in the intersection of

Pingree Ave. and 21st

Craig Crase Living Trust Parcel No.

010420047

N89° 57' 48"W

**VICINITY MAP** 

<u>WES</u>T <u>8</u>2.50'

Parcel 1 9405 SQ.FT.

No. 010420001

Asphalt at a 2.5 w

offset (See Image 1)

22nd St.

Public Right of Way

### **SCALE:** 1" = 20 Monument found in the intersection of Lincoln Ave. and 20th St.

Monument found in the intersection of Grant Ave. and 21st St.

N89° 54′ 17″E

Calculated Monument in

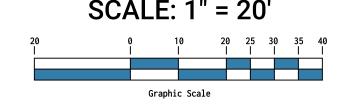
Lincoln Ave. and 21st St.

the intersection of

316.94' (316.90')

Found Monument in the Intersection of the intersection of Washington

Ave. and 21st St.





## **LEGEND**

surements Between Monuments	Reference Table Line	Found Section Corner	Found Monument
ertified Macro Boundary Line	Fence Line X	Calculated Section Corner	Calculated Monumen
tified Micro Boundary Line	Center Line	Carculated Section conner	Carcarated Horiamen
Easement Line	Edge of Concrete	Set Nail	Found Rebar
Edge of Asphalt	Storm Drain	Set Rebar and Cap (Highland Surveying)	Found Nail
Water Line	Telecommunication Line	Water Valve	Grate Inlet
_ GAS Line _ GAS	Sewer Line sw	△ Light Pole	— Fire hydrant
Under Ground Power	Edge Of Gravel	Irrigation Box	Water Manhole
Pressurized Irrigation	Building Line	Sign	Sewer Manhole
Over Head Power	Under Ground Cable	Water Meter	Telephone box
Over Head Cable OHC - OHC - OHC -	FB - FIB	Storm	Tree
	Exception Line	Drain Manhole  Post	Utility Pole
			Communication v

## **EXCEPTIONS TO COVERAGE**

This Survey Was Completed Using Commitment For Title Insurance from Old Republic Title, Under File No. 2488033MLH dated September 18, 2024

#### EXCEPTION NO. 1, 2, 3, 6, 7, 8, 9, 10, 11, 14 (NOT A SURVEY MATTER)

EXCEPTION NO. 4, 5, 12 (SEE SIGNIFICANT OBSERVATION): Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records.

EXCEPTION NO. 4 (SEE SIGNIFICANT OBSERVATIONS): Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

EXCEPTION NO. 13 (NOT PLOTTED BLANKETS PROPERTY WITH BOUNDS DESCRIPTION, SECOND DOCUMENT INCLUDES PROPERTY BY TAX ID AND VESTING DESCRIPTION): Ordinance No. 2012-39, and the terms, conditions and limitations contained therein: Purpose: An Ordinance of Ogden City, Utah, providing for the creation of a new special assessment area designated the Ogden City, Utah, Central Business Improvement District No. 2; and providing that this Ordinance shall be effective June 26, 2012. Recorded: July 9, 2012 Entry No.: 2584776, of the Official Records.

Ordinance No. 2012-43, and the terms, conditions and limitations contained therein: Purpose: An Ordinance of Ogden City, Utah, approving the Board of Equalization's Report and providing for the levy of new assessments on all designated business/commercial properties within the Ogden City, Utah, Central Business Improvement District No. 2; and providing that this Ordinance shall be effective as of August 21, 2012. Recorded: August 24, 2012 Entry No.: 2592419, of the Official Records.

EXCEPTION NO. 15 (NOT PLOTTED NOTHING TO PLOT): Notice of Federal Tax, Lien, Filed in the Office of the County Recorder of Weber County: Amount: \$125,670.64 Debtor: Davinci Academy of Science and the Arts Recorded: March 29, 2023 Entry No: 3277927, of the Official Records.

## LEGAL DESCRIPTION

Part of Lot 1, Block 48, Plat A, Ogden City Survey, Weber County, Utah: Beginning at the Southeast corner of said Lot 1; and running thence North 114 feet, thence West 82.5 feet; thence South 114 feet; thence East 82.5 feet to the place of beginning.

