



VICINITY MAP  
NOT TO SCALE

TO:  
IVORY DEVELOPMENT LLC, A UTAH LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, AND INCLUDES ITEMS 2, 3, 4, 5, 7A, 8, 9, 11, 13, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 27, 2019 & JANUARY 9, 2020  
DATE OF MAP: JANUARY 24, 2020

GENERAL NOTES

- THIS SURVEY IS BASED UPON ONE TITLE REPORT. COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE, DATED DECEMBER 26, 2019 - OLD REPUBLIC TITLE FILE: 121577-JCP
- NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF REFERENCED TITLE REPORTS:  
TITLE REPORT 1 - EXCEPTION 1 THROUGH 13, 16, 20 AND 21 ARE NOT ADDRESSED BY THIS SURVEY
- DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:  
R1) OLD REPUBLIC TITLE, DATED DECEMBER 26, 2019 - OLD REPUBLIC TITLE FILE: 121577-JCP  
R3) FEMA MAP PANEL - 49035C0142G - EFFECTIVE ON 9/25/2009
- UTILITIES AS SHOWN HEREON WERE LOCATED BASED UPON VISIBLE IMPROVEMENTS AT THE TIME OF THE SURVEY.  
NOT ALL UTILITIES MAY BE SHOWN HEREON
- SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" OF SAID PANEL.
- TREE DIAMETERS ARE APPROXIMATE AND SHOWN TO GIVE RELATIVE SIZE.

**BASE OF BEARING**  
NORTH 45°19'57" EAST, BEING THE BEARING BETWEEN TWO FOUND CENTER OF STREET MONUMENTS AT 12TH AVENUE/F STREET AND 13TH AVENUE/G STREET.

RECORD LEGAL DESCRIPTIONS

PARCEL 1:  
LOT 1, CAPITOL PARK AVENUE EXTENSION SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 2003P OF PLATS AT PAGE 391 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

PARCEL 2:  
A CONTINUOUS, PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY, APPURTENANT TO PARCEL 1 DESCRIBED HEREIN, FOR THE PLACEMENT, INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UTILITIES AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, AS MORE PARTICULARLY DEFINED AND DESCRIBED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED DECEMBER 12, 2003 AS ENTRY NO. 8923197 IN BOOK 8923 AT PAGE 1596 OF OFFICIAL RECORDS.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, CAPITOL PARK AVENUE EXTENSION SUBDIVISION, RECORDED AS ENTRY # 892328, IN BOOK 2003P, ON PAGE 391 AT THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF CAPITOL PARK AVENUE, AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING: 1) N89°00'00"W 34.78 FEET; 2) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 102.00 FEET, A CHORD DIRECTION OF N72°30'02"W AND A CHORD DISTANCE OF 61.34 FEET; 3) THENCE N55°00'00"W 180.63 FEET; 4) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 262.00 FEET, A CHORD DIRECTION OF N72°29'59"W AND A CHORD DISTANCE OF 157.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CAPITOL PARK AVENUE, SAID POINT ALSO BEING THE EASTERLY BOUNDARY OF CAPITOL PARK PLANNED DEVELOPMENT PHASE 4 AS RECORDED IN BOOK 1996P, ON PAGE 273 AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE N00°00'24"W 296.86 FEET ALONG SAID EAST BOUNDARY, SAID POINT ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF NORTH POINT DRIVE; THENCE S89°51'48"E 217.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY; S60°00'00"E 200.84 FEET TO THE WESTERLY RIGHT-OF-WAY OF "F" STREET; THENCE S00°00'24"E 365.35 FEET ALONG THE WESTERLY OF "F" STREET TO THE POINT OF BEGINNING.  
CONTAINING 3.21 ACRES

EXCEPTION 14 EASEMENT AGREEMENT BY AND BETWEEN AVENUE HEIGHTS CONDOMINIUMS, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, DATED OCTOBER 12, 2001 AND RECORDED DECEMBER 12, 2003, AS ENTRY NO. 8923197, IN BOOK 8923, AT PAGE 1596.

