

LEGEND

⊙	WATER METER	IV	IRRIGATION VALVE
⊙	WATER VALVE	SSMH	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT	SDCB	STORM DRAIN CATCH BASIN
⊙	WATER MANHOLE	— X —	FENCE
⊙	(SDCB) STORM DRAIN CATCH BASIN	—	BOUNDARY LINE
⊙	(SDCB) STORM DRAIN CATCH BASIN	---	MONUMENT LINE
⊙	POWER POLE	---	ADJOINING PROPERTY LINE
⊙	LIGHT POLE	---	EASEMENT LINE
⊙	SET REBAR & CAP OR NAIL	⊙	TELEPHONE RISER BOX
⊙	WASHER STAMPED "McNEIL LNCR"	⊙	TELEPHONE MANHOLE
EOC	EDGE OF CONCRETE		
EOA	EDGE OF ASPHALT		

LEGAL DESCRIPTION PER TITLE REPORT #47151 AMENDED 6TH

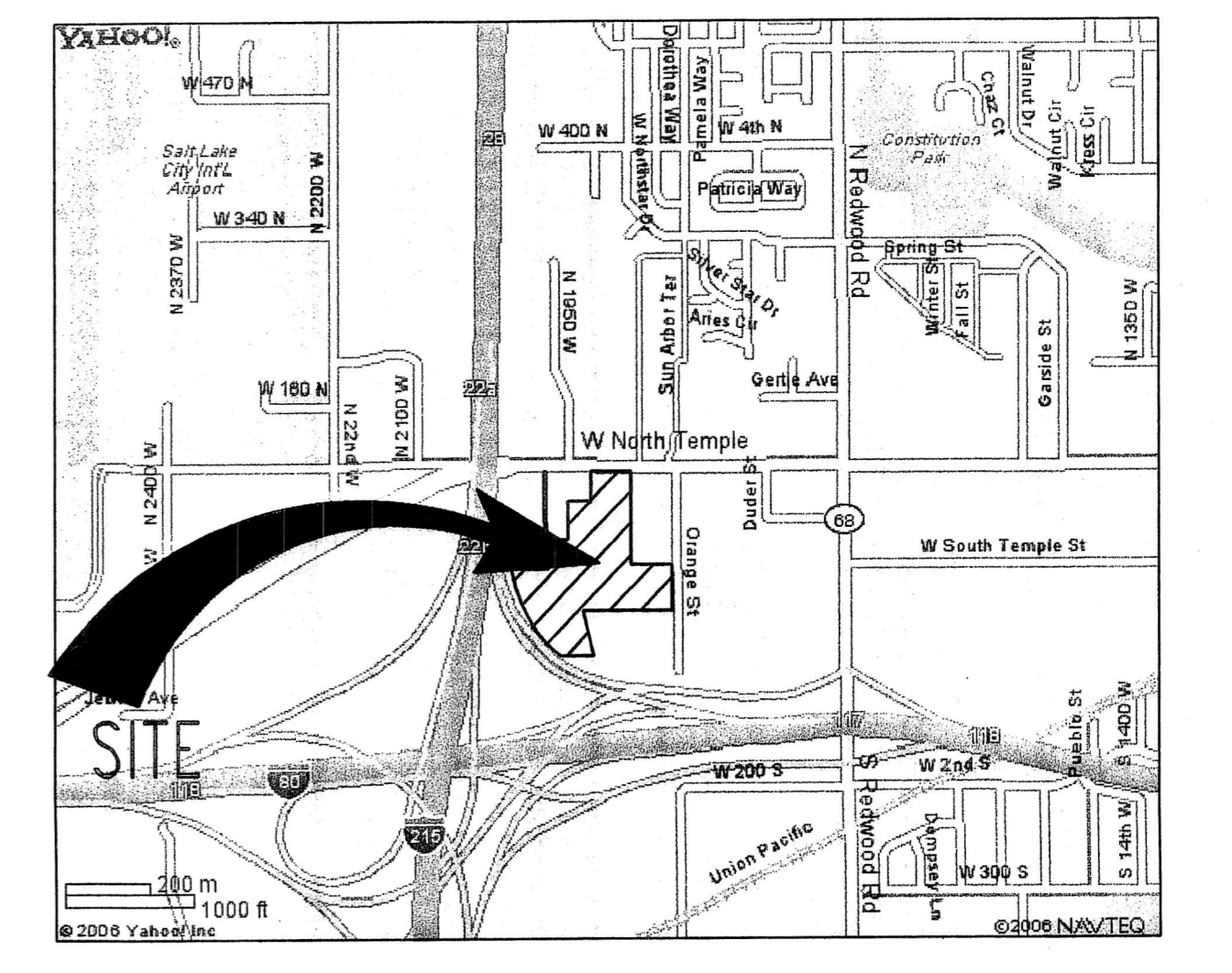
PARCEL 1:
 BEGINNING AT A POINT WHICH IS SOUTH 33.00 FEET AND EAST 78.78 FEET AND EAST 280.22 FEET AND NORTH 33.27 FEET AND NORTH 89°57'27" EAST ALONG THE SECTION LINE 431.86 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE NORTH 89°57'27" EAST ALONG THE SECTION LINE 496.00 FEET; THENCE SOUTH 0°03'08" EAST 233.60 FEET; THENCE SOUTH 89°57'27" WEST 496.00 FEET; THENCE NORTH 0°03'08" WEST 233.60 FEET TO THE POINT OF BEGINNING.

