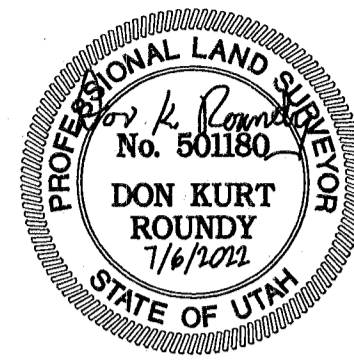


SURVEYOR'S CERTIFICATE:

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

NARRATIVE:

The survey of the subject property was conducted as a part of a Land Title Survey for Young Automotive Group. This survey is prepared as an update to a previous Land Title Survey prepared by Mark Gregory, PLS, dated August 18, 2015 and on the Office of the Weber County Surveyor. I have worked with Mr. Gregory on this project and have accepted his survey in its entirety. The street monuments found in Riverdale Road at the intersections with 36th Street and Lincoln Avenue are used to control the location of the subject property.

BASIS OF BEARING:

The Basis of Bearings for this survey is South 38°21'00" West along the Riverdale Road monument line per the plat of Chimes View Acres (Book 9 of Plats, at Page 11).

REFERENCES:

1. A Commitment for Title Insurance & associated documentation prepared by Old Republic National Title Insurance, File No. 2265973MLH, 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. Survey No. 3233 prepared by Hansen & Associates, Inc. signed March 8, 2004 on file in the Weber County Surveyor's Office.
5. Survey No. 3971 prepared by Northern Engineering Inc. signed August 24, 2007 on file in the Weber County Surveyor's Office.
6. Survey No. 5300 prepared by Dominion Engineering Associates, L.C. signed August 18, 2015 on file in the Weber County Surveyor's Office.
7. Utah Department of Transportation Right of Way Plan Sheets for Riverdale Road (SR-26), Project No. SP-0026(4)0.

OVERALL BOUNDARY DESCRIPTION:

A parcel of land located in the South Half of Section 5, Township 5 North, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

BEGINNING at the northwest corner of Real Property described in that certain Quit Claim Deed recorded May 11, 2006 as Entry No. 2179225 in the Weber County Recorder's Office, located 607.86 feet South 38°21'00" West along the monument line and South 51°39'00" East 49.50 feet from a street monument found in Riverdale Road (SR-26) at the intersection of Lincoln Avenue, and running thence along said deed the following two (2) courses: 1) South 51°39'00" East 110.00 feet; thence 2) North 38°21'00" East 110.42 feet to the southerly right-of-way line of Chimes View Drive; thence along said southerly line South 43°58'00" East 302.72 feet to the northwest corner of Lot 14, Chimes View Acres, according to the official plat thereof recorded March 8, 1935 as Entry No. 1742 in Book 9 at Page 2 in the Weber County Recorder's Office; thence along said lot South 38°21'00" West 293.95 feet to the northerly line of Lot 26 of said plat; thence along said lot the following two (2) courses: 1) North 51°39'00" West 39.83 feet; thence 2.) South 38°21'00" West 300.00 feet to the northerly right-of-way line of 40th Street; thence along said northerly line North 51°39'00" West 344.94 feet to the easterly right-of-way line of said Riverdale Road; thence along said easterly line the following four (4) courses: 1) North 02°43'59" West 33.83 feet; thence 2) North 38°20'57" East 16.53 feet; thence North 3) 37°12'16" East 150.06 feet; thence 4) North 38°21'00" East 331.94 feet to the POINT OF BEGINNING.

Contains 229311.49 square feet or 5.264 acres, more or less.

RECORD DESCRIPTIONS:

(Exhibit "A", Old Republic National Title Insurance Company, File No. 2265973MLH, dated March 18, 2022)

PARCEL 1:
LOT 21, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

PARCEL 2:
LOT 25, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

PARCEL 3:
PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 927 FEET WEST AND NORTH 38°21' EAST 1265 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION (SAID POINT BEING ON THE EAST PROPERTY LINE OF RIVERDALE ROAD); RUNNING THENCE SOUTH 51°39' EAST 300 FEET; THENCE SOUTH 38°21' WEST 100 FEET; THENCE NORTH 51°39' WEST 300 FEET; THENCE NORTH 38°21' EAST 100 FEET TO PLACE OF BEGINNING.

