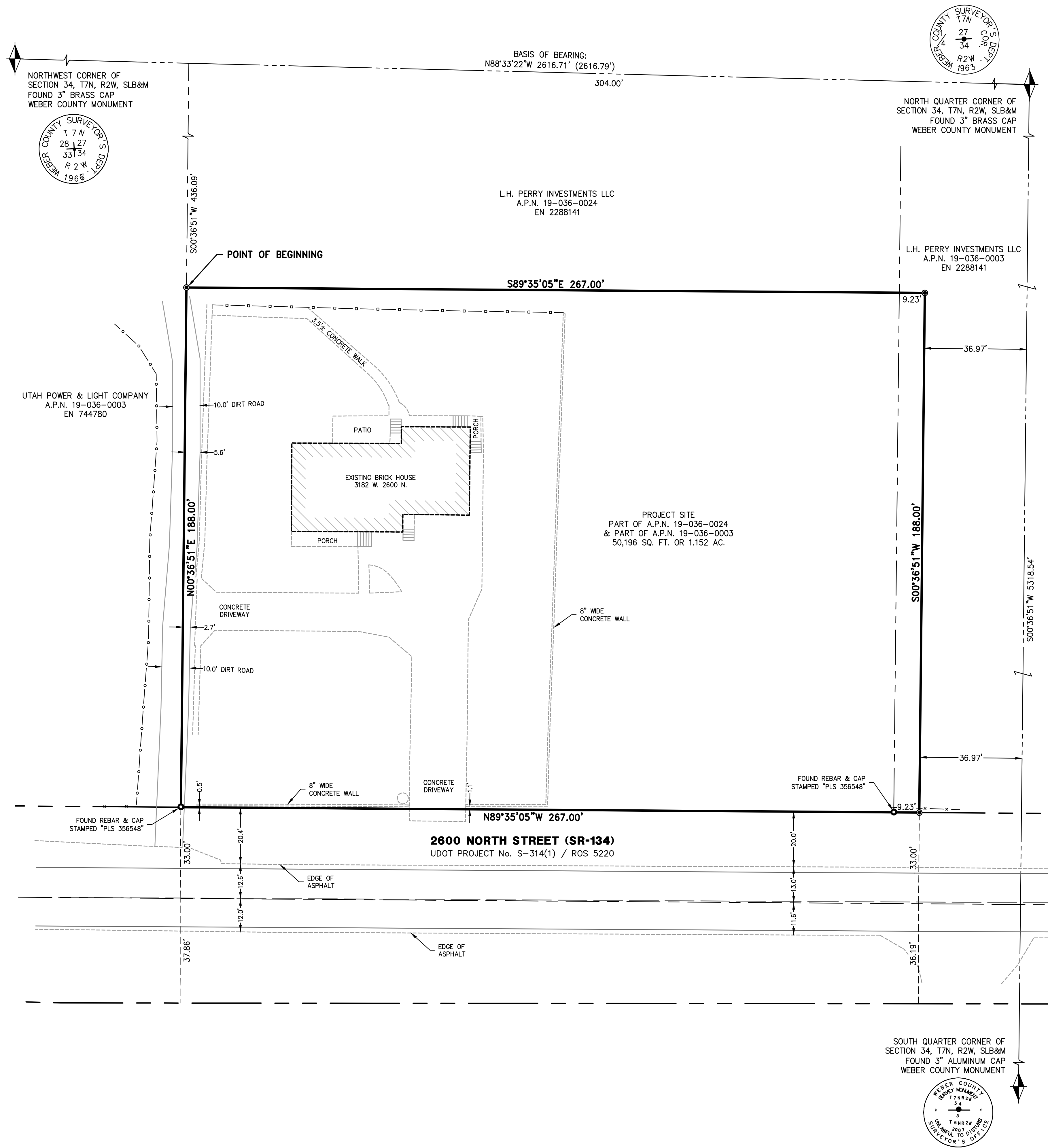


Path: P:\O'REILLY ALTA SURVEYS\O'REILLY PLAIN CITY UT 4113\SURVEY.dwg O'Reilly, Plain City ROS.dwg | plot date: April 08, 2025 | plotted by: Brett

