

SURVEYOR'S CERTIFICATE

TO 700 EAST BE, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, OLD REPUBLIC TITLE INSURANCE COMPANY, COTTONWOOD TITLE INSURANCE AGENCY INC.

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. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 1, 2020.

DATE OF PLAT OR MAP: SEPTEMBER 15, 2020



DAVID B. DRAPER
LICENSE NO. 6864599

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 0°11'30" WEST ALONG THE MONUMENT LINE OF 600 EAST STREET LOCATED AT THE INTERSECTIONS OF 2240 SOUTH & WILMINGTON AVENUE AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO THE RECORDED SUBDIVISION PLAT AND THE PROVIDED LEGAL DISCRPTION.

GENERAL NOTES

1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C. 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.
2. ADDITIONAL PROPERTY CORNERS WERE NOT SET AS PART OF THIS SURVEY.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. SITE HAS DRIVEWAY ACCESS TO WILMINGTON AVENUE. PAVED PUBLIC RIGHT OF WAY.
7. MAIN LEVEL OF BUILDING CONTAINS 49 STALLS IN PARKING GARAGE.

TITLE INFORMATION

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. 133006-10B PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. EFFECTIVE DATE: AUGUST 24, 2020, AT 7:30 AM.

DESCRIPTION PER TITLE REPORT

PARCEL 1:
BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 2, FOREST DALE PLAT "A", AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK "F" OF PLATS AT PAGE 50A, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WILMINGTON AVENUE, SAID POINT BEING SOUTH 89°58'51" EAST ALONG THE MONUMENT LINE 361.22 FEET AND SOUTH 0°10'09" WEST 31.57 FEET FROM A BRASS CAP MONUMENT LOCATED IN THE INTERSECTION OF WILMINGTON AVENUE AND 600 EAST STREET, AND RUNNING THENCE SOUTH 89°55'04" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTHERLY LINE OF SAID BLOCK 2 A DISTANCE OF 324.32 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 5 OF SAID BLOCK 2, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 700 EAST STREET, THENCE SOUTH 0°10'13" EAST ALONG SAID WESTERLY RIGHT OF WAY 143.57 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE RAILROAD, SAID POINT BEING ON THE SOUTHERLY LINE OF LOT 1 OF SAID BLOCK 2, SAID POINT BEING ON THE ARC OF A 1943.08 FOOT NON TANGENT RADIUS CURVE TO THE LEFT, THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE SOUTHERLY LINE OF SAID BLOCK 2 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°40'40" A DISTANCE OF 328.20 FEET, CHORD BEARS SOUTH 82°43'49" WEST 327.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, THENCE NORTH 0°12'28" EAST ALONG THE WEST LINE OF SAID LOT 14 A DISTANCE OF 185.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

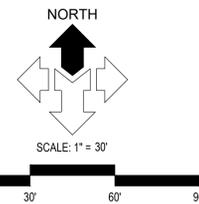
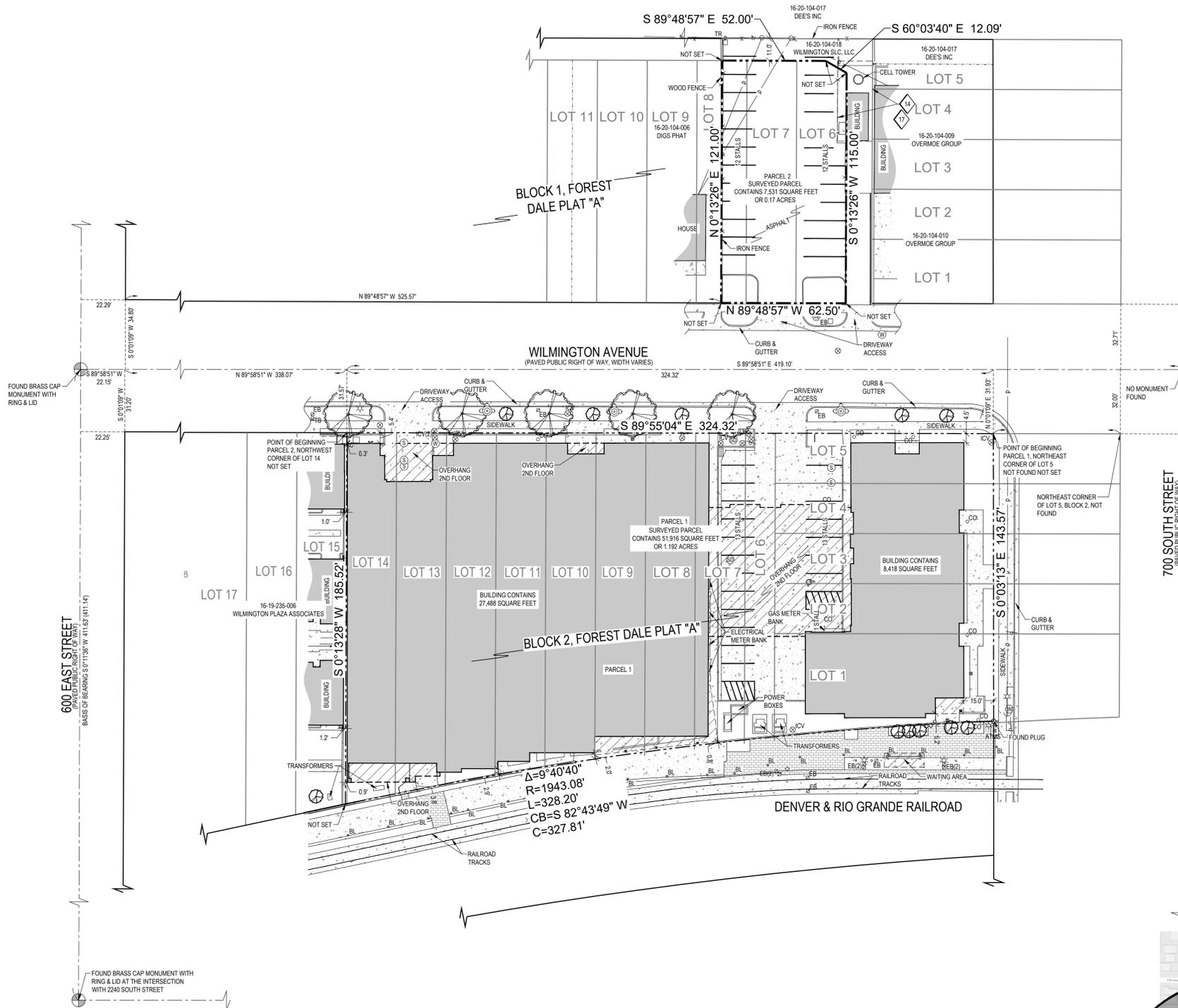
PARCEL 2:
ALL OF LOTS 6 AND 7, AND THE EAST HALF OF LOT 8, BLOCK 1, FOREST DALE PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

SCHEDULE B-2 EXCEPTIONS

14. WIRELESS COMMUNICATIONS EASEMENT AND ASSIGNMENT AGREEMENT BY AND BETWEEN 888 INVESTMENT CO. AND JOSEPH N. AMBROSE, PHILIP REED BLOMQUIST II, AND JACK F. BOESCH, EACH AN UNDIVIDED 1/3 INTEREST, DATED OCTOBER 12, 2009 AND RECORDED NOVEMBER 17, 2009 AS ENTRY NO. 10839386 IN BOOK 9196 AT PAGE 2734 AFFECTS PARCELS 3 AND 4.
SURVEY FINDINGS: LEASED SITE SHOWN HEREON BLANKETS PARCEL 2
- ASSIGNMENT OF EASEMENT IN FAVOR OF 16 UNISON SITE MANAGEMENT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, DATED OCTOBER 12, 2009 AND RECORDED APRIL 5, 2010 AS ENTRY NO. 10528149 IN BOOK 9815 AT PAGE 7405.
17. SITE LEASE AGREEMENT EXECUTED BY 888 INVESTMENT COMPANY AS LANDLORD AND SALT LAKE CITY CELLULAR TELEPHONE COMPANY A GENERAL PARTNERSHIP AS TENANT, DATED AUGUST 30, 1995 AND RECORDED MAY 22, 1997 AS ENTRY NO. 8651243, IN BOOK 7673, AT PAGE 425 OF OFFICIAL RECORDS.
SURVEY FINDINGS: LEASED SITE SHOWN HEREON BLANKETS PARCEL 2

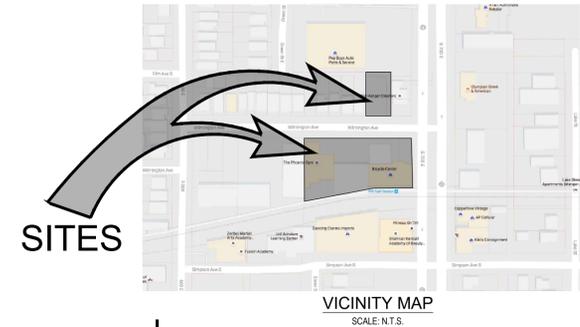
SIGNIFICANT OBSERVATIONS

1. PARKING AREA IN PARCEL 2 EXTENDS BEYOND BOUNDARY.



LEGEND

---	RIGHT OF WAY LINE
---	LOT LINE
---	PROPERTY LINE
---	MONUMENT LINE
---	EASEMENT LINE
X	FENCE
P	POWER LINE
⊕	FIRE HYDRANT
⊕	WATER MANHOLE
⊕	WATER METER
⊕	WATER VALVE
⊕	ELECTRICAL BOX
⊕	GUY WIRE
⊕	LIGHT POLE
⊕	BOLLARD WITH LIGHT
⊕	UTILITY POLE
⊕	CLEAN OUT
⊕	SANITARY SEWER MANHOLE
⊕	STORM DRAIN CATCH BASIN
⊕	STORM DRAIN MANHOLE
⊕	IRRIGATION CONTROL VALVE
⊕	TELECOMMUNICATIONS BOX
⊕	AIR CONDITIONING UNIT
⊕	SIGN
⊕	PROPERTY CORNER
■	CONCRETE
■	BUILDING
▨	OVERHANG / SECOND FLOOR
⊕	DECIDUOUS TREE



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BRIXTON APARTMENTS
660 & 665 EAST WILMINGTON AVENUE
SALT LAKE CITY, UTAH
LOCATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 16597.A
CAD FILE: 16597.A BRIXTON
DRAWN BY: DMP
CALC BY: DBD
FIELD CREW: DMP
CHECKED BY: DBD
DATE: 9/15/2020

**ALTA/NSPS
LAND TITLE
SURVEY**

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