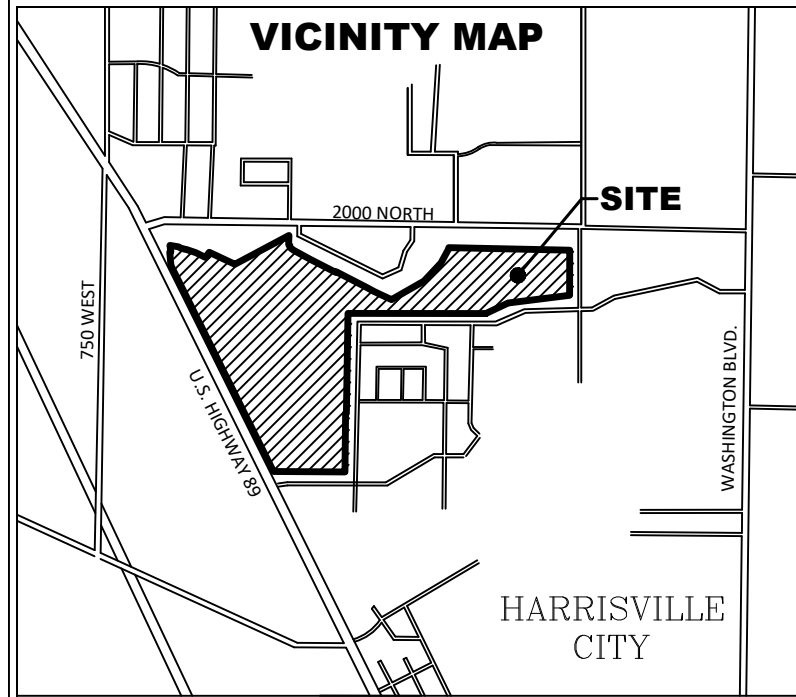


ALTA/NSPS LAND TITLE SURVEY



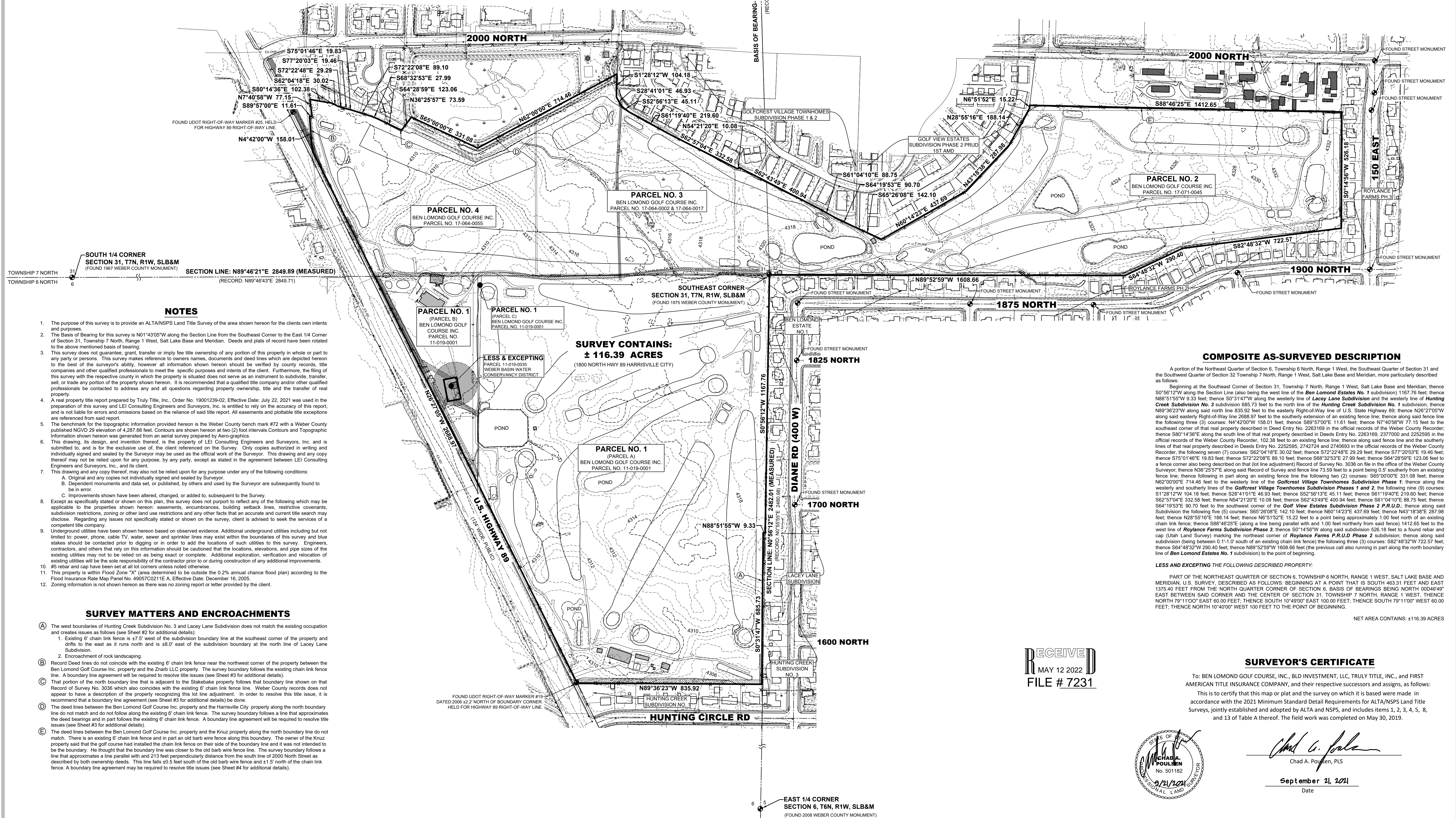
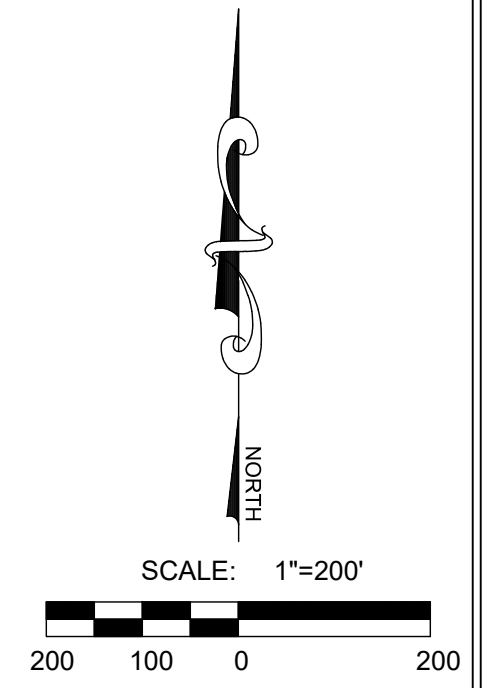
3302 N. Main Street
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Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
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LEGEND	
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX

EAST 1/4 CORNER
SECTION 31, T7N, R1W, SLB&M
(FOUND 2003 WEBER COUNTY MONUMENT)

BASIS OF BEARING-SECTION LINE: N1°43'05"W 2750.14 (MEASURED)
(RECORD: N01°43'05"E 2750.17)



NOTES

- The purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the area shown hereon for the clients own intent and purposes.
- The Basis of Bearing for this survey is N01°43'05"W along the Section Line from the Southeast Corner to the East 1/4 Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
- This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the recorder's office in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
- A real property title report prepared by Truly Title, Inc., Order No. 19001239-02, Effective Date: July 22, 2021 was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on the reliance of said title report. All easements and plottable title exceptions are referenced from said report.
- The benchmark for the topographic information provided hereon is the Weber County bench mark #72 with a Weber County published NGVD 29 elevation of 4,287.66 feet. Contours are shown hereon at two (2) foot intervals. Contours and Topographic Information shown hereon was generated from an aerial survey prepared by Aero-graphics.
- This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
- This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
 - Original and any copies not individually signed and sealed by Surveyor.
 - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
 - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
- Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
- #5 rebar and cap have been set at all lot corners unless noted otherwise.
- This property is within Flood Zone "X" (area determined to be outside the 0.2% annual chance flood plan) according to the Flood Insurance Rate Map Panel No. 49057C0211E A, Effective Date: December 16, 2005.
- Zoning information is not shown hereon as there was no zoning report or letter provided by the client.

