

RECORD OF SURVEY
FOR
TORUS INC.

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN,
SARATOGA SPRINGS, UTAH COUNTY, UTAH
JANUARY, 2026

SURVEYOR'S CERTIFICATE

I, STEVEN D. DIDERICKSEN, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 13841041. I FURTHER CERTIFY THAT A LAND SURVEY WAS MADE OF THE PROPERTY DESCRIBED BELOW, AND THE FINDINGS OF THAT SURVEY ARE AS SHOWN HEREON.

DEED DESCRIPTION
ENTRY NUMBER 28255

LOT 1, RIVERSIDE CROSSING SUBDIVISION PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 24, 2021 AS ENTRY NO. 55568:2021, MAP NO.17601 IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

PARCEL NO. 51-682-0001

AS-SURVEYED DESCRIPTION

COMMENCING FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING SOUTH 0°13'38" EAST 860.50 FEET AND EAST 99.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD AND THE POINT OF BEGINNING

THENCE NORTH 89°57'14" EAST 552.50 FEET, RUNNING ALONG A FENCE LINE THAT MARKS THE SOUTH BOUNDARY LINE OF THE DALMORE MEADOWS PHASE 2 SUBDIVISION;

THENCE SOUTH 256.73 FEET;

THENCE WEST 545.59 FEET, RUNNING TO THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD AND RUNNING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

- 1) NORTH 2°48'02" WEST 111.58 FEET;
- 2) NORTH 0°34'32" WEST 144.84 FEET, TO THE POINT OF BEGINNING;

CONTAINS 141,148 SQ. FT. OR 3.240 ACRES

NARRATIVE

THE BASIS OF BEARING IS SOUTH 0°13'38" EAST BETWEEN THE FOUND NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE, 1 WEST AND THE FOUND SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

REFERENCE DOCUMENTATION

DEEDS

- R-1 - WARRANTY DEED, ENTRY NO. 28255-2022
R-2 - WARRANTY DEED, ENTRY NO. 41114-2023
R-3 - QUIT CLAIM DEED, ENTRY NO. 78834-2025
R-4 - WARRANTY DEED, ENTRY NO. 86095-2021
R-5 - QUIT CLAIM DEED, ENTRY NO. 122137-2008
R-6 - QUIT CLAIM DEED, ENTRY NO. 994891

SURVEYS

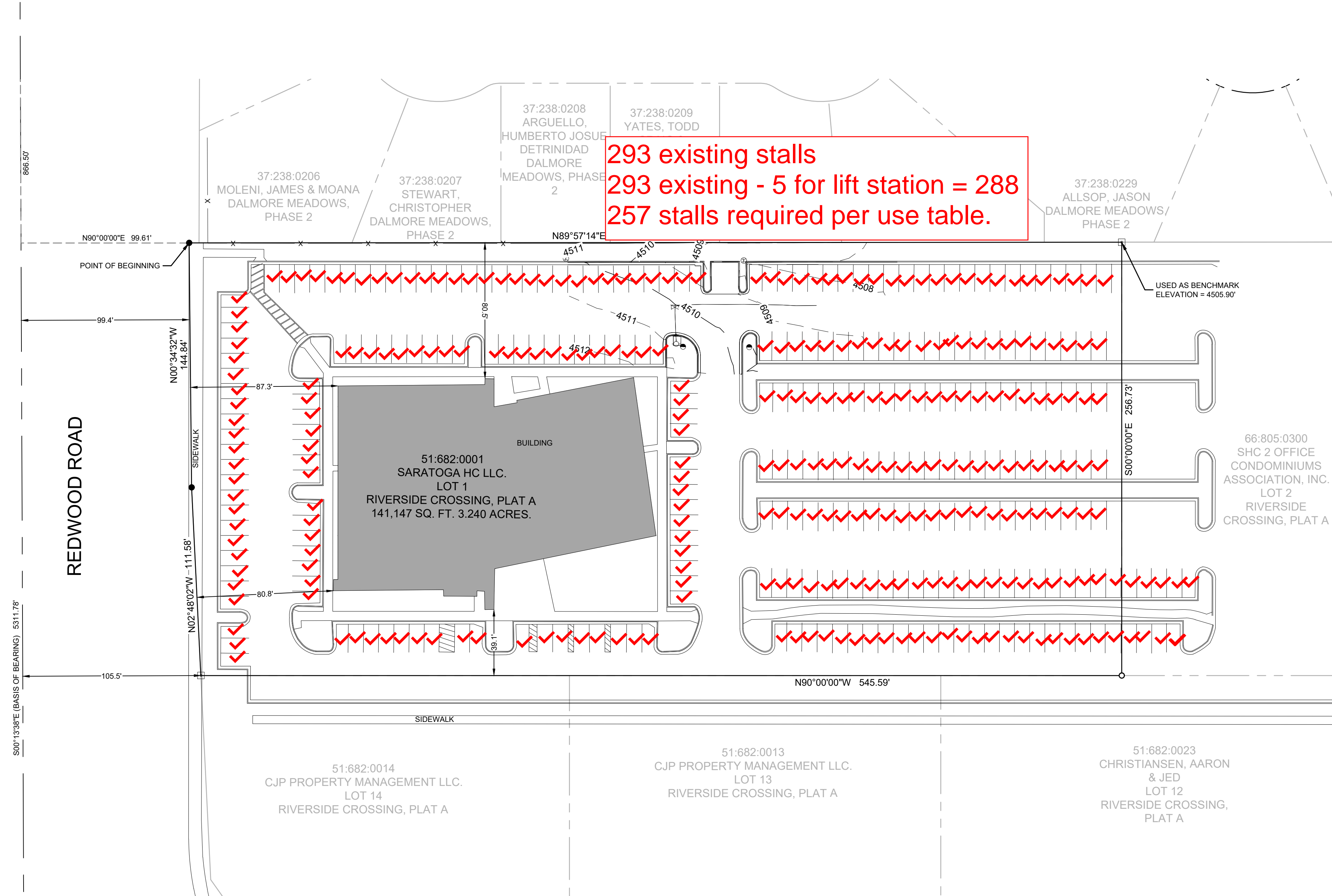
- R-7 - RECORD OF SURVEY, ENTRY NO. 23-363

SUBDIVISION PLAT

- R-8 - RIVERSIDE CROSSING SUBDIVISION PLAT "A", ENTRY NO. 55568:2021
R-9 - DALMORE MEADOWS PHASE 2 SUBDIVISION, ENTRY NO. 11347

REFERENCE DOCUMENTS ARE ON FILE IN THE OFFICES OF THE UTAH COUNTY RECORDER AND SURVEYOR

FOUND FLAT BRASS CAP
NORTH QUARTER CORNER
MONUMENT OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE
1 WEST SALT LAKE BASE
AND MERIDIAN



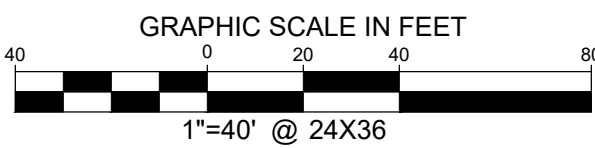
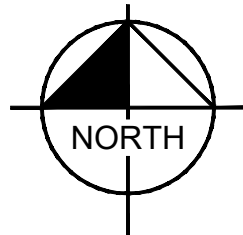
REDWOOD ROAD

S00°13'38"E (BASIS OF BEARING) 831.78'

FOUND FLAT BRASS CAP
SOUTH QUARTER CORNER
MONUMENT OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE
1 WEST SALT LAKE BASE
AND MERIDIAN

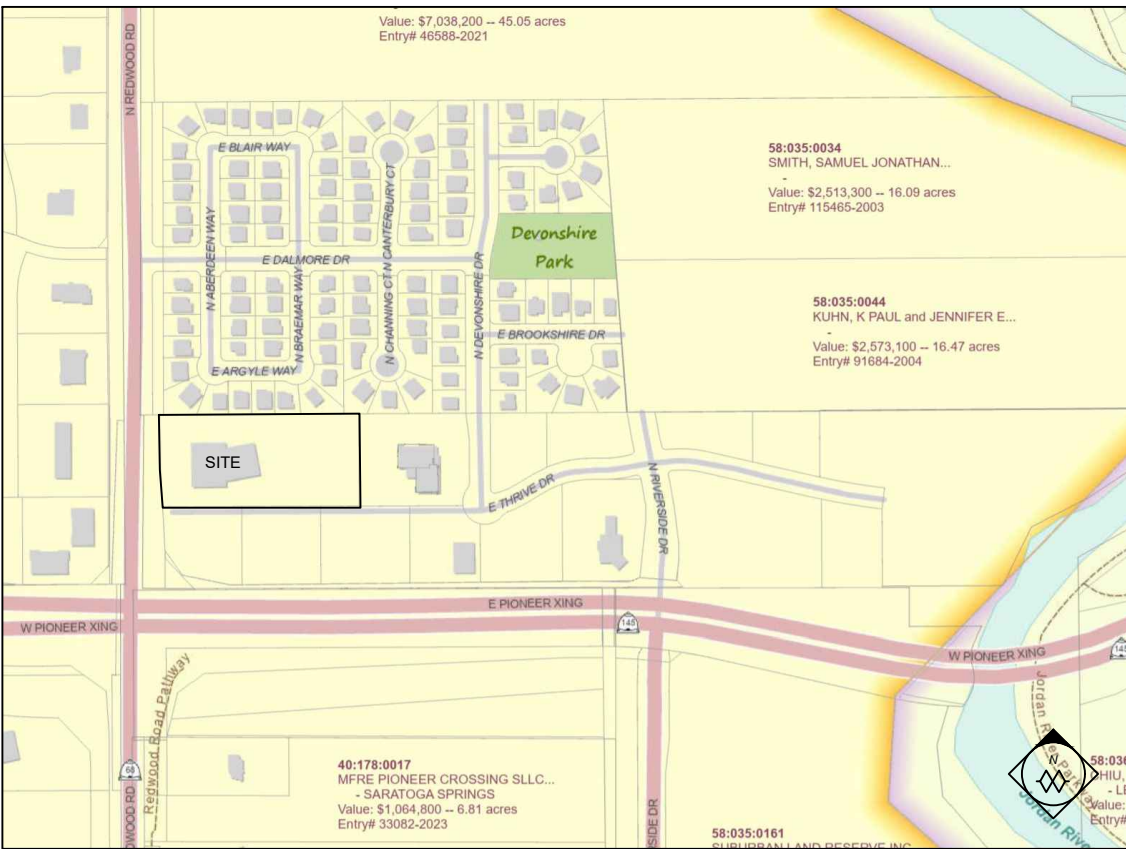
LEGEND

- | | |
|-----|-------------------------------------|
| --- | BOUNDARY LINE |
| --- | ADJOINER LINE |
| --- | TIE LINE |
| --- | SECTION LINE |
| --- | CURB |
| --- | GUTTER |
| --- | CHAINLINK FENCE |
| --- | WALL |
| --- | CONCRETE LINE |
| --- | PAINT STRIPING |
| --- | BUILDING |
| ○ | FIRE HYDRANT |
| ○ | WATER VALVE |
| ○ | IRRIGATION CONTROL VALVE |
| ○ | LIGHT POLE |
| ○ | PROPERTY CORNER TO SET |
| ○ | FOUND REBAR AND CAP LEI ENGINEERING |
| ○ | FOUND SECTION QUARTER CORNER |
| ○ | FOUND MAG AND WASHER LEI 172675 |



BENCHMARK:
TOP OF REBAR AND CAP
LOCATED AT THE NORTHEAST
LOT CORNER OF PROPERTY

ELEV. = 4505.90'



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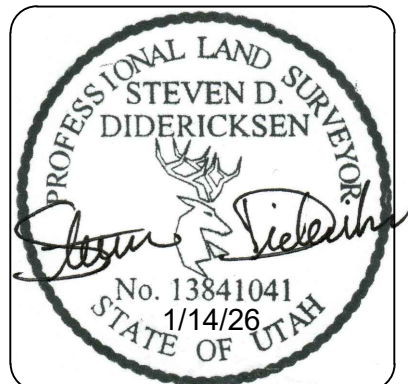


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BOUNDARY SURVEY
62 EAST THRIVE DR.
SARATOGA SPRINGS, UT

TORUS INC.



LOCATED IN THE NORTHEAST QUARTER
OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

DATE PLOTTED 1/14/2026

JOB No. 25-273

SHEET

1 OF 1

