

811

Know what's below.
Call before you dig.

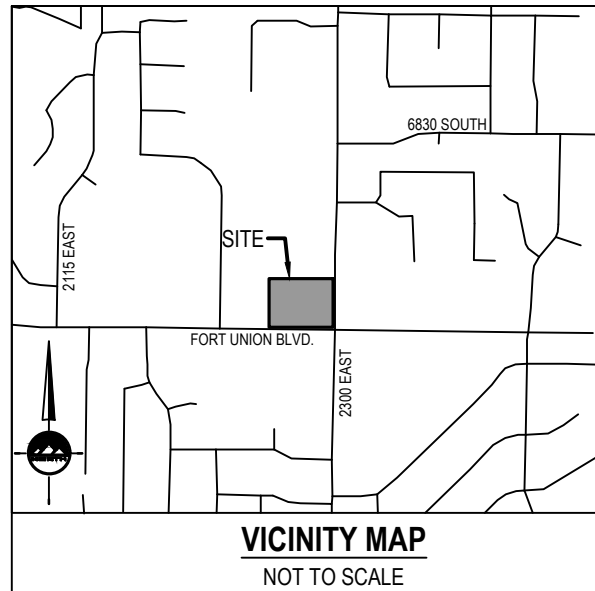
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4601.72

LEGEND			
	SECTION CORNER		STORM DRAIN CATCH BASIN
	MONUMENT		STORM DRAIN COMBO BOX
	EXIST REBAR AND CAP		STORM DRAIN CULVERT
	SET ENSIGN REBAR AND CAP		SIGN
	SET RIVET		UTILITY MANHOLE
	WATER METER		UTILITY POLE
	WATER MANHOLE		GAS METER
	WATER VALVE		TREE
	FIRE HYDRANT		OVERHEAD POWER LINE
	MINOR CONTOURS 1' INCREMENT		MAJOR CONTOURS 5' INCREMENT
	DEED LINE		CONCRETE
	TANGENT LINE		ELECTRIC METER
	SECTION LINE		STORM DRAIN CLEAN OUT
	FENCE		SANITARY SEWER MANHOLE
	EDGE OF ASPHALT		SANITARY SEWER
	SS		SD
	SANITARY SEWER		STORM DRAIN LINE
	SD		GAS LINE
	G		BUILDING PRIMARY
	SW		SECONDARY WATERLINE
	IRR		IRRIGATION LINE
	CENTERLINE		PROPERTY LINE
	ADJACENT PROPERTY LINE		SETBACK LINE
	ELECTRIC POWERLINE		IRRIGATION VALVE
	SETBACK LINE		SCHEDULE B-2 REFERENCE NUMBER



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

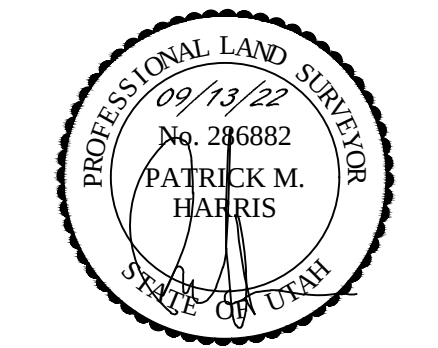
RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

