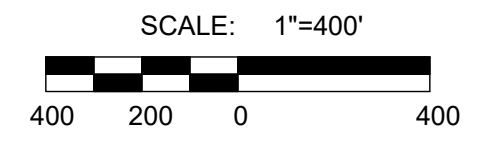


LEGEND	
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	FOUND OR SET MONUMENT
	BOUNDARY LINE
	SECTION LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND POWER
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING STORM DRAIN
	EXISTING FENCE LINE



RECORD LEGAL DESCRIPTIONS

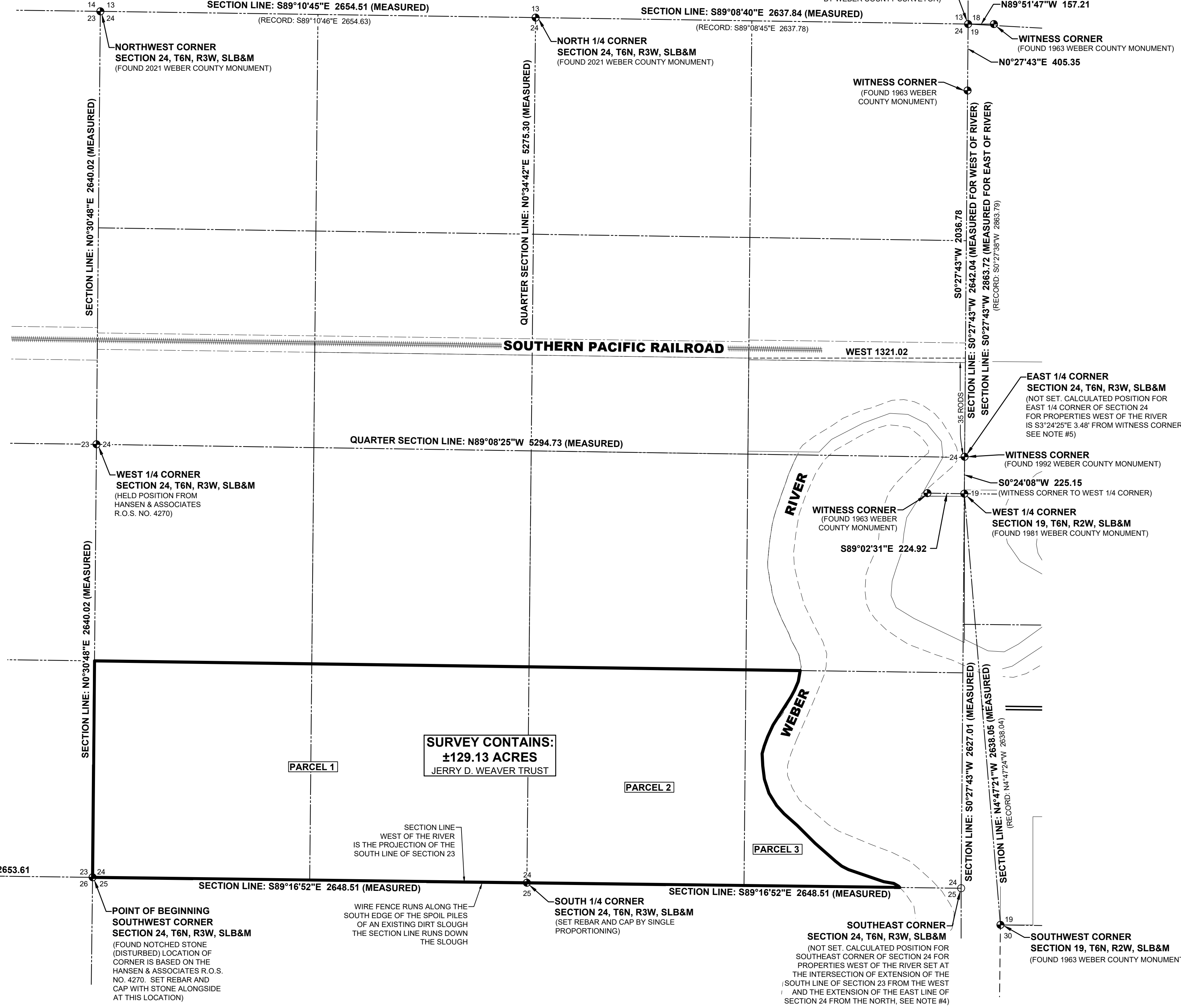
Parcel 1:
(Tax ID No. 10-045-0021)
The South one-half of the Southwest Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. survey.

