

VICINITY MAP  
N.T.S



GRAPHIC SCALE

(IN FEET)  
1 inch = 600ft.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. IRRIGATION
	EXIST. OVERHEAD POWER
	EXIST. FENCE
	EXIST. IRRIGATION DITCH FLOWLINE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. IRRIGATION BOX
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX
	EXIST. COMMUNICATIONS BOX
	EXIST. SPOT ELEVATION
	DEED BOOK/PAGE PER xxxx COUNTY RECORDS
	xxxx COUNTY PARCEL No.

NORTHWEST CORNER OF  
SECTION 24, T6N, R3W, SLB&M  
3.5" ROUND TOP BRASS 2021  
SITE BENCHMARK = 4224.10'  
(FOUND)

14 13  
23 24

S89°09'59"E 2654.55'  
(RECORD PER ARP: S89°10'48"E 2654.57')

13 24  
NORTH QUARTER CORNER OF  
SECTION 24, T6N, R3W, SLB&M  
3.5" ROUND TOP BRASS 2021  
(FOUND)

BASIS OF BEARING: N0°30'48"E 5280.55'  
(LONE SQUARE STONE TO MONUMENT)  
(RECORD PER HANSON SURVEY N0°30'48"E 5280.20')

S0°47'27"W 5301.05' (CALC.)

NORTHWEST CORNER OF  
SECTION 25, T6N, R3W, SLB&M  
LONE SQUARE STONE 1.0' EAST  
OF EXISTING FENCE CORNER  
HELD AS MONUMENT  
(FOUND)

23 24

S88°43'04"E 2629.08'(CALC.)

PARCELS 10-045-0021,  
10-045-0054, & 10-045-0056  
JERRY D. WEAVER TRUST  
WD #2747617  
(PARCEL 2 OF THIS SURVEY)

S46°57'22"W 278.75'  
(CALCULATED TIE)

S89°10'19"E 355.56'  
(CALCULATED TIE)

26 25

S89°06'26"E 2207.92' (CALC.)

25 NORTH QUARTER CORNER OF  
SECTION 25, T6N, R3W, SLB&M  
(CALCULATED POSITION,  
MONUMENT APPEARS TO BE  
REMOVED OR DESTROYED)

24 19  
25 30  
NORTHEAST CORNER OF  
SECTION 25, T6N, R3W, SLB&M  
3" FLAT BRASS MONUMENT  
(FOUND)

N0°44'03"E 2652.64'

PARCEL 10-046-0007  
WEBER STREAM, LLC  
TITLE REPORT #MA15832  
(PARCEL 1 OF THIS SURVEY)

S89°10'00"E 2612.39'  
CALCULATED QUARTER SECTION LINE

WEST QUARTER CORNER OF  
SECTION 25, T6N, R3W, SLB&M  
REBAR & CAP LEI ENGINEERING  
ACCEPTED AS SECTION CORNER  
(FOUND)

26 25

N0°32'16"E 5354.29'

PARCEL 10-046-0004  
BRETT L. & WIF CINDY K. HANNI  
WD #2654406  
(PARCEL 3 OF THIS SURVEY)

25 30  
EAST QUARTER CORNER OF  
SECTION 25, T6N, R3W, SLB&M  
2" FLAT TOP ALUMINUM CAP  
PLS 152050 RICHARDSON SURVEYING 2016  
ACCEPTED AS SECTION CORNER  
(FOUND)

N0°28'17"E 2703.43'

SOUTHWEST CORNER OF  
SECTION 25, T6N, R3W, SLB&M  
3" FLAT TOP BRASS 1964  
(FOUND)

26 25

36 N88°45'28"W 2634.97'  
SOUTH QUARTER CORNER OF  
SECTION 25, T6N, R3W, SLB&M  
FOUND REBAR WITH NO CAP ALONG  
AT AN EXISTING FENCE CORNER  
ACCEPTED AS SECTION CORNER  
(FOUND)

N88°45'28"W 1216.63'

N88°45'28"W 87.90'  
(CALCULATED TIE)

N29°14'54"E 187.32'  
(CALCULATED TIE)

N89°33'51"W 1679.82'  
(CALCULATED TIE)

25 30  
36  
SOUTHEAST CORNER OF  
SECTION 25, T6N, R3W, SLB&M  
2" FLAT TOP ALUMINUM CAP  
PLS 152050 RICHARDSON SURVEYING 2016  
ACCEPTED AS SECTION CORNER(FOUND)

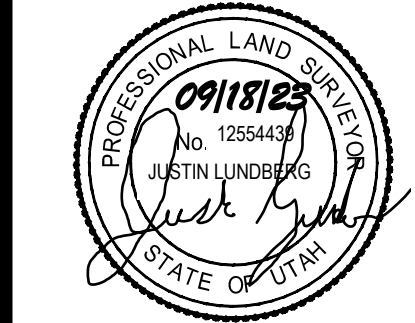
SURVEYOR'S NARRATIVE

The purpose of this Survey is to establish property lines and provide topographical data for the Weber County Parcels described & shown hereon. Monumentation in Section 25, Township 6 North, Range 3 West, Salt Lake Base & Meridian is not well established and several boundary markers set by previous Surveyors were found marking the locations of several Section Corners. Said boundary markers were accepted as the Section Corner locations as they are in harmony with existing fence lines and lines of occupation. Section lines in said Section 25 were found to be out of alignment with each other on either side of the Weber River, and calculated ties are shown hereon in an attempt to resolve the discrepancies along said Section lines. The Basis of Bearing for this Survey was established as N0°30'48"E from the Southwest Corner to the Northwest Corner of Section 24, T6N, R3W, SLB&M from a found lone square stone historically accepted as the Section Corner which marks the Southwest Corner of said Section 24, and is accepted as the southeast corner of a property identified as Parcel No. 2 on a filed survey prepared by Hansen Engineering & Associates, Inc., File #6098, File Date: September 26, 2018 on file with the Weber County Surveyor's Office. The west bank of the Weber River is described as the easterly boundary of Parcel #10-046-0004 and conveyed by a Warranty Deed, recorded on April 28, 2017 as Entry #2854406 of official records. Said west bank was mapped and & located in the field and the measurements as determined by Survey were held as the easterly line of said Parcel. There is a portion of said Parcel #10-046-0004 that lies along the East bank of the Weber River (shown hereon) and an aliquot part breakdown of the Section based on found boundary markers is in harmony with an existing fence line that was mapped and located east of the Weber River. Said fence line was held as the easterly boundary of this portion of said Parcel #10-046-0004. A Composite Description was prepared for Parcels 10-045-0021, 10-045-0054, & 10-045-0056. Several Deed gaps & overlaps exist in this area, and it is the recommendation of the Surveyor that any boundary conflicts with adjoining landowners be resolved with Boundary Line Agreements.

NOTES

- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey for Parcel No. 10-046-0007, identified as Parcel 1 on this Survey. A Boundary & Topographical Survey was conducted on adjoining Parcels identified in Weber County as Parcel No. 10-045-0021 (easterly portion of Parcel 2 on this Survey), Parcel No. 10-045-0054 (westerly portion of Parcel 2 on this Survey), Parcel No. 10-046-0004 (Parcel 3 on this Survey), being located in West Ogden, Weber County, Utah. The Title Commitment included on this Survey applies to Parcel No. 10-046-0007 only.
- A Title Commitment prepared by Westcor Land Title Insurance Company, Layton, Utah, Commitment No. MA15832, Effective Date: March 29, 2023 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is N0°30'48"E along the Section line between the Southwest Corner of Section 24 & the Northwest Corner of Section 24, Township 6 North, Range 3 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
- Vertical data (contour lines and/or spot elevations, etc.) is based on the Geoid 12B Ortho Height elevation published by the Weber County Surveyor on the Northwest Corner of Section 24, Township 6 North, Range 3 West, Salt Lake Base & Meridian with an elevation of 4224.10 feet.
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown hereon. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, 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 restriction, zoning, or other land use restrictions.
- With regard to locations of utilities on or serving the surveyed property, information from sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Survey responses to Table A (Optional Survey Responsibilities and Specifications):
  - Item 1: Survey monuments found or set shown hereon.
  - Item 2: Addresses of the surveyed Parcels shown hereon.
  - Item 3: A portion Surveyed properties lie within Zone A with special flood hazard areas subject to inundation by the 1% annual chance flood event (shown hereon), according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) #49057C0400E, Map Revised Date: December 16, 2005; & FIRM Map # 49057C0401E, Map Revised Date: December 16, 2005.
  - Item 4: Gross land area shown hereon.
  - Item 5: Vertical relief shown hereon.
  - Item 8: Substantial features observed are shown hereon.
  - Item 11(a): Utility providers serving on or around the surveyed area, as determined by the Blue Stakes of Utah 811 (bluestakes.org) Utility Contact Lookup, were requested at the time of this Survey. Observed existing utilities, as well as those utilities disclosed on plans requested by the following utility providers shown hereon (See Note #8)
    - Received: PacifiCorp, Dominion
    - Pending: none
  - Item 13: Names of adjoining owners shown hereon.
  - Item 14: Distance to nearest intersecting street shown hereon.
  - Item 16: No evidence of recent earth moving work, building construction, or building additions were observed while conducting the fieldwork for this Survey.
  - Item 17: No proposed changes in the right-of-way were observed while conducting this survey.
  - Item 18: No wetland delineation markers were observed in the process of conducting the fieldwork.
- Any digital aerial photography shown hereon was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this Survey. The orthomosaic map shown hereon has been georeferenced to control points on the ground.
- The following documents were reviewed and/or utilized in the preparation of this Survey:
  - Warranty Deed, recorded on July 27, 2015 as Entry No. 2747617.
  - Warranty Deed, recorded on April 28, 2017 as Entry No. 2854406.
  - Warranty Deed, recorded on May 22, 2023 as Entry No. 3284204.
  - Warranty Deed, recorded on July 15, 1987 as Entry No. 1024389 in Book: 1525 at Page: 2164
  - Warranty Deed, recorded on July 28, 1988 as Entry No. 1053295 in Book: 1544 at Page: 698.
  - Warranty Deed, recorded on August 15, 1988 as Entry No. 1055001 in Book: 1545 at Page 1222.
  - Warranty Deed, recorded on May 17, 2011 as Entry No. 2527247.
  - Warranty Deed, recorded on January 12, 2015 as Entry No. 2717589.
  - Warranty Deed, recorded on May 10, 2021 as Entry No. 3151745.
  - Warranty Deed, recorded on December 22, 2021 as Entry No. 3206177.
  - Warranty Deed, recorded on January 10, 2022 as Entry No. 3209622.
  - Warranty Deed, recorded on July 27, 2015 as Entry #2747617.
  - Corrected Warranty Deed, recorded in July, 1988 as Entry No. 1017588.
  - Quit-Claim Deed, recorded on April 13, 1982 as Entry No. 835535 in Book: 1381 at Page: 1160.
  - Quit-Claim Deed, recorded on December 10, 2019 as Entry No. 3021586
- The following filed Surveys were utilized from the Weber County Surveyor's Office while conducting this Survey:
  - S005277, prepared by Hanson & Associates, Inc., file date: July 13, 2005
  - S6098, prepared by Hanson & Associates, Inc., file date: September 26, 2018.
  - S5906, prepared by Richardson Surveying, Inc., file date: December 18, 2017.
  - Area Reference Plat of Township 6 North, Range 3 West, SLB&M, signed date: November 1, 2022.

