

# ALTA / NSPS LAND TITLE SURVEY 724 EAST 24TH STREET OGDEN, UTAH 84401

Order Number: 49125A  
Effective Date: July 25, 2016 at 7:45 AM

To: Metro National Title  
Mountain Classic Residential, LLC, a Utah limited liability company  
DJM1, LLC, a Utah limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 7(b)(1), 8, 9, 11, and 13 of the Table A thereof. The field work was completed on March 21, 2017.

Date of Plat: March 27, 2017

*[Signature]*  
Professional Land Surveyor  
Nathan B. Weber, PLS  
License No. 5152762

### Legal Description

Part of Lot 4, Block 10, Plat B, OGDEN CITY SURVEY, Weber County, Utah: Beginning at the Southwest corner of said Lot 4, and running thence North 12 rods; thence East 4 rods; thence South 12 rods; thence West 4 rods to the place of beginning.

### SCHEDULE B- Section 2

11. Non Conforming Certificate, and the terms and conditions thereof.  
Executed by: permit of the Ogden City Board of Adjustment  
Recorded: August 15, 2003  
Entry No.: 1966165  
Book/ Page: 2424 / 1195

Survey Findings: This item affects the property. The property has nonconforming setbacks in the side and rear yards. The minimum for the side yard-2', side yard-10' and rear yard-2'. The front yard setback conforms at 25'. The distances from the buildings to the property line is shown herein. The property also has nonconforming parking spaces, 4 are required. There is also a non-conforming area for the lot of 13,068 sq. ft.

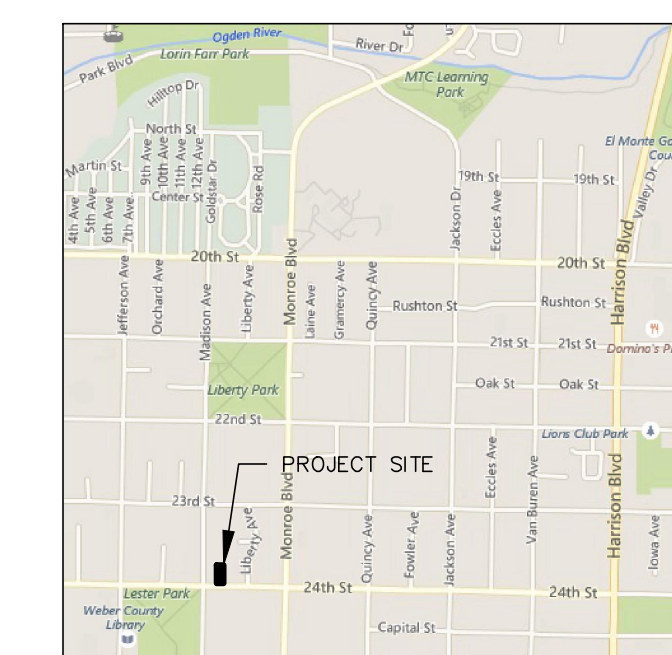
### NOTES:

- The basis of bearing is North 89°02'20" West between the found brass cap monuments found in 24th Street at the intersections of Madison Avenue and Monroe Boulevard located in the Southwest Quarter of Section 28, Township 6 North, Range 1 West, and Salt Lake Base and Meridian as shown. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
- The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
- This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
- The locations of underground utilities as shown hereon are based on above-ground structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
- The Parcel contains 13,068 square feet or 0.300 acres.
- The Purported address of the site 724 East 24th Street, Ogden, Utah 84401.
- The Parcel has access to 24th Street which is a public right of way.
- There are 4 parking spaces on the property.

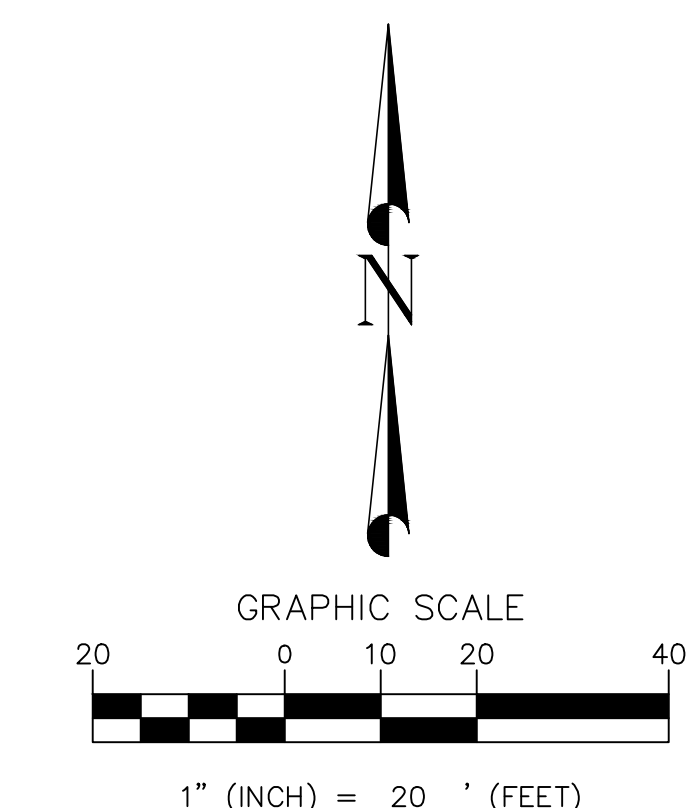
### LEGEND

	Boundary Line		Light
	Lot Line		Water Meter
	Right-of-Way Line		Water Valve
	Joiner Line		Electric Meter
	Street Centerline		Gas Meter
	Fence Line		Power Pole
	Edge of Asphalt		Guy Wire
	Sanitary Sewer Line		Tree
	Overhead Power Line		Pine Tree
	Water Line		Property Corner
			Found Street Monument

