

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

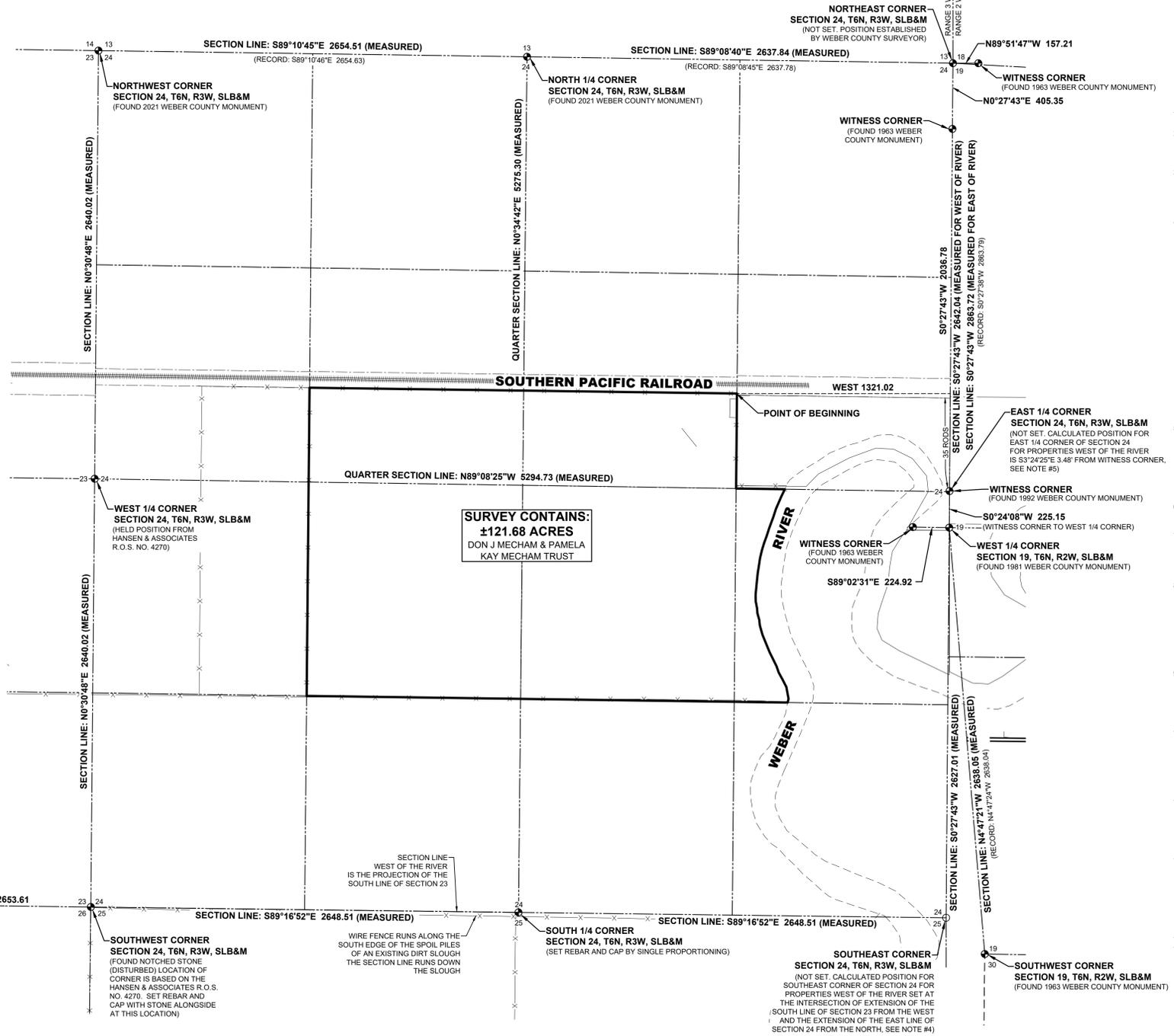
**RECORD LEGAL DESCRIPTIONS**

**PARCEL 1:**  
PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;  
BEGINNING AT THE CENTER OF SECTION 24, THENCE EAST 1720 FEET, MORE OR LESS, TO THE WEST BANK OF WEBER RIVER, RUNNING THENCE SOUTH ALONG WEST BANK OF SAID RIVER TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE WEST 1320 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, THENCE NORTH 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL 2:**  
PART OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION 24, THENCE NORTH 113 RODS 13 FEET, THENCE EAST 160 RODS, THENCE SOUTH 33 RODS 13 FEET, THENCE WEST 1320 FEET TO CENTER OF SECTION 24, THENCE SOUTH 1320 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, THENCE WEST 1320 FEET TO THE POINT OF BEGINNING.

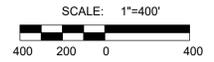
**COMPOSITE SURVEYED DESCRIPTION**

All of that real property described in Deed Entry No. 3021586 in the official records of the Weber County Recorder, said property being located in the Northeast Quarter, Southeast Quarter, Southwest Quarter and Northwest Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base & Meridian, located in Weber County, Utah, more particularly described by survey as follows:  
Beginning at the intersection of the west line of the Southeast Quarter of the Northeast Quarter of said Section and the southerly right-of-way line of the Southern Pacific Railroad, said intersection being located S00°27'43"W along the Section Line 2036.78 feet and West 1321.02 feet from the Northeast Corner of Section 24, Township 6 North, Range 3 West, Salt Lake Base & Meridian; thence S00°31'13"W along said west line 585.44 feet to the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section; thence S89°08'25"E along the south line of the Southeast Quarter of the Northeast Quarter of said Section 301.92 feet to the westerly bank of the Weber River; thence along the westerly bank of the Weber River the following thirty (30) courses: S27°38'01"W 7.38 feet; thence S25°29'39"W 42.67 feet; thence S23°32'48"W 83.65 feet; thence S18°13'41"W 51.77 feet; thence S20°10'55"W 75.89 feet; thence S17°58'58"W 49.80 feet; thence S20°16'15"W 43.33 feet; thence