

**SURVEYOR'S CERTIFICATE:**

To McDonald's USA, LLC, a Delaware Limited Liability company; McDonald's Real Estate Company, a Delaware corporation and McDonald's Corporation, a Delaware corporation; Cottonwood Title & Chicago Title Insurance Company;

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 Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-11, 13-17, 19 & 20 of Table A thereof. The on-site measurements were completed on October 20, 2021.

**DESCRIPTION:**

(TITLE COMMITMENT FILE NO. 148139-WHF)

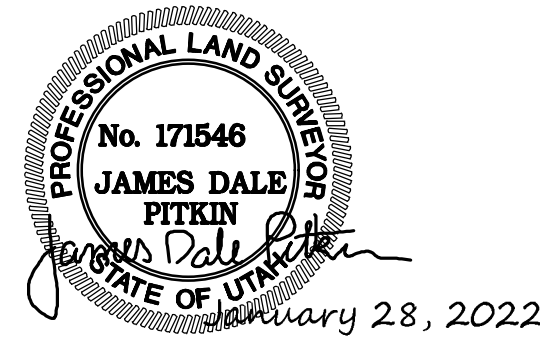
**PARCEL 1:**

Lot 5, SPRINGVILLE MARKETPLACE, A COMMERCIAL SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder, recorded May 26, 2016 as Entry No. 47132:2016.

APN: 66-527-0005

Date: January 28, 2022

James D. Pitkin, PLS  
License No. 171546



**NARRATIVE:**

An ALTA/NSPS Land Title Survey of the subject property was requested by McDonald's USA as a part of future design considerations. A commitment for title insurance, File No. 148139-WHF, dated July 23, 2021, prepared by Cottonwood Title was provided and relied upon for the preparation of this survey.

The basis of bearings is South 89°11'49" West 2655.71 feet measured between the Northeast corner and North Quarter corner of Section 6, T8S, R3E, SLB&M (ref. Springville Marketplace subd). The elevation benchmark is the Northeast corner of Section 6, T8S, R3E, SLB&M as published on Utah County Surveyor Tie No. 62-48.

**FIELD DESCRIPTION:**

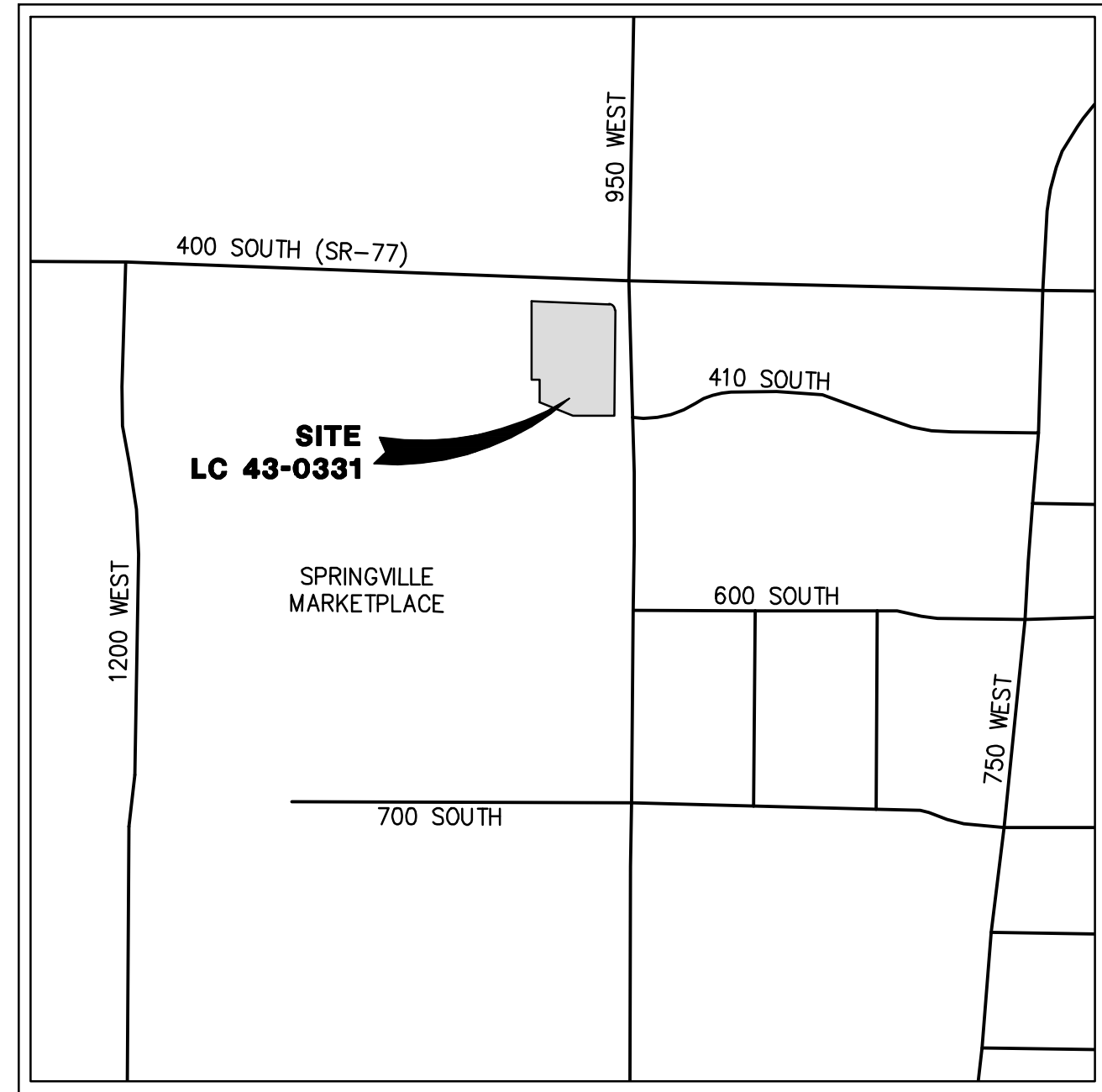
A portion of LOT 5, SPRINGVILLE MARKETPLACE, A COMMERCIAL SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder, recorded May 26, 2016 as Entry No. 47132:2016, located in the SW 1/4 of Section 32, Township 8 South, Range 3 East, Salt Lake Base & Meridian, Springville City, Utah County, Utah, more particularly described as follows:

BEGINNING at a point located on the southerly line of said LOT 5, SPRINGVILLE MARKETPLACE, A COMMERCIAL SUBDIVISION, said point also located along the Section line 2165.99 feet North 88°34'56" East and 364.97 feet North 01°25'04" West from the Northeast Corner of Section 6, Township 8 South, Range 3 East, Salt Lake Base & Meridian (Basis of bearing being South 89°11'49" West 2655.76 feet from the Northeast Corner to the North Quarter corner of said Section 6), and running thence along said Lot 5 North 68°16'42" West 88.12 feet; thence North 00°01'29" West 56.73 feet; thence South 89°58'31" West 20.00 feet; thence North 00°01'29" West 193.44 feet to the southerly Right of Way line of 400 South Street; thence along said Right of Way line South 87°49'34" East 193.18 feet to a point on a 15.00 foot radius non-tangent curve to the right; thence southeasterly 23.09 along the arc of said curve through a central angle of 88°12'50" (chord bears South 43°44'27" East 20.88 feet) to the westerly Right of Way line of 950 West Street; thence along said westerly Right of Way line South 00°24'40" West 260.38 feet to the Southeast corner of said LOT 5; thence along the southerly line of said LOT 5 North 89°59'43" West 103.63 feet to the POINT OF BEGINNING.

Contains 54,426.07 square feet or 1.249 acres, more or less.