Parcel 2:
(Tax ID No. 10-045-0054)
The Southwest Quarter of the Southeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian U.S. survey.

Parcel 3:
(Tax ID No. 10-045-0056)
That part of the Southeast Quarter of the Southeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. survey, lying west of the Weber River.

COMPOSITE SURVEYED DESCRIPTION

All of the South one-half of the Southwest Quarter, the Southwest Quarter of the Southeast Quarter, and that part of the Southeast Quarter of the Southeast Quarter lying west of the Weber River, all in Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian, being more particularly described by survey as follows:
Beginning at the Southwest Corner of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian; thence N00°30'48"E along the Section Line 1320.01 feet to the Northwest Corner of the Southwest Quarter of said Section 24; thence S89°12'38"E along the 1/16th Section Line 2650.02 feet to the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 24; thence S89°12'39"E along the 1/16th Section Line 1653.44 feet to the westerly bank of the Weber River; thence along the westerly bank of the Weber River the following twenty one (21) courses: (1) S09°46'06"W 66.36 feet; (2) thence S23°03'12"W 57.56 feet; (3) thence S27°44'03"W 46.38 feet; (4) thence S24°34'59"W 204.06 feet; (5) thence S24°39'49"W 79.76 feet; (6) thence S20°08'21"W 59.10 feet; (7) thence S15°26'02"W 48.28 feet; (8) thence S03°02'53"E 75.23 feet; (9) thence S07°05'18"E 81.08 feet; (10) thence S17°59'38"E 89.78 feet; (11) thence S31°44'13"E 88.61 feet; (12) thence S42°07'37"E 67.92 feet; (13) thence S48°25'04"E 106.90 feet; (14) thence S45°06'03"E 154.31 feet; (15) thence S48°40'20"E 165.26 feet; (16) thence S51°42'07"E 48.71 feet; (17) thence S62°44'48"E 46.06 feet; (18) thence S71°07'48"E 227.26 feet; (19) thence S79°55'55"E 62.45 feet; (20) thence S59°57'57"E 33.26 feet; (21) thence S43°29'16"E 10.92 feet to the Section Line; thence N89°16'52"W along the Section Line 2274.19 feet to the South Quarter Corner of said Section 24; thence N89°16'52"W along the Section Line 2648.51 feet to the point of beginning. Contains: ±129.13 Acres ±5,625,111 Sq. Ft.

