

THE NON-EXCLUSIVE EASEMENT RIGHTS CREATED BY CROSS-EASEMENT AGREEMENT DATED APRIL 1, 1990 BY AND BETWEEN SHOPKO STORES, INC. DBA UVALKO SHOPKO STORES, INC. (SHOPKO), F.C. STANGL, III, DBA F.C. STANGL CONSTRUCTION COMPANY (DEVELOPER), ALAN CANTER, AN INDIVIDUAL (CANTER) AND TOYS "R" US, INC. (TOYS) AND RECORDED MAY 1, 1990 AS ENTRY NO. 1107699 IN BOOK 1579 AT PAGE 2298 OF OFFICIAL

RECORDS AND AS AMENDED BY AGREEMENT RECORDED MAY 12, 2011 AS ENTRY NO. 2526788.

### TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: 145721-WHP 1ST AMENDMENT PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY. EFFECTIVE DATE: FEBRUARY 3, 2022, AT 7:30 AM.

## SCHEDULE B-2 EXCEPTIONS

(14) A PERPETUAL EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND USE SEWER PIPE LINES, ACCESSORIES AND APPURTENANCES IN FAVOR OF THE UNITED STATES OF AMERICA BY JUDGMENT ON DECLARATION OF TAKING, RECORDED JANUARY 25, 1947 AS ENTRY NO. 126474 IN BOOK 256 AT PAGE 351. SURVEY FINDINGS: EASEMENTS OR AFFECTED PROPERTIES ARE NOT DESCRIBED

(15) POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED NOVEMBER 8, 1952, AS ENTRY NO. 197478, IN BOOK 403, AT PAGE 385. SURVEY FINDINGS: SHOWN HEREON, NO WIDTH SPECIFIED

(6) POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED NOVEMBER 8, 1952, AS ENTRY NO. 197479, IN BOOK 403, AT PAGE 386. SURVEY FINDINGS: SHOWN HEREON, NO WIDTH SPECIFIED

(17) POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES. OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED NOVEMBER 8, 1952, AS ENTRY NO. 197480, IN BOOK 403, AT PAGE 387. SURVEY FINDINGS: SHOWN HEREON, NO WIDTH SPECIFIED

(18) POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED NOVEMBER 8, 1952, AS ENTRY NO. 197481, IN BOOK 403, AT PAGE 388. SURVEY FINDINGS: SHOWN HEREON, NO WIDTH SPECIFIED

(19) POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED NOVEMBER 8. 1952. AS ENTRY NO. 197482. IN BOOK 403. AT PAGE 389 SURVEY FINDINGS: SHOWN HEREON, NO WIDTH SPECIFIED

OPPOLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED JANUARY 29, 1954, AS ENTRY NO. 214536, IN BOOK 435, AT PAGE 494. SURVEY FINDINGS: UNABLE TO PLOT, PROVIDED DOCUMENT IS ILLEGIBLE

♦ PRIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY. MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES. THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED JUNE 10, 1982, AS ENTRY NO, 858902, IN BOOK 1404, AT PAGE 475. SURVEY FINDINGS: UNABLE TO PLOT, ENTIRE DOCUMENT NOT PROVIDED

PEDESTRIAN INGRESS AND EGRESS, DATED DECEMBER 1, 1984 AND RECORDED FEBRUARY 21, 1985 AS ENTRY NO. 930672 IN BOOK 1462 AT PAGE 1803. SURVEY FINDINGS: SHOWN HEREON

CROSS EASEMENT AGREEMENT BY AND AMONG SHOPKO STORES, INC., D/B/A UVALKO SHOPKO STORES, INC., A MINNESOTA CORPORATION, F. C. STANGL III, D/B/A F. C. STANGL CONSTRUCTION COMPANY, A UTAH PROPRIETORSHIP, ALAN CANTER, AN INDIVIDUAL, AND TOYS "R" US, INC., A DELAWARE CORPORATION, DATED APRIL 1, 1990 AND RECORDED MAY 1, 1990 AS ENTRY NO. 1107699 IN BOOK 1579 AT PAGE 2298. FIRST AMENDMENT TO CROSS EASEMENT AGREEMENT, DATED MAY 11, 2011 AND RECORDED MAY 12, 2011 AS ENTRY NO. 2526788.

# SURVEY FINDINGS: BLANKETS SURVEYED AND OTHER PARCELS

\$\frac{46}{\text{RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED AUGUST 29, 1990, AS ENTRY NO. 1117583, IN BOOK 1585, AT PAGE 2444. SURVEY FINDINGS: SHOWN HEREON

28 ACCESS EASEMENT AGREEMENT BY AND BETWEEN SPIRIT SPE PORTFOLIO 2006-1, LLC, A DELAWARE  $\Omega$ MITED LIABILITY COMPANY AND PENNY CLEMENTS, DATED APRIL 24, 2009 AND RECORDED MAY 11, 2009 AS ENTRY NO. 2410395. SURVEY FINDINGS: SHOWN HEREON

29) EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE AND TRANSMISSION LINES, CULINARY AND IRRIGATION WATER FACILITIES; AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET AND SIGNAL LIGHTING FACILITIES, DIRECTIONAL AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 19, 2010, AS ENTRY NO. 2473138. SURVEY FINDINGS: SHOWN HEREON

30 EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE AND TRANSMISSION LINES, CULINARY AND IRRIGATION WATER FACILITIES; AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET AND SIGNAL LIGHTING FACILITIES, DIRECTIONAL AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 19, 2010, AS ENTRY NO. 2473139. SURVEY FINDINGS: SHOWN HEREON

# SURVEYOR'S CERTIFICATE

TO THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, COTTONWOOD TITLE INSURANCE AGENCY, INC., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

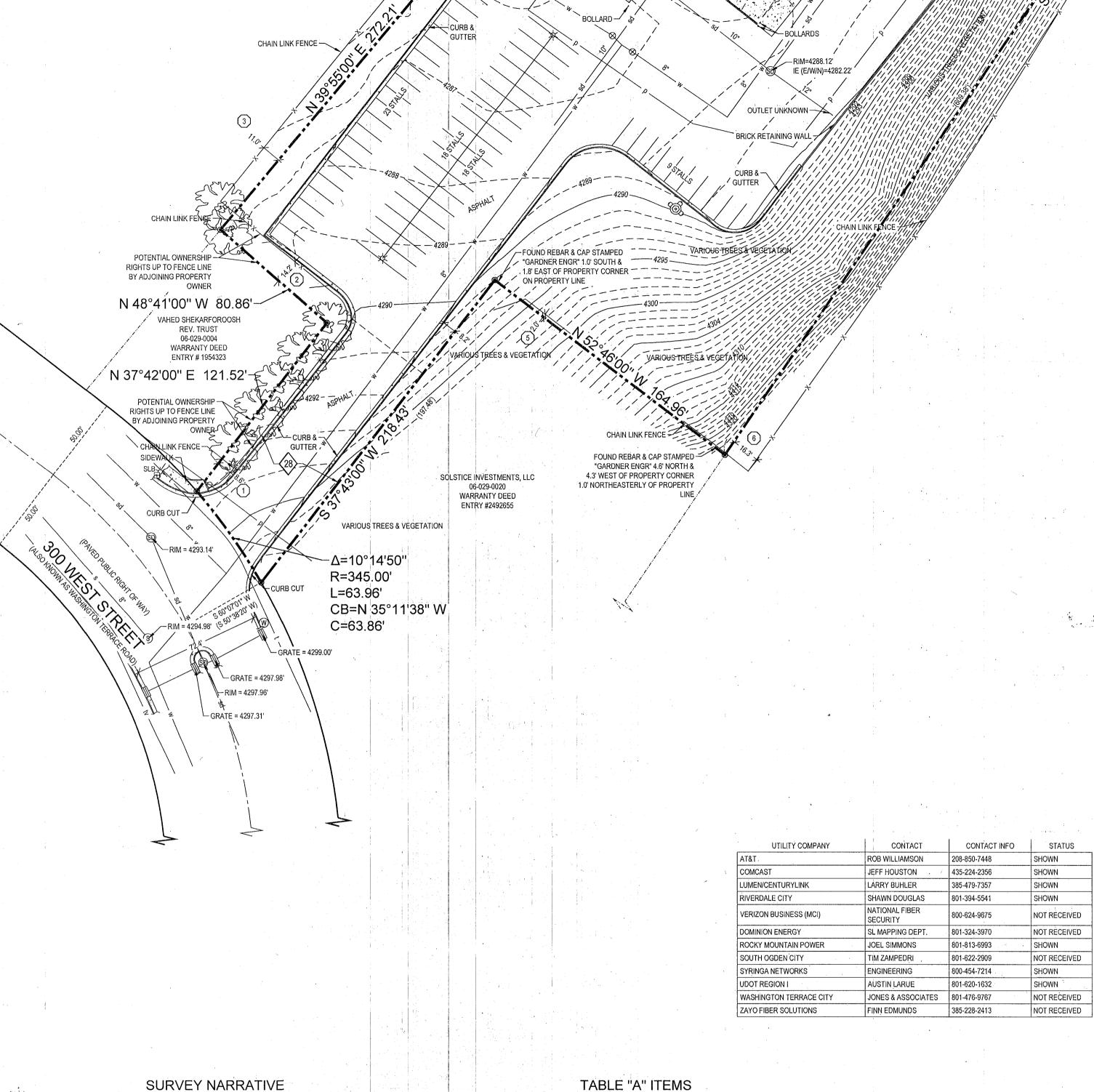
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 8, 9, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST

DATE OF PLAT OR MAP: MARCH 16, 2022

DAVID B. DRAPER LICENSE NO. 6861599



SEE PAGE 1 OF 2



THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°26'02" EAST ALONG THE SECTION LINE, BETWEEN THE NORTHWEST & NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO THE DEEDS OF THE SURVEYED PARCEL AND ADJOINING PARCELS. SAID DEEDS ALL MATCH WELL WITH EACH OTHER MATHEMATICALLY. PREVIOUS SURVEYS OF THE SURVEYED PARCEL AND ADJOINING PARCELS APPEAR TO HAVE USED THE SAME METHOD. ALONG WASHINGTON TERRACE ROAD, THE EXISTING IMPROVEMENTS WERE USED TO ESTABLISH ITS LOCATION ON THE GROUND BECAUSE OF THE BIG DISCREPANCIES IN VARIOUS DEED LOCATIONS BEING NORTHERLY OF THE EXISTING IMPROVEMENTS. THE INTERSECTING PROPERTY LINES WE EXTENDED SOUTHERLY TO MATCH WITH THE ESTABLISHED RIGHT OF WAY.

# **GENERAL NOTES**

1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

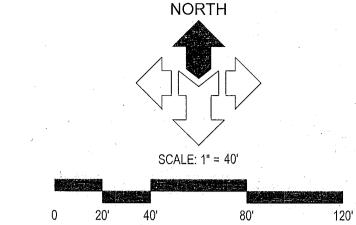
2. UNLESS OTHERWISE NOTED HEREON, PROPERTY CORNERS WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG."

3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.

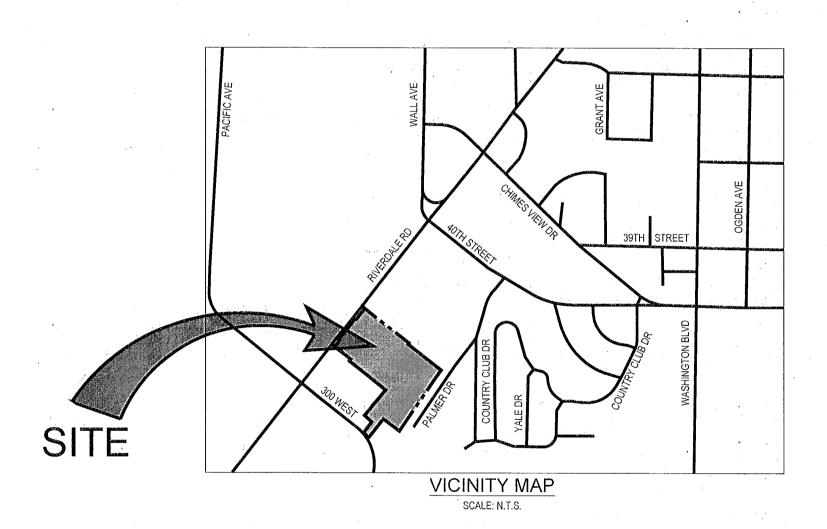
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE, RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.

6. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

7. THE SURVEYED PARCEL HAS IMPROVED DRIVEWAY ACCESS TO 300 WEST STREET (SOME COUNTY DOCUMENTS CITE AS WASHINGTON TERRACE ROAD), A PAVED PUBLIC RIGHTS OF WAY.



		LE	GEND		· · · · · · · · · · · · · · · · · · ·	
*		- RIGHT OF WAY LINE		<b></b>		FIRE HYDRANT
******	PART - 1	- LOT LINE		w W		WATER MANHOLE
-	NE RESUMPTION OF RE AND SALES	PROPERTY LINE		$\otimes$		WATER VALVE
		- MONUMENT LINE		⊠ EB		ELECTRICAL BOX
<del></del>		- SECTION LINE	•	*	;	LIGHT POLE .
		- EASEMENT LINE		<b>(H)</b>		MANHOLE
-	X	- FENCE		°co		CLEAN OUT
	p	POWER LINE		(3)		SANITARY SEWER MANHOL
	fo	- FIBER OPTIC LINE		(GM)		NATURAL GAS METER
	t	TELEPHONE LINE				STORM DRAIN CATCH BASI
***************************************	w	- WATER LINE	•	(SD)		STORM DRAIN MANHOLE
		- SANITARY SEWER LINE		(C)		COMMUNICATIONS MANHO
	sd	STORM DRAIN LINE		EI TR		TELECOMMUNICATIONS BO
	g	- NATURAL GAS LINE		SLB		SIGNAL BOX
_		MAJOR CONTOUR	•	MB		MAILBOX
~		MINOR CONTOUR				SIGN
	10 10 10 10 10 10 10 10 10 10 10 10 10 1	CONCRETE	· •			DECIDUOUS TREE
		BUILDING	,	•		PROPERTY CORNER



1. SEE GENERAL NOTE 2 2. ADDRESS SHOWN HEREON

3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH ZONE "X" PER

MAP NO. 49057CO428E, EFFECTIVE ON DECEMBER 16, 2005. 4. GROSS LAND AREA SHOWN HEREON 5. CONTOURS SHOWN HEREON

7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON

7(B)(1). SQUARE FOOTAGE OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.

BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL. NO UTILITY

9. 485 REGULAR STALLS. 11 ADA STALLS. TOTALING 496 PARKING STALLS ON SITE. 11(A). THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR BY THE UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY

MAPS WERE PROVIDED TO MCNEIL ENGINEERING BY THE CLIENT. 11(B) MCNEIL ENGINEERING DOES NOT COORDINATE BLUE STAKE MARKINGS.

13. ADJOINING OWNERS SHOWN HEREON.

14. DISTANCE TO NEAREST INTERSECTING STREET SHOWN HEREON 16. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK,

BUILDING CONSTRUCTION OR BUILDING ADDITIONS. 17. NO OBSERVED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

18. ALL PROVIDED PLOT-ABLE EASEMENTS SHOWN HEREON.

# SIGNIFICANT OBSERVATIONS

1) FENCE IS 8.6 FEET SOUTHEAST OF PROPERTY LINE

2 FENCE IS 14.2 FEET NORTHEAST OF PROPERTY LINE

(3) FENCE IS 11.0 FEET NORTHWEST OF PROPERTY LINE (4) FENCE IS 13.3 FEET NORTHWEST OF PROPERTY LINE

(5) FENCE IS 2.0 FEET NORTHEAST OF PROPERTY LINE

(6) FENCE IS 16.3 FEET SOUTHEAST OF PROPERTY LINE

(7) FENCE IS 11.4 FEET SOUTHEAST OF PROPERTY LINE 8 FENCE IS 9.4 FEET SOUTHEAST OF PROPERTY LINE

PROJECT NO: 21563 CAD FILE: 21563ALT REV DRAWN BY: KSL/KEG CALC BY: DBD FIELD CREW: HBD/SS CHECKED BY: DBD 3-16-22 **ALTA/NSPS** 

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LAND TITLE **SURVEY**