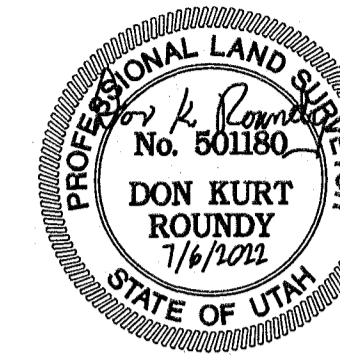


**SURVEYOR'S CERTIFICATE:**  
 I, Don K. Roundy, an employee of Dominion Engineering Associates, L.C., do hereby certify that I am a Professional Land Surveyor as prescribed by the laws of the State of Utah, and that I hold Certificate No. 501180. I further certify that this map represents the results of a field survey done under my supervision, and that the information shown hereon is true and correct to the best of my knowledge. The field work was completed on May 26, 2022.

Date: July 6, 2022

Don K. Roundy  
 P.L.S.No 501180



DESCRIPTIONS (Exhibit "A", Old Republic National Title Insurance Company, File No. 2265945MLH, Dated March 18, 2022)

PARCEL 1:  
 ALL OF LOT 1, YAG SOUTH OGDEN SUBDIVISION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:  
 PART OF LOTS 43 AND 44, CHIMES VIEW ACRES, AMENDED PLAT, SOUTH OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 44; THENCE SOUTH 38°21' WEST 171 FEET ALONG THE WEST LINE OF SAID LOT 44; THENCE SOUTH 71°22' EAST 127.47 FEET TO THE EASTERLY LINE OF SAID LOT 43; THENCE NORTH 38°21' EAST 33.54 FEET; THENCE NORTH 59°11' WEST 60.52 FEET; THENCE NORTH 38°21' EAST 110 FEET; THENCE NORTH 59°11' WEST 60.52 FEET TO BEGINNING.

PARCEL 3:  
 PART OF LOT 43, AMENDED PLAT, CHIMES VIEW ACRES, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 40TH STREET AT THE EASTERLY CORNER OF SAID LOT 43, RUNNING THENCE SOUTH 38°21' WEST ALONG THE EASTERLY LINE OF SAID LOT, 110 FEET, THENCE NORTH 59°11' WEST 60.52 FEET TO THE WESTERLY LINE OF SAID LOT 43, RUNNING THENCE NORTH 38°21' EAST ALONG SAID LINE 110 FEET TO THE SOUTHERLY LINE OF 40TH STREET, RUNNING THENCE SOUTH 59°11' EAST 60.52 FEET TO THE PLACE OF BEGINNING.

**NARRATIVE:**

The survey of the subject property was conducted as a part of a Land Title Survey for Young Automotive Group. I have accepted the Record of Survey No. 5651, prepared by Mark Gregory, of Dominion Engineering Associates, L.C., dated January 4, 2017, and the subdivision plat of the subject property (JAG South Ogden Subdivision recorded July 13, 2017 as Entry No. 2867707 in Book 081 at Page 056), located in the Weber County Recorder's Office, in their entirety. The street monuments found in Riverdale Road at the intersections with 36th Street and Lincoln Avenue have been used to control the location of the subject property.

