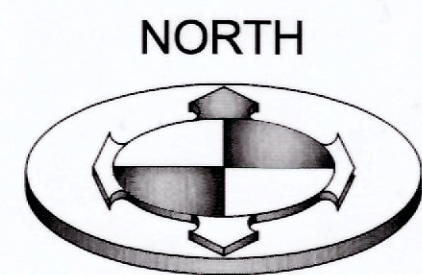
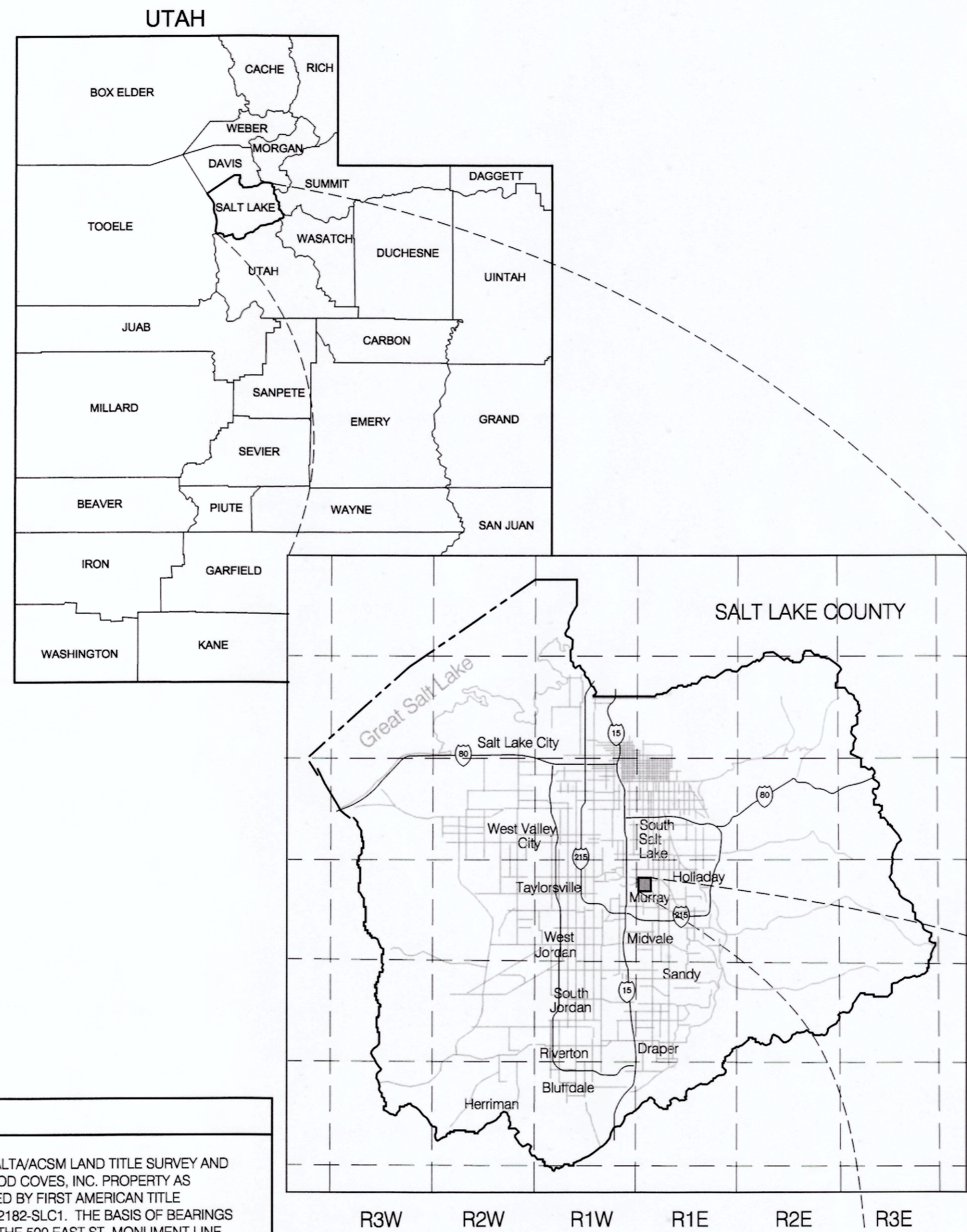


ALTA/ACSM LAND TITLE SURVEY

LOCATED IN LOTS 1, 3, 4, 15, 16 OF BLOCK 7 10-ACRE PLAT A AND
 LOTS 2 AND 3 OF BLOCK 8, 10-ACRE PLAT A
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN



NARRATIVE OF BOUNDARY:

THE PURPOSE OF THIS SURVEY IS TO PREPARE AN ALTA/ACSM LAND TITLE SURVEY AND RE-ESTABLISH THE BOUNDARY OF THE COTTONWOOD COVES, INC. PROPERTY AS DESCRIBED IN SCHEDULE A OF A PRO FORMA ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS POLICY NUMBER NCS-602182-SLC1. THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 0°11'19" WEST ALONG THE 500 EAST ST. MONUMENT LINE BETWEEN THE FOUND MONUMENTS AT 4500 SOUTH ST. AND 3900 SOUTH ST. EXISTING STREET MONUMENTS AROUND THE BLOCKS AS SHOWN HEREON WERE USED AS CONTROL FOR THIS SURVEY.