RECEIVED  
JAN 11 2024  
FILE # 7764

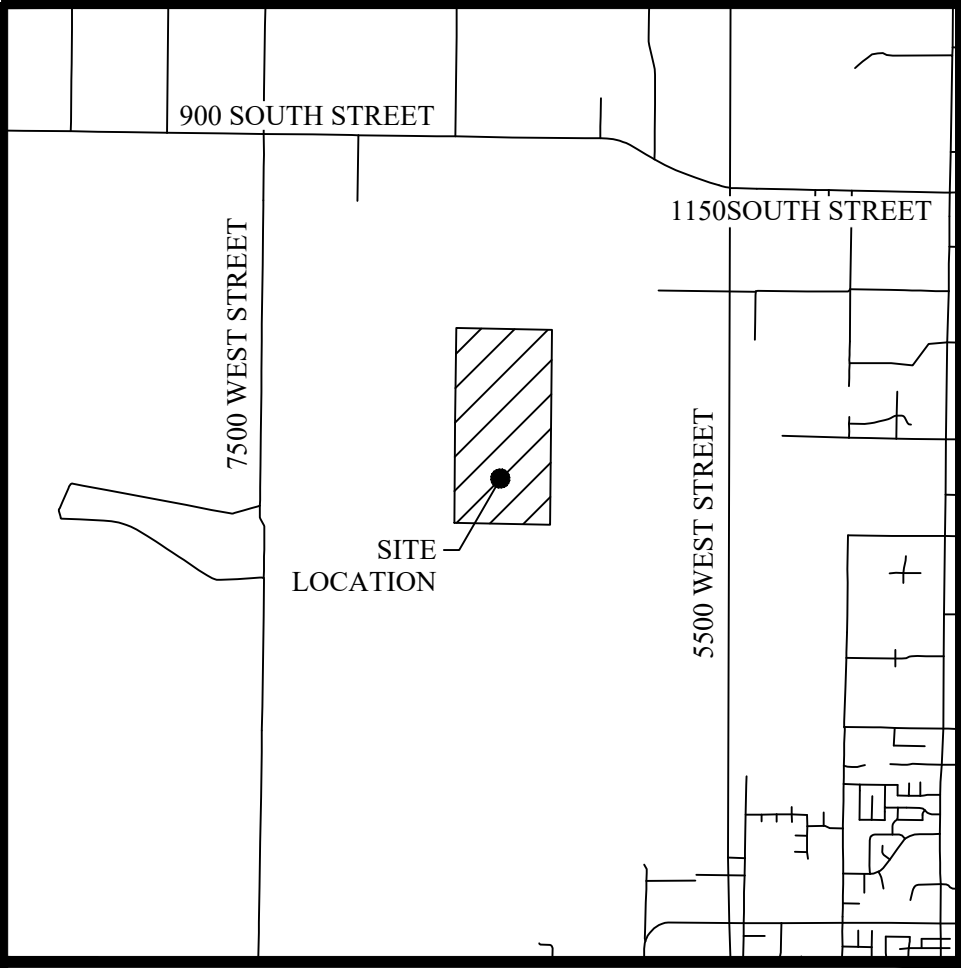


ALTA/NSPS LAND TITLE SURVEY  
LOCATION: THE WEST HALF OF SECTION 25, T6N, R3W, SLB&M  
OGDEN CITY, WEBER COUNTY, UTAH  
PROPERTY OF: SHOWN HEREON  
PREPARED FOR: WEBER STREAM LLC

REVISION BLOCK		DATE	DESCRIPTION
#		DATE	DESCRIPTION
1	###	###	###
2	###	###	###
3	###	###	###
4	###	###	###
5	###	###	###
6	###	###	###

Drawn: ARS/TGA	Checked: JL
Scale: 1"=600'	Job #: 23-0203
Date: 9/15/2023	
Sheet:	





VICINITY MAP

N.T.S



GRAPHIC SCALE



( IN FEET )

1 inch = 400ft.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. IRRIGATION
	EXIST. OVERHEAD POWER
	EXIST. FENCE
	EXIST. IRRIGATION DITCH FLOWLINE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. IRRIGATION BOX
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX
	EXIST. COMMUNICATIONS BOX
	EXIST. SPOT ELEVATION
	DEED BOOK/PAGE PER xxxx COUNTY RECORDS
	XXXX COUNTY PARCEL NO.

SCHEDULE B-II EXCEPTIONS

Exceptions #1-8

Contain no plottable descriptions.

Exception #9

The right of the County Assessor to reassess the Tax Assessment on said property in accordance with Secs. 59-2-501 to 515 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act:  
Dated: December 31, 2018  
Recorded: March 19, 2019  
Entry No.: 2970530

**Survey Findings:** All of Weber Co. Parcel # 10-046-0004 & Parcel #10-046-0007 are affected by record document.

Exception #10

The land described herein is located within the boundaries of the Weber Basin Water Conservancy District, Weber Area Dispatch 911 and Emergency Services District, Warren-West Warren Cemetery Maintenance District, Warren West Park Service Area, and the Weber Fire District, and is subject to any assessments levied thereby

**Survey Findings:** Contains no plottable descriptions.

Exception #11

Water rights, claims or title to water, whether or not shown by the public records.

**Survey Findings:** Contains no plottable descriptions.

Exception #12

Excepting therefrom all oil, gas and minerals and any rights appurtenant thereto.

**Survey Findings:** Contains no plottable descriptions.

Exception #13

Pole Line Easement, and the terms and conditions thereof:  
Grantor: Robert Penman  
Grantee: Morrison-Knudsen Company, Inc.

Recorded: April 20, 1956

Entry No.: 254863

Book/Page: 511 / 337

**Survey Findings:** Pole Line easement in favor of Morrison-Knudsen Company, Inc. as described in record document shown hereon. Said record document appears incomplete and does not provide the width of said pole line easement.

