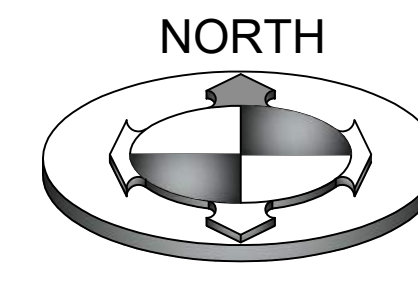


ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 26 SOUTH, RANGE 21 EAST,
SALT LAKE BASE AND MERIDIAN
MOAB CITY, GRAND COUNTY, UTAH



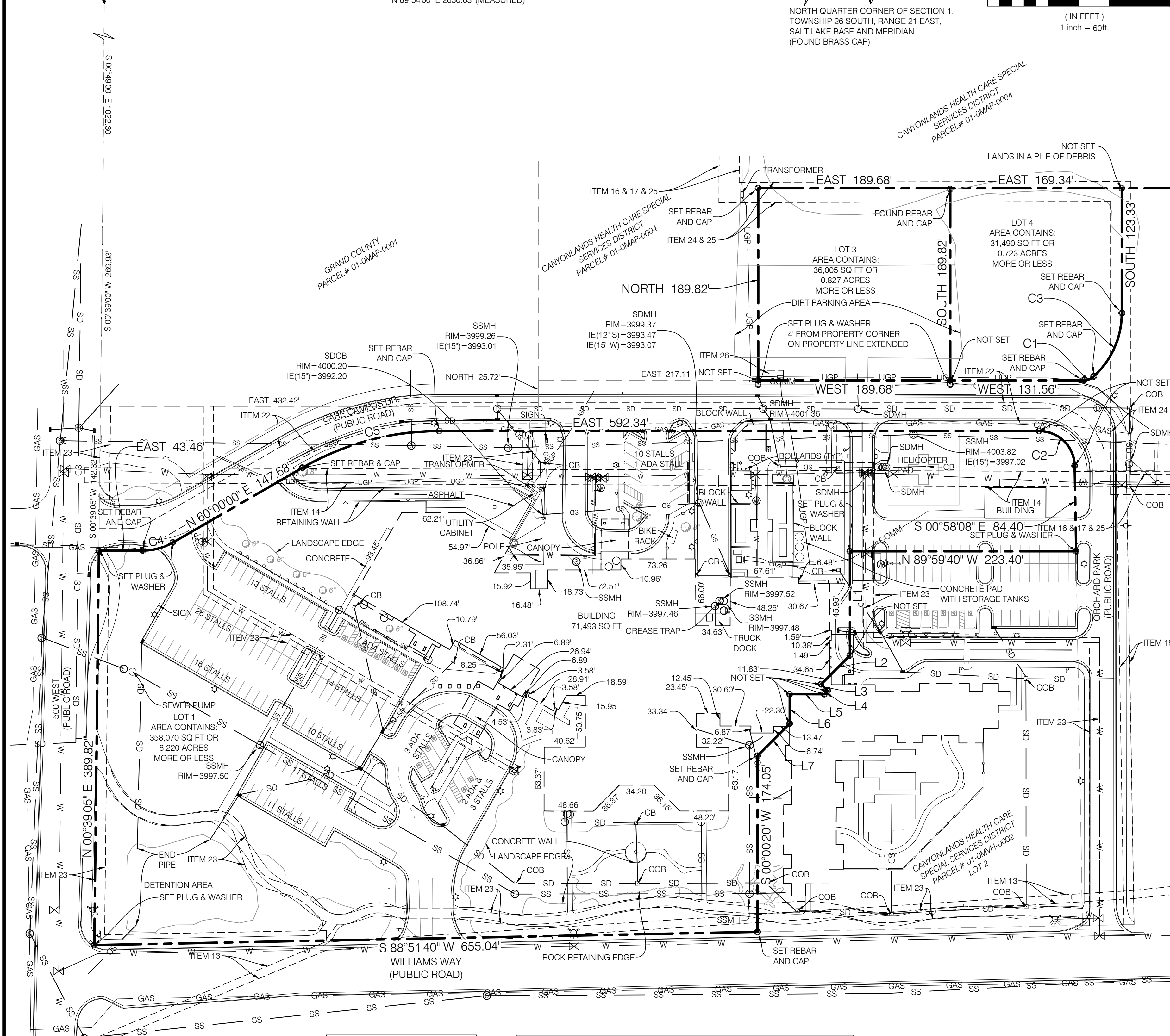
GRAPHIC SCALE
(IN FEET)
1 inch = 60ft.