**NOTES:**

- A) This survey is prepared to and complies with the requirements set forth in the McDonald's Survey Order Form and Minimum Requirements unless superceded by the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, dated Feb. 23, 2021. Table A, Item 20 was utilized to include additional statements such as "affects" or "does not affect" for the exceptions as detailed in the current McDonald's specifications, as required.
- B) The "Field Description" is a requirement of the McDonald's Survey Order Form and Minimum Requirements and represents the area for development. An amended subdivision plat will be necessary to convey the property or it may be used for a lease.
- C) The utilities shown have been located from visible indications surveyed on the project site and from information provided. The surveyor has not physically located the underground utilities and makes no guarantees that the utilities shown hereon comprise all such utilities in the area either in service or abandoned.
- D) A zoning report was not provided. The Springville City eMap indicates the subject property as being located in a CC Zone (Community Commercial). According to Springville City Code Section 11-4-501, required setback distances are indicated as follows: front setback must be 0-5 feet or at least 25 feet, 0 feet for Side Yard (Interior), 0-5 feet or at least 20 feet for Side Yard (Street), and 0 feet rear. The maximum building height is 45 feet. No parking requirements are given.
- E) The subject property is located within an area identified as Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) on Flood Insurance Rate Map No. 49049C0542F with an Effective Date of June 19, 2020 for Community No. 490163 in the City of Springville, Utah County, Utah which is the current Flood Insurance Rate Map.
- F) There are 55 regular parking spaces and no accessible parking spaces on the subject property.
- G) The adjacent roads and utilities are constructed, but the site is vacant. There are no solid wastedumps, sumps, landfills or wetlands apparent at the time of this survey.
- H) No evidence of recent earthwork or building construction was observed during fieldwork.
- I) No proposed changes to the adjoining street right of way lines is planned according to the office of the Springville City Engineer (801-491-2780).
- J) The parcel shown is contiguous, no gaps or gores are apparent from the information provided for this survey or apparent from the recorded plat and deed description information listed.



VICINITY MAP  
Not to Scale

**SCHEDULE B PART II - EXCEPTIONS:**

(File No. 148139-WHF, dated July 23, 2021)

Note: The location of the conditions described in the standard exceptions 1-3, 5-14, 33 & 35 below cannot be determined. No information was provided.

- 1. Taxes or assessments...
- 2. Facts, rights, interests, or claims which are not shown by the Public Records...
- 3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records...
- 4. Conditions that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records are reflected on this survey.
- 5. Unpatented mining claims, reservations or exceptions in patents...
- 6. Liens, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 7. Defects, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed...
- 8. Service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien...
- 9. Taxes for the year 2021 are accruing as a lien not yet due and payable under Parcel No. 66-527-0005. Taxes for the year 2020 have been paid in the amount of \$25,885.42 under Parcel No. 66-527-0005.
- 10. Taxes for Parcel No. 66-527-0001 does not include the area of the subject property (does not affect).
- 11. Taxes Parcel No. 66-527-0006 does not include the area of the subject property (does not affect).
- 12. The herein described Land is located within the boundaries of Springville City, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, South Utah Valley Animal Special Service District, Springville Drainage District. All of which are blanket in nature and the property is subject to any and all charges and assessments levied thereunder (does affect).
- 13. Minerals of whatsoever kind, subsurface and surface substances...
- 14. Claim, right, title or interest to water or water rights whether or not shown by the Public Records...
- 15. Utah County Zoning Ordinance, recorded May 23, 1990 as Entry No. 16143 in Book 2691 at Page 575. No plottable descriptions are provided in the exception document. The subject property is located within Utah County and presumed to be subject to the terms and conditions provided herein (affects the subject property).

