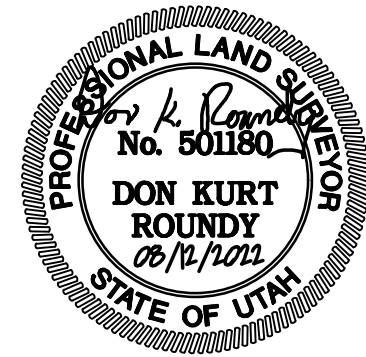


**SURVEYOR'S CERTIFICATE**

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 July 14, 2022.

Date: August 12, 2022

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



**NARRATIVE**

An ALTA/NSPS Land Title Survey of the subject property was requested by Hodgdon Group Realty, Inc as part of a pending transaction. A Commitment for Title Insurance prepared by Cottonwood Title Insurance Agency, File No. 145721-WHP Second Amended, dated May 31, 2022, was provided and relied upon for the preparation of this survey.

Basis of Bearings for this survey is North 89°33'01" West 2647.46' measured along the Section line between the North Quarter Corner and Northwest Corner of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian.

Utilities shown have been located from visible indications surveyed on the subject property and from information provided. The surveyor has not physically located the underground utilities and makes no guarantees that the utilities shown hereon compromise all such utilities in the area either in service or abandoned.

**RECORD DESCRIPTIONS**

(Title Commitment File No. 145721-WHP Second Amended, dated May 31, 2022)

**PARCEL 1:**

Lot 2, of RIVERDALE SHOPKO SUBDIVISION, according to the official plat thereof as recorded in the Weber County Recorder's office recorded March 24, 2022 as Entry No. 3225984 in Book 92 at Page 63.

**PARCEL 1A:**

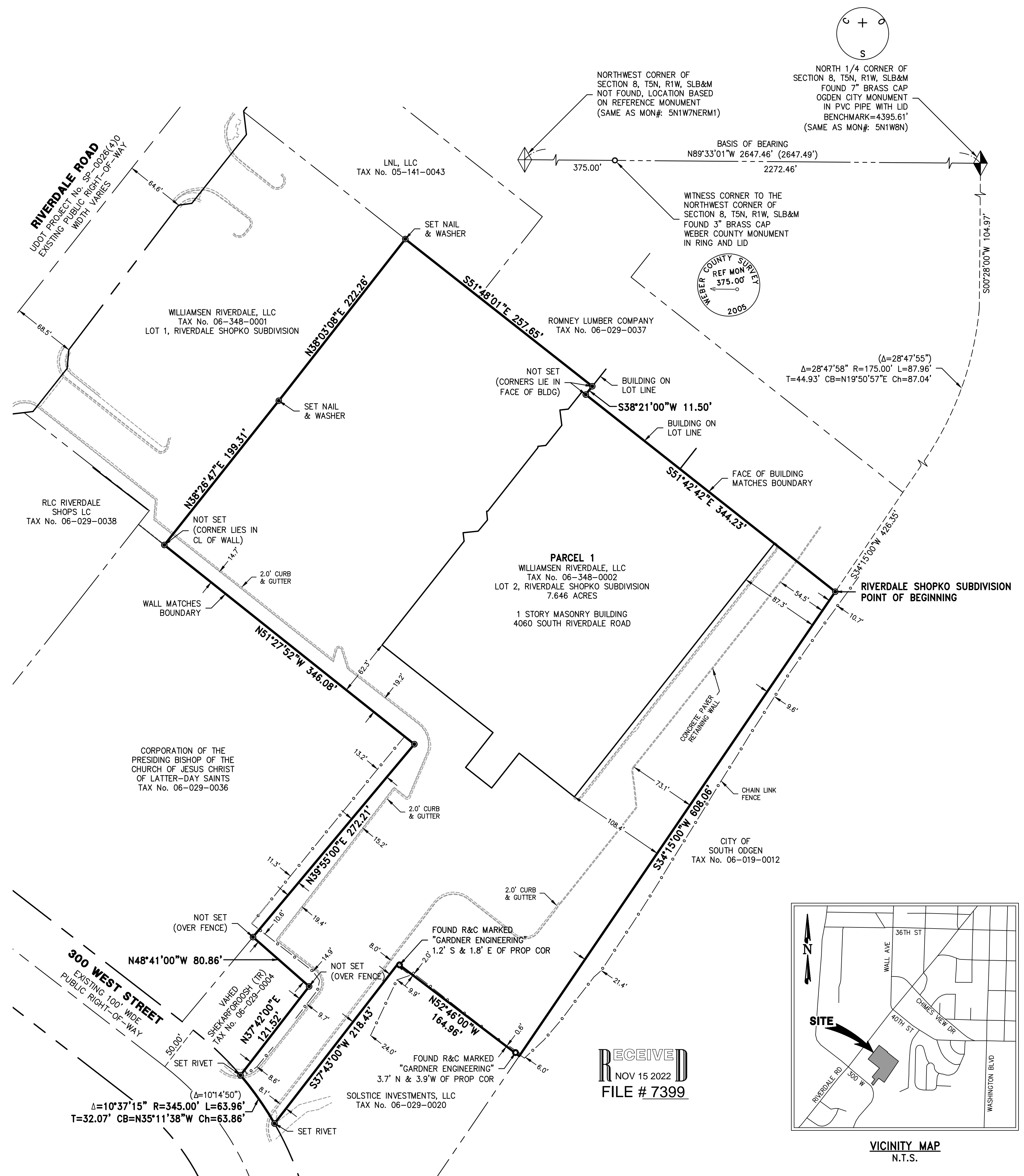
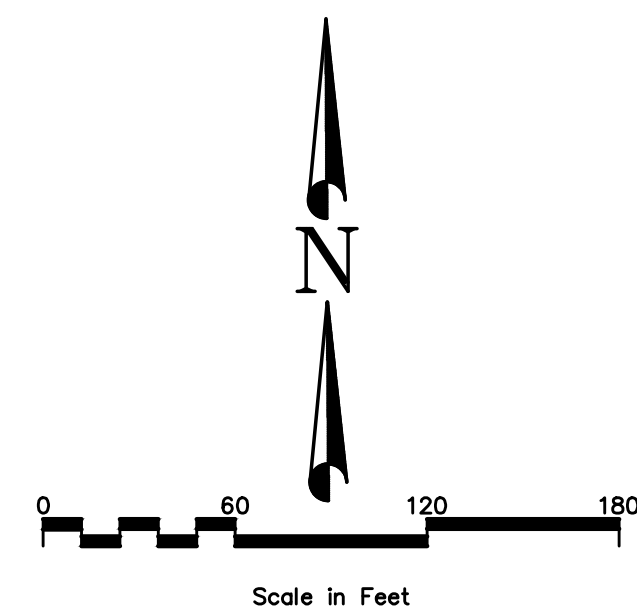
The non-exclusive easement rights created by Cross-Easement Agreement dated April 1, 1990 by and between Shopko Stores, Inc. dba Uvalko ShopKo Stores, Inc. (ShopKo), F.C. Stangl, III, dba F.C. Stangl Construction Company (Developer), Alan Canter, an individual (Canter) and Toys "R" Us, Inc. (Toys) and recorded May 1, 1990 as Entry No. 1107699 in Book 1579 at Page 2298 of official records and as amended by Agreement recorded May 12, 2011 as Entry No. 2526788.

**REFERENCES**

- Commitment for Title Insurance & associated documentation prepared by Cottonwood Title Insurance Agency, File No. 145721-WHP Second Amended, dated May 31, 2022.
- Riverdale Shopko Subdivision Plat recorded March 24, 2022 as Entry No. 3225984 in Book 92 at Page 63 in the Weber County Recorder's Office.
- Utah Department of Transportation Right of Way Plan Sheets for Riverdale Road (SR-26), Project No. SP-0026(4)0.

**LEGEND**

- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINES
- RIGHT-OF-WAY LINE
- CENTER LINE
- SECTION LINE
- SECTION MONUMENTS FOUND, NOT FOUND (AS NOTED)
- FOUND MONUMENTS (AS NOTED)
- SET REBAR & CAP MARKED "DOMINION ENGINEERING" (UNLESS NOTED OTHERWISE)
- EXISTING CHAIN LINK FENCE
- EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
- RECORD BEARINGS AND/OR DISTANCES

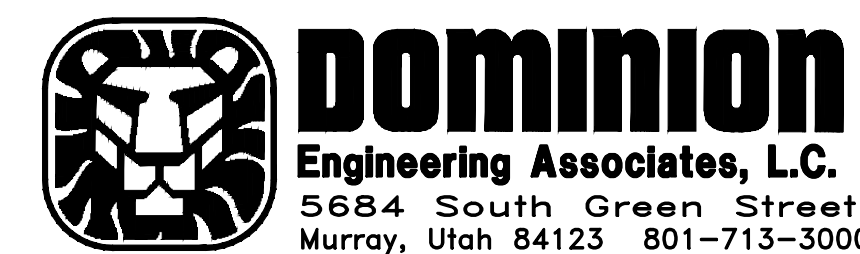


RECEIVED  
NOV 15 2022  
FILE # 7399

Path: P:\HODGDON - RIVERDALE\_3617\SURVEY\DRAWINGS\Hodgdon ROS.dwg | plot date: August 30, 2022 | plotted by: brett

DRAWN	BCD 7/2022	CHECKED	DKR 7/2022
DESIGNED		PROJECT ENGINEER	
APPROVED	JDP	PROJECT MANAGER	

**HODGDON GROUP REALTY, INC.**  
**RIVERDALE CITY, WEBER COUNTY, UTAH**



**RECORD OF SURVEY**  
**4060 SOUTH RIVERDALE ROAD**  
**LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN**

PROJECT NO.		3617-01	
SHEET NO.		1 of 1	
0	FILED WITH COUNTY SURVEYOR	BCD	08.2022
NO.	REVISIONS	BY	DATE

SCALE: 1" = 60'