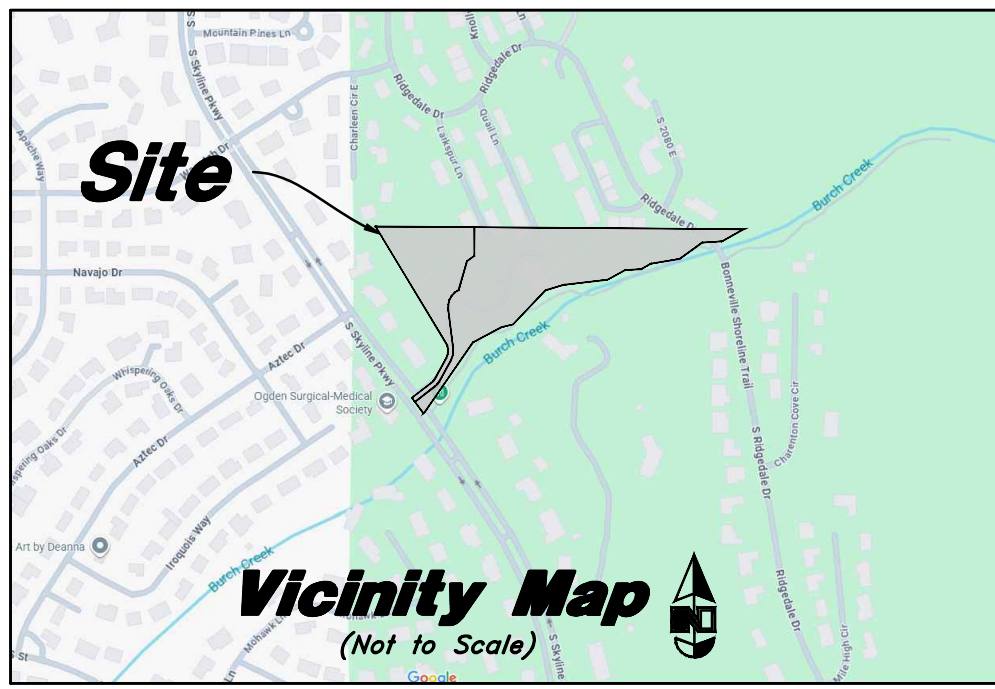


RECORD DESCRIPTIONS

Serial Number 06-275-0004
All of Lot 4, Shadow Brook, Ogden City, Weber County, Utah.

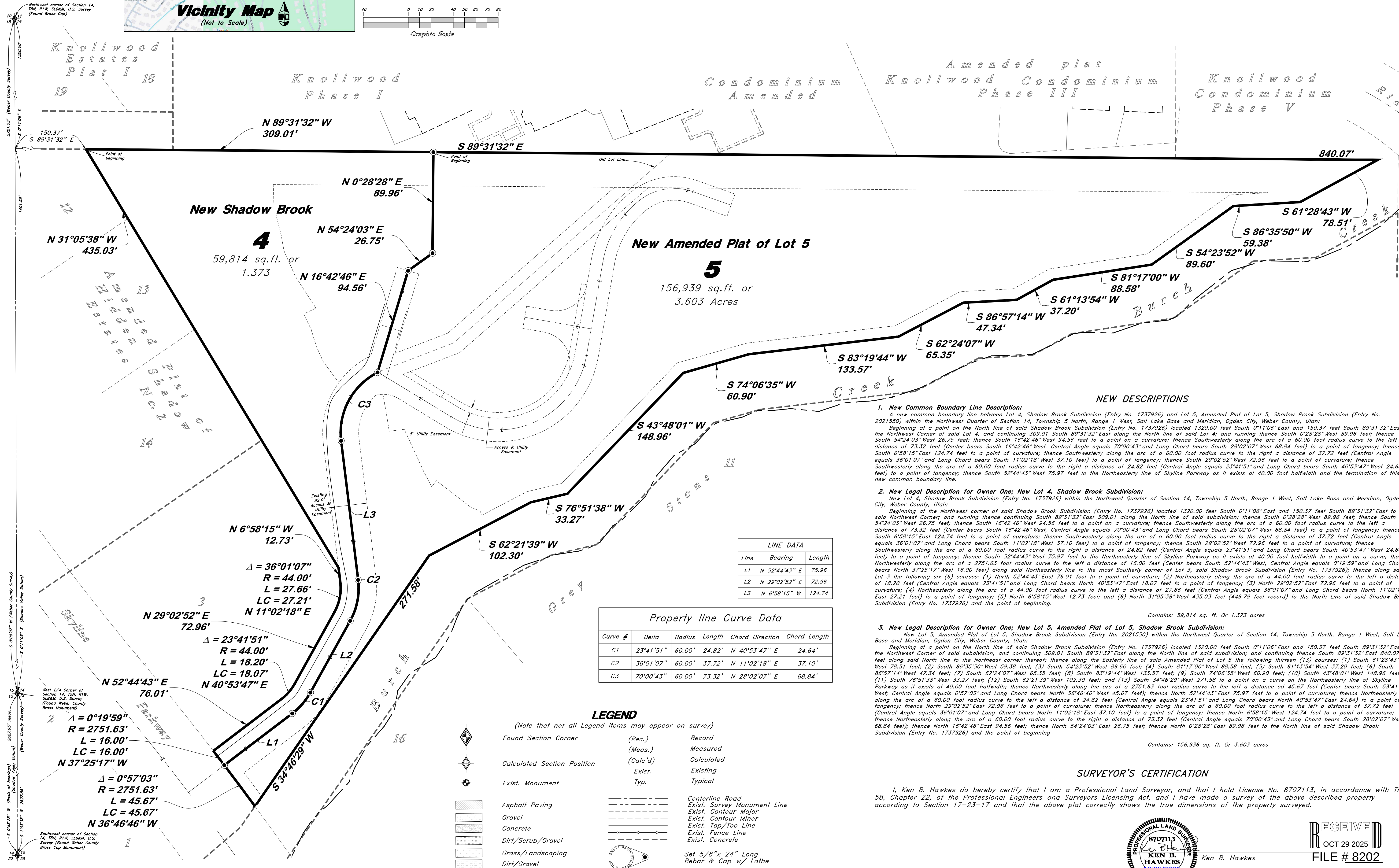
Serial Number 06-291-0001
All of Lot 5, Shadow Brook Amended Plat of Lot 5, Ogden City, Weber County, Utah.