THE BOUNDARY OF THE SUBJECT PROPERTY CONSISTS OF TWO RECORD DESCRIPTIONS. THE SOUTH PARCEL (PARCEL 1) HAS A MISCLASURE OF NORTH 03°48'30" EAST, 14.89 FEET AND THE NORTH PARCEL (PARCEL 2) HAS A MISCLASURE OF SOUTH 29°03'33" EAST, 13.01 FEET. ALL BOUNDARY ADJOINERS WERE PLOTTED AND ANALYZED TOGETHER WITH THE SUBJECT BOUNDARY AND OCCUPATION LINES INCLUDING FENCES, WALLS, AND RECORD CALLS.

THE NORTH-EASTERLY LINE FOLLOWS THE WESTERLY LINE OF GORDON LANE (A SCALED 66' RIGHT OF WAY PREPARED BY THE SALT LAKE COUNTY SURVEYOR, FILING NO. 18, NOT DATED) AS REFERENCED ON THE CARMEL COVE NO. 2 AND NO. 3 SUBDIVISION PLATS ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND ON RECORD OF SURVEY NO. S2012-03-0081 ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

THE SOUTHERLY LINES OF THE SUBJECT PROPERTY FOLLOW ALONG THE ADJOINING PROPERTIES AS THE COURSE DISTANCES ARE COMMON. THE EXISTING FENCES MEANDER BOTH NORTH AND SOUTH OF THE PROPERTY LINES. THE SOUTH-EASTERLY LINE WAS ESTABLISHED BY HOLDING THE RECORD ANGLE AND FALLS IN BETWEEN THE EXISTING FENCE LINE AND THE ADJOINER TO THE SOUTH. THE RECORD SOUTH LINE ON THE WESTERLY PORTION OF THE PROPERTY OVERLAPS INTO THE MURRAY MANOR SUBDIVISION, RECORDED JANUARY 15, 1989 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER APPROXIMATELY THE SAME DISTANCE OF THE MISCLASURE OF THE SUBJECT DESCRIPTION AND THUS THE NORTH LINE OF THE SUBDIVISION WAS HELD. A BEARING CHANGE IN THE SUBJECT DESCRIPTION CAUSES A GAP OF 0.14 FEET ON THE WEST END OF THE LINE. THE WESTERLY LINE RUNNING NORTH ALONG THE FAIRBOURNE PROPERTIES PARCEL AND THE INTERIOR PORTION ENCOMPASSING THE MURRAY CITY PROPERTY (TAX ID NO. 22-06-176-003) FOLLOW RECORD DEED DISTANCES AS THERE ARE NO OCCUPATION LINES SEPARATING THE TWO PROPERTIES, AND TERMINATED ON THE NORTH LINE OF THE FAIRBOURNE PROPERTIES PROPERTY AS SHOWN ON RECORD OF SURVEY NO. S89-06-0253 ON FILE IN THE SALT LAKE COUNTY SURVEYORS OFFICE. THE MURRAY CITY DESCRIPTION WAS TAKEN FROM THE SALT LAKE COUNTY TAX PARCEL DATA AS THERE IS NO VESTING DEED DOCUMENT OF RECORD.

HEADING WEST, THE BOUNDARY FOLLOWS THE NORTH AND WEST LINES OF SAID RECORD OF SURVEY, THEN FOLLOWS AN EXISTING CHAIN LINK FENCE WEST TO THE EAST LINE OF THE LES SCHWABB PROPERTY AS SHOWN ON RECORD OF SURVEY NO. 97-12-0903 ON FILE IN THE SALT LAKE COUNTY SURVEYORS OFFICE. THE PROPERTY CONTINUES NORTH ALONG THE EAST LINE OF SAID LES SCHWABB PROPERTY TO AN EXISTING CHAIN LINK FENCE, THEN FOLLOWS SAID FENCE EAST TO THE SOUTHEAST CORNER OF THE HOWELLS INVESTMENT PROPERTY. HEADING NORTH, THE PROPERTY LINE FOLLOWS SAID EAST LINE TO A CONCRETE RETAINING WALL ON SOUTH LINE OF BIG COTTONWOOD CREEK. THE PROPERTY CONTINUES ALONG THE RETAINING WALL TO THE INTERSECTION OF THE CREEK AS DESCRIBED IN A TRUST DEED FOR COTTONWOOD COVES, INC., ENTRY NO. 6263646, SALT LAKE COUNTY RECORDS. THE PROPERTY FOLLOWS THE CENTERLINE OF THE CREEK, THEN HEADS NORTHEASTERLY ON A FENCE LINE EXTENSION AND FENCE LINE TO THE WESTERLY RIGHT OF WAY LINE OF GORDON LANE.