**BASIS OF BEARING:**

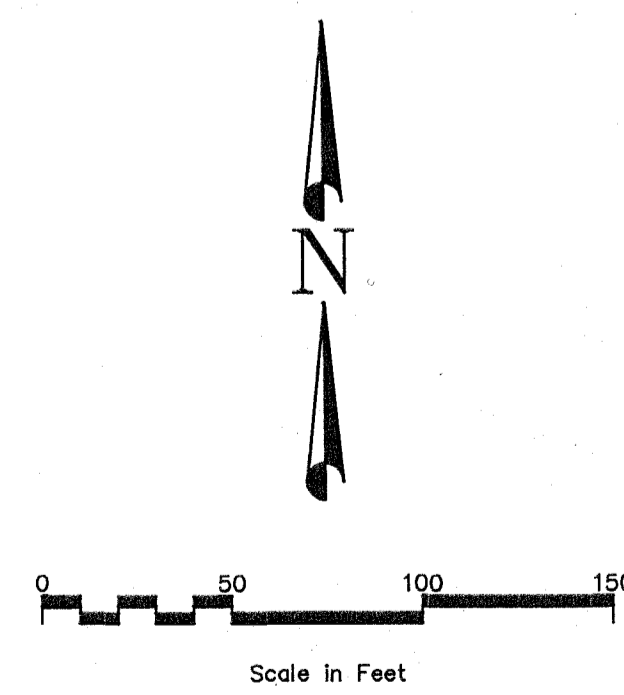
The basis of bearing for this survey is South 38°21'00" West along the Riverdale Road monument line per the plats of Chimes View Acres (in Book 9 of Plats, at Page 11), and YAG South Ogden Subdivision (in Book 81 of Plats, at Page 56).

**REFERENCES:**

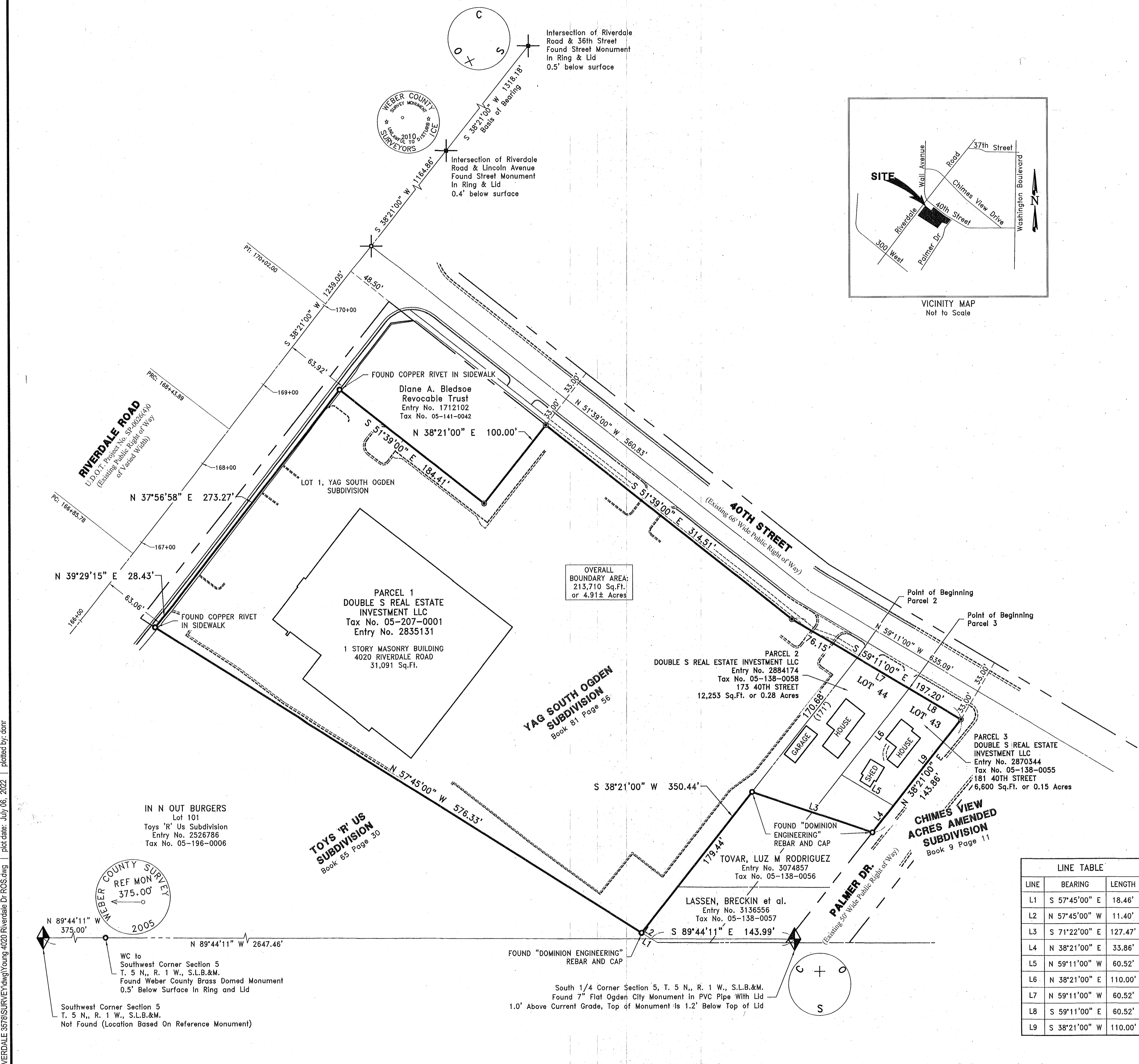
1. A Commitment for Title Insurance & associated documentation prepared by Old Republic National Title Insurance, File No. 2265945MLH, dated March 18, 2022.
2. Chimes View Acres Subdivision Plat recorded March 8, 1935 as Entry No. 1742 in Book 009 at Page 002 in the Weber County Recorder's Office.
3. Amended Plat of Chimes View Acres Subdivision recorded January 10, 1938 as Entry No. 32591 in Book 009 at Page 011 in the Weber County Recorder's Office.
4. JAG South Ogden Subdivision recorded July 13, 2017 as Entry No. 2867707 in Book 081 at Page 056 in the Weber County Recorder's Office.
5. Record of Survey No. 5651 prepared by Dominion Engineering Associates, L.C. signed January 4, 2017 on file in the Weber County Surveyor's Office.
6. Utah Department of Transportation Right of Way Plan Sheets for Riverdale Road (SR-26), Project No. SP-0026(4)0.

