

FOUND MONUMENT  
INTERSECTION OF  
700 EAST AND  
12400 SOUTH

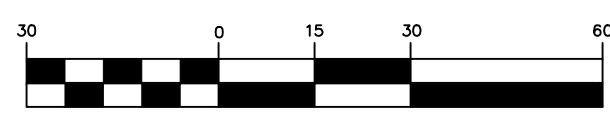
12400 SOUTH

FOUND MONUMENT  
INTERSECTION OF  
970 EAST AND  
12400 SOUTH

N.89°30'11"W. 2040.80'  
BASIS OF BEARING



GRAPHIC SCALE



NORTHEAST CORNER  
BLOCK 10,  
DRAPERVILLE PLAT  
(CALCULATED)

BLOCK WALL

N50°14'50"E  
3.36'

N72°27'49"E  
118.01'

30.37 FT  
DEED TO WALL

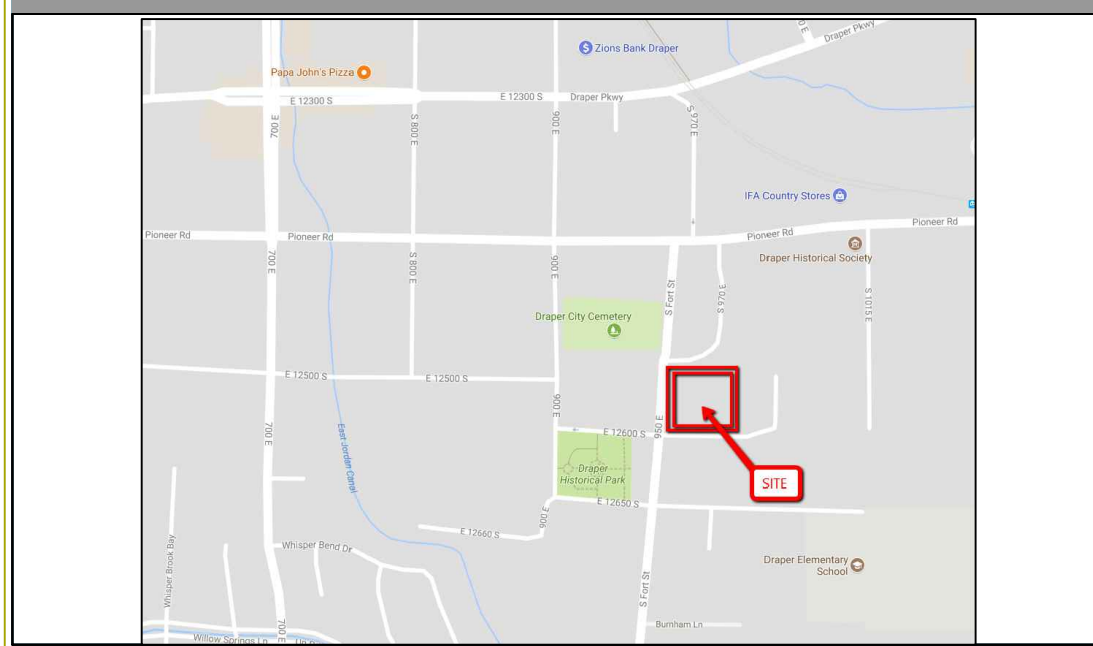
BLOCK WALL

N0°00'00"E  
9.12'

N86°00'34"E  
182.29'

N0°58'42"W  
27.88'

VICINITY MAP - NOT TO SCALE



DEDICATION TO DRAPER CITY

EX-17

S05°37'53.00"W  
227.430

EX-15

11.50 FT  
DEED GAP

EX-18

10.91 FT  
DEED GAP

TITLE DESCRIPTION MATCHES  
SUBDIVISION PLAT

CAROL LEE SUBDIVISION

FORT STREET

N89°18'54"W  
10.190

4.22' DEED TO  
TITLE DESCRIPTION

318.88'

1.63' DEED TO  
TITLE DESCRIPTION

JPH, LLC  
28-29-377-030

ROBERT NELSON  
28-29-377-029

ROBERT NELSON  
28-29-377-010

N0°00'00"E  
104.41'

N89°59'55"W  
114.18'