SURVEY MATTERS AND ENCROACHMENTS

- The west boundaries of Hunting Creek Subdivision No. 3 and Lacey Lane Subdivision does not match the existing occupation and creates issues as follows (see Sheet #2 for additional details):
 - Existing 6' chain link fence is ±7.5' west of the subdivision boundary line at the southeast corner of the property and drifts to the east as it runs north and is ±8.0' east of the subdivision boundary at the north line of Lacey Lane Subdivision.
 - Encroachment of rock landscaping.
- Record Deed lines do not coincide with the existing 6' chain link fence near the northwest corner of the property between the Ben Lomond Golf Course Inc. property and the Zharb LLC property. The survey boundary follows the existing chain link fence line. A boundary line agreement will be required to resolve title issues (see Sheet #3 for additional details).
- That portion of the north boundary line that is adjacent to the Stakebake property follows that boundary line shown on that Record of Survey No. 3036 which also coincides with the existing 6' chain link fence line. Weber County records do not appear to have a description of the property recognizing this lot line adjustment. In order to resolve this title issue, it is recommended that a boundary line agreement (see Sheet #3 for additional details) be done.
- The deed lines between the Ben Lomond Golf Course Inc. property and the Harrisville City property along the north boundary line do not match and do not follow along the existing 6' chain link fence. The survey boundary follows a line that approximates the deed bearings and in part follows the existing 6' chain link fence. A boundary line agreement will be required to resolve title issues (see Sheet #3 for additional details).
- The deed lines between the Ben Lomond Golf Course Inc. property and the Knuz property along the north boundary line do not match. There is an existing 6' chain link fence and in part an old barb wire fence along this boundary. The owner of the Knuz property said that the golf course had installed the chain link fence on their side of the boundary line and it was not intended to be the boundary. He thought that the boundary line was closer to the old barb wire fence line. The survey boundary follows a line that approximates a line parallel with and 213 feet perpendicularly distance from the south line of 2000 North Street as described by both ownership deeds. This line falls ±0.5 feet south of the old barb wire fence and ±1.5' north of the chain link fence. A boundary line agreement may be required to resolve title issues (see Sheet #4 for additional details).

**SURVEY CONTAINS:
± 116.39 ACRES**
(1800 NORTH HWY 89 HARRISVILLE CITY)

COMPOSITE AS-SURVEYED DESCRIPTION

A portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence S0°56'12"W along the Section Line (also being the west line of the Ben Lomond Estates No. 1 subdivision) 1167.76 feet; thence N88°51'55"W 9.33 feet; thence S0°31'47"W along the westerly line of Lacey Lane Subdivision and the westerly line of Hunting Creek Subdivision No. 3 subdivision 685.73 feet to the north line of the Hunting Creek Subdivision No. 1 subdivision; thence N89°32'23"W along said north line 335.92 feet to the easterly Right-of-Way line of U.S. State Highway 89; thence N28°27'05"W along said easterly Right-of-Way line 2688.97 feet to the southerly extension of an existing fence line; thence along said fence line the following three (3) courses: N4°42'00"W 158.01 feet; thence S89°57'00"E 11.61 feet; thence N7°40'58"W 77.15 feet to the southeast corner of that real property described in Deed Entry No. 2263169 in the official records of the Weber County Recorder; thence S89°14'36"E along the south line of that real property described in Deeds Entry No. 2263169, 237700 and 2252595 in the official records of the Weber County Recorder, 102.38 feet to an existing fence line; thence along said fence line and the southerly lines of that real property described in Deeds Entry No. 2252595, 2742724 and 2740693 in the official records of the Weber County Recorder, the following seven (7) courses: S62°04'18"E 30.02 feet; thence S72°22'08"E 89.10 feet; thence S68°32'53"E 27.99 feet; thence S75°01'46"E 19.83 feet; thence S72°22'08"E 89.10 feet; thence S68°32'53"E 27.99 feet; thence S64°28'59"E 123.06 feet to a fence corner also being described on that (lot line adjustment) Record of Survey No. 3036 on file in the office of the Weber County Surveyor; thence N86°25'57"E along said Record of Survey and fence line 73.59 feet to a point being 0.5' southerly from an existing fence line; thence following in part along an existing fence line the following two (2) courses: S65°00'00"E 331.08 feet; thence N62°00'00"E 714.46 feet to the westerly line of the Golfcrest Village Townhomes Subdivision Phase 1; thence along the westerly and southerly lines of the Golfcrest Village Townhomes Subdivisions Phases 1 and 2, the following nine (9) courses: S1°28'12"W 104.18 feet; thence S28°41'01"E 46.93 feet; thence S52°56'13"E 45.11 feet; thence S61°19'40"E 219.60 feet; thence S64°19'53"E 88.75 feet; thence S64°19'53"E 90.70 feet; thence S65°26'08"E 142.10 feet; thence N43°18'39"E 287.98 feet; thence N60°14'23"E 437.69 feet; thence N89°52'59"W 1608.66 feet; thence S64°48'32"W 290.40 feet; thence S82°48'32"W 722.57 feet; thence S64°48'32"W 290.40 feet; thence N89°52'59"W 1608.66 feet (the previous call also running in part along the north boundary line of Ben Lomond Estates No. 1 subdivision) to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:
PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 463.31 FEET AND EAST 1375.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6, BASIS OF BEARINGS BEING NORTH 00°46'49" EAST BETWEEN SAID CORNER AND THE CENTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST; THENCE NORTH 79°11'00" EAST 60.00 FEET; THENCE SOUTH 10°40'00" EAST 100.00 FEET; THENCE SOUTH 79°11'00" WEST 60.00 FEET; THENCE NORTH 10°40'00" WEST 100 FEET TO THE POINT OF BEGINNING.

NET AREA CONTAINS: ±116.39 ACRES

RECEIVED
MAY 12 2022
FILE # 7231

SURVEYOR'S CERTIFICATE

To: BEN LOMOND GOLF COURSE, INC., BLD INVESTMENT, LLC, TRULY TITLE, INC., and FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, and 13 of Table A thereof. The field work was completed on May 30, 2019.



Chad A. Poulsen
Chad A. Poulsen, PLS

September 21, 2021
Date

ALTA/NSPS LAND TITLE SURVEY
LOCATION: SW 1/4 SECTION 32, SE 1/4 SECTION 31, T7N, R1W, SLB&M, & NE 1/4 OF SECTION 6, T6N, R1W, SLB&M, HARRISVILLE, UTAH
PREPARED FOR: BLD INVESTMENT, LLC
PROPERTY OF: BEN LOMOND GOLF COURSE, INC.

REVISIONS	
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SCHEDULE B EXCEPTIONS

- 1-8. (STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)
1-13. (TAXES DUE, NOT PLOTTABLE MATTERS OF SURVEY)
20-23. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)
14. Any charge upon the Land by reason of its inclusion in Bona Vista Water, Central Weber Sewer and Harrisville City.
15. An easement over, across or through the Land for irrigation and/or waste water ditches and incidental purposes...
16. An easement over, across or through the Land for irrigation and/or waste water ditches and incidental purposes...
17. An easement over, across or through the Land for irrigation and/or waste water ditches and incidental purposes...
18. An easement over, across or through the Land for irrigation and/or waste water ditches and incidental purposes...
19. An easement for ingress and egress and incidental purposes as reserved by Stewgor Corporation...
20. An easement for drainage purposes and incidental purposes as reserved by Milford Kunz and Sarah Kunz...
21. An easement over, across or through the Land for culinary water line and incidental purposes...
22. Agreement recorded May 17, 1996 as Entry No. 1406842 in Book 1806 at Page 2917 of Official Records.
23. Easement to Use Distribution System recorded May 17, 1996 as Entry No. 1406843 in Book 1806 at Page 2925 of Official Records.
24. Effects of a Boundary Line Agreement by and between Ronald W. Vander Woude and Ben Lomond Golf Course, Inc.
25. An easement over, across or through the Land for well protection zone, pipeline and ingress/egress, utility service, well blow-off piping and incidental purposes...
26. An easement over, across or through the Land for well protection zone, pipeline and ingress/egress, utility service, well blow-off piping and incidental purposes...

- 27. Corrective Deed of Easement recorded December 11, 2001 as Entry No. 1814007 in Book 2192 at Page 2818 of Official Records.
28. Ben Lomond Golf Course, Inc. Land Use Agreement for Ben Lomond Golf Course Well recorded September 28, 2001 as Entry No. 1797957 in Book 2170 at Page 1860 of Official Records.
29. Weber Basin Water Conservancy District Land Use Agreement for Ben Lomond Golf Course Well recorded October 04, 2001 as Entry No. 1798416 in Book 2172 at Page 1732 of Official Records.
30. Effects of a Fence Line Agreement by and between Ben Lomond Golf Course, Inc. and W.W. Properties...
31. An easement over, across or through the Land for slope and incidental purposes...
32. An easement over, across or through the Land for slope and incidental purposes...
33. Effects of a Boundary Line Agreement by and between Wadman Homes and Ben Lomond Golf Course, Inc. and Milford Junior Kunz and Darlene Kunz...
34. An easement over, across or through the Land for water pipeline and incidental purposes...
35. An easement over, across or through the Land for water pipeline and incidental purposes...
36. The legal description contained in that certain Quit Claim Deed executed by Bank of Utah...
37-42. (OVERLAPPING DEED IS SHOWN ON SHEET #3)
PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY
43-46. (intentionally Deleted)

