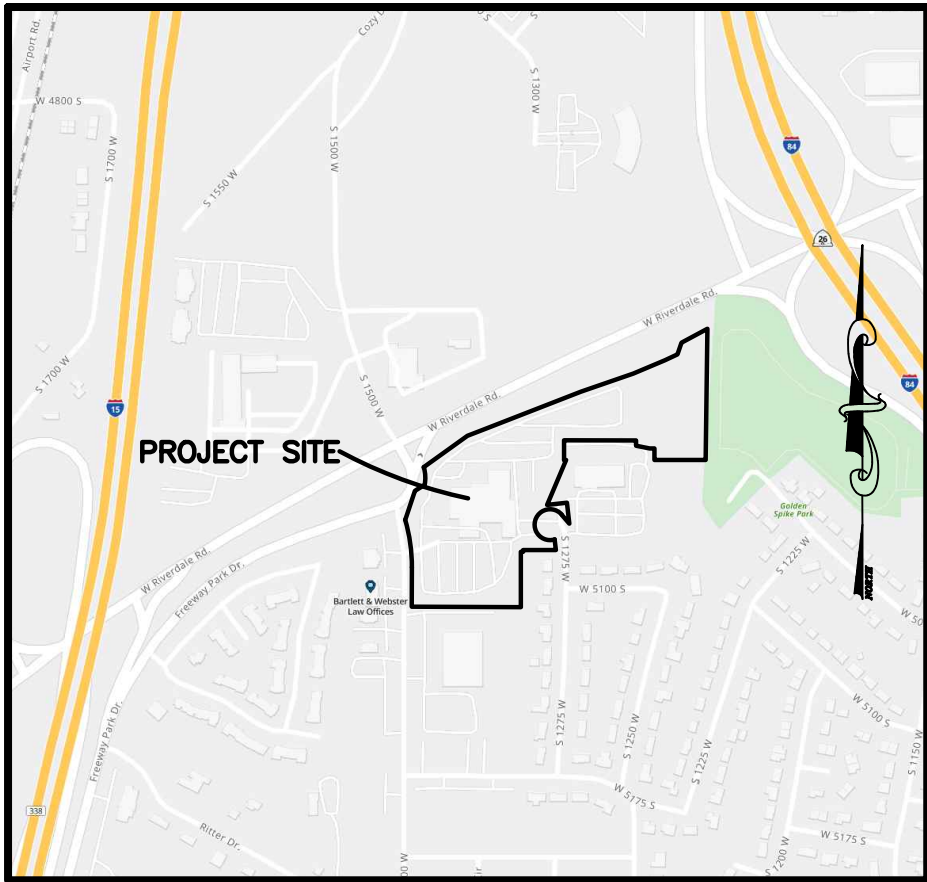


ALTA/NSPS LAND TITLE SURVEY

1481 W RIVERDALE RD, RIVERDALE, UT 84405

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
SEPTEMBER, 2025



VICINITY MAP
NOT TO SCALE

DESCRIPTION FROM TITLE REPORT

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: FILE NO. 2596100MLH, DATED AUGUST 7, 2025:

LOT 1, MILLER RIVERDALE AUTOMOTIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

EXCEPTIONS TO COVERAGE

ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY: FILE NO. 2596100MLH, SCHEDULE B, PART II, DATED AUGUST 7, 2025:

EXCEPTIONS #1-11, 13, 16, 20, AND 27-30 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

12. ALL NON-EXCLUSIVE AND EXCLUSIVE EASEMENTS AND RIGHTS-OF-WAY WHICH AFFECT THE COMMON AREA (IF ANY), AS WELL AS ALL EASEMENTS, RESTRICTIONS, NOTES, SETBACKS, AND CONDITIONS AS SHOWN ON THE RECORDED PLAT.
(SURVEYOR'S NOTE: EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON)

14. EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY INSTRUMENT OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN QUITCLAIM DEED:

RECORDED: APRIL 16, 1971
ENTRY NO.: 549081
BOOK: 963

PAGE: 849, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: REFERENCED DOCUMENT RELEASES PROPERTY BUT EXCEPTS THEREFROM A RAILROAD RIGHT-OF-WAY. NO EVIDENCE OF A RAILROAD RIGHT-OF-WAY WHILE CONDUCTING THE FIELDWORK. DESCRIPTION PROVIDED IS BLANKET IN NATURE AND COVERS ENTIRE SUBJECT PROPERTY.)

15. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH POWER & LIGHT COMPANY

RECORDED: OCTOBER 20, 1970
ENTRY NO.: 541558

BOOK: 952

PAGE: 159, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: REFERENCED DOCUMENT RELEASES PROPERTY BUT EXCEPTS THEREFROM A RAILROAD RIGHT-OF-WAY. NO EVIDENCE OF A RAILROAD RIGHT-OF-WAY WHILE CONDUCTING THE FIELDWORK.)

17. THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM:

RECORDED: MAY 17, 1996

ENTRY NO.: 1406843

BOOK: 1806

PAGE: 2925, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: ALLOWS BOARD OF WATER RESOURCES THE RIGHT TO CONSTRUCT A SECONDARY IRRIGATION SYSTEM AND AN EASEMENT TO USE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND ALL APPURTENANT WORKS AND FACILITIES OF THE WEBER-BOX ELDER CONSERVATION DISTRICT IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY)

THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN AGREEMENT:

RECORDED: MAY 17, 1996

ENTRY NO.: 1406851

BOOK: 1806

PAGE: 2948, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: ALLOWS THE BOARD OF WATER RESOURCES THE RIGHT TO BUILD A RESERVOIR AND A 14 INCH PIPELINE THROUGH SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY)

18. EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY INSTRUMENT OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN WARRANTY DEED:

RECORDED: AUGUST 1, 1996

ENTRY NO.: 1421319

BOOK: 1818

PAGE: 2737, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: 32' RIGHT-OF-WAY FOR INGRESS AND EGRESS ALONG SOUTH AND EAST LINES OF SUBJECT PROPERTY SHOWN HEREON)

19. EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY INSTRUMENT OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN AGREEMENT AND EASEMENT:

RECORDED: JUNE 11, 1998

ENTRY NO.: 1551578

BOOK: 1934

PAGE: 1904, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: RECIPROCAL EASEMENT, PARKING AGREEMENT, STORM WATER EASEMENT, AND UTILITY EASEMENT A PART OF THE PREVIOUS DEVELOPMENT ON SITE OF SUBJECT PROPERTY)

EXCEPTIONS TO COVERAGE CONT.

ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY: FILE NO. 2596100MLH, SCHEDULE B, PART II, DATED AUGUST 7, 2025:

EXCEPTIONS #1-11, 16, 20, AND 27-30 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

21. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: RIVERDALE CITY CORPORATION

RECORDED: OCTOBER 17, 2006

ENTRY NO.: 2215523, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: 20' SANITARY SEWER EASEMENT PLOTS WEST OF AND DOES NOT AFFECT SUBJECT PROPERTY)

22. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: RIVERDALE CITY CORPORATION

RECORDED: OCTOBER 17, 2006

ENTRY NO.: 2215524, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: 20' STORM DRAIN EASEMENT PLOTS SOUTHEAST OF AND DOES NOT AFFECT SUBJECT PROPERTY)

23. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: PACIFICORP, AN OREGON CORPORATION

RECORDED: AUGUST 30, 2007

ENTRY NO.: 2288694, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: EASEMENT COULD NOT BE PLOTTED DUE TO INSUFFICIENT INFORMATION PROVIDED IN REFERENCED DOCUMENT)

24. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH DEPARTMENT OF TRANSPORTATION

RECORDED: NOVEMBER 13, 2008

ENTRY NO.: 2375246, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: TEMPORARY CONSTRUCTION EASEMENT EXPIRED IN 2011)

25. UNDERGROUND EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: PACIFICORP, AN OREGON CORPORATION

RECORDED: OCTOBER 20, 2011

ENTRY NO.: 2546179, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: 15' UNDERGROUND RIGHT-OF-WAY EASEMENT PLOTS IN THE SOUTHEAST PORTION OF SUBJECT PROPERTY SHOWN HEREON)

26. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: COMAS OF UTAH II, INC.

RECORDED: MARCH 29, 2016

ENTRY NO.: 2785284, OF THE OFFICIAL RECORDS

(SURVEYOR'S NOTE: EASEMENT PLOTS SOUTH OF AND DOES NOT AFFECT SUBJECT PROPERTY)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY SAM NELSON OF STOKES STEVENSON FOR TITLE PURPOSES.