NOTE: THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°57'27" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 3 TO THE NORTH QUARTER CORNER OF SAID SECTION 3. THE NORTHWEST CORNER OF SECTION 3 AS USED IN THIS DESCRIPTION LIES NORTH 0°10'32" EAST 34.69 FEET OF A POINT REFERRED TO IN SEVERAL DEEDS AS THE NORTHWEST CORNER AS MORE PARTICULARLY DISCLOSED BY THAT CERTAIN SURVEY PREPARED BY CRS CONSULTING ENGINEERS, INC., DATED APRIL 5, 1990, KNOWN AS TRACING NO. 8048.

PARCEL 2:
 BEGINNING AT A POINT WHICH IS SOUTH 33.00 FEET AND EAST 78.78 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE EAST 280.22 FEET; THENCE NORTH 33.27 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE NORTH 89°57'27" EAST ALONG THE SECTION LINE 431.86 FEET; THENCE SOUTH 0°03'08" EAST 233.60 FEET; THENCE NORTH 89°57'27" EAST 496.00 FEET; THENCE SOUTH 0°03'08" EAST 100.00 FEET, MORE OR LESS, TO A POINT ON AN EXISTING FENCE LINE AND THE NORTHERLY BOUNDARY OF THE LEATHAM BROTHERS, INC., PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED AS ENTRY NO. 4204104; THENCE SOUTH 89°58'22" WEST ALONG SAID FENCE AND BOUNDARY LINE 672.51 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF A CANAL AND THE WESTERLY BOUNDARY OF SAID LEATHAM BROTHERS, INC., PROPERTY; THENCE SOUTH 14°25'24" EAST, MORE OR LESS, ALONG SAID WESTERLY BOUNDARY LINE, HAVING A CENTRAL ANGLE OF 13°37'41" AND WHOSE LONG CHORD BEARS NORTH 48°56'43" WEST 241.07 FEET; THENCE ON A 1,105.92 FOOT RADIUS CURVE TO THE RIGHT 499.25 FEET, HAVING A CENTRAL ANGLE OF 25°51'55" AND WHOSE LONG CHORD BEARS NORTH 23°08'56" WEST 495.02 FEET, TO THE POINT OF BEGINNING.

NOTE: THE BASIS OF BEARING FOR THESE DESCRIPTIONS IS NORTH 89°57'27" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 3 TO THE NORTH QUARTER CORNER OF SAID SECTION 3. THE NORTHWEST CORNER OF SECTION 3 AS USED IN THIS DESCRIPTION LIES NORTH 0°10'32" EAST 34.69 FEET OF A POINT REFERRED TO IN SEVERAL DEEDS AS THE NORTHWEST CORNER AS MORE PARTICULARLY DISCLOSED BY THAT CERTAIN SURVEY PREPARED BY CRS CONSULTING ENGINEERS, INC., DATED APRIL 5, 1990, KNOWN AS DRWG. NO. 8048.

