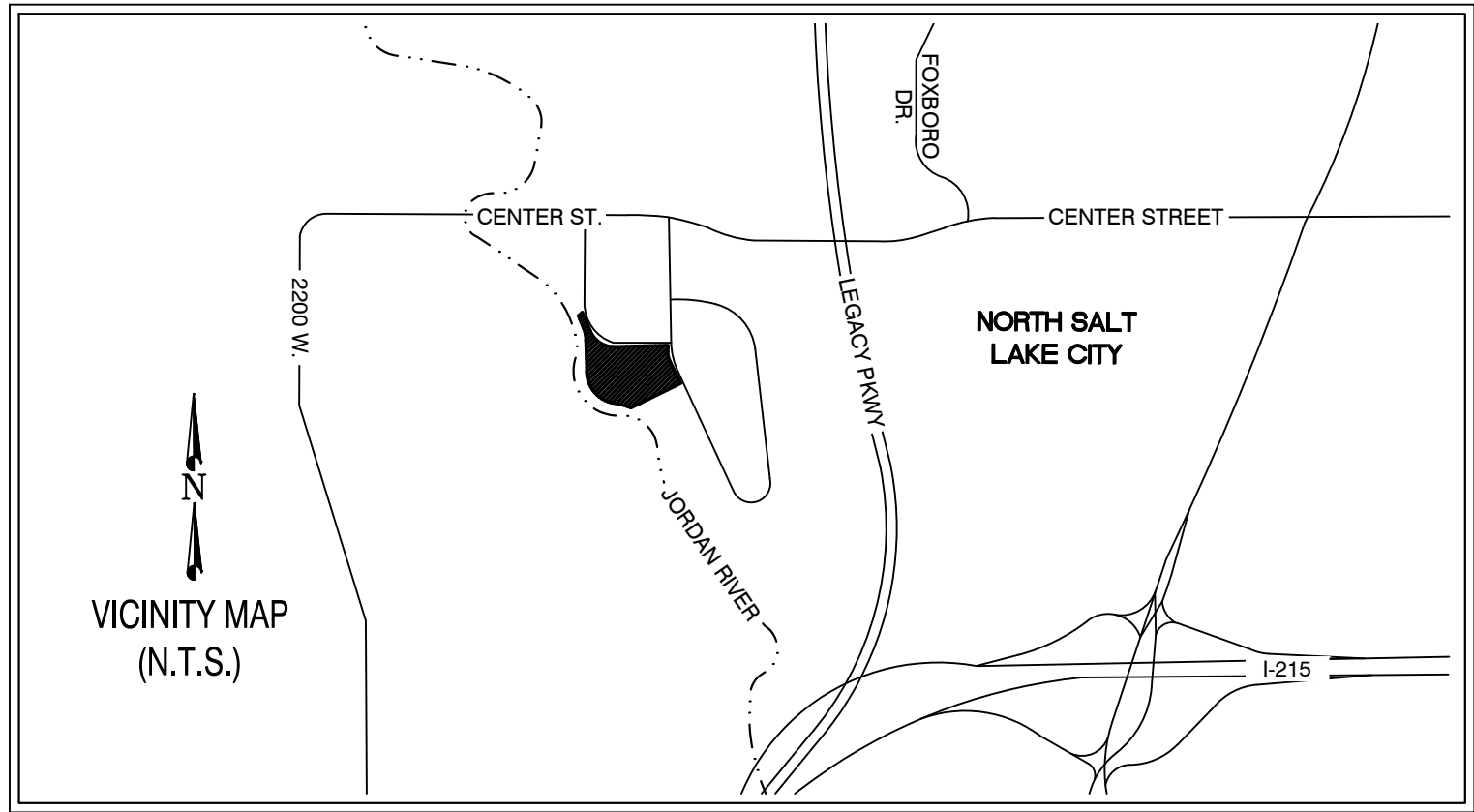


C:\Users\Bjorn\OneDrive\Documents\Temp\AutoDesk\AutoCAD\Drawings\1355 & 1385 W Jordan River Dr\ALTA.dwg Aug 14, 2024 - 4:18pm

ALTA/NSPS LAND TITLE SURVEY
1355 & 1385 W JORDAN RIVER DRIVE
LOCATED IN THE NORTHWEST QUARTER SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
AUGUST 2024



Exceptions Corresponding to Schedule B

- 1-7. Standard Title Exceptions
- 8-11. General property taxes for the year 2024 now a lien, not yet due or payable. General property taxes for the year 2023 PAID, Tax Parcel No. 01-400- 0014. (Lot 14) General property taxes for the year 2024 now a lien, not yet due or payable. General property taxes for the year 2023 PAID. Tax Parcel No. 01-400- 0027. (Lot 13). The Land lies within the boundaries of North Salt Lake City and the South Davis Sewer Improvement District., and is subject to any and all charges and assessments thereof. Water rights, claims or title to water, whether or not the matters are shown by the Public Records. Minerals of whatsoever kind, subsurface and surface substance.
Affects: Lots 13 & 14. Not a survey matter. Not plotted.
12. Terms, conditions, easements, notes and restrictions contained in that certain subdivision plat entitled River Bend Industrial Subdivision, recorded July 31, 2007, as Entry No. 2293242 in Book 4335, Page 1041, of Salt Lake County Official Records.
Affects: Lots 13 & 14. Plotted and shown hereon. 20' PUE has no location description. Plotted by graphic plotting only.
13. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document. Recording Date: April 27, 2006. Recording No.: Entry No. 2295760. Amended Covenants: Recorded Date: May 13, 2010. Recording No.: Entry No. 2526285
Affects: Lots 13 & 14. Not a survey matter. Not plotted.
14. Easement, and the terms and conditions thereof: Grantee: Salt Lake City, a municipal corporation. Recorded: October 08, 1926. Recording No.: 40097. Book/Page: H/123
Affects: Lot 13. Plotted and shown hereon. Said easement contains discrepancies in the legal description. The easement shown hereon is a best attempt to interpret the record description. May need further clarification or may need to be eliminated from the title report entirely. The River Bend Industrial Subdivision, referenced hereon as Exception 12, does not contain/show said easement.
15. Easement, and the terms and conditions thereof: Grantee: South Davis County Sewer Improvement District. Recorded: March 28, 1977. Recording No.: 457393. Book/Page: 641/831
The terms and conditions of that certain Supplement to Easement: Recorded: March 28, 1977. Entry No.: 457359. Book/Page: 641/784
Affects: The southeasterly portion of Lot 13. Plotted and shown hereon.
16. Easement, and the terms and conditions thereof: Grantee: South Davis Sewer District. Recorded: September 19, 2008. Recording No.: 2393543. Book/Page: 4618/548
Affects: Lots 13 & 14, together with other lands not included herein. Blanket in nature. Not plotted.
- 17-18. Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 2013-12 as set forth below: Recording Date: August 15, 2013. Recording No.: Entry No. 2760531. Terms, conditions, provisions, agreements and obligations contained in the Certificate of Creation as set forth below: Recording Date: December 23, 2015. Recording No.: Entry No. 2911949
Affects: Lots 13 & 14, together with other lands not included herein. Blanket in nature. Not plotted.
19. Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured. LOSS OF PRIORITY under this provision may jeopardize the Company's ability to insure under an ALTA Lenders Policy. The State Construction Registry discloses the following Preliminary Notices filed within the past 12 months: None.
Affects: Lots 13 & 14. Not a survey matter. Not plotted.

Utility Note

The location of the utilities shown hereon are a combination of observed evidence of utilities above ground appurtenances and underground plans to determine the location of any subterranean uses. Lacking excavation, the exact location of underground features could not be accurately, completely, and reliably depicted.

Flood Note

By graphic plotting only, this property is in zone(s) **AE Flood Zone** of the Flood Insurance Rate Map, Community Panel No. 49011C0504 **E**, which bears an Effective Date of **June 18, 2007**.

Zoning Note

This surveyor was not provided with current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer; thus, these items are not shown hereon.

Property Owner

2200 West Holdings LLC, a Utah limited liability company
Vacant Land,
North Salt Lake, UT 84054

Surveyor's Certification

To: 2200 West Holdings LLC, a Utah limited liability company,
Utah Communications Authority and/or assigns,
Fidelity National Title Insurance Company,
Fidelity National Title Insurance Co., 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 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, 11, 13, 16 and 17 of Table A thereof. The fieldwork was completed on August 2, 2024.

Date of Plat or Map: _____



Title Report Legal Description

Lots 13 and 14, River Bend Industrial Subdivision, according to the official plat thereof on file and of record in the office of the Davis County Recorder.

Less and Excepting therefrom:

The South 25 feet of Lot 13, River Bend Industrial Subdivision (along the common property line with Lot 12 of River Bend Industrial Subdivision); according to the official plat thereof on file and of record in the Office of the Davis County Recorder; a part of parcel number 01-400-0013.

THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ISSUING AGENT: FIDELITY NATIONAL TITLE INSURANCE CO., NATIONAL COMMERCIAL SERVICES
COMMITMENT DATE: JULY 5, 2024
FILE NO. U0050804-801-T2A-T10

Narrative / General Notes

This survey was prepared at the request of Tina Mathieu of Utah Communications Authority with the purpose of providing an ALTA/NSPS Survey in accordance with 2021 ALTA/NSPS Minimum Standards on that tract of land described in that Title Commitment for Insurance provided by Fidelity National Title Insurance Company, having Issuing Agent: Fidelity National Title Insurance Co., National Commercial Services with a Commitment Date: October 18, 2023 along with File No.: U0050804-801-T2A-T10. All boundary lines were held at record locations per said subdivision and platted hereon. The bearing of N. 89°56'25" W. along the monument line of Jordan River Drive was used as the Basis of Bearing for this survey.

- GN1** On the date of the field survey, August 2, 2024 there was NO observable evidence of earth moving work, external building construction, or building additions.
- GN2** Access to the subject property via Jordan River Drive and 1200 West.
- GN3** On the date of the field survey there was no observable evidence of the site used as a solid waste dump, sump, or sanitary landfill.
- GN4** Current zoning classification and building setback requirements, height and floor space area restrictions, and parking requirements were not provided by insurer / client.
- GN5** This surveyor is unaware of any changes in street right-of-way lines, either completed or proposed at this time.

Exception 14, referred to as an Easement, and the terms and conditions thereof: Grantee: Salt Lake City, a municipal corporation. Recorded: October 08, 1926. Recording No.: 40097. Book/Page: H/123, contains discrepancies in the legal description. The easement shown hereon is a best attempt to interpret the record description. May need further clarification or may need to be eliminated from the title report entirely. The River Bend Industrial Subdivision, referenced hereon as Exception 12, does not show contain easement.

GRAPHIC SCALE



Prepared By: TAJ Date: 08/09/2024
Surveyed By: RD Date: 08/02/2024
Checked By: BFM Date: 08/09/2024

SHEET NO. 1 OF 2

SVY

PROJECT ID: S24-264 DATE: 08/09/2024

FILE NAME:

ALTA/NSPS LAND TITLE SURVEY
1355 & 1385 W JORDAN RIVER DR.

Prepared for:
UTAH COMMUNICATIONS AUTHORITY
NW Quarter, Section 10, T1N., R1W., S1B. & M.

PREPARED BY:

CIR
CIVIL ENGINEERING
+ SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

NO. DATE DESCRIPTION OF REVISION REVISIONS

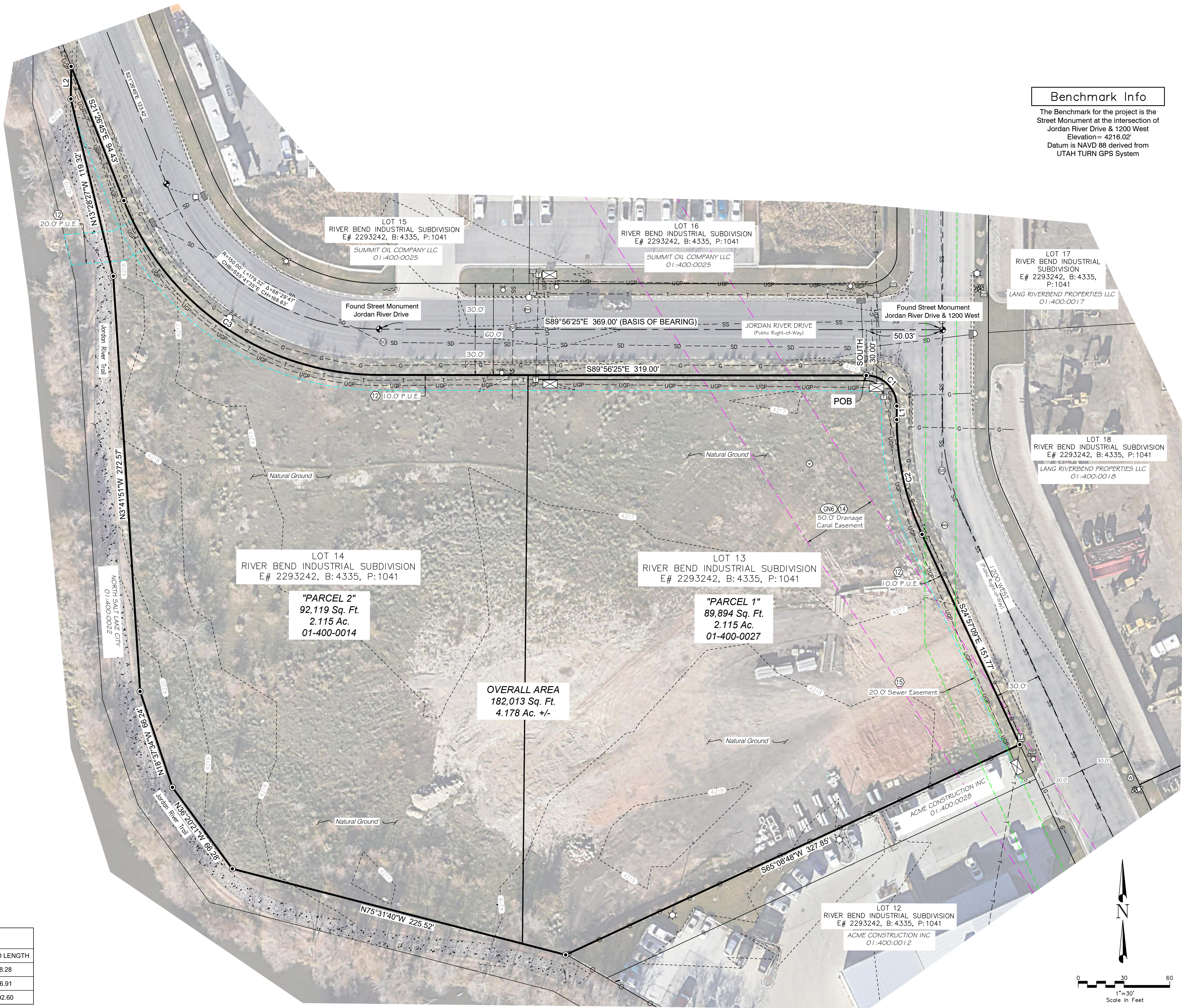
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Legend of Symbols
& Abbreviations

- Boundary Line
Section Line
Road Center Line
Adjacent Parcel
Tie Line
Sewer Easement Line
PUE (Public Utility Easement) Line
Drainage Canal Easement Line
Right-of-Way Line
Jordan River Parkway Trail
Existing Chain Link Fence
Curb and Gutter (C&G)
SS Existing Sanitary Sewer
SD Existing Storm Drain
T Existing Telephone
UGP Existing Underground Power
W Existing Water
G Existing Gas
Set yellow rebar/cap stamped "CIR"
2" PVC Stand pipe
Found mag nail
North Salt Lake Drain Lid 4"
Found Street Monument
Overhead Light
Storm Drain Inlet Boxes
Water Valve
Fire Hydrant
Sewer Manhole
Storm Drain Manhole
Water Manhole
Power Vault
Irrigation Control Box
Communications Box
Telephone Pedestal
Water Meter
Title Report Exception Item
Irrigation Manhole

LINE TABLE		
LINE #	LENGTH	BEARING
L1	8.94	S0° 03' 35"W
L2	21.32	N0° 34' 06"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.42	20.00	90°00'00"	S44° 56' 25"E	28.28
C2	77.53	177.59	25°00'45"	S12° 26' 47"E	76.91
C3	215.18	180.00	68°29'41"	S55° 41' 35"E	202.60



Benchmark Info
The Benchmark for the project is the
Street Monument at the intersection of
Jordan River Drive & 1200 West
Elevation= 4216.02'
Datum is NAVD 88 derived from
UTAH TURN GPS System

PREPARED BY:

CIR | CIVIL ENGINEERING
+ SURVEYING

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ALTA/NSPS LAND TITLE SURVEY
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Prepared for:
UTAH COMMUNICATIONS AUTHORITY
NW Quarter, Section 10, T1N., R1W., S1B. & M.

GRAPHIC SCALE
0 30 60 90
(IN FEET)
1"=30'

SHEET NO. 2 OF 2
SVY

PROJECT ID: S24-264
DATE: 08/09/2024
FILE NAME:

Prepared By: TAJ
Surveyed By: RD
Checked By: BFM

Date: 08/09/2024
Date: 08/02/2024
Date: 08/09/2024

NO.

DATE

DESCRIPTION OF REVISION

INITIAL

REVISIONS