VICINITY MAP
 SCALE: N.T.S.

GENERAL NOTES

- THIS SURVEY IS BASED UPON THE PRO FORMA ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS POLICY NUMBER NCS-602182-SLC1.
- REFERENCE DOCUMENTS:
 - R1) TITLE REPORT AS REFERENCED ABOVE
 - R2) SALT LAKE COUNTY AREA REFERENCE PLAT OF BLOCKS 07 AND 08, 10-ACRE PLAT 'A'
 - R3) VESTING DEEDS FOR ADJOINING PROPERTIES FROM THE SALT LAKE COUNTY RECORDERS OFFICE (AVAILABLE UPON REQUEST)
 - R4) SURVEYS OF RECORD FROM THE SALT LAKE COUNTY SURVEYORS OFFICE (AVAILABLE UPON REQUEST)
- NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED PRELIMINARY REPORT:

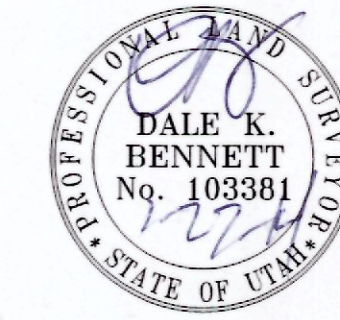
- ITEMS 1 - 2 NOT ADDRESSED BY THIS SURVEY.
- ITEM 3 (AFFECTS PARCEL 1)
 RIGHT OF WAY AND EASEMENTS AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 15, 1962 AS ENTRY NO. 1839586 IN BOOK 1911 AT PAGE 194 OF OFFICIAL RECORDS.
- ITEM 4 (AFFECTS PARCEL 2)
 A RIGHT OF WAY AGREEMENT FOR SALT LAKE CITY SUBURBAN SANITARY DISTRICT PIPE LINE, DATED APRIL 8, 1959, WHEREIN NICK G. PETERS, MARIE PETERS, JIM G. PETERS AND INEZ J. PETERS GRANT TO SALT LAKE CITY SUBURBAN SANITARY DISTRICT, SALT LAKE COUNTY, UTAH RECORDED NOVEMBER 19, 1965 AS ENTRY NO. 2125813 IN BOOK 2401 AT PAGE 250 OF OFFICIAL RECORDS.
- ITEM 5 (AFFECTS PARCEL 2)
 A RIGHT OF WAY AGREEMENT DATED JULY 29, 1957, EXECUTED BY JIM G. PETERS, ALSO KNOWN AS JAMES PETERS, AND INEZ J. PETERS, HIS WIFE; MARIE G. PETERS AND NICK G. PETERS, UNMARRIED, TO SALT LAKE COUNTY COTTONWOOD SANITARY DISTRICT, SALT LAKE COUNTY, UTAH, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF UTAH RECORDED JANUARY 25, 1961 AS ENTRY NO. 1758438 IN BOOK 1775 AT PAGE 542 OF OFFICIAL RECORDS.
- ITEM 6 (AFFECTS PARCEL 2)
 AN EASEMENT DATED MARCH 6, 1918 EXECUTED BY WM. H. PARK, TO THE MOUNTAIN STATE TELEPHONE AND TELEGRAPH CO. RECORDED MARCH 13, 1918 IN BOOK 3-G AT PAGE 486 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED)
- ITEM 7 (AFFECTS PARCEL 2)
 A GRANT DATED MARCH 8, 1918, EXECUTED BY MRS. ELIZABETH GORDON, TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND ASSIGNS RECORDED MARCH 13, 1918 AS ENTRY NO. 392160 IN BOOK 3-G AT PAGE 484 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED)
- ITEM 8 (AFFECTS PARCEL 1)
 AN EASEMENT FOR THE CONSTRUCTION AND CONTINUED MAINTENANCE OF A WATER PIPELINE, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS NECESSARY TO CONSTRUCT AND PROPERLY MAINTAIN SAID PIPELINE, OVER AND ACROSS A STRIP OF LAND 3 FEET IN WIDTH AS CREATED IN FAVOR OF STEPHEN F. KESLER AND SONDRRA M. KESLER, HIS WIFE, AND VERN R. WEBSTER AND LORETTA M. WEBSTER, HIS WIFE, BY GRANT OF EASEMENT RECORDED DECEMBER 5, 1974 AS ENTRY NO. 2669443 IN BOOK 3737 AT PAGE 145 OF OFFICIAL RECORDS.
- ITEM 9 (AFFECTS PARCEL 1)
 GRANT OF EASEMENT EXECUTED BY COTTONWOOD COVES, INC., A UTAH CORPORATION, GRANTEE RECORDED DECEMBER 15, 1975 AS ENTRY NO. 2769347 IN BOOK 4054 AT PAGE 206 OF OFFICIAL RECORDS.
- ITEM 10 (AFFECTS PARCELS 1 AND 2)
 A RIGHT OF WAY AND EASEMENT SIXTEEN FEET IN WIDTH TO LAY, MAINTAIN, OPERATE, INSPECT, PROTECT, REMOVE AND REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES (HEREINAFTER COLLECTIVELY CALLED "FACILITIES") THROUGH AND ACROSS THE SUBJECT PROPERTY IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY BY RIGHT OF WAY AND EASEMENT GRANT RECORDED AUGUST 14, 1980 AS ENTRY NO. 3465015 IN BOOK 5136 AT PAGE 482 OF OFFICIAL RECORDS.
- ITEM 11 (AFFECTS PARCEL 1)
 A PERMANENT RIGHT OF WAY AND EASEMENT 16 FEET IN WIDTH FOR INSTALLATION AND MAINTENANCE OF A PIPELINE AND INCIDENTAL PURPOSES, AS CREATED IN FAVOR OF SALT LAKE COUNTY COTTONWOOD SANITARY DISTRICT BY GRANT OF EASEMENT RECORDED SEPTEMBER 2, 1981 AS ENTRY NO. 3601069 IN BOOK 5288 AT PAGE 332 OF OFFICIAL RECORDS.
- ITEM 12 (AFFECTS PARCEL 2)
 A RIGHT OF WAY AND EASEMENT 6 FEET IN WIDTH FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, BEING 3 FEET ON EACH SIDE OF BURIED TELEPHONE FACILITIES AS SHOWN ON EXHIBIT 'A' ATTACHED THERETO, AS GRANTED IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY RIGHT OF WAY EASEMENT RECORDED FEBRUARY 3, 1983 AS ENTRY NO. 3756287 IN BOOK 5436 AT PAGE 719 OF OFFICIAL RECORDS.
- ITEM 13 (AFFECTS PARCEL 1 AND 2)
 PERPETUAL EASEMENT FOR BIG COTTONWOOD CREEK CHANNEL IMPROVEMENTS DRAINAGE SYSTEM, RECORDED JUNE 30, 1986 AS ENTRY NO. 4269421 IN BOOK 86-6 AT PAGE 105 OF OFFICIAL RECORDS.
- ITEM 14 (AFFECTS PARCEL 1)
 A RIGHT OF WAY AND EASEMENT 12 FEET IN WIDTH FOR GAS DISTRIBUTION AND INCIDENTAL PURPOSES, AS CREATED IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY BY RIGHT OF WAY AND EASEMENT GRANT RECORDED DECEMBER 11, 1989 AS ENTRY NO. 4858266 IN BOOK 6182 AT PAGE 2022 OF OFFICIAL RECORDS.
- ITEM 15 (AFFECTS PARCELS 1 AND 2)
 THE TERMS AND CONDITIONS OF THAT CERTAIN RIGHT OF ENTRY AGREEMENT EXECUTED BY AND BETWEEN COTTON WOOD COVE, INC. AND TCI CABLEVISION OF UTAH, INC., CONCERNING INSTALLATION AND MAINTENANCE OF CABLE TELEVISION SERVICES AND INCIDENTAL PURPOSES, RECORDED JUNE 4, 1991 AS ENTRY NO. 5076893 IN BOOK 6322 AT PAGE 2984 OF OFFICIAL RECORDS. (EXACT LOCATION NOT DISCLOSED)
- ITEMS 16 NOT ADDRESSED BY THIS SURVEY.

4) DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:
 - PRO FORMA ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS POLICY NUMBER NCS-602182-SLC1.

SURVEYOR'S CERTIFICATE:

TO:
 COTTONWOOD COVES, INC., A UTAH CORPORATION;
 FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES;
 WELLS FARGO BANK, NATIONAL ASSOCIATION AND FANNIE MAE, THEIR SUCCESSORS AND ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(a), 13, 16, and 20 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2013.



TITLE DESCRIPTION:

PARCEL 1:
 COMMENCING 661.72 FEET NORTH AND 800.51 FEET EAST AND NORTH 89°27'54" WEST 330 FEET FROM MONUMENT AT THE INTERSECTION OF STATE STREET AND 4500 SOUTH STREET; THENCE NORTH 0°31'11" WEST 350.83 FEET; THENCE NORTH 89°52'25" EAST 28.32 RODS; THENCE NORTH 82° EAST 15.86 RODS; THENCE SOUTH 6°18'37" EAST 56.72 FEET; THENCE SOUTH 7°17'18" EAST 16.69 FEET; THENCE SOUTH 23°36'44" EAST 46.03 FEET; THENCE SOUTH 32°59'35" EAST 58.95 FEET; THENCE SOUTH 3°10'43" EAST 387.12 FEET; THENCE SOUTH 87°36'47" WEST 114.55 FEET; THENCE SOUTH 88°18'03" WEST 78.88 FEET; THENCE SOUTH 87°38'39" WEST 279.17 FEET; THENCE NORTH 0°49' WEST 159.47 FEET; THENCE SOUTH 89°59' EAST 25.22 FEET; THENCE NORTH 30° EAST 107.79 FEET; THENCE NORTH 89°02' EAST 120.07 FEET; THENCE NORTH 115.9 FEET; THENCE WEST 30 FEET; THENCE SOUTH 50 FEET; THENCE SOUTH 65°21' WEST 87.8 FEET; THENCE SOUTH 0°18'37" EAST 24.24 FEET; THENCE NORTH 89°27'54" WEST 148.5 FEET; THENCE SOUTH 0°18'37" EAST 102.5 FEET; THENCE NORTH 89°27'54" WEST 181.5 FEET TO POINT OF BEGINNING. BEING IN BLOCK 8 TEN ACRE PLAT 'A'.

PARCEL 2:
 COMMENCING 1015.86 FEET NORTH AND 564.44 FEET EAST FROM MONUMENT AT INTERSECTION OF STATE STREET AND 4500 SOUTH STREET; THENCE NORTH 0°10'02" EAST 566.19 FEET; THENCE SOUTH 88°49'30" EAST 313.07 FEET; THENCE SOUTH 46°43'53" EAST 27.59 FEET; THENCE SOUTH 66°33'02" EAST 27.69 FEET; THENCE SOUTH 86°56'50" EAST 37.59 FEET; THENCE NORTH 52°29'17" EAST 43.3 FEET; THENCE NORTH 68°55'05" EAST 49.07 FEET; THENCE SOUTH 50°00'33" EAST 128.7 FEET; THENCE NORTH 59°04'38" EAST 82.52 FEET TO WESTERLY LINE OF GORDON LANE; THENCE SOUTH 35°07' EAST 208.4 FEET; THENCE SOUTH 46°16'00" EAST 215.8 FEET; THENCE SOUTH 50°27'45" EAST 382.39 FEET; THENCE SOUTH 27°29'34" WEST 698.87 FEET; THENCE SOUTH 61° WEST 150.84 FEET; THENCE NORTH 00°04'15" WEST 32.77 FEET; THENCE NORTH 73°07'30" WEST 117.74 FEET; THENCE NORTH 61°36'35" WEST 27.16 FEET; THENCE NORTH 25°55'25" WEST 97.51 FEET; THENCE NORTH 14°24' EAST 49.5 FEET; THENCE NORTH 87°36'47" EAST 114.55 FEET; THENCE NORTH 03°10'43" WEST 387.12 FEET; THENCE NORTH 32°59'35" WEST 58.95 FEET; THENCE NORTH 23°36'44" WEST 46.03 FEET; THENCE NORTH 7°17'45" WEST 16.69 FEET; THENCE NORTH 6°18'37" WEST 56.72 FEET; THENCE SOUTH 82° WEST 281.36 FEET; THENCE SOUTH 89°52'25" WEST 371.81 FEET TO BEGINNING. BEING IN BLOCK 8 TEN ACRE PLAT 'A'.