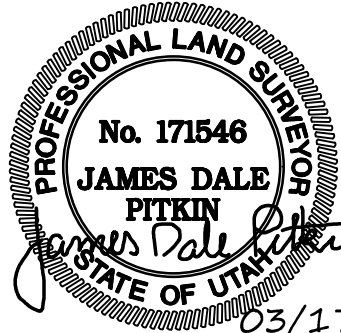


SURVEYOR'S CERTIFICATE

I, James D. Pitkin, a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546, do hereby certify a survey of the described property was made under my direction and the map hereon is a true and correct representation of said survey.

Date: March 17, 2025

James D. Pitkin, PLS
License No. 171546



RECORD DESCRIPTION

(Title Commitment No. 179923-NTF (Version No. 3), Effective Date: February 3, 2025)

A parcel of land located in the Northwest Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, being part of a tract of land described in that certain Warranty Deed recorded August 28, 2007 as Entry No. 2288141 in the Office of the Weber County Recorder, more particularly described as follows:

BEGINNING at a point 304.00 feet North 88°33'22" West along the Section line and 436.09 feet South 00°36'51" West from the North Quarter corner of said Section 34, and running thence South 89°35'05" East 267.00 feet; thence South 00°36'51" West 188.00 feet to the northerly right-of-way line of 2600 North Street (State Route 134) known as Utah Department of Transportation (UDOT) Project No. S-314(1); thence along said line North 89°35'05" West 267.00 feet to a found rebar and cap stamped, "PLS 356548"; thence North 00°36'51" East 188.00 feet to the POINT OF BEGINNING.

NARRATIVE

An ALTA/NSPS Land Title Survey of the subject property was requested by O'Reilly Auto Enterprises, LLC for future design considerations. A Commitment for Title Insurance prepared by Cottonwood Title Insurance Agency, Inc., CommitmentNo. 179923-NTF (Version No. 3), Effective Date: February 3, 2025, was provided and relied upon for the preparation of this survey.

The Basis of Bearings for this survey is North 88°33'22" West 2616.71 feet measured along the Section line between the North Quarter corner and Northwest corner of Section 34, Township 7 North, Range 2 West, Salt Lake Base & Meridian.

