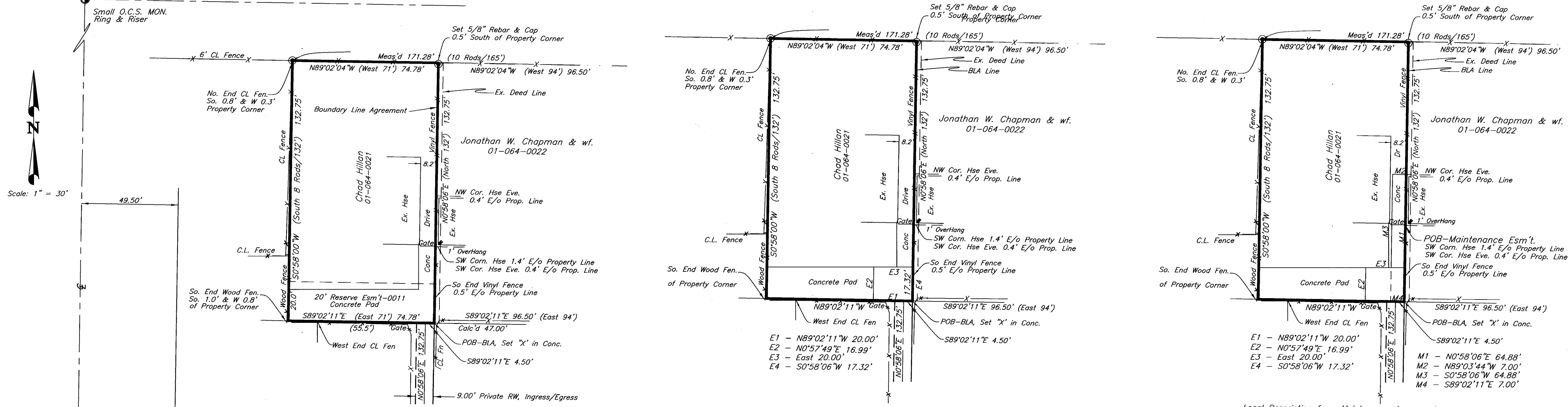


CERTIFICATION OF SURVEY

Jamie Hillan & Chad Hillan
March 18th 2021

21ST STREET



LEGAL DESCRIPTIONS

PARCEL 'A' HILLAN
A PART OF LOT 3, BLOCK 13, PLAT 'B' OGDEN CITY SURVEY, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; RUNNING THENCE (SOUTH 8 RODS) 50°58'00" W 132.75 FEET, THENCE (EAST 71 FEET) S89°02'11" E 74.78 FEET, SAID POINT ALSO BEING N89°02'11" W 96.50 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 3, THENCE (NORTH 8 RODS) N0°58'06" E 132.75 FEET, THENCE N89°02'04" W 74.78 FEET TO THE POINT OF BEGINNING.
CONTAINING 9,927 Sq. Ft. (0.227 Acres).
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) N89°02'19" W FROM THE SOUTHWEST CORNER OF SAID LOT 2; RUNNING THENCE (NORTH 132 FEET) N0°58'06" E 132.75 FEET, THENCE (EAST 9 FEET) S89°02'11" E 9.00 FEET, THENCE (SOUTH 132 FEET) S0°58'06" W 132.75 FEET, THENCE (WEST 9 FEET) N89°02'19" W 9.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AN 20 FOOT WIDE INGRESS & EGRESS EASEMENT, AS RECORDED AS ENTRY No. W3133711 OF THE WEBER COUNTY RECORDS, AND ALSO, SUBJECT TO A 7 FOOT WIDE MAINTENANCE AGREEMENT, AS RECORDED AS ENTRY No. W3133712 OF THE WEBER COUNTY RECORDS.

