SUBDIVISION BOUNDARY DESCRIPTION (Jordyn Park Estates, less Parcel D)

A tract of land located in the Southeast Quarter and Northeast Quarter of Section 21, Township 7 North, Range 1 West, Salt Lake Base and Meridian and being a amendment of a part of North Ogden Cove 2nd Amendment, of North Ogden City, Weber County, Utah, being Parcel B and Parcel C and recorded in Plat book 73 page 18, said tract having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of South 00°50'26" West between the monumented locations of the East Quarter corner (having GPS State Plane Coordinates of N=3643572.799 E=1517597.889 U.S.ft) and the Southeast corner (having GPS State Plane Coordinates of N=3635672.755 E=1517479.709 U.S.ft), described by survey as follows: BEGINNING at said East Quarter corner of Section 21;

RUNNING thence South 00°50'26" West 555.00 feet, along section line, to a fence corner being the Northeast corner of a certain parcel described in Warranty Deed recorded as Entry number 954975 Book 1458 page 1415 December 1984; Thence North 89°09'34" West 285.00 feet, along a fence and the north boundary of said certain parcel described by Warranty Deed, to a fence corner

Thence South 00°50'26" West 62.16 feet, along a fence and the west boundary of said certain parcel;

Thence North 88°47'13" West 442.82 feet, said line being the common boundary as described in Warranty Deed recorded as Entry number 2023125 on April 8, 2004 and in Warranty Deed recorded as Entry number 3157429 on June 1, 2021, to the boundary of Lot 4 of a preliminary plat of North Oaks Cove Phase 17 an unrecorded subdivision prepared by Gardner Engineering, said line being 619 feet perpendicularly distant southerly of an parallel to the east-west quarter section line as described by Parcel 4 of said Warranty Deed Entry number 3157429;

Thence the following Two (2) courses along the boundary of said unrecorded North Oaks Cove Phase 17,

1) North 40°52'54" West 49.21 feet to a Gardner Engineering rebar and cap; 2) North 85°27'47" West 222.06 feet

Thence North 40°54'23" West 75.07 feet;

Thence North 51°51'35" West 276.62 feet, to the boundary of a tract of land described in a Judgment recorded as Entry number 2433969 on September 9, 2009;

Thence the following Four (4) courses along said Judgment boundary; 1) North 38°39'08" East (N 38°14'12" E by said Judgment) 90.33 feet;

2) North 44°23'27" East (N 43°58'31" E by said Judgment) 109.10 feet;

3) North 44°23'27" East (N 43°58'31" E by said Judgment) 70.90 feet;

4) along the arc of a curve to the Left 143.53 feet, having a radius of 3017.218 feet (3017.23 feet by said Judgment) with a chord bearing and distance of North 46°58'20" West 143.52 feet, to the southeasterly boundary as described in Special Warranty Deed recorded as Entry no. 2853708 on April 25, 2017;

Thence North 40°36'38" East 8.60 feet, along said Entry no. 2853708, to the right of way of Mountain Road; Thence along the arc of non-tangent a curve to the Right 15.58 feet, having a radius of 10.00 feet with a chord bearing and distance of North 03°55'11" West 14.05 feet, along said Entry no. 2853708;

Thence North 40°42'30" East 129.38 feet, along the southeasterly right of way of Dillon Way (passing the monumented quarter section line at a distance of 36.82 feet, more or less, which 36.82 foot portion is also along Entry no. 2853708, the remaining northeasterly 92.56 feet, more or less, being along the boundary of Parcel "B" of said North Ogden Cove 2nd Amendment subdivision), to the most northerly corner of said Parcel "B" being the most westerly corner of Lot 102, said subdivision:

Thence South 46°28'39" East 106.11 feet (S 46°52'48" E 106.05 feet by said plat), along the southwesterly boundary of said Lot 102, to said monumented quarter section line;

Thence South 88°47'13" East 26.04 feet (S 89°12'07" E 26.12' by said plat), along the south boundary of said Lot 102, to the a corner of said Lot 102 and the most westerly corner of Parcel "C" of said subdivision; Thence North 43°39'34" East 134.94 feet (N 43°15'25" E 134.62 feet by said plat), along the common boundary of said Lot 102 and Parcel "C", to the south right of way lane of Michelle Lane;

Thence along the arc of a non-tangent curve to the Left 61.43 feet, having a radius of 114.079 feet with a chord bearing and distance of South 25°05'47" East 60.70 feet (L=61.56' R=113.93' Ch=S25°32'05"E 60.82' by said plat), along the right of way of said Michelle Lane, to a point of compound curvature;

Thence along the arc of a curve to the Left 63.13 feet, having a radius of 703.570 feet with a chord bearing and distance of South 43°05'41" East 63.11 feet (L=62.67' R=700.00' Ch=S43°31'50"E 62.65' by said plat), along the right of way of said Michelle Lane, to said monumented quarter section line being said subdivision boundary; Thence South 88°47'13" East 825.79 feet (S 89°12'07" E by said plat), along said monumented quarter section line, to the point of beginning

Containing 15.6190 acres, more or less.

PORTION OF SUBDIVISION BOUNDARY DESCRIPTION

(Jordyn Park Estates, less Parcels B, C, D)

A tract of land located in the Southeast Quarter and Northeast Quarter of Section 21, Township 7 North, Range 1 West, Salt Lake Base and Meridian and being a amendment of a part of North Ogden Cove 2nd Amendment, of North Ogden City, Weber County, Utah, being Parcel B and Parcel C and recorded in Plat book 73 page 18, said tract having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of South 00°50'26" West between the monumented locations of the East Quarter corner (having GPS State Plane Coordinates of N=3643572.799 E=1517597.889 U.S.ft) and the Southeast corner (having GPS State Plane Coordinates of N=3635672.755 E=1517479.709 U.S.ft), described by survey as follows: BEGINNING at said East Quarter corner of Section 21;

RUNNING thence South 00°50'26" West 555.00 feet, along section line, to a fence corner being the Northeast corner of a certain parcel described in Warranty Deed recorded as Entry number 954975 Book 1458 page 1415 December 1984; Thence North 89°09'34" West 285.00 feet, along a fence and the north boundary of said certain parcel described by Warranty Deed, to a fence corner;

Thence South 00°50'26" West 62.16 feet, along a fence and the west boundary of said certain parcel; Thence North 88°47'13" West 442.82 feet, said line being the common boundary as described in Warranty Deed

recorded as Entry number 2023125 on April 8, 2004 and in Warranty Deed recorded as Entry number 3157429 on June 1, 2021, to the boundary of Lot 4 of a preliminary plat of North Oaks Cove Phase 17 an unrecorded subdivision prepared by Gardner Engineering, said line being 619 feet perpendicularly distant southerly of an parallel to the east-west quarter section line as described by Parcel 4 of said Warranty Deed Entry number 3157429;

Thence the following Two (2) courses along the boundary of said unrecorded North Oaks Cove Phase 17, 1) North 40°52'54" West 49.21 feet to a Gardner Engineering rebar and cap;

2) North 85°27'47" West 222.06 feet;

Thence North 40°54'23" West 75.07 feet;

Thence North 51°51'35" West 276.62 feet, to the boundary of a tract of land described in a Judgment recorded as Entry number 2433969 on September 9, 2009; Thence the following Four (4) courses along said Judgment boundary;

1) North 38°39'08" East (N 38°14'12" E by said Judgment) 90.33 feet;

2) North 44°23'27" East (N 43°58'31" E by said Judgment) 109.10 feet;

3) North 44°23'27" East (N 43°58'31" E by said Judgment) 70.90 feet; 4) along the arc of a curve to the Left 143.53 feet, having a radius of 3017.218 feet (3017.23 feet by said Judgment) with

a chord bearing and distance of North 46°58'20" West 143.52 feet, to the southeasterly boundary as described in Special Warranty Deed recorded as Entry no. 2853708 on April 25, 2017;

Thence North 40°36'38" East 8.60 feet, along said Entry no. 2853708, to the right of way of Mountain Road; Thence along the arc of non-tangent a curve to the Right 15.58 feet, having a radius of 10.00 feet with a chord bearing

and distance of North 03°55'11" West 14.05 feet, along said Entry no. 2853708; Thence North 40°42'30" East 36.82 feet, along the southeasterly right of way of Dillon Way, to the monumented quarter section line:

Thence South 88°47'13" East 1151.23 feet (S 89°12'07" E by said plat), along said monumented quarter section line, to the point of beginning.

Containing 15.339 acres, more or less.

NARRATIVE

- The narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey is to be the basis of an ALTA/NSPS Land Title Survey and create the boundary of a subdivision of the property. A Warranty Deed has been recorded as E#3310469 on January 5, 2024 which identifies the boundary of the proposed subdivision Jordyn Park Estates. However, said Warranty Deed is excepting what are Parcels B and C of North Ogden Cove 2nd Amended recorded Plat book 73 page 18. That said, Parcels B and C are intended to be part of the proposed subdivision project.
- Additionally, the purpose of the survey is not to identify utility locations, above or underground. Any utilities which may be shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. Said Blue Stakes markings were not ordered for this survey. No representation as to accuracy of underground utilities of 811 Locator Service markings is made herein.
- The basis of bearing is as noted in the Boundary Description and/or indicated on the plat. 4. The monumentation shown and noted on the plat have been used as control for this survey. It should be noted that the section corner monumentation shown hereon may or may not represent the locations of the original federal survey. Where possible or evaluated in this survey appropriate differences as to the location(s) of section corners or other control monuments will be noted and are the professional opinion of the certifying surveyor as they relate to this survey. All
- survey data shown or noted on this survey plat represent measured data unless otherwise shown or noted. The Weber County Surveyor's (WCoS) Interactive GIS map monument tie sheet links contain notes from the origina 1856 GLO (General Land Office) survey or of the 1894 GLO completion survey of the corners shown. This information being part of the county tie sheet record, in my opinion, is possibly inferring the current location matches the original location of the GLO corners. Only corners that specifically state in the abstract history of particular monuments identifying the point as having been a perpetuation of the GLO survey (i.e. found stone or stake, etc.) would represent
- 6. Monument Information:
- a. The East 1/4 corner, the WCoS monument record shows that a brass cap was set at the intersection of a fence line June 15, 1980. There is no indication that the original GLO monument was found. b. The West 1/4 corner, in the WCoS monument record, shows that a brass cap was set "in a running spring on hillside"
- in 1980. There is no indication that the original GLO monument was found. c. The Southeast corner, the WCoS monument is currently in a ring and lid at the intersection of 3300 North and 1050 East Streets. A 1973 WCoS tie sheet notes that a "Marker Post set beside established Ogden City Monument, 7-5-60". The record shows that the 1960 Ogden City monument was in a fence line about 4.5 feet east of a fence corner. There is no indication that the original GLO monument was found but it appears that the Ogden City monument as been
- accepted by the WCoS office. No other information on its origination has been located. **Boundary Evaluation:** The north boundary of the subject property is identified in the title abstract as the quarter section line. Although the WCoS monumentation does not document a perpetuation of the 1856-1894 GLO survey the monumentation has been used by developments to the north and in the surrounding area. Having no evidence that would suggest a different
- location for the quarter section line I am holding the monumentation as the north boundary of the subject property and proposed subdivision The location of North Ogden Cove 2nd Amendment (NOC Sub) was recorded in 2012 and street monuments were found
- that identify the ground location of the streets. I also found and surveyed several curb nails that represent the extension of lot lines. The subdivision monument ties were used in drafting the initial location of NOC Sub but it was found that the plat ties did not conform to the ground location of the subdivision. In evaluating the location of NOC Sub I have held a street monument in Nebo Avenue (Mon.1) and rotated the plat to
- coincide with another street monument in Mountain Road (Mon.2). The measured bearing and distance between them is N 89°55'45" W 1947.96 feet 9. Comparing curb nails with this rotated and translated position shows that the lots and street monuments are in conformity
- with one another. NOC Sub plat shows the south boundary of that subdivision to conform to the Weber County Surveyor section corner monument at the East 1/4 corner of the section but the plat location of this corner, holding the street monumentation as noted, differs by N - 0.27' and E 0.37 feet, plat to the county monument. I am holding the monument as said subdivisions southeast corner. 10. The NOC Sub bounds along the quarter section line as the south boundary of the plat, therefore, I am holding my