NORTHWEST CORNER OF SECTION 1,
TOWNSHIP 26 SOUTH, RANGE 21 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

BASIS OF BEARINGS
N 89°54'00" E 2630.63' (MEASURED)

NORTH QUARTER CORNER OF SECTION 1,
TOWNSHIP 26 SOUTH, RANGE 21 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

CANYONLANDS HEALTH CARE SPECIAL
SERVICES DISTRICT
PARCEL # 01-0MAP-0004



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 00°00'20" W	103.00'
L2	S 45°00'20" W	40.13'
L3	S 44°59'40" E	9.25'
L4	S 45°00'20" W	4.60'
L5	N 89°59'40" W	34.33'
L6	S 00°00'20" W	29.08'
L7	S 45°00'20" W	44.90'

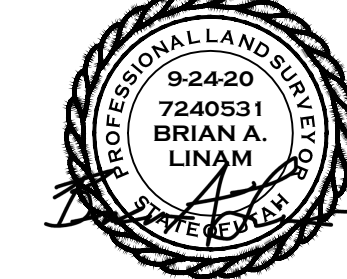
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	11.07'	15.00'	42°17'03"	N 68°51'42" E	10.82'
C2	54.39'	35.00'	89°02'16"	N 45°28'52" W	49.08'
C3	70.46'	84.60'	47°43'10"	S 23°51'35" W	68.44'
C4	31.21'	59.63'	29°59'12"	N 75°00'24" E	30.85'
C5	141.53'	270.30'	30°00'01"	N 75°00'00" E	139.92'

SURVEYOR'S CERTIFICATE

TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
SOUTH EASTERN UTAH TITLE COMPANY
MOAB VALLEY HEALTHCARE, INC.
CANYONLANDS HEALTHCARE SPECIAL SERVICE DISTRICT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 15, 17, 18 AND 19 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 23, 2020.



LEGAL DESCRIPTION PER TITLE REPORT

THE LAND IS LOCATED IN GRAND COUNTY, STATE OF UTAH AND DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4, MOAB VALLEY HEALTHCARE SUBDIVISION, A SUBDIVISION OF LANDS WITHIN THE NORTHWEST 1/4 SECTION 1, T26S, R22E, SLM, MOAB CITY, GRAND COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF.

TAX PARCEL NO.: 01-0MVH-0001, 01-0MVH-0002, 01-0MVH-0003 AND 01-0MVH-0004

(SURVEYOR'S NOTE: LOT 2 IS NOT PART OF THIS SURVEY, PORTIONS OF IMPROVEMENTS IN LOT 2 THAT ARE SHOWN ARE FOR REFERENCE ONLY.)

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY ZAC JOHNSON OF PROJECT CONTROL, INC. 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°54'00" EAST, AS SHOWN HEREON.

