

SITE SURVEY
 SITE ID: UT-109 SPANISH VALLEY
 SITUATE SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST,
 SAN JUAN COUNTY, UTAH

BASIS OF BEARING AND DATUM NOTE:

(NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)

Ⓐ LATITUDE: 38°29'53.02"N
 LONGITUDE: 109°28'17.51"W

HORIZ. DATUM NAD83 [UTAH VRS] VERT. DATUM NAVD88 [GEOID12]

GRID POSITION (SURVEY FT)
 NORTHING: 10,515,671 sft EASTING: 2,220,943 sft ELEVATION: 4739.39 sft

- 1.) All distances are in US survey feet and all bearings are Grid based upon the Utah Coordinate System 1983, Utah South Zone. (NAD83)
 2.) Survey Performed with an iGage receiver connected via cellular to the Trimble Pivot VRS System of Utah (managed by the Utah AGRC).

Ⓐ LEASE AREA DESCRIPTION
 A parcel of land for the purpose of a telecommunications equipment lease area, situate within the limits of San Juan County, Utah. Said lease parcel comprising a portion of the SE¼NW¼ Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian; more particularly described by metes and bounds as follows:
 Beginning at a point which lies 1956.75 feet East and 50.00 feet North from the West 1/4 corner of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian; thence North 50.00 feet, thence East 50.00 feet, thence South 50.00 feet, thence West 50.00 feet to the point of beginning. The above described parcel of land contains 2500 square feet in area or 0.057 acres, more or less (as described).

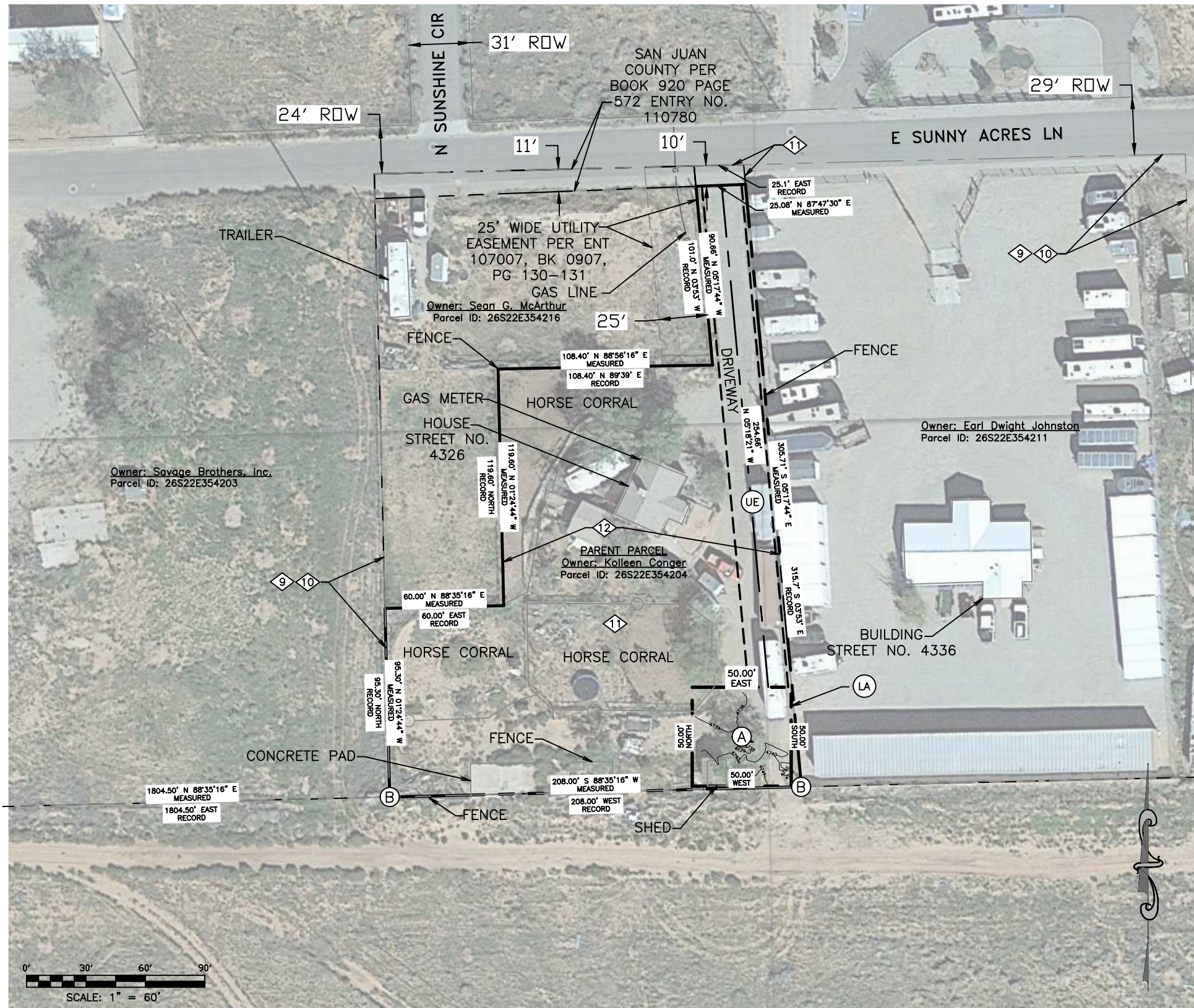
Ⓐ ACCESS & UTILITY EASEMENT DESCRIPTION
 A strip of land twenty feet (20') wide for the purpose of serving a telecommunications equipment lease area, situate within the limits of San Juan County, Utah. Said lease parcel comprising a portion of the SE¼NW¼ Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian; the centerline of said strip more particularly described by metes and bounds as follows:
 Beginning at a point which lies 1995.20 feet East and 100.00 feet North from the West 1/4 corner of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian; thence N.05°18'21"W. 254.66 feet to the Northern property line, also being the point of terminus. The above described parcel of land contains 5093 square feet in area or 0.117 acres, more or less (as described).

KEYED NOTES:

- Ⓐ PROPOSED TOWER LOCATION.
 Ⓑ FOUND REBAR AND CAP
 Ⓒ FOUND MONUMENT MARKING THE WEST ¼ CORNER OF S35, T26S, R22E SLB&M

LEGEND

- Section Line ————
 ¼ Section Line - - - - -
 Client Lease Area ————
 Esmnt Client CL ————
 Esmnt Client ————
 Easement (existing) - - - - -
 Fence Line — x — x — x —
 Contour Index ————
 Contour Line ————
 Overhead Line ————
 ———— DHL ————



SURVEYOR'S NOTE & CERTIFICATION

This "Site Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements, and above ground utilities and the perimeter of the parent parcel was verified from field and record information. This "Site Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

FEMA

ZONE: NA PANEL: UNMAPPED_490109 DATE: NA
 Flood Note: None. Area of reduced flooding due to the level.

SEE SHEET SU-2 FOR TITLE REPORT (SCHEDULE BII) EXCEPTIONS AND SURVEYOR FINDING

PLANS PREPARED BY:



Rev:	Date:	Description:	By:
1	6/15/23	100% CD	TDC

LICENSURE NO:



DRAWN BY:	CHK BY:	APV BY:
TDC	CIS	CIS



CORY IVAN SQUIRE UT P.L.S.
 #5561206-2203 11/25/19
 295 N 200 E MONA, UT 84645
 PH:(435)660-0816
 EMAIL: CORY@CISPLS.COM

UT-109
 Spanish Valley
 4326 E SUNNY ACRES LN,
 SPANISH VALLEY, UTAH.

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SU1

TITLE REPORT

PREPARED BY: OLD REPUBLIC NATIONAL TITLE INS. CO.
Commitment No: 01-23009398-01T
DATE: 04/07/2023 at 7:00 a.m

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PLANS PREPARED BY:



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1	6/15/2023	100% CD	LSP

LICENSURE NO:



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Title Review

SHEET NUMBER:

SU2

ALTA COMMITMENT FOR TITLE REPORT SCHEDULE B PART II

If any of the exceptions affect the proposed lease area(s) they are plotted and noted accordingly hereon.

- 9 UTILITY EASEMENT IN WARRANTY DEED RECORDED 02/28/1972 AS BOOK 501 PAGE 608 OF THE SAN JUAN COUNTY RECORDS.
SURVEYOR FINDINGS: EASEMENT IS PLOTTED AND NOTED ON THIS SURVEY
- 10 ANY RIGHTS TITLE, INTEREST, RESERVED IN DEED BOOK 888 PAGE 491 AND IN DEED BOOK 682 PAGE 866 OF THE SAN JUAN COUNTY RECORDS.
SURVEYOR FINDINGS: PARCEL IS PLOTTED AND NOTED ON THIS SURVEY
- 11 DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS HEREOF,
AMOUNT: \$287,356.00
TRUSTOR: KOLLEEN CONGER, AN UNMARRIED WOMAN
TRUSTEE:
BENEFICIARY: MERS, INC., AS NOMINEE FOR FIRST COLONY MORTGAGE CORPORATION
DATED: 01/09/2023
RECORDED: 01/09/2023
BOOK-PAGE: 1089-121
NOTE: SCRIVENER'S AFFIDAVIT OF CORRECTION RECORDED 02/21/2023, AS BOOK 1091, PAGE 182 OF THE SAN JUAN COUNTY RECORDS.
NOTE: SCRIVENER'S AFFIDAVIT OF CORRECTION RECORDED 03/08/2023, AS BOOK 1091, PAGE 681 OF THE SAN JUAN COUNTY RECORDS.
SURVEYOR FINDINGS: THE DEED DESCRIPTION IS PLOTTED AND NOTED ON THIS SURVEY
- 12 SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE PLAT FOR SAN JUAN COUNTY, UTAH.
SURVEYOR FINDINGS: PLOTTED AND NOTED ON THIS SURVEY

PARCEL LEGAL DESCRIPTION AS PER TITLE REPORT COMMITMENT # 01-23009398-01T
PREPARED BY OLD REPUBLIC NATIONAL TITLE INS. CO.

A PARCEL OF LAND IN THE NW¼ OF SECTION 35, T26S, R22E, SLM, SAN JUAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CORNER WHICH BEARS EAST 1804.5 FT. FROM THE WEST ¼ CORNER OF SECTION 35, T26S, R22E, SLM AND PROCEEDING THENCE NORTH 95.3 FT. TO A CORNER, THENCE EAST 60.0 FT. TO A CORNER, THENCE NORTH 119.6 FT TO A CORNER, THENCE S 89 DEG. 39' E 108.4 FT. TO A CORNER, THENCE N 03 DEG. 53' W 101.0 FT. TO A CORNER, THENCE EAST 25.1 FT. TO A CORNER, THENCE S 03 DEG. 53' E 315.7 FT TO A CORNER, THENCE WEST 208.0 FT. TO THE POINT OF BEGINNING.
LESS:
COMMENCING AT THE ¼ CORNER BETWEEN SECTIONS 35 & 34, T26S R22E SLM . A FOUND 1912 GLO BRASS MONUMENT; THENCE N80°29'04"E 1829.71 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE NORTH 12.5 FEET; THENCE EAST 161.5 FEET; THENCE S3°53'E 10.3 FEET; THENCE S89°12'W 162.2 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES, MORE OR LESS. BASIS OF BEARING IS N0°02'E BETWEEN THE W¼ CORNER, AND THE NW CORNER OF SECTION 35. EVIDENCED BY A RECORD OF SURVEY #821 FILED IN THE OFFICE OF THE SAN JUAN COUNTY SURVEYOR.
COMMENCING AT THE ¼ CORNER BETWEEN SECTIONS 35 AND 34, T26S, R22E, SLM. A FOUND 1912 GLO BRASS MONUMENT; THENCE N 81 DEG 11'31" E 1990.17 FT. TO THE TRUE POINT OF BEGINNING; THENCE N 3 DEG 53' W 10.3 FT.; THENCE E 25.1 FT; THENCE S 3 DEG 53' E 10.0 FEET; THENCE S 89 DEG 12' W 25.1 FT TO THE POINT OF BEGINNING. BASIS OF BEARING IS N 0 DEG 02' E BETWEEN THE W¼ CORNER AND THE NW CORNER OF SECTION 35. EVIDENCED BY A RECORD OF SURVEY #822 FILED IN THE OFFICE OF THE SAN JUAN COUNTY SURVEYOR.
EXCEPTING THEREFROM ANY OIL, GAS AND MINERALS THAT HAVE BEEN RESERVED, CONVEYED OR TRANSFERRED IN PRIOR DOCUMENTS.
Tax ID: 26S22E354204
BEING THE SAME PROPERTY CONVEYED TO KOLLEEN CONGER, AN UNMARRIED WOMAN, GRANTEE, FROM SEAN G. MCARTHUR, GRANTOR, BY DEED RECORDED 01/09/2023, AS BOOK 1089, PAGE 119 OF THE COUNTY SAN JUAN RECORDS.

I, Cory I. Squire, do hereby certify to Infra Towers, LLC, a Delaware limited liability company with its headquarters address at 1800 Diagonal Road, Suite 600, Alexandria, VA 22314, Infra Holdings, LLC, a Delaware limited liability company, Infra Intermediate Holdings, LLC, a Delaware limited liability company, and each of their affiliates and lenders, the Federal Aviation Administration, Old Republic National Title Insurance Company and the successors and assigns of each of the foregoing, that this survey was made on the ground under my personal supervision and that this plat is a true, correct and accurate representation of the facts as found at the time of the survey.

I do hereby certify that the survey conforms to the conditions and stipulations as checked (x) below.

- (X) 1. The boundary lines and dimensions of the Infra Towers' Leased Area, Access and Utility easements (collectively, the "Easements" indicated hereon is correct.
- (X) 2. To the extent the Lease Area and Easements indicated hereon are part of a parent parcel, such Lease Parcel and Easements are located within the boundaries of the record title legal description of such parent parcel. The location of said Lease Parcel and Easements relative to an approximation of the location of the boundaries of the parent tract is illustrated on the inset shown hereon.
 - () 3a. Stakes are set at each proposed Lease Area corner.
 - () 3b. Stakes are set at proposed tower location.
 - () 3c. Stakes are set in the centerline of proposed Access Road.
 - () 3d. Stakes are set at each proposed guy anchor point (if applicable).
 - (X) 3e. No stakes are set.
- (X) 4. The distance from the nearest intersecting public street or road is as shown hereon.
- (X) 5. Shows the location and dimension of all alleys, streets, roads, rights-of-way, easements and other matters of record which the surveyor has been advised affects the Lease Area and/or Easements (each has been identified by instrument volume and page number if available).
- (X) 6. Except as shown, there are no visible easements, rights-of way, party walls or conflicts affecting the Lease Area and/or Easements; further, this survey is not subject to any easements or rights-of-way not visible on the ground.
- (X) 7. The location of all buildings, structures and other improvements of visible items affecting the Lease Parcel and Easements, if shown, are as indicated hereon. The location of all other buildings, structures and other improvements of visible items on the parent tract, if shown hereon, are approximate in nature, except that the Lease Area and Easements are entirely located within the boundaries of the parent parcel, as shown on the inset.
- (X) 8. Except as shown, there are no visible protrusions on adjoining premises, streets or alleys by any building, structure or other improvements situated on the Lease Area and/or Easements.
- (X) 9. Except as shown, there are no visible encroachments onto the Lease Area and/or Easements by any building, structure or other improvements situated on adjoining premises.

- () 10a. Shows the location and acres contained in all portions of the Lease Area and Easements which are located in an area designated as a "FLOOD PRONE AREA (ZONE A)" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973; NONE, FIRM Community Panel No.
- (X) 10b The site Lease Area and Easements are located in an area designated as a Flood Zone (Not Mapped) as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973 FIRM Community Panel No.
- (X) 11. Describes and shows the location of all public streets and roads visibly providing access to and from the subject property, and correctly sets forth the municipal address of the subject property.
- (X) 12. Depicts the latitudinal and longitudinal coordinates of the proposed tower(s) location(s), to the nearest tenth of a second.
- (X) 13. Survey of the Lease Area and Easements meets or exceeds the minimum technical standards for Land Boundary surveys set forth by Utah State Law.
- (X) 14. The subject property in an Enterprise zone and Agricultural (A-1) per Zoning Map July 2013.

CIS Professional Land Surveying
By:
Name: Cory Squire
Date: 6/15/2023
Surveyor Registration No.5561206

