

**LOT LINE AMENDMENT**  
A Part of the NW 1/4 Section 21, T6N, R1W,  
Ogden City, Weber County, Utah  
10 Jun, 2024

NW Corner Section 21,  
Township 6 North, Range 1 West, S.L.B.&M.

No OCS Monument Found

CROSS ST.

Found 3" OCS Monument  
w/ Center Punch Hole.

**NARRATIVE**

Basis of Bearings is Ogden City Datum of S0'58"W between the Found 3" OCS Monument at Cross Street and Jefferson Avenue and the Found 6 inch Ogden City Monument at the Intersection of 10th Street and Jefferson Avenue.

The Centerline of Jefferson Avenue was Determined to be between said 10th Street O.C.S. Monument and the Found 6 inch OCS Monument at the Intersection of 13th Street and Jefferson Avenue, Which Measured, S0'57'25"W along said Centerline.

The Purpose of this Survey was to Adjust the Boundary Line between Parcels 13-033-0022 and 13-033-0044, and then Combine the Remaining Property and 13-033-0020 With 13-034-0037, of the Weber County Records.

During the Course of this Survey, we Had Found that Gardner Engineering made a Survey to Split Folsom Property, known as 13-022-0040(0036), and to Sell the Southern Portion of the Parcel to Jamie De Leon. The Legal Description Provided for the Conveyance was Not Fully Retroactable and was Not Conforming to the Original Deed or its Abstract. The Legal Description before the Split of said Parcel was called from the NW Corner of Section 21, T6N, R1W, Which was Not Referenced in the New Conveyance, OR Retraced or Shown by that Surveyor.

In the Deed Written by its Surveyor of Gardner Engineering, The Distance South from his Chosen O.C.S. Monument, Which had Nothing to do with the Deed of Record, Accurately Overlapped with his Clients North Dead Line of 13-034-0037, and was not Processed or Approved by Ogden City Planning as a Lot Split.

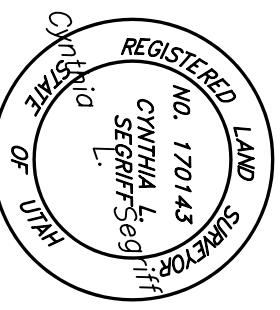
By Ogden City Planning as a Lot Split, Creating Problems with Ogden City for any Future Development on this Created Parcel.

Gardner Engineering's Surveyor Does not Know or Understand the Rules of Construction in Land Retraceing, Nor do they know how to Write a Legal Description that would identify there Survey on the Ground or Support the Abstract of Title, Thus Rendering a Description that is Totally Useless to the Client for Conveyance.

**SURVEYOR'S CERTIFICATE**

I, Cynthia L. Sebriff, Do Hereby Certify that I Am a Professional Land Surveyor in The State of Utah And Hold License No. 170143-2201 in Accordance with Title 36, Chapter 22, Known As The Professional Land Surveyors Act, as Amended, and the Rules of Construction in Land Retraceing and Pacing Monuments As Shown Herein. In Accordance with UCA 17-23-12, Relating Measurements, and Pacing Monuments As Represented, And That This Plat Was Prepared From County Records and From a Field Survey On the Ground.

CYNTHIA L. SEBRIFF P.L.S. 170143



**LEGAL DESCRIPTIONS**

**PARCEL 'A'**  
A Part of the Northwest Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian; Bears S0'49'55"W (South 1328.85') and S89'10'05"E (East 508.51 Feet), From the Northwest Corner of said Section, and Running Thence S89'10'05"E (East 508.51 Feet) to the North Line of 12th Street, Thence S0'41'15"W (South 55.02 Feet), Thence N89'10'05"W (West 147.85 Feet) to the East Line of Street, Thence along said Street N89'10'05"W to the Point of Beginning, Thence S89'10'03"E S.13 Feet Containing 18,825 Square Feet/0.179 Acres, More or Less.

**PARCEL 'B'**  
A Part of the Northwest Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian; Beginning of a Point which Bears S0'49'55"W (South 1501.13 Feet), 1501.22 Feet and S89'10'05"E (East 508.51 Feet), From the Northwest Corner of said Section 21, Said Point Being the Point of Intersection of Porter Avenue along said Street, Thence N125'15"W (North 170.08 Feet), (Westerly) 95.94 Feet to the North Line of 12th Street, Thence S0'41'15"W (South 55.02 Feet), More or Less to the North Line of 12th Street, Thence N89'10'03"W (West) 93.76 Feet, Along said Street 18,825 Sq Ft/0.433 Acres, More or Less.

**PARCEL 'C'**  
A Part of the Northwest Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian; Beginning of a Point which Bears S0'49'55"W (South 1584.21 Feet), 1584.21 Feet, and S89'10'03"E (East 433.33 Feet) to the North Line of 12th Street, Thence N0'49'57"E (North) 83.00 Feet to the North Line of 12th Street, From the Northwest Corner of said Section; Thence N0'49'57"E (North) 83.00 Feet, (Easterly) 66.59 Feet, more or less, to the Point of Intersection of 12th Street, Thence N0'41'15"W (North) 100.00 Feet, Thence N0'41'15"E (North) 177.09 Feet, Thence N0'57'25"E (North) 121.18 Feet, Thence N0'41'15"E 177.09 Feet, to the North Line of 12th Street, Thence S89'10'03"E (East) 111.68 Feet along said Street to the Point of Beginning, Thence S89'10'03"E (East) 111.68 Feet, Along said Street 18,885 Sq Ft/0.433 Acres, More or Less.

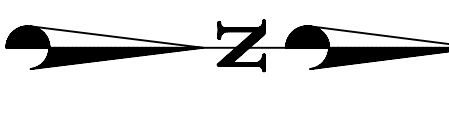
**PORTER AVE.**

**JEFFERSON AVE.**

**10th STREET**

**12th STREET**

**13th STREET**



- LEGEND:**
- ( ) DISTANCE AND OR BEARING PER DEED OR P.L.T.
  - NO PARALLELS IS MEASURED DISTANCE OR COATED PLAT OR DEED BEARING TO STATE PLANE AND BEARINGS.
  - EXISTING CENTER LINE
  - EXISTING DEED LINE
  - EXISTING PRODUCTION LINE
  - P.O.D.L. POWER ON PROPERTY LINE
  - TO BE SET 5/8" REBAR @ 4 L.S. CAP.
  - Found 6" OCS Monument w/ Dimpled Cut Hole.
  - Found 3" Brass Monument w/ Chiseled 'X'.

CONSTRUCTION & LAND SURVEYORS  
**CS** 810 CANYON ROAD  
OGDEN, UTAH 84404  
(801) 399-4935

CLIENT: Jaime De Leon

SURVEY LOCATION:  
NW 1/4 SEC. 21,  
TOWNSHIP 6 NORTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN

SURVEY DATE: 6/4/24

JOB No. PS24-01

RECEIVED  
JAN 06 2025  
FILE # 7960