- 16. Ordinance No. 1990-16, Revising the Boundaries of Service Area No. 9, recorded May 23, 1990 as Entry No. 16149 in Book 2692 at Page 378. Ordinance Describing the Boundaries of Utah County Service Area No. 9 and Stating the Types of Services to be Provided Therein, Which Incorporates in Book Form the Amendments Made to Said Service Area From Its Creation to the Present, recorded May 23, 1990 as Entry No. 16150 in Book 2692 at Page 380. The subject property is located within the area described. (affects the subject property).
- 17. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land. All those conditions provided or apparent are shown (affects the subject property).
- 18. Easements, notes and restrictions as shown on the recorded plat for Springville Marketplace, a Commercial Subdivision, recorded May 26, 2016 as Entry No. 47132:2016 are shown (affects the subject property).
- 19. Easement in favor of S. S. Nunn recorded March 11, 1904, as Entry No. 911, in Book 69, at Page 259. The easement described is blanket in nature and its exact location cannot be determined from the document provided.
- 20. Notice of the Formation of the Matson Spring Irrigation Company recorded March 30, 1935 as Entry No. 2989 in Book 307 at Page 277. The exact location of lands described in the exception document cannot be determined from the document provided.
- 21. Easement in favor of the State Road Commission of Utah recorded January 7, 1939, as Entry No. 243, in Book 342, at Page 409 is not located on the subject property (does not affect).
- 22. Easement in favor of the State Road Commission of Utah recorded January 27, 1939, as Entry No. 1098, in Book 337, at Page 626 is not located on the subject property (does not affect).
- 23. Right of Entry and Occupancy Agreement in favor of the Utah Department of Transportation recorded October 9, 2008, as Entry No. 110925:2008 describes a 15 foot wide easement along the northerly boundary of the subject property and is in the same location as exception 18 above (affects the subject property).
- 24. Perpetual Easement Agreement by and between Property Reserve and the Utah Department of Transportation recorded February 17, 2012 as Entry No. 13045:2012 describes a 15 foot wide easement along the northerly boundary of the subject property and is in the same location as exception 18 above. (affects the subject property).
- 25. The Boundary Line Adjustment by and between Property Reserve, Inc and Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints recorded August 25, 2015 as Entry No. 77489:2015 includes a description of the entire Springville Marketplace subdivision of which the subject property is a part (affects the subject property).
- 26. Reservations recorded January 14, 2016 as Entry No. 3746:2016 includes a description of the entire Springville Marketplace subdivision of which the subject property is a part (affects the subject property).
- 27. The Agreement recorded January 14, 2016 as Entry No. 3747:2016 and Corrective Affidavit recorded June 29, 2016 as Entry No. 59216:2016 includes a description of the entire Springville Marketplace subdivision of which the subject property is a part (affects the subject property).
- 28. The Declaration of Covenants, Conditions and Restrictions and Grant of Easements by Smith's Food & Drug Centers recorded June 30, 2016 as Entry No. 59811:2016 describes the entire development of which the subject property is a part (affects the subject property). The common area access road and driveway is shown.
- 29. The Sign Agreement by Smith's Food & Drug Centers, Inc. recorded August 2, 2016 as Entry No. 71733:2016 describes a larger area of which the subject property is a part (affects the subject property).
- 30. The Declaration of Covenants, Conditions, and Restrictions recorded April 26, 2018 as Entry No. 38869:2018 describes a larger area of which the subject property is a part (affects the subject property).
- 31. Traffic Signal System Easement in favor of Utah Department of Transportation recorded July 9, 2018, as Entry No. 63925:2018 describes an easement area located in the northeasterly part of the subject property and is shown (affects the subject property).
- 32. The Deed of Trust recorded November 9, 2017 as Entry Number 111660:2017, Assignment of Rents recorded November 9, 2017 as Entry No. 111661:2017 and Modification Agreement recorded January 31, 2019 as Entry No. 8722:2019 describe a larger area of which the subject property is a part (affects the subject property).
- 33. Rights of tenant(s) in the Land...
- 34. The items described herein-above and subject to a Land Title Survey are shown.
- 35. Any lien, or right to a lien...

Path: P:\McDONALD\Utah\Springville\977 W 400 S 43-0331\SURVEY.dwg, LC 43-0331.dwg | plot date: January 28, 2022 | plotted by: bryan

DRAWN	BJE 11.2021	CHECKED	JDP 11.2021
DESIGNED		PROJECT ENGINEER	
APPROVED		JDP	
		PROJECT MANAGER	

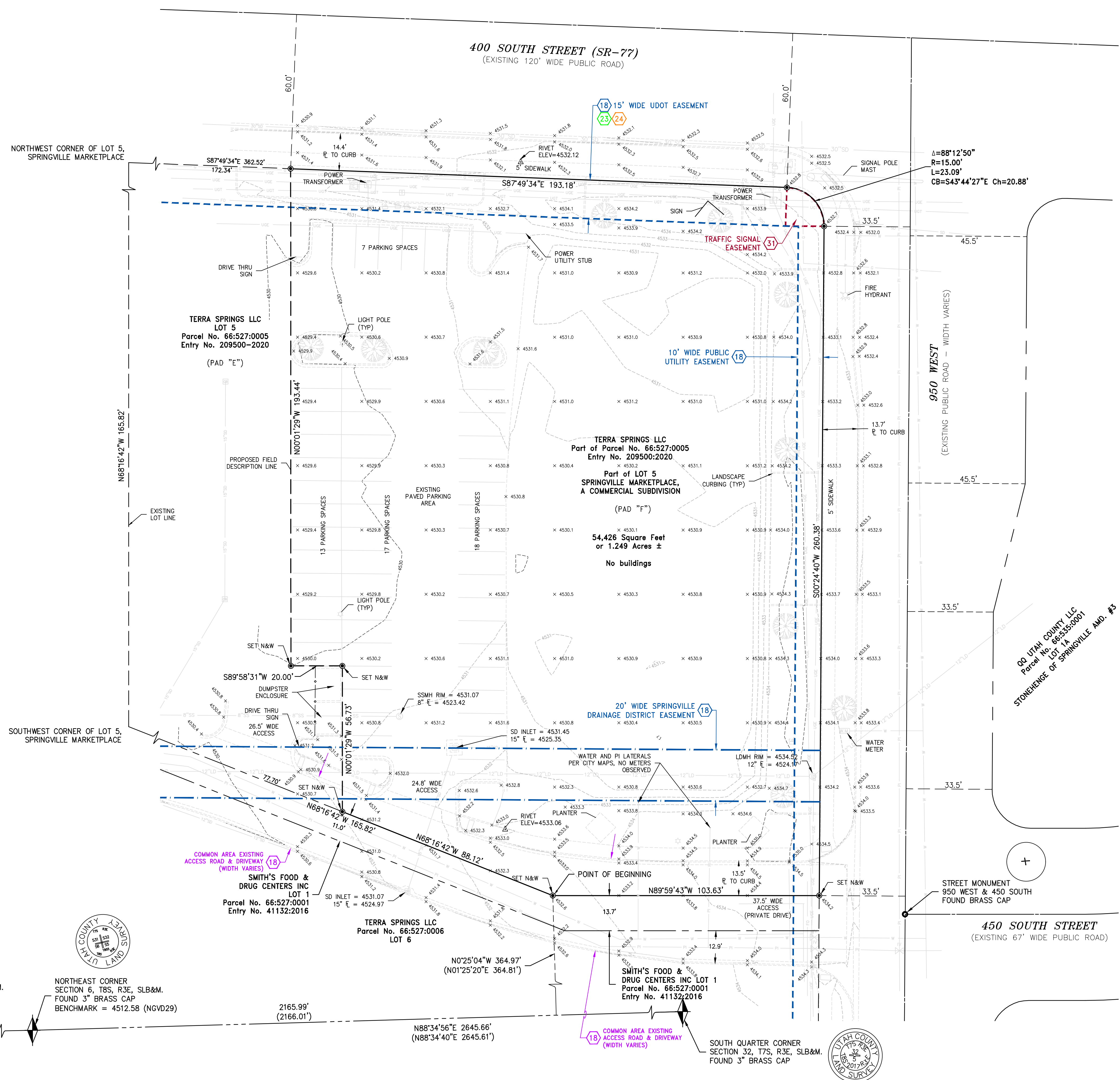
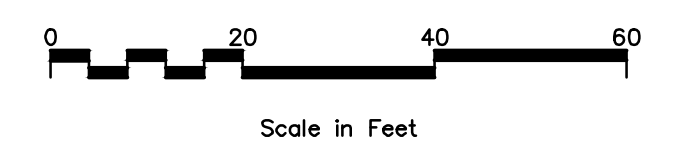
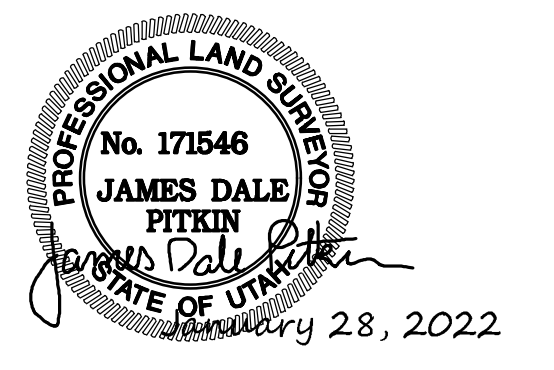
**MCDONALD'S USA, LLC**  
**SPRINGVILLE CITY, UTAH COUNTY, UTAH**

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

**ALTA/NSPS LAND TITLE SURVEY**  
**961 WEST 400 SOUTH - LC 43-0331**  
**LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,**  
**TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN**

PROJECT NO.		3444-10	
SHEET NO.		1 of 2	
NO.	REVISIONS	BY	DATE
3	CHANGE ADDRESS TO 961	JDP	01.28.22
2	CHANGE "OHT" TO "UGT"	JDP	01.12.22
1	SET CORNER MONUMENTS	JDP	12.16.21
0	RELEASED FOR REVIEW	JDP	11.29.21
FILE NAME:		LC 43-0331	
SCALE:		N/A	





**UTILITY CONTACTS:**

Streets, Sanitary Sewer, Storm Drain, Land Drain, Culinary Water, Pressurized Irrigation:

Zoning:	Springville City Public Works	(801) 491-2780
Power:	Springville City Power	(801) 489-2750
Gas:	Dominion Energy	(801) 324-3970 map.requests@dominionenergy.com
Communications:	Comcast (Not Received)	(435) 224-2356 jeff.houston@telecom.co
	Centracom Interactive (Not Received)	(435) 427-3331 a.fatz@centracom.com
	Lumen/Centurylink	(385) 479-7357 taylor.constance@lumen.com
	UDOT Region III	(801) 633-2540 bhyatt@utah.gov

**LEGEND**

	SUBJECT PROPERTY BOUNDARY LINE
	PROPOSED LOT LINE
	ADJACENT PROPERTY LINES
	RIGHT OF WAY LINES
	CENTER LINE
	EASEMENT LINES (LINE TYPES VARIES)
	SET R&C MARKED "DOMINION ENG" (OR AS NOTED)
	FOUND STREET AND CORNER MONUMENTS (AS NOTED)
	SECTION CORNER MONUMENTS FOUND OR REFERENCED AS NOTED
	EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
	WATER/PRESSURIZED IRRIGATION LINES ±
	SEWER LINES ± & MANHOLE
	STORM DRAIN LINES ±
	LAND DRAIN LINES ±
	GAS LINES ±
	UNDERGROUND COMMUNICATIONS LINES ±
	UNDERGROUND POWER LINES ±
	UNDERGROUND FIBER OPTIC LINES ±
	UNDERGROUND IRRIGATION LINES ±
	EXISTING ELECTRIC METER, BOX
	EXISTING WATER MAN HOLE, VALVE, FIRE HYDRANT, METER
	EXISTING STORM DRAIN MAN HOLE, CATCH BASIN
	EXISTING LIGHT POLE
	EXISTING PRESSURIZED IRRIGATION VALVE
	EXISTING TELEPHONE BOX
	EXISTING DECIDUOUS, EVERGREEN TREE
	EXISTING ONE FOOT ELEVATION CONTOUR LINES
	EXISTING SPOT ELEVATIONS
	TITLE EXCEPTION REFERENCE NUMBERS ON THE SUBJECT PROPERTY

- REFERENCES:**
- Commitment for Title Insurance, File No. 148139-WHF, dated July 23, 2021 & associated documents.
  - Record of Surveys, File No.'s: 00-199, 10-12, 12-121, 17-020, & 18-022.
  - SPRINGVILLE MARKETPLACE, A COMMERCIAL SUBDIVISION, Entry No. 47132:2016.
  - STONEHENGE OF SPRINGVILLE AMENDED #2, Entry No. 1945:2015.
  - STONEHENGE OF SPRINGVILLE AMENDED #3, Entry No. 72266:2016.

Path: P:\McDONALDS\Utah\Springville\977 W 400 S 43-0331\SURVEY\DWG\LC 43-0331.dwg | plot date: January 28, 2022 | plotted by: bryan

<b>DRAWN</b>	BJE 11.2021	<b>CHECKED</b>	JDP 11.2021
<b>DESIGNED</b>		<b>PROJECT ENGINEER</b>	
<b>APPROVED</b>	JDP	<b>PROJECT MANAGER</b>	

**MCDONALD'S USA, LLC**

**SPRINGVILLE CITY, UTAH COUNTY, UTAH**

**Dominion**  
Engineering Associates, L.C.  
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**ALTA/NSPS LAND TITLE SURVEY**  
**961 WEST 400 SOUTH - LC 43-0331**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

		<b>PROJECT NO.</b>		3444-10	
		<b>SHEET NO.</b>		2 of 2	
<b>NO.</b>	<b>REVISIONS</b>	<b>BY</b>	<b>DATE</b>	<b>FILE NAME:</b>	<b>SCALE:</b>
3	UPDATE ADDRESS, SECT. COR.	BJE	01.28.22	LC 43-0331	1"=20'
2	CHANGE "OHT" TO "UGT"	JDP	01.12.22		
1	SET CORNER MONUMENTS	JDP	12.16.21		
0	RELEASED FOR REVIEW	JDP	11.29.21		