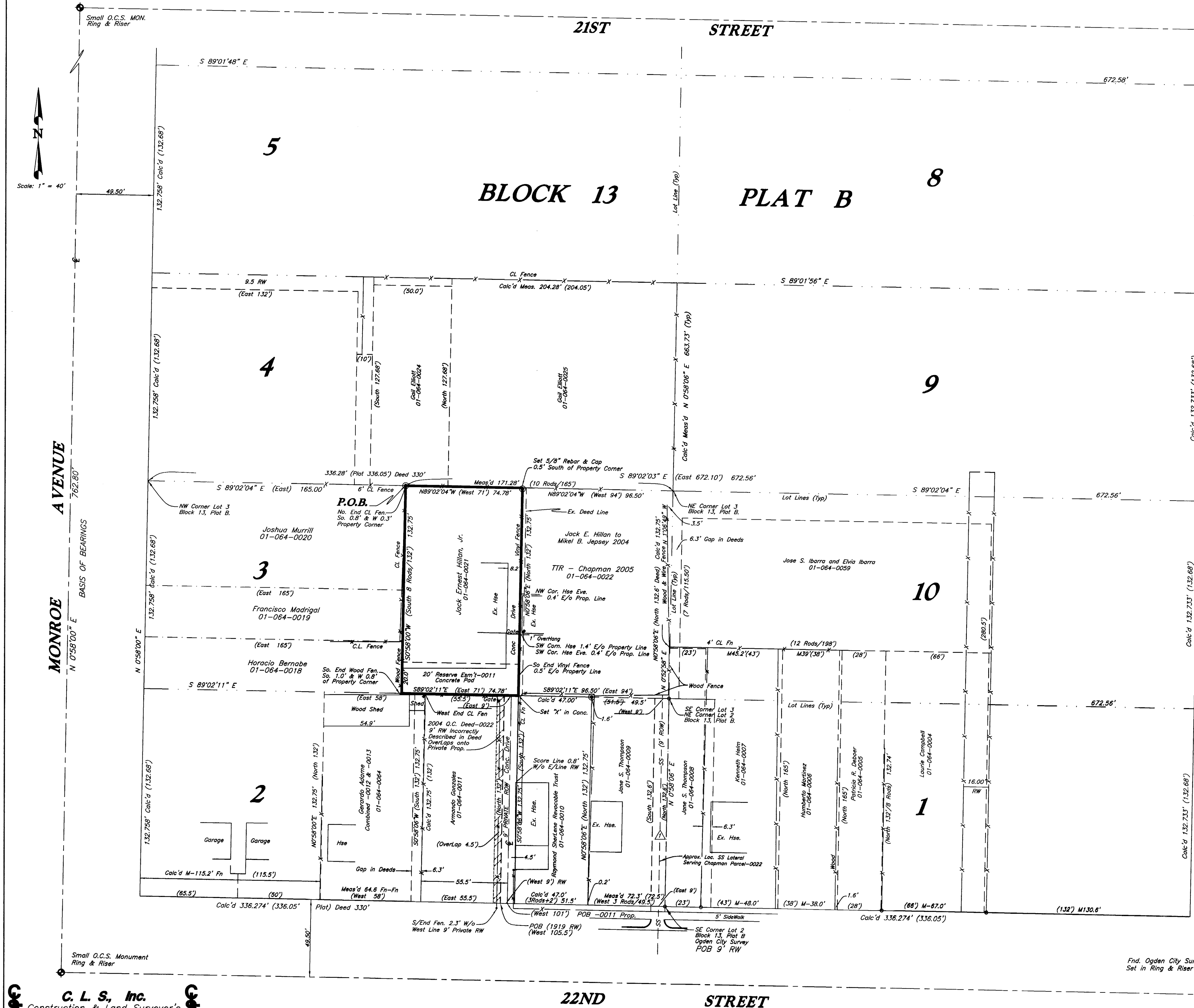


**CERTIFICATION OF SURVEY**



**LEGAL DESCRIPTION**

Part of Lot 3, Block 13, Plat B, Ogden City Survey; Beginning 10 Rods East from the NorthWest corner of said Lot; Running thence South 8 Rods; thence East 71 feet; thence North 8 Rods; thence West 71 feet to the place of Beginning.

Together with a right-of-way to and from said premises to 22nd Street, and said right-of-way being specifically described as follows:

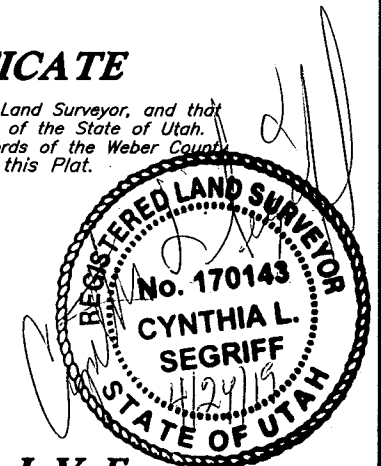
A Part of Lot 2 in Block 13, Plat B, Ogden City Survey; Beginning at a Point 105'-1/2 feet West from the SouthEast Corner of said Lot; running thence North 132 feet; thence East 2 feet; thence South 132 feet; thence West 9 feet to the Place of Beginning.

