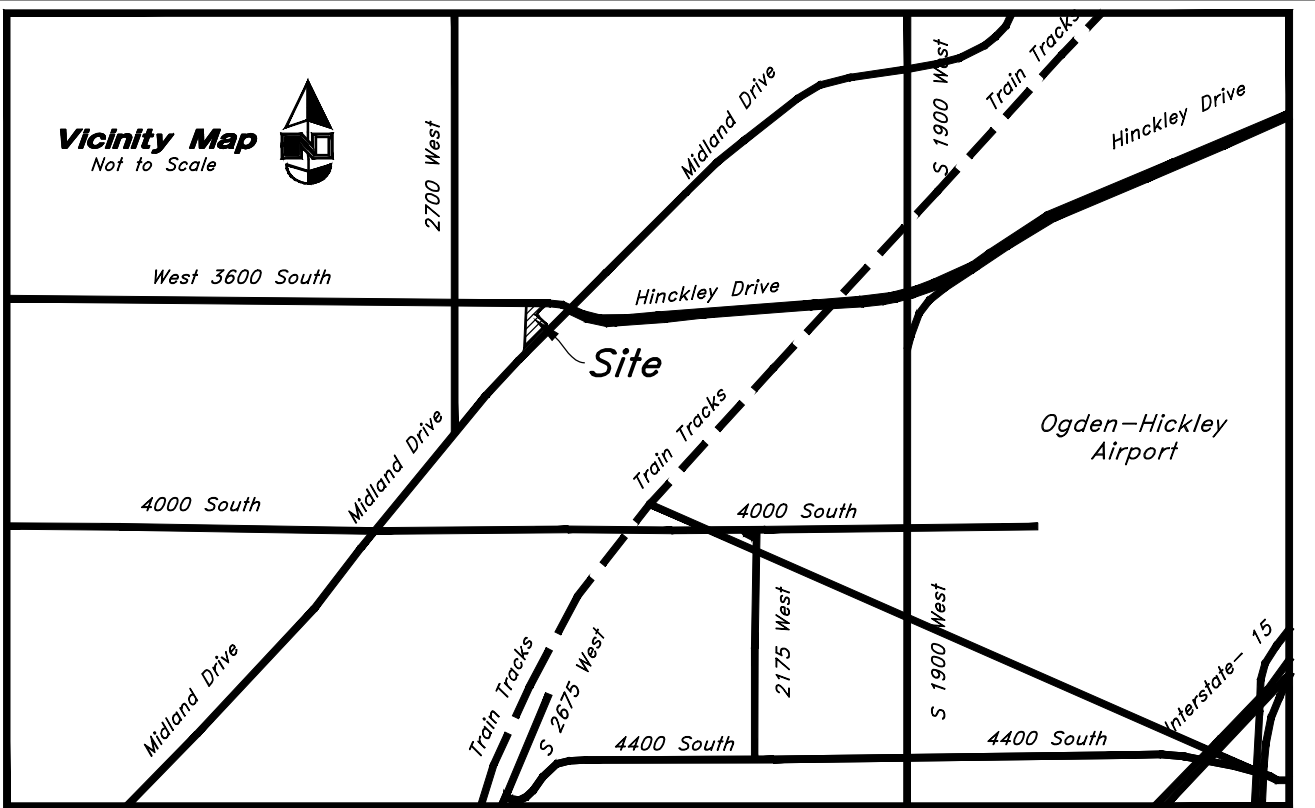


**Notes**

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.



**Narrative**

This Survey was requested by Graham Engineering prerequisite to the purchase and development of this property. A line between found monuments at the West Quarter Corner and the Northwest Corner of Section 2 was assigned the Weber County NAD83(2011) bearing of North 0°51'48" East as the Basis of Bearings to match a NAD83(2011) Utah North Zone State Plane Datum reference to North.

**Flood Plain Data**

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for City of West Haven, Utah and Incorporated Areas Map Number 49057C0425F dated 30 November, 2023. Flood Zone X is defined as an "Area of Minimal Flood Hazard"

**Benchmark**

Brass Cap Monument for the West Quarter Corner of Section 2, T5N, R2W, SLB&M, U.S. Survey Geoid18 Orthometric height= 4301.05 feet Observed 13 August, 2025

**Title Information**

- This survey was completed using First American Title Commitment No. 14253-6346846 Revision No. 02 dated August 20, 2025, issued by First American Title Insurance Company.
- The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:
- The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

**Record Descriptions**

The Land referred to herein below is situated in the County of Weber, State of Utah, and is described as follows:

Parcel 1: Beginning at a point along the South line of 3600 South Street which is South 88°58'00" East 884.87 feet and South 01°02'00" West 37.77 feet from the West Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, that same point being a Tee in a T-Post and Wire and Vinyl fence; running thence along the South line of 3600 South Street South 89°01'21" East, a distance of 204.25 feet to the West line of UDOT Parcel 080220049 that same parcel formerly known as RAWSON SUBDIVISION NO. 1; thence along the boundary of Parcel 080220049 the following two calls; South 43°35'02" West, a distance of 129.36 feet; thence South 45°30'36" East, a distance of 178.50 feet to the West right of way of Midland Drive; thence South 46°41'52" West, a distance of 149.87 feet along Midland Drive; thence departing from the right of way of Midland Drive, North 89°41'27" West, a distance of 161.38 feet along an old wood and wire fence; thence North 04°56'48" East, a distance of 134.32 feet along a Vinyl fence; thence North 04°56'59" East, a distance of 191.09 feet along a Vinyl fence to the Point of Beginning.

The basis of bearing is North 0°51'40" East 2644.88 between the West quarter corner and the Northwest corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian.

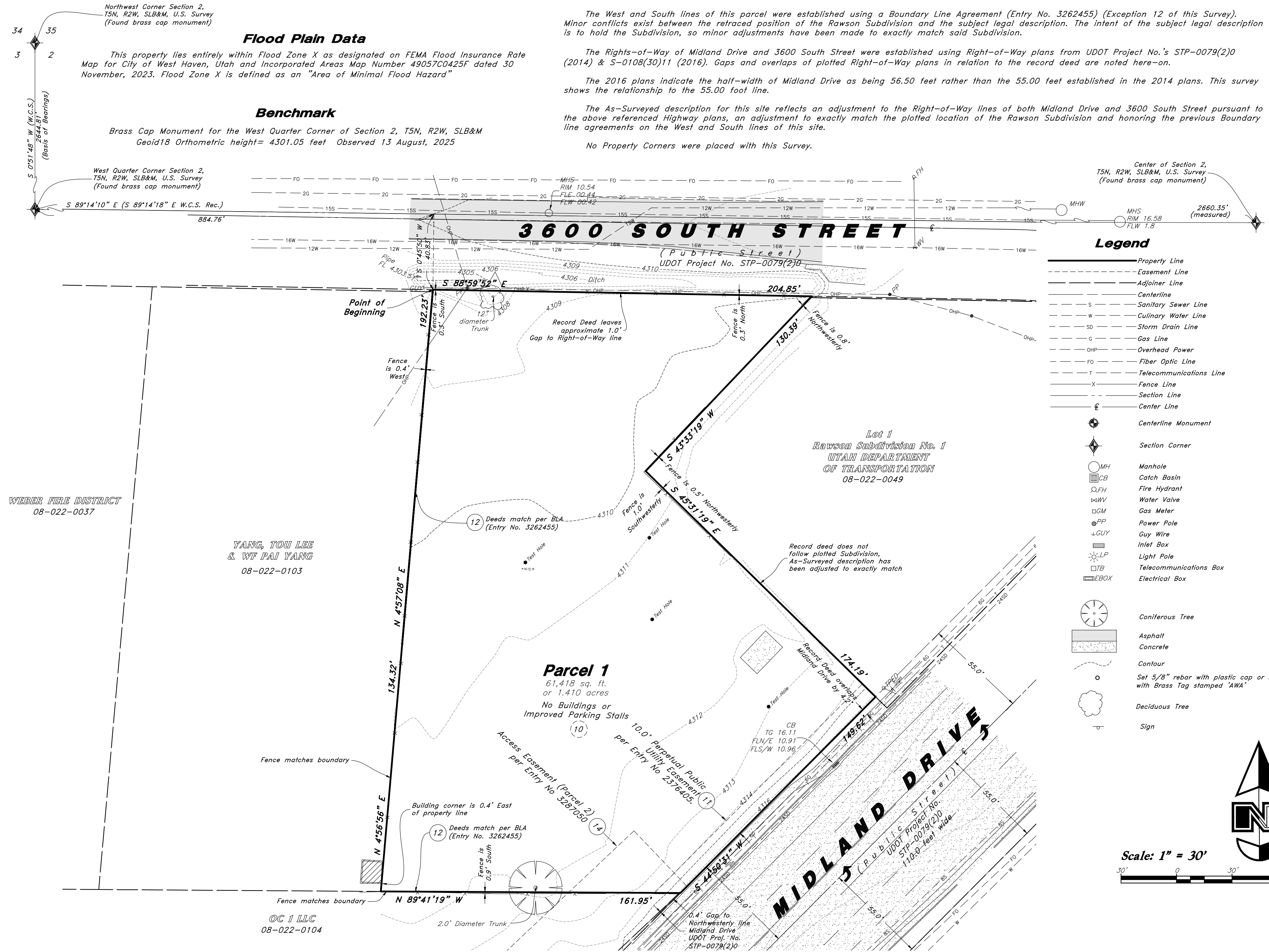
**As-Surveyed Boundary**

A part of the Southwest Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in the City of West Haven, Weber County, Utah: Beginning at the point on the Southerly line of 3600 South Street; located 884.76 South 89°14'10" East along the Quarter Section line; and 40.83 feet South 0°45'50" West from a found Brass Cap Monument found marking the West Quarter Corner of said Section 2; and running thence South 88°59'52" East 204.85 feet along said Southerly line of 3600 South Street to the Northwesterly line of Lot 1, Rawson Subdivision No. 1, recorded as Entry No. 1099878 in Book 32 of Page 23 of the Official Records of Weber County; thence along the Northwesterly and Southwesterly lines of said Subdivision the following two courses: South 43°33'19" West 130.39 feet; and South 45°31'19" East 174.19 feet to the Northwesterly line of Midland Drive as it exists as a 55.00 foot half-width; thence South 44°50'31" West 149.62 feet along said Northwesterly line to a point on a line of that certain Boundary Line Agreement recorded as Entry No. 3262455 in the Official Records of Weber County; thence along said Agreement line the following three courses: North 89°41'19" West 161.95 feet; North 4°56'56" East 134.32 feet; and North 4°57'08" East 192.23 feet to said Southerly line of 3600 South Street and the point of beginning. Contains 61,418 sq. ft. or 1.410 acres

**Certification**

To Les Schwab Tire Centers, Graham Engineering, LLC, Olympus Peaks 2, LLC, a Delaware limited liability company, S-Devcorp Real Estate, INC., a Utah Corporation, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(c), 11(b), 16, 17, 18, 19, 20, 21 & 22 of Table A thereof. The fieldwork was completed on August 13, 2025.



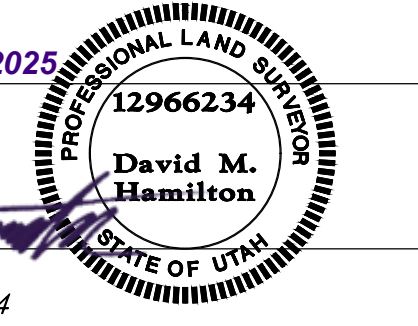
**Legend**

- Property Line
- Easement Line
- Adjoiner Line
- Centerline
- Sanitary Sewer Line
- Culinary Water Line
- Storm Drain Line
- Gas Line
- Overhead Power
- Fiber Optic Line
- Telecommunications Line
- Fence Line
- Section Line
- Center Line
- Centerline Monument
- Section Corner
- Manhole
- Catch Basin
- Fire Hydrant
- Water Valve
- Gas Meter
- Power Pole
- Guy Wire
- Inlet Box
- Light Pole
- Telecommunications Box
- Electrical Box
- Coniferous Tree
- Asphalt
- Concrete
- Contour
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'
- Deciduous Tree
- Sign

Scale: 1" = 30'

RECEIVED MAY 13 2026 FILE # 8358

Date: 30 Sep, 2025



David M. Hamilton Utah PLS No. 12966234

Table with columns: NO., DESCRIPTION, DATE, REV.

Designed by: JG, DH Drafted by: KA Client Name: Graham Engineering 25-141 AS



ALTA / NSPS Land Title Survey Les Schwab- West Haven 3645 S Midland Drive West Haven, Weber County, Utah A Part of the Southwest Quarter of Section 2, T5N, R2W, SLB&M, U.S. Survey

30 Sep, 2025

SHEET NO. 1