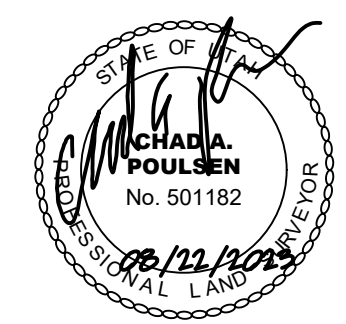


NOTES/NARRATIVE

- The purpose of this survey is to provide a Boundary Survey of the area shown hereon for the clients own intents and purposes.
- The Basis of Bearing for this survey is NAD1927 bearings as established by Weber County. Differences between the Weber County published bearings and distances and the measured bearings and distances along the section lines have been shown hereon. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
- The position of the Northeast Corner of Section 24 was established from the Witness Corners together with a survey report provided by Jeremy Mathews (Weber County Surveyor's Office). This position has been adjusted from the previously published bearing sheet based on an extensive review of past survey data by the Weber County Surveyor. This new position fits well with deed calls for the south line of the Southern Pacific Railroad.
- There is a significant shift in the PLS monuments and lines of occupation from one side of the Weber River to the other. This shift was addressed by the Weber County Surveyor in that survey report provided by Jeremy Mathews (Weber County Surveyor's Office). This report states, "In many places gross errors appear to "shift" section line locations as they cross the Weber River.... evidence suggests that this shift is indeed real, and that the corners and lines actually set on the ground, as well as the original lines actually run, generally do correspond to the current monumentation and occupation. Features on each side of the river can be seen to correspond reasonably well with the field notes, fences, occupation, and other PLS corners, but only for the same side of the river on which they were made. Features on the opposite side of the river, along the same line, can also be seen to correspond well with the field notes, but again only when aligned with control on that same side of the river. The ambiguity appears as soon as one tries to extend notes, calls, or measurements, from one side of the river across to the other. This places doubt on positions determined by extending control from opposite sides of the river and should be seen as a caution to surveyors. It is possible that the shift seen along these section lines is a result of the practice of the original GLO surveyor, Traskowski may have "studded in" the section line from each direction approaching the river rather than running it as a single line." Based on this information, the position for the Southeast Corner of Section 24 that would control the property on the west side of the Weber River was established by bearing bearing intersection, extending the south line of Section 23 in an easterly direction until it intersects the East Line of Section 24 (from the position of the Northwest Corner through the West 1/4 Corner of Section 19) extended in a southerly direction as depicted hereon.
- The northerly position for the East 1/4 Corner of Section 24 was established from an old deed tie to the south right-of-way line of the railroad. This deed call out a distance of 35 rods to the south right-of-way line of the railroad. When this corner is placed on the line between the monuments at the Northwest Corner and the West 1/4 Corner of Section 19, the easterly position for this corner fits well with a tie to the center of the river and existing fence lines to the west of the corner. When this position is used for the East 1/4 Corner of Section 24, it fits other lines of occupation within Section 24 lying west of the river. This was held as the best available evidence of the position for the East 1/4 Corner of Section 24 for property lying west of the Weber River.
- The topographic information shown hereon is IS based on the NAVD 88 elevation datum with the Northwest Corner of Section 24, T6N, R3W, SLB&M having an Elevation of 4,224.06. Contours are shown at one (1) foot intervals.
- That Title Report prepared by GT Title Services Inc., File No. L54521E, Date: August 15, 2023, 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 plottable easements referenced hereon are from the title exceptions listed in said report.
- 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 respective county 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.
- 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:
A. Original and any copies not individually signed and sealed by Surveyor.
B. Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
C. 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.
- Survey fieldwork for this project was completed on March 30, 2023.

SURVEYOR'S CERTIFICATE

I, Chad A. Poulsen, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 501182, as prescribed under the laws of the State of Utah. I further certify that I have supervised a survey of the land shown on this plan and that it correctly represents the existing conditions as shown. This plan does not represent a certification to the title or ownership of the land shown hereon.



Chad A. Poulsen
Chad A. Poulsen, PLS
August 22, 2023
Date

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NOV 22 2023
FILE # 7713

LEI
- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**
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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

BOUNDARY/ TOPOGRAPHIC SURVEY
LOCATION: SECTION 24, T6N, R3W, SLB&M, WEBER COUNTY, UTAH
PREPARED FOR: JERRY D. WEAVER TRUST