Exception #14

Pole Line Easement, and the terms and conditions thereof:  
Grantor: Robert Penman, a single man  
Grantee: Utah Power & Light Company

Recorded: October 20, 1960

Entry No.: 344472

Book/Page: 660 / 360

**Survey Findings:** Pole Line easement in favor of Utah Power & Light Company as described in record document shown hereon. Said record document appears incomplete and does not provide the width of said pole line easement.

Exception #15

Oil and Gas Lease, and the terms and conditions thereof:  
Lessor: Robert V. Penman and Joyce S. Penman, husband and wife and Max G. Look and Geraldine M.

Lessee: Viking Exploration, Inc.

Recorded: November 2, 1979

Entry No.: 805132

Book/Page: 1347 / 350

Assignment of Overriding Royalty Interests:

Recorded: February 18, 1981

Entry No.: 830192

Book/Page: 1376 / 993

Assignment of Oil and Gas Leases:

Recorded: December 8, 1981

Entry No.: 848471

Book/Page: 1394 / 353

Assignment of Oil and Gas Leases:

Recorded: January 15, 1982

Entry No.: 850385

Book/Page: 1396 / 306

Re-Assignment of Oil and Gas Leases:

Recorded: April 15, 1986

Entry No.: 969118

Book/Page: 1490 / 2070

**Survey Findings:** Surveyed area lies within areas described by record document.

Exception #16

Ordinance No. 23-93:

Recorded: December 17, 1993

Entry No.: 1264028

Book/Page: 1694 / 2050

An Ordinance establishing the West Warren Park Service Area.

**Survey Findings:** A portion of the surveyed area lies within the area described by record document (shown hereon).

Exception #17

Ordinance No. 17-94:

Dated: July 6, 1994

Recorded: November 25, 1994

Entry No.: 1322791

Book/Page: 1739 / 432

An Ordinance changing the numerical designation of the West Warren Park Service Area.

**Survey Findings:** Contains no plottable descriptions.

Exception #18

Resolution No. 27-2012

Recorded: December 13, 2012

Entry No.: 2610456

A Resolution of the Board of County Commissioners of Weber County, Utah, confirming the tax to be levied for municipal services provided to the unincorporated area of Weber County and describing the services to be provided therein.

**Survey Findings:** Contains no plottable descriptions.

Exception #19

Right of Way

Disclosed by: Warranty Deed

Recorded: July 28, 1988

Entry No.: 1053295

Book/Page: 1544 / 698

**Survey Findings:** Record document contains incomplete and illegible descriptions.

NORTHWEST CORNER OF  
SECTION 24, T6N, R3W, SLB&M  
3.5" ROUND TOP BRASS 2021  
SITE BENCHMARK = 4224.10'  
(FOUND)

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NORTHWEST CORNER OF  
SECTION 25, T6N, R3W, SLB&M  
LONE SQUARE STONE 1.0' EAST  
OF EXISTING FENCE CORNER  
HELD AS MONUMENT  
(FOUND)

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10-047-0001  
BCP DEVELOPMENT INC & LYNC  
CONSTRUCTION LLC  
ENTRY #3209622

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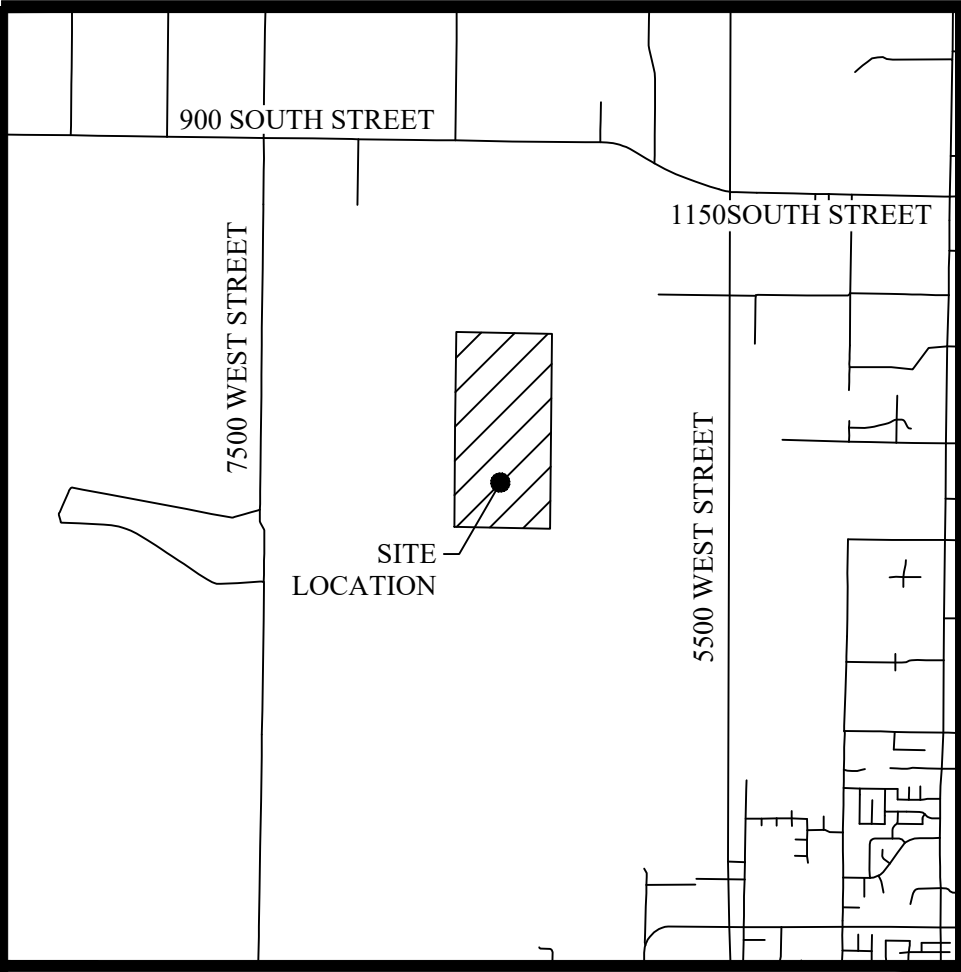
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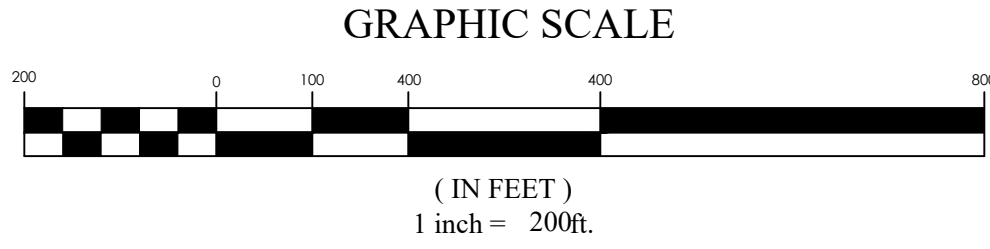
10-047-0002  
BCP DEVELOPMENT INC & LYNC  
CONSTRUCTION LLC  
ENTRY #3209622