Reserving However, an Easement in and Upon the South 20 feet of the First hereinafter before described premises, and along the South Line thereof and extending from the East Line thereof to the West Line of the next herein after described premises for the Use and Benefit (Benefit of the Following described adjoining tract of land, to-wit: A Part of Lot 2 in Block 13, Plat B, Ogden City Survey; Beginning at a Point 101 feet West from the SouthEast Corner of said Lot; Running thence North 132 feet; thence West 55.5 feet; thence South 132 feet; thence East 55.5 feet to the place of beginning, Said Easement being for the Purpose of Permitting Vehicles to Egress from the herein before described Right-of-way, serve the benefited premises, Turn around and Ingress Upon the said Right of Way to and from 22nd Street.

**SURVEYOR'S CERTIFICATE**

I, Cynthia L. Segriff, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 7511(170143) as Prescribed by the Laws of the State of Utah. And that I have made a Survey on the Ground, and from Records of the Weber County Recorder's Office as Described Above and as Shown Per this Plat.

CYNTHIA L. SEGRIFF P.L.S. 7511(170143)



**NARRATIVE**

The Request for this Survey was to define the Parcel known as 01-064-0021 of the Weber County Records. Basis of Bearings is Ogden City Datum, as Shown per this Plat, N0758'00"E along the as Monumented centerline of Monroe Blvd.

In 1919, the Property of 01-064-0021 was Created with a Right of Way of 9 feet was Provided and Attached to this Property, being Particularly Described, as Stated in the Legal Description Above.

And of that Time the Properties of 01-064-0011 (Currently Gonzalez), 01-064-0021 (Currently Hillan), and 01-064-0022 (Currently Chapman), were Owned by One Owner, W. Reeder.

The Lots within these Blocks are Long by approximately 8 feet, each Lot will have a certain 8 foot area that is not described by Deed, but Rather Occupied by Ancient Existing Fences.

The Extra Property within these Ancient Fence Lines are Shown Within Lot 3, which shows the Total Length of the Reeder Property of 1919, being 171.3 feet East-West vs Deed 163 feet (170.00').

The Additional Footage found in Deed within Horacio 01-064-0021 and 01-064-0022 has been recognized and the Boundary between these two Parcels is an Occupied. Which is also Complemented by the Extension of the East Line of the 1919 Right-of-Way, running to the North Line of Lot 3.

Recently a Fence has been Erected along that same Line. The Property to the East, Deed is 94 feet, which measures 96.50 feet to the Northwest Corner of said Lot 3.

The Existing House on said -0022, Runs Parallel to the Property Line, as shown, and it is not unusual for the Dip Line of the Eye to also be a Property Line in Ogden City.

The Right of Way for 01-064-0022 has been written incorrectly, and overlaps onto -0011.

The 2004 Quit Claim Deed from Hillan-Jepsay, is a Weber County, Tax Description, which describes the Parcel 01-064-0022 and also describes a "Together with a Partial Right-of-Way" said Description does not fit the 1919 RW, nor does it enter the Upon the -0022 Parcel. But is more similar to the 9 foot Wide RW Described in 01-064-0019 Parcel, which -0022 is Adjacent too.

The 1919 Right of Way is a Private Right of Way, Runs North 132 feet, then East 9 feet, the Right of Way described for -0022, Runs North 132.8 feet, West 9 feet, which is how the 9 foot Right of Way is Described for 01-064-0019 Parcel, as Shown. Said Right of Way is for General Road Purposes and has been known to have been used by the Occupants of -0022, Prior to the Chapman's of 2003, in which there was a Gate of the North end of said RW when the Hillan's Owned that Parcel, and was Used to Ingress and Egress onto 22nd Street.

Recently the Chapman's New Sewer Lateral has been Constructed within this same Right of Way.

In 2003 the Parcel -01-064-0009 was Conveyed to a Different Owner, which may not know that the 9 foot Right of Way is still an Active Right of Way and should be Opened Up for the Use of that Utility, but to Ingress and Egress for the Adjacent Land Owners, as stated within the Deed of this Parcel.

Ogden City has Recognized the RW and has Allowed the Sanitary Sewer to be Replaced within this Easement, for -0022, this RW should be Opened Up, and or Adjusted to the East, to Allow the Deed to Function, as Stated within E2127796 of the Weber County Records.

**NOTE:**

The Property, Known as Tax I.D. No. 01-064-0009 of the Weber County Records is, Subject to a Right of Way for General Road Purposes Along, Upon and Over the East 9 feet of said described and Conveyed Tract in Favor of and for Use by Any and All Persons Owning, Occupying or Using the Premises Adjoining the Said Conveyed Land on the East and Which Right of Way is Hereby made an Easement appurtenant to the said Premises on the East.

**LEGEND:**

- ( ) DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO DIMENSIONS IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO THE STATE PLAT OR DEED BEARING.
- EXISTING FENCES.
- SET 5/8" REBAR/C. & L.S. CAP.
- SET NAIL & TAG
- PROPERTY LINE
- CENTERLINE
- DEED LINE
- FOUND OGDEN CITY MONUMENT

CONSTRUCTION & LAND SURVEYORS	812 CANYON ROAD OGDEN, UTAH 84404 (801) 399-4935
CLIENT:	HILLAN
SURVEY LOCATION:	1/4 SEC. 28 TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SURVEY DATE:	1-31-19
JOB No.	PS19-01C

**C. L. S., Inc.**  
Construction & Land Surveyors  
810 CANYON ROAD  
OGDEN, UTAH 84404  
Ph. (801) 399-4935 csl@clsurveying.net

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