

SURVEYOR'S CERTIFICATE

To: The University of Utah

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date:

James D. Pitkin, PLS.
Utah License No. 171546

BOUNDARY DESCRIPTION

A tract of land located in the East Half of Section 3, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing at the Salt Lake County Survey monument found marking the Southeast corner of said Section 3 and running 2318.78 feet West and 2422.48 feet North to the TRUE POINT OF BEGINNING and the Northwest corner of the NPS Pharmaceutical Boundary Survey prepared by Stantec Consulting, Inc., project number 186301392, which is on the easterly boundary line of Colorow Drive (2410 East) at a point 560.41 feet South 35°21'39" East along the monument line of Colorow Drive and 33.00 feet North 54°38'21" East from the Salt Lake City monument found marking the intersection of Colorow Drive and Wakara Way as shown on that certain Record of Survey No. 1104 prepared by Salt Lake City Corporation, and running thence North 35°21'39" West 506.29 feet along said Colorow Drive to a point on a non-tangent 259.98 foot radius curve to the left; thence northeasterly 364.60 feet along the arc of said curve through a central angle of 80°21'07" (chord bears North 13°43'16" East 335.45 feet) to a point of reverse curvature with a 150.00 foot radius curve to the right; thence northerly 156.50 feet along the arc of said curve through a central angle of 59°46'48" (chord bears North 03°26'06" East 149.50 feet) to a point of reverse curvature with a 625.28 foot radius curve to the left; thence northeasterly 139.48 feet along the arc of said curve through a central angle of 12°46'50" (chord bears North 26°56'05" East 139.19 feet) to a monument (damaged) found marking the southerly-most corner of Parcel 3 (Red Butte Garden and Arboretum) as shown on that certain Record of Survey Map No. S2003-03-0215 prepared by Knox & Associates, Inc.; thence following the common boundary line of said Parcel 3 & Parcel 4 the next four courses: 1) North 51°37'29" East 233.22 feet to an existing fence corner; 2) North 51°37'29" East 127.71 feet along an existing fence line; 3) North 54°38'38" East 202.90 feet along said fence; 4) North 64°10'49" East 112.62 feet along said fence to the North-most corner of said Parcel 4; thence following the boundary line of said Parcel 4 the following two courses: 1) South 09°35'31" East 1088.00 feet; 2) North 46°58'46" West 73.79 feet to a point on the northeasterly extension of said NPS Pharmaceutical property; thence South 54°38'21" West 656.91 feet along said property to the True Point of Beginning.

Contains 17.176 acres.

NARRATIVE

An ALTA Survey reflecting the site topography and boundary was requested by the University of Utah to facilitate the design of new improvements on the subject property.

The Basis of Bearings for this survey is South 35°21'39" East 1105.50 feet measured along the monument line of Colorow Drive between the monuments found marking the intersections of Wakara Way and Tabby Lane. The site survey of the existing conditions was completed on April 15, 2005. The boundary corners were set as shown hereon, on May 2, 2005.

The project Benchmark for this project is the University of Utah Monument No. 5276 (rivet) found in place on the northerly side of the intersection of Wakara Way and Chipewa Way which is elevation 4922.50.

A title report was not provided for this survey. The description of the subject property was prepared from record information and maps obtained from the University of Utah, the Office of the Salt Lake City Surveyor and the Offices of the Salt Lake County Surveyor and Recorder, as listed in the "References" section below. The boundary line following along the Red Butte Gardens Arboretum access road was prepared to generally follow the bounds of the existing area of landscaping existing at the time of this survey. All other lines of the subject property are bounded by existing plats and maps as listed and shown hereon.

Bearings and distances shown in parenthesis reflect record values, all others are measured unless noted otherwise.

SURVEYOR'S NOTES

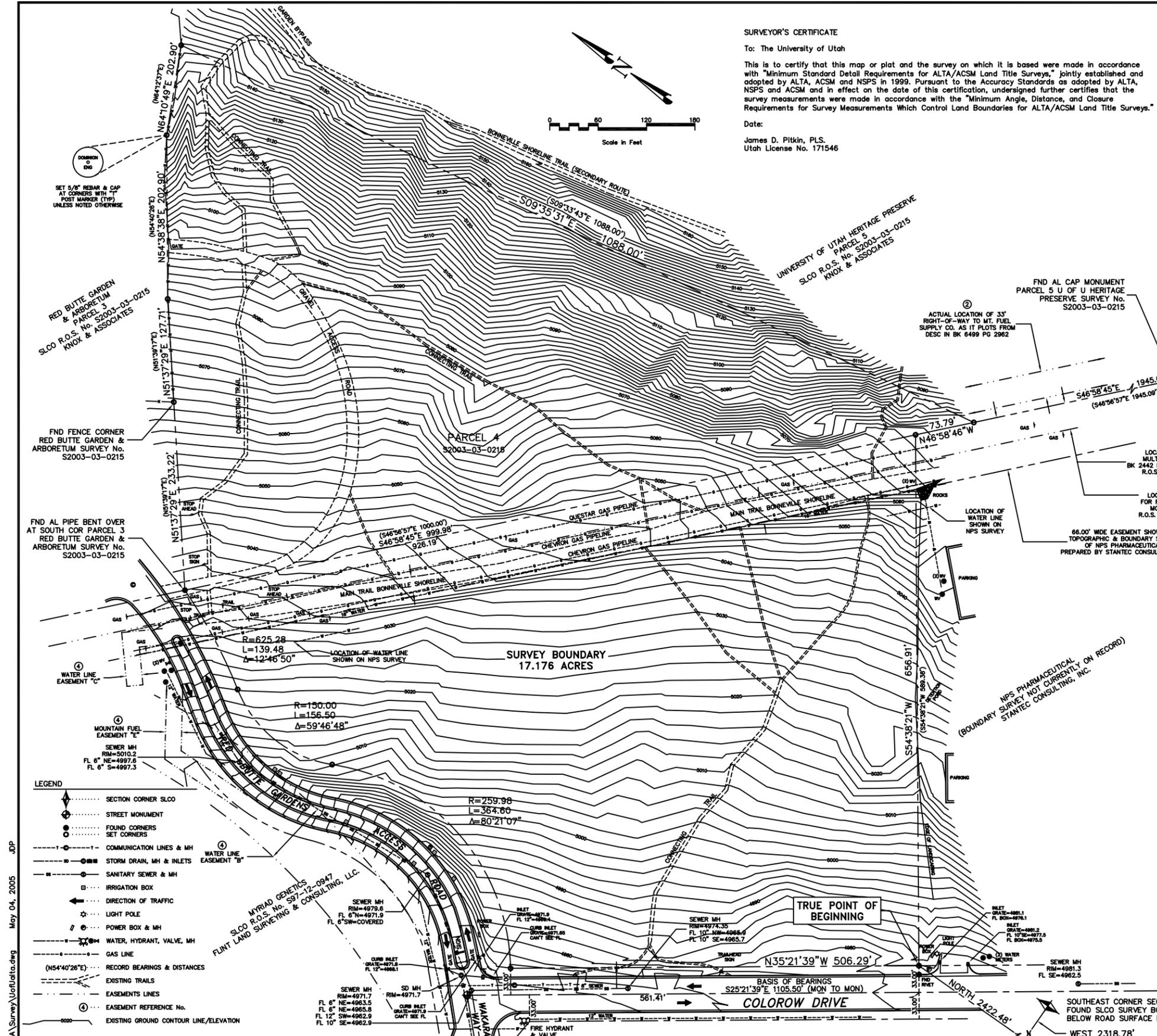
- A) The Record of Survey Map No. 1104 entitled "Wakara Way, Colorow Drive Extension" provided by Salt Lake City Corporation indicates the width of Colorow Drive as 64 feet wide which is in error according to the University of Utah, which indicates the width of the road to be 66 feet wide as shown on other maps and plats of record.
- B) The utilities shown have been located from visible indications surveyed on the project site. The surveyor makes no guarantees that the utilities shown hereon comprise all such utilities in the area either in service or abandoned, the surveyor further does not warrant that the underground utilities shown and in the locations indicated. The underground utilities were not physically located. The utility locations provided by Salt Lake City are shown hereon.
- C) The easements listed below are based upon information provided or apparent in documents and maps of record. A search of the records in the Salt Lake County Recorder's Office was not conducted and a title report was not provided.

EASEMENTS

- ① Easements granted in that certain document, Book 2442, page 566 and as shown on the Record of Survey Map No. S03-03-0215.
- ② An 33-foot wide easement described in Book 6499 at page 2962.
- ③ Locations of various utilities shown on maps and surveys. Exact locations not specified and easement documents not disclosed.
- ④ Locations of water line and Mountain Fuel easements shown on that certain Record of Survey Map No. S97-12-0947 prepared by Myriad Genetics Lab by Flint Land Surveying & Consulting, LLC. Locations not dimensioned and easement documents not identified other than reference to a title report prepared by Old Republic National Title Insurance Company of Utah (#S 97110222, Dated November 10, 1997).

REFERENCES & DOCUMENTS

- GIS Maps of the existing utilities from Salt Lake City Public Utility Department.
- Record of Survey Map No. S2003-03-0215 - Boundary Survey, University of Utah Heritage Preserve.
- Record of Survey Maps: S88-03-0112 - Salt Lake City Survey R.S.C. #1048; S94-06-0289; S97-12-0947; Salt Lake City Survey R.S.C. #1104; S94-06-0289.
- An un-filed survey for the NPS Pharmaceutical Boundary Survey prepared and provided by Stantec Consulting, Inc.



LEGEND

- SECTION CORNER SLCO
- STREET MONUMENT
- FOUND CORNERS
- SET CORNERS
- COMMUNICATION LINES & MH
- WATER LINE EASEMENT "B"
- STORM DRAIN, MH & INLETS
- SANITARY SEWER & MH
- IRRIGATION BOX
- DIRECTION OF TRAFFIC
- LIGHT POLE
- POWER BOX & MH
- WATER, HYDRANT, VALVE, MH
- GAS LINE
- RECORD BEARINGS & DISTANCES
- EXISTING TRAILS
- EASEMENTS LINES
- EASEMENT REFERENCE NO.
- EXISTING GROUND CONTOUR LINE/ELEVATION

DRAWN	JDP 5/05	CHECKED	GC 5/05
DESIGNED	JDP 5/05	DOM	PROJECT ENGINEER
APPROVED	JDP 5/05	JDP	PROJECT MANAGER

UNIVERSITY OF UTAH
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ALTA/ACSM LAND TITLE SURVEY
E 1/2 SEC 3, Township 1 South, Range 1 East, SLBM

PROJECT NO.	951
SHEET NO.	1
FILE NAME	SCALE: 60
NO.	REVISIONS
BY	DATE

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 May 04, 2005
 JDP