S1/4 CORNER, SEC 29  
T35, R1E, SLB&M  
FOUND BRASS CAP

12600 SOUTH STREET

LEGEND

- SECTION CORNER
- POWER POLE
- OVERHEAD POWER
- FENCE LINE
- EASEMENT LINE
- BOUNDARY LINE

ITEMS CORRESPONDING TO SCHEDULE B-II

- FROM TITLE COMMITMENT, SCHEDULE B - SECTION II, EXCEPTIONS, FILE NUMBERS 109748CAF  
1-12. General Exceptions, not shown.
13. Notice of Interest wherein J. Fisher Companies, LLC, a Utah limited liability company its successors and/or assigns claims an interest in said Land pursuant to a Lease Agreement dated April 19, 2018, dated May 2, 2018 and recorded May 3, 2018 as Entry No. 127662000 in Book 10671 at Page 4145.
  14. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
  15. Easement in favor of South Valley Sewer District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded October 17, 2018 as Entry No. 126659200 in Book 10722 at Page 6077.
  16. Commercial Sewer Connection Agreement by and between Landing Point Apartments, LC and South Valley Sewer District, a political subdivision of the State of Utah, dated December 21, 2018 and recorded January 15, 2019 as Entry No. 12915042 in Book 10745 at Page 8595.
  17. Sidewalk Easement Agreement by and between Landing Point Apartments, LC, a Utah limited partnership and Draper City, a political subdivision of the State of Utah, dated January 15, 2019 and recorded January 22, 2019 as Entry No. 12922258 in Book 10747 at Page 3180.
  18. Reservations as contained in that certain Ordinance, recorded March 23, 2004 as Entry No. 9010745 in Book 8961 at Page 1024.
  19. Subject to the following matters disclosed on that certain survey prepared by Region Engineering and Surveying, having been certified under the date of April 21, 2018, last revised \_\_\_\_\_ as job No. (no job No. shown), by Robbin J. Mullen, a Professional Land Surveyor holding License No. 368356:
    - a. Existing utilities, including but not limited to: overhead power lines located on and across the Land without dedicated easements and any prescriptive easement rights associated with the same
    - b. The surveyed legal description does not match the record legal description
    - c. An existing 10.91' deed gap along the Southerly boundary
    - d. An existing 11.50' deed gap along the Easterly boundary
- 20-21 General Exceptions, not shown

TITLE DESCRIPTION

**EXHIBIT A  
LEGAL DESCRIPTION**  
Beginning at a point on a fence line and the West line of the CAROL LEE SUBDIVISION, said point also being North 89°59'55" West along the section line 114.18 feet and North 104.41 feet from the South quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°18'54" West along said fence line and the extension thereof 318.88 feet to a point on the East right of way of South Fort Street; thence North 05°39'57.8" East along said right of way 226.61 feet; thence North 86°00'34.1" East 182.29 feet; thence North 00°58'42.0" West for a distance of 27.8750 feet; thence North 50°14'50.5" East 3.36 feet; thence North 00°00'00.0" East 9.12 feet; thence North 72°27'49" East for a distance of 118.01 feet to a point on the West line of said subdivision; thence South 00°00'00.0" West along the West line of said subdivision 316.70 feet to the point of beginning.  
LESS AND EXCEPTING THEREFROM the following:  
That portion conveyed to Draper City, a municipal corporation by Deed of Dedication and Acceptance recorded January 22, 2019 as Entry No. 12922257 in Book 10747 at Page 3176 and described as follows:  
Beginning at a point on a fence line, said point also being North 89°59'55" West along the section line 422.84 feet and North 108.096 feet from the South quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°18'54" West for a distance of 10.19 feet to a point on a line; thence North 05°39'58" East for a distance of 226.61 feet to a point on a line; thence North 86°00'34" East for a distance of 10.16 feet to a point on a line; thence South 05°37'53" West for a distance of 227.43 feet to the point of beginning.  
Described by the Salt Lake County Recorder as follows:  
Commencing North 04° East 78.5 feet from the Southwest corner of Block 10A, Draperville and running thence North 04° East 198 feet; thence North 75°45' East 296.58 feet; thence South 270.51 feet; thence West 301.22 feet to the point of beginning.  
ALSO: Beginning at a point on the East line of Fort Street and the East line of Block 10A, Draperville, said point being South 04°30'22" West along said East line (as determined from street improvements) 575.881 feet from the Northwest corner of said Block 10A, said Northwest corner being North 89°29'38" West along the 12400 South Street monument line 47.018 feet and South 00°32'22" West 41.25 feet from a Salt Lake County monument line in the intersection of said 12400 South Street and 980 East Street; thence North 85°21'56" East 86.87 feet; thence South 68°12'22" West 95.684 feet to said East line of Fort Street; thence North 04°30'22" East along said East line 28.62 feet to the point of beginning.  
ALSO LESS AND EXCEPTING THEREFROM the following:  
Beginning at a point on the East line of Fort Street and the East line of Block 10A, Draperville, said point being South 04°30'22" West along said East line (as determined from street improvements) 575.881 feet and North 85°21'56" East along the 12400 South Street monument line 86.87 feet from the Northwest corner of said Block 10A, Draperville; thence North 68°12'22" East 94.20 feet; thence South 00°58'42" East 27.875 feet; thence South 85°21'56" West 88.221 feet to the point of beginning.  
TOGETHER WITH that portion of the vacated street on the West.

