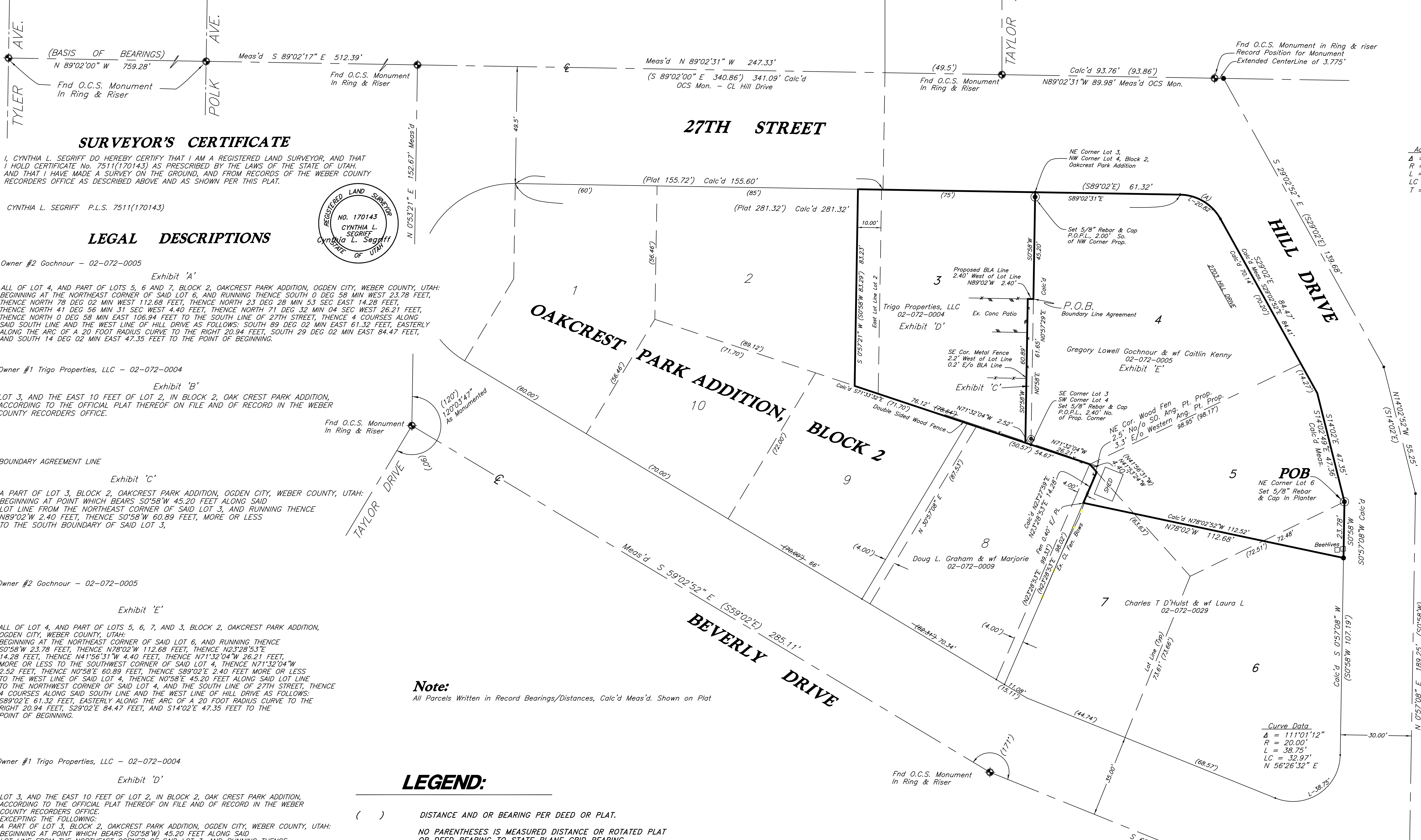


CERTIFICATION OF SURVEY

LOTS 3 AND 4, BLOCK 2, OAKCREST PARK ADDITION, OGDEN CITY, WEBER Co., UTAH
 Gregory Lowell Gochnour and Caitlin Gochnour
 2703 Hill Drive, Ogden, Utah
 6 Dec, 2024

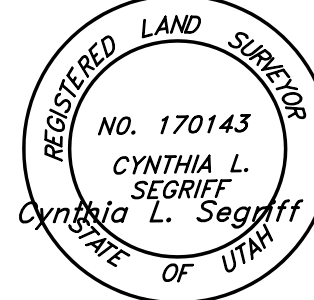


SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF 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 RECORDERS OFFICE AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.

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

LEGAL DESCRIPTIONS



Owner #2 Gochnour - 02-072-0005

Exhibit 'A'

ALL OF LOT 4, AND PART OF LOTS 5, 6 AND 7, BLOCK 2, OAKCREST PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, AND RUNNING THENCE SOUTH 0 DEG 58 MIN WEST 23.78 FEET, THENCE NORTH 78 DEG 02 MIN WEST 112.68 FEET, THENCE NORTH 23 DEG 28 MIN 53 SEC EAST 14.28 FEET, THENCE NORTH 41 DEG 56 MIN 31 SEC WEST 4.40 FEET, THENCE NORTH 71 DEG 32 MIN 04 SEC WEST 26.21 FEET, THENCE NORTH 0 DEG 58 MIN EAST 106.94 FEET TO THE SOUTH LINE OF 27TH STREET, THENCE 4 COURSES ALONG SAID SOUTH LINE AND THE WEST LINE OF HILL DRIVE AS FOLLOWS: SOUTH 89 DEG 02 MIN EAST 61.32 FEET, EASTERLY ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT 20.94 FEET, SOUTH 29 DEG 02 MIN EAST 84.47 FEET, AND SOUTH 14 DEG 02 MIN EAST 47.35 FEET TO THE POINT OF BEGINNING.

Owner #1 Trigo Properties, LLC - 02-072-0004

Exhibit 'B'

LOT 3, AND THE EAST 10 FEET OF LOT 2, IN BLOCK 2, OAK CREST PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE.

BOUNDARY AGREEMENT LINE

Exhibit 'C'

A PART OF LOT 3, BLOCK 2, OAKCREST PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT POINT WHICH BEARS S0°58'W 45.20 FEET ALONG SAID LOT LINE FROM THE NORTHEAST CORNER OF SAID LOT 3, AND RUNNING THENCE N89°02'W 2.40 FEET, THENCE S0°58'W 60.89 FEET, MORE OR LESS TO THE SOUTH BOUNDARY OF SAID LOT 3.

Owner #2 Gochnour - 02-072-0005

Exhibit 'E'

ALL OF LOT 4, AND PART OF LOTS 5, 6, 7, AND 3, BLOCK 2, OAKCREST PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, AND RUNNING THENCE S0°58'W 23.78 FEET, THENCE N78°02'W 112.68 FEET, THENCE N23°28'53"E 14.28 FEET, THENCE N1°56'31"W 4.40 FEET, THENCE N71°32'04"W 26.21 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 4, THENCE N71°32'04"W 2.52 FEET, THENCE N0°58'E 60.89 FEET, THENCE S89°02'E 2.40 FEET MORE OR LESS TO THE WEST LINE OF SAID LOT 4, THENCE N0°58'E 45.20 FEET ALONG SAID LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 4, AND THE SOUTH LINE OF 27TH STREET, THENCE 4 COURSES ALONG SAID SOUTH LINE AND THE WEST LINE OF HILL DRIVE AS FOLLOWS: S89°02'E 61.32 FEET, EASTERLY ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT 20.94 FEET, S29°02'E 84.47 FEET, AND S14°02'E 47.35 FEET TO THE POINT OF BEGINNING.