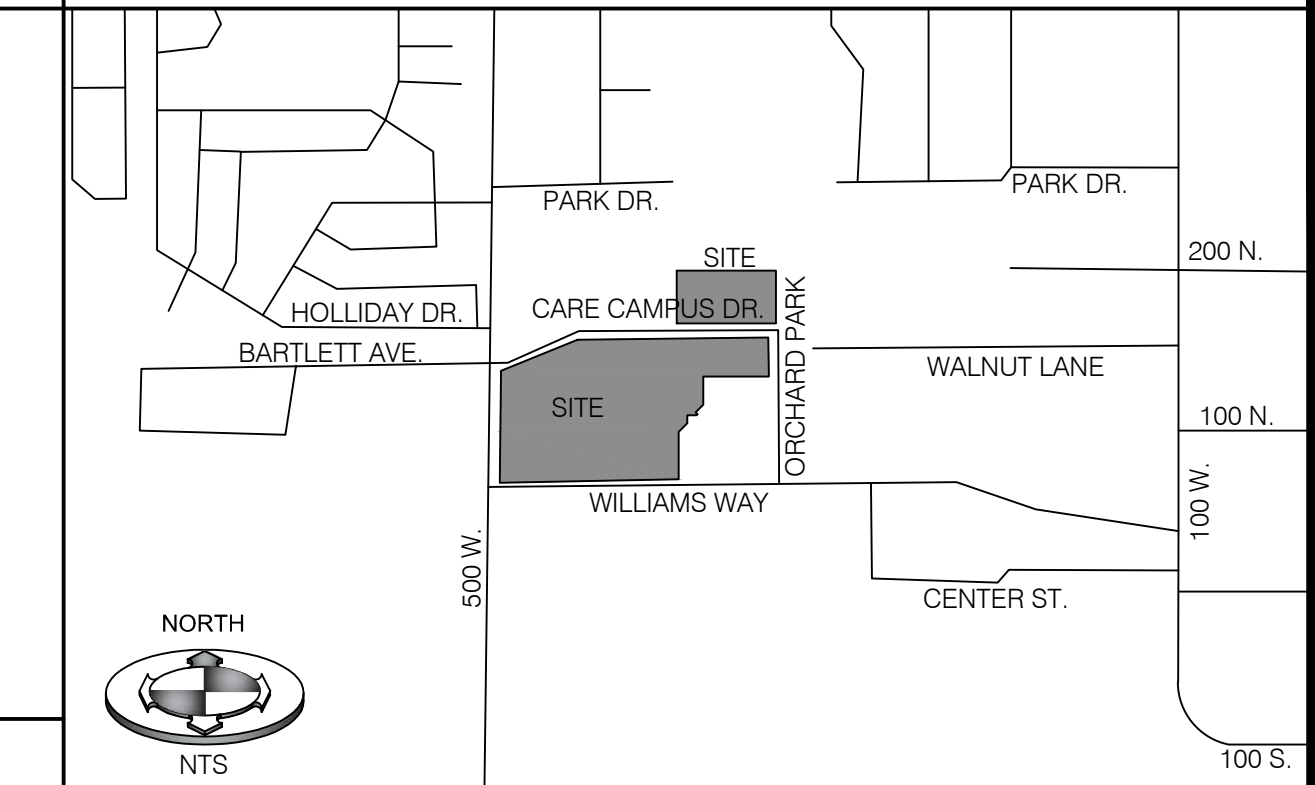
GENERAL NOTES

- FEMA FLOOD INSURANCE RATE MAP NUMBER 49019C1758D EFFECTIVE DATE: 04/02/2009 FLOOD ZONE: ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN
- ZONING REPORT NOT PROVIDED.
- PARKING STALL COUNT: STANDARD: 114 ADA: 13 TOTAL = 127
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WERE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS NO WETLAND DELINEATION MARKERS WERE OBSERVED OR PLACED BY A QUALIFIED SPECIALIST.
- THERE ARE NO OFFSITE EASEMENTS BENEFITING THE SURVEYED PROPERTY.
- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS:
A - THE EXISTING SIDE WALK IS NOT WITHIN THE EASEMENT ON THE SOUTH SIDE OF LOT 1.
B - THE DIRT PARKING AREA IS ENCRACHING WEST OF LOT 3.
- 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.
- NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO CARE CAMPUS DRIVE, ORCHARD PARK LANE AND WILLIAMS WAY.
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.

LEGEND AND ABBREVIATIONS

- SECTION CORNER & LINE (FOUND)
- PROPERTY CORNER (PLAT NOTED)
- ADJACENT PL or LOT LINES
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE
- CURB & GUTTER
- EDGE OF EXISTING ASPHALT
- FENCE - CHAIN
- FENCE - IRON
- FENCE - WIRE
- COB CLEAN OUT BOX
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SD STORM DRAIN
- CB CATCH BASIN
- IE INVERT ELEVATION
- TOG TOP OF GRATE
- CLEANOUT
- SANITARY SEWER MANHOLE & PIPE
- STORM DRAIN MANHOLE & PIPE
- CULINARY PIPE LINE
- WATER VALVE & WATER METER
- FIRE HYDRANT
- POWER POLE & OVERHEAD POWER
- UNDERGROUND POWER
- GAS LINE
- COMMUNICATION LINE
- LIGHT POLE
- LIGHT POST
- SIGN
- GAS METER
- TELECOMM PEDESTAL
- STORM DRAIN INLET BOX
- WATER MANHOLE

VICINITY MAP



REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2020-G-316, EFFECTIVE DATE SEPTEMBER 11, 2020.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2020-G-316, EFFECTIVE DATE SEPTEMBER 11, 2020.

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

- ITEMS 1-12 NOT ADDRESSED IN THIS SURVEY
- ITEM 13 AN EASEMENT FOR A SEWER LINE EXECUTED BY JOHN PETERSON IN FAVOR OF MOAB CITY, RECORDED NOVEMBER 22, 1944 IN BOOK 4-D AT PAGE 486 AS ENTRY NO. 202224. (AFFECTS LOT 1 & LOT 2) (SURVEY FINDINGS: AS SHOWN)
- ITEM 14 TERMS AND CONDITIONS OF AN EASEMENT AGREEMENT TO OPERATE AND MAINTAIN UNDERGROUND WATER AND/OR SEWER LINES, EXECUTED BY AND BETWEEN JOHNNIE JOHNSON AND VIRGINIA JOHNSON AND MOAB CITY, RECORDED APRIL 30, 1956 IN BOOK 6-R AT PAGE 430 AS ENTRY NO. 275718. (SURVEY FINDINGS: NOT PLOTTABLE, NOT ENOUGH INFORMATION CONTAINED IN THE LEGAL TO PLOT)
- ITEM 15 TERMS AND CONDITIONS OF A WATER PIPELINE EASEMENT EXECUTED BY JOHNNIE JOHNSON AND VIRGINIA JOHNSON IN FAVOR OF MOAB, CITY, RECORDED APRIL 18, 1963 IN BOOK 115 AT PAGE 423 AS ENTRY NO. 300781. (SURVEY FINDINGS: AS SHOWN)
- ITEM 16 A DEED BY AND BETWEEN THE MOAB IRRIGATION COMPANY AND THE UTAH WATER AND POWER BOARD FOR THE IRRIGATION AND DISTRIBUTION SYSTEM, RECORDED APRIL 27, 1964 IN BOOK 121 AT PAGE 537 AS ENTRY NO. 303161. (SURVEY FINDINGS: AS SHOWN)
- ITEM 17 A DEED OF EASEMENT AND RIGHTS OF WAY EXECUTED BY AND BETWEEN THE MOAB IRRIGATION COMPANY AND THE UTAH DIVISION OF NATURAL RESOURCES FOR THE IRRIGATION AND DISTRIBUTION SYSTEM, RECORDED DECEMBER 19, 1994 IN BOOK 471 AT PAGE 123 AS ENTRY NO. 432947. (SURVEY FINDINGS: AS SHOWN, SAME AS ITEM 16)
- ITEM 18 MATTERS AS SET FORTH ON THE SURVEY PREPARED BY KEOGH LAND SURVEYING, DATED MARCH 5, 2003. (SURVEY FINDINGS: NOT PLOTTABLE)
- ITEM 19 TERMS OF AN EASEMENT FOR A BURIED SEWER LINE EXECUTED BY AND BETWEEN MOAB VALLEY HEALTH CARE, INC. AND WILLIAMS WAY, L.L.C., RECORDED FEBRUARY 27, 2004 IN BOOK 620 AT PAGE 437 AS ENTRY NO. 463141. (SURVEY FINDINGS: AS SHOWN)
- ITEM 20 MOAB AREA PARTNERSHIP FOR SENIORS RESTRICTIVE COVENANT, RECORDED NOVEMBER 24, 2004 IN BOOK 635 AT PAGE 321 AS ENTRY NO. 465399. DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C). (AFFECTS LOT 3 & LOT 4) (SURVEY FINDINGS: NOT PLOTTABLE)
- ITEM 21 TERMS, CONDITIONS AND PROVISIONS OF A SHARED FACILITIES AND RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN MOAB VALLEY HEALTHCARE, INC. AND CANYONLANDS HEALTH CARE SPECIAL SERVICE DISTRICT, RECORDED AUGUST 14, 2009 IN BOOK 751 AT PAGE 244 AS ENTRY NO. 492366. (SURVEY FINDINGS: AFFECTS LOTS 1 & 2)
- ITEM 22 TERMS AND CONDITIONS OF A RIGHT-OF-WAY AND EASEMENT GRANT EXECUTED BY CANYONLANDS HEALTHCARE SPECIAL SERVICE DISTRICT IN FAVOR OF QUESTAR GAS COMPANY, RECORDED MAY 12, 2010 IN BOOK 759 AT PAGE 895 AS ENTRY NO. 494831. (SURVEY FINDINGS: AS SHOWN)

ITEM 23 EASEMENTS, NOTES, RESTRICTIONS AND OTHER MATTERS, AS SET FORTH ON THE RECORDED PLAT OF MOAB VALLEY HEALTHCARE SUBDIVISION, RECORDED NOVEMBER 4, 2011 IN BOOK 777 AT PAGE 436 AS ENTRY NO. 499356. SURVEYOR'S AFFIDAVIT, RECORDED NOVEMBER 8, 2011 IN BOOK 777 AT PAGE 528 AS ENTRY NO. 499379. (SURVEY FINDINGS: AS SHOWN)

ITEM 24 TERMS, CONDITIONS AND PROVISIONS OF AN EASEMENT CONVEYANCE AND EASEMENT ABANDONMENT EXECUTED BY AND BETWEEN MOAB VALLEY HEALTHCARE, CANYONLANDS HEALTHCARE SPECIAL SERVICE DISTRICT AND THE MOAB IRRIGATION COMPANY, RECORDED JUNE 24, 2014 IN BOOK 808 AT PAGE 621 AS ENTRY NO. 506521. (SURVEY FINDINGS: AS SHOWN)

ITEM 25 A NOTICE OF PRESCRIPTIVE EASEMENT EXECUTED BY THE MOAB IRRIGATION COMPANY CONCERNING THE CENTER DITCH 2, RECORDED JUNE 3, 2015 IN BOOK 819 AT PAGE 661 AS ENTRY NO. 508949. **MOAB IRRIGATION COMPANY NOTICE OF PRESCRIPTIVE EASEMENT DESCRIPTION CORRECTION - 2 FEB 2016, RECORDED FEBRUARY 17, 2016 IN BOOK 826 AT PAGE 970 AS ENTRY NO. 510904. (SURVEY FINDINGS: AS SHOWN)

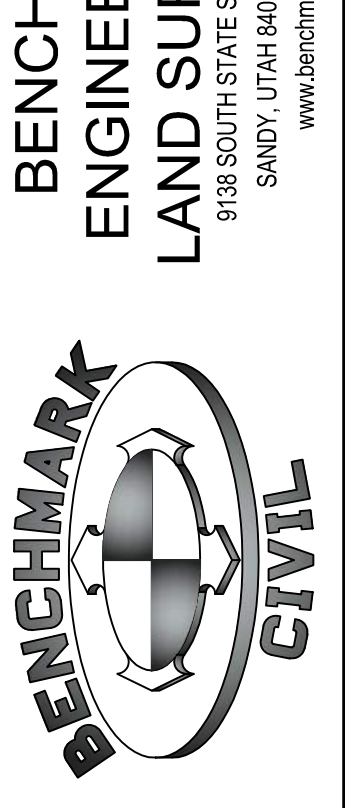
ITEM 26 TERMS AND CONDITIONS OF AN UNDERGROUND RIGHT OF WAY EASEMENT EXECUTED BY MOAB VALLEY HEALTHCARE, INC. IN FAVOR OF ROCKY MOUNTAIN POWER, RECORDED DECEMBER 18, 2019 IN BOOK 892 AT PAGE 64 AS ENTRY NO. 536374. (AFFECTS LOT 3) (SURVEY FINDINGS: AS SHOWN)

ITEMS 27-29 NOT ADDRESSED IN THIS SURVEY

NO.	DATE	DESCRIPTION

DATE	BY	DESCRIPTION
9/24/2020	FIELD CREW	
9/24/2020	DATE	
2020180a	DWG FILE	

BENCHMARK ENGINEERING & LAND SURVEYING



MOAB VALLEY HEALTHCARE, INC
450 W. WILLIAMS WAY & 382, 356 CARE CAMPUS DR.
MOAB CITY, UTAH