

HORROCKS ENGINEERS
 2162 West Grove Parkway, Suite 400
 Pleasant Grove, UT 84062
 (801) 763-5100
 www.horrocks.com

WARNING
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE
DRAWING INFO	SEP 18, 2020	
DESIGNED	TMD	
DRAWN	TMD	
CHECKED	CDM	
PROJECT	UT-2948-2008	

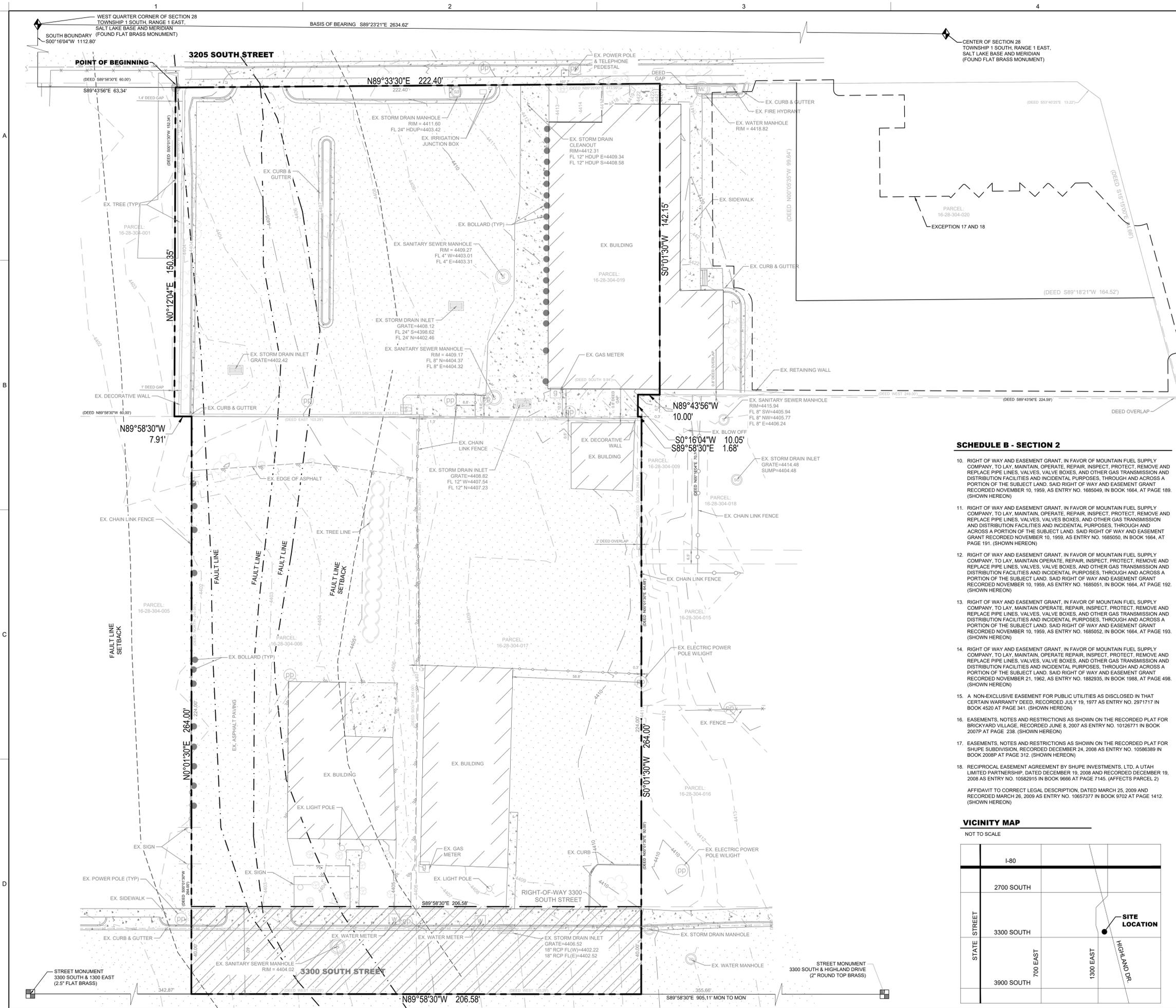
LEGEND

	BOUNDARY		SIGN
	DEED BOUNDARY		LIGHT POLE
	ADJACENT SUBDIVISIONS		BOLLARD
	WOOD FENCE		ELECTRIC METER
	DECORATIVE/VINYL FENCE		POWER POLE
	CHAIN LINK FENCE		GUY WIRE
	BOUNDARY TIE		TELEPHONE PEDESTAL
	BUILDING		SEWER MANHOLE
	RIGHT-OF-WAY DEDICATION		STREET MONUMENT
	ASPHALT		SECTION CORNER MONUMENT
	CONCRETE		
	WATER MANHOLE		
	WATER METER		
	FIRE HYDRANT		
	WATER VALVE		
	STORM INLET		
	STORM MANHOLE		
	TREE		

SURVEYORS CERTIFICATE
 TO MILLCREEK, A UTAH MUNICIPAL CORPORATION, BOKO C SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, EBS INVESTMENT CO., LLC, A UTAH LIMITED LIABILITY COMPANY, AND 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, AND INCLUDED ITEMS 1-11, 13, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 6, 2020.
 DATE OF PLAT OR MAP: SEP. 17, 2020
 C. DAVID MCKINNEY
 LICENSE NO.: 5251295

MILLCREEK CITY CENTER
 MILLCREEK, UT
ALTANSPS LAND TITLE SURVEY
 ENVIRONMENTAL PLANNING GROUP, LLC

ALTA 1
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



SCALE: 1" = 20'

LEGEND

- BOUNDARY
- - - DEED BOUNDARY
- - - ADJACENT SUBDIVISIONS
- WOOD FENCE
- ◇ DECORATIVE/VINYL FENCE
- CHAIN LINK FENCE
- BOUNDARY TIE
- ▨ BUILDING
- ▨ RIGHT-OF-WAY DEDICATION
- ▨ ASPHALT
- ▨ CONCRETE
- ⊙ WATER MANHOLE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ STORM INLET
- ⊙ STORM MANHOLE
- ⊙ TREE
- SIGN
- ⊙ LIGHT POLE
- ⊙ BOLLARD
- ⊙ ELECTRIC METER
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ TELEPHONE PEDESTAL
- ⊙ SEWER MANHOLE
- ⊙ STREET MONUMENT
- ⊙ SECTION CORNER MONUMENT

LEGAL DESCRIPTION FROM TITLE REPORT

NORTH
 BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 3205 SOUTH STREET SAID POINT ALSO BEING SOUTH 00°16'04" WEST ALONG THE SECTION LINE 1064.03 FEET AND SOUTH 89°43'56" EAST 3.92 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE NORTH 00°22'24" EAST 136.45 FEET; THENCE NORTH 89°44'44" WEST 156.14 FEET; THENCE NORTH 00°16'04" EAST 140.58 FEET; THENCE SOUTH 86°10'27" EAST 569.62 FEET; THENCE SOUTH 14°53'56" EAST 8.31 FEET; THENCE NORTH 86°07'56" WEST 259.62 FEET; THENCE SOUTH 00°16'04" WEST 112.47 FEET; THENCE SOUTH 89°44'44" EAST 86.09 FEET; THENCE SOUTH 00°12'04" WEST 133.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 3205 SOUTH STREET; THENCE SOUTH 89°33'30" WEST ALONG SAID NORTH RIGHT-OF-WAY 242.35 FEET TO THE POINT OF BEGINNING.
 CONTAINS 1.74 ACRES.

SOUTH
 BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3205 SOUTH STREET SAID POINT ALSO BEING SOUTH 00°16'04" WEST ALONG THE SECTION LINE 1112.80 FEET AND SOUTH 89°43'56" EAST 63.34 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE NORTH 89°33'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 222.40 FEET; THENCE SOUTH 00°13'00" WEST 142.15 FEET; THENCE NORTH 89°43'56" WEST 10.00 FEET; THENCE SOUTH 00°16'04" WEST 110.05 FEET; THENCE SOUTH 89°33'30" EAST 1.68 FEET; THENCE SOUTH 00°13'00" WEST 264.00 FEET TO THE CENTERLINE OF 3300 SOUTH STREET; THENCE NORTH 89°58'30" WEST ALONG SAID CENTERLINE 206.58 FEET, TO A POINT WHICH IS SOUTH 89°58'30" EAST 342.87 FEET FROM A STREET MONUMENT IN THE INTERSECTION OF 1300 WEST AND 3300 SOUTH STREETS; THENCE NORTH 00°13'00" EAST 264.00 FEET; THENCE NORTH 89°58'30" WEST 7.91 FEET; THENCE NORTH 00°12'04" EAST 150.35 FEET TO THE POINT OF BEGINNING.
 CONTAINS 2.02 ACRES.

LESS AND EXCEPTING THE AREA WITHIN 3300 SOUTH STREET.

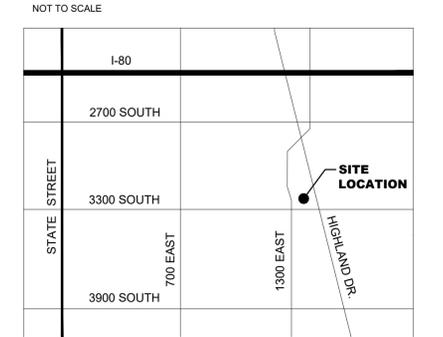
NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY.
- 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 FILE NUMBER 132940-T0F PREPARED BY COTTONWOOD TITLE, EFFECTIVE DATE: AUGUST 25, 2020 AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENTS.
- THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°23'21" EAST BETWEEN THE WEST QUARTER CORNER AND CENTER MONUMENTS OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
- THE BENCHMARK USED WAS THE FOUND WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. MEASURED ELEVATION BEING 4417.29 U.S. SURVEY FEET.
- THE DESCRIBED PROPERTY FLOOD ZONE DESIGNATION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 303 OF 625, ZONE X AS SHOWN HEREON DATE 9/25/2009, FLOOD MAP NO. 49035C0303G.
- THERE WERE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES.
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE PROPERTY CORNERS WERE MARKED WITH A 1/2" REBAR AND A PLASTIC CAP STAMPED "HORROCKS ENGINEERS OR 2" NAILS WHEN THE CORNER FELL IN ASPHALT.

SCHEDULE B - SECTION 2

- 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 NOVEMBER 10, 1959, AS ENTRY NO. 1685049, IN BOOK 1664, AT PAGE 189. (SHOWN HEREON)
 - 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 NOVEMBER 10, 1959, AS ENTRY NO. 1685051, IN BOOK 1664, AT PAGE 192. (SHOWN HEREON)
 - 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 NOVEMBER 10, 1959, AS ENTRY NO. 1685052, IN BOOK 1664, AT PAGE 193. (SHOWN HEREON)
 - 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 NOVEMBER 21, 1962, AS ENTRY NO. 1882935, IN BOOK 1988, AT PAGE 498. (SHOWN HEREON)
 - A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED IN THAT CERTAIN WARRANTY DEED, RECORDED JULY 19, 1977 AS ENTRY NO. 2971717 IN BOOK 4520 AT PAGE 341. (SHOWN HEREON)
 - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR BRICKYARD VILLAGE, RECORDED JUNE 8, 2007 AS ENTRY NO. 10126771 IN BOOK 2007P AT PAGE 238. (SHOWN HEREON)
 - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR SHUPE SUBDIVISION, RECORDED DECEMBER 24, 2008 AS ENTRY NO. 10586389 IN BOOK 2008P AT PAGE 312. (SHOWN HEREON)
 - RECIPROCAL EASEMENT AGREEMENT BY SHUPE INVESTMENTS, LTD, A UTAH LIMITED PARTNERSHIP, DATED DECEMBER 19, 2008 AND RECORDED DECEMBER 19, 2008 AS ENTRY NO. 10582915 IN BOOK 9668 AT PAGE 7145; (AFFECTS PARCEL 2)
- AFFIDAVIT TO CORRECT LEGAL DESCRIPTION, DATED MARCH 25, 2009 AND RECORDED MARCH 26, 2009 AS ENTRY NO. 10657377 IN BOOK 9702 AT PAGE 1412. (SHOWN HEREON)

VICINITY MAP



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ALTANSPS LAND TITLE SURVEY
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ALTA 2
 PAGE 2