- measured location of the East and West quarters of the section to identify the quarter section line being the common
- 11. The southwesterly boundary coincides with two separate conveyances. They are recorded as E# 2853709 and E# 2433969. The location of these boundaries are shown and noted. 12. The east boundary of the property is being held as the monumented section line and has remnants of an old fence line along or near that line. Here I am also holding the monumented location of the East 1/4 corner and Southeast corner of
- the section 13. A portion of the south boundary of the subdivision follows the canal company property in the southeasterly part of this plat. This property has a large cement pond and is fully fenced. It was found that the fencing conforms to the boundary
- of the property after rotating the description and holding the county monuments. For the proposed subdivision of Jordyn Park Estates the south boundary east of Mountain Road extension is along a common boundary line between the proposed Jordyn Park Estates and Regency Development property as evidenced by Judgment in the Second Judicial District Court for Weber County recorded as Entry no. 2433969 on September 9, 2009. 14. When doing some of the field survey for the Jordyn Park Estates project I found two Gardner Engineering capped rebars
- and measured and documented their location along with a portion of a new house being built on or near the southwest corner of the subject property. It was learned that Regency Development had a proposed subdivision plat of North Oaks Cove Phase 17 being approved by North Ogden City. This plat has since been recorded as Plat book 95 page 67. The north boundary of this Phase 17 was found to encroach into my clients property (that being Blox Development, LLC & Grulz Management, PC). To avoid holding up the development of Jordyn Park Estates due to the encroachment Blox Development has removed the area west of the extension of Mountain Road that would be in conflict and the Jordyn Park Estates was reconfigured to have fewer lots fronting on Mountain Road and stopping at the north line of the Phase 17 survey plat which conformed to two Gardner rebar that I found along said north line.
- 15. South Boundary Research: 5. Because of the conflict I have researched the south boundary of the subject parcel to establish the division line betwee the subject property (Blox) and Regency. Researching the conveyances related to properties in the area the details are as
- a. An initial transaction related to the properties is a Warranty Deed from The Brown-Champneys Investment Company to P. Clay Thomas and David K. Richards recorded E# 1122158 on October 25, 1990. This document described the property using several bounds calls and included most of the east half of the Southeast Quarter of the section (with the exception of some property along a strip on the east side of the southeast quarter of the section which varied from about 200 feet wide to 285 feet, more or less).
- b. The bounds calls of said E# 1122158 describe the south boundary as being 33 feet south of the south section line, the west boundary being the sixteenth section line, the north boundary being the quarter section line. It is these bounds calls that establish the location of the north and west boundaries of the Blox property.
- c. The east boundary is described with several courses quoted as follows; i. From the northwest corner of the property being the C-C E 1/16th corner, "Thence South 88d47'09" East 1100.39 feet to a point on the existing North Ogden City Corporate Limits, said point being located North 88d47'09" West 200.00 feet from the east quarter corner of said Section 21,". Researching the North Ogden City boundary called for it was
- found the city boundary was intended to be the quarter section line at that time. ii. "Thence South 255 feet: Thence West 85 feet: Thence South 285 feet: Thence East 85 feet : Thence South 15 feet: Thence West 85 Feet: Thence South 285 feet: Thence East 85 feet: Thence South to the point of beginning." Note that the point of beginning was identified as being 200 feet west of the southeast corner along the section line. These courses indicate that the description was most likely a result of the Remainder Parcel process of the County Recorder's
