ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
MILLCREEK, SALT LAKE COUNTY, UTAH

SURVEY CERTIFICATE

COMMITMENT NO.: FTUT2600316-SJ, COMMITMENT DATE: JANUARY 12, 2026 AT 8:00 AM

THE FOLLOWING PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- FIDELITY NATIONAL TITLE AGENCY OF UTAH, LLC
- HOUSING OPPORTUNITIES, INC., A UTAH NONPROFIT CORPORATION

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 2, 3, 4, 5, 6a, 6b, 7b, 7c, 8, 9, 11, 13, 14, AND 16-20, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 29, 2026.

DATE OF PLAT OR MAP: MARCH 3, 2026

PROFESSIONAL LAND SURVEYOR
9679988
ROBERT LAW
03/03/2026
STATE OF UTAH

ROBERT LAW
P.L.S. 9679988

LEGAL DESCRIPTION:
(FILE NO: FTUT2600316-SJ)

PARCEL 1:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 300 EAST STREET WHICH IS SOUTH 00°02'03" WEST 67.00 FEET AND NORTH 89°57'25" WEST 33.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND 4020 SOUTH STREET, SAID POINT ALSO BEING SOUTH 00°02'03" WEST 524.383 FEET FROM THE NORTHEAST CORNER OF LOT 11, BLOCK 8, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 60°11'13" WEST 212.96 FEET; THENCE NORTH 89°5025" WEST 281.29 FEET; THENCE NORTH 60°10'30" WEST 261.20 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 200 EAST STREET; THENCE NORTH 00°03'46" EAST 236.80 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 87°59'01" EAST 10.49 FEET; THENCE SOUTH 70°55'47" EAST 76.15 FEET; THENCE SOUTH 60°15'00" EAST 131.64 FEET; THENCE NORTH 00°02'55" EAST 8.01 FEET TO THE NORTHERLY LINE OF HILL PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 60°15'00" EAST 142.25 FEET ALONG SAID NORTHERLY LINE; THENCE SOUTH 80°13'00" EAST 96.70 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 61°57'00" EAST 104.50 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 61°36'00" EAST 210.20 FEET ALONG SAID NORTHERLY LINE TO SAID WESTERLY RIGHT OF WAY LINE OF 300 EAST STREET; THENCE SOUTH 00°02'03" WEST 452.90 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

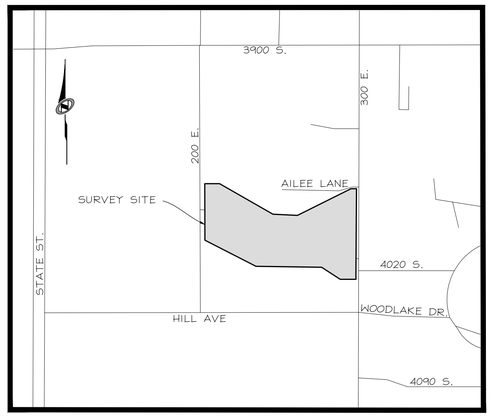
PARCEL 1A:

TOGETHER WITH TWO EASEMENTS, TEN FEET IN WIDTH, ALONG THE CENTER LINES OF THE SEWER LINES AND WATER LINES THAT PRESENTLY CROSS THE FOLLOWING PROPERTY, PROVIDING SERVICE TO THE TRAILER COURT, AS CREATED BY THAT CERTAIN WARRANTY DEED RECORDED JANUARY 16, 1979 AS ENTRY NO. 3224372 IN BOOK 4800 AT PAGE 1081 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 300 EAST STREET, SOUTH 00°02'03" WEST 67.0 FEET AND NORTH 89°57'25" WEST 33.00 FEET FROM A MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND 4020 SOUTH STREET, SAID POINT ALSO BEING SOUTH 00°02'03" WEST 524.383 FEET FROM THE NORTHEAST CORNER OF LOT 11, BLOCK 8, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 60°11'13" WEST 212.96 FEET; THENCE NORTH 89°50'25" WEST 281.29 FEET; THENCE NORTH 60°10'30" WEST 260.49 FEET, TO THE EAST RIGHT OF WAY LINE OF 200 EAST STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF 200 EAST STREET, A DISTANCE OF 332.50 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF HILL AVENUE; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF HILL AVENUE NORTH 89°59'00" EAST 692.0 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF 300 EAST STREET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF 300 EAST STREET, NORTH 00°02'03" EAST 96.08 FEET TO THE POINT OF BEGINNING.