VICINITY MAP  
N.T.S

- LEGEND**
- BOUNDARY LINE
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  - SECTION MONUMENT (FOUND)
  - SECTION MONUMENT (NOT FOUND)
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  - EXIST. COMMUNICATIONS BOX
  - EXIST. SPOT ELEVATION
  - DEED BOOK/PAGE PER xxxx COUNTY RECORDS
  - XXXX COUNTY PARCEL No.



**RECORD DESCRIPTION**  
(Parcel #10-045-0021, Parcel #10-045-0054, & Parcel #10-045-0056, per WD #2747617)

PARCEL 1 (10-045-0021)  
THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY.

PARCEL 2 (10-045-0054)  
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN U.S. SURVEY.

PARCEL 3 (10-045-0056)  
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTIONS 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, LYING WEST OF THE WEBER RIVER.  
TOGETHER WITH ALL WATER RIGHTS APPERTAINING THERETO. IN PARTICULAR, WATER RIGHT NUMBERS 35-4029 AND 35-11299 4259.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2015 and thereafter.

**COMPOSITE DESCRIPTION PARCEL 2**  
(Parcel #10-045-0021, Parcel #10-045-0054, & Parcel #10-045-0056, Jerry D. Weaver Trust)

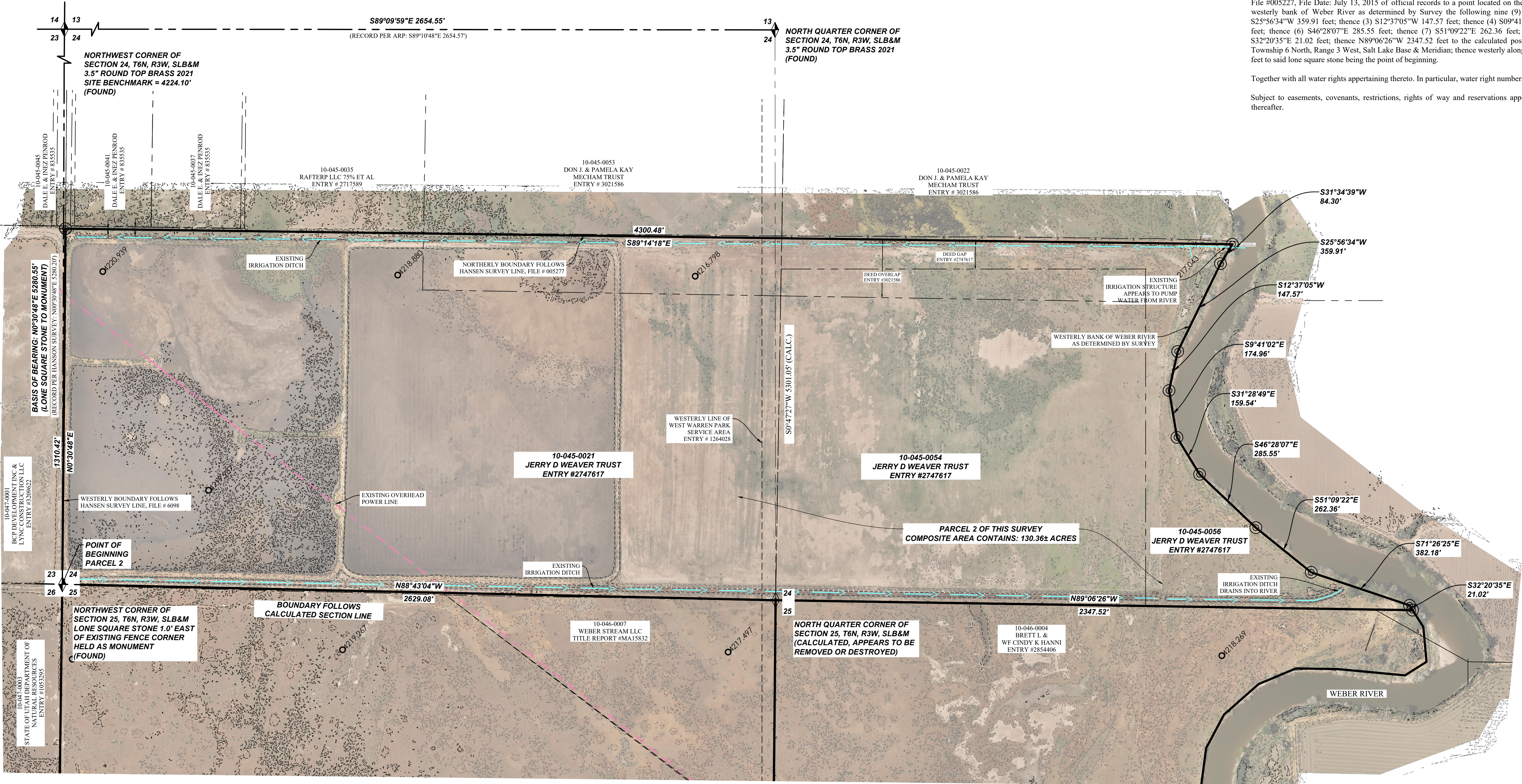
A part of the South Half of Section 24, Township 6 North, Range 3 West, Salt Lake Base & Meridian, lying West of the Weber River, being more particularly described as follows:

