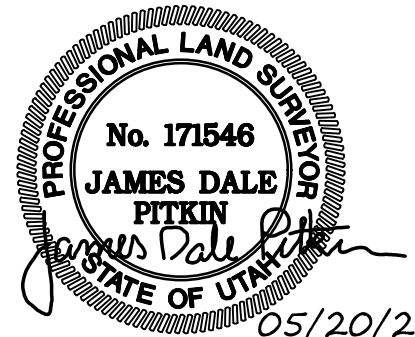


SURVEYOR'S CERTIFICATE

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, RIVERSIDE FLATS SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

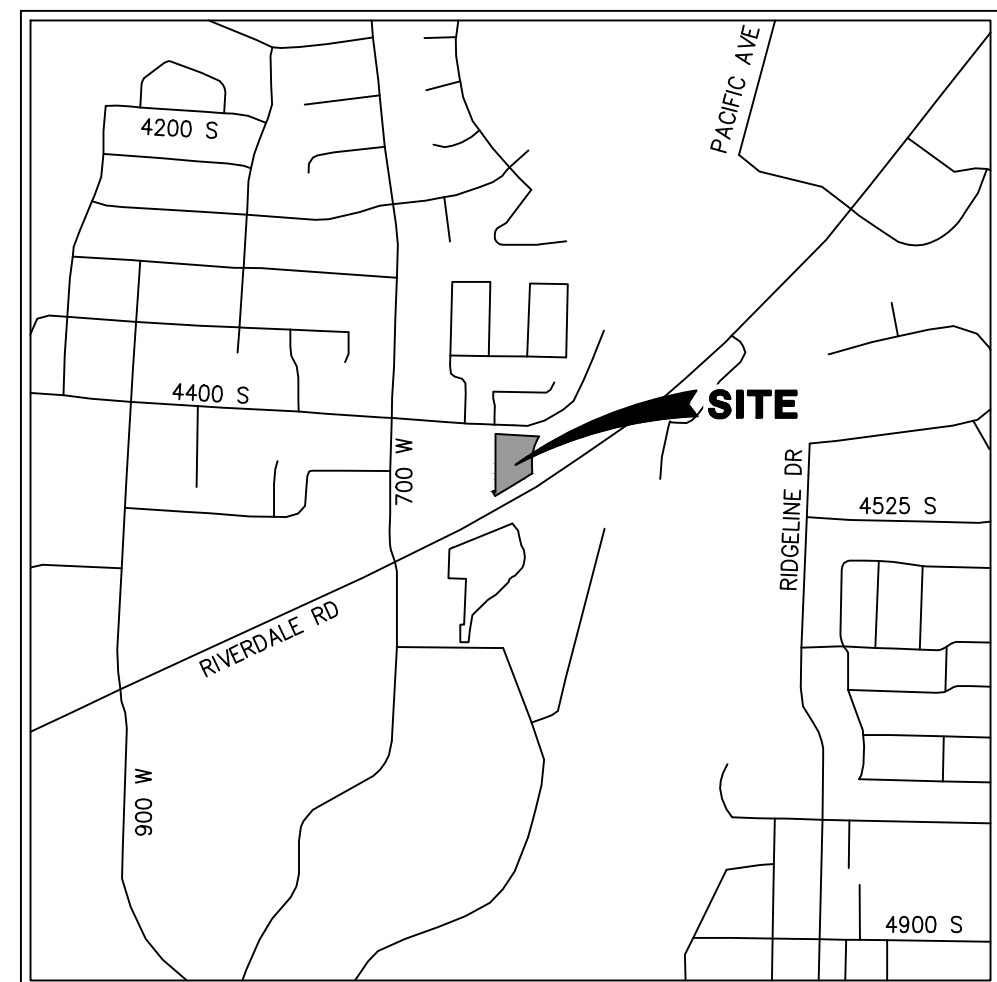
NARRATIVE

An ALTA/NSPS Land Title Survey of the subject parcels was requested by Garff Properties - Riverdale LLC 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 North 89°29'37" West (Weber County, Utah, North Zone, NAD83 State Plane Grid Bearing) 2651.45 feet measured along the Quarter Section line between the Center Quarter Corner and the West Quarter Corner of Section 7, Township 5 North, Range 1 West, Salt Lake Base & Meridian, as shown on the Riverside Flats Subdivision plat.

REFERENCES

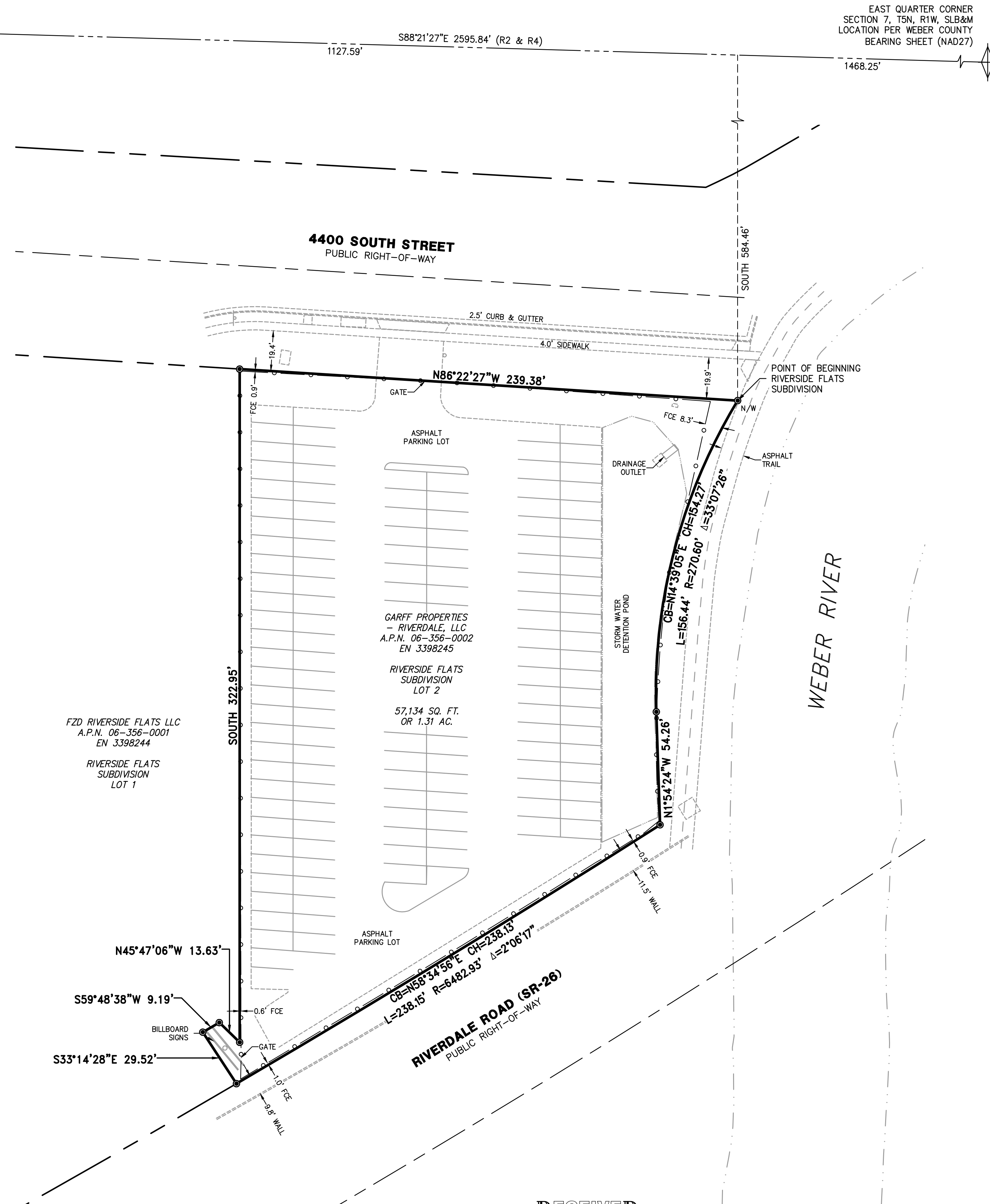
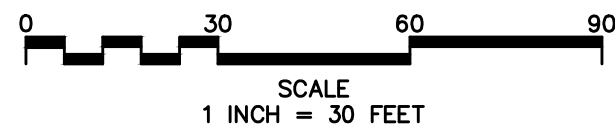
- Commitment for Title Insurance and associated documentation prepared by Old Republic National Title Insurance Company, Commitment File No. 26101928MLH, Amended Date: May 19, 2026.
- Weber County Bearing Sheet (NAD27) for Township 5 North, Range 1 West, Salt Lake Base & Meridian, prepared Weber County 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.



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 CHAIN LINK FENCE
	EDGE OF EXISTING IMPROVEMENTS ± (AS NOTED)
	RECORD BEARINGS AND/OR DISTANCES



RECEIVED
JUL 17 2026
FILE # 8417

DRAWN	BCD 04/2026	CHECKED	JDP 04/2026
DESIGNED		PROJECT ENGINEER	
APPROVED	JDP	PROJECT MANAGER	

GARFF PROPERTIES - RIVERDALE LLC
RIVERDALE CITY, WEBER COUNTY, UTAH



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

RECORD OF SURVEY
633 W. 4400 SOUTH STREET
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

					PROJECT NO.
					4378
					SHEET NO.
					1 of 1
					FILE NAME: PARCEL 2
NO.	REVISIONS		BY	DATE	SCALE: 1"=30'