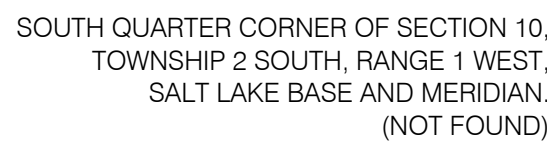
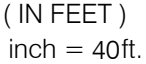


LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH



TO: FIRST AMERICAN TITLE INSURANCE COMPANY
LEGACY PLAZA AT 54TH, LLC
RIDGELINE DESIGN ARCHITECTS

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, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 25, 2023.



PARCEL 1: [NOT A PART OF THIS SURVEY]
LOT 8, LEGACY PLAZA AT 54TH COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 2: [NOT A PART OF THIS SURVEY]
LOT 7, LEGACY PLAZA AT 54TH FIRST AMENDED, COMMERCIAL SUBDIVISION AMENDING LOTS 6
AND 7, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE
COUNTY RECORDER'S OFFICE.

PARCEL 3: [NOT A PART OF THIS SURVEY]
LOT 4, LEGACY PLAZA AT 54TH COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 4:
LOT 6A, LEGACY PLAZA AT 54TH FIRST AMENDED, COMMERCIAL SUBDIVISION AMENDING LOTS 6
AND 7, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE
COUNTY RECORDER'S OFFICE.

PARCEL 5: [NOT A PART OF THIS SURVEY]
LOT 6B, LEGACY PLAZA AT 54TH FIRST AMENDED, COMMERCIAL SUBDIVISION AMENDING LOTS 6
AND 7, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE
COUNTY RECORDER'S OFFICE.

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY RIDGELINE DESIGN ARCHITECTS TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°56'28" WEST AS SHOWN HEREON.

BENCHMARK
CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE
BASE AND MERIDIAN. ELEVATION = 4309.74

	SECTION CORNER & LINE (FOUND)		SEWER CLEANOUT
	SECTION CORNER (NOT FOUND)		SANITARY SEWER MANHOLE & PIPE
	PROPERTY CORNER (PLAT NOTED)		STORM DRAIN MANHOLE & PIPE
	ADJACENT PL. OR LOT LINES		CULINARY PIPE LINE
	EXISTING RIGHT-OF-WAY LINE		WATER VALVE & WATER METER
	CENTERLINE OF ROAD		FIRE HYDRANT
	EASEMENT LINE		COMMUNICATION LINE
	CURB & GUTTER		COMM COMM COMM
	EDGE OF EXISTING ASPHALT		GUY WIRE
			LIGHT POLE
			CATCH BASIN
			STORM DRAIN INLET BOX
SDMH	STORM DRAIN MANHOLE		
SSMH	SANITARY SEWER MANHOLE		
SD	STORM DRAIN		
CB	CATCH BASIN		
IE	INVERT ELEVATION		
TOT	TOP OF GRATE		
POB	POINT OF BEGINNING		

A map showing the location of the site. The site is marked with a black rectangle and labeled "SITE". It is located on 5400 S. ST. between 2500 W. ST. and 1500 W. ST. The map also shows 5225 S. ST. to the north and REDWOOD RD. to the east. A north arrow and a scale of NTS 1 are provided.

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1163674-SLC1, EFFECTIVE DATE JANUARY 9, 2023.

R2) LEGACY PLAZA AT 54TH FIRST AMENDED, RECORDED AS ENTRY NO 13115959, IN BOOK 2019 AT PAGE 301 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

R3) LEGACY PLAZA AT 54TH COMMERCIAL SUBDIVISION, RECORDED AS ENTRY NO. 12358814, IN BOOK 2016P AT PAGE 217 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1163674-SLC1, EFFECTIVE DATE JANUARY 9, 2023.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-15 NOT ADDRESSED IN THIS SURVEY

ITEM 16 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR STORM SEWER AND INCIDENTAL PURPOSES, AS GRANTED TO SALT LAKE COUNTY BY INSTRUMENT RECORDED NOVEMBER 05, 1979 AS ENTRY NO. 33660472 IN BOOK 4979 AT PAGE 680 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY, AS SHOWN)

ITEM 17 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER LINE AND INCIDENTAL PURPOSES, AS GRANTED TO TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT, A BODY POLITIC BY INSTRUMENT RECORDED APRIL 04, 1980 AS ENTRY NO. 3420190 IN BOOK 5082 AT PAGE 719 OF OFFICIAL RECORDS. PARTIAL VACATION OF EASEMENT AGREEMENT RECORDED JUNE 30, 2017 AS ENTRY NO. 12566602 IN BOOK 10573 AT PAGE 1855 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY, AS SHOWN)

ITEM 18 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SEWER LINE AND INCIDENTAL PURPOSES, AS GRANTED TO TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT, A BODY POLITIC BY INSTRUMENT RECORDED APRIL 04, 1980 AS ENTRY NO. 3420191 IN BOOK 5082 AT PAGE 720 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY, AS SHOWN)

ITEM 19 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED MAY 06, 1983 AS ENTRY NO. 3789804 IN BOOK 5457 AT PAGE 103 OF OFFICIAL RECORDS.

2014 AS ENTRY NO. 11942611 IN BOOK 10273 AT PAGE 4479 OF OFFICIAL RECORDS,
AND ALSO AMENDED BY THAT CERTAIN PARTIAL TERMINATION OF EASEMENT RECORDED
JANUARY 09, 2015 AS ENTRY NO. 11973618 IN BOOK 10287 AT PAGE 7359 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY, AS SHOWN)

ITEM 20 NOT ADDRESSED IN THIS SURVEY

ITEM 21 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC POWER TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSMISSION BY INSTRUMENT RECORDED APRIL 18, 2014 AS ENTRY NO. 11835675 IN BOOK 10224 AT PAGE 6803 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY, AS SHOWN)

ITEMS 22-29 NOT ADDRESSED IN THIS SURVEY

ITEM 30 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON LEGACY PLAZA AT 54TH
COMMERCIAL SUBDIVISION PLAT RECORDED SEPTEMBER 06, 2016 AS ENTRY NO. 12358814 IN
BOOK 2016P OF PLATS AT PAGE 217.
(SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY, AS SHOWN)

ITEM 31 * ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED SEPTEMBER 06, 2016 AS ENTRY NO. 12358815 IN BOOK 10472 AT PAGE 8808 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(C). (SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTABLE)

ITEM 32 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON LEGACY PLAZA AT 54TH
FIRST AMENDED SUBDIVISION PLAT RECORDED NOVEMBER 05, 2019 AS ENTRY NO. 13115959 IN
BOOK 2019 OF PLATS AT PAGE 301.
(SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY, AS SHOWN)

TEMS 33-35 NOT ADDRESSED IN THIS SURVEY

ITEM 36 VEHICULAR ACCESS IS LIMITED TO OPENINGS PERMITTED BY THE UTAH STATE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 41-6A-714, UTAH CODE ANNOTATED, AS AMENDED 2015.
(SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY, AS SHOWN)

ITEM 37 NOT ADDRESSED IN THIS SURVEY

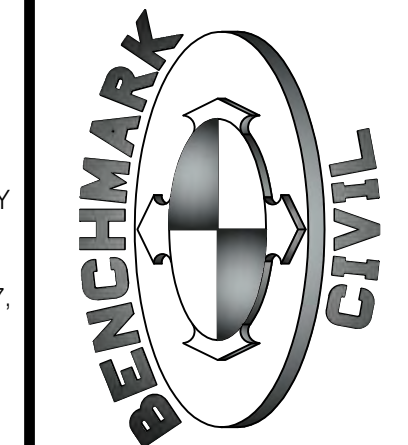
- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
A) BUILDING OVER WESTERLY PROPERTY LINE, AS SHOWN.
B) BUILDING OVER EASTERLY PROPERTY LINE, AS SHOWN.
C) FENCE SOUTH OF NORTH PROPERTY LINE, AS SHOWN.
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- 3) NO OBSERVABLE EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- 4) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 5400 SOUTH STREET.
- 5) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- 6) NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.

DRAWN BY	NO.	DATE	DESCRIPTION
NO.			
CHECKED BY			
DATE			
DESIGN			
JM.DM.KO			
DATE			
15.2003			
NO. FILE			
2301005			

SCALE: MEASURES 1/4" ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



1758 WEST 5400 SOUTH
TAYLORSVILLE CITY, UTAH

PROJECT NO. 2301005

ALTA/NSPS
LAND TITLE
SURVEY

SVA.01
1 OF 1