Beginning at the Southwest Corner of Section 24, Township 6 North, Range 3 West, Salt Lake Base & Meridian, said point being a found lone square stone historically accepted as the Section Corner which marks the southeast corner of a property identified as Parcel No. 2 on a filed survey prepared by Hansen Engineering & Associates, Inc., File #6098, File Date: September 26, 2018 on file with the Weber County Surveyor's Office; running thence northerly along the Section line N0°30'48"E 1310.42 feet; thence S89°14'18"E 4300.48 feet to and along the southerly survey line as described by a filed survey prepared by Hansen Engineering & Associates, Inc., File #005227, File Date: July 13, 2015 of official records to a point located on the westerly bank of Weber River; thence along said westerly bank of Weber River as determined by Survey the following nine (9) courses: (1) S31°34'39"W 84.30 feet; thence (2) S25°56'34"W 359.91 feet; thence (3) S12°37'05"W 147.57 feet; thence (4) S09°41'02"E 174.96 feet; thence (5) S31°28'49"E 159.54 feet; thence (6) S46°28'07"E 285.55 feet; thence (7) S51°09'22"E 262.36 feet; thence (8) S71°26'25"E 382.18 feet; thence (9) S32°20'35"E 21.02 feet; thence N89°06'26"W 2347.52 feet to the calculated position of the South Quarter Corner of Section 24, Township 6 North, Range 3 West, Salt Lake Base & Meridian; thence westerly along the calculated Section line N88°43'04"W 2629.08 feet to said lone square stone being the point of beginning.

Together with all water rights appertaining thereto. In particular, water right numbers 35-4029 and 35-11299 4259.

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2015 and thereafter.