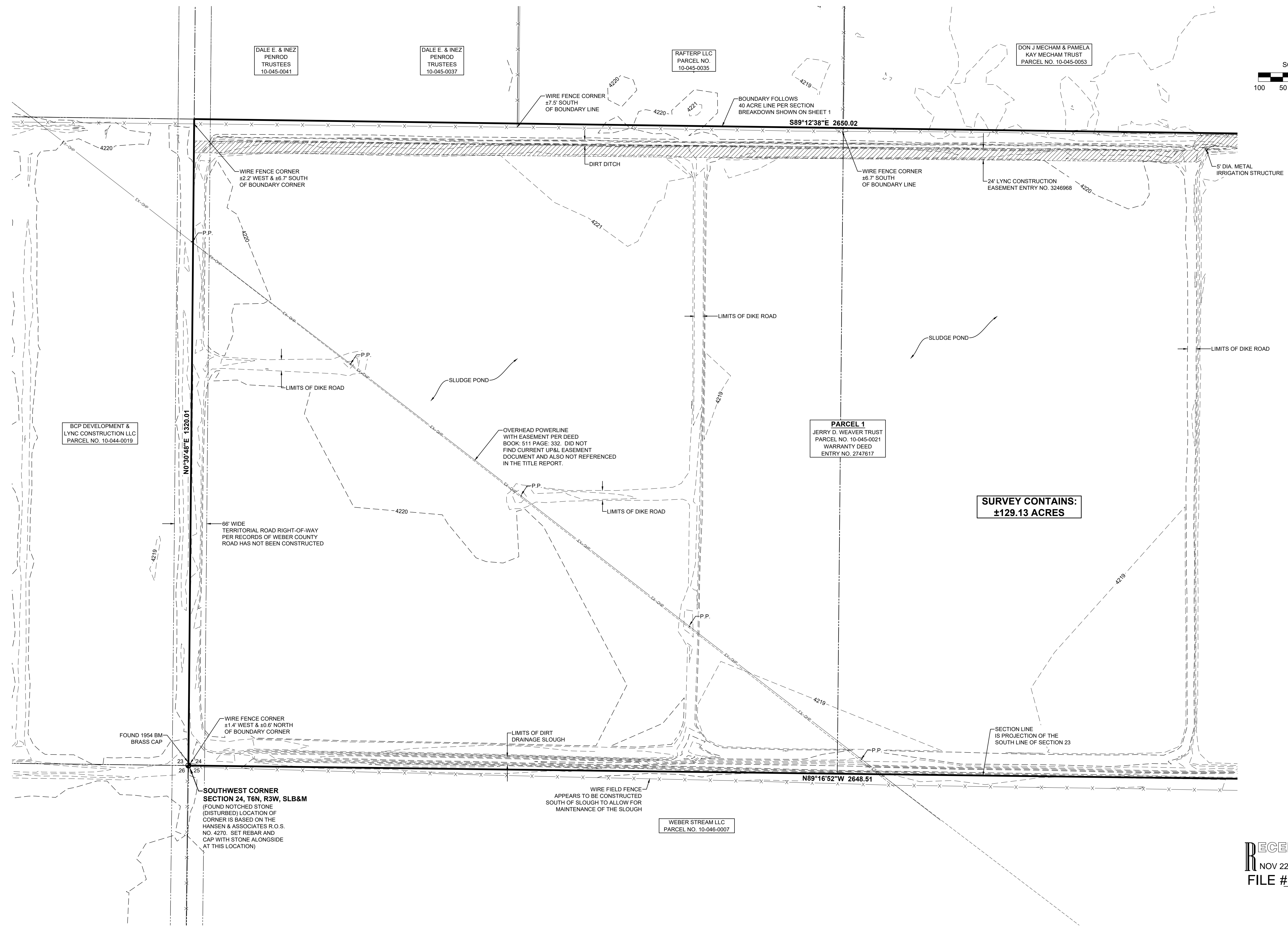
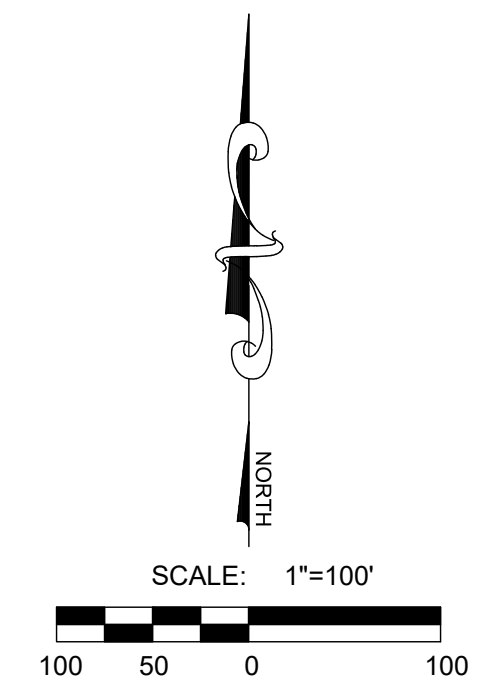
REVISIONS	
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LEI PROJECT #:	2022-0003
DRAWN BY:	CJL
DESIGNED BY:	CAP
SCALE:	1"=400'
DATE:	08/22/2023
SHEET	



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SURVEY CONTAINS:
±129.13 ACRES