PARCEL 3:
 BEGINNING AT A POINT ON THE EAST LINE OF A PROJECT L-215-9(6)297 BEING SOUTH 0°00'44" EAST 33.27 FEET AND NORTH 89°56'42" EAST 78.82 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE NORTH 89°56'42" EAST 280.18 FEET; THENCE NORTH 0°03'18" WEST 33.27 FEET FROM SOUTHWEST CORNER SAID SECTION 34; THENCE NORTH 89°56'42" WEST 26.17 FEET; THENCE NORTH 0°11'08" WEST 298.49 FEET; THENCE NORTH 19°39'22" WEST 15 FEET; THENCE NORTH 0°11'08" WEST 360.06 FEET TO SOUTH LINE NORTH TEMPLE STREET; THENCE NORTH 89°58'38" EAST ALONG SAID SOUTH LINE OF NORTH TEMPLE STREET 15.50 FEET; THENCE SOUTH 0°11'08" EAST 360 FEET; THENCE SOUTH 19°39'22" EAST 15 FEET; THENCE SOUTH 0°11'08" EAST 115.96 FEET; THENCE NORTH 89°58'38" EAST 156.17 FEET; THENCE NORTH 89°58'38" EAST 280.09 FEET; THENCE NORTH 89°58'38" EAST 175.20 FEET; THENCE NORTH 0°11'08" WEST 210 FEET TO SOUTH LINE OF SAID NORTH TEMPLE STREET; THENCE NORTH 89°58'38" EAST ALONG THE SOUTH LINE OF SAID NORTH TEMPLE STREET 301.21 FEET; THENCE SOUTH 0°00'43" EAST 672.30 FEET TO SOUTH LINE OF SAID SECTION 34; THENCE SOUTH 89°56'42" WEST 189.14 FEET; THENCE SOUTH 89°56'35" WEST 431.88 FEET MORE OR LESS TO BEGINNING.



S2007-11-0955 1 of 2
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

McNEIL ENGINEERING AND LAND SURVEYING
 PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
 8895 SOUTH 900 EAST MIDVALE, UTAH 84047
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 E-MAIL: info@mcneileng.com WEB SITE: www.mcneileng.com

JACOBSON PARCELS
DIAMOND FAMILY INVESTMENTS, LLC
 1925 WEST NORTH TEMPLE
 SALT LAKE CITY, UTAH 84116
 LOCATED IN THE SW QUARTER OF SECTION 34, T1N, R1W, S1B&M

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO: 250307
 CAD DWG. FILE: 250307ALT
 DRAWN BY: IAL/KSL/KES
 CALCD BY: MDH
 FIELD CREW: DD/MW/BM/DP
 CHECKED BY: MDH
 DATE: 6/26/2007

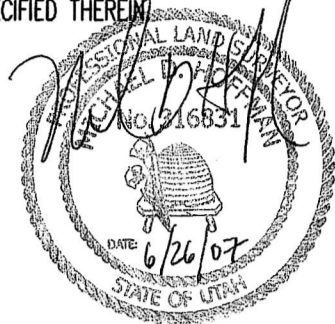
SHEET TITLE:
ALTA/ASCM
LAND TITLE
SURVEY

SHEET: 1 of 2

SURVEYOR'S CERTIFICATE

TO: DIAMOND FAMILY INVESTMENTS, LLC, WEST COAST BANK, TITLE WEST TITLE COMPANY, TRANSNATION TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN A EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOESN'T EXCEED THAT WHICH IS SPECIFIED THEREIN.



MICHAEL D. HOFFMAN
LICENSE NO.: 316831

NARRATIVE

- 1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: 47151 - AMENDED 6TH. EFFECTIVE DATE: MAY 4, 2007, AT 8:00 AM. PREPARED BY TITLE WEST TITLE COMPANY. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

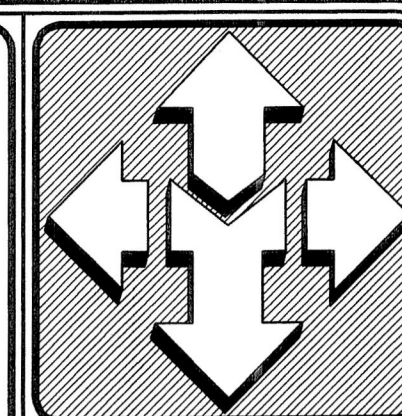
SCHEDULE B-2, EXCEPTION NO.:

- 11 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: UTAH POWER AND LIGHT COMPANY
DATED: OCTOBER 11, 1957
RECORDED: NOVEMBER 27, 1957
ENTRY NO.: 1567108
BOOK/PAGE: 1463/448
(NOT SHOWN, SUBJECT EASEMENT APPEARS NOT AFFECT SUBJECT PARCEL)
- 12 RIGHT OF WAY AND EASEMENT FOR CANAL AND APPURTENANT PARTS AS CONVEYED TO THE STATE ROAD COMMISSION OF UTAH BY QUIT CLAIM DEED RECORDED FEBRUARY 19, 1975 AS ENTRY NO. 2685662 IN BOOK 3788 AT PAGE 15. (AS SHOWN HEREON)
- 13 EASEMENT AS SET FORTH IN VARIOUS INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THAT CERTAIN QUIT CLAIM DEED AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: APRIL 4, 1994
ENTRY NO.: 5784475
BOOK/PAGE: 6910/2186
(AS SHOWN HEREON)

(THE FOLLOWING EXCEPTIONS AFFECT PARCEL 2)
- 18 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: UTAH POWER AND LIGHT COMPANY
DATED: OCTOBER 11, 1957
RECORDED: NOVEMBER 27, 1957
ENTRY NO.: 1567108
BOOK/PAGE: 1463/448
(NOT SHOWN, SUBJECT EASEMENT APPEARS NOT TO AFFECT SUBJECT PARCEL)
- 19 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: UTAH POWER AND LIGHT COMPANY
DATED: JUNE 17, 1960
RECORDED: APRIL 4, 1961
ENTRY NO.: 1770173
BOOK/PAGE: 1793/23
(NOT SHOWN, SUBJECT EASEMENT APPEARS NOT TO AFFECT SUBJECT PARCEL)
- 20 RIGHT OF WAY AND EASEMENT GRANT AND TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: FEBRUARY 13, 1974
ENTRY NO.: 2599944
BOOK/PAGE: 3518/251
(AS SHOWN HEREON)
- 21 QUIT CLAIM DEED (CONTROLLED ACCESS) AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: NOVEMBER 24, 1976
ENTRY NO.: 2880112
BOOK: 4415/406
(AS SHOWN HEREON)
- 22 WARRANTY DEED (CONTROLLED ACCESS) AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: NOVEMBER 24, 1976
ENTRY NO.: 2880113
BOOK/PAGE: 4415/408
(AS SHOWN HEREON)
- 23 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION
DATED: OCTOBER 25, 1978
RECORDED: DECEMBER 12, 1978
ENTRY NO.: 3209992
BOOK/PAGE: 4785/248
(AS SHOWN HEREON)
- 24 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION
DATED: NOVEMBER 15, 1978
RECORDED: DECEMBER 12, 1978
ENTRY NO.: 3209993
BOOK/PAGE: 4785/249
(AS SHOWN HEREON)
- 25 RIGHT OF WAY AND EASEMENT FOR CANAL AND APPURTENANT PARTS AS CONVEYED TO THE STATE ROAD COMMISSION OF UTAH BY QUIT CLAIM DEED RECORDED FEBRUARY 19, 1975 AS ENTRY NO. 2685662 IN BOOK 3788 AT PAGE 15. (AS SHOWN HEREON)
- 26 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: UTAH POWER AND LIGHT COMPANY
DATED: AUGUST 28, 1905
RECORDED: SEPTEMBER 12, 1905
ENTRY NO.: 4136353
BOOK/PAGE: 5690/337
(NOT SHOWN, APPEARS NOT TO AFFECT SUBJECT PARCEL)
- 27 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: UTAH POWER AND LIGHT COMPANY
DATED: JANUARY 8, 1988
RECORDED: MARCH 29, 1988
ENTRY NO.: 4602809
BOOK/PAGE: 6014/2685
(AS SHOWN HEREON)
- 28 LACK OF ACCESS TO THE FREEWAY ABUTTING SAID PROPERTY ON THE WEST AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 29, 1988 AS ENTRY NO. 4602810 IN BOOK 6014 AT PAGE 2688. (AS SHOWN HEREON)

- 33 RIGHT OF WAY DEED AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: AUGUST 6, 1941
ENTRY NO.: 910744
BOOK/PAGE: 281/105
(NOT SHOWN, THIS EASEMENT IS WITHIN THE BOUNDS OF NORTH TEMPLE STREET)
- 34 RIGHT OF WAY DEED AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: AUGUST 6, 1941
ENTRY NO.: 910745
BOOK/PAGE: 281/106
(NOT SHOWN, THIS EASEMENT IS WITHIN THE BOUNDS OF NORTH TEMPLE STREET)
- 35 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY
DATED: MARCH 23, 1973
RECORDED: APRIL 19, 1973
ENTRY NO.: 2533458
BOOK/PAGE: 3306/15.
(AS SHOWN HEREON)
- 36 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
DATED: JULY 22, 1974
RECORDED: OCTOBER 1, 1974
ENTRY NO.: 2655196
BOOK/PAGE: 3692/493
(AS SHOWN HEREON)
- 37 A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND REGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, THROUGH AND ACROSS THE LAND, AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN WARRANTY DEED RECORDED MAY 15, 1974 AS ENTRY NO. 3621883 IN BOOK 3587 AT APGE 22. (AS SHOWN HEREON)
- 41 EASEMENT AND CONDITIONS CONTAINED THEREIN:
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
DATED: SEPTEMBER 8, 1980
RECORDED: OCTOBER 3, 1980
ENTRY NO.: 3485264
BOOK/PAGE: 5159/528
(AS SHOWN HEREON)
- 42 RIGHT OF WAY AND EASEMENT FOR CANAL AND APPURTENANT PARTS AS CONVEYED TO THE STATE ROAD COMMISSION OF UTAH BY QUIT CLAIM DEED RECORDED FEBRUARY 19, 1975 AS ENTRY NO. 2685662 IN BOOK 3788 AT PAGE 15. (AS SHOWN HEREON)
- 43 DECLARATION AND GRANT OF EASEMENTS AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: APRIL 11, 1994
ENTRY NO.: 5791610
BOOK/PAGE: 6915/2902
(AS SHOWN HEREON)
- 44 EASEMENT AND MAINTENANCE AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: DECEMBER 19, 1997
ENTRY NO.: 6819547
BOOK/PAGE: 7835/2526
(AS SHOWN HEREON)
- 49 DECLARATION AND GRANT OF EASEMENTS AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: APRIL 21, 2000
ENTRY NO.: 7622377
BOOK/PAGE: 8356/6011
(AS SHOWN HEREON)

- 3. McNEIL ENGINEERING, INC., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- 4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°58'38" EAST ALONG THE NORTH TEMPLE STREET BETWEEN THE TWO FOUND BRASS CAP MONUMENTS LOCATED AT 1-215 AND REDWOOD ROAD, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, T.1N, R.1W., SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.
- 5. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "MCNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAT.
- 6. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES ONLY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.



McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
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JACOBSON PARCELS
DIAMOND FAMILY INVESTMENTS, LLC

1925 WEST NORTH TEMPLE
SALT LAKE CITY, UTAH 84116
LOCATED IN THE SW QUARTER OF SECTION 34, T.1N, R.1W, S.L.B.M

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO: 250307
 CAD DWG. FILE: 250307ALT
 DRAWN BY: IAL/KSL/KES
 CALCD BY: MDH
 FIELD CREW: DD/MMW/BM/DP
 CHECKED BY: MDH
 DATE: 6/26/2007

SHEET TITLE:
**ALTA/ACSM
LAND TITLE
SURVEY**

SHEET: 2 of 2

S2007-11-0955 2 of 2
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

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