

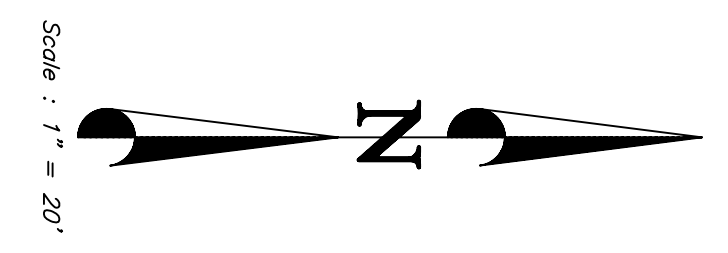
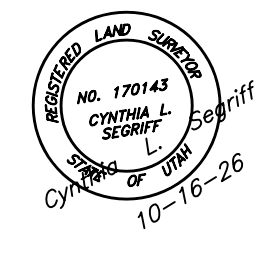
LOT LINE ADJUSTMENT

Meas. S.01°00'08" W. 628.09' (N.0°58'00"E. 627.41')
LIBERTY AVENUE

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF 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 58, CHAPTER 22 KNOWN AS THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT, AND, HAVE MADE A SURVEY OF THE PROPERTY'S SHOWN HEREON IN ACCORDANCE WITH UCA 17-23-17, VERIFYING MEASUREMENTS, AND PLACING MONUMENTS AS REPRESENTED, AND THAT THIS PLAT WAS PREPARED FROM COUNTY RECORDS AND FROM A FIELD SURVEY ON THE GROUND.

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



LOT 7 ~ BLOCK 66 ~ PLAT C

Calculated N 2°24'34" E (Plat N. 2°23' E. 594.25') 594.80' Calc'd Meas'd

CROSS SUBDIVISION

LOTS 1 - 12

LEGAL DESCRIPTIONS

806 CANYON ROAD
 PART OF LOT 4 AND 5, CROSS SUBDIVISION, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID SUBDIVISION AND RUNNING THENCE N86°33'00"E 45.00 FEET, THENCE N02°05'47"E (50 FEET) 50.03 FEET, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 4, THENCE S86°33'00"W ALONG SAID LOT LINE 15.56 FEET, THENCE N00°53'56"E 25.31 FEET, THENCE S86°02'40"W 28.52 FEET TO THE WEST LINE OF SAID LOT 4, THENCE S02°24'34"W (S02°23'W) 75.17 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING.
 CONTAINING 2,958 SQUARE FEET, MORE OR LESS.
 SUBJECT TO A 15 FOOT WIDE EASEMENT ALONG THE EASTERN BOUNDARY OF THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF INGRESS AND EGRESS TO 812 CANYON ROAD REAR PROPERTY. FOR THE PURPOSE OF MAINTENANCE AND REPAIRS, ONLY AS NEEDED AND BY NOTICE PROVIDED TO EXISTING LAND OWNER.
 AND ALSO SUBJECT TO A 3 FOOT WIDE EASEMENT ALONG THE EASTERN BOUNDARY OF THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF ACCESS TO ANY AND ALL EXISTING UTILITIES AND TO ALLOW FOR THE MAINTENANCE AND REPAIRS TO BE PERFORMED TO THE EXISTING BUILDING LOCATED AT 810 CANYON ROAD, ONLY AS NEEDED AND BY NOTICE TO PROVIDED CURRENT LAND OWNER.

812 CANYON ROAD
 PART OF LOT 5 AND 4, CROSS SUBDIVISION, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT THE NORTHEAST CORNER OF LOT 5 OF SAID SUBDIVISION AND RUNNING THENCE S02°34'13"W (S02°33'W) 55.77 FEET, THENCE N87°38'46"W 78.30 FEET, THENCE S02°05'47"W 2.25 FEET TO THE SOUTH LINE OF SAID LOT 5, THENCE S86°33'00"W 15.56 FEET, THENCE N00°53'56"E 25.31 FEET, THENCE S86°02'40"W 28.52 FEET TO THE WEST LINE OF SAID LOT 5, THENCE N02°24'34"E (N02°23'E) 24.94 FEET ALONG SAID LOT LINE TO THE NORTHWEST CORNER OF SAID LOT 5, THENCE N86°33'00"E 123.58 FEET TO THE POINT OF BEGINNING.
 CONTAINING 5,326 Sq Ft./0.122 Acres, MORE OR LESS.
 TOGETHER WITH AND SUBJECT TO A 4 FOOT WIDE EASEMENT ALONG THE SOUTHERN BOUNDARY OF THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF ACCESS TO ANY AND ALL EXISTING UTILITIES AND TO ALLOW FOR THE MAINTENANCE AND REPAIRS TO BE PERFORMED TO THE EXISTING BUILDING LOCATED AT 810 CANYON ROAD, AS NEEDED AND BY NOTICE PROVIDED TO ADJACENT LAND OWNER.

810 CANYON RD.
 PART OF LOT 4 and 5, CROSS SUBDIVISION, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT WHICH BEARS 45.00 FEET N86°33'00"E FROM THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE N02°05'47"E 52.28 FEET, THENCE S87°38'46"W 78.30 FEET TO THE WEST LINE OF STREET, THENCE S02°34'13"W (S02°33'W) 34.38 FEET ALONG SAID STREET, THENCE S44°38'14"W (SOUTHWESTERLY) 14.88 FEET TO THE NORTH LINE OF CANYON ROAD, THENCE S86°33'00"W (68.15 FEET) 68.29 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
 CONTAINING 3,959.2 Sq Ft./0.090 Acres.
 TOGETHER WITH A 3 FOOT WIDE EASEMENT ALONG THE WESTERN BOUNDARY OF THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF ACCESS TO ANY AND ALL EXISTING UTILITIES AND TO ALLOW MAINTENANCE AND REPAIRS BE PERFORMED TO THE EXISTING BUILDING AT 810 CANYON ROAD, AS NEEDED AND BY NOTICE PROVIDED TO ADJACENT LAND OWNER.
 AND ALSO TOGETHER WITH A 4 FOOT WIDE EASEMENT ALONG THE NORTHERN BOUNDARY OF THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF ACCESS TO ANY AND ALL EXISTING UTILITIES AND TO ALLOW FOR MAINTENANCE AND REPAIRS TO BE PERFORMED TO THE EXISTING BUILDING, LOCATED AT 810 CANYON ROAD, AS NEEDED AND BY NOTICE PROVIDED TO ADJACENT OWNER.

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN OGDEN CITY DATUM AND THE BEARING ALONG THE CENTERLINE OF CANYON ROAD HAS BEEN USED AND HELD ALONG THAT MONUMENTED LINE PER THE OGDEN CITY ENGINEERING PLATS OF N.86D 33' 00" E. ALONG THAT MONUMENTED CENTER LINE OF CANYON ROAD.
 THIS PROPERTY IS LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND PER THE OGDEN CITY ENGINEERING PLATS.

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.

NARRATIVE

THESE LEGAL DESCRIPTIONS WERE WRITTEN FOR THE PURPOSE OF ADJUSTING THE LINE BETWEEN 812 AND 810 CANYON ROAD. THE EXISTING BUILDING OF 810 CANYON ROAD WAS LOCATED TO BE ON THE ORIGINAL DEED. BUT WHEN THE GARAGES WERE ADDED SOMETIME IN THE 1960'S, THE BUILDING LINES WERE EXTENDED WEST AND FOUND TO BE CROSSING THE NORTH LINE OF LOT 4, ONCE WE FOUND THIS, WE MORE CORRECTLY DESCRIBED 810 CANYON ROAD, AND 812 CANYON ROAD, AS SHOWN. AND HAVE PROVIDED 3' ESM'T./UTILITY EASEMENTS ALONG THE WESTERN SIDE OF SAID BUILDING AND A 4 FOOT WIDE ESM'T./UTILITY EASEMENT ALONG THE NORTHERN SIDE OF SAID EXISTING BUILDING, AS SHOWN PER THIS PLAT. OGDEN CITY BASIS OF BEARINGS WAS USED FOR THIS SURVEY, AS SHOWN.

REVISED 10/15/25

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

CLIENT:
 SEGRUFF INVESTMENTS

SURVEY LOCATION:
 S1/2 SEC. 21,
 TOWNSHIP 6 NORTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN

SURVEY DATE: 10/15/25

JOB No. PS25-03

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