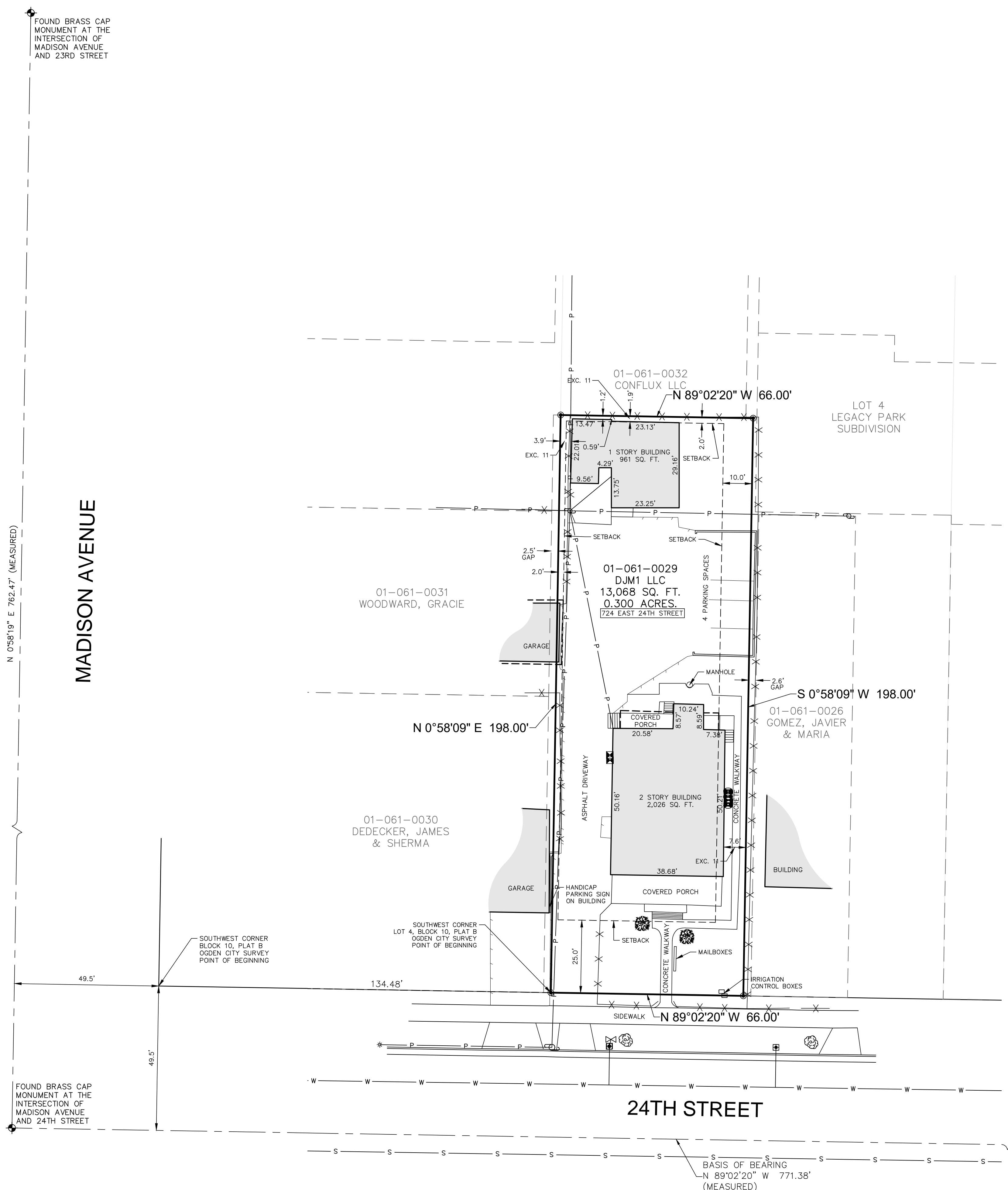
RECEIVED  
SEPT 21 2023  
FILE # 7655



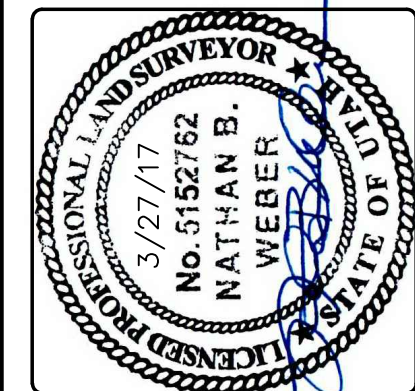
VICINITY MAP  
NO SCALE



LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 28,  
TOWNSHIP 6 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN



NO.	DATE	REVISIONS



Boundary Surveys  
Topography Surveys  
Subdivisions  
Construction Staking  
ALTA, K&C S.M. Surveys

**DIAMOND**  
LAND SURVEYING, LLC

6243 South Greengrass Drive  
Murray, Utah 84123  
Phone (801) 266-5059 Fax (801) 266-5032  
diamond@diamondsurvey.com www.diamondsurvey.com

ALTA/NSPS LAND TITLE SURVEY  
724 EAST 24TH STREET  
OGDEN, UTAH 84401

**MOUNTAIN CLASSIC**

DATE PLOTTED 3/27/17

JOB No. 17-055

SHEET

**1** OF **1**

DRAWN BY: MGO SURVEY DATE: 3/22/2017