ALSO KNOWN AS:
 COMMENCING AT A FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 3900 SOUTH STREET AND 500 EAST STREET; THENCE SOUTH 00°10'09" WEST, A DISTANCE OF 3670.68 FEET ALONG THE MONUMENT LINE OF 500 EAST STREET; THENCE NORTH 89°49'51" WEST, A DISTANCE OF 1356.84 FEET TO A POINT ON THE WESTERLY LINE OF GORDON AVE. AND POINT OF BEGINNING SAID POINT OF BEGINNING ALSO BEING NORTH 00°10'09" EAST ALONG THE WESTERLY LINE OF 500 EAST STREET AND NORTH 89°49'51" WEST 1323.84 FEET FROM THE SOUTHEAST CORNER OF BLOCK 7 OF BLOCKS 07, 08, 10-ACRE PLAT 'A', BEING ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR, AND RUNNING THENCE SOUTH 27°24'43" WEST, A DISTANCE OF 695.16 FEET; THENCE SOUTH 61°20'07" WEST, A DISTANCE OF 150.84 FEET TO THE EAST LINE OF THE J.J. BAKD, LC PROPERTY; THENCE FOLLOWING SAID J.J. BAKD, LC PROPERTY THE FOLLOWING 6 COURSES: 1. NORTH 00°09'09" EAST, A DISTANCE OF 32.77 FEET; THENCE 2. NORTH 72°54'06" WEST, A DISTANCE OF 117.74 FEET; THENCE 3. NORTH 61°25'01" WEST, A DISTANCE OF 27.16 FEET; THENCE 4. NORTH 25°42'01" WEST, A DISTANCE OF 97.51 FEET; THENCE 5. NORTH 14°37'24" EAST, A DISTANCE OF 49.50 FEET; THENCE 6. SOUTH 87°56'59" WEST, A DISTANCE OF 78.91 FEET; THENCE SOUTH 87°58'43" WEST, A DISTANCE OF 281.08 FEET; THENCE NORTH 00°42'26" WEST, A DISTANCE OF 158.98 FEET TO A CORNER OF THE MURRAY CITY PROPERTY; THENCE ALONG SAID MURRAY CITY PROPERTY THE FOLLOWING 9 COURSES: 1. SOUTH 89°37'53" EAST, A DISTANCE OF 24.02 FEET; THENCE 2. NORTH 30°20'07" EAST, A DISTANCE OF 107.79 FEET; THENCE 3. NORTH 88°22'07" EAST, A DISTANCE OF 120.07 FEET; THENCE 4. NORTH 00°20'07" EAST, A DISTANCE OF 115.90 FEET; THENCE 5. NORTH 89°39'53" WEST, A DISTANCE OF 50.00 FEET; THENCE 6. SOUTH 00°20'07" WEST, A DISTANCE OF 50.00 FEET; THENCE 7. NORTH 89°39'53" WEST, A DISTANCE OF 70.00 FEET; THENCE 8. SOUTH 65°41'07" WEST, A DISTANCE OF 87.80 FEET; THENCE 9. SOUTH 00°01'30" WEST, A DISTANCE OF 24.24 FEET TO THE NORTH LINE OF THE LARRY BOWN PROPERTY; THENCE ALONG SAID NORTH LINE NORTH 89°18'20" WEST, A DISTANCE OF 149.54 FEET; THENCE ALONG SAID WEST LINE SOUTH 00°52'44" WEST, A DISTANCE OF 102.49 FEET; THENCE NORTH 89°07'27" WEST, A DISTANCE OF 178.48 FEET TO THE EAST LINE OF THE SFP-B L.P. PROPERTY; THENCE ALONG SAID EAST LINE NORTH 00°16'45" WEST, A DISTANCE OF 350.30 FEET; THENCE SOUTH 89°47'28" EAST, A DISTANCE OF 96.47 FEET TO THE SOUTHEAST CORNER OF THE HOWELLS, INC. PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY NORTH 00°14'36" EAST, A DISTANCE OF 572.19 FEET; THENCE SOUTH 89°45'35" EAST, A DISTANCE OF 298.24 FEET TO THE CENTERLINE OF BIG COTTONWOOD CREEK AND POINT OF A NON-TANGENT 108.86 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CENTERLINE AND CURVE A DISTANCE OF 11.57 FEET THROUGH A CENTRAL ANGLE OF 06°05'23" (CHORD BEARS SOUTH 55°11'25" EAST 11.56 FEET); TO THE POINT OF A NON-TANGENT 98.88 FEET RADIUS CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID CENTERLINE AND CURVE A DISTANCE OF 107.86 FEET THROUGH A CENTRAL ANGLE OF 62°29'54" (CHORD BEARS SOUTH 82°30'33" EAST 102.59 FEET); TO THE POINT OF A NON-TANGENT 99.40 FEET RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID CENTERLINE AND CURVE A DISTANCE OF 173.35 FEET THROUGH A CENTRAL ANGLE OF 89°51'19" (CHORD BEARS SOUTH 63°48'08" EAST 152.20 FEET); THENCE DEPARTING SAID CENTERLINE NORTH 59°04'38" EAST, A DISTANCE OF 91.85 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF GORDON AVE.; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 6 COURSES: 1. SOUTH 41°40'00" EAST, A DISTANCE OF 134.45 FEET; THENCE 2. SOUTH 43°19'00" EAST, A DISTANCE OF 72.46 FEET; THENCE 3. SOUTH 48°48'00" EAST, A DISTANCE OF 83.50 FEET; THENCE 4. SOUTH 50°52'00" EAST, A DISTANCE OF 238.09 FEET; THENCE 5. SOUTH 48°57'00" EAST, A DISTANCE OF 136.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 24.230 ACRES, MORE OR LESS.
 SAID PROPERTY IS ALSO KNOWN BY THE STREET ADDRESS OF:
 300 EAST GORDON LANE
 SALT LAKE CITY, UT 84107

S2013-12-0552 1 of 2
Reid J. Demman, PLS.
 SALT LAKE COUNTY SURVEYOR

NO.	DATE	DESCRIPTION
1	10/15/13	UPDATE PER PRO FORMA
2	10/16/13	REVERSE LEGAL DESCRIPTION PER COMMENTS
3	01/27/14	UPDATED PER COUNTY COMMENTS
CHECKED BY	RFB/MD	
DRAWN BY	DH/AK	
DATE	9/30/2013	
DWG. FILE	1305082A	

SCALE MEASURES: LENGTH ON FULL SIZE SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7182
 www.benchmarkcivil.com

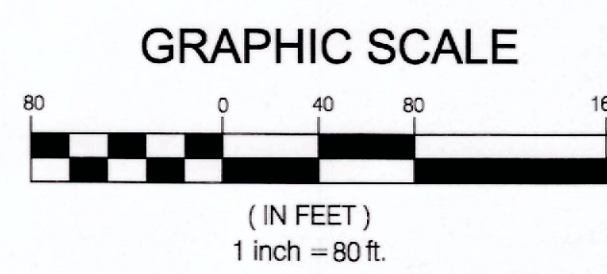
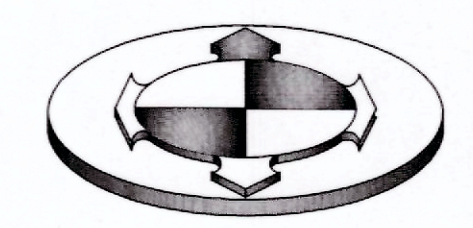
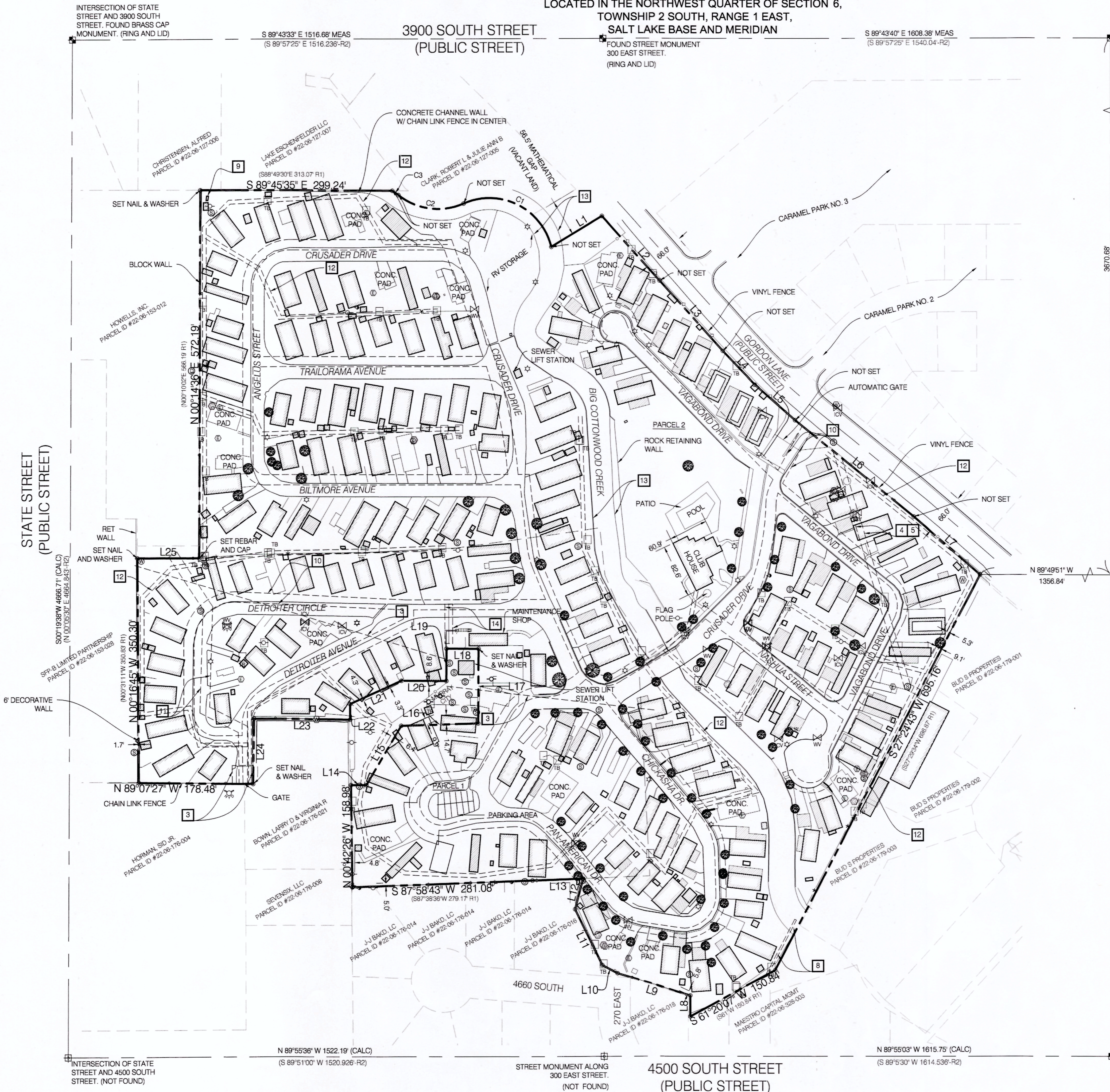


COTTONWOOD COVES, INC.
 300 EAST GORDON LANE
 SALT LAKE CITY, UTAH 84107

PROJECT NO. 1305082
ALTA/ACSM LAND TITLE SURVEY
 SVA.01
 1 OF 2

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN LOTS 1, 3, 4, 15, 16 OF BLOCK 7 10-ACRE PLAT A AND
 LOTS 2 AND 3 OF BLOCK 8, 10-ACRE PLAT A
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN



LEGEND AND ABBREVIATIONS:

