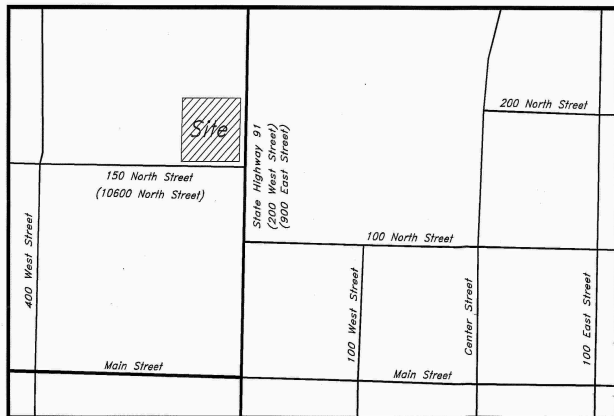


Lee's Richmond Subdivision

Part of Lot 2, Block 63, Plat "A", Richmond Farm Survey, located in the Northwest Quarter of Section 26, and the Northeast Quarter of Section 27, Township 14 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Richmond City, Cache County, Utah



Scale: 1" = 60'



Vicinity Map
Not to Scale

Easements

- a. Easements recorded May 1, 2003 as Entry No.'s 823315 and 823316 in Book 1224, at Pages 1579 and 1581.
- b. Easements recorded June 27, 2003 as Entry No.'s 830304 and 830305 in Book 1239, at Pages 708 and 710.
- c. Easements recorded October 17, 2003 as Entry No.'s 843543, 843544, 843546, and 843547, in Book 1266, at Pages 1112, 1114, 1118, and 1120.

Hazardous Substances Certificate and Indemnity Agreement recorded June 2, 2016, as Entry No. 1148524, in Book 1898, at Page 1430 covers the site but contains nothing to plat.

Dominion Energy

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532. Approved this 5 day of May, 2022.

Questar Gas Company dba Dominion Energy Utah

By: [Signature]
Title: Per Construction

Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 17-27A-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

- a. A recorded easement or Right-of-Way
- b. The law applicable to prescriptive rights
- c. Title 54, Chapter 8a, damage to underground utility facilities or
- d. Any other provision of law

Approved this 3 day of May, 2022

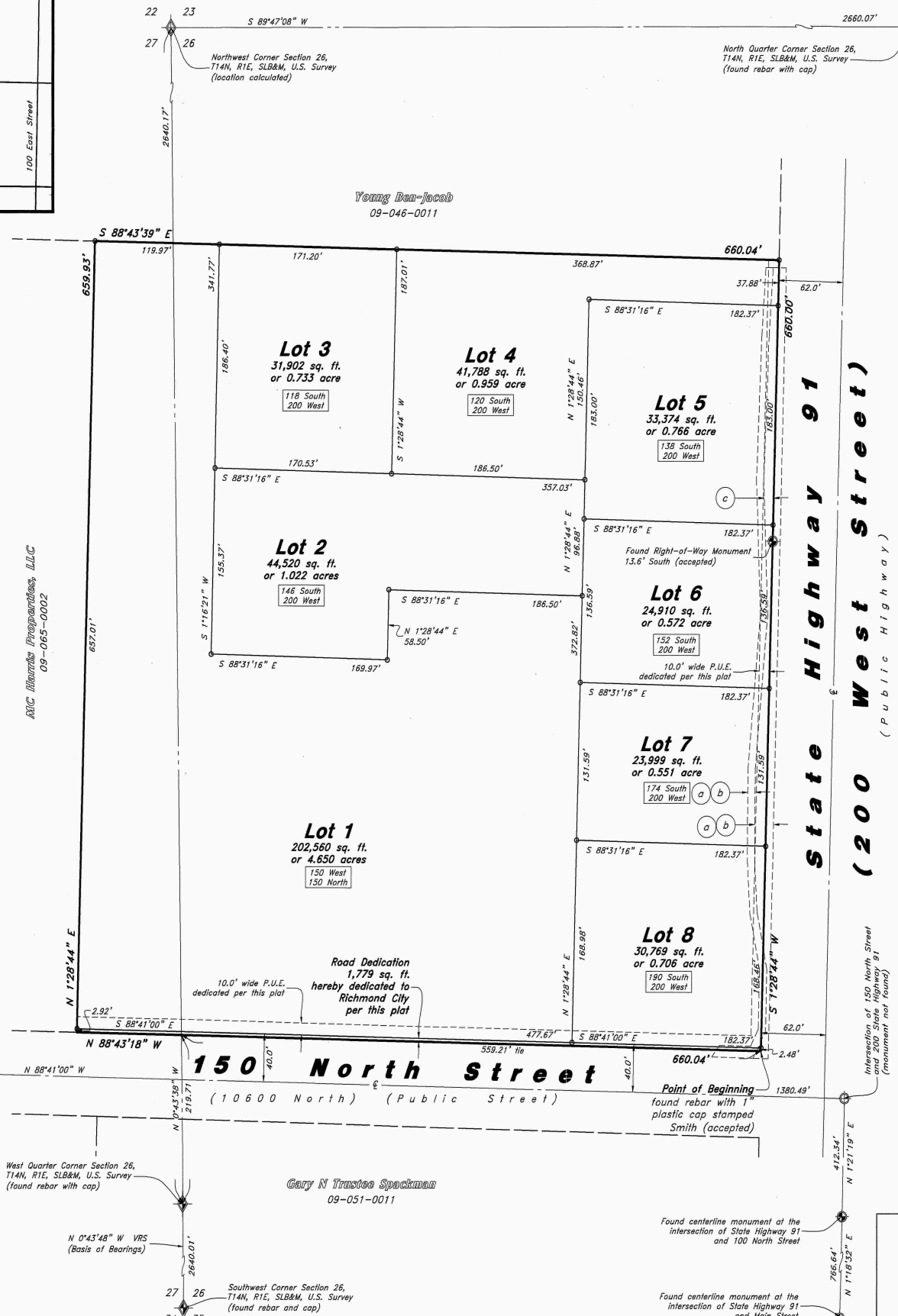
Rocky Mountain Power Company

By: [Signature]
Title: Journeyman Estimator

Note

An easement for ingress and egress, blanket in nature, is hereby granted to Rocky Mountain Power to install power facilities across all areas of this subdivision not occupied by future buildings.

Found Monument marking the intersection of 150 North and 400 West Streets



Narrative

This subdivision plat was requested by Jonathan Badger, Trustee of Badger Capital, LLC to create 8 Commercial Lots.

This Subdivision retraces and honors a previous 2016 Survey by Skyline Inc. as related 12'23" Clockwise onto the State Plane Datum and a 2021 ALTA Survey by AWA.

Centerline Control for 150 North Street honors the 1982 Monument Reference Plat.

A line between monuments recovered for the West line of the Southwest Quarter of Section 26 was Assigned the VRS bearing of North 0°43'48" West as the Basis of Bearings in order to place the Survey on the NAD 1983 Utah North Zone State Plane datum.

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Centerline
- Section Line
- Section Corner
- Right-of-Way Monument and Centerline Monuments
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"

Dominion Energy Utah - Has with NO existing natural gas easement

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 5 day of May, 2022

By: [Signature]
Title: Per Construction

Deputy County Surveyor

I Certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

Date _____ Deputy County Surveyor

Richmond City Approval

Presented to Richmond City this 11th Day of May, A.D., 2022. At which time this Subdivision was approved and accepted.

[Signature] City Recorder
[Signature] Richmond City Mayor

Engineer's Certificate

I Certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

May 10 2022 Date
[Signature] City Engineer

Planning and Zoning Commission

Approved this 17th Day of May, A.D., 2022 by the Richmond City Planning Commission.

[Signature] Chairperson

Approval as to Form

Approved this 11th Day of July, A.D., 2022

[Signature] City Attorney

Richmond Irrigation Approval

Approved this 17th Day of May, A.D., 2022 by the Richmond Irrigation Company.

[Signature] President

Surveyor's Certificate

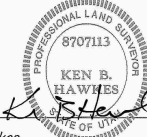
I, Ken B. Hawkes do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 56, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Lee's Richmond Subdivision.

Boundary Description

A part of Lot 2, Block 63, Plat "A", Richmond Farm Survey lying within the Northwest Quarter of Section 26, and the Northeast Quarter of Section 27, Township 14 North, Range 1 East of the Salt Lake Base and Meridian, U.S. Survey in Cache County, Utah:

Beginning at a point on the North Line of 10600 North Street, also known as 150 North Street in Richmond located 219.71 feet (219.69 feet record) North 0°43'38" West along the Section Line; and 559.21 feet (559.19 feet record) South 88°43'18" East along said North Line of 150 North Street from the West Quarter Corner of said Section 26; and running thence North 88°43'18" West 660.04 feet along said North Line of 150 North Street; thence North 1°28'44" East 659.93 feet to the North Line of said Lot 2; thence South 88°43'39" East 660.04 feet along said North Line to the West Line of U.S. Highway 91; thence South 1°28'44" West 660.00 feet along said West Line to the point of beginning.

Contains 435,601 sq ft or 10,000 acres 8 Lots



28 Apr, 2022
Date

Ken B. Hawkes
Utah PLS No. 8707113

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

Owner's Dedication

Badger Capital, LLC, the owner of the described tract of land to be hereafter known as Lee's Richmond Subdivision, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Badger Capital, LLC, hereby consent and give approval to the recording of this plat for all purposes shown herein.

In witness whereof I have hereunto set my hand This 3 Day of AD, 2022.

Badger Capital, LLC
By: [Signature]
Its: Managing Member

Acknowledgment

State of _____ } ss
County of _____

On the 3 day of May, 2022, personally appeared before me, the undersigned Notary Public, Ken B. Hawkes, who being by me duly sworn did say that they are the Managing members of Badger Capital, LLC and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

[Signature]
A Notary Public

Lee's Richmond Subdivision

Part of Lot 2, Block 63, Plat "A", Richmond Farm Survey, located in the Northwest Quarter of Section 26, and the Northeast Quarter of Section 27, Township 14 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Richmond City, Cache County, Utah

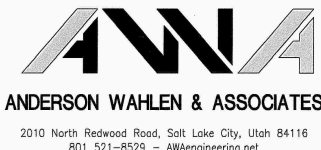
Recorded # 132388

State of Utah, County of Cache, Recorded and Filed at the Request of

Badger Capital LLC

Date 4/11/22 Time 12:00 pm Book 2022 Page 3628

Fee \$ 160.00 Fee \$ _____
[Signature] Cache County Recorder



Grid of professional approvals including Engineer's Certificate, Planning and Zoning Commission, Approval as to Form, Richmond Irrigation Approval, and Richmond City Approval.