

CERTIFICATION OF SURVEY

NARRATIVE

BASIS OF BEARINGS IS PER OGDEN CITY DATUM, WHICH BEARS S0°50'15"W ALONG THE AS MONUMENTED CENTERLINE OF WASHINGTON BLVD, BETWEEN 5TH AVENUE AND 6TH AVENUE.

THE PURPOSE OF THIS SURVEY WAS TO DEFINE ON THE GROUND A CERTAIN BOUNDARY LINE AND EASEMENT AGREEMENT, AS RECORDED AS ENTRY #2533907, DATED JULY 13, 2011 OF THE WEBER COUNTY RECORDS, BETWEEN OMMIC, a CORPORATION v PATRICK A. DEAN, Civil No. 090902003, Second District Court, Weber County, State of Utah. THE PROPERTY IS LOCATED AT 531 WASHINGTON BLVD. AND IS CURRENTLY OWNED BY CAROLINA REAL MAYA, as of 2017.

THE EXISTING CHAIN LINK FENCE THAT IS REFERENCED TO WITHIN SAID CIVIL CASE, IS ALSO KNOWN AS THE BOUNDARY LINE AND EASEMENT AGREEMENT LINE, IN WHICH BOTH PARTIES, THE DEAN'S AND OMMIC CORP. HAD MUTUALLY AGREED ON, AS LONG AS SAID PROPERTY REMAINS AS RESIDENTIAL USE.

THE PURPOSE OF THIS PROPERTY SURVEY WAS TO SHOW ON THE GROUND THE DEED BOUNDARY OF (DEAN PROPERTY) NOW THE MAYA PROPERTY, ALSO KNOWN AS 12-079-0018 OF THE WEBER COUNTY RECORDS, AND THE LOCATION OF THE OLD CHAIN LINK FENCE OF 40 YEARS, THAT RECENTLY HAD BEEN TAKEN DOWN BY OMMIC CORP., THE PROPERTY OWNER, AND OR HIS AGENTS TO THE NORTH OF SAID DEAN/MAYA PROPERTY. SAID EXISTING CHAIN LINK FENCE, WAS OWNED BY PAT DEAN, AND IS CURRENTLY ON OMMIC PROPERTY ROLLED UP AND UNUSEABLE.

THE ADJACENT LAND OWNER (OMMIC) HAS CAUSED THE MAYA'S TO HIRE A SURVEYOR AND AN ATTORNEY IN ORDER TO DEFEND THERE PROPERTY AND THE BOUNDARY LINE AGREEMENT OF 2011, BY OMMIC & (DEAN), NOW MAYA. THE ADJACENT LAND OWNER IS ACTING LIKE A SURVEYOR/ATTORNEY AGAINST THE NEW PROPERTY OWNER, THE MAYA'S, DRAWING LINES ACROSS HER PROPERTY, STATING THAT SHE CAN NOT COME ACROSS THOSE LINES, DAMAGING THE CONCRETE DRIVE APPROACH BY CUTTING A 6" SAW CUT LINE IN SAID CONCRETE DRIVE, ALONG WASHINGTON BLVD.

OUR PROPERTY SURVEY SHOWS WHERE THE OMMIC SURVEY OF 2007 (SURVEY FILE No. 3951) HAD LOCATED THE OLD EXISTING CHAIN LINK FENCE LINE, WHICH REPRESENTS THE BOUNDARY LINE AND AGREEMENT EASEMENT LINE, AS REFERENCED IN AND AGREED UPON WITHIN SAID CIVIL CASE. FROM THE NORTHWEST CORNER OF SAID FENCE AND ALONG THIS SAME FENCE RUNNING TO THE EAST AND TO THE SOUTH.

IN 2011, I HAD MEASURED FROM BOTH THE NORTHWEST CORNER AND THE NORTHEAST CORNERS OF THE (DEAN'S) MAYA HOUSE A DISTANCE OF 10.2 FEET AND 10.3 FEET FROM THOSE RESPECTIVE CORNERS TO THIS SAME FENCE LINE, AND HAVE USED THIS ALIGNMENT ALONG WITH OMMIC'S LOCATION OF ITS NORTHWEST FENCE CORNER TO RESET THE FENCES PRIOR LOCATION.