SURVEYORS NARRATIVE

This boundary survey was performed at the request of Craig Kellerstrass for the purpose of a lot line adjustment. The basis of bearings for this survey was established by holding the line between the recovered monuments marking the West Quarter Corner and the Southwest Corner of Section 14, Township 5 North, Range 1 West, Salt Lake Base and Meridian, bearing South 0°43'25" West, calc'd per bearings and distances on the Weber County Township Reference Plat.

Record Bearings and Distances from Shadow Brook Subdivision (Entry # 1737926) was held in retracing Lots 4 and 5 of said Subdivision.

Properly corners have been set as noted.



1. New Common Boundary Line Description:

A new common boundary line between Lot 4, Shadow Brook Subdivision (Entry No. 1737926) and Lot 5, Amended Plat of Lot 5, Shadow Brook Subdivision (Entry No. 2021550) within the Northwest Quarter of Section 14, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, Utah:

Beginning of a point on the North line of said Shadow Brook Subdivision (Entry No. 1737926) located 1320.00 feet South 0°11'06" East and 150.37 feet South 89°31'32" East to the Northwest Corner of said Lot 4, and continuing 309.01 South 89°31'32" East along the North line of said Lot 4, and running thence South 0°28'28" West 89.96 feet; thence South 54°24'03" West 26.75 feet; thence South 16°42'46" West 94.56 feet to a point on a curve; thence Southwesterly along the arc of a 60.00 foot radius curve to the left a distance of 73.32 feet (Center bears South 16°42'46" West, Central Angle equals 70°00'43" and Long Chord bears South 28°02'07" West 68.84 feet) to a point of tangency; thence South 6°58'15" East 124.74 feet to a point of curvature; thence Southwesterly along the arc of a 60.00 foot radius curve to the right a distance of 37.72 feet (Central Angle equals 36°01'07" and Long Chord bears South 11°02'18" West 37.10 feet) to a point of tangency; thence South 29°02'52" West 72.96 feet to a point of curvature; thence Southwesterly along the arc of a 60.00 foot radius curve to the right a distance of 24.82 feet (Central Angle equals 23°41'51" and Long Chord bears South 40°53'47" West 24.64 feet) to a point of tangency; thence South 52°44'43" West 75.97 feet to the Northeastly line of Skyline Parkway as it exists at 40.00 foot halfwidth and the termination of this new common boundary line.

2. New Legal Description for Owner One; New Lot 4, Shadow Brook Subdivision:

New Lot 4, Shadow Brook Subdivision (Entry No. 1737926) within the Northwest Quarter of Section 14, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, Utah:

Beginning of the Northwest corner of said Shadow Brook Subdivision (Entry No. 1737926) located 1320.00 feet South 0°11'06" East and 150.37 feet South 89°31'32" East to the Northwest Corner of said subdivision, and running thence continuing South 89°31'32" East along the North line of said subdivision; thence South 0°28'28" West 89.96 feet; thence South 54°24'03" West 26.75 feet; thence South 16°42'46" West 94.56 feet to a point on a curve; thence Southwesterly along the arc of a 60.00 foot radius curve to the left a distance of 73.32 feet (Center bears South 16°42'46" West, Central Angle equals 70°00'43" and Long Chord bears South 28°02'07" West 68.84 feet) to a point of tangency; thence South 6°58'15" East 124.74 feet to a point of curvature; thence Southwesterly along the arc of a 60.00 foot radius curve to the right a distance of 37.72 feet (Central Angle equals 36°01'07" and Long Chord bears South 11°02'18" West 37.10 feet) to a point of tangency; thence South 29°02'52" West 72.96 feet to a point of curvature; thence Southwesterly along the arc of a 60.00 foot radius curve to the right a distance of 24.82 feet (Central Angle equals 23°41'51" and Long Chord bears South 40°53'47" West 24.64 feet) to a point of tangency; thence South 52°44'43" West 75.97 feet to the Northeastly line of Skyline Parkway as it exists at 40.00 foot halfwidth to a point on a curve; thence Northwestly along the arc of a 2751.63 foot radius curve to the left a distance of 16.00 feet (Center bears South 52°44'43" West, Central Angle equals 0°19'59" and Long Chord bears North 37°25'17" West 16.00 feet) along said Northeastly line to the most Southerly corner of Lot 3, said Shadow Brook Subdivision (Entry No. 1737926); thence along said Lot 3 the following six (6) courses: (1) North 52°44'43" East 76.01 feet to a point of curvature; (2) Northeastly along the arc of a 44.00 foot radius curve to the left a distance of 18.20 feet (Central Angle equals 23°41'51" and Long Chord bears North 40°53'47" East 18.07 feet to a point of tangency; (3) North 29°02'52" East 72.96 feet to a point of curvature; (4) Northeastly along the arc of a 44.00 foot radius curve to the left a distance of 27.66 feet (Central Angle equals 36°01'07" and Long Chord bears North 11°02'18" East 27.21 feet) to a point of tangency; (5) North 6°58'15" West 12.73 feet; and (6) North 31°05'38" West 435.03 feet (449.79 feet record) to the North Line of said Shadow Brook Subdivision (Entry No. 1737926) and the point of beginning.

Contains: 59,814 sq. ft. Or 1.373 acres

3. New Legal Description for Owner One; New Lot 5, Amended Plat of Lot 5, Shadow Brook Subdivision:

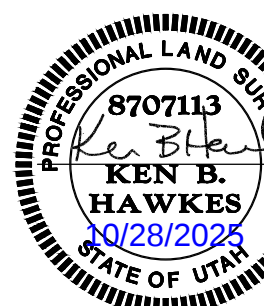
New Lot 5, Amended Plat of Lot 5, Shadow Brook Subdivision (Entry No. 2021550) within the Northwest Quarter of Section 14, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, Utah:

Beginning of a point on the North line of said Shadow Brook Subdivision (Entry No. 1737926) located 1320.00 feet South 0°11'06" East and 150.37 feet South 89°31'32" East to the Northwest Corner of said subdivision, and continuing 309.01 South 89°31'32" East along the North line of said subdivision; thence South 0°28'28" West 89.96 feet; thence South 54°24'03" West 26.75 feet; thence South 16°42'46" West 94.56 feet to a point on a curve; thence Southwesterly along the arc of a 60.00 foot radius curve to the left a distance of 73.32 feet (Center bears South 16°42'46" West, Central Angle equals 70°00'43" and Long Chord bears South 28°02'07" West 68.84 feet) to a point of tangency; thence South 6°58'15" East 124.74 feet to a point of curvature; thence Southwesterly along the arc of a 60.00 foot radius curve to the right a distance of 37.72 feet (Central Angle equals 36°01'07" and Long Chord bears South 11°02'18" West 37.10 feet) to a point of tangency; thence South 29°02'52" West 72.96 feet to a point of curvature; thence Southwesterly along the arc of a 60.00 foot radius curve to the right a distance of 24.82 feet (Central Angle equals 23°41'51" and Long Chord bears South 40°53'47" West 24.64 feet) to a point of tangency; thence South 52°44'43" West 75.97 feet to the Northeastly line of Skyline Parkway as it exists at 40.00 foot halfwidth to a point on a curve; thence Northwestly along the arc of a 2751.63 foot radius curve to the left a distance of 16.00 feet (Center bears South 52°44'43" West, Central Angle equals 0°19'59" and Long Chord bears North 37°25'17" West 16.00 feet) along said Northeastly line to the most Southerly corner of Lot 3, said Shadow Brook Subdivision (Entry No. 1737926); thence along said Lot 3 the following six (6) courses: (1) North 52°44'43" East 76.01 feet to a point of curvature; (2) Northeastly along the arc of a 44.00 foot radius curve to the left a distance of 18.20 feet (Central Angle equals 23°41'51" and Long Chord bears North 40°53'47" East 18.07 feet to a point of tangency; (3) North 29°02'52" East 72.96 feet to a point of curvature; (4) Northeastly along the arc of a 44.00 foot radius curve to the left a distance of 27.66 feet (Central Angle equals 36°01'07" and Long Chord bears North 11°02'18" East 27.21 feet) to a point of tangency; (5) North 6°58'15" West 12.73 feet; and (6) North 31°05'38" West 435.03 feet (449.79 feet record) to the North Line of said Shadow Brook Subdivision (Entry No. 1737926) and the point of beginning.

Contains: 156,936 sq. ft. Or 3.603 acres

SURVEYOR'S CERTIFICATION

I, Ken B. Hawkes do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8707113, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



RECEIVED
OCT 29 2025
FILE # 8202

Ken B. Hawkes



Lot Line Adjustment

Shadow Brook

A part of the Northwest 1/4 of Section 14 SL&M, U.S. Survey Ogden City, Weber County, Utah

October 2025

SHEET NO.

LLA

99N423 LOT 4&5