TITLE REPORT DESCRIPTIONS

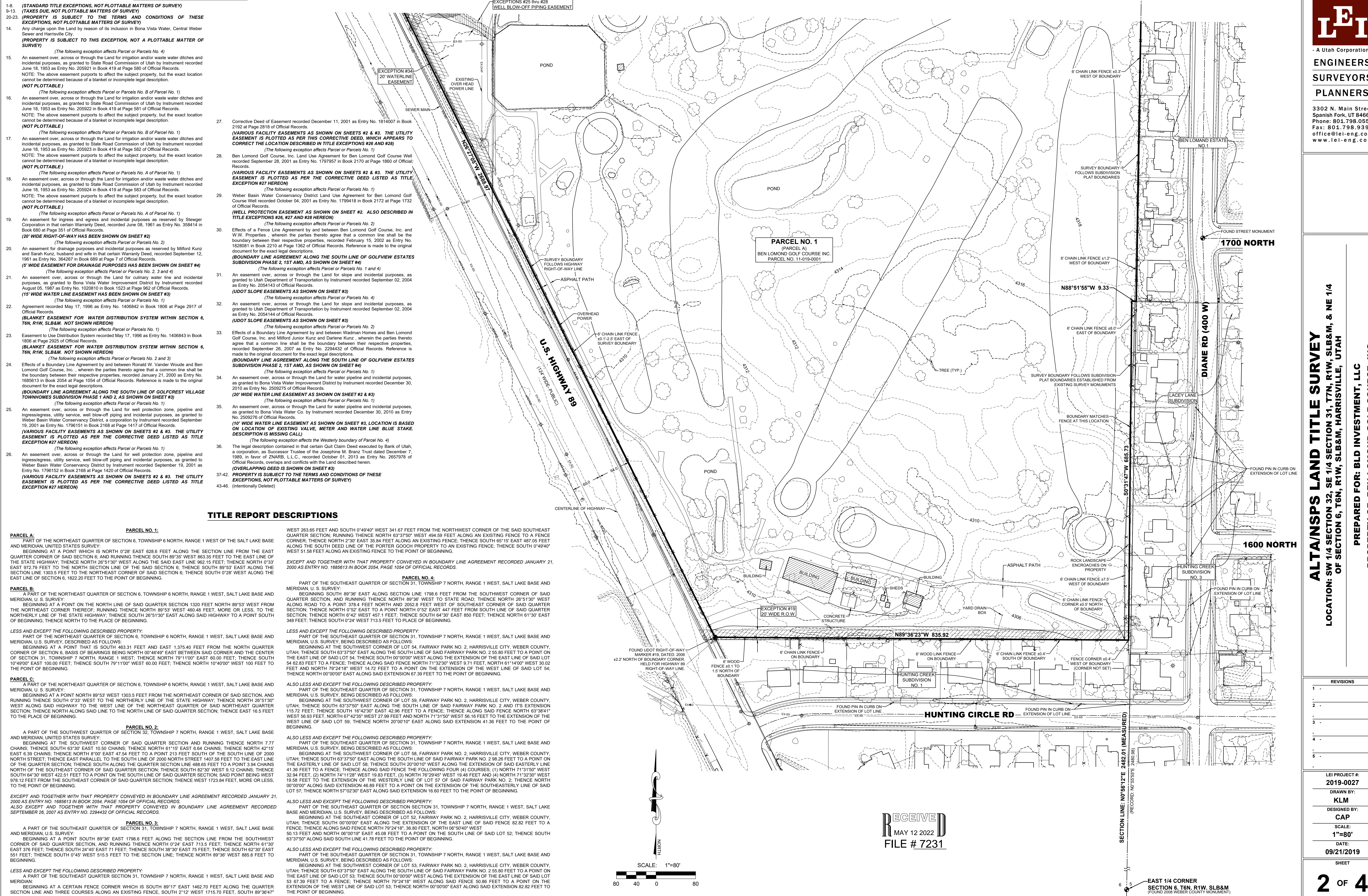
PARCEL A: PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY.
BEGINNING AT A POINT WHICH IS NORTH 0°28' EAST 828.6 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 6, AND RUNNING THENCE SOUTH 89°35' WEST 863.35 FEET TO THE EAST LINE OF THE STATE HIGHWAY...
PARCEL B: PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION 1320 FEET NORTH 89°53' WEST FROM THE NORTHEAST CORNER THEREOF...
PARCEL C: PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
BEGINNING AT A POINT NORTH 89°53' WEST 1303.5 FEET FROM THE NORTHEAST CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH 0°33' WEST TO THE NORTHERLY LINE OF THE STATE HIGHWAY...
PARCEL NO. 1: WEST 283.65 FEET AND SOUTH 0°49'40" WEST 341.67 FEET FROM THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER SECTION...
EXCEPT AND TOGETHER WITH THAT PROPERTY CONVEYED IN BOUNDARY LINE AGREEMENT RECORDED JANUARY 21, 2000 AS ENTRY NO. 1885613 IN BOOK 2054, PAGE 1054 OF OFFICIAL RECORDS.

