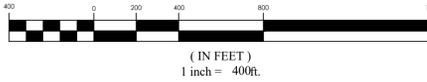




VICINITY MAP
N.T.S



GRAPHIC SCALE



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. Loock and Geraldine M. Loock, husband and wife
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

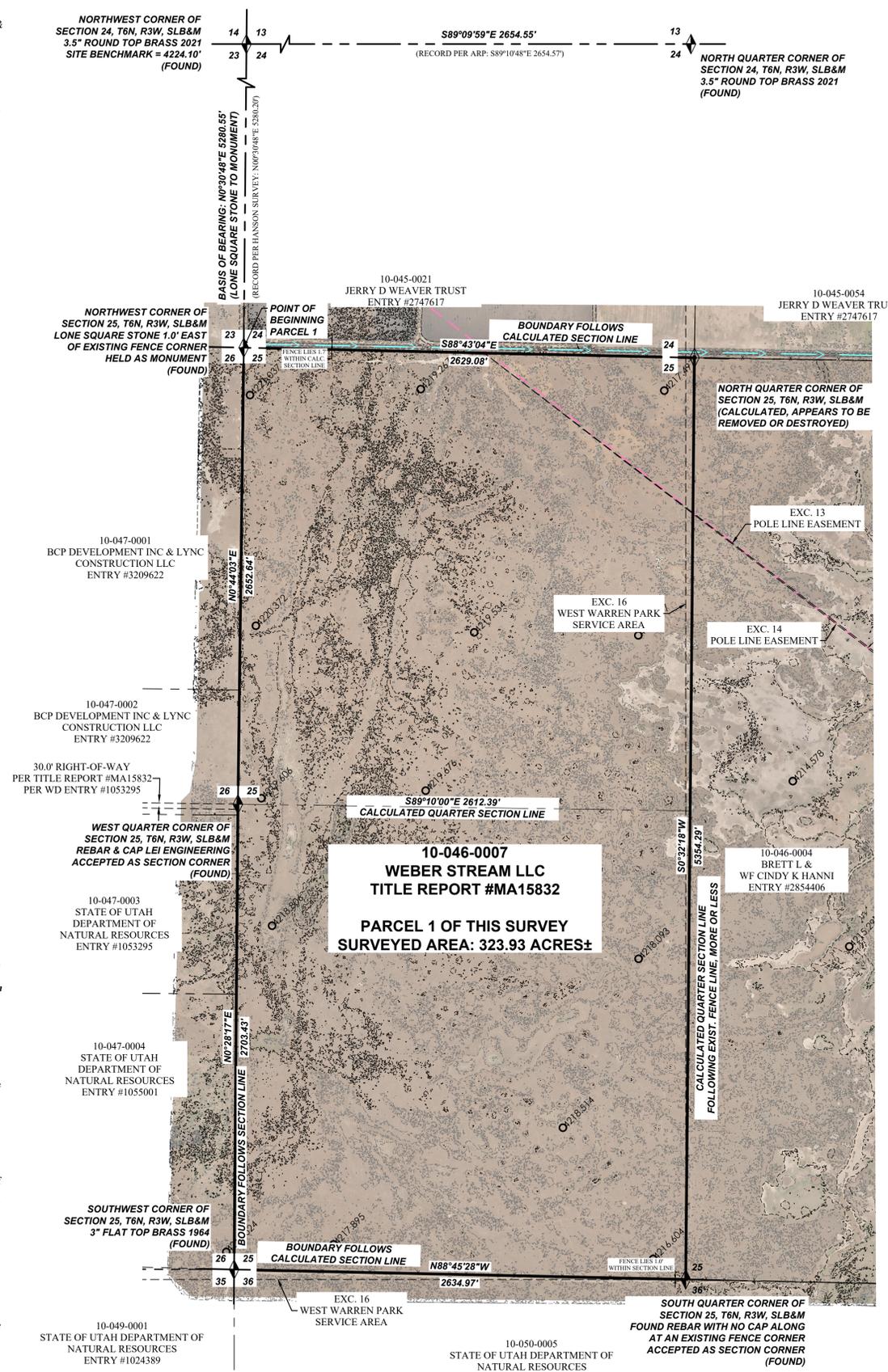
Re-Assignment of Oil and Gas Leases:
Recorded: April 15, 1986
Entry No.: 969118
Book/Page: 1490 / 2070
Survey Findings: Surveyed area lies within areas described by record document.