PARCEL 1
 JERRY D. WEAVER TRUST
 PARCEL NO. 10-045-0021
 WARRANTY DEED
 ENTRY NO. 2747617

SOUTHWEST CORNER
SECTION 24, T6N, R3W, SLB&M
 (FOUND NOTCHED STONE
 (DISTURBED) LOCATION OF
 CORNER IS BASED ON THE
 HANSEN & ASSOCIATES R.O.S.
 NO. 4270. SET REBAR AND
 CAP WITH STONE ALONGSIDE
 AT THIS LOCATION)

WIRE FIELD FENCE
 APPEARS TO BE CONSTRUCTED
 SOUTH OF SLOUGH TO ALLOW FOR
 MAINTENANCE OF THE SLOUGH

WEBER STREAM LLC
 PARCEL NO. 10-046-0007

BCP DEVELOPMENT &
 LYNX CONSTRUCTION LLC
 PARCEL NO. 10-044-0019

DALE E. & INEZ
 PENROD TRUSTEES
 10-045-0041

DALE E. & INEZ
 PENROD TRUSTEES
 10-045-0037

RAFTERP LLC
 PARCEL NO.
 10-045-0035

DON J MECHAM & PAMELA
 KAY MECHAM TRUST
 PARCEL NO. 10-045-0053

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 NOV 22 2023
 FILE # 7713

BOUNDARY/ TOPOGRAPHIC SURVEY
 LOCATION: SECTION 24, T6N, R3W, SLB&M, WEBER COUNTY, UTAH
 PREPARED FOR: FLAGSHIP HOMES
 PROPERTY OF: JERRY D. WEAVER TRUST

REVISIONS	
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LEI PROJECT #:
2022-0003
 DRAWN BY:
CJI
 DESIGNED BY:
CAP
 SCALE:
1"=100'
 DATE:
08/22/2023

