ALTA / ASCM LAND TITLE SURVEY
DIAMOND LIL'S

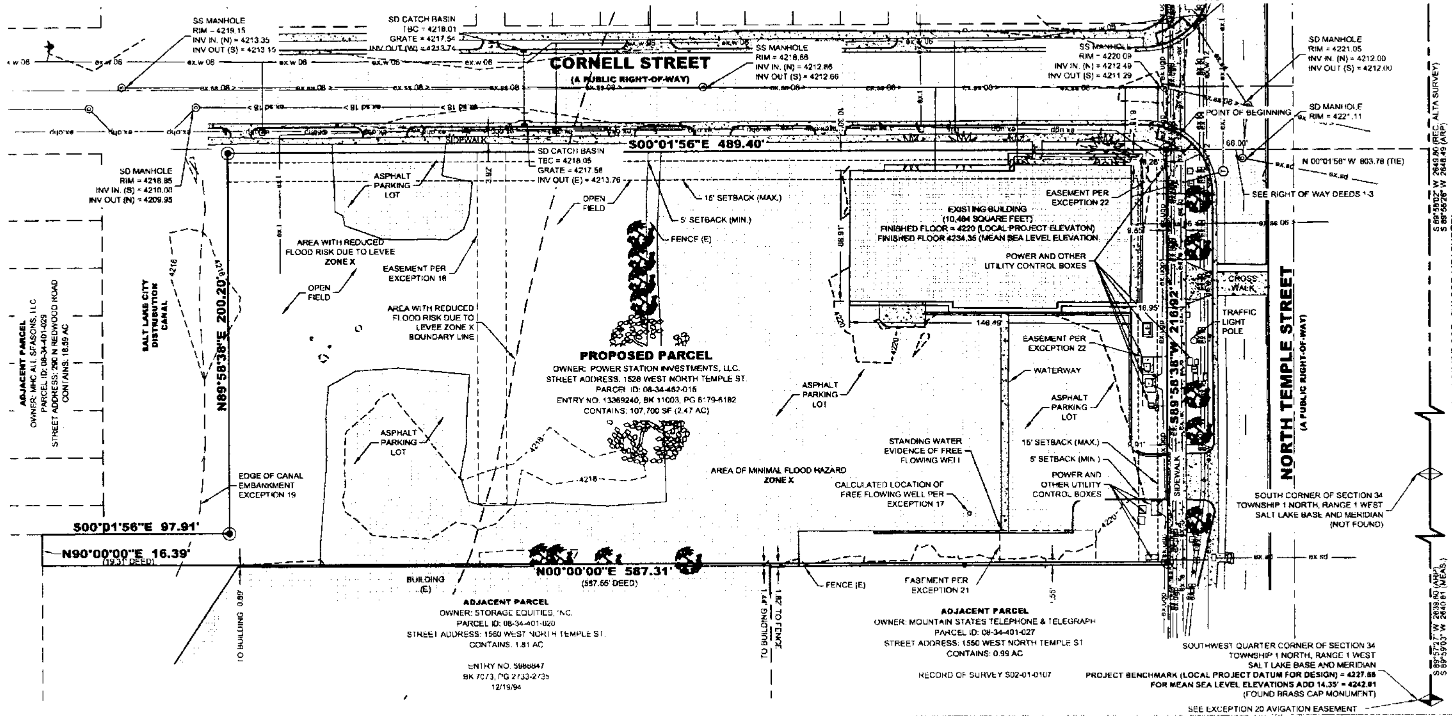
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
1528 W NORTH TEMPLE STREET
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

MAP LEGEND

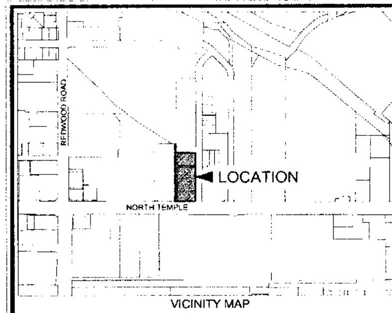
Symbol	Line type
STREET MONUMENT	SECTION LINE
STREET MONUMENT	STREET CENTER LINE
PROPERTY CORNER FOUND	TIE LINE
PROPERTY CORNER PLACED (MARKED "JOHNSON 5338869")	BOUNDARY LINE
SECTION CORNER FOUND	ADJACENT BOUNDARY LINE
SECTION CORNER CALCULATED	EASEMENT LINE
TELEPHONE PEDESTAL	BARBED WIRE FENCE LINE
POWER TRANSFORMER	WOOD FENCE LINE
STORM DRAIN MANHOLE	FIRE HYDRANT
	SANITARY SEWER MANHOLE

TITLE EXEMPTIONS

1. NOT PLOTABLE
2. NOT PLOTABLE
3. NOT PLOTABLE
4. NOT PLOTABLE
5. NOT PLOTABLE
6. NOT PLOTABLE
7. NOT PLOTABLE
8. NOT PLOTABLE
9. NOT PLOTABLE
10. NOT PLOTABLE
11. NOT PLOTABLE
12. NOT PLOTABLE
13. NOT PLOTABLE
14. NOT PLOTABLE
15. NOT PLOTABLE
16. NOT PLOTABLE
17. NOT PLOTABLE
18. EASEMENTS, IF ANY FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED STREET, OR ALLEY, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN REPLACE AND REMOVE THE SAME.
    THE ABOVE SHALL BE DEEMED TO INCLUDED, BUT NOT LIMITED TO, ANY EASEMENTS PROVIDED FOR AND/OR RESERVED IN THAT CRETAIN SALT LAKE CITY ORDINACE RECORDED SEPTEMBER 17, 1975 AS ENTRY NO. 2743432 IN BOOK 3972 AT PAGE 435.
19. ANY EASEMENTS AND/OR RIGHTS OF WAY FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCES OF THE BRIGHTON AND NORTH POINT IRRIGATION COMPANY AND/OR THE STATE OF UTAH BOARD OF WATER RESOURCES, AS THE SAME MAY BE FOUND TO INTERSECT THE HEREIN DESCRIBED LAND, AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD INCLUDING THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED SEPTEMBER 26, 1986 AS ENTRY NO. 4680089 IN BOOK 6067 AT PAGE 404
20. AGIVATION EASEMENT IS AT AN ELEVATION OF 4377.40. APPROX. ELEVATION OF BUILDING FINISHED FLOOR IS 4234.35.
21. RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED MARCH 10, 2011, AS ENTRY NO. 11148312, IN BOOK 9910, AT PAGE 8135.
22. UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED MARCH 10, 2011, AS ENTRY NO. 11148316, IN BOOK 9910, AT PAGE 8159.
23. NOT PLOTABLE
24. NOT PLOTABLE
25. NOT PLOTABLE
26. NOT PLOTABLE
27. NOT PLOTABLE
28. NOT PLOTABLE
29. SEE NOTES BELOW:
    - 29.a. WEST BOUNDARY LINE IS AS SHOWN ON THIS MAP
    - 29.b. SALT LAKE DISTRIBUTION CANAL AS SHOWN ON THIS MAP
    - 29.c. SETBACK LINES AS SHOWN ON THIS MAP
    - 29.d. LOCATION OF STANDING WATER AS SHOWN ON THIS MAP
    - 29.e. WATERWAY AS SHOWN ON THIS MAP
    - 29.f. FLOOD ZONE BOUNDARY AND NOTES AS SHOWN ON THIS MAP
    - 29.g. UTILITIES AS SHOWN ON THIS MAP PER SITE EVIDENCE AND UTILITY COMPANY MAPS



VICINITY MAP



GENERAL NOTES

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF UTAH CERTIFIES TO (I) FOG PROJECT MANAGEMENT SERVICES, LLC, (II) FIDELITY NATIONAL TITLE INSURANCE COMPANY (III) POWER STATION INVESTMENTS, LLC AS FOLLOWS:

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, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 8, 11, 13, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED FROM 10/30/2019 TO 7/22/2020.

