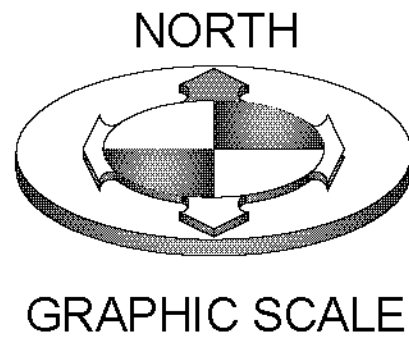
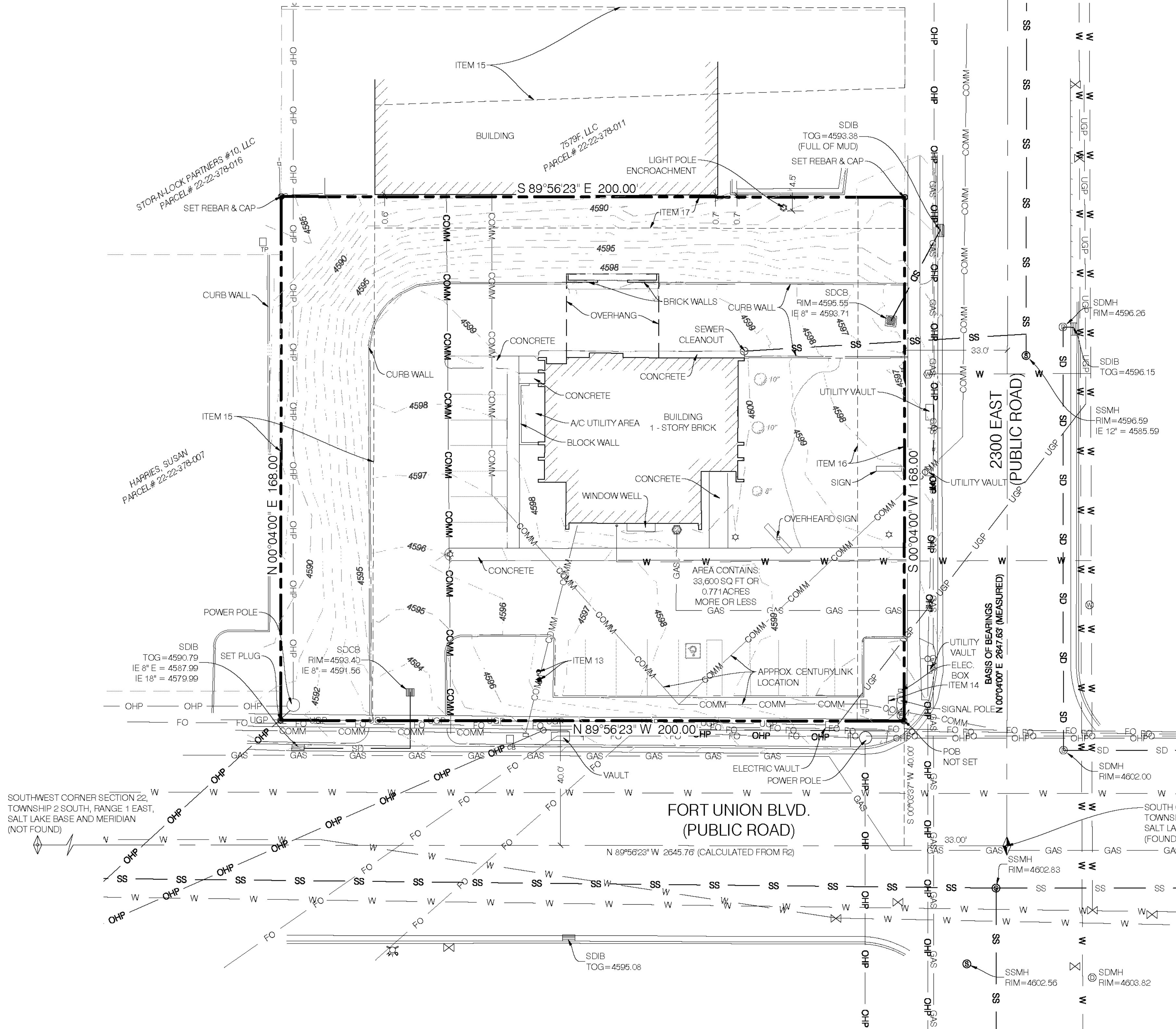


ALTA/NSPS LAND TITLE SURVEY

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



CENTER QUARTER CORNER SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)



SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY
SEQUOIA DEVELOPMENT
AMERICAN UNITED FAMILY OF CREDIT UNIONS, FCU

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 29, 2020.



LEGAL DESCRIPTION PER TITLE REPORT

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

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.

TAX ID NO. 22-22-378-002

NARRATIVE OF SURVEY

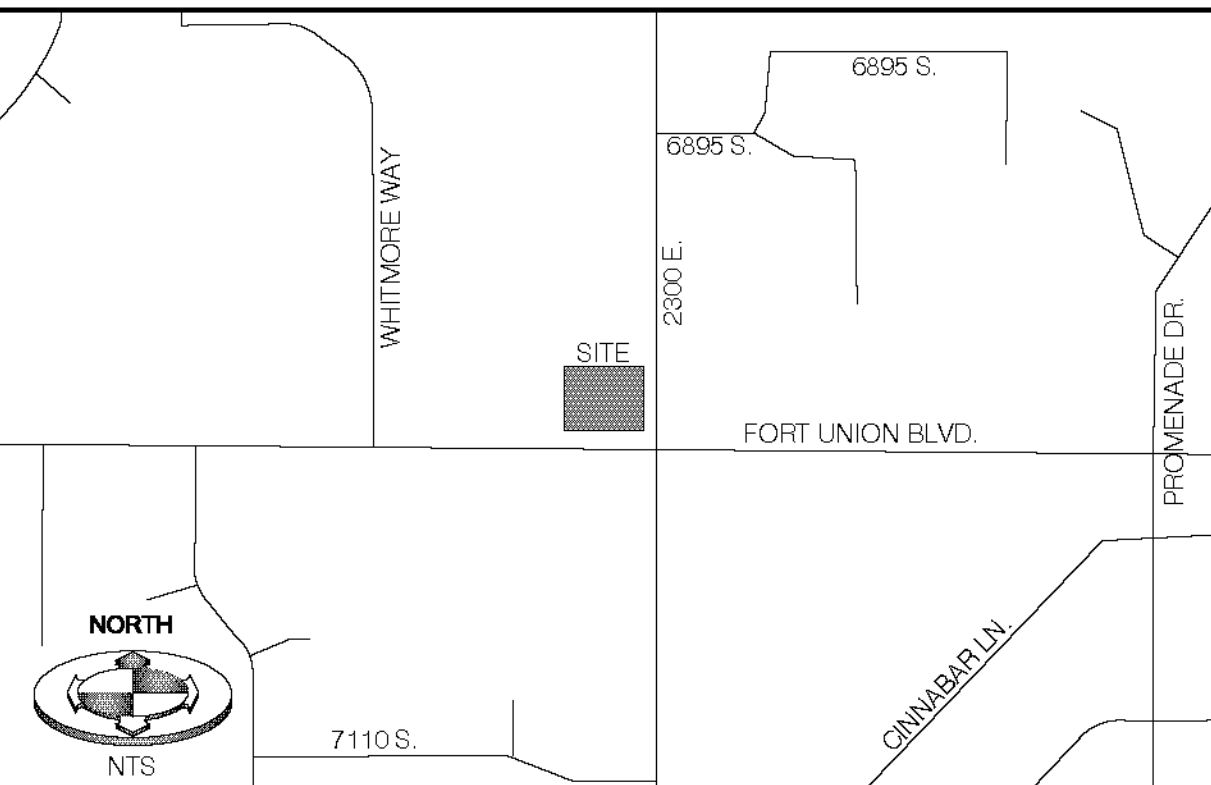
SCOPE: BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY MARK STOKER OF SEQUOIA DEVELOPMENT TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°04'00" EAST, AS SHOWN HEREON.