Owner #1 Trigo Properties, LLC - 02-072-0004

Exhibit 'D'

LOT 3, AND THE EAST 10 FEET OF LOT 2, IN BLOCK 2, OAK CREST PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE. EXCEPTING THE FOLLOWING: A PART OF LOT 3, BLOCK 2, OAKCREST PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT POINT WHICH BEARS (S0°58'W) 45.20 FEET ALONG SAID LOT LINE FROM THE NORTHEAST CORNER OF SAID LOT 3, AND RUNNING THENCE N89°02'W 2.40 FEET, THENCE S0°58'W 60.89 FEET, MORE OR LESS TO THE SOUTH BOUNDARY OF SAID LOT 3, THENCE S71°32'04"E 2.52 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE N0°58'E 61.65 FEET ALONG SAID LOT LINE, TO THE POINT OF BEGINNING.

Note:
 All Parcels Written in Record Bearings/Distances, Calc'd Meas'd. Shown on Plat

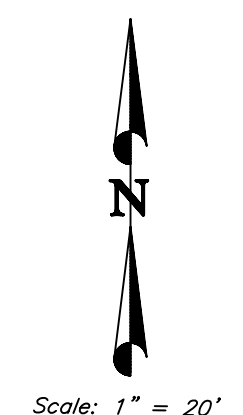
LEGEND:

- () 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.
- EXISTING POWER POLE
- PROPERTY LINE
- CHAIN LINK FENCE
- LOT LINES
- CENTER LINE
- MONUMENT NOT IN PLACE.

NARRATIVE

BASIS OF BEARINGS IS OGDEN CITY DATUM, WHICH BEARS N89°02'W ALONG 27TH STREET BETWEEN POLK AVE AND TYLER AVE. THE PURPOSE OF THIS SURVEY WAS TO DEFINE ON THE GROUND THE PARCEL KNOWN AS 02-072-0005 OF THE WEBER COUNTY RECORDS. THE CLIENT AT A LATER DATE OF THIS SURVEY HAS ASKED TO ADJUST THE BOUNDARY BETWEEN -0004 AND -0005. LEGAL DESCRIPTIONS WERE PROVIDED TO ACCOMPLISH THIS ADJUSTMENT AND TO PROVIDE A LOT LINE ADJUSTMENT PLAT, SUBMITTED AND TO BE REVIEWED BY OGDEN CITY PLANNING. OGDEN CITY PROVIDED THE CLIENT WITH A BOUNDARY LINE AGREEMENT FORM - QUIT CLAIM DEED, IN ORDER TO TRANSFER THIS PROPERTY. OGDEN CITY PLANNING OR ITS LEGAL DEPARTMENT DID NOT REVIEW THIS PLAT, BUT RATHER REVIEWED THE LEGALS THAT WERE PROVIDED BY THE CLIENT. IT IS BY ORDINANCE OF WEBER COUNTY THAT A PLAT MUST BE FILED BEFORE THE BOUNDARY LINE AGREEMENT FORM IS TO BE RECORDED, IN ORDER TO STATE THE RECORDED SURVEY NUMBER ON THAT FORM THAT CORRECTLY REPRESENTS THE LEGAL DESCRIPTIONS OF THAT AGREEMENT. I AM FILING THIS PLAT AS REQUIRED BY STATE LAW, BUT I HAVE NO REFERENCE TO THE BOUNDARY LINE AGREEMENT THAT HAS BEEN CREATED BY OGDEN CITY PLANNING AND ITS LEGAL DEPARTMENT.

(A)
 Adjusted Curve Data
 Δ = 59°59'15" (60°)
 R = 19.89' (20.00')
 L = 20.82' (20.94')
 LC = 19.89' N 59°02'30" W
 T = 11.48' (11.55')



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CONSTRUCTION & LAND SURVEYORS 810 CANYON ROAD OGDEN, UTAH 84404 (801) 399-4935
CLIENT: Gregory & Caitlin Gochnour
SURVEY LOCATION: OGDEN CITY, UTAH
SURVEY DATE: 8/19/2024
JOB No. PS20-09

C. L. S., Inc.
 Construction & Land Surveyor's
 810 CANYON ROAD
 OGDEN, UTAH 84404
 Ph. (801) 399-4935 cslsln@AOL.com