I ALSO FURTHER CERTIFY THAT:

1. THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS DISCLOSED ON THE SUBJECT PROPERTY.
2. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM NORTH TEMPLE WHICH IS A PUBLIC RIGHT OF WAY AND CORNELL STREET WHICH IS A PUBLIC RIGHT OF WAY.
3. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICAL CLOSED FIGURE.
4. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THIS SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

11/19/2020
NAME OF SURVEYOR: DAVID B. JOHNSON
REGISTRATION NO. 5338869

PROFESSIONAL LAND SURVEYOR
DAVID B. JOHNSON
No. 5338869
STATE OF UTAH

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO COMBINE THE FOLLOWING PARCELS: 08-34-452-014, 08-34-452-013, 08-34-401-015

THE SOUTH BOUNDARY LINE WAS DETERMINED BY A 68.00 HALF WIDTH FOR NORTH TEMPLE STREET AS DESCRIBED IN THE RIGHT OF WAY DEEDS 1-3 AS SHOWN ON THIS MAP. THE EAST BOUNDARY LINE WAS DETERMINED BY THE RIGHT OF WAY LINE OF CORNELL STREET AS DESCRIBED IN THE AGRICULTURE PARK PLAT "B" SUBDIVISION.

THE WEST BOUNDARY LINE WAS DETERMINED BY RETRACING RECORD OF SURVEY S02-02-0107 AND COMPARING THE DEED DESCRIPTION OF PARCEL 08-34-401-020.

THE NORTH BOUNDARY LINE WAS DETERMINED BY THE BOUNDARY OF PARCEL 08-34-401-015 AND THE SOUTH RIGHT OF WAY LINE OF THE VACATED STREET OF SUMNER AVEUNE IN THE AGRICULTURE PARK PLAT B SUBDIVISION.

LEGAL DESCRIPTION (PER DEED):

A PARCEL OF LAND LOCATE IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH TEMPLE STREET WHICH IS SOUTH 89°58'02" WEST A DISTANCE OF 1340.26 FEET ALONG THE SECTION LINE, THENCE NORTH 00°01'56" WEST A DISTANCE OF 803.78 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°58'38" WEST A DISTANCE OF 216.92 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 00°00'00" EAST (NORTH) A DISTANCE OF 587.31 FEET; THENCE NORTH 90°00'00" EAST (EAST) A DISTANCE OF 16.39 FEET; THENCE SOUTH 00°01'56" EAST A DISTANCE OF 97.91 FEET; THENCE NORTH 89°58'38" EAST 200.20 FEET TO THE NORTHEAST CORNER OF LOT 22 BLOCK 2 OF AGRICULTURE PARK SUBDIVISION AND ALSO A POINT ON THE WEST RIGHT OF WAY LINE OF CORNELL STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°01'56" EAST A DISTANCE OF 489.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.472 ACRES OR 107,700 SQUARE FEET MORE OR LESS.