Contains 130.36 Acres±



**RECEIVED**  
JAN 11 2024  
FILE # 7764

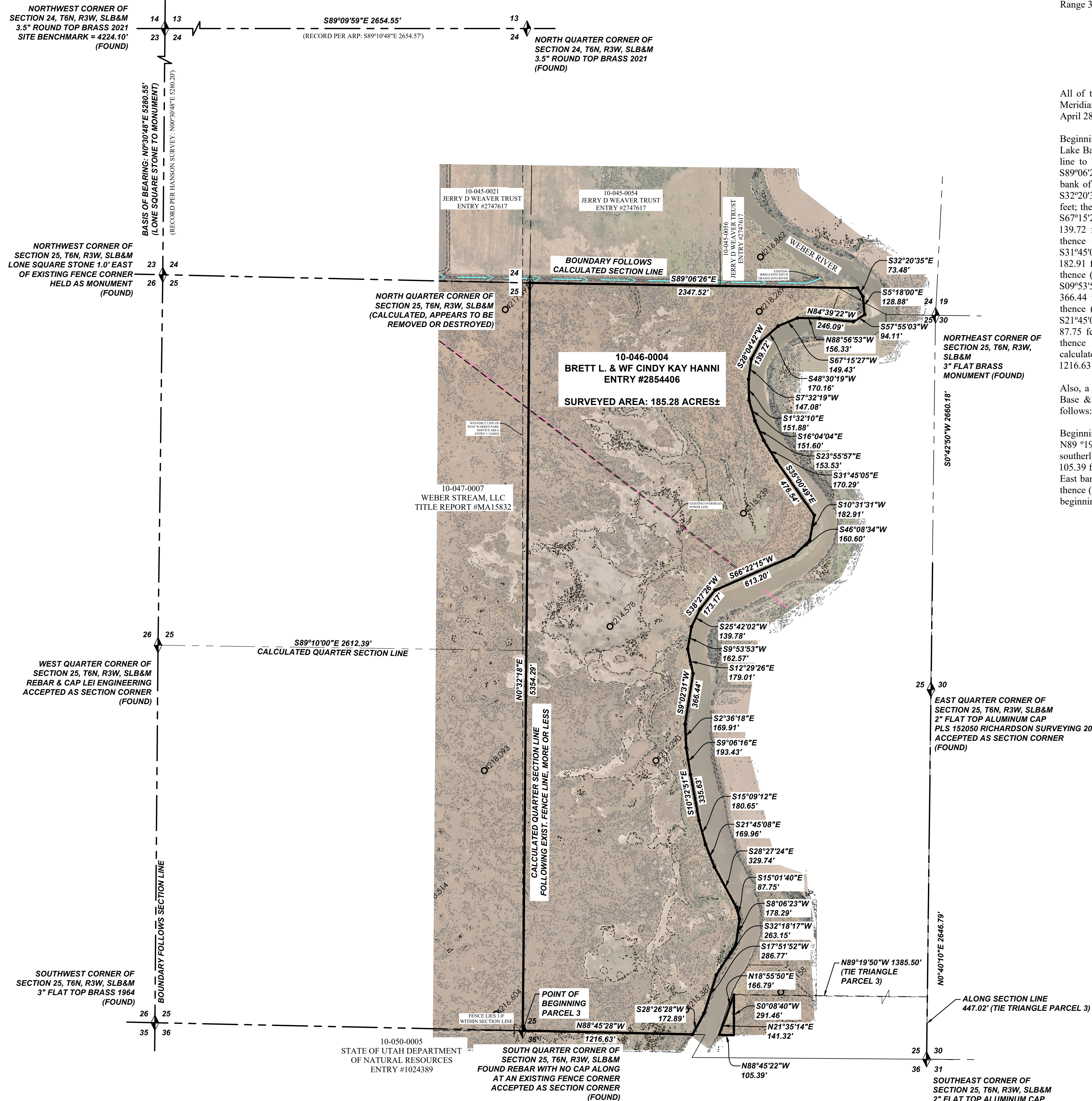
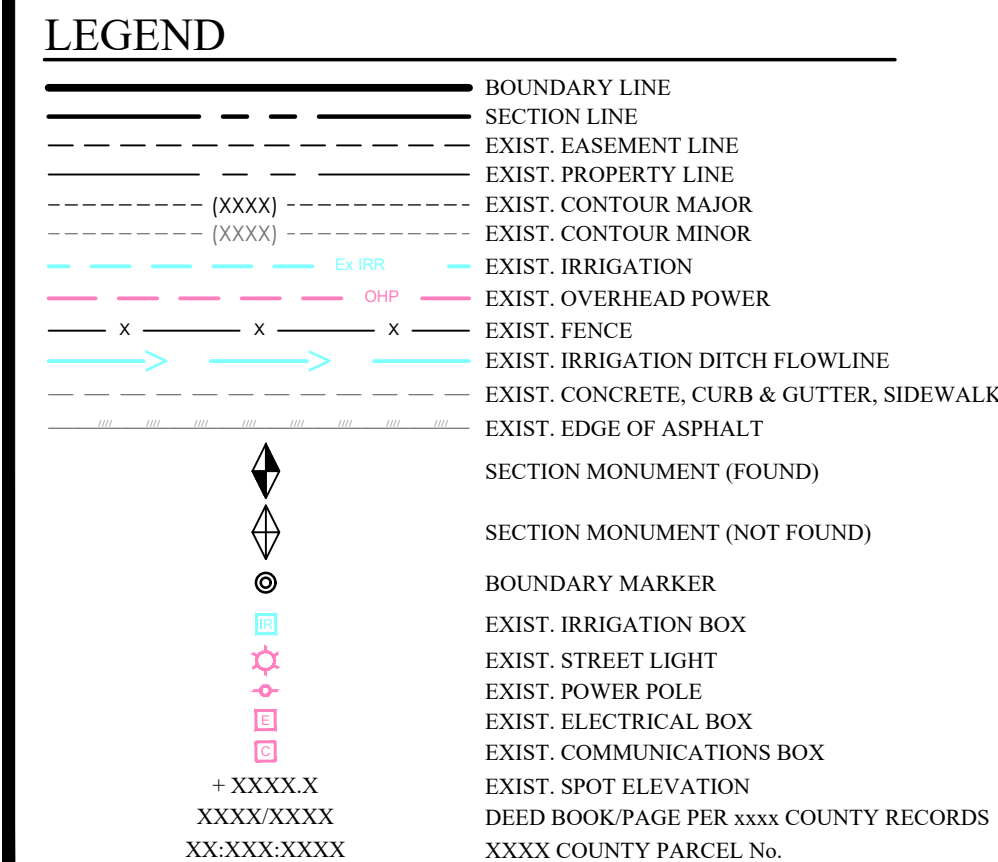
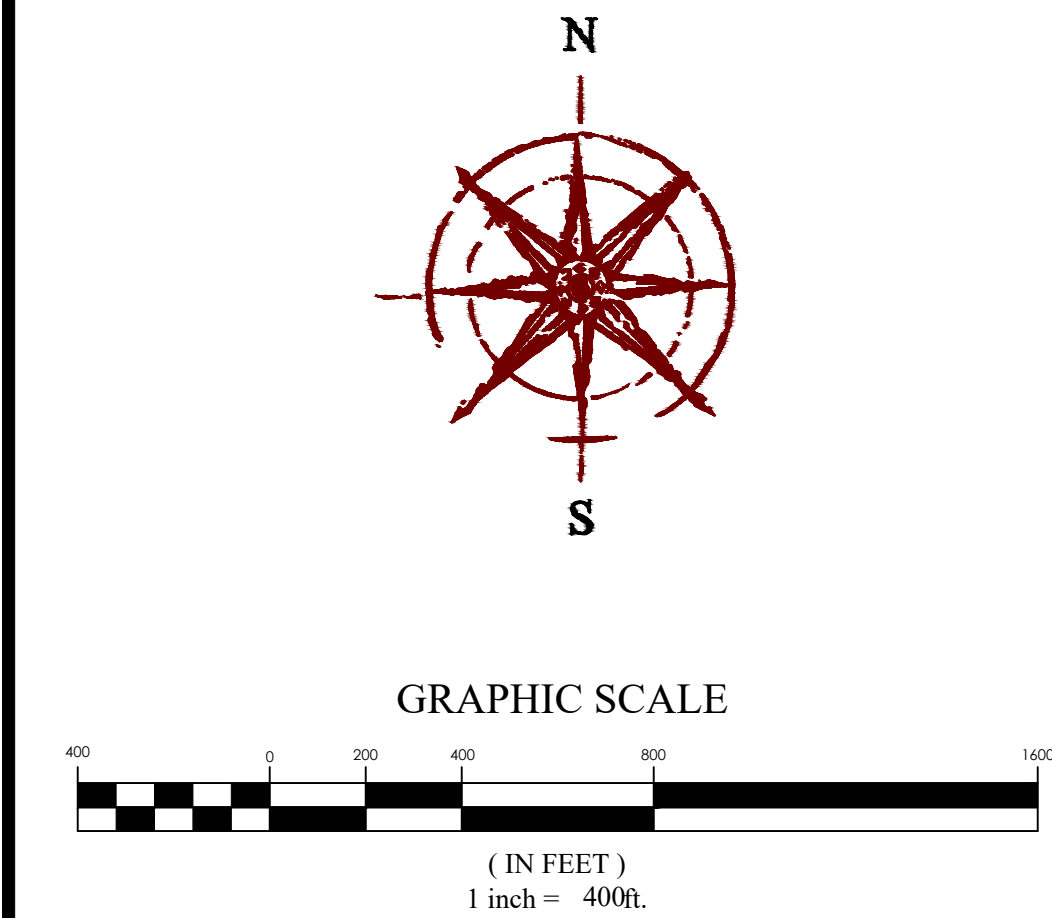
**BOUNDARY/TOPOGRAPHICAL SURVEY**  
LOCATION: A PART OF THE SOUTH HALF OF SECTION 24, T6N, R3W, SLB&M  
OGDEN CITY, WEBER COUNTY, UTAH  
PROPERTY OF: SHOWN HEREON  
PREPARED FOR: WEBER STREAM LLC

