

SURVEYOR'S CERTIFICATE

TO:

THE UNDERSIGNED HEREBY CERTIFIES TO:

1. THE BOUNDARY LINES AND DIMENSIONS OF TCO ASSETS LAND LLC EXCLUSIVE EASEMENT AND ACCESS AND UTILITIES EASEMENTS SERVICING THE EXCLUSIVE EASEMENT (COLLECTIVELY THE "EASEMENTS") INDICATED HEREON ARE CORRECT.

2. TO THE EXTENT THE EXCLUSIVE EASEMENT AND ACCESS AND UTILITY EASEMENT INDICATED HEREON ARE A PART OF THE PARENT PARCEL, SUCH EXCLUSIVE EASEMENT AND ACCESS AND UTILITY EASEMENT ARE LOCATED WITHIN THE BOUNDARIES OF THE RECORD TITLE LEGAL DESCRIPTION OF SUCH PARENT PARCEL.

3. THE SURVEY SPECIFICALLY IDENTIFIES ALL MATTERS/EASEMENTS/ENCUMBRANCES THAT ARE PERTINENT TO THE EXCLUSIVE EASEMENT AND EASEMENTS IDENTIFIED IN THAT CERTAIN TITLE COMMITMENT NUMBER 55524 ISSUED BY TITLE WEST TITLE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 02, 2011 AT 8:00 AM.

4. THE COMMUNICATIONS TOWER, EQUIPMENT SHELTERS, CABINETS AND OTHER IMPROVEMENTS INDICATED HEREON AND ASSOCIATED GUY WIRES/ANCHORS EACH LIE COMPLETELY WITHIN THE BOUNDARIES OF THE EXCLUSIVE EASEMENT.

5. THE SURVEY CORRECTLY DESCRIBES AND SHOWS THE LOCATION OF ALL PUBLIC STREETS AND ROADS VISIBLY PROVIDING ACCESS TO AND FROM THE SUBJECT PROPERTY. THE EXCLUSIVE EASEMENT HAS ACCESS TO AND FROM THE NEAREST PUBLIC RIGHT OF WAY OVER AND ACROSS THE EASEMENTS, WHICH ABUT AND THEREAFTER RUN UNINTERRUPTED FROM THE EXCLUSIVE EASEMENT TO THE RIGHT OF WAY LINE OF THE NEAREST PUBLIC RIGHT OF WAY.

LEGAL DESCRIPTION PER TITLE REPORT

BEGINNING AT A POINT NORTH 89°56'00" WEST 267.286 FEET (267.29 FEET WEST BY DEED) AND SOUTH 00°04'00" WEST (SOUTH BY DEED) 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°56'00" WEST (WEST BY DEED) 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE EASTERLY EDGE OF A ROAD AROUND A CURVE HAVING A RADIUS OF 20.00 FEET FOR A DISTANCE OF 24.45 FEET (24.43 FEET BY DEED); THENCE ALONG THE EASTERLY EDGE OF A ROAD SOUTH 20°00'00" WEST 120.84 FEET; THENCE SOUTH 00°04'00" WEST 101.42 FEET (SOUTH 101.48 FEET BY DEED); THENCE SOUTH 89°50'00" EAST 139.65 FEET (EAST 140.05 FEET BY DEED); THENCE NORTH 00°04'00" EAST (NORTH BY DEED) 228.00 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE HEREIN DESCRIBED PROPERTY LIES WITHIN LOT 5, JEREMY SUBDIVISION.

THE FOLLOWING IS SHOWN FOR INFORMATION PURPOSES ONLY: 22-21-22-012

SCHEDULE B PART II EXCEPTIONS

SCHEDULE B PART II EXCEPTIONS PER ABOVE REFERENCED TITLE REPORT:

EASEMENT AND CONDITIONS CONTAINED THEREIN:

GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY
RECORDED: OCTOBER 14, 1986
ENTRY NO.: 2174908
BOOK/PAGE: 2500/614

UTILITY & ACCESS EASEMENT

BEGINNING AT A POINT NORTH 89°56'00" WEST 266.97 FEET, SOUTH 00°04'00" WEST 33.02 FEET, SOUTH 00°07'45" WEST 228.29 FEET AND WEST 15.33 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 63.73 FEET TO THE POINT OF CURVATURE OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 48.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°00'00"; THENCE NORTH 11°00'00" WEST 73.65 FEET TO THE POINT OF CURVATURE OF A 14.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 14.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°00'00" TO THE EASTERLY RIGHT OF WAY LINE OF JEREMY DRIVE, AN EXISTING PUBLIC STREET; THENCE NORTH 20°00'00" EAST ALONG SAID RIGHT OF WAY LINE 20.00 FEET TO THE POINT OF CURVATURE OF A 34.00 FOOT RADIUS CURVE TO THE RIGHT; RADIUS POINT BEARS SOUTH 20°00'00" WEST; THENCE 35.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°00'00"; THENCE SOUTH 11°00'00" EAST 73.65 FEET TO THE POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 20.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°00'00"; THENCE EAST 63.77 FEET THENCE SOUTH 00°07'45" WEST 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3,932 SQFT, 0.090 ACRES

TCO ASSETS LAND LLC EXCLUSIVE EASEMENT AREA

BEGINNING AT A POINT NORTH 89°56'00" WEST 266.97 FEET, SOUTH 00°04'00" WEST 33.02 FEET AND SOUTH 00°07'45" WEST 228.29 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 10.00 FEET; THENCE NORTH 00°07'45" EAST 15.33 FEET; THENCE EAST 10.00 FEET; THENCE SOUTH 00°07'45" WEST 15.33 FEET TO THE POINT OF BEGINNING.

CONTAINS: 153 SQFT

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST.

2. 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 COMMITMENT NO. UT2015-SL63XC032 PREPARED BY US TITLE SERVICES, EFFECTIVE DATE: OCTOBER 22, 2008.

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT:

"NO PLOTTABLE EASEMENTS"

3. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

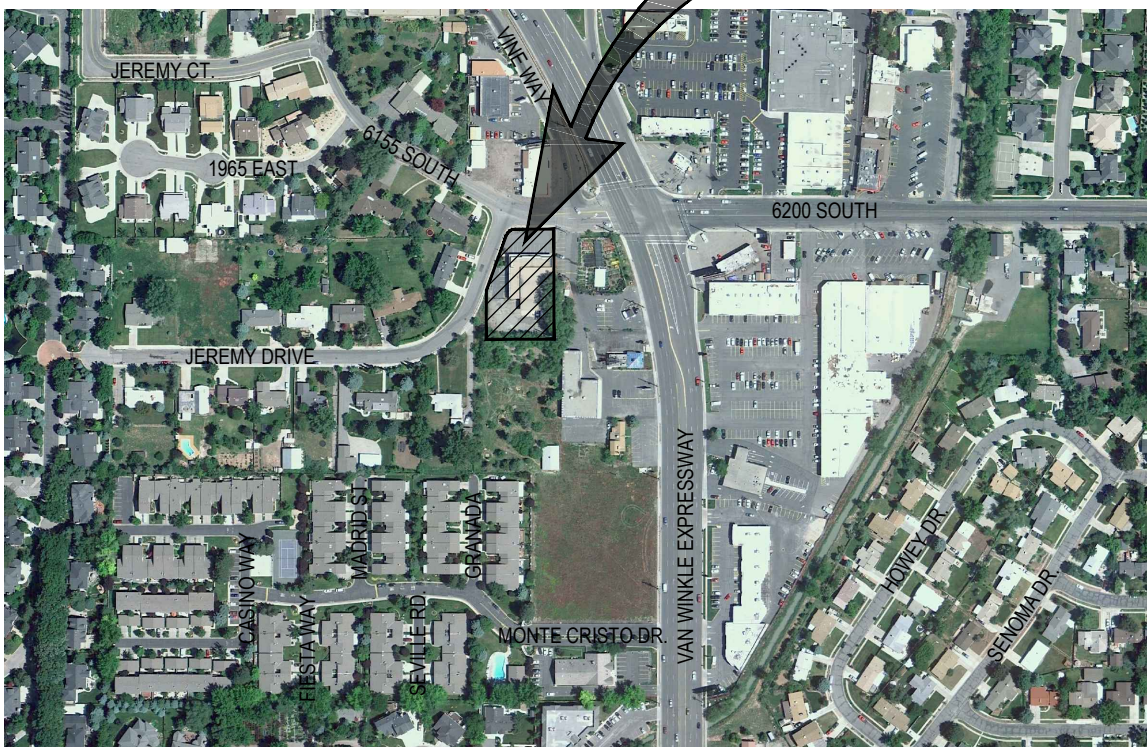
4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°07'45" EAST ALONG THE MONUMENT LINE, BETWEEN THE FOUND BRASS CAP MONUMENTS, AS SHOWN ON THIS SURVEY.

5. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED AS NOTED HEREON.

6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

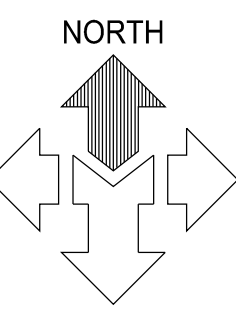
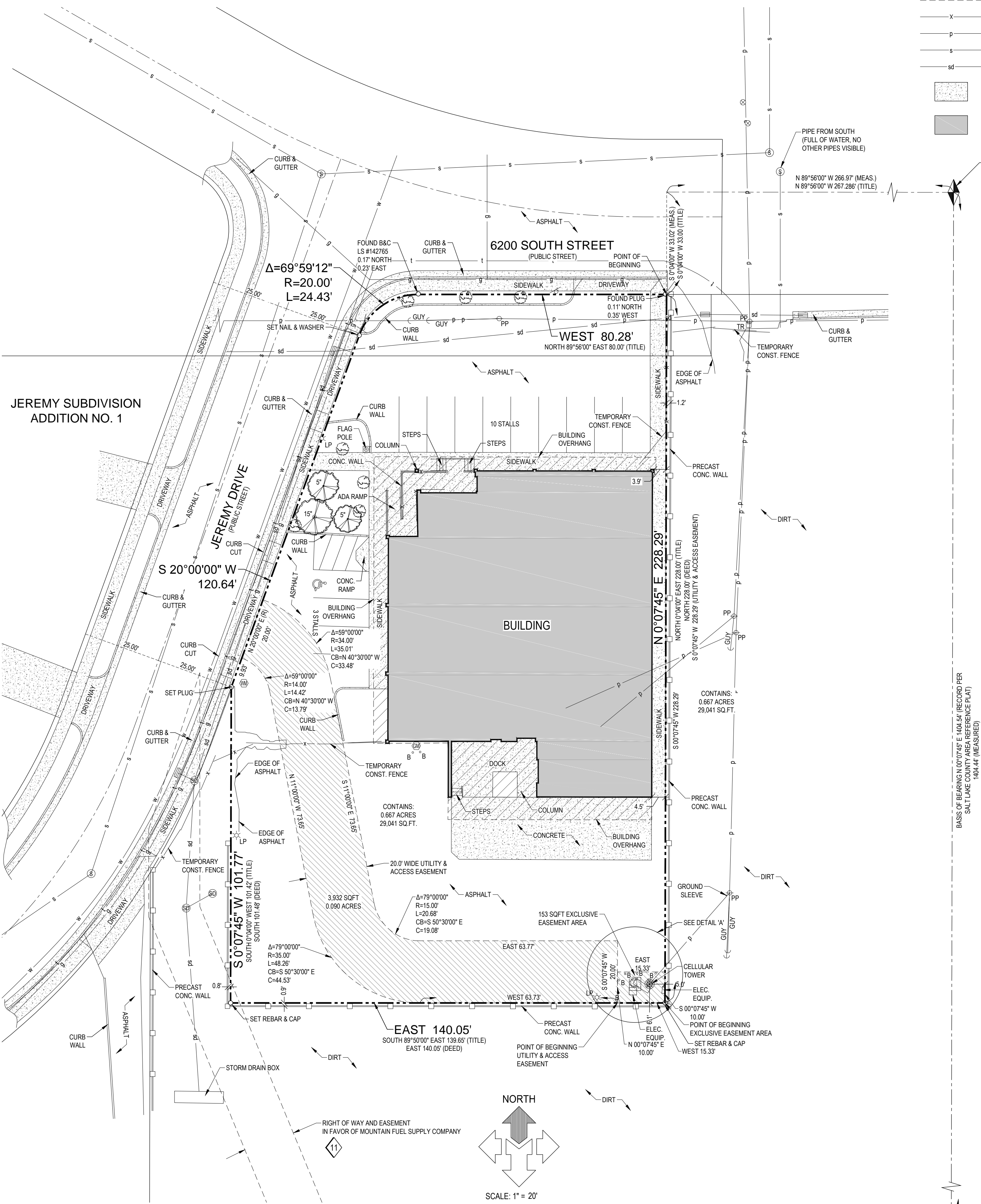
7. ALL EASEMENTS ARE CONTAINED WITHIN THE BOUNDARY OF THE PARENT PARCEL.

SITE

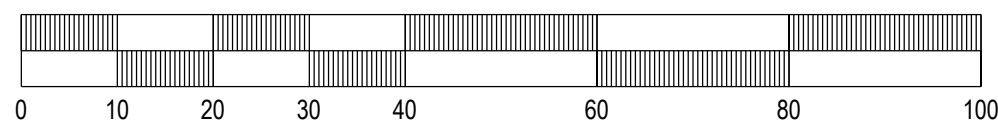


VICINITY MAP

SCALE: N.T.S.



SCALE: 1" = 20'

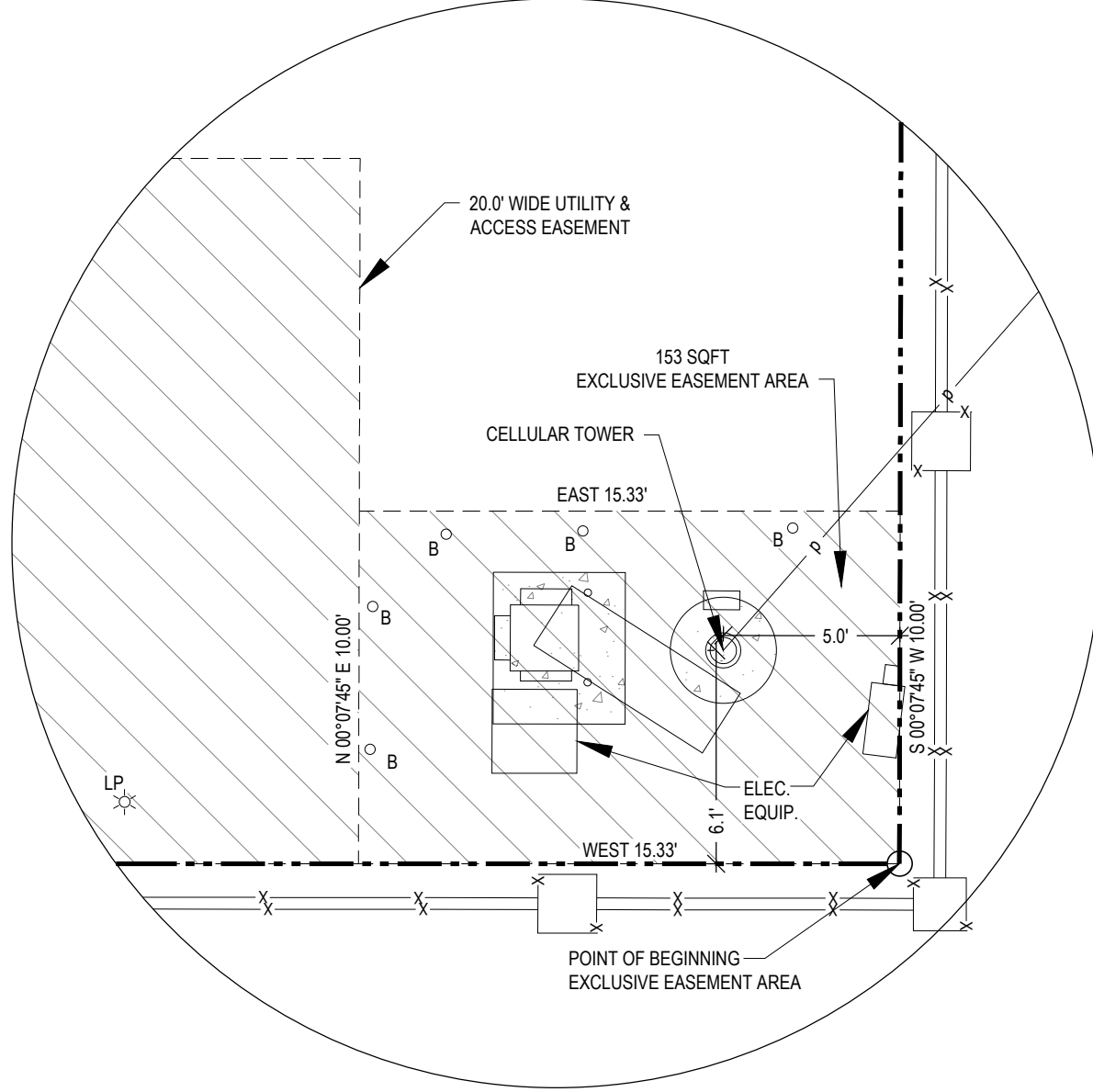


BASE OF BEARING 00°07'45" E 140.54' RECORD PER
SALT LAKE COUNTY REFERENCE PLAT
(100.44' MEASURED)

6400 SOUTH
STREETFOUND BRASS CAP MONUMENT
(RING & LID)

LEGEND

-----	ADJOINING PROPERTY LINE	⊗	WATER METER		BUILDING OVERHANG
---	LOT LINE	⊙	WATER VALVE		PROPOSED ACCESS EASEMENT
---	PROPERTY LINE	GUY	GUY WIRE		DECIDUOUS TREE
---	MONUMENT LINE	LP	LIGHT POLE	●	PROPERTY CORNER
---	EASEMENT LINE	PP	POWER POLE		
-X-	EXISTING FENCE	⊙	SANITARY SEWER MANHOLE		
-P-	POWER LINE	⊙	STORM DRAIN CATCH BASIN		
-S-	SANITARY SEWER LINE	⊙	STORM DRAIN MANHOLE		
-SD-	STORM DRAIN LINE	TR	TELEPHONE RISER		
	CONCRETE	B	BOLLARD		
	BUILDING	⊙	SIGN		



DETAIL 'A'

SCALE: 1" = 5'

TOWER LOCATION INFORMATION

FREE STANDING TOWER ON A 3' DIA. CONCRETE BASE
LATITUDE: 40°38'16.16807" N
LONGITUDE: 111°30'08.61312" W
GROUND AT TOWER ELEVATION: 4435.01
TOP OF CONCRETE BASE ELEVATION: 4435.68
TOP OF TOWER ELEVATION: 4490.45
TOWER HEIGHT (FROM GROUND): 55.44'
TOP OF HIGHEST APPURTENANCE ELEVATION: 4490.49

NAD 83, NAVD88

SITE INFORMATION

SITE NAME:
SITE NUMBER:
SITE OWNER:
SITE ADDRESS:

TOWER NORTH ELEVATION VIEW

SCALE: 1" = 10'

PANEL	PREFIX	DATE	ZONE	DESCRIPTION
0314G	49035C	9-25-09	X	OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

FLOOD ZONE

PARKING

ADA	1
REGULAR	13
TOTAL	14

UT2015 CLASSIC TRENDS - SLC240

1966 EAST 6200 SOUTH
SALT LAKE CITY, UTAH 84121
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

REVISIONS

REV	DATE	DESCRIPTION
1		

PROJECT NO.: 11714

CAD DWG. FILE: 11714ALT

DRAWN BY: JHF

CALC BY: JSG

FIELD CREW: JSG

CHECKED BY: MDH

DATE: JAN. 18, 2012

SHEET TITLE

ALTA/ACSM
LAND TITLE
SURVEY

1 OF 1

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