

SURVEYOR'S CERTIFICATE:
 To University of Utah, a body politic and corporate of the State of Utah, Cottonwood Title Insurance Agency, Inc. and Stewart Title Guaranty Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 5, 8, 13 & 16 of Table A thereof. The fieldwork was completed on April 9, 2021.

BOUNDARY DESCRIPTION
PARCEL 1:
 BEGINNING at a point North 00°22' West 415 feet from the Southeast corner of Lot 10, Block 3, 10 Acre Plat "B", Big Field Survey (being the Southwest intersection of 8th West and 33rd South Streets) and running thence North 89°51' West 361.62 feet; thence South 00°22' East 100 feet; thence North 89°51' West 60 feet; thence South 00°22' East 161.57 feet; thence East 227.62 feet; thence North 00°22' West 118.5 feet; thence East 194 feet; thence North 00°22' West 142.2 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING (Parcel 2):
 BEGINNING at a point 415.0 feet North 00°22' West from the Southeast corner of Lot 10, Block 3, Ten Acre Plat "B", Big Field Survey; thence South 00°22' East 142.2 feet; thence West 107.0 feet to a point on the West side of an existing building wall; thence North 00°22' West 142.48 feet along the West side of said building wall and an extended line of said building wall to the South right of way line of 3300 South Street; thence South 89°51' East 107.0 feet along said right of way line to the POINT OF BEGINNING.

ALSO LESS AND EXCEPTING (Parcel 5):
 BEGINNING North 89°51' West 331.62 feet from the Southwest corner intersection of 8th West and 33rd South Street (Intersection being North 00°22' West 415 feet from the Southeast corner of Lot 10, Block 3, Ten Acre Plat "B", Big Field Survey) and running thence North 89°51' West 90 feet; thence South 00°22' East 250 feet; thence East 90 feet; thence North 00°22' West 249.9 feet, more or less, to the POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:
 BEGINNING at a point North 00°22' West 415 feet and North 89°51' West 331.62 feet and South 00°22' East 250 feet from the Southeast corner of Lot 10, Block 3, 10 Acre Plat "B", Big Field Survey and running thence West 90 feet; thence South 00°22' East 11.57 feet; thence East 90 feet; thence North 00°22' West 11.57 feet to the point of BEGINNING.

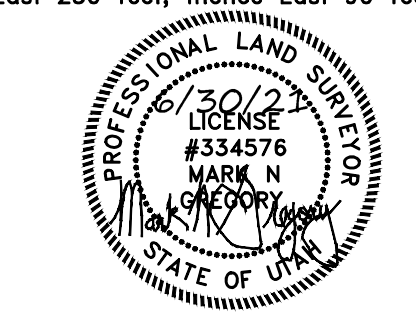
PARCEL 2:
 BEGINNING at a point 415.0 feet North 00°22' West from the Southeast corner of Lot 10, Block 3, Ten Acre Plat "B", Big Field Survey; thence South 00°22' East 142.2 feet; thence West 107.0 feet to a point on the West side of an existing building wall; thence North 00°22' West 142.48 feet along the West side of said building wall and an extended line of said building wall to the South right of way line of 3300 South Street; thence South 89°51' East 107.0 feet along said right of way line to the POINT OF BEGINNING.

PARCEL 3:
 BEGINNING North 00°22' West 220.8 feet from the Southeast corner of Lot 10, Block 3, Ten Acre Plat B, Big Field Survey; thence North 00°22' West 52 feet; thence North 89°51' West 194 feet; thence South 00°22' East 52 feet; thence South 89°51' East 194 feet to BEGINNING.

PARCEL 4:
 BEGINNING North 00°22' West 220.8 feet from the Southeast corner of Lot 10, Block 3, Ten Acre Plat B, Big Field Survey; thence South 00°22' East 66.5 feet; thence North 89°51' West 194 feet; thence North 00°22' West 66.5 feet; thence South 89°51' East 194 feet to BEGINNING.

PARCEL 5:
 BEGINNING North 89°51' West 331.62 feet from the Southwest corner of the intersection of 8th West and 33rd South Street (Intersection being North 00°22' West 415 feet from the Southeast corner of Lot 10, Block 3, Ten Acre Plat "B", Big Field Survey) and running thence North 89°51' West 90 feet; thence South 00°22' East 250 feet; thence East 90 feet; thence North 00°22' West 249.9 feet, more or less, to the POINT OF BEGINNING.

Date: June 30, 2021



NARRATIVE:
 The purpose of this survey is to perform an ALTA/NSPS Land Title Survey on the subject property. A commitment for title insurance prepared by Cottonwood Title Insurance Agency, Inc. File No. 142874-CAB dated March 10, 2021 was provided and relied upon for this survey.
 The north, south, and east lines of the subject property were held as shown on the plat of HRC Subdivision, recorded June 28, 2019 as Entry No. 13019317 in Book 2019 at Page 192 of the Salt Lake County records.

The subject property is located in a Zone X, on Flood Insurance Rate Map No. 0283F, with a date of identification of May 15, 2002, for Community No. 49035C, in Salt Lake County, State of Utah, which is the current Flood Insurance Rate Map for the community in which the subject property is situated.

