

NW CORNER SECTION 4 T1S, R1E NOT FOUND

SURVEYS AND PLATS USED:

- 1 SURVEY: Clearance Shupe
DATE: May 23, 1955
- 2 SURVEY: BLM Supplemental Plat of T1S, R1E
DATE: Jun. 11, 1965
- 3 SURVEY: BLM Supplemental Plat of T1S, R1E
DATE: Dec. 2, 1976
- 4 SURVEY: John Bollwinkel
DATE: May 23, 1983
- 5 SURVEY: Salt Lake City, Douglas Folger
DATE: Jan 12, 1990
RECORDATION NO. S-1990-01-0030
- 6 SURVEY: Bush & Gudgeil, Robert Jones
DATE: Dec. 7, 1995
- 7 SURVEY: Bush & Gudgeil, Stephen Wilson
DATE: Apr. 29, 1996
- 8 SURVEY: Salt Lake City, Lynn Curt
DATE: Nov. 23, 1999
RECORDATION NO. S-1999-01-0778
- 9 SURVEY: McNeil Engineering, Michael Hoffman
DATE: Dec. 5, 2003
RECORDATION NO. S-2004-05-0256

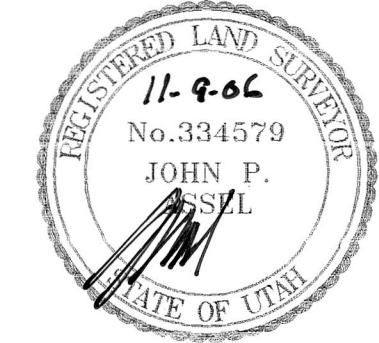
SUPPORTING DOCUMENTS:

- 1 EASEMENT, Perpetual
GRANTOR: USA, act of Congress
GRANTEE: Salt Lake City
DATE: Feb. 11, 1920
PURPOSE: 50' wide for a water conduit Available at the Salt Lake City Public Utilities Office
- 2 EASEMENT, Unrecorded (term of 50 years)
GRANTOR: Dept. of the Army
GRANTEE: Salt Lake City
DATE: Oct. 15, 1947
PURPOSE: 50' wide for a 32" water pipeline Available at the Salt Lake City Public Utilities Office
- 3 PROPERTY TRANSFER, letter acknowledging act of Congress (58 Stat. 284) Unrecorded
GRANTOR: Ft Douglas Military Reservation
GRANTEE: Veterans Administration
DATE: Jan 16, 1948
PURPOSE: Parcels 1 & 2 (±260 acres) for a Veterans Hospital
- 4 EASEMENT Book 638 Page 68
GRANTOR: USA, Veterans Affairs
GRANTEE: State Road Commission of Utah
DATE: Oct. 2, 1948
PURPOSE: Highway known as Project No. F-164 RIGHT OF WAY PLANS, Project U-164(4), 1947, Revised 1982, Available at Utah Dept. of Transportation
- 5 EASEMENT Book 1155 Page 78
GRANTOR: USA, Veterans Affairs
GRANTEE: Mountain Fuel Supply Company
DATE: Dec. 27, 1954
PURPOSE: 10' Wide for a 6" high pressure gas line
- 6 QUIT CLAIM DEED, Book 1575 Page 363
GRANTOR: USA, Dept. Health, Education, and Welfare
GRANTEE: University of Utah
DATE: Dec. 24, 1985
PURPOSE: Student Housing
- 7 QUIT CLAIM DEED Book 1741 Page 671
GRANTOR: USA, General Services Administration
GRANTEE: Zion Securities Corporation
DATE: Jul. 28, 1960
PURPOSE: Surplus Property, later transferred as follows:
- 7A QUIT CLAIM DEED Book 1769 Page 647
GRANTEE: Salt Lake City
DATE: Dec. 30, 1960
- 7B SPECIAL WARRANTY DEED Book 1948 Page 442
GRANTEE: Corporation of the Presiding Bishop, LDS Church
DATE: Aug. 1, 1962
- 8 PATENT No. 43-66-6024, Book 2412 Page 334
GRANTOR: USA, Bureau of Land Management
GRANTEE: University of Utah
DATE: Sep. 3, 1965
PURPOSE: Tract "B", T1S, R1E (Student Housing)
- 9 EASEMENT Book 3053 Page 215
GRANTOR: USA, Veterans Affairs
GRANTEE: University of Utah
DATE: Feb. 18, 1972
PURPOSE: 2'-6" wide easements for drainage
- 10 MEMORANDUM OF LEASE, Book 8463, Page 0280
GRANTOR: USA, Veterans Affairs
GRANTEE: Boyer Red Butte Creek 1, L.C.
DATE: May 9, 2001
PURPOSE: 37 year lease, may be extended 2 periods 10 years each
- 11 UTAH CLEAR LIST #2, Unrecorded
GRANTOR: USA, Bureau of Land Management
GRANTEE: State of Utah
DATE: Jul. 15, 1977
PURPOSE: Tract "L" Parcel 1, Sec 4 & 9, T1S, R1E
- 12 EASEMENT Book 4511 Page 1469
GRANTOR: USA, Veterans Affairs
GRANTEE: Salt Lake City Corporation
DATE: Jun. 7, 1977
PURPOSE: 10' Wide water line easement along 500 South Street
- 13 RIGHT OF WAY DEED, Book 5352 Page 944
GRANTOR: Veterans Administration Medical Center
GRANTEE: Utah Department of Transportation
DATE: Mar. 11, 1982
PURPOSE: Perpetual easement for widening. See Item 4 for Right of Way Plans