MAP NOTES AND LEGEND

NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS S89°58'32"W BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
2. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
3. THE SUBJECT PROPERTY LIES IN FLOOD ZONE X AND IS NOT IN A FLOOD HAZARD AREAS ACCORDING TO FLOOD ZONE MAP NUMBER 49035C0143E EFFECTIVE 9/21/2001. A PORTION OF THE SUBJECT PROPERTY LIES IN AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS SHOWN HEREON.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE TSA-MUEC-C (MIXED USE EMPLOYMENT CENTER TRANSIT STATION (C)) PER SALT LAKE CITY ZONING ORDINANCE (TABLE 21A.26.078(B)
   - 4.1. FRONT/CORNER SIDE YARD -
     - 4.1.1. MINIMUM 5' SETBACK (AT LEAST 50% OF STREET FACING BUILDING MUST BE BUILD TO THE MINIMUM)
     - 4.1.2. MAXIMUM 15' SETBACK (BUT MAY BE INCREASED IF THE ADDITIONAL SETBACK IS USED FOR PLAZAS, COURTYARDS, OR OUTDOOR DINING AREAS
   - 4.2. INTERIOR SIDE YARD/REAR YARD -
     - 4.2.1. NO SETBACK, EXCEPT A 25' SETBACK IS REQUIRED WHEN ADJACENT TO AN OS, R-1, R-2, SR, RMF 30, RMF 35, OR RMF 45 ZONING DISTRICT. THE MINIMUM SHALL INCREASE 1' FOR EVERY 1' INCREASE IN BUILDING HEIGHT ABOVE 25' AND IS APPLIED TO THE PORTION OF THE BUILDING OVER 25' IN HEIGHT.
   - 4.3. IN LOCATIONS WHERE THE SIDEWALK IS NOT A MINIMUM OF 10' WIDE, ADDITIONAL SIDEWALK WIDTH SHALL BE INSTALLED BY THE DEVELOPER SO THERE IS A MINIMUM WIDTH SIDEWALK OF 10'. THIS APPLIES TO NEW BUILDINGS AND TO ADDITIONS THAT INCREASE THE GROSS BUILDING SQUARE FOOTAGE BY MORE THAN 50%. THIS STANDARD DOES NOT REQUIRE REMOVAL OF EXISTING BUILDING OR PORTION THEREOF.
   - 4.4. THE EXISTING CONDITIONS SURVEY WAS PERFORMED ON 10/30/2019.
   - 4.5. THE AREA OF THE SUBJECT PARCEL IS 107,700 SQUARE FEET (2.47 ACRES)
5. THE MINIMUM BUILDING HEIGHT SHALL BE 25'. THE MAXIMUM BUILDING HEIGHT SHALL BE 75' PER TABLE 21A.26.078E2 SALT LAKE CITY CODE.
6. GROUND CONTOURS ARE AT 2' INTERVALS.
7. NO ENCROACHMENTS WERE NOTED ON THIS MAP.

REFERENCE DOCUMENTS:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED BELOW WERE SUPPLIED OR OBTAINED FOR BY THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCH WERE FURNISHED THE SURVEYOR UNLESS NOTED OTHERWISE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THESE PARCELS.

1. RECORD OF SURVEY S02-01-0107 BY LAND SURVEY AND DEVELOPMENT
2. RECORD OF SURVEY S2003-12-0942 BY ALTA SURVEYING
3. AGRICULTURE PARK PLAT "B"
4. TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY THROUGH COTTONWOOD TITLE INSURANCE COMPANY FILE NO. 130242-TF REVISION NO. 6, OCTOBER 8, 2020.

RIGHT OF WAY DEEDS

THESE RIGHT OF WAY DEEDS ENLARGE THE NORTH SIDE OF NORTH TEMPLE TO 68.00 FEET ALONG THE SUBJECT PARCEL 01.

- 01 RIGHT OF WAY DEED, ENTRY NO. 922978, BK 300, PG 390
- 02 RIGHT OF WAY DEED, ENTRY NO. 922979, BK 300, PG 391
- 03 RIGHT OF WAY DEED, ENTRY NO. 922980, BK 300, PG 392

CLIENT / OWNER INFORMATION:

POWER STATION, LLC
BLAKE HENDERSON
2041 PADDINGTON DRIVE
PARK CITY, UTAH 84098
BLAKE@HEN-DEV.COM

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
PHONE (801) 787-4569
www.johnsonengineeringinc.com

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:	
DBJ	DBJ	DBJ	V-100	01 OF 01
PROJECT NO: 19-038				
DATE: 2020-11-19		02	FINAL	11/19/20
SCALE: 1":30'		01	BOUNDARY	7/22/20
		NO.	REVISION	DATE

COUNTY SURVEYOR INFORMATION:

S2020-11-0861
Reid J. Demman, P.L.S.
SALT LAKE COUTNY SURVEYOR

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