWING FOUR (4) COURSES: (1) N76°32'51"E 25.68 FEET; (2) N89°08'42"E 46.31 FEET; (3) S69°42'05"E 49.53 FEET; AND (4) S68°29'24"E 24.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CHILDS AVENUE; THENCE S00°58'00"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 120.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 19537 SQUARE FEET OR 0.449 ACRES MORE OR LESS.

TOGETHER WITH:

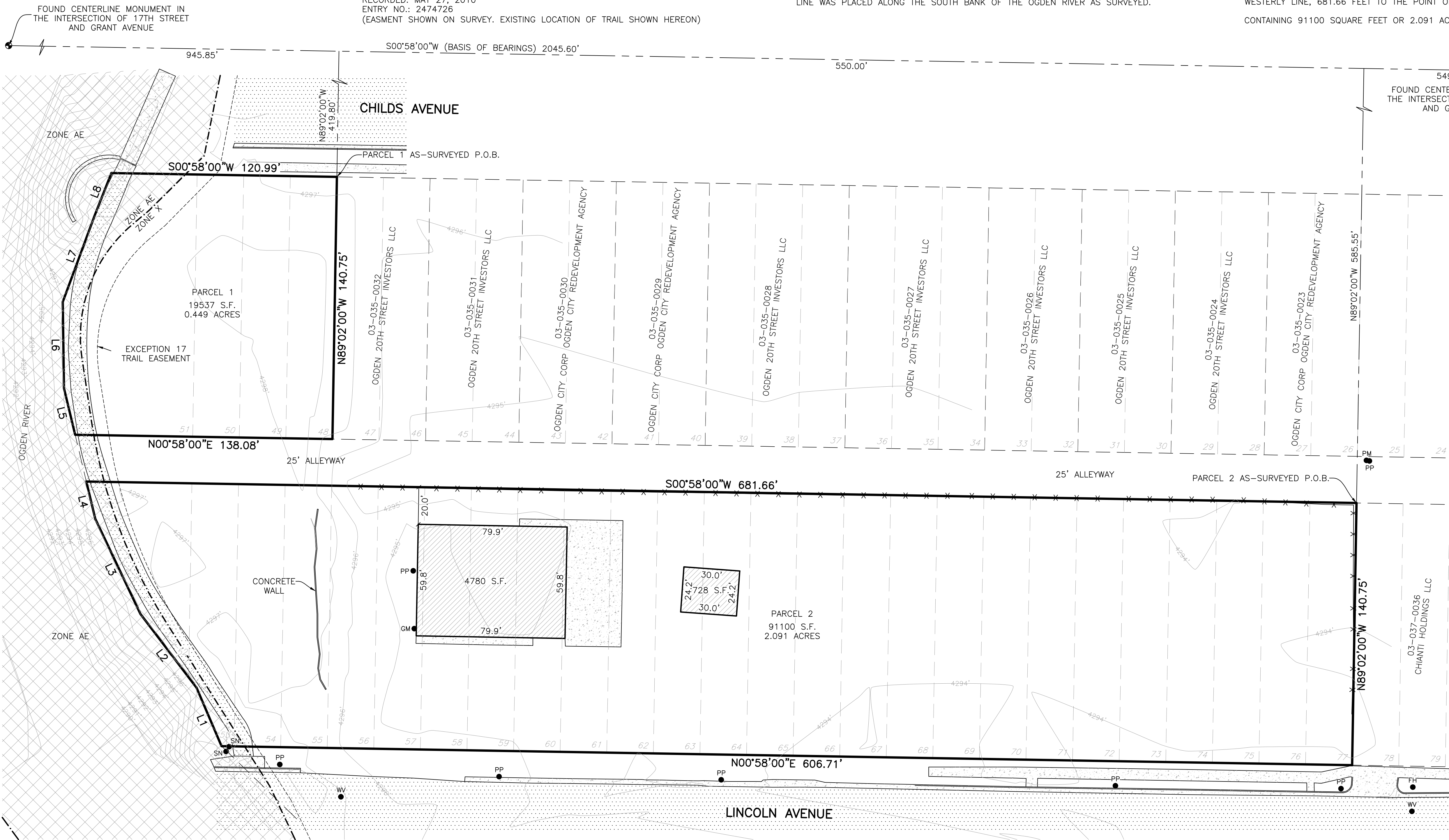
PART OF BLOCK 2, RIVERSIDE PARK ADDITION BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29 T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 77 OF RIVERSIDE PARK ADDITION BEING ON THE WESTERLY LINE OF AN EXISTING 25 FOOT ALLEYWAY, SAID POINT ALSO BEING S00°58'00"W 1495.85 FEET AND N89°02'00"W 585.55 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 17TH STREET AND GRANT AVENUE (SAID MONUMENT BEING N00°58'00"E 2045.60 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 20TH STREET AND GRANT AVENUE); THENCE N89°02'00"W 140.75 FEET; THENCE N00°58'00"E 606.71 FEET TO THE SOUTH BANK OF THE OGDEN RIVER; THENCE ALONG SAID SOUTH BANK THE FOLLOWING FOUR (4) COURSES: (1) N66°50'45"E 34.07 FEET; (2) N52°42'59"E 49.75 FEET; (3) N64°36'51"E 56.55 FEET; AND (4) N76°32'51"E 20.56 FEET TO THE WESTERLY LINE OF AN EXISTING 25 FOOT ALLEYWAY; THENCE S00°58'00"W ALONG SAID WESTERLY LINE, 681.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 91100 SQUARE FEET OR 2.091 ACRES MORE OR LESS.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N66°50'45"E | 34.07 |
| L2 | N52°42'59"E | 49.75 |
| L3 | N64°36'51"E | 56.55 |
| L4 | N76°32'51"E | 20.56 |
| L5 | N76°32'51"E | 25.68 |
| L6 | N89°08'42"E | 46.31 |
| L7 | S69°42'05"E | 49.53 |
| L8 | S68°29'24"E | 24.40 |