- 14 PATENT No 43-90-0014
GRANTOR: USA, Dept. of Interior
GRANTEE: Salt Lake City Corporation
DATE: Feb. 16, 1990
PURPOSE: Tract "L" Parcel 2, Sec 4 & 9, T1S, R1E
- 15 QUIT CLAIM DEED, Book 7441 Page 1598
GRANTOR: USA, Veterans Affairs
GRANTEE: State of Utah
DATE: Jun. 19, 1996
PURPOSE: State Nursing Home
- 16 EASEMENT, Book 7441 Page 1602
GRANTOR: USA, Veterans Affairs
GRANTEE: State of Utah
DATE: Jul. 1, 1996
PURPOSE: Ingress-Egress, Parking, Soft Water, Water, Storm Drain
- 17 EASEMENT, Book 8391, Page 5731
GRANTOR: Salt Lake City Corporation
GRANTEE: Pacificorp
DATE: Sep. 25, 2000
PURPOSE: discloses location of power line
- 18 MEMORANDUM OF LEASE, Book 8463, Page 0280
GRANTOR: USA, Veterans Affairs
GRANTEE: Boyer Red Butte Creek 1, L.C.
DATE: May 9, 2001
PURPOSE: 37 year lease, may be extended 2 periods 10 years each
- 19 EASEMENT, Book 8912 Page 1273
GRANTOR: Salt Lake City Veterans Affairs Health Care Systems
GRANTEE: Questar Gas Company
DATE: Oct. 9, 2001
PURPOSE: 20' wide easement for gas line and facilities
- 20 EASEMENT, Book 9090 Page 5840
GRANTOR: USA, Veterans Affairs
GRANTEE: Utah Dept. of Transportation
DATE: Dec. 27, 2004
PURPOSE: Crosswalk traffic signal Right of Way Plans for Project SP-0186(5)8, 2004 Available at Utah Dept. of Transportation
- 21 EXCHANGE AND RIGHT OF WAY AGREEMENT, Not Signed
PARTIES: USA, Veterans Affairs, State of Utah, Salt Lake City
DATE OF LETTER: May 7, 1992
PURPOSE: Draft of Agreement Changing the Location of the Right of Way to Guardsman Way
- 22 SEWER PLANS, Not Recorded or Signed
GRANTOR: Dept. of Veterans Affairs
DATE: Apr. 24, 1996
PURPOSE: Description of sewer easement.

SURVEYORS CERTIFICATION

I, John P. Assel, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 334579, as prescribed by the laws of the State of Utah, and that I have supervised a survey of the following described property:



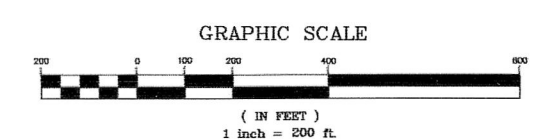
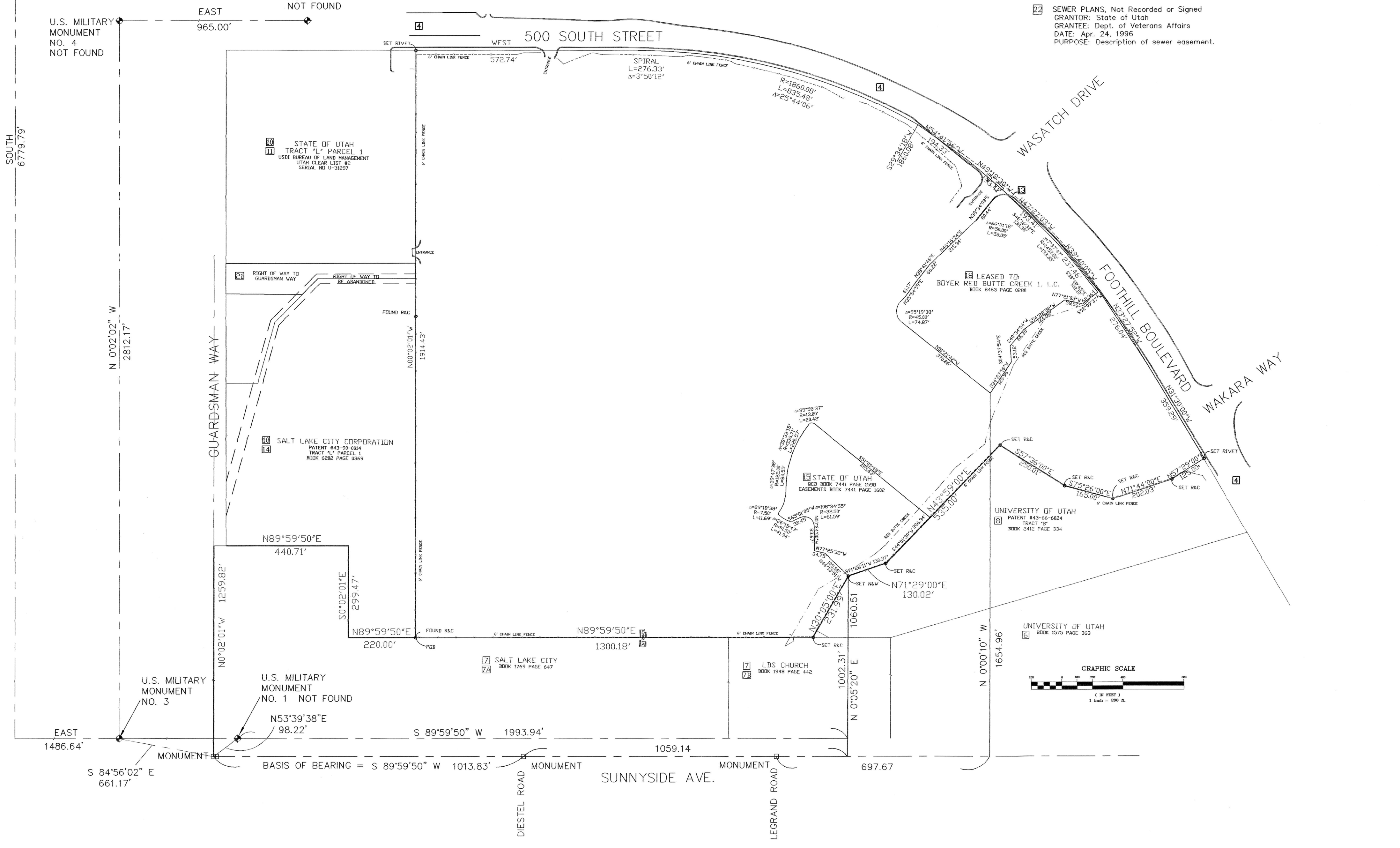
OVERALL BOUNDARY DESCRIPTION

A parcel of land located in the Southwest 1/4 of Section 3, Southeast 1/4 of Section 4, the Northeast 1/4 of Section 9, and the Northwest 1/4 of Section 10, Township 1 South, Range 1 East, SLB&M. The boundaries are further described as follows:
Beginning at a point at the Southeast corner of Tract "L" as shown on the United States Department of Interior Bureau of Land Management Supplemental Plat of Section 4, Township 1 South, Range 1 East, SLB&M, said point being North 90°00'00" East 699.98 feet; North 0°00'00" East 1099.78 feet; North 89°59'50" East 400.00 feet; South 0°02'01" East 299.47 feet; and North 89°59'50" East 220.00 feet from the Fort Douglas Military Monument Number 3 as shown on Salt Lake City Atlas Plot Number 70, said point also being North 0°02'01" West 1259.82 feet along the monument line of Guardsman Way North 89°59'50" East 440.71 feet; South 0°02'01" East 299.47 feet; and North 89°59'50" East 220.00 feet from the city monument in the intersection of Sunnyside Avenue and Guardsman Way and running thence North 89°59'50" East 1300.18 feet to the westerly line of Tract "B" as shown on the United States Department of Interior Bureau of Land Management Supplemental Plat Township 1 South, Range 1 East, SLB&M; thence along the northerly line of said Tract "B" the following 7 courses: 1) North 30°05'00" East 231.99 feet; 2) North 71°29'00" East 130.02 feet; 3) North 43°59'00" East 535.00 feet; 4) South 57°36'00" East 250.01 feet; 5) South 75°28'00" East 165.00 feet; 6) North 71°44'00" East 202.03 feet; 7) North 57°29'00" East 125.00 feet to the westerly line of Foothill Boulevard; thence along said westerly line the following 9 calls: 1) North 31°30'00" West 359.29 feet; 2) North 33°27'52" West 276.04 feet; 3) North 39°40'05" West 237.46 feet; 4) North 47°27'03" West 193.41 feet; 5) North 49°18'30" West 193.41 feet; 6) North 54°41'56" West 194.33 feet; 7) to a non tangent curve to the left having a radius of 1860.08 feet, an arc length of 835.48 feet (the radius bears South 29°34'18" West); 8) to a point of curve to spiral; thence westerly along the spiral 276.33 feet; 9) WEST 572.74 feet to the Northeast corner of said Tract "L"; thence South 0°02'01" East 1914.43 feet along the easterly line of said Tract "L" to the point of beginning. Contains 84.186 acres more or less.

Less and excepting that part transferred to the State of Utah in that certain Quit Claim Deed recorded as Document No. 6403655, in Book 7441, at page 1598 described as follows:
Beginning at a fence corner which is South 5777.57 feet and East 4219.65 feet from the Northwest corner of Section 4, Township 1 South, Range 1 East, Salt Lake Base and Meridian; said fence corner also being North 89°59'50" East 1993.94 feet, and North 0°05'20" East 1002.31 feet from U.S. Military Monument No. 1, and said fence corner also being North 89°59'50" East 1059.14 feet, and North 0°05'20" East 1060.51 feet from the Salt Lake City Monument in the intersection of Diestel Road and Sunnyside Avenue; and running thence North 46°13'51" West 105.58 feet to a fence corner; thence North 77°25'32" West along a fence line 34.75 feet; thence North 0°24'00" West 83.67 feet to a point of a tangent curve to the left, the radius point of which is South 83°36'00" West 32.50 feet; thence westerly along the arc of said curve, and through a central angle of 108°34'55", 61.59 feet to a point of tangency; thence South 65°01'05" West 32.45 feet to a point on a curve to the right, the radius point of which is North 14°30'36" East 91.50 feet; thence Northwesterly along the arc of said curve, and through a central angle of 26°15'43", 41.94 feet to a point of a compound curve to the right, the radius point of which is North 14°30'36" East 7.50 feet; thence Northwesterly along the arc of said curve, and through a central angle of 89°18'38", 11.69 feet to a point of a reverse curve to the left, the radius point of which is North 49°55'03" West 122.00 feet; thence Northwesterly along the arc of said curve and through a central angle of 39°47'38", 84.55 feet to a point of a reverse curve to the right, the radius point of which is South 89°37'41" East 336.71 feet; thence Northwesterly along the arc of said curve and through a central angle of 38°33'15", 226.57 feet to a point of a compound curve to the right, the radius point of which is South 51°04'25" East 13.00 feet; thence Easterly along the arc of said curve and through a central angle of 89°58'37", 20.42 feet to a point of tangency; thence South 51°05'48" East 485.63 feet to a 6.0 foot chain link fence line; thence South 44°01'30" West along said fence line 206.34 feet to a fence corner; thence South 71°28'11" West along said fence line 130.37 feet to the point of beginning. Contains 130,269 Square Feet, or 2.991 Acres.

SUBJECT TO A 37 YEAR LEASE, THE DESCRIPTION IS AS FOLLOWS:
A parcel of land located in the Department of Veterans Affairs Medical Center overall tract of land, lying in the Southerly portion of said tract of land being more particularly described as follows:
Beginning at a point which lies along the monument line of Sunnyside Avenue being North 89°59'50" East 697.67 feet and North 0°00'10" West 1654.96 feet more or less perpendicular to said monument line, from a found brass cap monument at the intersection of Sunnyside Avenue and Legrand Road; thence North 51°21'42" West 370.86 feet to the beginning of a curve to the right, having a central angle of 95°19'38", a radius of 45.00 feet (chord bears North 03°41'53" West 66.53 feet); thence along the arc of said curve 74.87 feet; thence North 43°57'56" East 23.41 feet; thence North 35°54'59" East 61.17 feet; thence North 38°41'46" East 66.22 feet; thence North 46°16'54" East 215.34 feet; thence North 38°34'08" East 80.44 feet to the beginning of a curve to the right, having a central angle of 66°31'18", a radius of 50.00 feet, (chord bears North 71°49'47" East 54.85 feet); thence along the arc of said curve 58.05 feet to a point of non-tangency; thence South 46°16'32" East 138.38 feet to the beginning of a curve to the right, having a central angle of 07°37'47", a radius of 1452.00 feet, (chord bears South 42°27'39" East 193.21 feet); thence along the arc of said curve 193.35 feet to a point of tangency; thence South 38°38'45" East 102.10 feet more or less to the centerline of Red Butte Creek; thence along the said centerline the following six (6) courses: 1) South 52°09'37" West 62.36 feet; 2) North 77°21'05" West 59.56 feet; 3) South 54°25'52" West 166.98 feet; 4) South 40°34'04" West 66.30 feet; 5) South 04°37'54" East 53.13 feet; 6) South 34°27'16" West 122.95 feet to the point of beginning. Said parcel contains 4.762 acres more or less.

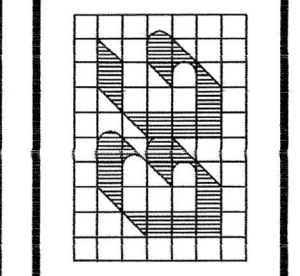
Leaving a remainder of 76.433 acres.
NARRATIVE:
In 1948, the Veterans Affairs Medical Center was given 260 acres of property from Fort Douglas. At that time there were several existing easements. Since that time there have been additional easements added and various parcels declared surplus and sold or leased. This survey is an attempt to determine the remaining boundary lines, set monuments on the property corners, and locate the existing easements. The basis of bearing for this survey is North 89°59'50" East 1013.83 feet as measured between the city monuments in Sunnyside Avenue at the intersection of Guardsman Way and the intersection of Sunnyside Avenue and Guardsman Way worked the best. After adjusting the descriptions to those monuments the parcels seemed to fit the evidence found on the ground. The location of the irrigation pipe to Mt. Olivet Cemetery was received from the superintendent of the cemetery based on his memory of the location. The documents reviewed and considered for this survey are listed on this plat. There may be other documents that would affect this survey; any new evidence contradictory to this survey should be presented to the surveyor for consideration.