PARCEL NO. 4: PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
BEGINNING SOUTH 89°36' EAST 1798.6 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 89°36' WEST TO STATE ROAD, THENCE NORTH 26°51'30" WEST ALONG ROAD TO A POINT 378.4 FEET NORTH AND 2052.8 FEET WEST OF SOUTHEAST CORNER OF SAID QUARTER SECTION...
EXCEPT AND TOGETHER WITH THAT PROPERTY CONVEYED IN BOUNDARY LINE AGREEMENT RECORDED JANUARY 21, 2000 AS ENTRY NO. 1885613 IN BOOK 2054, PAGE 1054 OF OFFICIAL RECORDS.

PARCEL NO. 2: A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY.
BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 7°7' CHAINS, THENCE SOUTH 63°30' EAST 10.50 CHAINS, THENCE NORTH 81°19' EAST 6.64 CHAINS, THENCE NORTH 42°15' EAST 6.39 CHAINS...
EXCEPT AND TOGETHER WITH THAT PROPERTY CONVEYED IN BOUNDARY LINE AGREEMENT RECORDED JANUARY 21, 2000 AS ENTRY NO. 1885613 IN BOOK 2054, PAGE 1054 OF OFFICIAL RECORDS.

PARCEL NO. 3: A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
BEGINNING AT A POINT SOUTH 89°36' EAST 1798.6 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 0°24' EAST 713.5 FEET, THENCE NORTH 61°30' EAST 376 FEET, THENCE SOUTH 24°45' EAST 71 FEET, THENCE SOUTH 38°30' EAST 75 FEET, THENCE SOUTH 62°30' EAST 551 FEET, THENCE SOUTH 0°45' WEST 515.5 FEET TO THE SECTION LINE...
EXCEPT AND TOGETHER WITH THAT PROPERTY CONVEYED IN BOUNDARY LINE AGREEMENT RECORDED JANUARY 21, 2000 AS ENTRY NO. 1885613 IN BOOK 2054, PAGE 1054 OF OFFICIAL RECORDS.

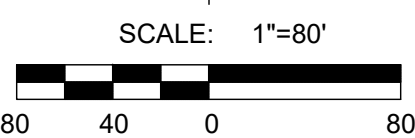
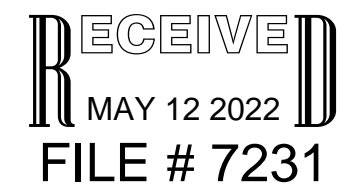
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LEI ENGINEERS SURVEYORS PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

ALTANSPS LAND TITLE SURVEY
LOCATION: SW 1/4 SECTION 32, SE 1/4 SECTION 31, 77N, R1W, SLB&M, & NE 1/4 OF SECTION 6, T6N, R1W, SLB&M, HARRISVILLE, UTAH
PREPARED FOR: BEN LOMOND GOLF COURSE, LLC
PROPERTY OF: BEN LOMOND GOLF COURSE, LLC