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 JUL 14 2022  
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LINE	BEARING	LENGTH
L1	S 57°45'00" E	18.46'
L2	N 57°45'00" W	11.40'
L3	S 71°22'00" E	127.47'
L4	N 38°21'00" E	33.86'
L5	N 59°11'00" W	60.52'
L6	N 38°21'00" E	110.00'
L7	N 59°11'00" W	60.52'
L8	S 59°11'00" E	60.52'
L9	S 38°21'00" W	110.00'



LEGEND	
	Section Corner Monument (As Noted)
	Street Monument Found, Not Found
	Found Monument as Noted
	Set Rebar W/Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
	Property Boundary Line
	Right-of-Way Line
	Monument Line
	Edge of Existing Improvements
	Existing Chain Link Fence



Path: P:\YOUNG-4020 RIVERDALE\3578(SURVEY)\Young 4020 Riverdale Dr ROS.dwg | plot date: July 06, 2022 | plotted by: dkr

DRAWN <u>DKR 7/2022</u> CHECKED <u>JDP 7/2022</u> DESIGNED _____ DATE _____ PROJECT ENGINEER _____ APPROVED _____ DATE _____ PROJECT MANAGER _____	<b>YOUNG AUTOMOTIVE GROUP</b> <b>SOUTH OGDEN CITY, WEBER COUNTY, UTAH</b>	 <b>Dominion</b> Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	<b>RECORD OF SURVEY</b> <b>4020 RIVERDALE ROAD</b> LOCATED IN THE SW 1/4 & SE 1/4, SEC. 5, <b>TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE &amp; MERIDIAN</b>	PROJECT NO. <b>3578-01</b> SHEET NO. <b>1 of 1</b> FILE NAME: ROS 4020 SCALE: 1"=50'								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>DRAWING RELEASED FOR REVIEW</td> <td>DKR</td> <td>7.6.22</td> </tr> </tbody> </table>					NO.	REVISIONS	BY	DATE	0	DRAWING RELEASED FOR REVIEW	DKR	7.6.22
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