S17°28'43"W 43.86 feet; thence S13°29'39"W 53.59 feet; thence S08°43'50"W 42.79 feet; thence S08°55'45"W 48.44 feet; thence S06°08'49"W 39.63 feet; thence S05°48'43"W 45.41 feet; thence S05°23'50"W 52.19 feet; thence S00°54'04"E 40.00 feet; thence S11°13'57"E 42.30 feet; thence S04°56'56"E 34.29 feet; thence S15°57'05"E 38.60 feet; thence S06°36'15"E 37.76 feet; thence S15°47'45"E 58.59 feet; thence S22°10'04"E 65.84 feet; thence S22°46'01"E 48.86 feet; thence S26°15'47"E 51.17 feet; thence S28°14'51"E 48.63 feet; thence S18°59'45"E 40.84 feet; thence S28°58'22"E 49.11 feet; thence S27°09'46"E 52.60 feet; thence S03°29'35"E 3.43 feet; thence S10°39'44"E 70.96 feet; thence S16°32'10"W 22.83 feet to a point on the south line of the Northeast Quarter of the Southeast Quarter of said Section; thence N89°12'39"W along the 40-acre line 2978.45 feet to the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section; thence N00°32'45"E along the 40-acre line 1899.69 feet to the southerly right-of-way line of the Southern Pacific Railroad; thence S89°13'47"E along said right-of-way line 2647.08 feet to the point of beginning.  
Contains: ±121.68 Acres  
±5,300,514 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 PLSs 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 PLSs 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. Troskolowski may have "stuffed 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) 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 calls 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.
- This Title Report prepared by First American Title Insurance Company, Commitment No. 14253-618757, Commitment Date: April 14, 2022, 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 October 26, 2022.



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**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  
Date: October 18, 2023

**LEI**  
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PLANNERS**  
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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: FLAGSHIP HOMES  
PROPERTY OF: DON J. & PAMELA KAY MECHAM TRUST

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #: 2022-0003  
DRAWN BY: CAP  
DESIGNED BY: CAP  
SCALE: 1"=400'  
DATE: 10/18/2023  
SHEET