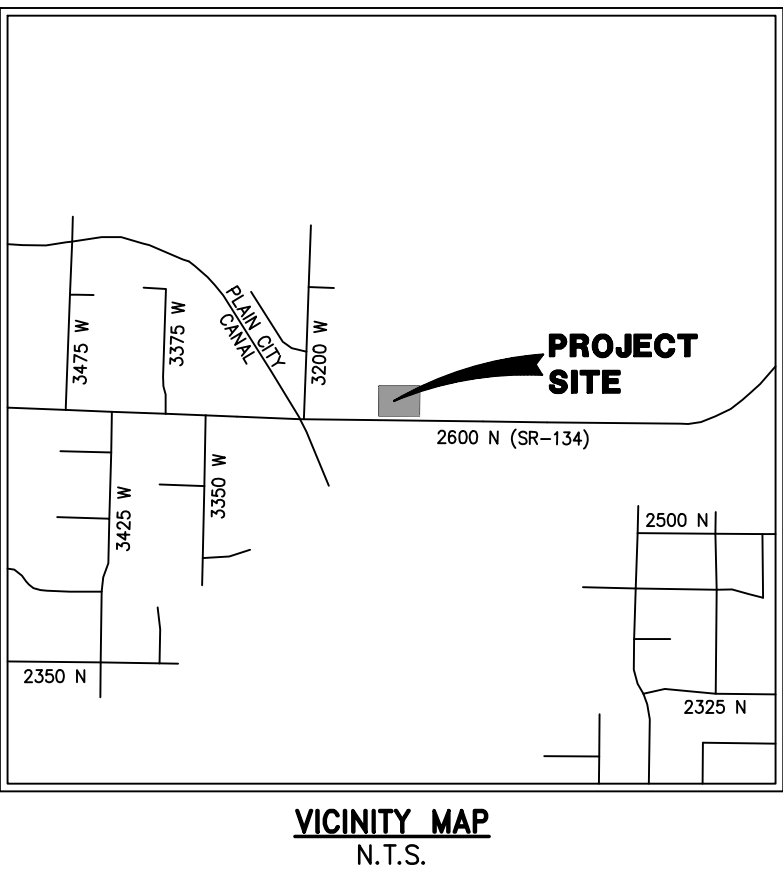
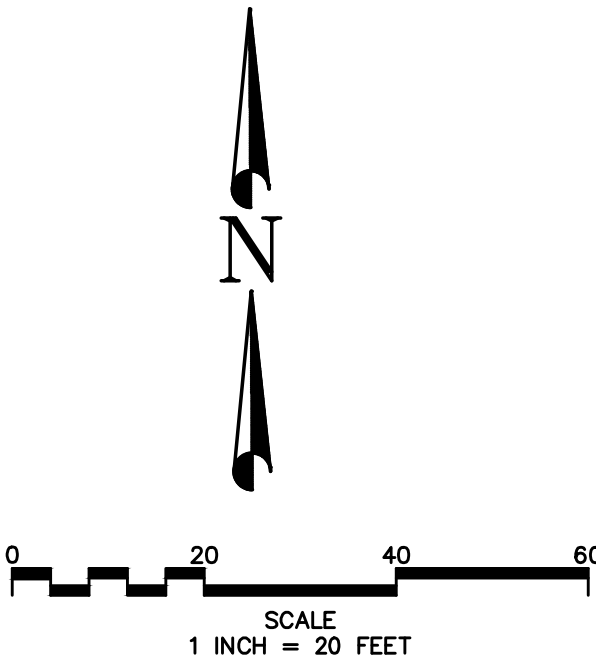
REFERENCES

- Commitment for Title Insurance and associated documentation prepared by Cottonwood Title Insurance Agency, Inc., Title Commitment No. 179923-NTF, effective date: May 14, 2024.
- Utah Department of Transportation (UDOT) post war right-of-way maps for Project No. S-314(1).
- Diamond E Subdivision plat recorded July 20, 2022 as Entry No. 3246988 in Book 93 of Official Records at Page 70-71.
- Record of Survey Nos. 5220 & 5279.

LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINES
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- SECTION MONUMENTS FOUND, NOT FOUND (AS NOTED)
- SURVEY MONUMENTS FOUND (AS NOTED)
- REBAR & CAP MARKED "DOMINION ENGINEERING" TO BE SET (UNLESS OTHERWISE NOTED)
- EXISTING LIVESTOCK CORRAL FENCE
- EXISTING CHAIN/RAIL ROAD TIE FENCE
- EDGE OF EXISTING IMPROVEMENTS ± (AS NOTED)
- RECORD BEARINGS AND/OR DISTANCES

RECEIVED
APR 14 2025
FILE # 8024



DRAWN <u>BCD 03.2025</u> DATE	CHECKED <u>JDP 03.2025</u> DATE	O'REILLY AUTO ENTERPRISES, LLC	 Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	RECORD OF SURVEY 3182 WEST 2600 NORTH STREET		PROJECT NO. 4113			
DESIGNED _____ DATE	PROJECT ENGINEER _____			LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN		SHEET NO. 1 of 1			
APPROVED _____ DATE	JDP PROJECT MANAGER					FILE NAME: PLAIN ROS SCALE: 1"=20'			
						NO.	REVISIONS	BY	DATE