PARCEL 4:
PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 927 FEET WEST AND NORTH 38°21' EAST 1265.0 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION; SAID POINT BEING ON THE EAST PROPERTY LINE OF THE COUNTY ROAD; RUNNING THENCE NORTH 38°21' EAST 75 FEET; THENCE SOUTH 51°39' EAST 200 FEET; THENCE SOUTH 38°21' WEST 75 FEET; THENCE NORTH 51°39' WEST 200 FEET TO THE PLACE OF BEGINNING.

PARCEL 5:
LOT 15, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

PARCEL 6:
LOT 16, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

PARCEL 7:
PART OF LOT 17, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING SOUTH 43°58' EAST 10 FEET FROM THE NORTHWEST CORNER OF LOT 17; THENCE SOUTH 38°21' WEST 102.28 FEET, THENCE NORTH 51°39' WEST 10 FEET TO THE WEST LINE OF LOT 17; THENCE SOUTH 38°21' WEST TO THE SOUTHWEST CORNER OF LOT 17, THENCE SOUTHEASTERLY 70 FEET TO THE SOUTHEAST CORNER OF LOT 17; THENCE NORTHEASTERLY 228.74 FEET TO THE NORTHEAST CORNER OF LOT 17; THENCE NORTH 43°48' WEST 60.63 FEET TO THE PLACE OF BEGINNING.

PARCEL 8:
PART OF LOTS 17 TO 20, INCLUSIVE, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT THE EASTERLY CORNER OF LOT 18; THENCE SOUTH 43°58' EAST 10 FEET; THENCE SOUTH 38°21' WEST 102.28 FEET; THENCE NORTH 51°39' WEST 10 FEET; THENCE SOUTH 38°21' WEST 49.66 FEET; THENCE NORTH 51°39' WEST 50.5 FEET; THENCE NORTH 38°21' EAST 55 FEET; THENCE SOUTH 51°39' EAST 10.5 FEET; THENCE NORTH 38°21' EAST 104.8 FEET; THENCE SOUTH 43°58' EAST 40.5 FEET TO BEGINNING.

PARCEL 9:
PART OF LOTS 18 AND 19, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 38°21' EAST 5 FEET AND NORTH 51°39' WEST 40 FEET FROM THE SOUTH CORNER OF SAID LOT 19; RUNNING THENCE NORTH 51°39' WEST 50 FEET; THENCE NORTH 38°21' EAST 110.42 FEET TO THE SOUTHERLY LINE OF BURCH CREEK ROAD; THENCE SOUTH 43°58' EAST ALONG THE LINE OF SAID ROAD 50.45 FEET, MORE OR LESS, TO A POINT NORTH 38°21' EAST TO BEGINNING; THENCE SOUTH 38°21' WEST 103.78 FEET, MORE OR LESS, TO BEGINNING.

PARCEL 10:
PART OF LOTS 19 AND 20, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 20, AT A POINT SOUTH 38°21' WEST 170.24 FEET AND SOUTH 51°39' EAST 49.5 FEET FROM WEBER COUNTY MONUMENT NO. 52; THENCE NORTH 38°21' EAST 5.0 FEET; THENCE SOUTH 51°39' EAST 150.0 FEET; THENCE SOUTH 38°21' WEST 60.0 FEET; THENCE NORTH 51°39' WEST 115.7 FEET; THENCE NORTH 38°21' EAST 5.0 FEET; THENCE NORTH 51°39' WEST 34.3 FEET; THENCE NORTH 38°21' EAST 50 FEET TO THE POINT OF BEGINNING.

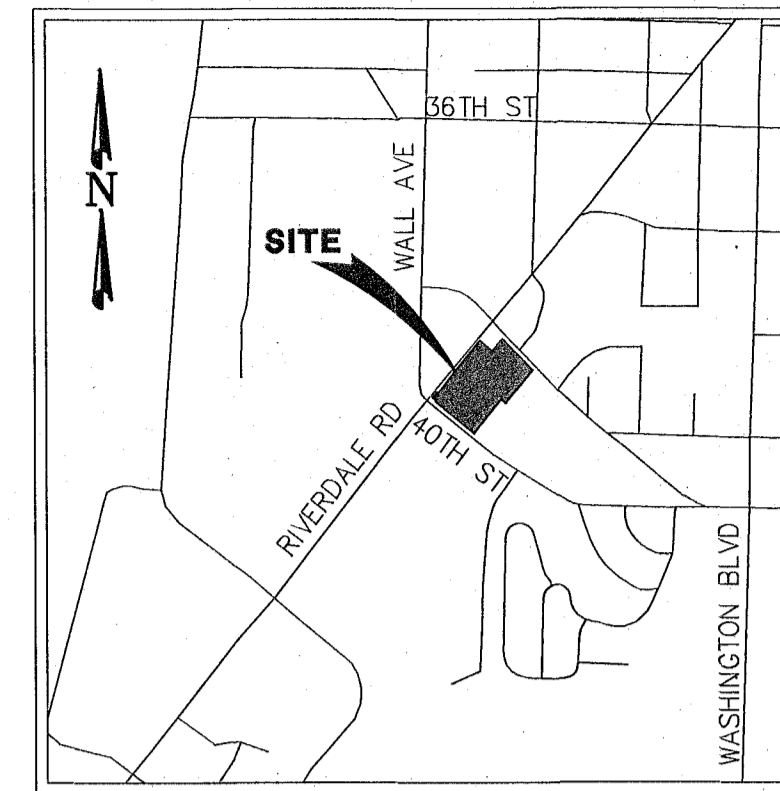
PARCEL 11:
PART OF LOT 20, CHIMES VIEW ACRES, SOUTH OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT THE WESTERLY CORNER OF SAID LOT; RUNNING NORTH 38°21' EAST 10 FEET; THENCE SOUTH 51°39' EAST 34.3 FEET; THENCE SOUTH 38°21' WEST 5 FEET; THENCE SOUTH 51°39' EAST 115.7 FEET; THENCE NORTH 38°21' EAST 5 FEET; THENCE SOUTH 51°39' EAST 50 FEET; THENCE SOUTH 38°21' WEST 10 FEET; THENCE NORTH 51°39' WEST 200 FEET TO BEGINNING.

PARCEL 12:
ALL OF LOTS 22, 23 AND 24, CHIMES VIEW ACRES AMENDED PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE LESS AND EXCEPTING.

A PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOTS 22, 23 AND 24 OF THE AMENDED PLAT OF CHIMES VIEW ACRES, A SUBDIVISION IN WEBER COUNTY, UTAH AND IN THE SOUTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26, SAID POINT IS 17.94 FEET SOUTH 38°21'00" WEST FROM THE NORTHWEST CORNER OF SAID LOT 22, SAID POINT IS ALSO 48.50 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-0026(4)0 OPPOSITE APPROXIMATE ENGINEER STATION 173+01.25, AND RUNNING THENCE SOUTH 37°12'17" WEST 150.06 FEET TO A POINT 51.50 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 171+51.22; THENCE SOUTH 38°20'57" WEST 16.53 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO A POINT OPPOSITE ENGINEER STATION 171+34.69; THENCE SOUTH 02°43'59" EAST 33.83 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF 40TH STREET AT A POINT 73.73 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 171+09.19; THENCE NORTH 51°39'00" WEST 25.23 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE NORTH 38°21'00" EAST 192.06 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE PARALLEL WITH SAID CONTROL LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°05'32" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)



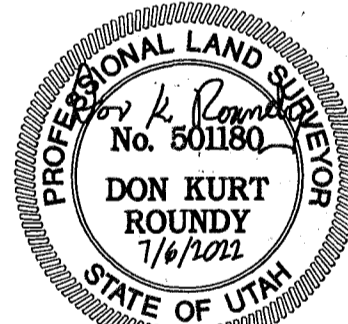
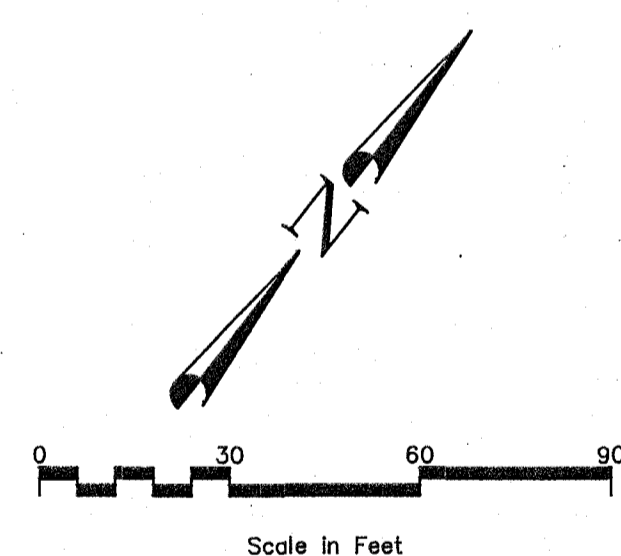
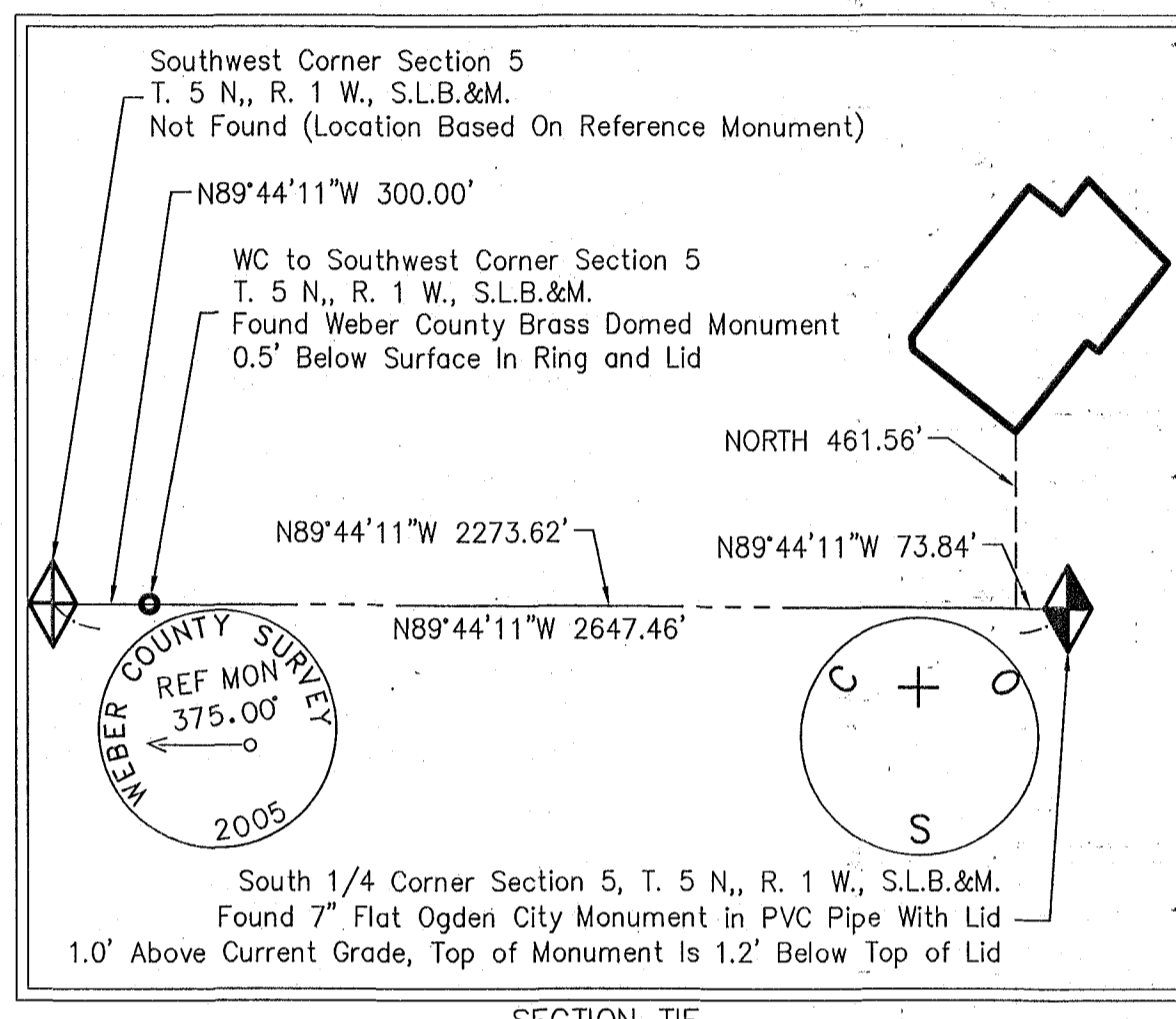
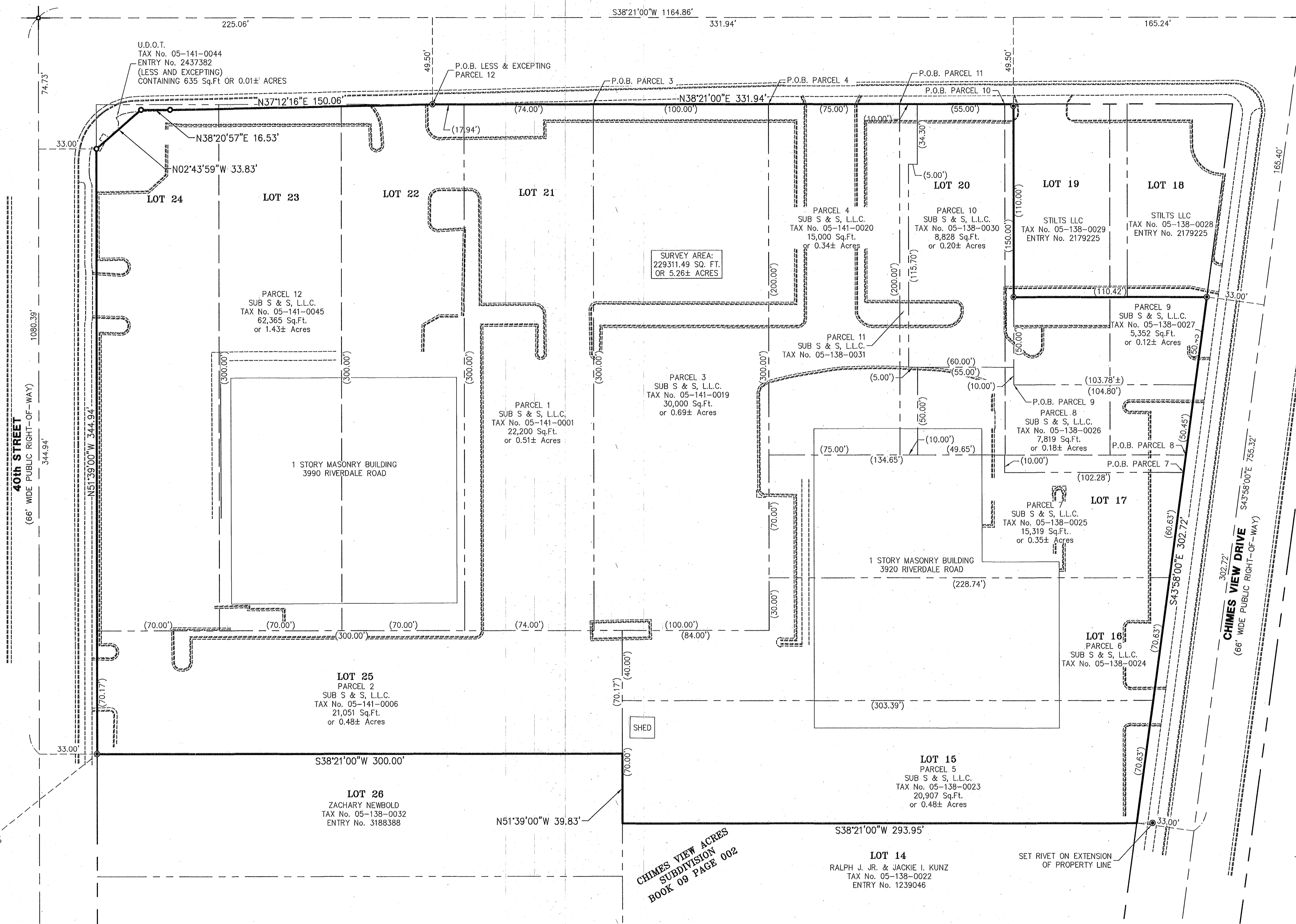
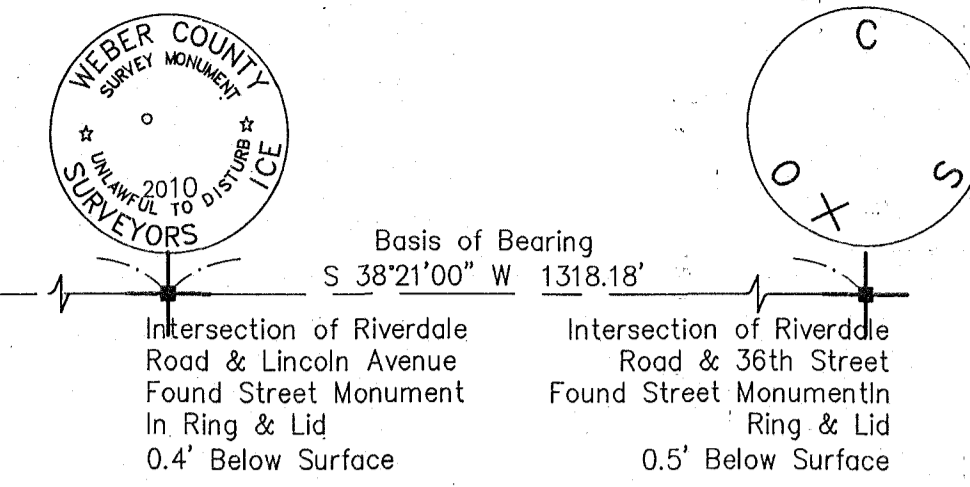
VICINITY MAP
Not to Scale

Path: F:\YOUNG - 3920-3990 RIVERDALE 3578\SURVEY\Young_3920-3990_Riverdale Dr_RCS.dwg | plot date: July 11, 2022 | plotted by: DonR

| | | | | | | |
|----------------------------|------------------------------|--|---|--|---|------------------------|
| DRAWN BCD 05.12.22 DATE | CHECKED DKR 07.06.22 DATE | YOUNG AUTOMOTIVE GROUP SOUTH OGDEN CITY, WEBER COUNTY, UTAH | Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000 | RECORD OF SURVEY 3920 & 3990 RIVERDALE ROAD | | PROJECT NO. 3579-01 |
| DESIGNED | PROJECT ENGINEER | | | LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN | | SHEET NO. 1 of 2 |
| APPROVED | JDP PROJECT MANAGER | | | 0 RELEASED FOR REVIEW NO. REVISIONS BY DATE | DKR 5.13.22 FILE NAME: ROS_3920/3990 SCALE: N/A | |

RECEIVED
JUL 11 2022
BY: 7298

RIVERDALE ROAD
 U.D.O.T. PROJECT No. SP-0026(4)0
 (EXISTING PUBLIC RIGHT-OF-WAY)



LEGEND

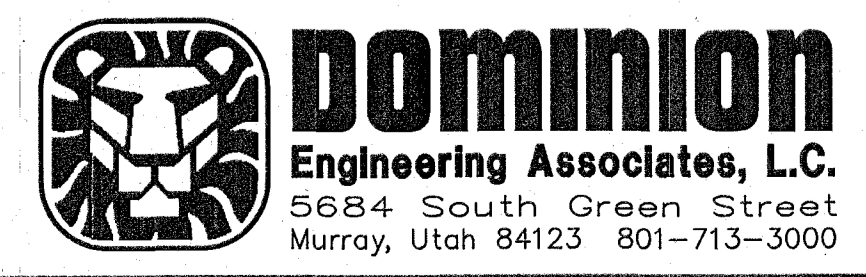
- SUBJECT PROPERTY BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - SUBDIVISION LOT LINE
- - - MONUMENT LINE
- FOUND MONUMENT AS NOTED
- SET R&C MARKED "DOMINION ENG" (OR AS NOTED)
- ⊕ STREET MONUMENT FOUND, NOT FOUND (AS NOTED)
- (S89°50'20"W 2658.20')
- RECORD BEARINGS AND DISTANCES
- P.O.B. = POINT OF BEGINNING

RECEIVED
 JUL 11 2022
 BY: Z.Z. 98

Plot: F:\YOUNG - 3920+3990 RIVERDALE 3578 SURVEY.dwg | plot date: July 11, 2022 | plotted by: DonR
 Path: F:\YOUNG - 3920+3990 RIVERDALE 3578 SURVEY.dwg | Young 3920+3990 Riverdale Dr. ROS.dwg

| | | | | | |
|----------|-----|----------|------------------|-----------------|----------|
| DRAWN | BCD | 05.12.22 | CHECKED | DKR | 07.06.22 |
| DESIGNED | | | PROJECT ENGINEER | | |
| APPROVED | | | JDP | PROJECT MANAGER | |

YOUNG AUTOMOTIVE GROUP
SOUTH OGDEN CITY, WEBER COUNTY, UTAH



RECORD OF SURVEY
3920 & 3990 RIVERDALE ROAD
 LOCATED IN THE SW 1/4 & SE 1/4, SEC. 5,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

| | | | |
|-------------|-----------------------------|---------------|---------|
| PROJECT NO. | | 3579-01 | |
| SHEET NO. | | 2 of 2 | |
| NO. | REVISIONS | BY | DATE |
| 0 | DRAWING RELEASED FOR REVIEW | DKR | 7.06.22 |
| FILE NAME: | | ROS 3920/3990 | |
| SCALE: | | 1" = 30' | |