## SURVEYORS NARRATIVE

- A. Fred Donaldson with Davinci Academy of Science and the Arts, a Utah Nonprofit Corporation, requested this ALTA/NSPS Land Title Survey in preparation for a real estate transaction. This Survey was completed using Commitment for title insurance from Old Republic Title, 2488033MLH, Dated September 18, 2024.
- B. Line segments, as labeled, contain quotations with a letter such as "A." The lettering corresponds to this narrative. This designation is intended to aid in expounding on the retracement principles and facts the Surveyor used to retrace the corresponding property line. Data contained within parentheses denotes data found of record. For instance, (100.0' R45) references the record measurement as 100.0 feet according to the corresponding document in the Data Reference Table. If no record data is given, this indicates that the surveyor is of the opinion that the measurement is not the same line as the deed or it is a new boundary. The Data Reference Table has naming conventions that refer to the Grantee in a conveying document, the client of the Record of Survey, the document's name, and the sources from which the data has been obtained.
- C. The bearing basis for this survey is West, measured between the Ogden City monuments along 22nd Street at the intersections of Lincoln Ave. and Wall Ave. The Surveyor notes that the Ogden bible plats normally have an assumed rotation from cardinal directions by 0°58'. Being that our survey property vesting document and neighboring deeds read in carnal directions, the Surveyor did not apply this rotation and held cardinal directions between the monuments.
- C.1. Additional Monuments within 21st street were obliterated due to construction activities. Observing the inconsistency between the recorded distances and measured length between the found monuments shown the Surveyor calculated the missing positions needed for the boundary retracement. The cancellation theory of boundary law followed the idea of placing the errors where they occur and prorated distances as suggested on relevant lines.
- D. Along the West Right-of-Way of Lincoln Ave. established as explained.
- E. West 82.5 feet or 5 rods. The Surveyor retraced the line parallel to the North Right-of-Way of 22nd Street and held the intent of the conveyance to be 5 rods.
- F. Following a parallel line 5 rod West of the West Right-of-Way line of Lincoln Ave.
- G. Along the North Right-of-Way line of 22nd street.
- H. Property Corners were monumented as shown here on. Measurements of the boundary serve as a point to the research and analysis completed in this survey. Should any data be found that is not mentioned here or that is contrary to the opinion of the Surveyor, it should be presented for consideration.

## SIGNIFICANT OBSERVATIONS

- 1 Utility pole with overhead cables located with no found easement.
- **2** Property access of a neighboring lot crosses into the frontage of Parcel 1. Creating a potential access encroachment from egress

## SURVEYOR CERTIFICATE

To Old Republic National Title Insurance Company and Davinci Academy of Science and the Arts, a Utah Nonprofit Corporation;

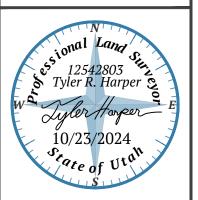
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly established and adopted by ALTA/NSPS, and includes items 1, 2, 3, 4, 5, 8, 11(a), 13, and 19 of the Table A thereof. Field work was completed on October, 16th 2024. The Date of the plat map is October, 22th 2024.

Tyler Harper Utah Professional Land Surveyor Licence Number 12542803.

Project Participants

October 2024 24047

Reviewed by:THarper



# FLOOD ZONE CLASSIFICATION

**─**─**├** 

(448.10') 448.34'

Monument found in the

intersection of Pingree

Ave. and 22nd St.

Monument found in

Ave. and 22nd St.

∠the intersection of Wall

West Basis of Bearing

The surveyor reviewed Flood Maps as prepared by the National Flood Insurance Program, being Panel 426 of 600 for Weber County with a Map Number of 49057C0426F and Dated November 30, 2023. This shows Parcel 1 as Flood Zone X with no shading. Flood Zone X is considered an area of minimal flood hazard.



√in Intersection of

22nd Street and



**SURVEY IMAGES** 





**■** DEC 06 2024

FILE # 7938