Title Information

This survey was completed using Title Report Commitment No. NCS-1158728-SLC1 dated November 23, 2022 from First American Title Company National Commercial Services:

The following survey related items circled (Solid) from Schedule B – Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B – Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B – Part II of the title report could not be plotted:

12 An easement for electric transmission and incidental purposes, as granted to Utah Power & Light Company recorded November 08, 1976 as Entry No. 2874050 in Book 4395 at Page 204 of Official Records. The document reveals locations of two guy anchors that do not exist.

(13) Non-Access, Controlled Access and/or Limited Access provisions along the Southerly property line for State Highway Project No. I-215 Ramp "B" as granted and/or reserved in the following documents: Quit Claim Deed recorded November 19, 1976 as Entry No. 2878678 in Book 4411 at Page 9 of Official Records, and Final Order of Condemnation recorded October 22, 1976 as Entry No. 2880119 in Book 4415 at Page 420 of Official Records. This deed has been vacated per Document No. 4705163 described in Exception 21 below; however easement and utility rights remain.

(14) An easement through the Land for irrigation, utility facilities and incidental purposes, as granted to Utah State Road Commission recorded August 12, 1977 as Entry No. 2982081 in Book 4532 at Page 246 of Official Records does not affect this site and is shown West of the subject property.

15 An easement over, across or through the Land for pipelines and incidental purposes, as granted to Taylorsville-Bennion Improvement District recorded October 30, 1984 as Entry No. 4010163 in Book 5602 at Page 1133 of Official Records cannot be plotted due to undisclosed size or location.

16 An easement over, across or through the Land for pipelines and incidental purposes, as granted to Taylorsville-Bennion Improvement District recorded November 28, 1984 as Entry No. 4020461 in Book 5609 at Page 1688 of Official Records cannot be plotted due to undisclosed size or location.

17 An easement for pipelines and incidental purposes as granted to Taylorsville-Bennion Improvement District recorded August 07, 1985 as Entry No. 4120729 in Book 5679 at Page 746 of Official Records cannot be plotted due to undisclosed size or location.

(18) Covenant and Conditions as disclosed by that certain Right-of-Way and Easement Grant dated 14th day of October by and between Luco Limited Partnership and IHC Hospitals, Inc. recorded January 24, 1986 as Entry No. 4193339 in Book 5730 at Page 1151 of Official Records is Parcel 2 and is shown on the North portion of this site.

19 Agreement dated 22nd of December 1986, by and between the State of Utah, acting through the Board of Water Resources and North Jordan Irrigation Company, a corporation, recorded February 9, 1987 as Entry No. 4398606 in Book 5875 at Page 1772 of Official Records mentions Section 15 along with more Sections, but the exact location cannot be determined.

20 An easement over, across or through the Land for pipelines and incidental purposes, as granted to the State of Utah, acting through the Board of Water Resources by Instrument recorded February 9, 1987 as Entry No. 4398608 in Book 5875 at Page 1781 of Official Records mentions Section 15 along with more Sections, but the exact location cannot be determined.

(21) Rights-of-Way and Easements of all public utilities as reserved and disclosed in that certain Ordinance Vacating the County's Portion of 5770 South between 1500 West and Redwood Road and the terms and conditions thereof recorded November 22, 1988 as Entry No. 4705163 in Book 6083 at Page 1429 of Official Records.

(22) An easement for Utilities and incidental purposes as granted to Luco Limited Partnership by Instrument recorded January 04, 1989 as Entry No. 4721591 in Book 6094 at Page 1920 of Official Records.

(23) An easement for sewer line and incidental purposes as granted to Taylorsville-Bennion Improvement District recorded March 30, 1989 as Entry No. 4752259 in Book 6113 at page 2633 of Official Records also includes waterlines.

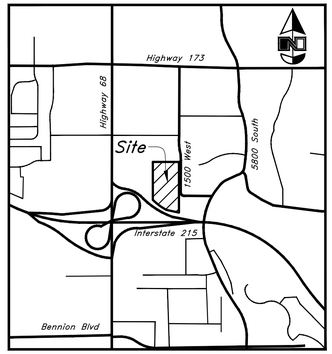
(24) An easement for communication and incidental purposes, as granted to Mountain States Telephone and Telegraph Company recorded August 24, 1989 as Entry no. 4814767 in Book 6153 at Page 1023 of Official Records is shown on the East portion of the site.

(25) Notice of Intention recorded November 13, 1995 as Entry No. 6211495 in Book 7268 at page 2134 of Official Records covers the City of Taylorsville but contains nothing to plot.

26 Covenant and Conditions as disclosed by that certain Access Easement and Right-of-Way agreement between J.P. Holden, L.C. and IHC Health Services, Inc. recorded July 15, 1997 as Entry No. 6690556 in Book 7711 at Page 208 of Official Records. The Access and Right-of-Way cannot be plotted due to undisclosed size and location; however, the document reveals a 1 foot protection strip and is also Parcel 4 of the Survey.

27 Notice of Adoption of City of Taylorsville Ordinance Adopting the City Center Community Development Project Area Plan recorded November 08, 2013 as Entry No. 11756706 in Book 10191 at Page 3105 of Official Records does not affect this site but does affect the abutting properties to the West and North.

* Exception No.'s 1-11 and 28-33 are general and/or standard exceptions that do not reveal matters of survey.



Vicinity Map
Not to Scale

Notes

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA Table A Item No. 5: The client requested that only the Southwesterly portion of the site be surveyed for topography using ground survey methods.

Pertaining to ALTA Table A Item No. 6(a): No zoning report was supplied for review, information provided was found on the Taylorsville City website.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey. The majority of the trees on site have been approximated with an orthophoto.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 9: There are 235 parking stalls on this site, of which 13 are designated for disabled parking and access and 2 are designated for electric vehicles.

Pertaining to ALTA Table A Item No. 11(a) and 11(b): The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field of blue stake requested marking.

Pertaining to ALTA Table A Item No. 16: There is no observable evidence of earth moving work, building construction or building additions within recent months.

Pertaining to ALTA Table A Item No. 17: There is no observable evidence of recent street or sidewalk construction and no evidence of street Right-of-Way changes from the controlling jurisdiction.

Pertaining to ALTA Table A Item No. 18: No plottable offsite easements revealed within documents provided.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Salt Lake County, Taylorsville City and Incorporated Areas Map Number 49035C0293G dated 25 September, 2009. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Benchmark

Brass Cap Monument for the Center of Section 15, T2S, R1W, SLB&M
Elevation = 4,350.44 feet (1,326.001 meters, NAVD 88)
Published Salt Lake County Monument Reference Sheet
Observed January 10, 2023

Zoning Information

Zone	=	H (Hospital)
Frontage Requirements	=	100'
Height Restrictions	=	100' for main hospital building 35' for other buildings

Narrative

This Survey was requested by IHC Health Services, Inc. prerequisite to the development of a portion this property.

A line between monuments found for the North Quarter Corner and the Center of Section 15 was assigned the Salt Lake County bearing of South 0°11'48" West as the Basis of Bearings to place the Survey on the NAD 1983 Utah North Zone State Plane Datum. Record descriptions are rotated by various amounts as determined by each of the documents' Basis of Bearings to match the State Plane basis.

This Survey retraces and rejects a previous 2008 Survey by Ensign Engineering due to ambiguities in Section Control. An adjoining 1995 Survey by Bingham Engineering to the West and 2000 Pheasant Field PRUD to the East were acquired and retraced. 2008 UDOT Highway Plans were also acquired and retraced.

The legal description provided for Parcel 1 contains a 0.04' Error of Closure, which is within ALTA Standard tolerances.

The Surveyor discovered that the underlying Salt Lake County Area Reference Plat bearings do not match the published Salt Lake County monument tie sheets, which were verified by field measurements.

Parcel 1 and Parcel 4 of the Title Report do not align together as they are called from different Section Corners.

Parcel 3 Access Easement size and alignment is not disclosed in Parcel 3 legal description nor the document referenced in Exception 26 of the Title Report.

Property Corners will be placed as shown hereon coincident with the filing of this Survey.

Record Descriptions

Parcel 1:

Beginning at the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, which point is 1325.295 feet North 89°52'53" East from the Center of said Section 15; thence North 0°06'57" West 752.06 feet; thence South 89°52'42" West 477.16 feet; thence South 0°06'57" East 774.29 feet to a point on the Northerly Right-of-Way and non-access line of the Belt Route Freeway; thence Southeasterly and Easterly along said Right-of-Way and non-access line the following 5 courses; South 54°23'59" East 76.31 feet; South 47°49'04" East 35.15 feet; to a point of tangency with a 467.96 foot radius curve to the left; Southeasterly 314.32 feet along the arc of said curve through a Central Angle of 38°29'04" South 74°47'14" East 86.12 feet; North 89°53'02" East 22.34 feet to a point on the 40 Acre Line; thence North 0°06'57" West 234.08 feet along said 40 Acre Line to the point of beginning.

Parcel 2:

A non-exclusive Right-of-Way for utility appurtenant to Parcel 1 as disclosed by that certain Right-of-Way and Easement Grant recorded January 24, 1986 as Entry No. 4193339 in Book 5730 at Page 1151 of Official Records being more particularly described as follows:

A strip of land 14.00 feet wide, 7.00 feet on either side of the following described centerline:

Beginning on the North boundary line of Luco Limited Property at a point 794.39 feet North and 1130.24 feet East from the Center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°07'18" East 40.00 feet to the South boundary line of Luco Limited Property.

Parcel 3:

A non-exclusive easement and Right-of-Way for ingress and egress appurtenant to Parcel 1 as disclosed by that certain Access Easement and Right-of-Way Agreement recorded July 15, 1997 as Entry No. 6690556 in Book 7711 at Page 208 of Official Records.

Parcel 4:

Beginning at a point that is 1860.70 feet South and 1317.38 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°06'57" East 663.96 feet; thence West 1.00 feet; thence North 0°06'57" West 663.96 feet; thence North 89°53'03" East 1.00 feet to the point of beginning.

(Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is North 89°53'30" East)

Certification

To I.H.C. Hospitals, Inc., a Utah corporation, and First American Title Insurance Company 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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on January 13, 2023.

Date: 31 Jan, 2023

PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH

Bruce D. Pimper
Utah PLS No. 362256

REV	DATE	DESCRIPTION

Designed by: BP
Drafted by: DK
Client Name:
IHC Health Services, Inc.

22-235as

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AFAengineering.net

ALTA / NSPS Land Title Survey

IHC Wasatch Canyons

5770 South 1500 West
Taylorsville City, Salt Lake County, UT
A Part of the East Half of Section 15, T2S, R1W, SLB&M, U.S. Survey

31 Jan, 2023

SHEET NO.
1
of 2

S 89°50'58" E

2,644.12'

North Quarter Corner Section 15, T2S, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

Northeast Corner Section 15, T2S, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

2,650.33'

2,649.23'

Found Rebar & Cap 0.2' Southerly of Property Corner

Fence corner is 3.7' Southerly of Property Corner

Sewer & Waterline Easement (23)

Deed Overlap 0.6'

Paved Drive

S 0°07'25" W 40.00'

End of fence is 3.5' Southerly of Property Line

N 89°52'35" W

18 Parcel 2

14.00'

477.16'

access

Concrete Curb & Gutter

Exchange Place Office Park Condominiums Amended Subdivision

Exchange Place Office Park Homeowners Association

21-15-252-040

Fence angle points are 0.7' Westerly of Property Line

774.29'

Existing Building Footprint = 15,860 sq. ft. Height = 22 ft.

Existing Building Footprint = 15,757 sq. ft. Height = 22 ft.

752.06'

109.3'

Parcel 4

1.00'

Concrete Curb & Gutter (2)

Sewer & Waterline Easement (23)

Fence

Concrete

Gazebo

Shed

Generator

Wall

MHS RIM 35.08 FL S 25.08

Deed Overlap 0.4'

Sewer & Waterline Easement (23)

45.0'

Existing Building Footprint = 15,974 sq. ft. Height = 23 ft.

Existing Building Footprint = 2,518 sq. ft. Height = 33 ft.

123.4'

AC UNIT

Shed

Concrete Sidewalk

1500 West Street (Paved Public Street)

Fence angle point is 0.1' Westerly of Property Line

Concrete Waterway

Concrete Curb & Gutter

4" wide Telephone Easement (24)

Existing Building Footprint = 4,358 sq. ft. Height = 28 ft.

Existing Building Footprint = 5,334 sq. ft. Height = 23 ft.

Playground Area

136.8'

DW CL VII, LLC

21-15-251-024

Deed Overlap 0.4'

Parcel 1

435,596 sq. ft. or 10.000 acres

235 Parking Stalls

Existing Building Footprint = 6,118 sq. ft. Height = 31 ft.

15' wide Irrigation Easement (14)

10' wide Temporary Construction Easement (14)

Interstate 215

(Off - Ramp)

Rights-of-Way and Easements (13) (21)

Gate

Concrete

Sewer & Waterline Easement (23)

4" wide Telephone Easement (24)

MHS RIM 33.48 FL N-SE 23.66

15' wide Utility Easement (22)

MHS RIM 31.86 FL E-W-NW 20.41

MHD RIM 28.21 FL W 12.71 FL N 9.66

MHD RIM 31.86 FL E-W 26.56

MHD RIM 31.71 FL E-W 27.81

Flagpole

Playground Area

TG 28.99 FL E-W-SE 23.49

TG 28.90

Fence corner is 0.2' Easterly of Property Line

Point of Beginning Parcel 1

N 0°07'46" E

Jansen Stachel Lot 1 21-15-426-023

S 0°03'38" W

N 0°11'48" E Basis of Bearings

N 89°52'24" W

Center of Section 15, T2S, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument) EL = 4,350.44'

1,325.295'

East Quarter Corner Section 15, T2S, R1W, SLB&M, U.S. Survey (Monument not in place, position calculated per Salt Lake County published monument positions)

2,650.42'

Existing Building Footprint = 11,946 sq. ft. Height = 21 ft.

Pipe 4324.31 FL 92.1'

Pipe 4326.55 FL

Brady Harmon Lot 2 21-15-426-024

234.08'

Fence angle point is 2.0' Southerly of Property Corner

90.0'

76.31'

S 54°09'16" E

35.15'

S 47°34'21" E

Control Line for Ramp B per 2003 UDOT Highway Plans

Sewer & Waterline Easement (23)

Concrete Curb & Gutter

Concrete

EV Charging

TG 27.85 FL E 27.15

CB TG 27.87 FL W-NE 26.97

Concrete Waterway

Lot 3 21-15-426-025

Kary Grant & Nan Clark

Deed Overlap 0.1'

Trent Barton Lot 4 21-15-426-026

N 0°07'46" E

105.0'

Δ = 38°29'04"
R = 467.96'
L = 314.32'
LC = 308.44'
S 66°48'53" E

Condemnation document matches UDOT Highway Plans (13)

86.12'

S 74°32'31" E

Fence angle point is 1.3' Southerly of Property Line

22.34'

S 89°52'15" E

Pleasant Field PUD

Legend

Property Line	GV	Gas Valve
Easement Line	PP	Power Pole
Adjoiner Line	GUY	Guy Wire
S Sanitary Sewer Line		Sign
W Culinary Water Line	ICB	Irrigation Control Box
SD Storm Drain Line	LP	Light Pole
OHP Overhead Power	TB	Telephone Box
UGP Underground Power	EBOX	Electric Box
T Telephone Line	ECAB	Electrical Box
X Fence Line		Deciduous Tree
Section Line		
℄ Center Line		Coniferous Tree
FO Fiber Optic Line		
Centerline Monument		Asphalt
Section Corner		Concrete
MH Manhole	8	Parking Stall Count
CB Catch Basin		Contour
FH Fire Hydrant	ARP	Area Reference Plat
WV Water Valve	VRS	Virtual Reference Station
GM Gas Meter	○	Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"
CO Cleanout		

Scale: 1" = 50'

50' 0 50' 100'

REV	DATE	DESCRIPTION

Designed by: BP

Drafted by: DK

Client Name:

IHC Health Services, Inc.

22-235as

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

ALTA / NSPS Land Title Survey

IHC Wasatch Canyons

5770 South 1500 West
Taylorsville City, Salt Lake County, UT

A Part of the East Half of Section 15, T2S, R1W, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
362246
BRUCE D. KIMPER
STATE OF UTAH

31 Jan, 2023

31 Jan, 2023

SHEET NO.
2
of 2