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.



RECORD DESCRIPTION
(FROM TITLE REPORT #MA15832)
(Parcel #10-046-0007, Weber Stream, LLC)

All of fractional Section 25, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey.

Together with a 30 foot right of way over the North 30 feet of the South half of Section 26, Township 6 North, Range 3 West, and the West 30 feet of said Section 26, to the Weber County Road on the West, as reserved in that certain Warranty Deed, recorded July 28, 1988, as Entry No. 1053295, in Book 1544 at Page 698.

Less and excepting therefrom, all of the Southeast Quarter and all of the Northeast Quarter of said Section 25.

AS-SURVEYED DESCRIPTION PARCEL 1
(Parcel #10-046-0007, Weber Stream, LLC)

All of the West Half of Section 25, Township 6 North, Range 3 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at the Northwest Corner of Section 25, Township 6 North, Range 3 West, Salt Lake Base & Meridian; running thence S88°43'04"E 2629.08 feet along the Section Line to the calculated position of the North Quarter Corner of said Section 25; thence S0°32'18"W 5354.29 feet along an existing fence line and along the Quarter Section Line to the calculated position of the South Quarter Corner of said Section 25; thence N88°45'28"W 2634.97 feet along an existing fence line and along the Section Line to the Southwest Corner of said Section 25; thence N0°28'17"E 2703.43 feet along an existing fence line and along the Section Line to the West Quarter Corner of said Section 25; thence N0°44'03"E 2652.64 feet along an existing fence line and along the Section Line to the Northwest Corner of said Section 25, said point also being the point of beginning.

Together with a 30 foot right of way over the North 30 feet of the South half of Section 26, Township 6 North, Range 3 West and the West 30 feet of said South half of Section 26 to the Weber County Road on the West, as reserved in Warranty Deed, recorded July 28, 1988, as Entry No. 1053295 in Book 1544 at page 698, of Weber County Records.

Contains 323.93 Acres±

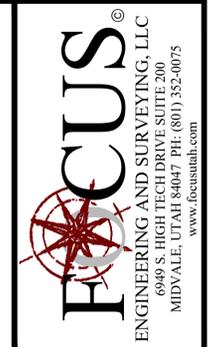
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FILE # 7764

SURVEYOR'S CERTIFICATE

To Weber Stream LLC; Litchfield Capital, LLC; Westcor Land Title Insurance Company; Metro National Title Associates, LLC:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8, 11(a), 13-14, 16 & 18 of Table A thereof. The fieldwork was completed on August 7, 2023.

Justin Lundberg
Professional Land Surveyor
License No. 11254439

09/18/23
Date



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
1	###/###/###	###
2	###/###/###	###
3	###/###/###	###
4	###/###/###	###
5	###/###/###	###
6	###/###/###	###

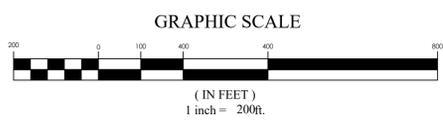
Drawn: ARS/TGA
Scale: 1"=400'
Date: 9/15/2023
Checked: JL
Job #: 23-0203
Sheet: 2 OF 4



VICINITY MAP
N.T.S.

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.



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 SOUTHWEST 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 SOUTHWEST QUARTER OF THE SOUTHWEST 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)

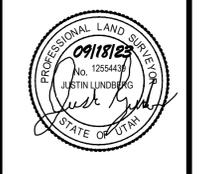
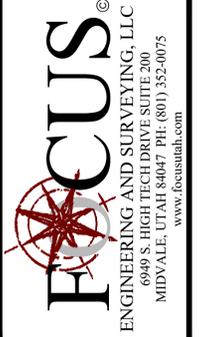
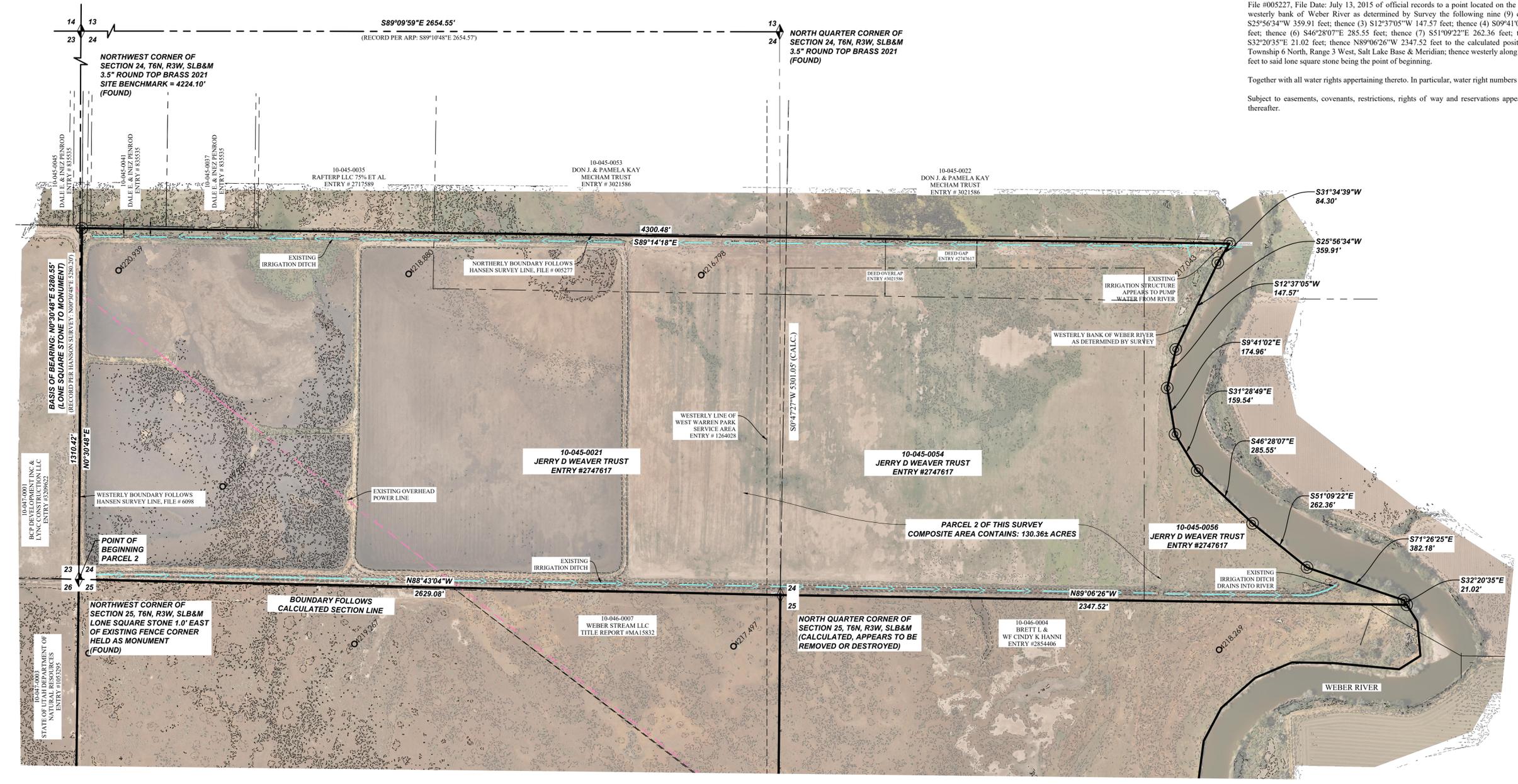
A part of the South Half of Section 24, Township 6 North, Range 3 West, Salt Lake Base & Meridian, lying West of the Weber River, being more particularly described as follows:

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±



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

Drawn: ARS/TGA	Checked: JL
Scale: 1"=200'	Job #: 23-0203
Date: 9/15/2023	
Sheet:	

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JAN 11 2024
FILE # 7764