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Vaughn E. Butler, P.L.S.
SALT LAKE COUNTY SURVEYOR

SEE SHEET 2 FOR EASEMENT LOCATIONS

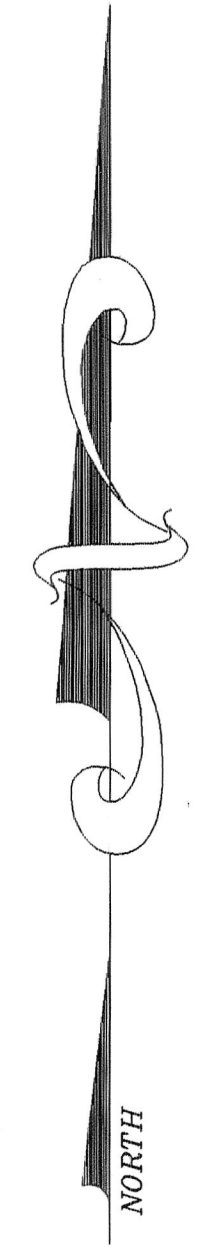
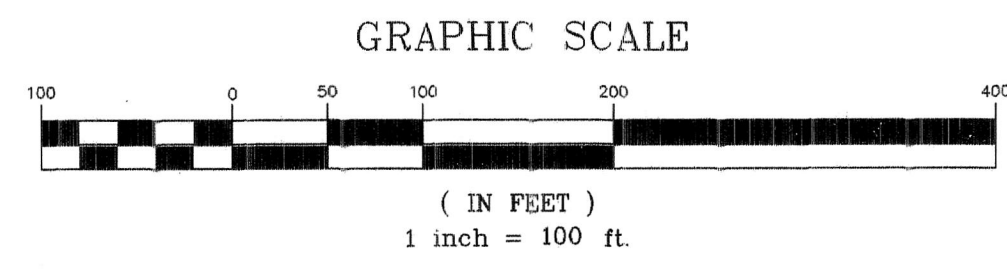
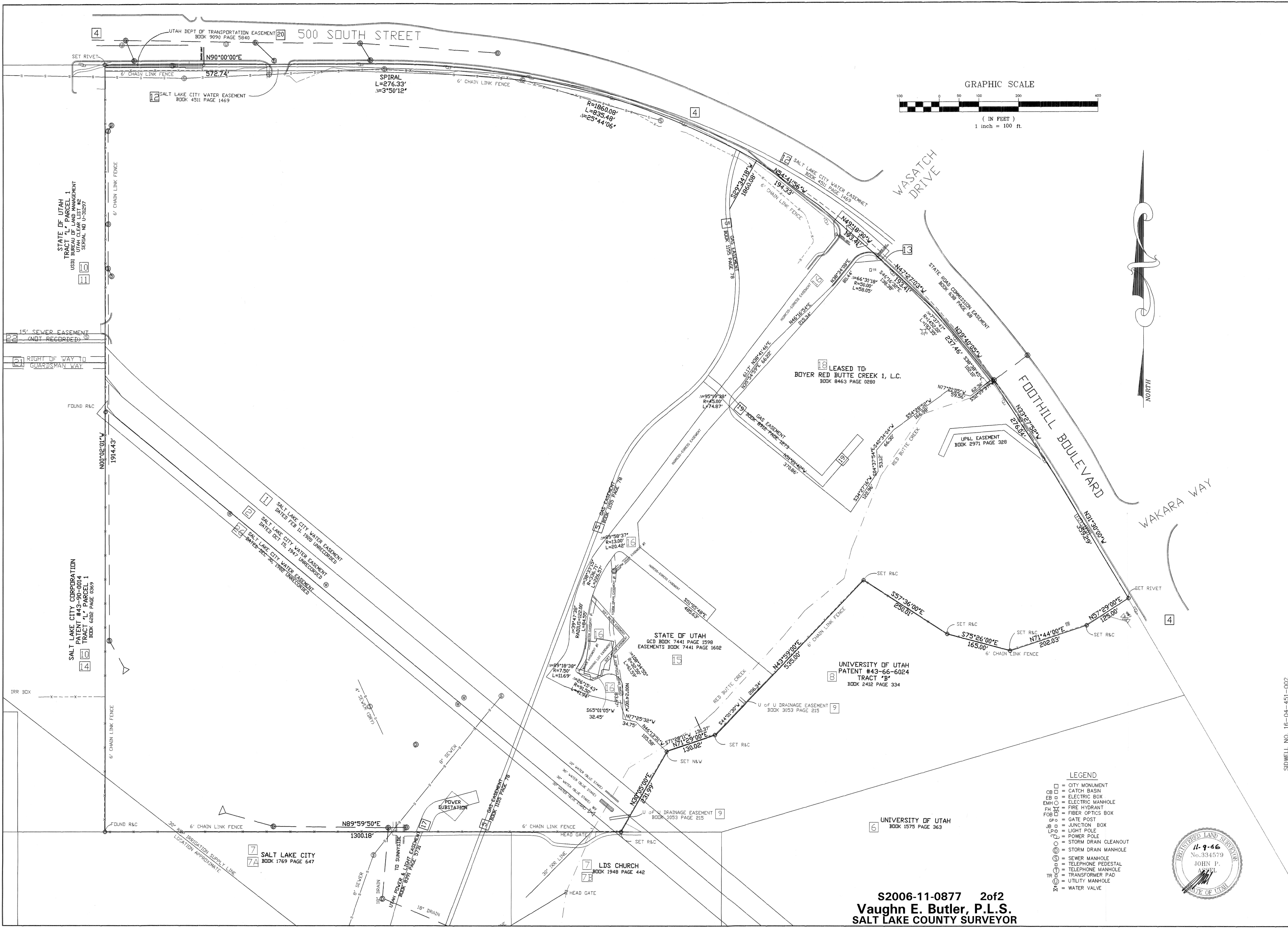
BUSH & GUDGEIL, INC.
Engineers - Planners - Surveyors
505 South 300 East
Salt Lake City, Utah 84111
Phone (801) 364-1212 / Fax (801) 364-1225
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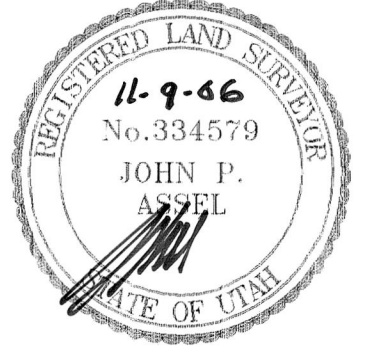
Drawn: JBA Date: 7/25/2006
Checked: GSP
Approved: [Signature]
Scale: 1"=200'
Job No.: 47493