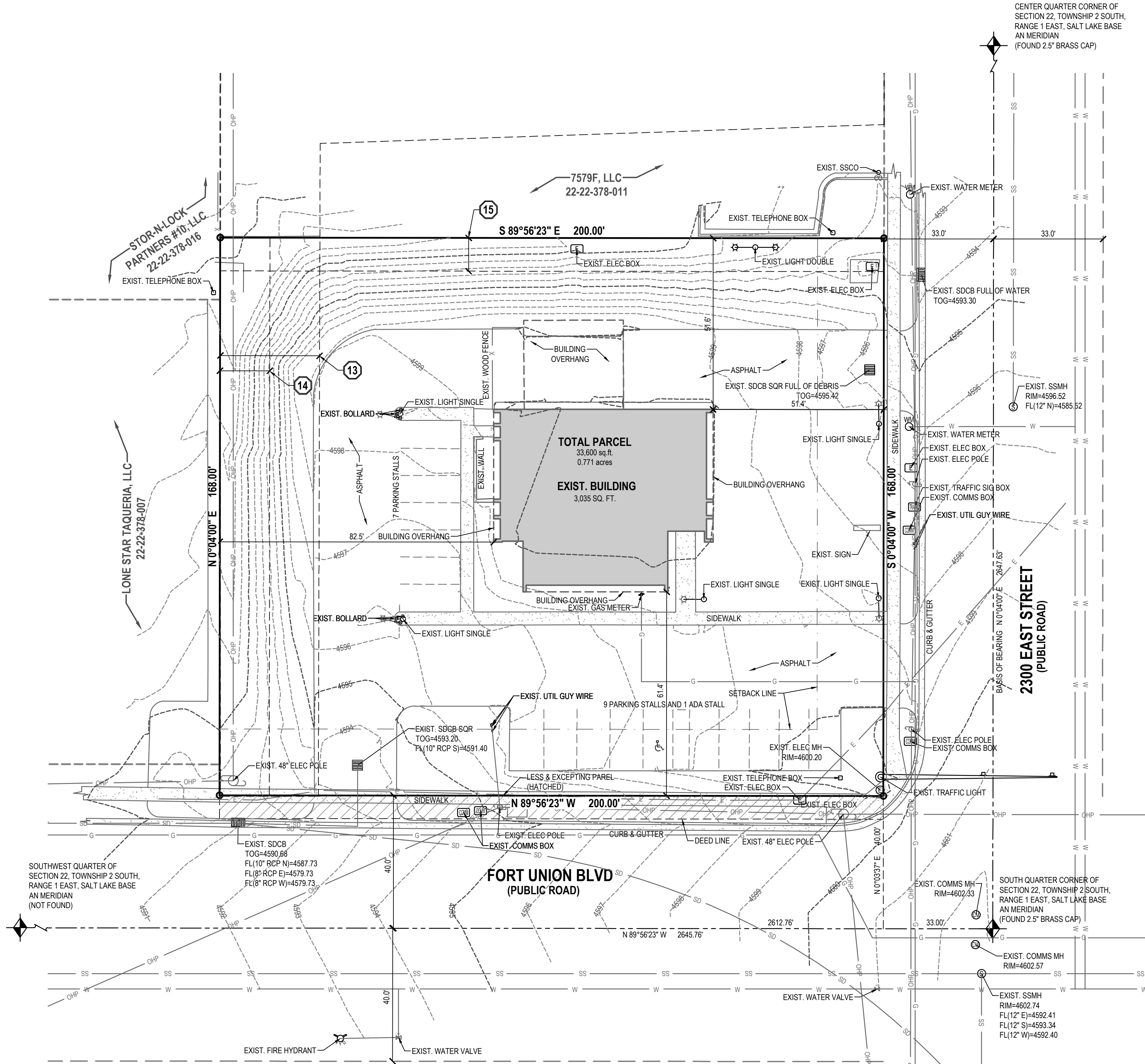
FOR:
CRAG R. KNOCH & ASSOCIATES, PC
24 NORTH BENNETT STREET
GENEVA, IL 60134
CONTACT:
COLE HELFRICH
PHONE: 630-404-1181

COTTONWOOD HEIGHTS SITE SURVEY ALTANSPS LAND TITLE AND TOPOGRAPHIC SURVEY 2277 EAST FORT UNION BLVD COTTONWOOD HEIGHTS, UTAH



ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROJECT NUMBER
11944
PRINT DATE
9/13/22
DRAWN BY
S. LEWIS
CHECKED BY
P. HARRIS
PROJECT MANAGER
P. HARRIS



SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTANSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the South Quarter Corner of Section 22 and the Center Quarter Corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and measures North 00°04'00" West 2847.63 feet.

COMMITMENT DESCRIPTION

Commencing at the intersection of the West line of 2300 East Street and the North line of 7000 South Street, said point being further described as North 33 feet and West 33 feet from the South Quarter Corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North along the West line of said 2300 East Street 175 feet, thence West 200 feet, thence South 175 feet to the North line of said 7000 South Street, thence East along said North line 200 feet to the point of beginning.

LESS AND EXCEPTING therefrom the following described Parcel: Commencing at the intersection of the West line of 2300 East Street and the North line of 7000 South Street, said point being further described as North 33 feet and West 33 feet from the South Quarter Corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North along the West line of said 2300 East Street 7 feet, thence West 200 feet, thence South 7 feet to the North line of said 7000 South Street, thence East along said North line 200 feet to the point of beginning.