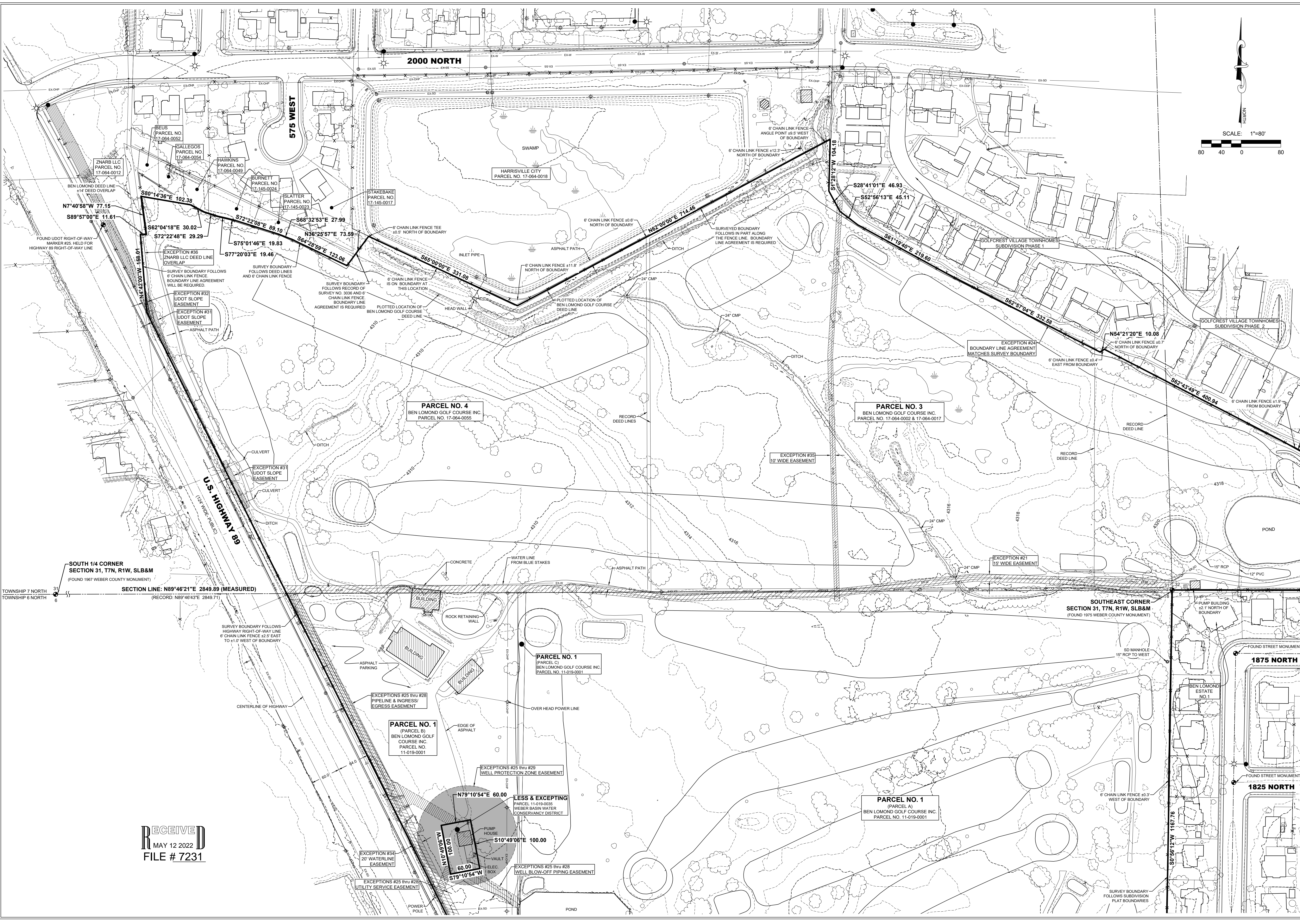
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SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
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 PREPARED FOR: BLD INVESTMENT, LLC
 PROPERTY OF: BEN LOMOND GOLF COURSE, INC.

NO.	REVISIONS
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LEI PROJECT #:
2019-0027
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KLM
 DESIGNED BY:
CAP
 SCALE:
1"=80'
 DATE:
09/21/2019
 SHEET

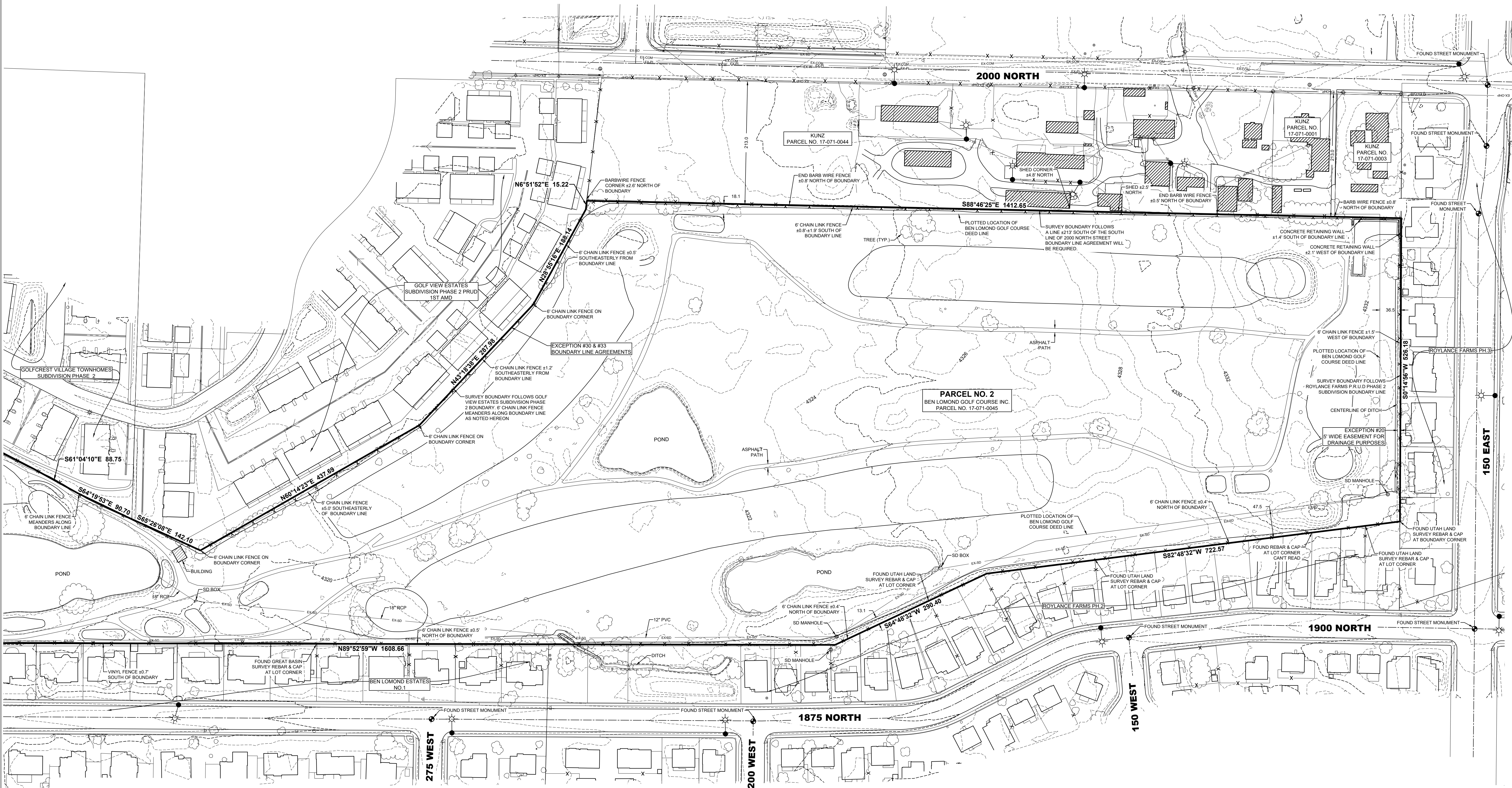
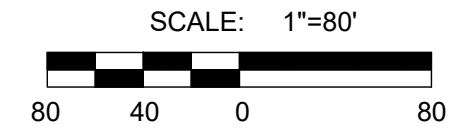
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ALTANSPS LAND TITLE SURVEY
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 PREPARED FOR: BLD INVESTMENT, LLC
 PROPERTY OF: BEN LOMOND GOLF COURSE, INC.

REVISIONS
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LEI PROJECT #:
2019-0027
 DRAWN BY:
KLM
 DESIGNED BY:
CAP
 SCALE:
1"=80'
 DATE:
09/21/2019

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