- STREET MON. (FOUND)
- PROPERTY LINE
- SET 5/8" REBAR AND PLASTIC CAP UNLESS OTHERWISE SPECIFIED
- ADJACENT PL. or LOT LINES
- CENTERLINE OF ROAD
- CURB & GUTTER
- EDGE OF EXISTING ASPHALT
- SANITARY SEWER MANHOLE & PIPE
- STORM DRAIN MANHOLE & PIPE
- WATER METER
- TREE
- IRRIGATION CONTROL VALVE
- MANHOLE & CULINARY PIPE LINE
- WATER VALVE & WATER METER
- EXISTING FIRE HYDRANT
- LIGHT POLE
- MH MANHOLE
- LP LIGHT POLE
- UNDERGROUND POWER LINE
- UNDERGROUND WATER FIRE LINE
- UNDERGROUND TELEPHONE LINE
- TELEPHONE BOX
- GAS METER

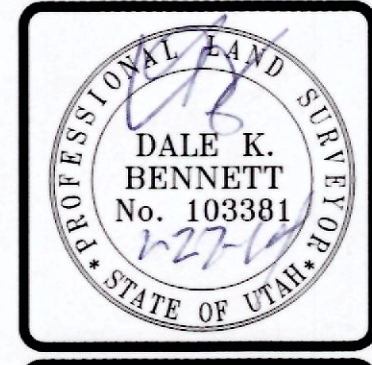
- SURVEY NOTES:**
- ALL ROADS WITHIN THE SUBJECT PROPERTY ARE PRIVATE STREETS.
 - THE PROPERTY IS LOCATED WITHIN MURRAY CITY ZONE R-M-H
 MINIMUM SETBACKS:
 FRONT YARD: 25 FEET
 SIDE YARD: 8 FEET
 CORNER SIDE YARD: 26 FEET
 DRIVEWAY WIDTH: 12 FEET
 REAR YARD: 15 FEET
 - THE SITE IS LOCATED WITHIN FEMA MAP NUMBER 49035C0292G, DATED SEPTEMBER 25, 2009. THE CHANNEL FOR BIG COTTONWOOD CREEK RUNS THROUGH THE PROPERTY AND IS WITHIN ZONE AE; THE REMAINING PORTION OF THE PROPERTY IS WITHIN ZONE X.
 - AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, CONSTRUCTION OR BUILDING ADDITIONS.
 - TOTAL AREA OF AS-SURVEYED BOUNDARY: 24.230 ACRES, MORE OR LESS.

LINE TABLE		RECORD		
LINE #	DIRECTION	LENGTH	DIRECTION	LENGTH
L1	N59°04'38"E	91.95'	N59°04'38"E	82.52'
L2	S41°40'00"E	134.45'	S35°07'E	208.4'
L3	S41°40'00"E	147.48'	S46°16'E	215.8'
L4	S43°19'00"E	72.46'	S50°27'45"E	382.39'
L5	S48°48'00"E	83.50'	N/A	N/A
L6	S50°52'00"E	238.09'	N/A	N/A
L7	S48°57'00"E	136.81'	N/A	N/A
L8	N00°09'09"E	32.77'	N00°04'15"W	32.77'
L9	N72°54'06"W	117.74'	N73°07'30"W	117.74'
L10	N61°25'01"W	27.16'	N61°25'01"W	27.16'
L11	N25°42'01"W	97.51'	N25°42'01"W	97.51'
L12	N14°37'24"E	49.50'	N14°37'24"E	49.50'
L13	S87°56'59"W	78.91'	S88°18'03"W	78.88'
L14	S89°37'53"E	24.02'	S89°37'53"E	24.02'
L15	N30°20'07"E	107.79'	N30°E	107.79'
L16	N88°22'07"E	120.07'	N88°02'E	120.07'
L17	N00°20'07"E	115.90'	NORTH	115.90'
L18	N89°39'53"W	50.00'	WEST	50.00'
L19	S00°20'07"W	50.00'	SOUTH	50.00'
L20	N89°39'53"W	70.00'	WEST	70.00'
L21	S65°41'07"W	87.80'	S65°21'W	87.80'
L22	S00°01'30"W	24.24'	S00°18'37"E	24.24'
L23	N89°18'20"W	149.54'	N/A	N/A
L24	S00°52'44"W	102.49'	N/A	N/A
L25	S89°47'28"E	96.47'	N/A	N/A

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	173.35'	99.40'	99.92'	S63°48'08"E	152.20'
C2	107.86'	98.88'	62.50'	S82°30'33"E	102.59'
C3	11.57'	108.86'	6.09'	S55°11'24"E	11.56'

NO.	DATE	DESCRIPTION
1	10/18/13	UPDATE PER PRO FORMA
2	10/18/13	REVERSE LEGAL DESCRIPTION PER COMMENTS
3	07/27/14	UPDATED PER COUNTY COMMENTS

SCALE MEASURES - INCH ON FULL SIZE SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



BENCHMARK ENGINEERING & LAND SURVEYING
 9103 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 562-7192
 www.benchmarkcivil.com



COTTONWOOD COVES, INC.
 300 EAST GORDON LANE
 SALT LAKE CITY, UTAH 84107

PROJECT NO: 1305082
ALTA/ACSM LAND TITLE SURVEY
SVA.02
2 OF 2

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Reid J. Demman, PLS.
SALT LAKE COUNTY SURVEYOR