AS SURVEYED DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning on the Westerly Right-of-Way line of 2300 East Street and the Northerly Right-of-Way line of Fort Union Boulevard, said point is located North 89°56'23" West 33.00 feet along the Section line and North 0°03'37" East 40.00 feet from the South Quarter Corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running

thence North 89°56'23" West 200.00 feet along said Northerly Right-of-Way line;
thence North 00°04'00" East 168.00 feet;
thence South 89°56'23" East 200.00 feet to the Westerly Right-of-Way line of 2300 East Street;
thence South 00°04'00" West 168.00 feet along said Westerly Right-of-Way line to the point of beginning.

Contains 33,600 Square Feet or 0.771 Acres.

To: (i)Ashoka Group II, LLC.; and (ii)Fidelity National Title Agency of Utah, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11(a), 11(b), 13, 16, 17, and 18 of Table A thereof.

The fieldwork was completed on September 07, 2022.

Date of Plat or Map: September 13, 2022.

09/13/22
Patrick M. Harris
License No. 286882

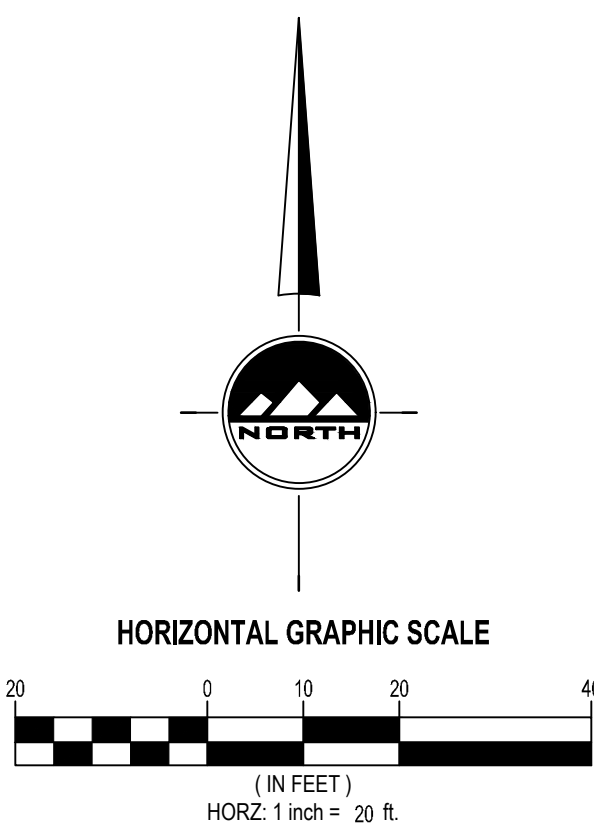
Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Fidelity National Title Insurance Agency of Utah, LLC, of Salt Lake City, Utah under Commitment No. FTUT2202008-KF Amendment No. 1, dated effective August 12, 2022.

Schedule B-2 Exceptions

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. (Blanket in nature)
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. (Blanket in nature)
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records. (Blanket in nature)
- Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (Blanket in nature)
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records. (Blanket in nature)

TABLE A

- Monuments to be placed at all major corners of the boundary of the surveyed property.
- Parcel address is 2277 East Fort Union Boulevard, Cottonwood Heights, Utah.
- Parcel is located in Flood Zone X, per FEMA FIRM map 49035040452G effective September 25, 2009.
- FL(12° S)=4592.41
FL(12° S)=4593.34
FL(12° W)=4592.40
- As per the CDS Commercial zoning report dated September 7, 2022 the subject property is zoned C-R Regional Commercial with the following setback, height, area and parking requirements.
Setbacks - Front = 20.0', Side = None, Rear = None, Height = 35.0/3 Stories, Minimum Lot Area = 20,000 sq. ft., Minimum Lot Width = 65 ft., Parking = As established per the ITE parking generation manual
- Setbacks are shown on the survey.
- Substantial features are shown on survey.
- Subject parcel contains 16 standard parking spaces and 1 ADA parking space.
- No party walls on subject parcels.
- Utilities are shown on survey.
- Adjacent owners are shown on survey.
- Subject parcels are currently under construction.
- No change to current street right-of-way at time of survey.
- All pottable easements are shown on survey.



LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 22 TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH