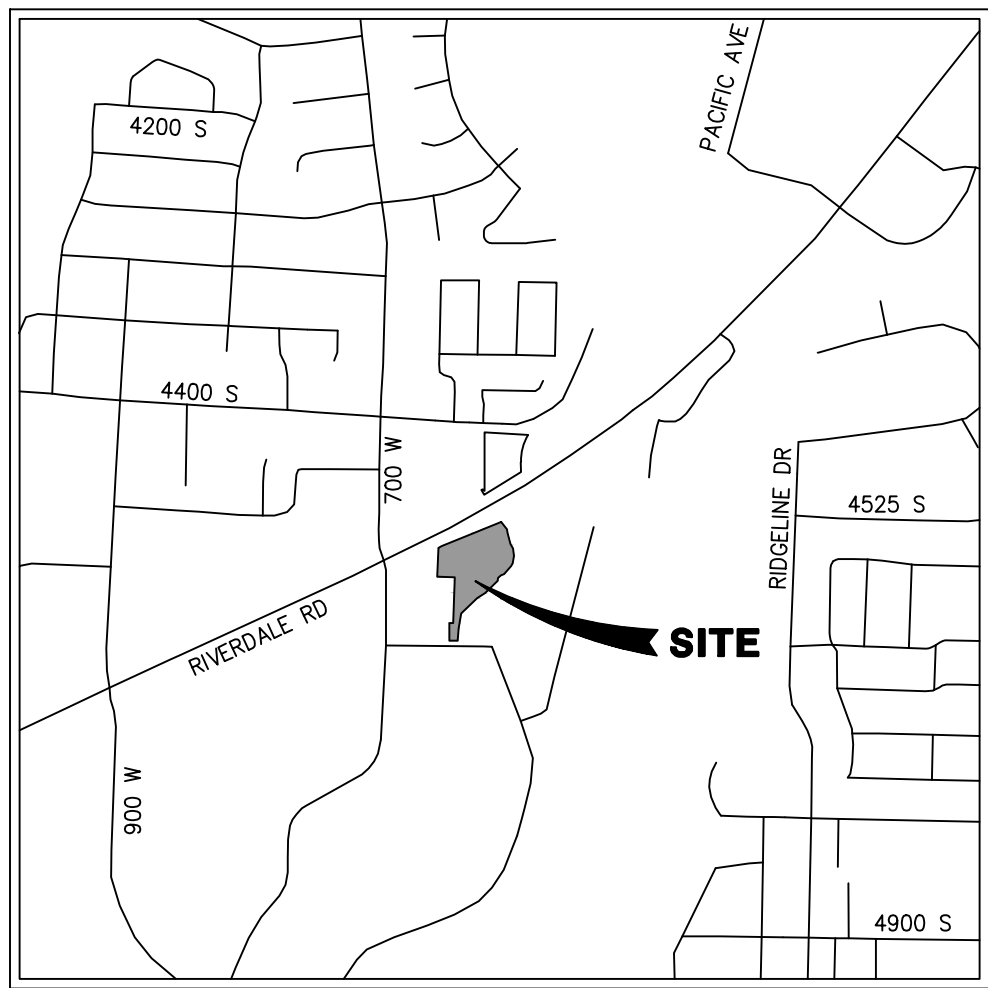




VICINITY MAP
N.T.S.

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)
- SET REBAR & CAP MARKED "DOMINION ENGINEERING" (UNLESS OTHERWISE NOTED)
- EXISTING GUARD RAIL
- EDGE OF EXISTING IMPROVEMENTS ± (AS NOTED)
- RECORD BEARINGS AND/OR DISTANCES

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: May 20, 2026

James D. Pitkin, PLS
License No. 171546



RECORD DESCRIPTIONS

(Title Commitment File No. 26101928MLH, Amended Date: May 19, 2026)

Lot 2, LES SCHWAB RIVERDALE SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

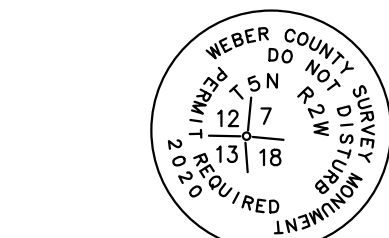
NARRATIVE

An ALTA/NSPS Land Title Survey of the subject parcels was requested by Garff Dodge Property Inc to reestablish and monument the boundary lines of the subject property. A Commitment for Title Insurance and associated documentation prepared by Old Republic National Title Insurance Company, Commitment File No. 26101928MLH, Amended Date: May 19, 2026, was provided and relied upon for the preparation of this survey.

The Basis of Bearings for this survey is South 89°09'45" East 1502.21 feet measured along the Section line between the Southwest Corner and a Witness Corner for the South Quarter Corner of Section 7, Township 5 North, Range 1 West, Salt Lake Base & Meridian, as shown on the Les Schwab Riverdale Subdivision plat.

REFERENCES

- Commitment for Title Insurance and associated documentation prepared by Old Republic National Title Insurance Company, Commitment File No. 26101928MLH, Amended Date: May 19, 2026.
- Weber County Bearing Sheet (NAD27) for Township 5 North, Range 1 West, Salt Lake Base & Meridian, prepared Weber County Surveyor's Office.
- Les Schwab Riverdale Subdivision Plat, recorded September 24, 2007 as Entry No. 2293856 in Book 66 at Page 99.
- Riverside Flats Subdivision Plat, recorded September 30, 2025 as Entry No. 3386984 in Book 100 at Page 35.
- Record of Survey File No's. 3065, 3504, 5236, & 7974.



SOUTHWEST CORNER
SECTION 7, T5N, R1W, SLB&M
FOUND 3" BRASS WEBER COUNTY
MONUMENT IN RING & LID

GARFF DODGE PROPERTY INC

RIVERDALE CITY, WEBER COUNTY, UTAH



Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

RECORD OF SURVEY
615 W. RIVERDALE ROAD (SR-26)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 89°55'18" W	21.99	L11	N 71°18'54" E	17.66
L2	N 89°56'03" E	46.38	L12	N 41°24'51" E	59.97
L3	S 89°55'15" W	24.99	L13	N 26°44'39" E	16.86
L4	N 04°53'50" E	67.20	L14	N 10°01'28" E	41.41
L5	N 09°52'34" E	83.67	L15	N 07°30'09" W	41.37
L6	N 45°29'21" E	121.66	L16	N 28°51'25" W	28.55
L7	N 58°10'57" E	52.22	L17	N 14°16'58" W	61.56
L8	N 45°27'56" E	96.41	L18	N 09°16'40" W	20.10
L9	N 09°03'13" E	14.36	L19	N 37°30'10" W	52.39
L10	N 46°05'03" E	22.48	L20	N 37°30'10" W	127.08

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	6633.86'	149.80'	117°38"	N 63°55'56" E	149.80'
C2	6633.86'	22.50'	0°11'40"	S 63°11'17" W	22.50'

RECEIVED
JUL 17 2026
FILE # 8416