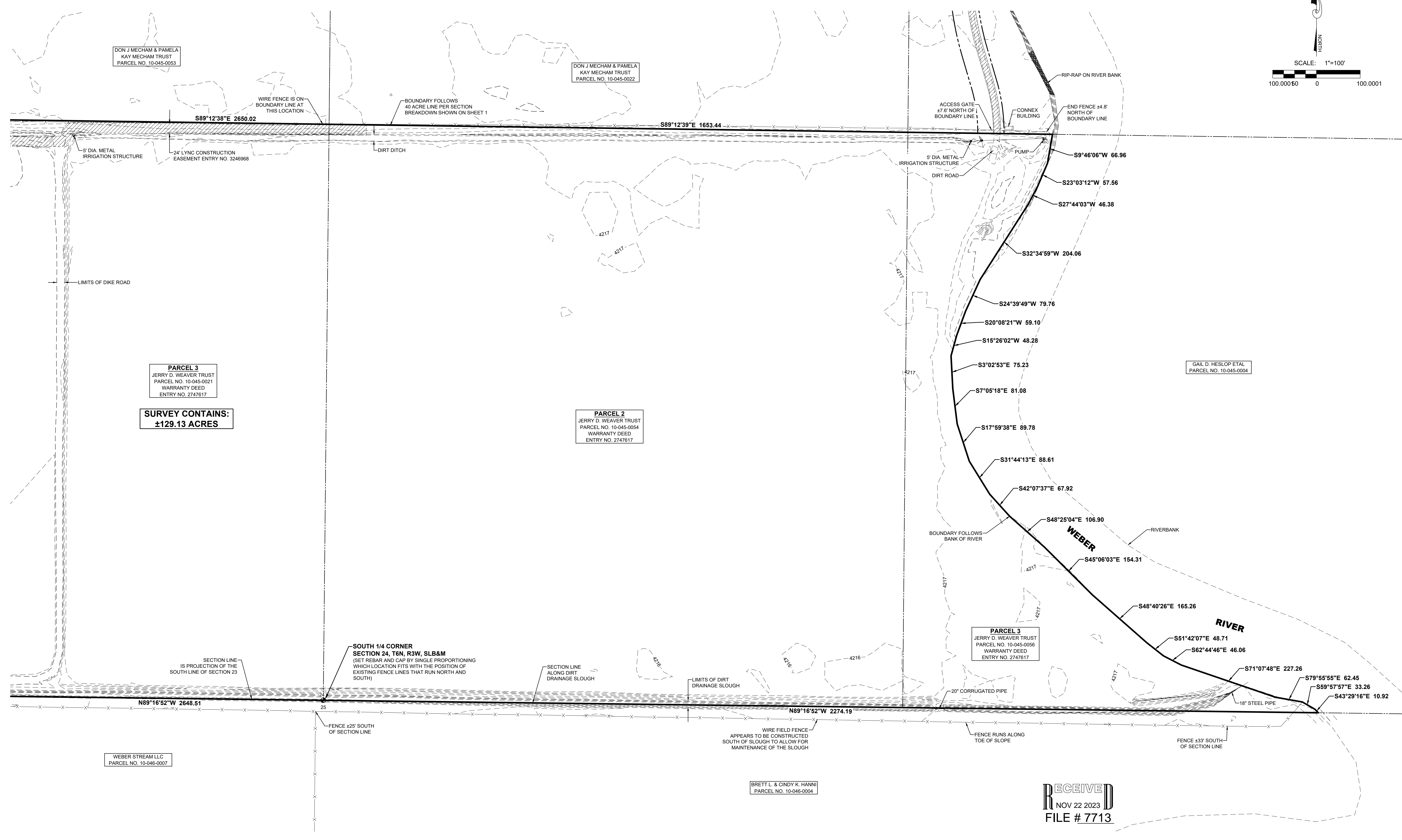
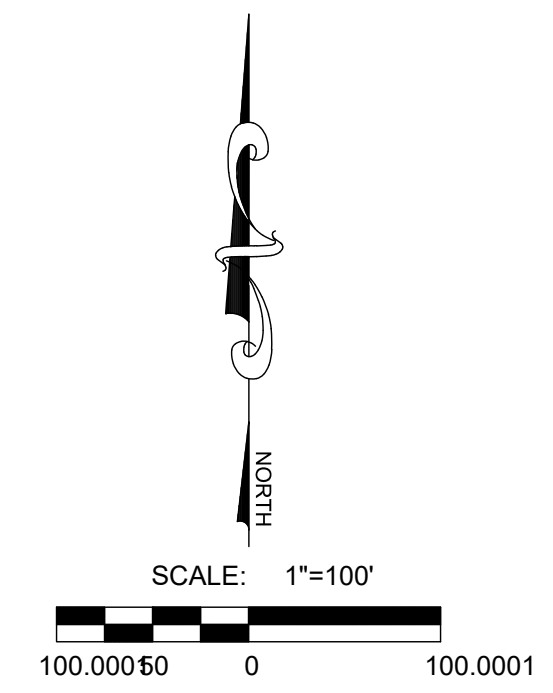
SHEET
2 OF 3

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 Fax: 801.798.9393
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 www.lei-eng.com



PARCEL 3
 JERRY D. WEAVER TRUST
 PARCEL NO. 10-045-0021
 WARRANTY DEED
 ENTRY NO. 2747617

SURVEY CONTAINS:
 ±129.13 ACRES

PARCEL 2
 JERRY D. WEAVER TRUST
 PARCEL NO. 10-045-0054
 WARRANTY DEED
 ENTRY NO. 2747617

PARCEL 3
 JERRY D. WEAVER TRUST
 PARCEL NO. 10-045-0056
 WARRANTY DEED
 ENTRY NO. 2747617

GAIL D. HESLOP ET AL.
 PARCEL NO. 10-045-0004

BRETT L. & CINDY K. HANNI
 PARCEL NO. 10-046-0004

RECEIVED
 NOV 22 2023
 FILE # 7713

BOUNDARY/ TOPOGRAPHIC SURVEY
 LOCATION: SECTION 24, T6N, R3W, SLB&M, WEBER COUNTY, UTAH
 PREPARED FOR: FLAGSHIP HOMES
 PROPERTY OF: JERRY D. WEAVER TRUST

REVISIONS
1
2
3
4
5
6

LEI PROJECT #:
2022-0003
 DRAWN BY:
CJI
 DESIGNED BY:
CAP
 SCALE:
1"=100'
 DATE:
08/22/2023

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