BRASS CAP MONUMENTS WERE FOUND FOR THE CENTER; NORTH QUARTER CORNER; AND THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 00°36'34" WEST BETWEEN THE NORTH QUARTER CORNER AND THE CENTER OF SECTION 13 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

MILLER RIVERDALE AUTOMOTIVE SUBDIVISION PREPARED BY BYRD & ASSOCIATES, FOR MILLER FAMILY REAL ESTATE LLC, DATED JUNE 17, 2011, AND RECORDED JULY 29, 2011, AS ENTRY NO. 2535816, WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BENCHMARK

TOP OF BRASS CAP FOR THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

VERTICAL DATUM 4470.02' (STATIC GPS)

FLOOD ZONE CLASSIFICATION

THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49057C0417F, EFFECTIVE DATE 6-2-2015. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

NOTES

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

1 STRUCTURE IS FOUND ALONG THE NORTH PROPERTY LINE WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

2 PARKING LOTS, 1 SIGN, AND NO BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 585 REGULAR MARKED PARKING STALLS OBSERVED AND 7 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.I.V. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND LHM RCD, LLC, A UTAH LIMITED LIABILITY 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 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF FIELDWORK: 8-20-2025

DATE OF SURVEY: 9-22-2025

DATE SIGNED:

JASON T. FELT, P.L.S.

UTAH NUMBER: 9239283



REVISIONS	DESCRIPTION
DATE	

ALTA/NSPS LAND TITLE SURVEY PART OF THE NORTHEAST QUARTER OF SECTION 13, T.5N., R.2W., S.L.B.&M., U.S. SURVEY RIVERDALE CITY, WEBER COUNTY, UTAH	LHM RCD LLC PROPERTY 1481 W RIVERDALE RD, RIVERDALE, UT 84405
--	--

Project Info.	
Surveyor:	J. FELT
Designer:	A. MULLINS
Begin Date:	9-9-2025
Name:	YAG RIVERDALE ALTA/NSPS
Scale:	1"=60'
Checked:	
Number:	8311-05

Sheet	2
1	Sheets

ALTA/NSPS LAND TITLE SURVEY

1481 W RIVERDALE RD, RIVERDALE, UT 84405

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

RIVERDALE CITY, WEBER COUNTY, UTAH

SEPTEMBER, 2025

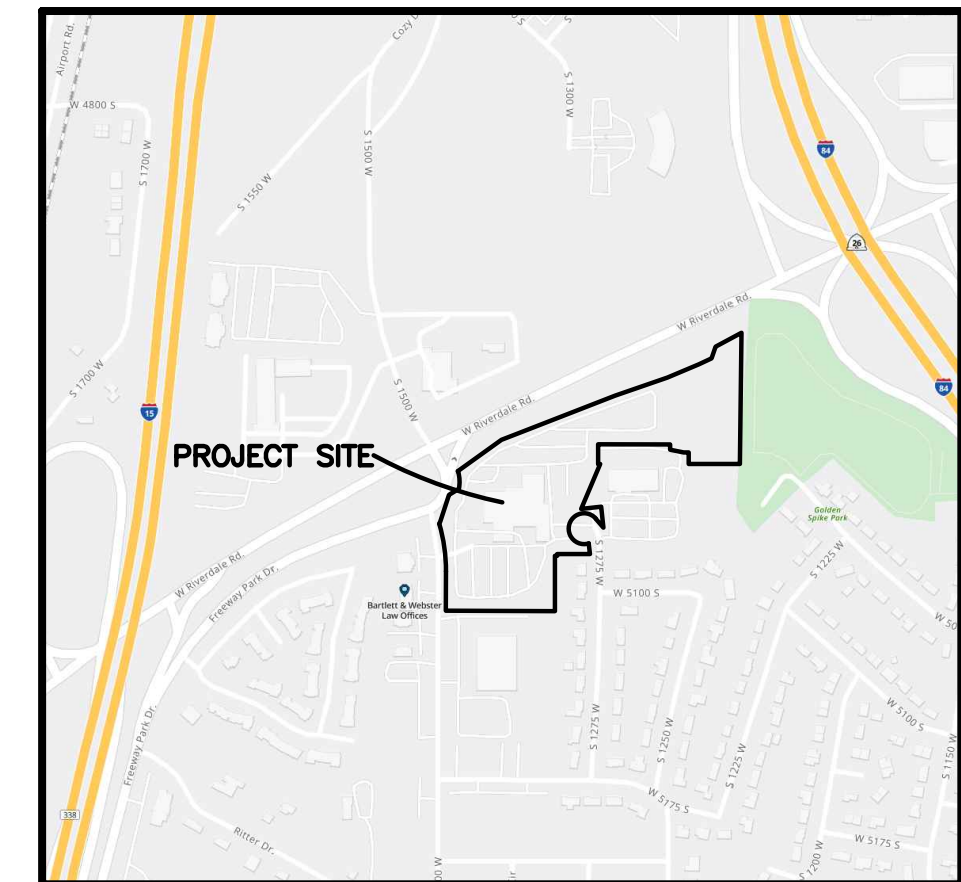
NORTH QUARTER CORNER OF
SECTION 13, TOWNSHIP 5 NORTH,
RANGE 2 WEST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY
(FOUND W.C.S. MONUMENT)

N89°54'45"E 2665.90' (W.C.S.)
N89°54'40"E 2665.82'

NORTHEAST CORNER OF SECTION 13,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY
(FOUND W.C.S. MONUMENT, STAMPED 2020)

CURVE TABLE

#	DELTA	RADIUS	LENGTH	CHD LTH	CHD BRG
C1	247°00'04"	56.50'	243.57'	94.23'	S15°51'10"W
C2	16°32'29"	610.85'	176.35'	175.74'	N8°01'36"W
C3	26°33'24"	136.85'	63.43'	62.86'	N2°14'43"W
C4	2°15'05"	66.50'	2.61'	2.61'	N14°23'52"W

VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- FOUND AS SHOWN
- SET PLUG AND WASHER
- SET 5/8" REBAR AND PLASTIC CAP
STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- FENCE LINE
- PUBLIC UTILITY EASEMENT
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING PAVEMENT
- EX.SD = STORM DRAIN LINE
- EX.SS = SANITARY SEWER LINE
- EX. OHP = OVERHEAD POWER LINE
- CATCH BASIN
- COMMUNICATIONS BOX
- SANITARY SEWER CLEANOUT
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE HYDRANT
- GAS VALVE
- GUY WIRE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POWER TRANSFORMER BOX
- STORM DRAIN BOX
- STORM DRAIN MANHOLE
- SIGN
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER MANHOLE
- WATER VALVE

60 0 60 120 180
Scale: 1" = 60'

LINE TABLE

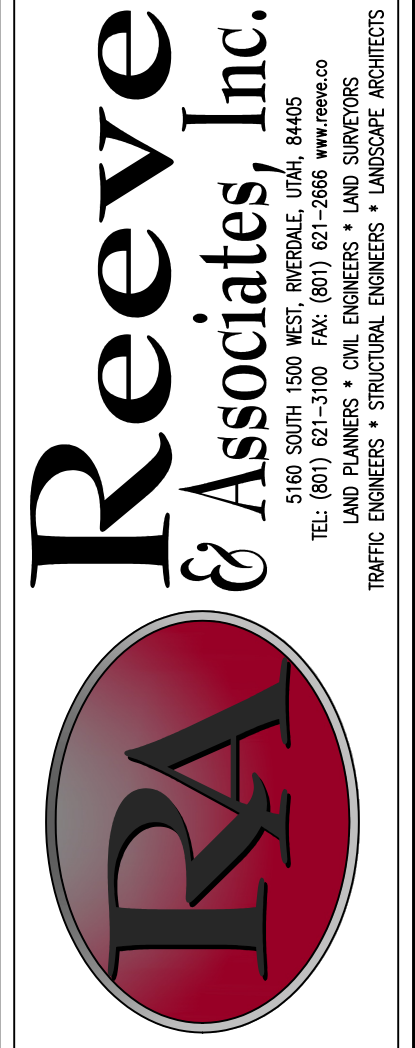
#	BEARING	DISTANCE
L1	N0°00'00"E	42.31'
L2	N90°00'00"W	17.79'
L3	N79°09'26"W	50.69'
L4	N0°05'36"E	19.49'
L5	S0°05'36"W	71.75'
L6	S89°59'57"E	7.72'
L7	S22°49'26"W	179.17'
L8	N83°30'52"E	73.27'
L9	S6°25'16"E	76.95'
L10	N40°38'48"W	43.20'
L11	S6°25'16"E	39.40'

LINE TABLE

#	BEARING	DISTANCE
L12	N89°59'15"W	120.00'
L13	S0°39'26"W	6.37'
L14	S89°45'30"W	8.03'
L15	N18°24'58"E	101.79'
L16	N58°29'33"E	41.44'
L17	N54°18'26"E	196.97'
L18	N68°48'08"E	66.80'
L19	N70°51'19"E	14.23'
L20	N64°42'19"E	51.24'
L21	N18°46'18"E	45.16'
L22	N61°45'24"E	107.79'

(BASIS OF BEARINGS 2652.29' (W.C.S.))
S00°36'34"W 2652.18'

2660.86' (CALC'D)
S00°47'55"W 2660.90' (W.C.S.)



REVISIONS
DESCRIPTION
DATE

ALTA/NSPS LAND TITLE SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 13, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH

LHM RCD LLC PROPERTY
1481 W RIVERDALE RD, RIVERDALE, UT 84405

Project Info.

Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 9-9-2025
Name: YAG RIVERDALE
ALTA/NSPS
Scale: 1"=60'
Checked:
Number: 8311-05

Sheet
2
2 Sheets

RECEIVED
JUL 23 2026
FILE # 8420