PARCEL 1B:

TOGETHER WITH A WATER PIPELINE RIGHT OF WAY CREATED IN THAT CERTAIN RIGHT OF WAY EASEMENT RECORDED MAY 31, 1989 AS ENTRY NO. 4782084 IN BOOK 6131 AT PAGE 2208 OF OFFICIAL
RECORDS.



VICINITY MAP

N.T.S.

GENERAL NOTES:

1. BASIS OF BEARING WAS MEASURED FROM THE FOUND MONUMENT AT THE INTERSECTION OF 300 EAST AND 4020 SOUTH AND THE FOUND MONUMENT AT THE INTERSECTION OF 300 EAST AND 3900 SOUTH, AND IS CONSIDERED TO BEAR N0°15'54"W 1064.79 FEET.
2. THE PROJECT BENCHMARK IS LOCATED AT THE FOUND MONUMENT AT THE INTERSECTION OF 300 EAST AND 4020 SOUTH AND HAS AN ELEVATION OF 4269.89 FEET.
3. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. FIELD WORK FOR THIS SURVEY WAS COMPLETED JANUARY 29, 2026.
5. PROPERTY ADDRESS: 201 E. PARKHILL WAY, MILLCREEK, UTAH 84107.
   PARCEL NO. 16-31-376-046
6. THE FLOOD ZONE CLASSIFICATION FOR THE SUBJECT PROPERTY IS ZONE "X" AREA DETERMINED TO BE AN AREA OF MINIMAL FLOOD HAZARD. FEMA MAP NUMBER 49035C0292G, EFFECTIVE DATED SEPTEMBER 25, 2009.
7. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK OF THE SUBJECT PROPERTY.
8. AT THE TIME OF THE SURVEY THERE IS NO PROPOSED CHANGES TO THE STREET ROW. AND THERE AS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. THERE HAS NOT BEEN A WETLAND STUDY OF THE SUBJECT PROPERTY. NO DELINEATION MARKERS WERE FOUND OR OBSERVED.
10. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR ENCROACHMENTS.
11. NO PLOTTABLE OFFSITE EASEMENTS WERE DISCLOSED IN ANY DOCUMENTS PROVIDED OR OBTAINED BY THE SURVEYOR.

SCHEDULE B - PART II, EXCEPTIONS
(FILE NO. FTUT2600316-SJ)

9. THE LAND LIES WITHIN THE BOUNDARIES OF MILLCREEK, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS THEREOF.
10. TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 661 RECORDED APRIL 13, 1979 AS ENTRY NO. 3264027, IN BOOK 4844, AT PAGE 503 OF THE OFFICIAL RECORDS.
11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
12. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
13. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIR, CANALS, UTILITIES, PIPE LINES, POWER, TELEPHONE, CABLE, FIBER OPTIC, SEWER, GAS OR WATER LINES, RIGHTS OF WAY AND EASEMENTS THEREOF.
    (BLANKET IN NATURE)
14. SUBJECT TO NOTES, SETBACKS, EASEMENTS, RESTRICTIONS AND RECITALS AS SHOWN ON THE OFFICIAL PLAT WHICH IS RECORDED IN THE OFFICE OF THE COUNTY RECORDER.
    (BLANKET IN NATURE)
15. ANY MATTERS THAT MIGHT BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY OF THE SAID PREMISES.
    (BLANKET IN NATURE)

(16) TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF SALE AND RIGHT OF WAY AND EASEMENT GRANT RECORDED NOVEMBER 28, 1977 AS ENTRY NO. 3029724, IN BOOK 4586, AT PAGE 8 OF THE OFFICIAL RECORDS.
(BLANKET IN NATURE, EXISTING GAS LINE SHOWN PER UTILITY RECORDS)

17. TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN BUY AND SELL AGREEMENT RECORDED MARCH 10, 1978 AS ENTRY NO. 3075988, IN BOOK 4636, AT PAGE 1135 OF THE OFFICIAL RECORDS.
    (NOT A SURVEY MATTER)
18. TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 16, 1979 AS ENTRY NO. 3224372, IN BOOK 4800, AT PAGE 1081 OF THE OFFICIAL RECORDS.
    (AFFECTS SUBJECT PROPERTY - NOT A SURVEY MATTER)

(19) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF:	MARGARET BULLOCK (FORMERLY MARGARET L. NAYLOR)
PURPOSE:	RIGHT OF WAY
RECORDING DATE:	MAY 31, 1989
RECORDING NO:	4782084, BOOK 6131, PAGE 2208, OF OFFICIAL RECORDS
AFFECTS:	SAID LAND

(AS SHOWN HEREON)

(20) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF:	QUESTAR GAS COMPANY
PURPOSE:	RIGHT OF WAY
RECORDING DATE:	JULY 19, 2013
RECORDING NO:	11687154, BOOK 10160, PAGE 7610, OF OFFICIAL RECORDS
AFFECTS:	SAID LAND

(AS SHOWN HEREON)

21. TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN BOUNDARY AGREEMENT RECORDED MARCH 31, 2011 AS ENTRY NO. 11159614, IN BOOK 9915, AT PAGE 3228 OF THE OFFICIAL RECORDS.
    (SURVEYOR NOTES THIS IS THE ORIGIN OF THE SUBJECT PROPERTY LEGAL DESCRIPTION REFERRED TO HEREON)

22-36 NOT SURVEY MATTERS

CELEBRATING TEN YEARS
TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
PARCEL NO. 16-31-376-046
MILLCREEK, SALT LAKE COUNTY, UTAH

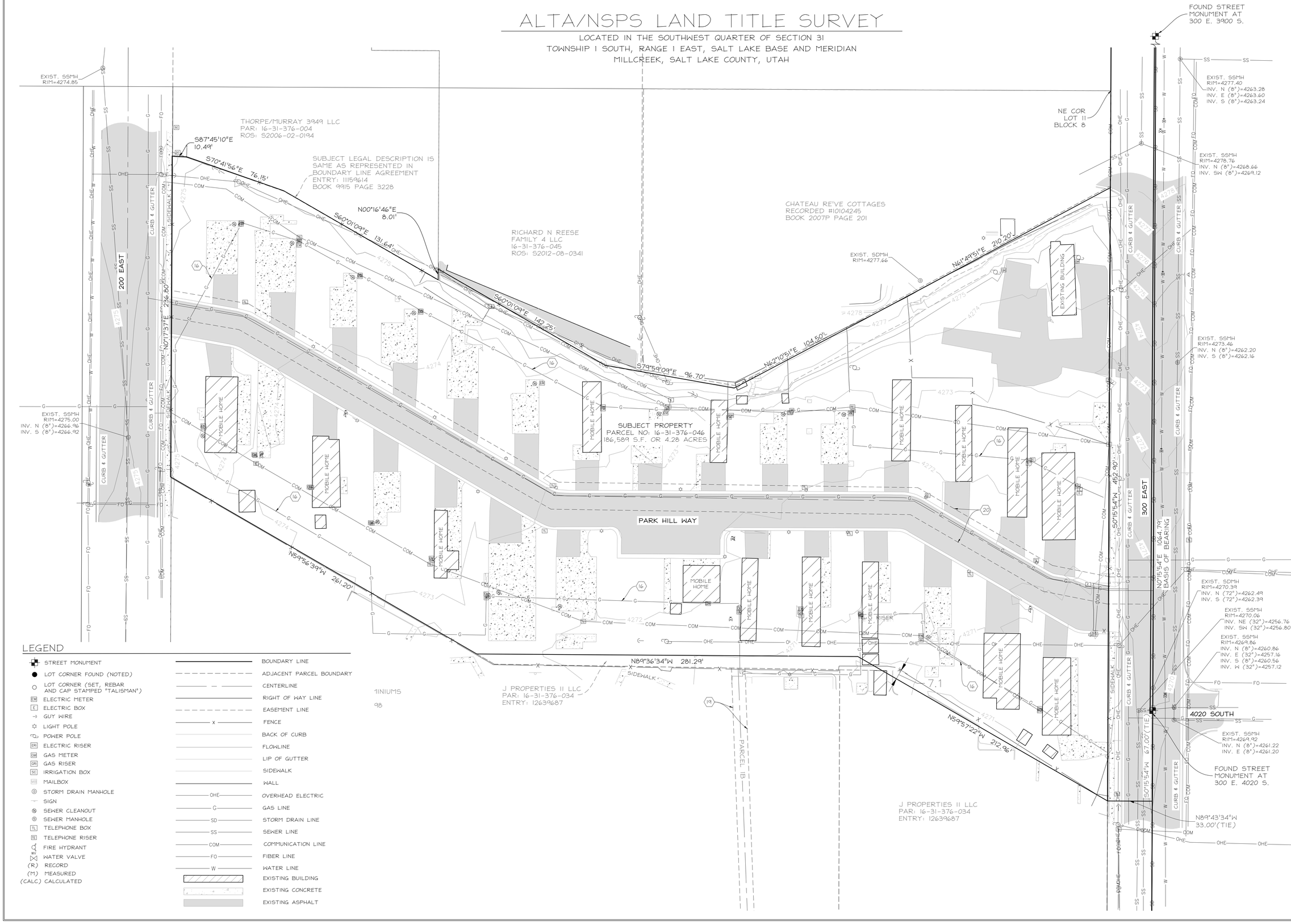
TCC JOB NUMBER: 26-010

DATE SUBMITTED: 2026-03-03

SHEET NUMBER
1
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
MILLCREEK, SALT LAKE COUNTY, UTAH



LEGEND

STREET MONUMENT	BOUNDARY LINE
LOT CORNER FOUND (NOTED)	ADJACENT PARCEL BOUNDARY
LOT CORNER (SET, REBAR AND CAP STAMPED "TALISMAN")	CENTERLINE
ELECTRIC METER	RIGHT OF WAY LINE
ELECTRIC BOX	EASEMENT LINE
GUY WIRE	FENCE
LIGHT POLE	BACK OF CURB
POWER POLE	FLOWLINE
ELECTRIC RISER	LIP OF GUTTER
GAS METER	SIDEWALK
GAS RISER	WALL
IRRIGATION BOX	OVERHEAD ELECTRIC
MAILBOX	GAS LINE
STORM DRAIN MANHOLE	STORM DRAIN LINE
SIGN	SEWER LINE
SEWER CLEANOUT	COMMUNICATION LINE
SEWER MANHOLE	FIBER LINE
TELEPHONE BOX	WATER LINE
TELEPHONE RISER	EXISTING BUILDING
FIRE HYDRANT	EXISTING CONCRETE
WATER VALVE	EXISTING ASPHALT
(R) RECORD	
(M) MEASURED	
(CALC) CALCULATED	

TALISMAN CIVIL CONSULTANTS
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ALTA/NSPS LAND TITLE SURVEY
PARCEL NO. 16-31-376-046
MILLCREEK, SALT LAKE COUNTY, UTAH

DATE SUBMITTED: 2026-03-03

TCC JOB NUMBER: 26-010

SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

SHEET NUMBER
2
2 OF 2