

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. NCS-838427-WA1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE FEBRUARY 8, 2017, AT 7:30 AM.

DESCRIPTION PER TITLE REPORT

ALL OF BLOCK 8, PLAT "E" SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

EXCLUDING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 1, SAID BLOCK 8, AND RUNNING THENCE NORTH 23°51'24" WEST 101.00 FEET, THENCE SOUTH 49°29'21" EAST 53.68 FEET, THENCE SOUTH 0°42'13" EAST 51.50 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-2 EXCEPTIONS

TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, ASSESSMENTS, EASEMENTS AND INCIDENTAL PURPOSES, AS SET FORTH IN THAT CERTAIN MODIFICATION TO THE FINDINGS AND ORDER, CASE NO. 4704 RECORDED DECEMBER 17, 1963 AS ENTRY NO. 196619 IN BOOK 2134 AT PAGE 211 OF OFFICIAL RECORDS. SURVEY FINDINGS: NO CITED EASEMENTS, NOT A SURVEY MATTER.

TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, ASSESSMENTS, EASEMENTS AND INCIDENTAL PURPOSES, AS SET FORTH IN THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER RECORDED MARCH 27, 1972 AS ENTRY NO. 244229 IN BOOK 3854 AT PAGE 846 OF OFFICIAL RECORDS. SURVEY FINDINGS: SET BACKS SHOWN HEREON.

EASEMENTS AND INCIDENTAL PURPOSES, IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, AS SET FORTH IN THAT CERTAIN RIGHT-OF-WAY EASEMENT RECORDED MARCH 28, 1973 AS ENTRY NO. 2528017 IN BOOK 3288 AT PAGE 121 OF OFFICIAL RECORDS. SURVEY FINDINGS: LOCATION NOT DESCRIBED.

TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, ASSESSMENTS, EASEMENTS AND INCIDENTAL PURPOSES, AS SET FORTH IN THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER RECORDED JULY 2, 1973 AS ENTRY NO. 2551291 IN BOOK 3383 AT PAGE 79 OF OFFICIAL RECORDS. SURVEY FINDINGS: NO CITED EASEMENTS, NOT A SURVEY MATTER.

TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, ASSESSMENTS, EASEMENTS AND INCIDENTAL PURPOSES, AS SET FORTH IN THAT CERTAIN RIGHT OF ENTRY AGREEMENT RECORDED JUNE 4, 1991 AS ENTRY NO. 5078674 IN BOOK 6322 AT PAGE 2505 OF OFFICIAL RECORDS. SURVEY FINDINGS: BLANKETS PARCEL.

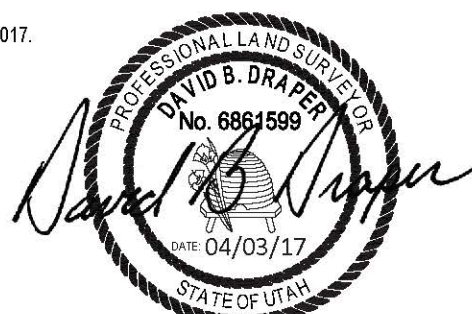
EASEMENTS AND INCIDENTAL PURPOSES, IN FAVOR OF COMCAST OF UTAH II, INC., AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED JULY 23, 2009 AS ENTRY NO. 1076185 IN BOOK 9748 AT PAGE 631 OF OFFICIAL RECORDS. SURVEY FINDINGS: BLANKETS PARCEL.

SURVEYOR'S CERTIFICATE

TO TIMBERLANE PARTNERS, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON 3/31/2017.

DATE OF PLAT OR MAP: APRIL 3, 2017.