BOUNDARY SURVEY
V. A. MEDICAL CENTER
500 SOUTH FOOTHILL BOULEVARD, SALT LAKE CITY
PREPARED FOR: VA MEDICAL CENTER ENGINEERING SERVICES
LOCATION: PART OF SEC. 3, 4, 9, 10, T1S, R1E, SLB&M

SHEET 1 OF SHEETS 2
DATE RECORDED
FILE: 47493B



- LEGEND**
- = CITY MONUMENT
 - CB □ = CATCH BASIN
 - EB □ = ELECTRIC BOX
 - EMH ○ = ELECTRIC MANHOLE
 - FH □ = FIRE HYDRANT
 - FOB □ = FIBER OPTICS BOX
 - GP ○ = GATE POST
 - JB □ = JUNCTION BOX
 - LP ○ = LIGHT POLE
 - CP ○ = POWER POLE
 - SD □ = STORM DRAIN CLEANOUT
 - SM ○ = STORM DRAIN MANHOLE
 - SMH ○ = SEWER MANHOLE
 - TP ○ = TELEPHONE PEDESTAL
 - TMH ○ = TELEPHONE MANHOLE
 - TR ○ = TRANSFORMER PAD
 - UMH ○ = UTILITY MANHOLE
 - X ○ = WATER VALVE



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Vaughn E. Butler, P.L.S.
SALT LAKE COUNTY SURVEYOR

SIDWELL NO. 16-04-451-002

BOUNDARY SURVEY
V. A. MEDICAL CENTER
500 SOUTH FOOTHILL BOULEVARD, SALT LAKE CITY
PREPARED FOR: VA MEDICAL CENTER ENGINEERING SERVICES
LOCATION: PART OF SEC 3, 4, 9, 10, T1S, R1E, SLB&M

Drawn: JEA Date: 7/30/2006
Designer: CSP
Checked: CSP
Approved: [Signature] Scale: 1"=100'
Job No.: 47493

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
525 South 300 East
Salt Lake City, Utah 84111
Phone (801) 364-1212 / Fax (801) 364-1225
www.bushandgudgell.com

SHEET 2 OF SHEETS 2
DATE RECORDED
FILE: 47493B