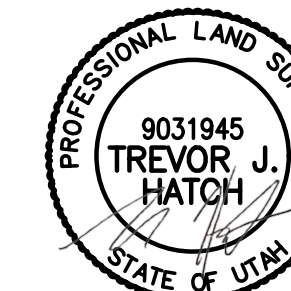


SURVEYOR'S CERTIFICATE

TO LOTUS ACQUISITIONS LLC AND COMMONWEALTH LAND 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 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1)(2), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6-15-2022.

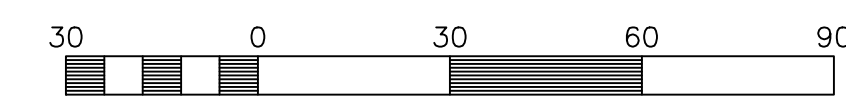
DATE OF SURVEY: 6-21-2022
DATE SIGNED:
TREVOR J. HATCH, P.L.S.
UTAH NUMBER: 9031945



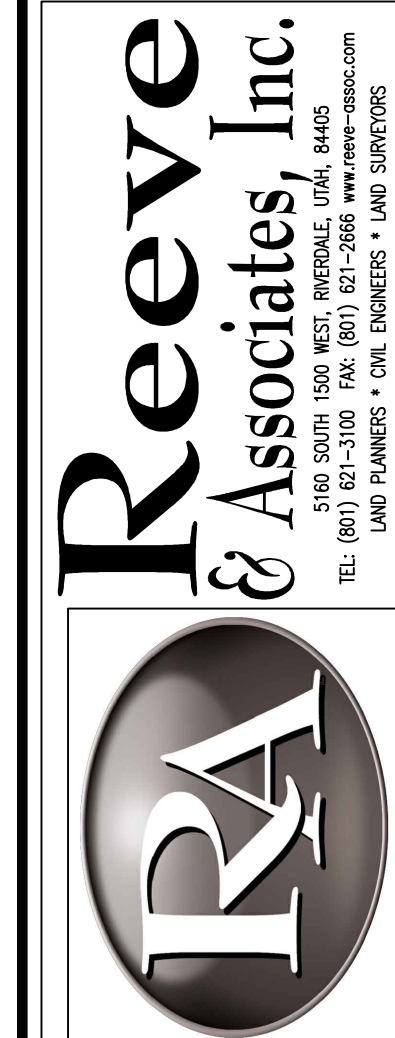
RECEIVED
FEB 16 2023
FILE # 7487

LEGEND

- = FOUND STREET MONUMENT
- = SIGN
- = POWER METER
- = POWER POLE
- = FIRE HYDRANT
- = WATER VALVE
- = GAS METER
- = BOUNDARY LINE
- - - = SECTION TIE LINE
- - - = ADJOINING PROPERTY
- x x x x = EXISTING FENCE LINE
- - - = EASEMENT LINE
- [Pattern] = EXISTING PAVEMENT
- [Pattern] = EXISTING CONCRETE
- [Pattern] = EXISTING STRUCTURE
- [Pattern] = FEMA ZONA AE



Scale: 1" = 30'



| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |

ALTA/NSPS SURVEY
OGDEN CITY, WEBER COUNTY, UTAH

LOTUS ACQUISITIONS LLC

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 6-21-2022
Name: OGDEN ALTA SURVEY
Scale: 1"=30'
Checked:
Number: 7323-11

Sheet **1** of 1 Sheets