



**BENCHMARK**  
EAST QUARTER CORNER OF SECTION 36, T2S, R6W, SL&M (FOUND MONUMENT)  
BENCHMARK  
ELEVATION = 4308.07



TOOELE  
169 N. Main Street, Unit 1  
Tooele, UT. 84074  
Phone: 435.843.3590

SALT LAKE CITY  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

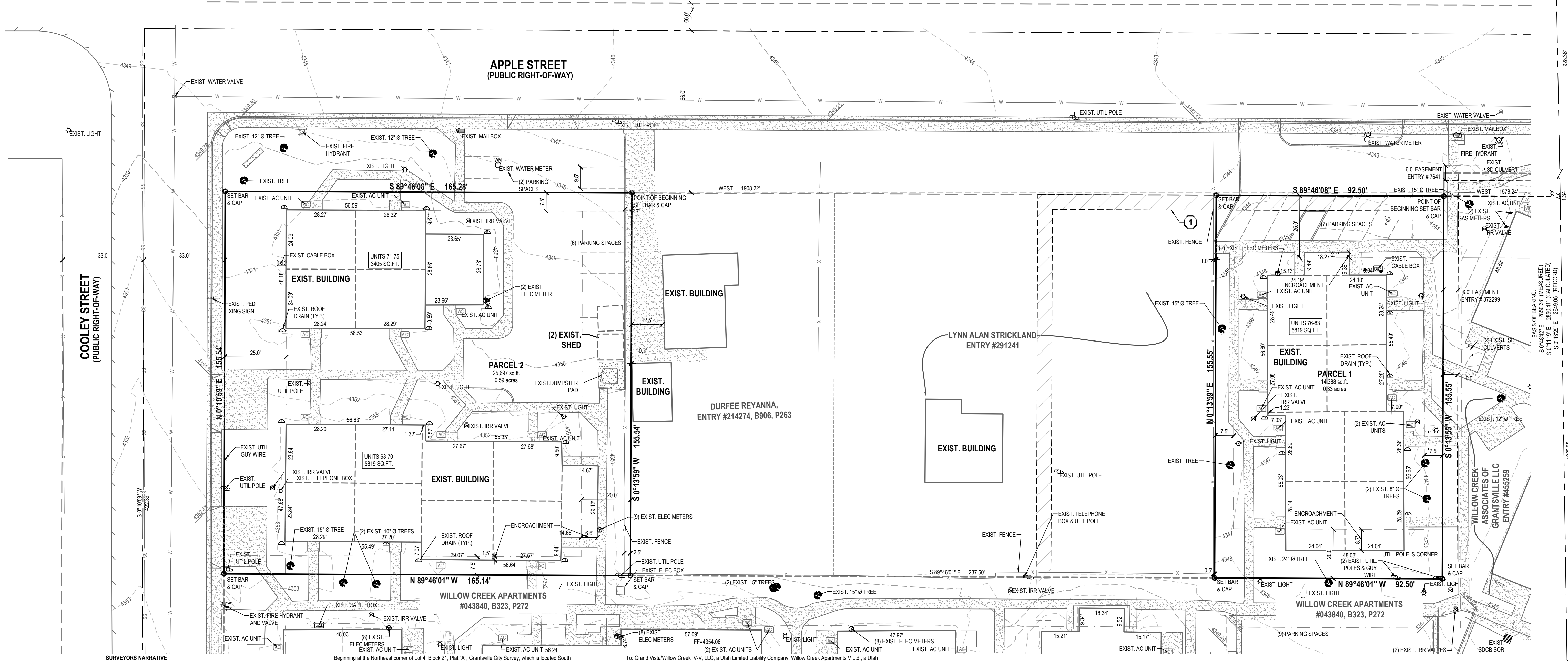
CEDAR CITY  
Phone: 435.866.1453

RICHFIELD  
Phone: 435.896.2983

FOR:  
CORDES DEVELOPMENT 2, LLC  
7213 SOUTH PERTH WAY  
AURORA, CO 80016

CONTACT:  
RICK NEARMAN  
PHONE: 303-617-1297

**WILLOW CREEK APARTMENTS  
ALTA/NSPS SURVEY  
286 WEST APPLE STREET  
GRANTSVILLE, UTAH 84029**



**SURVEYORS NARRATIVE**

I, Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to retrace the boundary, monument the corners, and provide boundary information to our client.

The surveyed boundary was determined from a survey of the entire block, along with surrounding blocks, including street improvements and existing lines on all parcels. Record and measured bearings were compared, and a best fit position and orientation of ownership lines was determined which matched closely the occupation lines and found boundary evidence throughout the block. Street improvements were used to determine centerlines, which were offset the record distances for each street to determine street rights-of-way.

The basis of bearing for this survey is the line between the found monument at the East Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, which measured line bears South 0°48'42" East 2850.38 feet (South 0°11'19" East 2850.41 feet - calculated from record dimensions shown on the Dependent Resurvey (Record Section Line bearing is South 0°13'29" East 2649.05 feet)).

**BOUNDARY DESCRIPTION**  
(Tax Parcel No. 01-999-0-0001)

**Record Description - Parcel 1**

Beginning at the Northeast corner of Lot 4, Block 21, Plat "A", Grantsville City Survey, Grantsville City, and running thence South 165 feet; thence North 165 feet; thence East 92.5 feet to the place of beginning.

Being also described by survey as follows:

A parcel of land, situate in the Southeast Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and in Block 21 of Grantsville City, more particularly described as follows:

Beginning at the Northeast corner of Lot 4, Block 21, Plat "A", Grantsville City Survey, which is located South 0°48'42" East 929.70 feet along the measured monument line, as described above, and West 1578.24 feet from the found monument at the East Quarter Corner of Section 36, Township 2 South, Range 6 West, and running:

thence South 0°13'59" West 155.55 feet;  
thence North 89°46'01" West 92.50 feet;  
thence North 0°13'59" East 155.55 feet to the South line of Apple Street;  
thence South 89°46'08" East 92.50 feet along said South line, to the Point of Beginning.

Parcel contains: 14,388 square feet or 0.33 acres.

**Record Description - Parcel 2**

North half of Lot 6, Block 21, Plat "A", Grantsville City Survey.

Being also described by survey as follows:

A parcel of land, situate in the Southeast Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and in Block 21 of Grantsville City, more particularly described as follows:

Beginning at the Northeast corner of Lot 6, Block 21, Plat "A", Grantsville City Survey, which is located South 0°48'42" East 928.36 feet along the measured monument line, as described above, and West 1908.22 feet from the found monument at the East Quarter Corner of Section 36, Township 2 South, Range 6 West, and running:

thence South 0°13'59" West 155.54 feet;  
thence North 89°46'01" West 165.14 feet to the East line of Cooley Street;  
thence North 0°10'59" East 155.54 feet along said East line, to the South line of Apple Street;  
thence South 89°46'08" East 165.28 feet along said South line, to the Point of Beginning.

Parcel contains: 25,697 square feet or 0.59 acres.

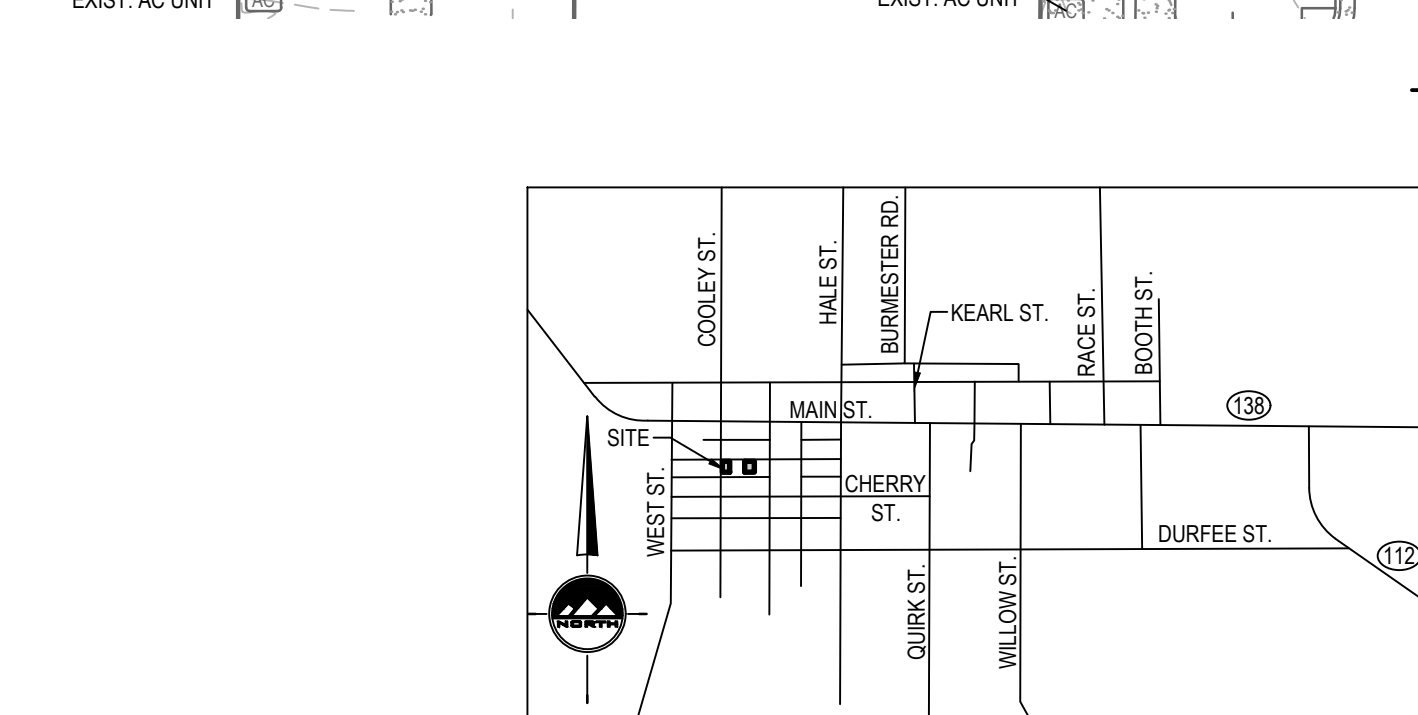
To: Grand Vista/Willow Creek IV-V, LLC, a Utah Limited Liability Company, Willow Creek Apartments V Ltd., a Utah Limited Partnership who acquired title as Willow Creek Apartments V, a Utah Limited Partnership, as to Parcel 1 and Willow Creek Apartments, a Utah Limited Partnership, as to Parcel 2, Wincon Circle L.L.P., its successors and/or assigns, American Express Utah Fund III, L.L.P., Commonwealth Land Title Insurance Company, and 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 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, and includes items 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 7d, 8, 9, 10a, 10b, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Utah, the relative positional accuracy of this survey does not exceed that which is specified therein.

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to the title report issued by Commonwealth Land Title Insurance Company, under File #110015-LFK, Commitment Date: February 4, 2020, at 7:30 a.m.

**APRIL 2 2020**

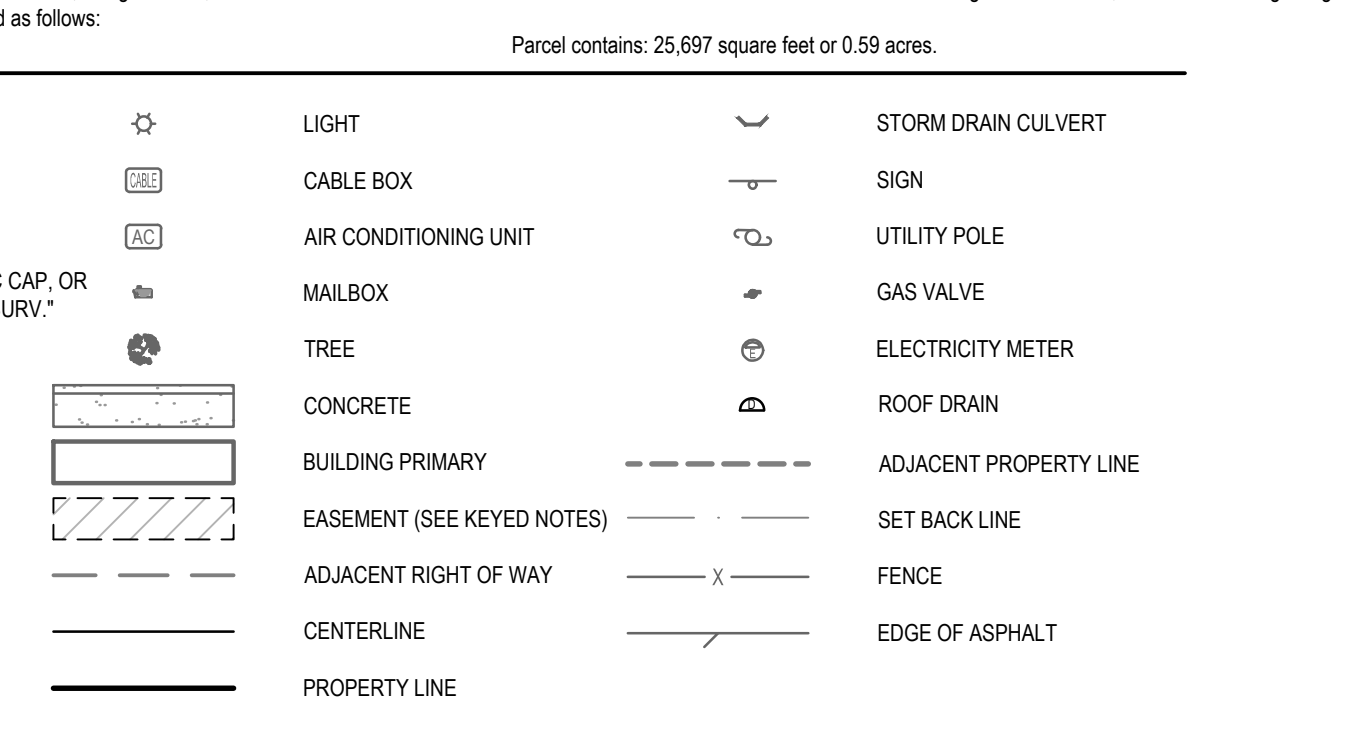
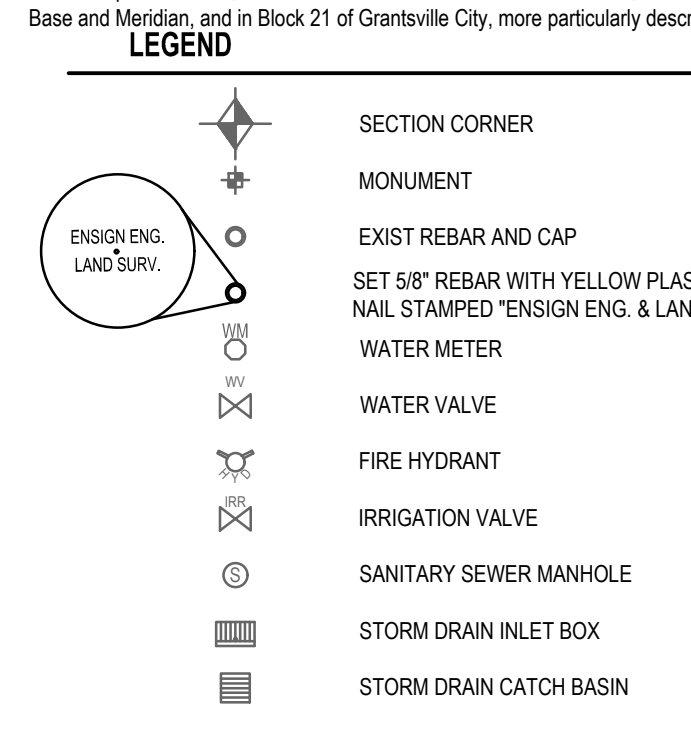
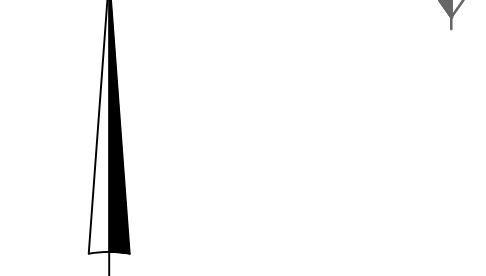
Date  
Douglas J. Kinsman  
License no. 334575  
Expires: March 2021



**KEY NOTES**

- RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 9, 1991, AS ENTRY NO. 40145, IN BOOK 315, AT PAGE 90. SEE EXCEPTION 14, SCHEDULE B, PART 2, OF THE TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, UNDER FILE #110015-LFK, COMMITMENT DATE: FEBRUARY 4, 2020, AT 7:30 AM.

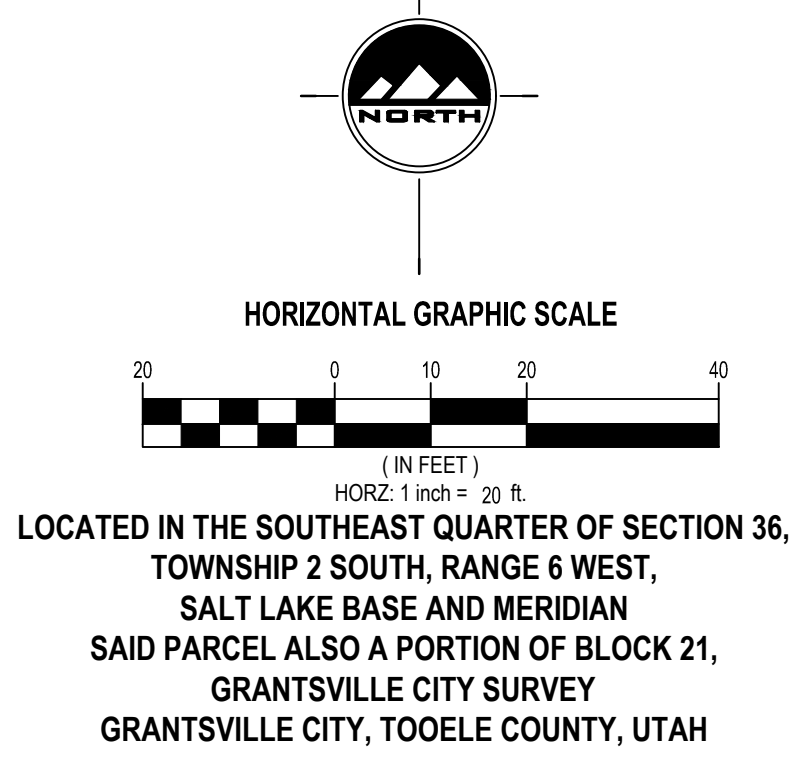
WITNESS CORNER TO THE NORTHEAST CORNER OF SECTION 1, T3S, R6W, SL&M (FOUND MONUMENT)



**NOTES**

- THE PROVIDED SURVEYED DESCRIPTION CONTAINED ON THIS SURVEYED CLOSURES MATHEMATICALLY WITHIN 0.006'; THERE ARE NO GAPS. THE PURPOSE OF THE AS SURVEYED DESCRIPTION IS TO DESCRIBE THE PARCELS MORE ACCURATELY.
- ACCORDING TO THE TOOELE COUNTY RECORDER'S OFFICE THE CURRENT OWNER OF THIS PROPERTY IS WILLOW CREEK APARTMENTS GRANTSVILLE, LLC. PARCEL 2 HAS ACCESS TO FROM APPLE STREET AND COOLEY STREET, PARCEL 1 HAS ACCESS TO FROM APPLE STREET.
- ADDRESSES OF THE PROPERTY IS SHOWN ON THE SURVEY.
- THE AREA OF PARCEL 1 IS 14,388 sq.ft. OR 0.33 ACRES. THE AREA OF PARCEL 2 IS 25,697 sq.ft OR 0.59 ACRES.
- THERE IS NO EVIDENCE OF WETLANDS WITHIN THE SURVEYED PROPERTY. ACCORDING TO FEMA THIS SITE LIES WITHIN THE FLOOD ZONE D. THIS CAN BE FOUND ON FRM PANEL 4984SC1605C WITH AN EFFECTIVE DATE OF 1/18/2009.
- THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN THE SURVEYED PROPERTY.
- PARKING LOTS AND SIDEWALKS WERE RECENTLY RECONSTRUCTED WITHIN THE SURVEYED PROPERTY.
- THERE IS NOT A CEMETERY WITHIN 100' OF THE SURVEYED PROPERTY.
- THE SURVEYED PROPERTY CONTAINS 19 TOTAL PARKING SPACES, 1 OF WHICH IS ADA RESERVED / ACCESSIBLE, AND ACCORDING TO GRANTSVILLE ZONING THIS IS AN ADEQUATE AMOUNT OF PARKING FOR THE SITE.
- THE SURVEYED PROPERTY HAS THE FOLLOWING ENCROACHMENTS ON THE REQUIRED SETBACKS FOR THE PROPERTY'S ZONING:  
UNITS 76-83 IN PARCEL 1 ENCLOSES ON THE NORTH SET BACK LINE BY 2.1'.  
UNITS 76-83 IN PARCEL 1 ENCLOSES ON THE SOUTH SET BACK LINE BY 8.7'.  
UNITS 63-70 IN PARCEL 2 ENCLOSES ON THE SOUTH SET BACK LINE BY 1.5'.  
UNITS 63-70 IN PARCEL 2 ENCLOSES ON THE EAST SET BACK LINE BY 6.6'.
- ZONING INFORMATION: GRANTSVILLE CITY ZONING MAP SHOWS THE WILLOW CREEK APARTMENTS ARE LOCATED IN THE RM-7 MULTIPLE RESIDENTIAL DISTRICT, AND THE PROPERTY IS PERMITTED UNDER THE JURISDICTION'S CURRENT ZONING CODE CHAPTER 15.4 (AMENDED 4/00/01). THIS ZONE HAS THE FOLLOWING REQUIRED SETBACKS, MAXIMUM BUILDING HEIGHT, AND MAXIMUM BUILDING COVERAGE:  
FRONT YARD: 25 FEET  
REAR YARD FOR MAIN BUILDINGS: 20 FEET  
REAR YARD FOR ACCESSORY BUILDINGS: 1 FOOT  
SIDE YARD FOR MAIN BUILDING, EACH SIDE: 7.5 FEET  
SIDE YARD FOR ACCESSORY BUILDINGS: 4 FEET  
SET BACKS FOR ACCESSORY BUILDINGS ON A CORNER LOT: 4 FEET  
ON THE SIDE OF THE MAIN BUILDING: 4 FEET  
ON THE REAR OF THE MAIN BUILDING: 1 FOOT  
ON CORNER LOTS 2 FRONT YARDS AND 2 SIDE YARDS ARE REQUIRED
- MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 35 PERCENT  
THE AVERAGE EAVE HEIGHT FOR ALL BUILDING IS 17'0" AND THE AVERAGE PEAK

- HEIGHT IS 16.33', UNLESS NOTED OTHERWISE. NOT TO SCALE.
  - EXTERIOR DIMENSIONS OF ALL BUILDINGS HAVE BEEN LABELED ALONG WITH AREA IN SURVEY.
  - ALL SUBSTANTIAL FEATURES OBSERVED HAVE BEEN LABELED ON SURVEY. THE MOST RECENT SITE VISIT WAS CONDUCTED ON MARCH 20, 2020. FIELD WORK WAS CONDUCTED DECEMBER 21, 2018.
  - UTILITIES HAVE BEEN LABELED AS THEY WERE OBSERVED.
  - ADJACENT OWNERS HAVE BEEN LABELED ON THE SURVEY.
  - THERE IS NO EVIDENCE OF STREET WORK IN THE AREA.
  - ALL EASEMENTS AND SERVITUDES DISCLOSED IN THE TITLE REPORT HAVE BEEN PLOTTED.
  - DISTANCE TO THE NEAREST INTERSECTING STREET HAS BEEN SHOWN ON SURVEY.
  - ALL PARTY WALLS ARE PLUMB AND ARE SHOWN.
  - ALL ROOF DRAIN LOCATIONS ARE SHOWN.
- EXCEPTION NOTES**
- ITEMS 1-13, AND 15-20, SCHEDULE B, PART 2, OF THE TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, UNDER FILE #110015-LFK, COMMITMENT DATE: FEBRUARY 4, 2020, AT 7:30 AM, ARE ALL GENERAL IN NATURE, AND/OR ARE NOT PLOTTABLE.
  - ITEM 14, SCHEDULE B, SECTION 2 OF THE ABOVE REFERENCED TITLE REPORT, A RIGHT-OF-WAY EASEMENT, IS PLOTTED, SEE KEY NOTE 1.



**ALTA/NSPS SURVEY**

NO.	DATE	REVISION	BY
1	12/27/18	FOR REVIEW	C.C.
2	5/21/2019	FOR REVIEW	C.C.
3	10/20/2019	FOR REVIEW	C.C.
4	11/5/2019	FOR REVIEW	C.C.
5	12/17/19	FOR REVIEW	C.C.
6	3/23/20	FOR REVIEW	C.C.
7	4/22/2020	FOR REVIEW	C.C.
8			

PROJECT NUMBER: T1759C  
PRINT DATE: 4/2/20

DRAWN BY: C. CARPENTER  
CHECKED BY: D. KINSMAN

PROJECT MANAGER: D. KINSMAN

**1 OF 1**