THE OLD 4 FT CHAIN LINK FENCE LINE THAT RAN EAST-WEST ON THE NORTH SIDE OF SAID (DEAN) MAYA PROPERTY, IS ALSO REFERRED TO AS THE BOUNDARY LINE AND EASEMENT AGREEMENT LINE, AND HAS BEEN RETRACED AND STAKED IN THE GROUND, WITH MULTIPLE POINTS SET ALONG THIS EASEMENT AGREEMENT LINE, SO, THE ADJACENT LAND OWNER WILL KNOW WHERE HE CAN NOT PARK HIS INVENTORY OF USED CARS FOR SALE, REPLACE THE FENCE AND TO NOT BLOCK THE ACCESS TO THE REAR OF THE MAYA'S PROPERTY, WHERE THEY ENTER THERE GARAGE. NOTE THAT THE ALIGNMENT OF THE OLD CHAIN LINK FENCE LINE ON THE NORTHERN SIDE OF PROPERTY, RUNS EASTERLY, INTO THE NORTH END OF ITS CONCRETE DRIVE APPROACH/ENTRANCE, as shown.

THIS CASE HAS ALSO STATED: A CHAIN LINK FENCE IS ALSO LOCATED ON THE DEAN'S WEST BOUNDARY LINE RUNNING NORTH/SOUTH. AND THAT PORTION OF THE NORTH/SOUTH RUNNING FENCE LINE THAT TRAVERSES THE DRIVEWAY AT THE NORTHWEST CORNER OF (DEAN'S) PROPERTY WILL BE REMOVED AND A GATE, THE OPENING FOR WHICH SHALL BE AS WIDE AS THE FUNCTIONAL WIDTH OF THE DRIVEWAY, WILL BE INSTALLED ALLOWING ACCESS TO OMMIC. THE GATE TO REMAIN LOCKED EXCEPT WHEN OPENED FOR ACCESS BY OMMIC.

CURRENTLY THERE IS NO FENCE TO PROTECT THE DEAN/MAYA PROPERTY OR THERE FAMILY FROM INTRUDERS/VACRANTS. ALONG THE NORTH, AND IT WAS OMMIC WHO HAD TOLD THE MAYA'S WHERE TO PUT THEIR REAR (VINYL) FENCE, WHICH LIES 4.5' EAST OF THE OLD NORTH SOUTH FENCE LINE THAT HAD BEEN CONFIRMED BY JUDGEMENT AND ORDER, THRU THE LIS PENDENS, RECORDED 2008, CASE No. 060901315, THAT SAID FENCE LINE IS THE WEST BOUNDARY OF SAID DEAN PROPERTY, NOW THE MAYA PROPERTY, AS SHOWN ON, 2007 OMMIC SURVEY AND NOW OUR SURVEY.

IN SAID CIVIL CASE No. 090902003, OF 2011, FURTHER STATES, "THE PARTIES AGREE THAT OMMIC, ITS TENANTS, AND OMMIC'S TENANTS SUCCESSORS MAY UTILIZE THE DRIVEWAY AS DESIRED TO ACCESS THE REAR PORTION OF OMMIC'S PROPERTY. THE PARTIES AGREE, HOWEVER, THAT THE DRIVEWAY DOES NOT NEED TO BE MAINTAINED OPEN FOR SUCH ACCESS. IN THAT DEAN'S OR THE OCCUPANTS OF THE HOME ON DEAN'S PROPERTY MAY UTILIZE THE DRIVEWAY FOR PARKING. THEREFORE, THE PARTIES AGREE THAT, SHOULD OMMIC OR OMMIC'S SUCCESSORS DESIRE TO UTILIZE THE DRIVEWAY FOR ACCESS, REASONABLE CONTACT WILL BE MADE WITH DEAN'S OR DEAN'S SUCCESSORS, OR DEAN'S TENANTS, DECLARING THE NEED FOR USE OF THE DRIVEWAY TO ACCESS THE REAR OF OMMIC'S PROPERTY AND ALLOWING REASONABLE TIME FOR ANY VEHICLES PARKED ON THE DRIVEWAY TO BE MOVED TO ALLOW FOR OMMIC'S USE OF THE DRIVEWAY.

AND ALSO, PER THE BOUNDARY LINE AGREEMENT OF 2011, THE PARTIES AGREED THAT WHEN THE HOME LOCATED ON DEAN'S PROPERTY IS NO LONGER OCCUPIED OR INTENDED TO BE OCCUPIED AS A RESIDENCE, THE DRIVEWAY WILL BE ABANDONED BY BOTH PARTIES, AND THE PARTIES WILL OCCUPY TO THE DEED LINE LOCATED BETWEEN THE PROPERTIES.

LEGAL DESCRIPTIONS

ORIGINAL DESCRIPTION DEAN TO MAYA PROPERTY, 12-079-0018 PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; BEGINNING 730.8 FEET N88°53'43"W (N88°57'30"W) ALONG QUARTER SECTION LINE and S0°50'15"W (S0°48'W) 651.3 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; and RUNNING THENCE S0°48'W 50 FEET; THENCE N89°12'W 239.45 FEET; THENCE N0°48'W 50 FEET; THENCE S89°12'E 239.45 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION LYING WITHIN WASHINGTON BLVD., CONTAINING 0.25 Acre

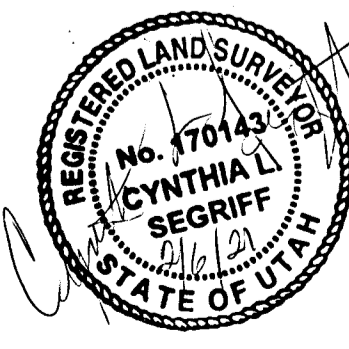
AMENDED DESCRIPTION INCLUDES CHAIN LINK FENCE ON WEST SIDE PROPERTY, COURT CIVIL CASE No. 060901315, SECOND DISTRICT COURT.

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; BEGINNING 730.8 FEET N88°53'43"W (N88°57'30"W) ALONG QUARTER SECTION LINE and S0°50'15"W (S0°48'W) 651.3 FEET ALONG CENTERLINE OF WASHINGTON BLVD., FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE S0°50'15"W (S0°48'W) 50.00' FEET ALONG SAID CENTERLINE OF WASHINGTON BLVD., THENCE N89°09'45"W (N89°12'W 239.45 FEET) 242.70 FEET TO AN EXISTING CHAIN LINK FENCE. THENCE N01°30'42"E 50.00 FEET ALONG SAID FENCE, THENCE S89°09'45"E (S89°12'E 239.45 FEET) 242.11 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION LYING WITHIN WASHINGTON BLVD., CONTAINING NET 8,820 Sq. Ft. +/-, 0.202 Acres, more or less.

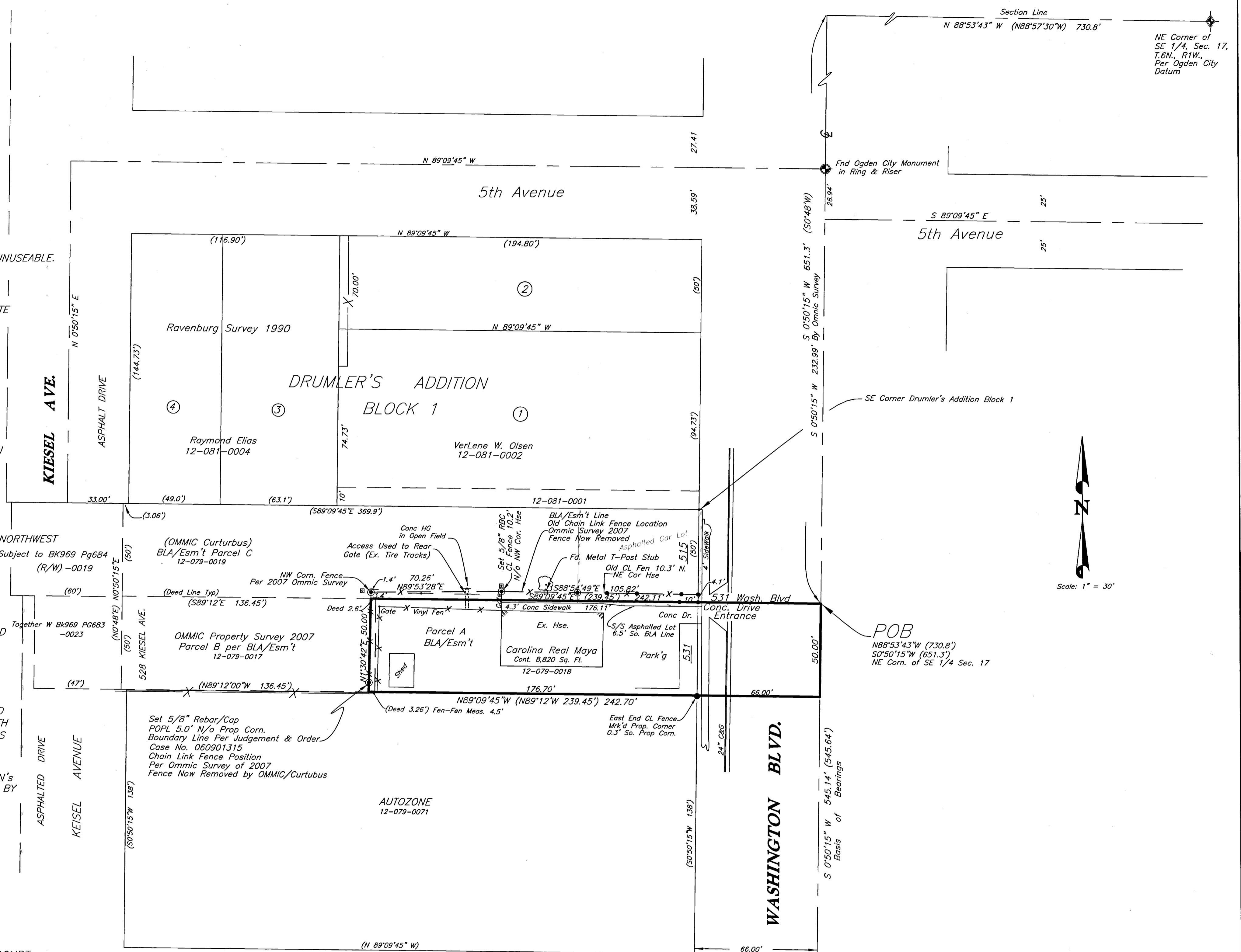
SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 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 RECORDERS OFFICE, AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.

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



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LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- x - x - EXISTING FENCES.
- SET 5/8" REBAR/CLS CAP (RBC)
- HG EXISTING HEAD GATE
- EXISTING POST HOLES FOR CHAIN LINK FENCE
- x - x - EXISTING CHAIN LINK FENCE PER 2007 OMMIC PROPERTY SURVEY
- - - EXISTING TIRE TRACKS (PRIOR ACCESS USE)
- - - CHAIN LINK FENCE
- - - BOUNDARY LINE AGREEMENT EASEMENT LINE
- - - EDGE OF ASPHALT
- SET PK NAIL IN ASPHALT
- - - DEED LINES

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CONSTRUCTION & LAND SURVEYORS	
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CLIENT: CAROLINA REAL MAYA	
SURVEY LOCATION: SE 1/4, SEC. 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN	
SURVEY DATE: 9/13/20	
JOB No. PS20-13	

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