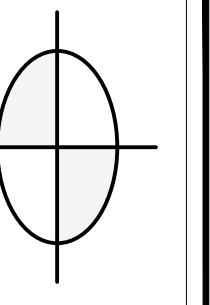


NORTH  
1" = 30'



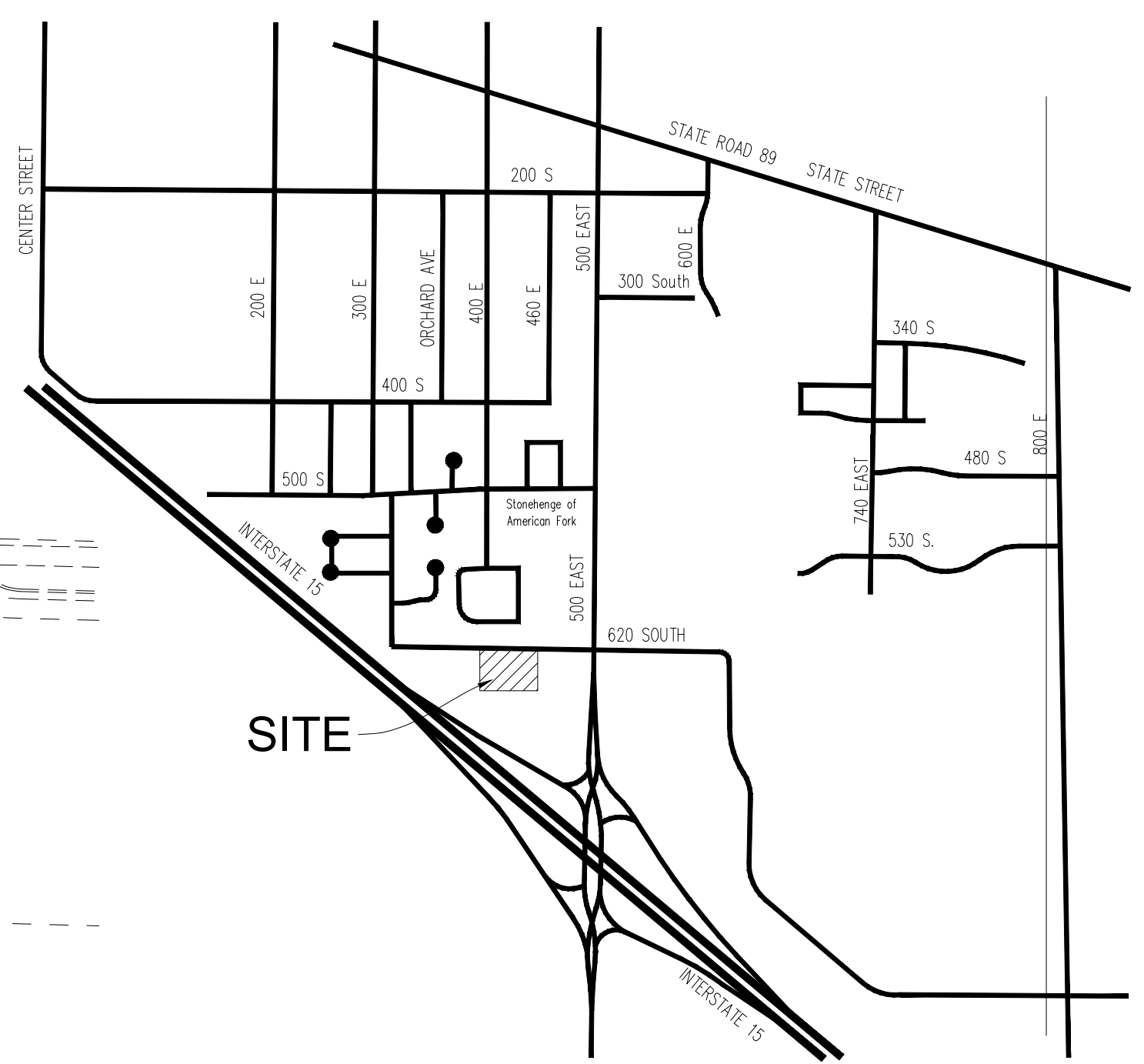
DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

ALTA/NSPS LAND TITLE SURVEY  
American Fork

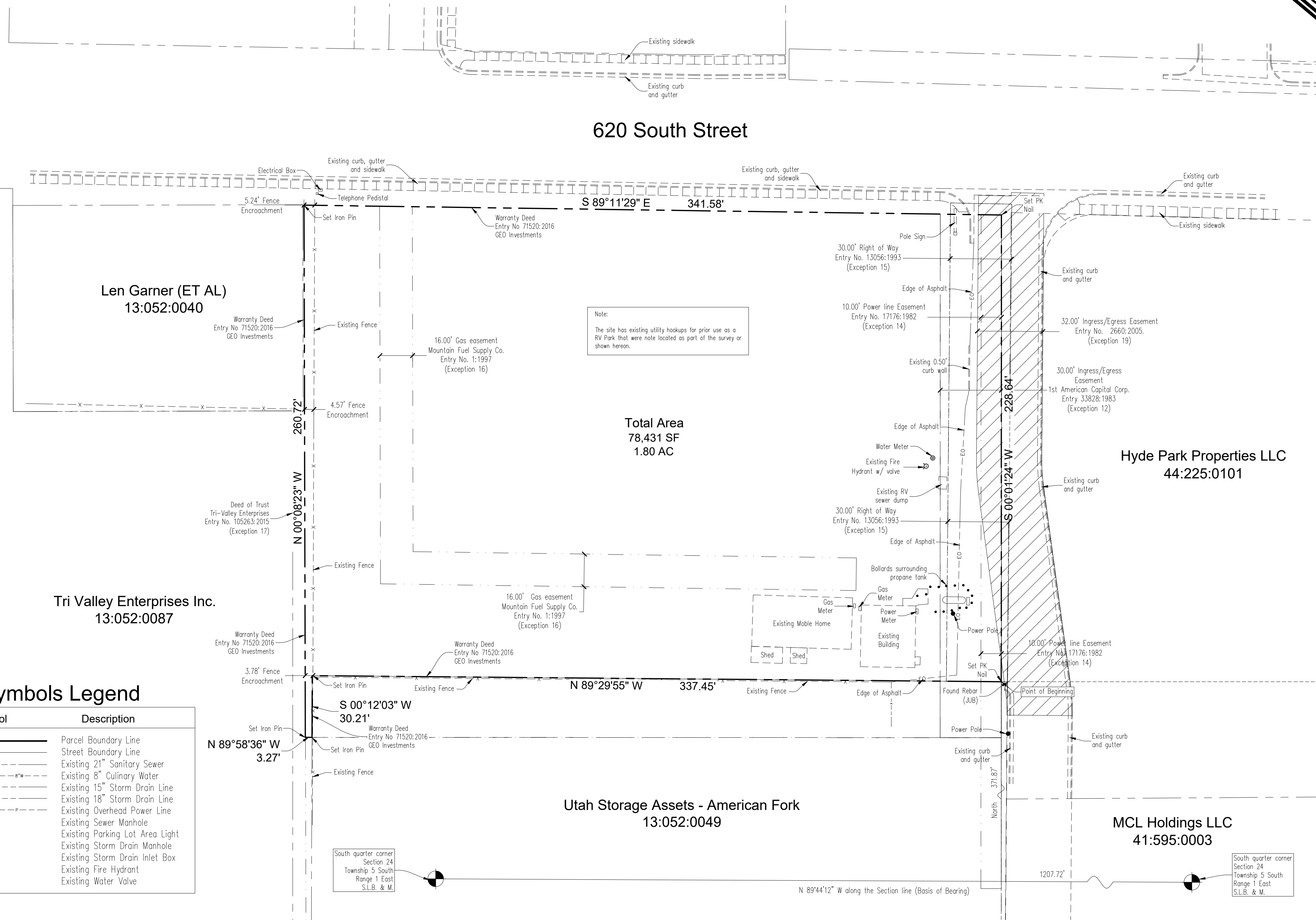
Revisions  
5-14-2020  
5-29-2020

Date  
4-23-2020  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
L - 14549

Sheet No.  
C - 1.0



VICINITY MAP



620 South Street

Len Garner (ET AL)  
13:052:0040

Tri Valley Enterprises Inc.  
13:052:0087

Total Area  
78,431 SF  
1.80 AC

Hyde Park Properties LLC  
44:225:0101

Utah Storage Assets - American Fork  
13:052:0049

MCL Holdings LLC  
41:595:0003

Note:  
The site has existing utility hookups for prior use as a  
RV Park that were not located as part of the survey or  
shown herein.

DEED DESCRIPTION

Beginning at a north 377.42 feet and West 1207.71 feet from the South quarter corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°29'57\"/>

Area = 78,431 sq. ft. or 1.80 Acres

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: PFT STORAGE, INC. COTTONWOOD TITLE and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, its participants, its successors and assigns:

This is to certify that this map or plot 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, 6a, 7a, 7b1, 8, 9, 10, 13, 14, 16, 17, of Table A thereof.

Date of Plat or Map: April 23, 2020. (Amended May 13, 2020)

Roger D. Dudley, PLS #147089

SURVEYOR'S NOTES

- 1. This survey is referenced to a title commitment by Old Republic National Title Insurance Company, Order No. 125868-MAU dated March 24, 2020.
- 2. The boundary is marked with an iron pin with a yellow plastic cap - Identification No. PLS 147089.
- 3. The address of the subject property is 418 East 620 South, American Fork, Utah 84006.
- 4. Said described property is located within an area having a Zone Designation "B" (Areas between limits of 100 year and 500 year flood) by the Secretary of Housing and Urban Development, on the Flood Insurance Rate Map with a date of identification of November 25, 1980, for Community Number No. 490152 0005 B, in Utah County, State of Utah, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 5. The gross land area is 77,289 sq. ft. or 1.77 acres.
- 6. The current zoning classification is CC-2 as set forth by American Fork City. See City Code Section 17.4.403 CC-2 for further details.
- 7. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 8. There are no observed wetland areas on the subject site.
- 9. There was evidence of earthwork on the property.

EXCEPTIONS

- Exceptions 1 - 13. Not survey related and not shown.
- Exception 14. Power line easement, as granted to Utah Power and Light Company by instrument recorded July 12, 1982 as Entry No. 17176. Shown on survey map.
- Exception 15. Right of Way as described in Quit Claim Deed Entry No. 13056:1993. shown on map.
- Exception 16. Gas main Easement as granted to Mountain Fuel Supply Company, dated January 02, 1997, as Entry No. 1:1997. Shown on survey map.
- Exception 17. Adjoining property as described in Deed of Trust Entry No. 105263:2015, is shown as recorded.
- Exception 18. Not survey related and not shown.
- Exception 19. Multi-Purpose Easement recorded January 10, 2005, as Entry No. 2660:2005, shown on survey map.
- Exception 20. Not plottable as described on Entry No. 91354:2018.
- Exception 21-23. Not survey related and not shown.

Symbols Legend table with columns for Symbol and Description. Symbols include solid lines for parcel boundaries, dashed lines for street boundaries, and various symbols for utilities like sanitary sewer, culinary water, storm drain lines, overhead power lines, sewer manholes, parking lot area lights, storm drain manholes, storm drain inlet boxes, fire hydrants, and water valves.

CAUTION!!! Notice to contractors  
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. www.bluestakes.org 1-800-662-4111