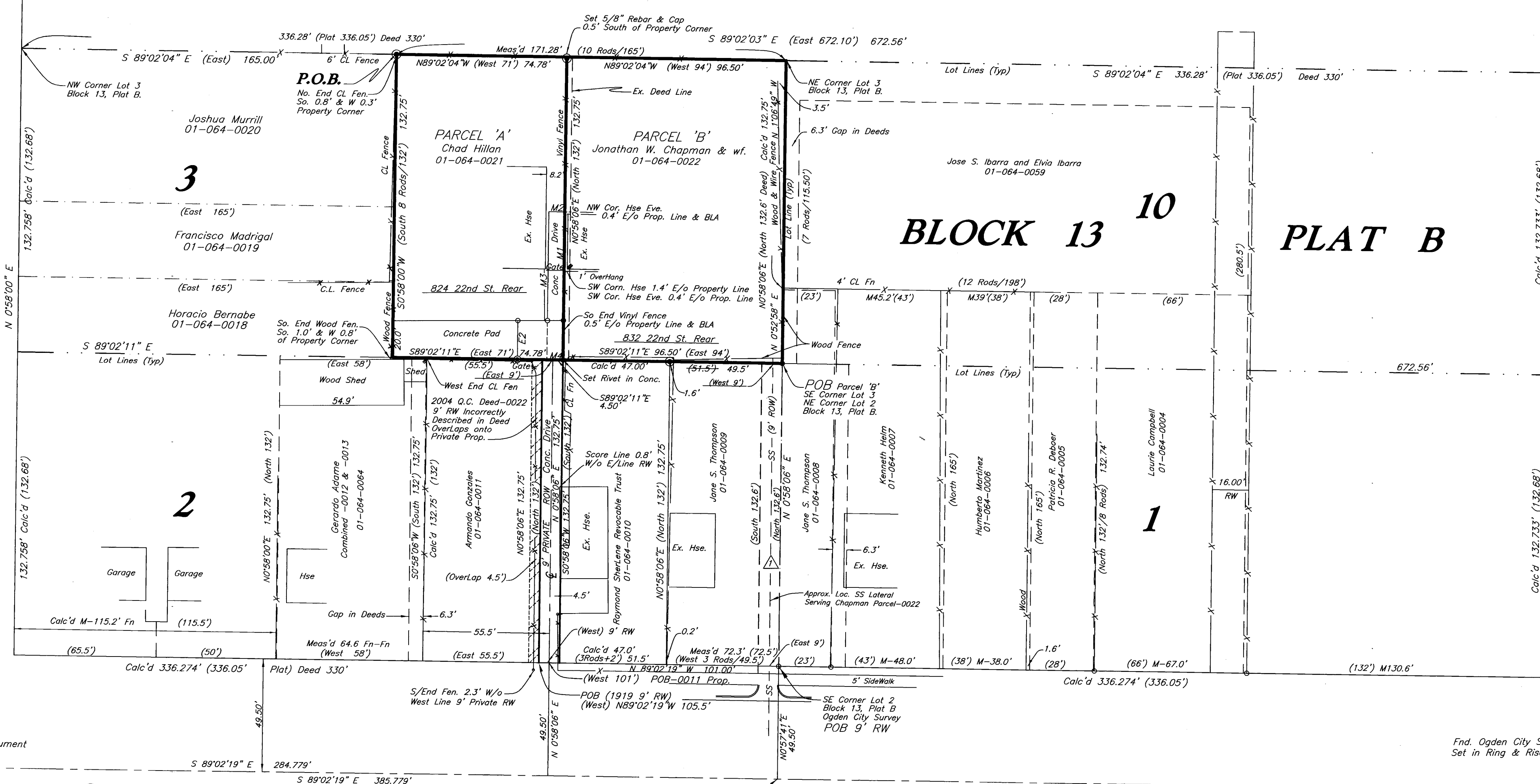
PARCEL 'B' CHAPMAN
THAT PORTION OF LOT 3, BLOCK 13, PLAT 'B' OGDEN CITY SURVEY, IN WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE (NORTH 132.6 FEET) N0°58'06" E 132.75 FEET, THENCE (WEST 94 FEET) N89°02'04" W 96.50 FEET, THENCE (SOUTH 132.6 FEET) S0°58'06" W 132.75 FEET, THENCE (EAST 94 FEET) S89°02'11" E 96.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 12,810 Sq. Ft. (0.294 Acres).
TOGETHER WITH A PERPETUAL RIGHT-OF-WAY OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT A POINT WHICH IS (WEST) 101.00 FEET N89°02'19" W FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 13, PLAT 'B' OGDEN CITY SURVEY, IN WEBER COUNTY, UTAH, SAID POINT BEING THE CENTERLINE OF A 9 FOOT WIDE RIGHT-OF-WAY, BEING 4.5 FEET WIDE ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF SAID PERPETUAL RIGHT-OF-WAY, AND RUNNING THENCE N0°58'06" E 132.75 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID LOT 3, BLOCK 13, OGDEN CITY SURVEY.
TOGETHER WITH A 20 FOOT WIDE INGRESS & EGRESS EASEMENT, AS RECORDED AS ENTRY No. W3133711 OF THE WEBER COUNTY RECORDS, AND ALSO, TOGETHER WITH A 7 FOOT WIDE MAINTENANCE AGREEMENT, AS RECORDED AS ENTRY No. W3133712 OF THE WEBER COUNTY RECORDS.

Legal Description for: A Boundary Line Agreement - Hillan & Chapman
A Part of Lot 3, Block 13, Plat B, OGDEN CITY SURVEY; BEGINNING AT A POINT WHICH BEARS N89°02'19" W 101.00 FEET, SAID POINT BEING AT THE CENTERLINE OF A 9 FOOT WIDE PRIVATE RIGHT OF WAY, (SAID POINT ALSO BEING S89°02'19" E 284.779 FEET AND N0°58'06" E 49.50 FEET FROM THE OGDEN CITY MONUMENT LOCATED AT THE INTERSECTION OF MONROE AVENUE AND 22ND STREET), N0°58'06" E 132.75 FEET, TO THE SOUTH LINE OF SAID LOT 3, AND S89°02'11" E 4.50 FEET FROM THE SE CORNER OF LOT 2, BLOCK 13, PLAT B, OGDEN CITY SURVEY; AND RUNNING THENCE N0°58'06" E 132.75 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 3.

Legal Description for: 20 Foot Wide Ingress & Egress Easement
A Part of Lot 3, Block 13, Plat B, OGDEN CITY SURVEY; BEGINNING AT A POINT WHICH BEARS N89°02'19" W 101.00 FEET, SAID POINT BEING AT THE CENTERLINE OF A 9 FOOT WIDE PRIVATE RIGHT OF WAY, (SAID POINT ALSO BEING S89°02'19" E 284.779 FEET AND N0°58'06" E 49.50 FEET FROM THE OGDEN CITY MONUMENT LOCATED AT THE INTERSECTION OF MONROE AVENUE AND 22ND STREET), N0°58'06" E 132.75 FEET, TO THE SOUTH LINE OF SAID LOT 3, AND S89°02'11" E 4.50 FEET FROM THE SE CORNER OF LOT 2, BLOCK 13, PLAT B, OGDEN CITY SURVEY; AND RUNNING THENCE N89°02'11" W 20.00 FEET, THENCE N0°57'49" E 16.99 FEET TO THE NORTH LINE OF CONCRETE PAD, THENCE EAST 20.00 FEET, MORE OR LESS, ALONG SAID CONCRETE TO A POINT ON PROPERTY LINE, THENCE S0°58'06" W 17.32 FEET TO THE POINT OF BEGINNING.

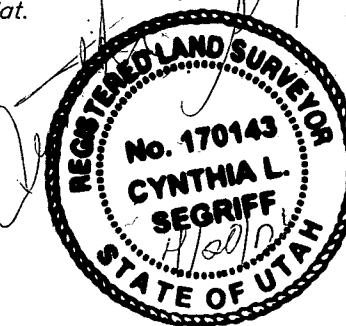
Legal Description for: Maintenance Agreement
A Part of Lot 3, Block 13, Plat B, OGDEN CITY SURVEY; BEGINNING AT A POINT WHICH BEARS N89°02'19" W 101.00 FEET, SAID POINT BEING AT THE CENTERLINE OF A 9 FOOT WIDE PRIVATE RIGHT OF WAY, (SAID POINT ALSO BEING S89°02'19" E 284.779 FEET AND N0°58'06" E 49.50 FEET FROM THE OGDEN CITY MONUMENT LOCATED AT THE INTERSECTION OF MONROE AVENUE AND 22ND STREET), N0°58'06" E 132.75 FEET, TO THE SOUTH LINE OF SAID LOT 3, AND S89°02'11" E 4.50 FEET FROM THE SE CORNER OF LOT 2, BLOCK 13, PLAT B, OGDEN CITY SURVEY; AND RUNNING THENCE N0°58'06" E 64.88 FEET, THENCE N89°03'44" W 7.00 FEET, THENCE S0°58'06" W 64.88 FEET, THENCE S89°02'11" E 7.00 FEET TO THE POINT OF BEGINNING.

MONROE AVENUE
N 0°58'00" E BASIS OF BEARINGS 762.80' (Rowley 762.83')



SURVEYOR'S CERTIFICATE

I, Cynthia L. Segriff, Do Hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 170143 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 Records Office as Described Above and as Shown Per this Plat.



CYNTHIA L. SEGRUFF P.L.S. 7511(170143)
Revised 3/5/21

NARRATIVE

- The Request for this Survey was to define, A Boundary Line Agreement, along an Existing Fence Line, That Lay between the Hillan's, known as Tax I.D. No. 01-064-0022 and the Chapman's, known as Tax I.D. No. 01-064-0022 of the Weber County Records.
 - Define an Area between the Chapman's and the Hillan's Property that can be used as a Home Maintenance Easement, that Lay between the two Properties, for the Purpose of the Chapman's, to be able to Maintain the Western Side of their Existing Home.
 - And, to Provide an Easement for the Purpose of Ingress and Egress, to the Chapman's Property, known as Tax I.D. 01-064-0022 of the Weber County Records.
- Basis of Bearings is OGDEN CITY SURVEY DATUM, which bears N0°58'E along the Centerline of Monroe Avenue, between 22nd Street and 21st Street, and as shown per this Plat.
A Boundary Line Agreement has been Recorded as, E3133713, on behalf of the Current Land Owners, The Chapman's and The Hillan's, and as a Result each Property has been described in it's Entirety, as shown per this Plat.

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 PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- SET 5/8" REBAR/C. & L.S. CAP.
- SET RIVET
- PROPERTY LINE
- CENTERLINE
- DEED LINES
- FOUND OGDEN CITY MONUMENT

CONSTRUCTION & LAND SURVEYORS	
810 CANYON ROAD OGDEN, UTAH 84404 (801) 399-4935	
CLIENT: HILLAN	
SURVEY LOCATION: NW 1/4 SEC. 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN	
SURVEY DATE: 3/3/21	
JOB No. PS19-01C Revised	

RECEIVED
APR 15 2021
BY: GBL

C. L. S., Inc.
Construction & Land Surveyors
810 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 clsch@AOL.COM

22ND STREET