REVISION BLOCK		DESCRIPTION	
#	DATE	###	###
1	###	###	###
2	###	###	###
3	###	###	###
4	###	###	###
5	###	###	###
6	###	###	###

Drawn: ARS/TGA  
Scale: 1"=200'  
Date: 9/15/2023  
Sheet:

Checked: JL  
Job #: 23-0203





**RECORD DESCRIPTION**  
(Parcel #10-046-0004, per WD #2854406)

All of the Northeast Quarter of Section 25, Township 6 North, Range 3 West, Salt Lake Meridian, U.S Survey, Lying West of the River.  
Also: The West Half of the Southeast Quarter of said Section 258, Township 6 North, Range 3 West, Salt Lake Meridian, U.S. Survey.

**AS-SURVEYED DESCRIPTION PARCEL 3**  
***(Parcel #10-046-0004, Brett L. & WF Cindy K. Hanni)***

All of the East Half of Section 25, Township 6 North, Range 3 West, Salt Lake Base & Meridian, lying West of the Weber River as conveyed by a Warranty Deed, recorded on April 28, 2017 as Entry #2854406, being more particularly described as follows:

Beginning at the South Quarter Corner of Section 25, Township 6 North, Range 3 West, Salt Lake Base & Meridian; running thence N0°32'18"E 5354.29 feet along the Quarter Section line to the calculated position of the North Quarter Corner of said Section 25; thence S89°06'26"E 2347.52 feet to the westerly bank of Weber River; thence along said westerly bank of Weber River as determined by Survey the following three--three (33) courses: S32°20'35"E 73.48 feet; thence (2) S05°18'00"E 128.88 feet; thence (3) S57°55'03"W 94.11 feet; thence (4) N84°39'22"W 246.09 feet; thence (5) N88°56'53"W 156.33 feet; thence (6) S67°15'27"W 149.43 feet; thence (7) S48°30'19"W 170.16 feet; thence (8) S28°04'42"W 136.71 feet; thence (9) S07°32'19"W 147.08 feet; thence (10) S01°32'10"E 151.88 feet; thence (11) S16°04'04"E 151.60 feet; thence (12) S23°55'57"E 153.53; thence (13) S31°45'05"E 170.29 feet; thence (14) S35°00'49"E 476.54 feet; thence (15) S103°13'31"W 182.91 feet; thence (16) S46°08'34"W 160.60 feet; thence (17) S66°22'15"W 613.20 feet; thence (18) S38°27'26"W 173.17 feet; thence (19) S25°42'02"W 328.78 feet; thence (20) S05°53'53"W 162.57 feet; thence (21) S12°29'26"E 179.01 feet; thence (22) S09°02'31"W 366.44 feet; thence (23) S02°36'18"E 169.91 feet; thence (24) S09°06'16"E 193.43 feet; thence (25) S10°32'51"E 335.63 feet; thence (26) S15°09'12"E 180.65 feet; thence (27) S21°45'08"E 169.96 feet; thence (28) S28°27'24"E 329.74 feet; thence (29) S15°01'40"E 87.75 feet; thence (30) S08°06'23"W 178.29 feet; thence (31) S32°18'17"W 263.15 feet; thence (32) S17°51'52"W 286.77 feet; thence (33) S28°26'28"W 172.89 feet to the calculated Section line; thence westerly along said calculated Section line N88°45'28"W 1216.63 feet to the point of beginning.

Also, a part of the East Half of Section 25, Township 6 North, Range 3 West, Salt Lake Base & Meridian, lying East of the Weber River, being more particularly described as follows:

Beginning at a point on an existing fence line, said point being N0°40'10"E 447.02 feet and N89°19'50"W 1385.50 feet from the Southeast Corner of said Section 25; running thence southerly along said fence line, more or less S08°04'40"W 291.46 feet; thence N88°45'22"W 105.39 feet to the East bank of the Weber River as determined by Survey; thence along said East bank of the Weber River the following two (2) courses: (1) N21°35'14"E 141.32 feet; thence (2) N18°55'50"E 166.79 feet to said existing fence line, said point being the point of beginning.

Contains 185.28 Acres±

RECEIVED  
JAN 11 2024  
FILE # 7764

**FOCUS<sup>®</sup>**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
[www.focusutah.com](http://www.focusutah.com)



# BOUNDARY/TOPOGRAPHICAL SURVEY

LOCATION: A PART OF THE EAST HALF OF SECTION 25, T6N, R3W, SLB&M  
 OGDEN CITY, WEBER COUNTY, UTAH  
 PROPERTY OF: SHOWN HEREON  
 PREPARED FOR: WEBER STREAM LLC

REVISION BLOCK	
#	DATE DESCRIPTION
1	####
2	####
3	####
4	####
5	####
6	####

Drawn: ARS/TGA	Checked: JL
Scale: 1"=400'	Job #: 23-0203
Date: 9/15/2023	
Sheet:	

4 OF 4