EXCEPTION 15 GRANT OF EASEMENT IN FAVOR OF CAPITOL PARK HOMEOWNERS ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION FOR THE REPLACEMENT, INSTALLATION, MAINTENANCE, AND REPAIR OF UTILITIES AND FOR PEDESTRIAN AND VEHICULAR INGRESS TO AND EGRESS FROM THE ROAD KNOWN AS CAPITOL PARK AVENUE AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 12, 2003, AS ENTRY NO. 8923199, IN BOOK 8923, AT PAGE 1615. (AFFECTS PARCEL 1A)

EXCEPTION 17 ABSTRACT OF FINDINGS AND ORDER WHEREIN THE REQUEST ON THE PROPERTY AT 401 TWELFTH AVENUE TO CONSTRUCT ADDITIONAL PARKING FACILITIES IN A RESIDENTIAL "R-4" DISTRICT WHICH REQUIRES BOARD OF ADJUSTMENT APPROVAL WAS PROVISIONALLY GRANTED, DATED MARCH 19, 1973 AND RECORDED MARCH 26, 1973 AS ENTRY NO. 2527325 IN BOOK 3286 AT PAGE 69. (COVERS THIS AND OTHER LAND)

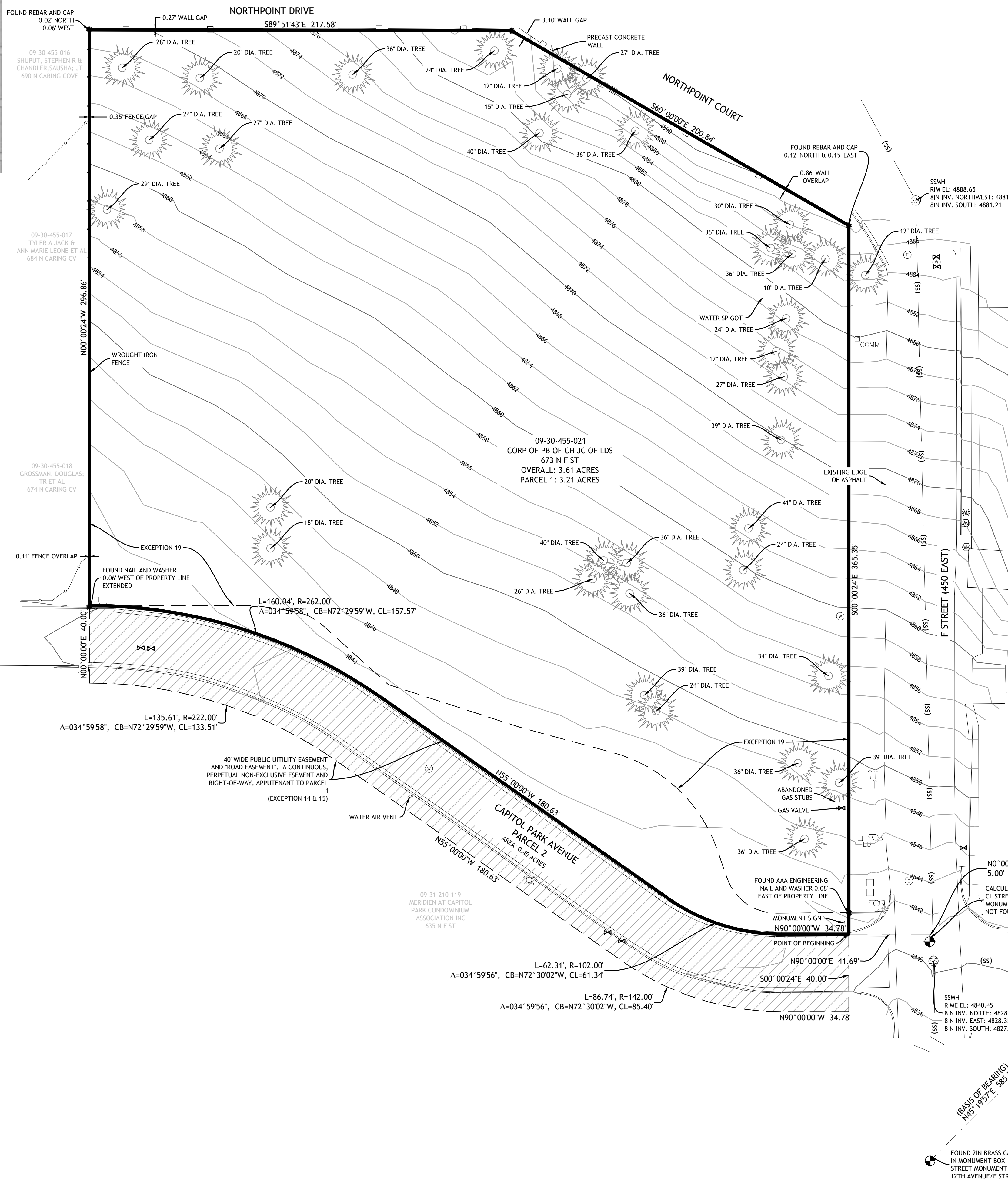
EXCEPTION 18 ABSTRACT OF FINDINGS AND ORDER WHEREIN THE REQUEST FOR ON THE PROPERTY AT 675 NORTH "F" STREET AN EXCEPTION TO ALLOW A CHURCH BUILDING HEIGHT AND FACE WALL TO EXCEED THE HEIGHT LIMIT IN AN FR-3 RESIDENTIAL ZONE WAS GRANTED, DATED JULY 15, 1997 AND RECORDED JULY 16, 1997 AS ENTRY NO. 6692084 IN BOOK 7712 AT PAGE 1142. (BLANKET IN NATURE AND NOT PLOTTED)

EXCEPTION 19 ABSTRACT OF FINDINGS AND ORDER WHEREIN THE REQUEST FOR A CONDITIONAL USE AND A PRELIMINARY SUBDIVISION PLAT APPROVAL TO AMEND THE LOCATION OF THE SOUTH PROPERTY LINE FOR A NEW WARD/BRANCH BUILDING LOCATED AT APPROXIMATELY 675 NORTH "F" STREET IN A FOOTHILLS RESIDENTIAL "FR-3" ZONING DISTRICT WAS GRANTED, DATED MARCH 23, 1999 AND RECORDED APRIL 15, 1999 AS ENTRY NO. 7233554 IN BOOK 8268 AT PAGE 5411. (THE NORTHERLY, EASTERLY, AND WEST PROPERTY LINES ARE THE LIMITS OF THIS EXCEPTION. THE SOUTHERLY BOUNDARY IS SHOWN GRAPHICALLY ON DRAWING.)

# ALTA/NSPS LAND TITLE SURVEY

## PARCEL NUMBER 109-30-455-021

### LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE / MONUMENT LINE
	ADJACENT PROPERTY LINE
	SURVEY TIE LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	EXISTING CONCRETE & ASPHALT
	EXISTING BUILDING
	FENCE LINE
	SECTION CORNER (FOUND)
	SECTION CORNER (NOT FOUND)
	ROAD MONUMENT
	PROPERTY MARKER (SET OR FOUND AS NOTED)
	(4252) EXISTING GROUND CONTOUR
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CULINARY WATER LINE
	FIRE HYDRANT
	CULINARY WATER METER
	CULINARY WATER FIXTURES
	SECONDARY WATER LINE
	SECONDARY WATER FIXTURES
	STORM DRAIN LINE
	SD COMBOBOX, INLET & CLEANOUT
	UTILITY POLE
	LIGHT POLE
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	ELECTRICAL BOX / MANHOLE
	ELECTRICAL TRANSFORMER
	COMMUNICATIONS LINE
	COMMUNICATIONS BOX / MANHOLE
	GAS LINE
	GAS MANHOLE
	GUY WIRE
	CONIFEROUS TREE
	DECIDUOUS TREE
	SIGN
	IRRIGATION CONTROL VALVE



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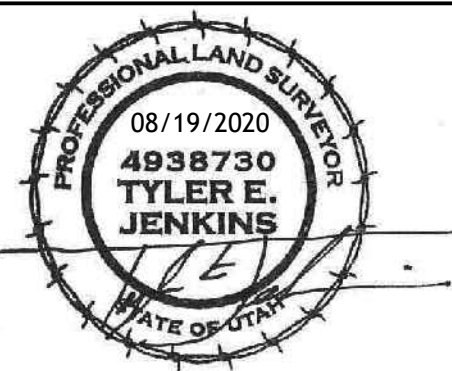


SCALE: 1" = 30'  
0 15 30 60 90

DEVELOPER:

NOTES:

ALTA/NSPS LAND TITLE SURVEY  
SALT LAKE CITY, UTAH



673 N F STREET

ALTA/NSPS LAND TITLE SURVEY

BOUNDARY AND TOPO

PROJECT:	REVISIONS:	REMARKS:
DRAWN BY: JRB	REVIEWED BY: TEJ	
REVISIONS:	No. DATE	REMARKS

DATE: AUGUST 2020

SHEET NUMBER:  
**1 OF 1**