- Office and the description was most likely written by the recorder based on their tax mapping (Ownership Plats). d. The location of this deed did not conform to the physical location on the ground because of the use of cardinal directions and distances that did not coincide with the monumentation of the section. I have shown the location of this deed with a line type of a long dash and two short dashes. It has been adjusted to conform to the quarter section line on the north boundary at a point 200 feet westerly of the East quarter corner and rotating the courses identified in paragraph 16.b. above to parallel the monumented section line. The labels noted hereon are record designated with the
- e. It was found that this adjusted location holding the cardinal courses along the east boundary in the rotated position being parallel to the east section line brought the description for the canal company into coincidence with the fenced location of the canal company property.
- f. The location of the other parcels north of the canal company property are, however, irrelevant for the development of Jordyn Park Estates because all the individual parcels north of the canal company up to the quarter section line is owned by the developer.
- g. A Lis Pendens was recorded as E# 2281689 on July 31, 2007 and a Judgment entered to satisfy the dispute is recorded as E#2433969 on September 9, 2009. This Judgment, in my opinion, being a quiet title action creates a simultaneous conveyance between the parties, Donna Champneys, Plaintiff vs. P.Clay Thomas & Regency Development, Inc., and Does 1-10 as of the date of the order being Oct. 2, 2008. More importantly, this order establishes senior title in the Champneys. It should be noted that senior title was originally created in Regency by E#2023125 but the court reversed such by this order. The reversal is because the property being quieted by the order for the Champneys is described as:
- i. "Serial Number: 16-042-0025:, The North 619 feet, more or less, of the following description: Part of the Southeast Quarter of Section 21, Township 7 North, Range 1 West, Salt Lake Base & Meridian, Beginning at a point 1800 feet North and 200 feet West from the Southeast corner of Section 21, Township 7 North, Range 1 West, Salt lake Base & Meridian, Running Thence North 310 feet, Thence West 85 Feet, Thence North 285 feet, Thence East 85 feet, thence North 15 feet, Thence West 85 feet, Thence North 285 feet, Thence East 85 feet, Thence North 250 feet, more or less, to the North Ogden City Limits Line, Thence West 1100.39 feet, Thence South 1190.12 feet, more or less, Thence East 1100.39 feet, more or less, to the point of beginning. Acres: ±13.94."
- ii. It should be noted that the 1800 foot distance North of the Southeast corner places the description about 310 feet too far north but the original bounds calls to the quarter section line (the north boundary) and the north-south sixteenth
- section line (the west boundary) are still valid and place the property as shown ignoring the error in tie. h. None of the descriptions being quieted in the court order reference the south 571.12 feet which is described in E#2023125. Therefore, the Champneys are to receive their full North 619 feet of property south of the North Ogden City Limits Line, being the quarter section line. The location of this line is shown and noted hereon. i. As a result the North Oaks Cove Phase 17 and the Blox property conflict as shown with diagonal hatching and as
- 17. Incidental information that is shown on this plat is the location of the North Oaks Cove subdivision plat phases. The only North Oaks Cove phases that have been physically verified in the field as to location is Phase 17. The others are shown based on the location of Phase 17 and a more detailed survey of those plats may place them in a different location than that shown. The other phases are shown only to show what the area looks like and that the other subdivisions were taken out of the overall description that is identified in the court order (see paragraph 16.g.i.). 18. During the research associated with this survey is has also been found that another subdivision, North Oaks Cove Phase
- 15 (recorded Plat Book 92 page 46 on Feb. 25, 2022), encroaches on the Blox property. This encroachment is also shown and hatched which is a portion of Lot 275 of said Phase 15. 19. A title report has been provided to me in regard to the Blox property and contains several descriptions that the report
- addresses. In the original report, Commitment number ET10468 there are 7 descriptions. However, a revised report has been provided that removed one of the descriptions (which was Parcel D of the North Ogden Cove, 2nd Amended and now only contains 6 descriptions. These 6 descriptions are the same descriptions as the original report. The original 7 are shown hereon to help identify the location of each individual parcel contained in that report. 20. Since the work of this survey has been done the title report being used for the ALTA survey has changed. That will be addressed in the ALTA survey.

A Subdivision being a part of the SE 1/4 OF SEC. 21, T 7 N, R 1 W, SLB&M and being an Amendment of a part of North Ogden Cove 2nd Amendment North Ogden City, Weber County, Utah- Date of Survey: November 2021

FILE # 7756

SURVEYOR'S CERTIFICATE

To Blox Development, LLC and Grulz Management, P.C. (hereinafter party(s)), I, Ernest D certify that I am a professional land surveyor in the State of Utah and hold license no. accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements. No monuments have been set in this survey. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the above named party(s), no certification or warranties are extended to successor(s), assign(s) or heir(s) of said party(s) nor to adjacent owner(s) of properties of which may or may not share a common boundary with the property(s) surveyed herein.

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

Legena

----X----X- EXISTING FENCE

— — — EASEMENTS (as labeled or granted) - - STREET CENTERLINE FND SECTION CORNER

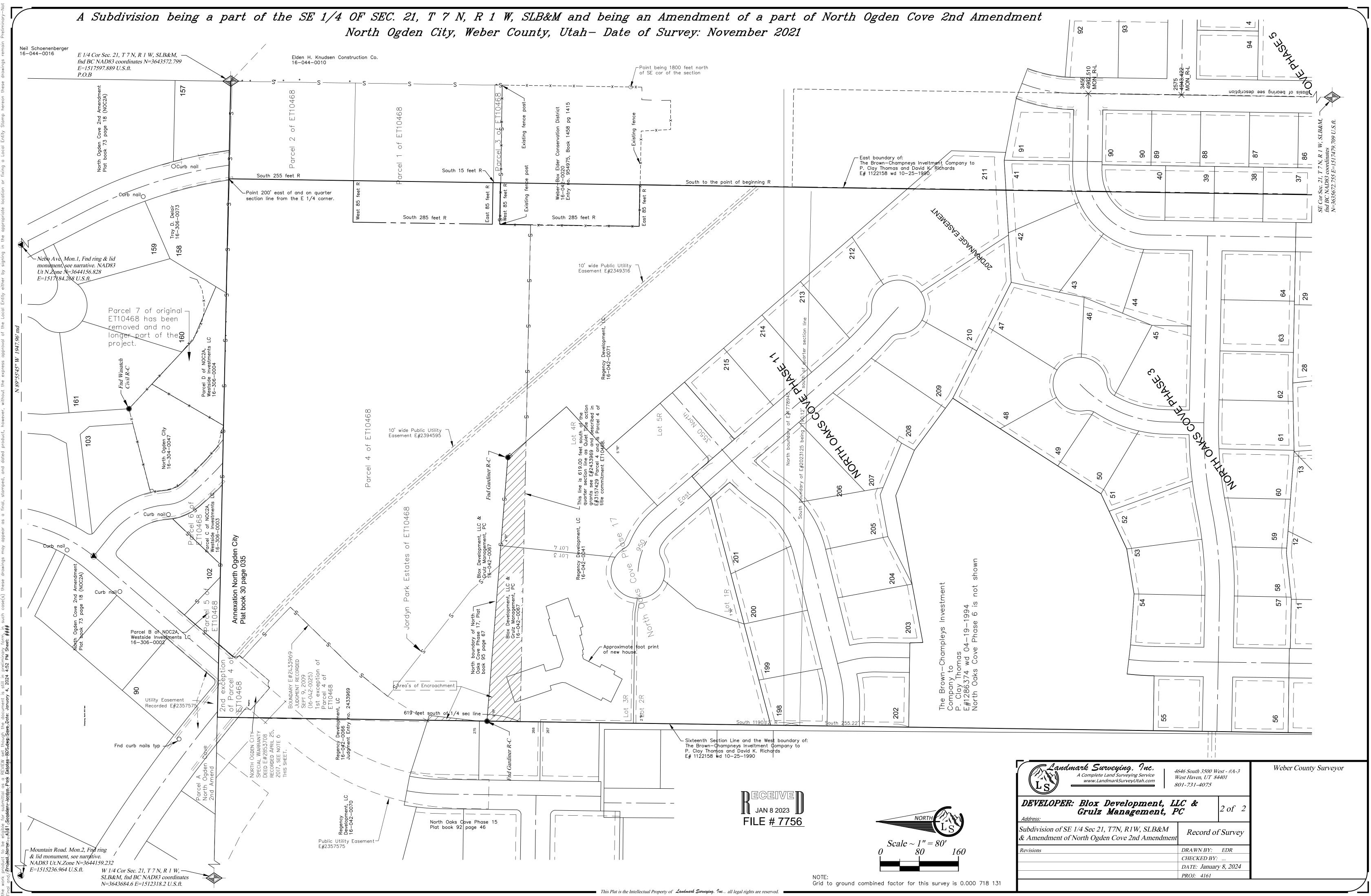
Weber County Surveyor

CALC SECTION CORNER STREET MONUMENT, to be set FND CURB NAIL

FND REBAR AND CAP

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A Complete Land Surveying, 1nc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com 801-731-4075		
DEVELOPER: Blox Development, Li Grulz Management, P Address:	LC & C	1 of 2
Subdivision of SE 1/4 Sec 21, T7N, R1W, SLB&M & Amendment of North Ogden Cove 2nd Amendment	Record of Survey	
Revisions	DRAWN BY: EDR CHECKED BY: DATE: January 8, 2024	
	PROJ: 4161	, 0, 2027



1/8/