No observable evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.

The Elevation Benchmark for the project is the street monument located in the intersection of 1000 West and 3300 South Streets, Elevation = 4240.06.

Record dimensions are shown in brackets [].

BASIS OF BEARING:
 The basis of bearing for this survey is South 00°07'07" East along the 900 West Street monument line per the plat of HRC Subdivision.

SCHEDULE B - SECTION II EXCEPTIONS:
 Cottonwood Title Insurance Agency, Inc. File No. 142874-CAB dated March 10, 2021.

Exception No. 14: The herein described Land is located within the boundaries of South Salt Lake City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Mt. Olympus Improvement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
 Survey findings: The subject property is subject to the charges and assessments of the services districts cited.

Exception No. 15: Minerals of whatsoever kind, subsurface and surface substances in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
 Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 16: Claim, right, title or interest to water or water rights whether or not shown by the public records.
 Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 17: Easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject land.
 Survey findings: All observable evidence of the items cited is shown hereon.

Exception No. 18: Right of Way and Utility Easement to construct, operate, maintain and remove equipment and other facilities along the east boundary of the subject Land, as evidenced by a visual inspection.

Exception No. 19: Right of Way Agreement to lay, maintain, operate, repair, remove or replace the pipe line for transportation recorded April 18, 1966, as Entry No. 2151719 in Book 2450 at Page 186.
 Survey findings: An easement of unspecified width plots in the southerly portion of Parcel 1 and is shown hereon. An easement of unspecified width plots in the southerly portion of Parcel 2 and is shown hereon.

Exception No. 20: Right of Way Agreement to lay, maintain, operate, repair, remove or replace the pipe line for transportation recorded April 18, 1966, as Entry No. 2151721 in Book 2450 at Page 190.
 Survey findings: An easement of unspecified width plots in the northerly portion of Parcel 3 and is shown hereon.

Exception No. 21: Right of Way Agreement to lay, maintain, operate, repair, remove or replace the pipe line for transportation recorded April 18, 1966 as Entry No. 2151723 in Book 2450 at Page 192.
 Survey findings: An easement of unspecified width plots in the southerly portion of Parcel 5 and is shown hereon.

Exception No. 22: Right of Way Easement for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines recorded November 13, 2002 as Entry No. 8418885 in Book 8683 at Page 4018.
 Survey findings: A 26 foot wide easement plots along the east line of Parcel 3 and is shown hereon.

Exception No. 23: Right of Way Easement and Release for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines recorded September 9, 2003 as Entry No. 8808871 in Book 8878 at Page 5257.
 Survey findings: A 26 foot wide easement plots along the east line of Parcel 2 and is shown hereon.

Exception No. 24: Right of Way Easement for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines recorded December 2, 2004 as Entry No. 9238316 in Book 9068 at Page 1076.
 Survey findings: A 26 foot wide easement plots along the east line of Parcel 4 and is shown hereon.

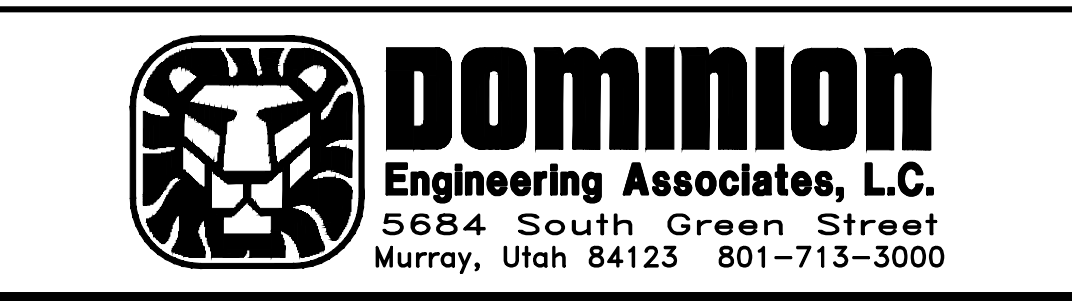
Exception No. 25: A Deed of Trust recorded March 18, 2021 as Entry Number 13601509 in Book 11138 at Page 8614.
 Survey findings: The document cited describes Parcel 1 but is not a matter of survey.

Exception No. 26: Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
 Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 27: Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose. Survey findings: All of the applicable items cited in this exception are shown hereon.

DRAWN	MNG 5/21	CHECKED	JDP 5/21
DESIGNED		PROJECT ENGINEER	
APPROVED		PROJECT MANAGER	

UNIVERSITY OF UTAH
SOUTH SALT LAKE CITY, UTAH



IN THE SE 1/4 SECTION 26, T1S, R1W, SLB&M
ALTA/NSPS LAND TITLE SURVEY

PROJECT NO.		3383-02	
SHEET NO.		1 of 1	
NO.	REVISIONS	BY	DATE
2	Label Parcel 4	MNG	6.30.21
1	Revise Commitment Number	MNG	6.23.21

P:\U of U 950 S 3300 S ALTA 3383 SURVEY.dwg U of U 950 W 3300 S.dwg