SURVEYOR'S NOTES

1. The original deeds for this parcel are tied to the corners of Block 10A of the Draperville plat. These corners no longer exist and research has shown them placed at different locations by different methods. The location of the deeds, therefore, is in question. The best efforts have been made to place them in the correct location. It will be noted that there are large gaps between the adjoining deeds. The "As Surveyed Description" was made using the existing deeds, that are tied to existing monuments, and existing improvements, shown on the map. The description does not overlap any other deed description nor encroach into land occupied by others. There may need to be some resolution with the adjoining property owners.
2. There are no observable, delineated wetlands on the property.

AS SURVEYED DESCRIPTION

BEGINNING AT A POINT IN A FENCE LINE AND THE WEST LINE OF THE CAROL LEE SUBDIVISION, SAID POINT ALSO BEING N.89°59'55"W. ALONG THE SECTION LINE 114.18 FT AND NORTH 104.41 FT FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;  
THENCE, N.89°18'54"W ALONG SAID FENCE LINE AND THE EXTENSION THEREOF 318.88 FEET TO A POINT THE EAST RIGHT OF WAY OF FORT STREET; THENCE N.05°39'57.8"E ALONG SAID RIGHT OF WAY 226.61 FEET; THENCE N.86°00'34.1"E 182.29 FEET; THENCE, N.00°58'42.0"W FOR A DISTANCE OF 27.8750 FEET; THENCE, N.50°14'50.5"E 3.36 FEET; THENCE, N.00°00'00.0"E 9.12 FEET; THENCE, N.72°27'49"E FOR A DISTANCE OF 118.01 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE, S.00°00'00.0"W ALONG THE WEST LINE OF SAID SUBDIVISION 316.70 FEET TO THE POINT OF BEGINNING.  
CONTAINING 79,069 SQ FT OR 1.82 ACRES OF LAND.

Flood Information

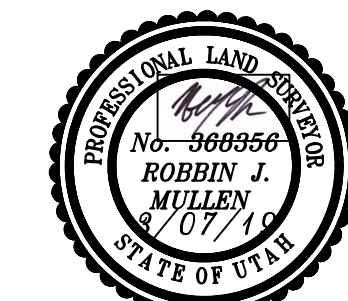
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (AREA OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 49035C0463G WHICH BEARS AN EFFECTIVE DATE OF SEPT 25, 2009

12533 South Fort Street, Draper, Utah  
Parcel ID# 28-29-377-020

based upon Title Commitment No. 109748-CAF, of Old Republic National Title Insurance Company, bearing an effective amended date of January 18, 2019 at 7:30 a.m.

Surveyor's Certification

To: JF Peak Partners LLC, Stearns Bank, N.A. and Old Republic Title:  
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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on 2/4/19.



Robbin J. Mullen, PLS, MBA  
Registration No. 368356  
in the State of Utah

Date of Survey:  
Date of Last Revision: March 7, 2019  
Survey Performed By:  
Region Engineering & Surveying  
1776 North State Street, #110  
Orem, UT 84058  
Phone: 801-367-5274  
Email: rmullen@regiondesigninc.com