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

ELEVATION = 4601.82 (COUNTY TIE SHEET)

VICINITY MAP



REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 516511, REVISION NO. 3, EFFECTIVE DATE MARCH 30, 2020.
- R2) RECORD OF SURVEY, PREPARED BY PALMER WILDING SURVEY, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS S87-11-0303.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 516511, REVISION NO. 3, EFFECTIVE DATE MARCH 30, 2020.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-12 NOT ADDRESSED IN THIS SURVEY

ITEM 13 EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF UTAH POWER & LIGHT COMPANY, RECORDED JULY 15, 1975 AS ENTRY NO. 2725202, IN BOOK 3914, PAGE 140 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN, NO WIDTH SPECIFIED)

ITEM 14 EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION, RECORDED MAY 12, 1977 AS ENTRY NO. 2943253, IN BOOK 4487, PAGE 1408 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEM 15 EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, RECORDED MARCH 22, 1994 AS ENTRY NO. 5770399, IN BOOK 6898, PAGE 0998 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEM 16 EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF DOUGLAS ANDREW, RECORDED OCTOBER 20, 2004 AS ENTRY NO. 9202346, IN BOOK 9050, PAGE 8756 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEM 17 EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, RECORDED MARCH 30, 2005 AS ENTRY NO. 9336190, IN BOOK 9111, PAGE 7705 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEMS 18-21 NOT ADDRESSED IN THIS SURVEY

GENERAL NOTES

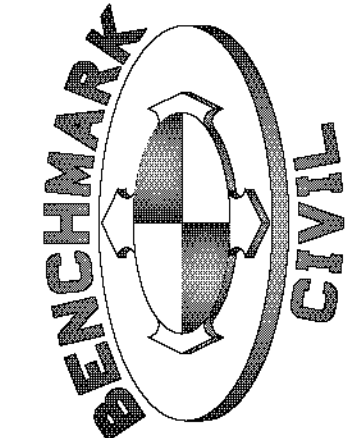
- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS:
 - LIGHT POLE ON THE NORTH PROPERTY LINE
 - SIDEWALK ENCROACHES ON THE SOUTH PROPERTY LINE
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO FORT UNION BLVD. AND 2300 EAST STREETS
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	SANITARY SEWER MANHOLE & PIPE	SS
SECTION CORNER (NOT FOUND)	STORM DRAIN MANHOLE & PIPE	SD
PROPERTY CORNER (PLAT NOTED)	CULINARY PIPE LINE	W
ADJACENT PL or LOT LINES	WATER VALVE & WATER METER	
EASEMENT LINE	FIRE HYDRANT	
CURB & GUTTER	POWER POLE & OVERHEAD POWER	OHP
EDGE OF EXISTING ASPHALT	UNDERGROUND POWER	UGP
FENCE, IRON	GAS LINE	GAS
	FIBER OPTIC	FO
	COMMUNICATION LINE	COMM
SDMH: STORM DRAIN MANHOLE	TELEPHONE BOX	TB
SSMH: SANITARY SEWER MANHOLE	TELECOMM PEDESTAL	TP
SD: STORM DRAIN	CATCH BASIN	CB
CB: CATCH BASIN	STORM DRAIN INLET BOX	
IE: INVERT ELEVATION	ELECTRIC MANHOLE	
TOG: TOP OF GRATE	GUY WIRE	GW
POB: POINT OF BEGINNING	LIGHT POLE	LP
	SIGN	
	GAS METER	

S2020-12-0938
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

**BENCHMARK
ENGINEERING &
LAND SURVEYING**



SEQUOIA DEVELOPMENT
2277 FORT UNION BLVD.
COTTONWOOD HEIGHTS CITY, UTAH

PROJECT NO. 2005102

**ALTA/NSPS
LAND TITLE
SURVEY**

SVA.01
1 OF 1

SCALE MEASURES 1/4" ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS