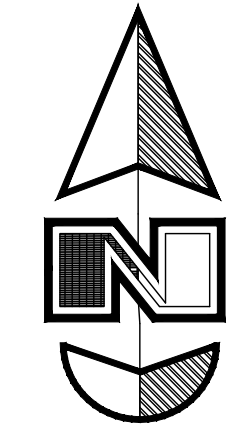


Preliminary Plan for Smart Fields

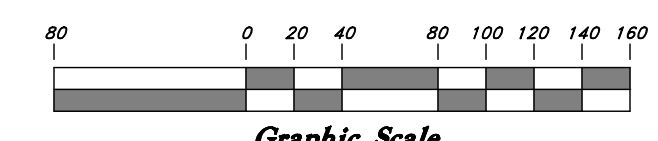
Connectivity and Incentivised Subdivision Plat
 A part of the Southwest Quarter of Section 21,
 T6N, R2W, SLB&M, U.S. Survey
 Weber County, Utah
 December 2021



VICINITY MAP
Not to Scale



Scale: 1" = 80'



- LEGEND**
- ▲ Set Nail & Washer
 - Set 5/8 x 24" Rebar & GBE Cap
 - ◆ Section Corner
 - ◆ Calculated Section Position
 - ◆ Reference Monument
 - (Rec) Record
 - (WCS) Weber County Surveyor
 - Center line of Ditch

NOTE

- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
- Lot 207 of Phase 2 Not Buildable until Permanent Storm Water Pond and Turnaround Area in place.

RECORD DESCRIPTION

Parcel #150570035 (TAXING) (Phase 1)
 A part of the Southwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey; beginning 15 Rods North of the Southwest Corner of said Quarter Section and running thence East 32 Rods, thence North 65 Rods, thence West 32 Rods, thence South 65 Rods to the point of beginning. Excepting therefrom: A part of the Southwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, described as follows: beginning of a point North 00°30'47" East 247.50 feet along the section line from the Southwest Corner of said Section 21, to the Point of Beginning and running thence North 0°30'47" East 175.00 feet, thence South 89°07'58" East 262.00 feet; thence South 00°30'47" West 175.00 feet; thence North 89°07'58" West 262.00 feet to the point of beginning. [Entry#2278432] [note: a division took place on this parcel which did not comply with Utah Code 17-27A-605(3)] Entry#2278432]

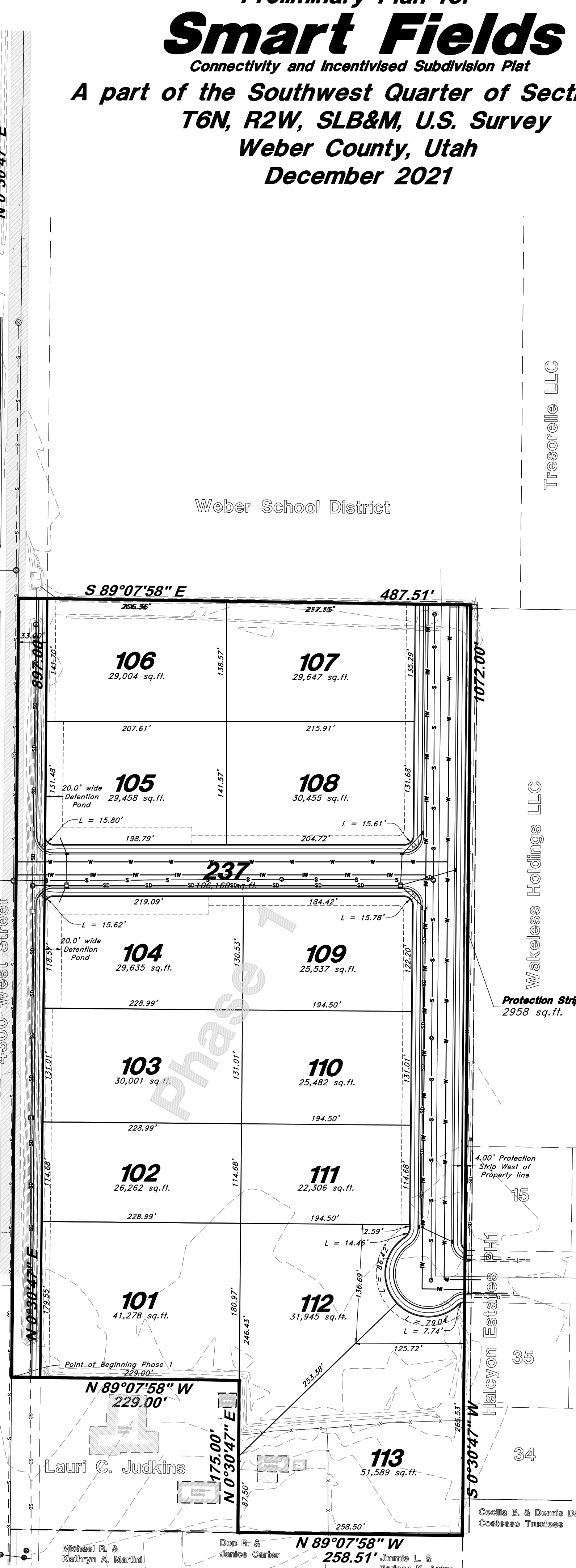
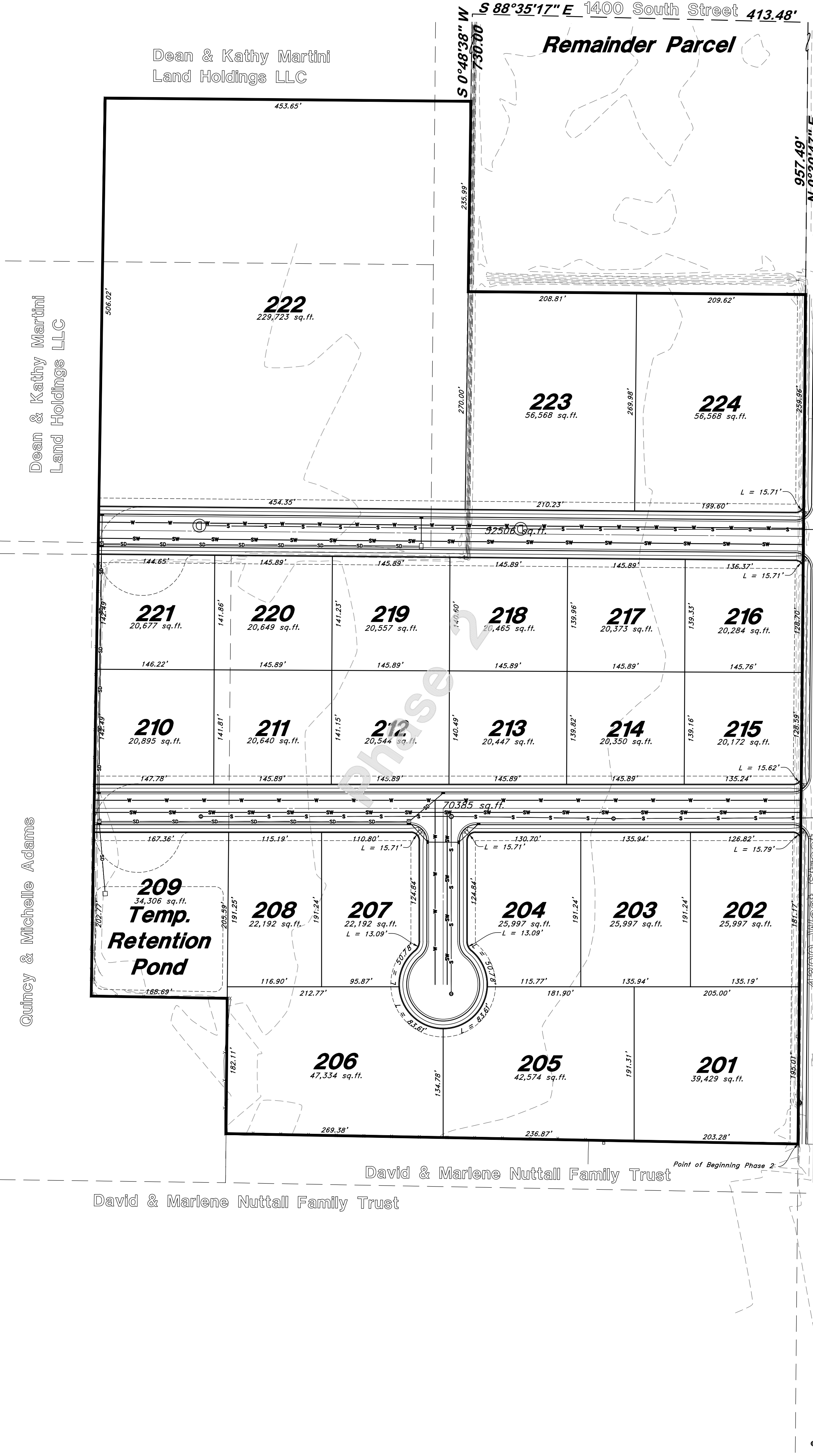
Parcel #15054005 (Phase 2)
 A part of the Southeast Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey; beginning at a point 589.00 feet North of the Southeast Corner of said Quarter Section; thence North 2043.69 feet; thence West 442.5 feet (North 89°05'52" West 438.43 feet along the Quarter section line) to a fence; thence South (South 0°16'34" West) along fence 20 Chains (1318.01 feet); thence West (North 89°19'24" West) 300 feet (279.79 feet) to a point 742.5 feet West of the East line of said Quarter Section; thence South 729.31 feet; thence South 89°28'30" East 742.53 feet to the Point of Beginning. Contains 25.767 acres. subject to a County Road Right-of-Way across the North 33 feet and East 33 feet thereof. road contains 1.856 acres.

Parcel #150540049 (Phase 2, containing lots 209, 210, 221 & 222)
 A part of the Southeast Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; beginning at a point 7.5 Chains (495 feet) West and 44.5 Chains (957 feet), South of the Northeast Corner of said Southeast Quarter of Section 20, thence South 5.5 Chains (363 feet), thence West 3.75 Chains (247.5 feet), thence South 8.52 Chains (562.32 feet), thence West 2.6 Chains (171.6 feet), thence North 8.52 Chains (562.32 feet), thence West 5.65 Chains (372.9 feet), thence North 5.5 Chains (363 feet), thence East 12 Chains (792 feet) to beginning; also: beginning at a point 495 feet West and 14.5 chains (957 feet), South from the Northeast Corner of said Quarter Section, and running thence South 5.5 Chains (363 feet), thence East 52.5 feet, thence North 5.5 Chains (363 feet), thence West 52.5 feet to the Point of Beginning.

Parcel #150540049 (Phase 2, containing lot 222)
 A part of the Southeast Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; beginning at a point 7.50 chains (495 feet), West of the Northeast Corner of said Quarter Section and running thence West 6 chains (396 feet), thence South 6 chains (396 feet), thence West 6 chains (396 feet), thence South 8.50 chains (561 feet), thence East 12.75 chains and 3 feet (844.5 feet), thence North 14.50 chains (957 feet), thence West 52.50 feet to the Point of Beginning.

Phase 1 acreage: 482,526 sqft. (excluding 4300 West dedication)
 Phase 2 acreage: 997,824 sqft.
 Over all acreage for the subdivision: 1,479,442.70 Sqft or 31.22 acres (for calculating the number of Lots)

Phase 1 acreage: 512,127 sqft. (including 4300 West dedication)
 Phase 2 acreage: 997,824 sqft.
 Over all acreage for the subdivision: 1,509,044 Sqft or 34.6 acres



PRELIMINARY PLAN

ENGINEER: Great Basin Engineering North
 c/o Andy Hubbard, PLS.
 Andy@greatbasineng.com
 5746 South 1475 East Suite 200
 Ogden, Utah 84405
 (801) 394-4515

DEVELOPER: Linc Construction, LLC
 1400 North Mountain Road
 Ogden Utah
 (801)-710-2234

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801) 394-4515, FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan
 connectivity and incentivised subdivision plat
Smart Fields
 Approx. 1800 South 4300 West Street
 Ogden City, Weber County, Utah
 A part of Section 20, T6N, R2W, SLB&M, U.S. Survey