DAVID B. DRAPER
LICENSE NO. 6861599

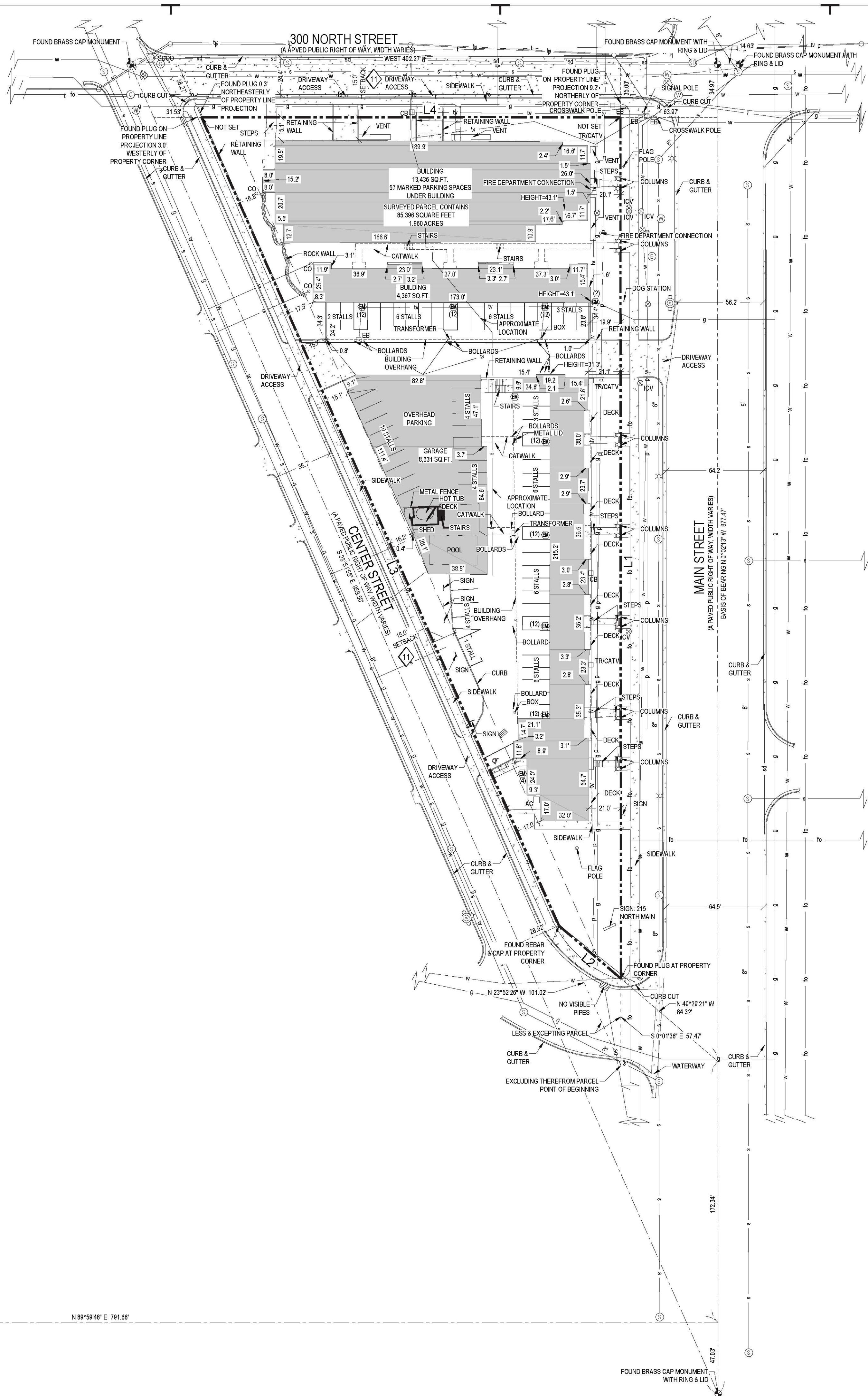
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°02'10" WEST 877.47 FEET ALONG THE MONUMENT LINE OF MAIN STREET, BETWEEN TWO SALT LAKE COUNTY BRASS CAP MONUMENTS WITH RINGS & LIDS, LOCATED AT THE INTERSECTIONS OF 200 SOUTH, 300 SOUTH AND MAIN STREETS AS SHOWN ON THIS SURVEY.

GENERAL NOTES

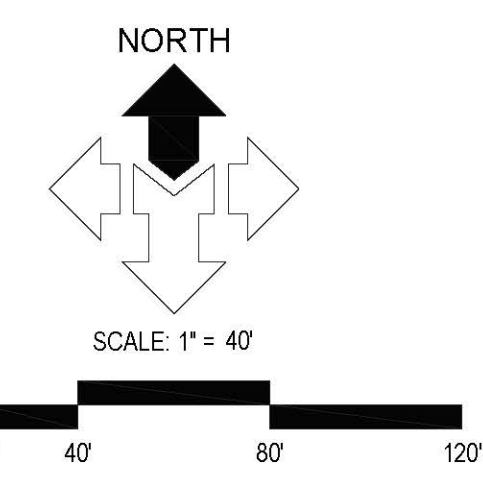
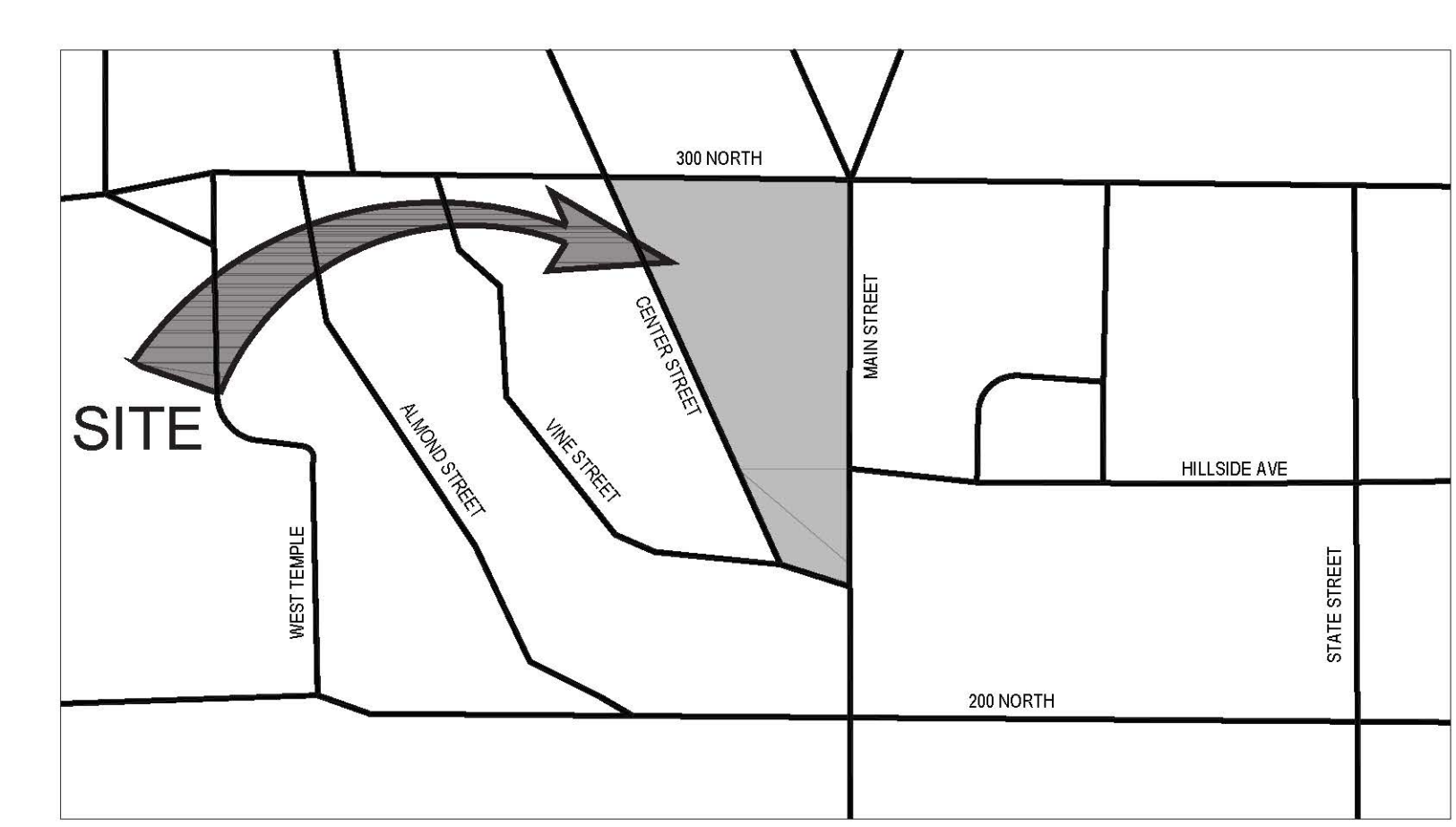
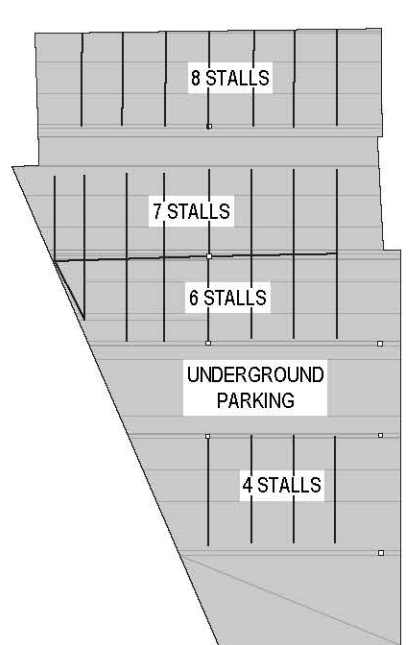
- McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- ALL PROPERTY CORNERS WERE EITHER FOUND OR WERE FOUND TO BE REFERENCED BY ADDITIONAL MONUMENTS FROM PREVIOUS SURVEYS. NO ADDITIONAL MONUMENTS WERE SET.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- 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.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- THERE ARE 143 MARKED REGULAR PARKING STALLS AND 1 MARKED ADA PARKING STALL, TOTAL STALLS = 144 MARKED PARKING STALLS.
- SURVEYED PARCEL HAS DIRECT ACCESS TO CENTER STREET, 300 NORTH STREET AND MAIN STREET, ALL PUBLIC RIGHTS OF WAY.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	JEFF HOUSTON	435-224-2356	SHOWN
QUESTAR GAS	SL MAPPING DEPT.	801-324-3970	SHOWN
CENTURYLINK	ARLENE DENNEY	801-974-8130	SHOWN
GOOGLE FIBER	KENT STEINBACH	913-416-8838	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	503-813-6993	SHOWN
SLC PUBLIC UTILITIES	NICK KRYGER	801-483-6834	SHOWN



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 00°01'38" E	568.32'
L2	N 49°29'21" W	53.74'
L3	N 23°52'28" W	583.32'
L4	N 90°00'00" E	276.68'



LEGEND

---	LESS & EXCEPTING PARCEL LINES	⊙	FIRE HYDRANT
---	PROPERTY & RIGHT OF WAY LINE	⊙	WATER MANHOLE
---	MONUMENT LINE	⊙	WATER METER
---	EASEMENT LINE	⊙	WATER VALVE
---	SETBACK LINE	⊙	ELECTRIC BOX
---	POWER LINE	⊙	ELECTRIC MANHOLE
---	TELEPHONE LINE	⊙	ELECTRIC METER
---	WATER LINE	⊙	LIGHT POLE
---	SANITARY SEWER LINE	⊙	POWER POLE
---	STORM DRAIN LINE	⊙	SANITARY SEWER CLEAN OUT
---	GAS LINE	⊙	SANITARY SEWER MANHOLE
---	FIBER OPTIC LINE	⊙	GAS METER
---	CONCRETE	⊙	STORM DRAIN CATCH BASIN
---	BUILDING	⊙	STORM DRAIN MANHOLE
---		⊙	IRRIGATION CONTROL VALVE
---		⊙	COMMUNICATION BOX
---		⊙	TELEPHONE RISER/CABLE TV
---		⊙	COMMUNICATION MANHOLE

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Structural Engineering • Land Surveying & HDS

PKC APARTMENTS LLC PARCEL
225 NORTH MAIN STREET
SALT LAKE CITY, UTAH
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 17217
CAD FILE: 17217 ALTA
DRAWN BY: EAD/KSL
CALC BY: DBD/EAD
FIELD CREW: SB
CHECKED BY: DBD
DATE: 4/3/2017

S2017-08-0516
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR