LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC METER
- GUY WIRE
- POWER POLE
- SANITARY SEWER MANHOLE
- GAS METER
- STORM DRAIN CATCH BASIN

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. 9773B-TF PREPARED BY COTTONWOOD TITLE COMPANY. EFFECTIVE DATE: NOVEMBER 16, 2017, AT 7:30 AM.

SURVEYOR'S CERTIFICATE

TO COTTONWOOD TITLE INSURANCE AGENCY INC., FIRST AMERICAN TITLE INSURANCE COMPANY, COTTONWOOD 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JANUARY 25, 2018.

DATE OF PLAT OR MAP: JANUARY 31, 2018.

PROFESSIONAL LAND SURVEYOR
DAVID B. DRAPER
No. 6861599
01/31/18
STATE OF UTAH

DAVID B. DRAPER
LICENSE NO. 6861599

SURVEY NARRATIVE

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°32'57" EAST ALONG THE SECTION LINE BETWEEN THE CENTER OF SECTION AND THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE NORTHERLY PROPERTY LINES WERE ESTABLISHED ALONG THE SECTION LINE AND THE SOUTHERLY LINE OF CANYON COVE SUBDIVISION. THE EASTERLY PROPERTY LINE WAS ESTABLISHED ALONG THE SECTION LINE. THE SOUTH LINE WAS ESTABLISHED PER DEED WHICH VERIFIED PER A SURVEY PREPARED BY BENCHMARK ENGINEERING (SLCO FILE NO. 52009-10-0424) THE WESTERLY PROPERTY LINES WERE ESTABLISHED ALONG THE EASTERLY RIGHT OF WAY LINES OF WASATCH BOULEVARD.

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. CORNER MONUMENTS NOT FOUND WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG." UNLESS NOTED OTHERWISE HEREON.

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.

5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

6. FLOOD NOTE: BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE "X" PER MAP NO. 49035C0318G, EFFECTIVE ON SEPTEMBER 25, 2009.

7. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. 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 BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

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WASATCH GRAVEL PIT

6695 S. WASATCH BLVD & 3402 E. GUN CLUB RD
COTTONWOOD HEIGHTS CITY, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	17512.A
CAD FILE:	17512.A ALTA
DRAWN BY:	KSL
CALC BY:	DBD/EAD
FIELD CREW:	DS
CHECKED BY:	DBD/EAD
DATE:	01/31/18

ALTA/NSPS LAND TITLE SURVEY

1 OF 2

DESCRIPTION PER TITLE REPORT

PARCEL 1: (22-23-426-001)

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SECTION LINE SOUTH 00°45'07" WEST 900.00 FEET; THENCE NORTH 89°32'44" WEST 1082.24 FEET TO A POINT ON A CURVE TO THE RIGHT (COUNTY ROAD) WHOSE RADIUS IS 716.8 FEET; THENCE AROUND SAID CURVE TO THE RIGHT A DISTANCE OF 91.39 FEET TO A POINT ON A CURVE TO THE RIGHT (COMPOUND CURVE) WHOSE RADIUS IS 1518.0 FEET; THENCE AROUND ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 394.8 FEET TO A POINT OF TANGENT; THENCE NORTH 06°45' WEST ALONG TANGENT 49.5 FEET TO A POINT ON A CURVE TO THE RIGHT WHOSE RADIUS IS 955.4 FEET THENCE NORTHERLY AROUND ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 387.44 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 23; THENCE ALONG SAID SECTION LINE SOUTH 89°32'57" EAST 1,202.78 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED, RECORDED APRIL 26, 1989 AS ENTRY NO. 4763144 IN BOOK 6120 AT PAGE 2603, OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR AN EXPRESSWAY AND FOR THE RELOCATION OF WASATCH BOULEVARD INCIDENT TO THE CONSTRUCTION OF SAID EXPRESSWAY KNOWN AS PROJECT NO. 068, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AT A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID RELOCATION OF WASATCH BOULEVARD, WHICH POINT IS 869.47 FEET NORTH 89°32'57" WEST (WHICH EQUALS HIGHWAY BEARING NORTH 89°19'15" WEST) FROM THE EAST QUARTER CORNER OF SAID SECTION 23 AND RUNNING THENCE SOUTH 00°18'34" WEST (HIGHWAY BEARING) 49.85 FEET TO A POINT OF TANGENCY WITH A 166.00 FOOT RADIUS CURVE TO THE RIGHT AT A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 13+42.15; THENCE SOUTHWESTERLY 271.17 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS SOUTH 47°06'29" WEST HIGHWAY BEARING FOR A DISTANCE OF 242.01 FEET) TO A POINT 50.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 11+52.66; THENCE SOUTH 40°52'59" WEST (HIGHWAY BEARING) 137.43 FEET TO A POINT 70.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID EXPRESS WAY AT ENGINEER STATION 60+59.78; THENCE SOUTHERLY 130.15 FEET ALONG THE ARC OF A 905.00 FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 00°12'48" EAST HIGHWAY BEARING FOR A DISTANCE OF 130.04 FEET) TO A POINT 70.00 FEET RADIALLY DISTANT EASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 62+00.00; THENCE SOUTH 01°09'41" EAST (HIGHWAY BEARING) 93.83 FEET TO A POINT 60.00 FEET RADIALLY DISTANT EASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 63+00.00; THENCE SOUTHERLY 305.11 FEET ALONG THE ARC OF A 915.00 FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 19°45'45" EAST HIGHWAY BEARING FOR A DISTANCE OF 303.70 FEET) TO A POINT 60.00 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 66+25.12; THENCE SOUTH 38°09'56" EAST (HIGHWAY BEARING) 89.77 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°32'44" WEST (EQUALS HIGHWAY NORTH 89°19'02" WEST) 166.02 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 70.00 FEET RADIALLY DISTANT SOUTHWESTERLY FROM SAID CENTER LINE; THENCE NORTHERLY 611.63 FEET ALONG THE ARC OF A 1045.00 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 12°51'38" WEST HIGHWAY BEARING FOR A DISTANCE OF 602.94 FEET) TO A POINT 70.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CENTER LINE AT ENGINEER STATION 60+59.78; THENCE NORTH 03°54'24" EAST (HIGHWAY BEARING) 314.24 FEET TO SAID NORTH LINE; THENCE SOUTH 89°32'57" EAST (EQUALS HIGHWAY SOUTH 89°19'15" EAST) 385.82 FEET ALONG SAID NORTH LINE OF THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 2: (22-23-279-003)

A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 627.088 FEET NORTH 89°32'57" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER FROM THE EAST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 89°32'57" WEST 242.383 FEET ALONG SAID SOUTH LINE TO A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTER LINE OF THE RELOCATED WASATCH BOULEVARD; THENCE NORTH 00°01'04" EAST 42.55 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE GUN CLUB ROAD; THENCE EASTERLY 221.87 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A 2718.452 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 79°52'11" EAST FOR A DISTANCE OF 221.81 FEET) ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 77°30' EAST 24.588 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SCHEDULE B-2 EXCEPTIONS

14. RIGHT OF WAY DEED IN FAVOR OF SALT LAKE COUNTY FOR A RIGHT OF WAY FOR THE USE OF THE PUBLIC AS A HIGHWAY AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JANUARY 20, 1916 AND RECORDED APRIL 14, 1916, AS ENTRY NO. 35120, IN BOOK 9L, AT PAGE 292.
SURVEY FINDINGS: APPROXIMATE LOCATION AND ALIGNMENT SHOWN HEREON

15. RIGHT OF WAY DEED IN FAVOR OF SALT LAKE COUNTY FOR A RIGHT OF WAY FOR THE USE OF THE PUBLIC AS A HIGHWAY AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JANUARY 20, 1916 AND RECORDED APRIL 14, 1916, AS ENTRY NO. 358132, IN BOOK 9L, AT PAGE 294.
SURVEY FINDINGS: SHOWN HEREON

16. EASEMENTS AS CONTAINED IN THE CERTAIN WARRANTY DEED, RECORDED DECEMBER 26, 1905 AS ENTRY NO. 202364 IN BOOK 7G AT PAGE 23.

EFFECTS OF THAT CERTAIN DEED, DATED SEPTEMBER 13, 1949 AND RECORDED SEPTEMBER 13, 1949 AS ENTRY NO. 1170736 IN BOOK 706 AT PAGE 186.
SURVEY FINDINGS: EASEMENT LOCATIONS NOT DESCRIBED

17. WARRANTY DEED OF EASEMENT IN FAVOR OF METROPOLITAN WATER DISTRICT OF SALT LAKE CITY, A CORPORATION OF UTAH FOR A PERPETUAL EASEMENT TO CONSTRUCT AND RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE AND APPURTENANT STRUCTURES, WHICH LATTER MAY BE SITUATED ABOVE GROUND SURFACE, ON, OVER OR ACROSS SAID PROPERTY AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED APRIL 27, 1948 AND RECORDED MAY 20, 1948, AS ENTRY NO. 1121711, IN BOOK 610, AT PAGE 416.

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION PROVO RIVER IRRIGATION PROJECT LAND PURCHASE CONTRACT BETWEEN THE UNITED STATES OF AMERICA AND THE METROPOLITAN WATER DISTRICT OF SALT LAKE CITY, DATED AUGUST 15, 1951 AND JANUARY 31, 1952 AS ENTRY NO. 1273975 IN BOOK 907 AT PAGE 528.

WARRANTY DEED OF EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA, ACTING PURSUANT TO THE PROVISIONS OF THE ACT OF JUNE 17, 1902 (32 STAT. 388), AND ACTS AMENDATORY THEREOF OR SUPPLEMENTARY THERETO FOR A PERPETUAL EASEMENT TO CONSTRUCT AND RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE AND APPURTENANT STRUCTURES, WHICH LATTER MAY BE SITUATED ABOVE GROUND SURFACE, ON, OVER OR ACROSS SAID PROPERTY AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED AUGUST 22, 1952 AND RECORDED SEPTEMBER 11, 1952 AS ENTRY NO. 1299615 IN BOOK 953 AT PAGE 59.

EFFECTS OF THAT CERTAIN QUIT-CLAIM DEED, DATED DECEMBER 22, 1986 AND RECORDED JULY 14, 1987 AS ENTRY NO. 4490655 IN BOOK 5940 AT PAGE 1988.
SURVEY FINDINGS: SHOWN HEREON, PER CITED QUIT CLAIM DEED FEDERAL GOVERNMENT QUIT CLAIMED INTEREST TO PROPERTY OWNER

18. WARRANTY DEED (EASEMENT) IN FAVOR OF THE UNITED STATES FOR AN EASEMENT ON, OVER AND ACROSS SAID PROPERTY AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED NOVEMBER 26, 1985 AND RECORDED DECEMBER 6, 1985, ENTRY NO. 4173234, IN BOOK 5715, AT PAGE 2367.

EFFECTS OF THAT CERTAIN QUIT CLAIM DEED, DATED JULY 8, 1987 AND RECORDED JULY 14, 1987 AS ENTRY NO. 4490654 IN BOOK 5940 AT PAGE 1985.

EFFECTS OF THAT CERTAIN CORRECTION QUITCLAIM DEED, DATED OCTOBER 4, 2012 AND RECORDED NOVEMBER 7, 2012 AS ENTRY NO. 11510034 IN BOOK 10075 AT PAGE 1862.
SURVEY FINDINGS: SHOWN HEREON, PER CITED QUIT CLAIM DEED (4490654) FEDERAL GOVERNMENT QUIT CLAIMED INTEREST TO PROPERTY OWNER

19. WARRANTY DEED (EASEMENT) IN FAVOR OF THE UNITED STATES FOR AN EASEMENT ON, OVER AND ACROSS SAID PROPERTY AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED DECEMBER 11, 1985 AND RECORDED DECEMBER 12, 1985, AS ENTRY NO. 4175930, IN BOOK 5717, AT PAGE 1739.
SURVEY FINDINGS: SHOWN HEREON

20. ENCROACHMENT AGREEMENT BETWEEN METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY AND UTAH DEPARTMENT OF TRANSPORTATION, DATED AUGUST 6, 2009 AND RECORDED AUGUST 21, 2009 AS ENTRY NO. 10782767 IN BOOK 9757 AT PAGE 251.
SURVEY FINDINGS: SHOWN HEREON

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WASATCH GRAVEL PIT

6695 S. WASATCH BLVD & 3402 E. GUN CLUB RD
COTTONWOOD HEIGHTS CITY, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	17512.A
CAD FILE:	17512.A ALTA
DRAWN BY:	KSL
CALC BY:	DBD/EAD
FIELD CREW:	DS
CHECKED BY:	DBD/EAD
DATE:	01/31/18

ALTA/NSPS LAND TITLE SURVEY

2 OF 2