

- LEGEND:**
- | | | | |
|---|------------------------------|---------|--|
| ⊙ | EXISTING GAS BOX | ▨ | EXISTING BUILDING |
| ⊕ | EXISTING COMMUNICATION BOX | ▩ | EXISTING CONCRETE |
| ⊖ | COMMUNICATION MANHOLE | ▭ | EXISTING ASPHALT |
| ■ | EXISTING CATCH BASIN | ● | SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES OR AS NOTED |
| ⊗ | EXISTING SEWER MANHOLE | ○ | NOTHING SET OR FOUND |
| ⊘ | EXISTING WATER VALVE | ⊙ | SET MAG NAIL |
| ⊙ | EXISTING POWER POLE | ◆ | FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED |
| ⊙ | EXISTING FIRE HYDRANT | --- | EXISTING SEWER LINE |
| ⊙ | EXISTING STORM DRAIN MANHOLE | --- | EXISTING WATER LINE |
| ⊙ | EXISTING SEWER CLEANOUT | --- | EXISTING GAS LINE |
| ⊙ | EXISTING LIGHT POLE | --- | EXISTING FENCE LINE |
| ⊙ | EXISTING WATER MANHOLE | --- | EXISTING PHONE LINE |
| ⊙ | EXISTING WATER METER | --- | EXISTING STORM DRAIN LINE |
| ⊙ | EXISTING ELECTRICAL BOX | --- | EXISTING OVERHEAD POWER LINE |
| ⊙ | EXISTING ELECTRICAL MANHOLE | --- | EXISTING COMMUNICATION LINE |
| ⊙ | EXISTING TRAFFIC BOX | --- | EXISTING UNDERGROUND POWER LINE |
| ⊙ | EXISTING ELEC. TRANSFORMER | (XX.XX) | RECORD DISTANCE |
| ⊙ | EXISTING GAS METER | | |
| ⊙ | EXISTING GUY WIRE | | |
| ⊙ | EXISTING IRRIGATION VALVE | | |
| ⊙ | EXISTING SEALED CATCH BASIN | | |
| ⊙ | EXISTING FUEL TANK LID | | |

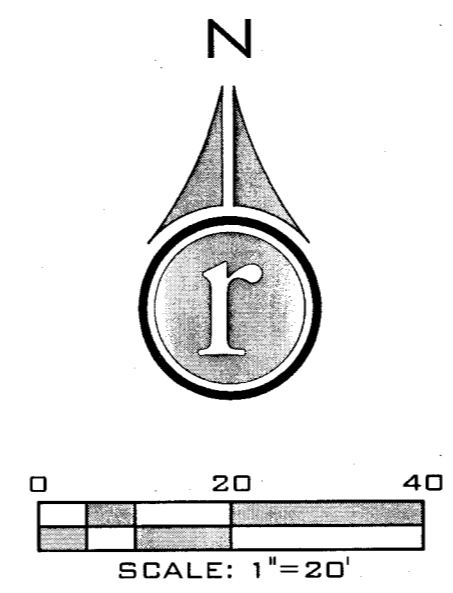
EASEMENTS AND SERVIDUTES PER SCHEDULE B - SECTION 2:

ITEM 14: EASEMENT AND CONDITIONS AS CONTAINED THEREIN: M.C. AND ELLA M. CURTIS, AS GRANTOR AND STATE ROAD COMMISSION OF UTAH, AS GRANTEE RECORDED MARCH 16, 1942 AS ENTRY NO. 67128 IN BOOK 156 AT PAGE 255 OF OFFICIAL RECORDS. PLOTTED

ITEM 15: EASEMENT AND CONDITIONS AS CONTAINED THEREIN: M.C. AND ELLA M. CURTIS AS GRANTORS AND UTAH POWER AND LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS AS GRANTEE TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM UNDER, UPON AND ACROSS RECORDED JUNE 01, 1943 AS ENTRY NO. 76196 IN BOOK 167 AT PAGE 485 OF OFFICIAL RECORDS. PLOTTED

ITEM 25: EASEMENTS AND RIGHTS OF WAY ASSOCIATED WITH A RAILROAD RUNNING OVER AND ACROSS OR ADJACENT TO THE SUBJECT PROPERTY. NO DOCUMENT

NOTE:
BEARINGS DEFINED ON THE DRAWING HAVE BEEN ROTATED TO STATE PLANE, UTAH NORTH ZONE.



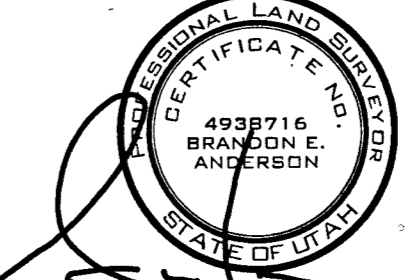
NARRATIVE:

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF THE CLIENT TO PROVIDE AN ALTA/ACSM LAND TITLE SURVEY. THE CORNERS ARE MARKED WITH 5/8" X 20" REBAR WITH PLASTIC CAP STAMPED "ROSENBERG ASSOCIATES" UNLESS OTHERWISE NOTED ON THIS PLAN. THE BASIS OF BEARING IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 24, BEARING S 00°27'51" W 2640.72' AS SHOWN.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO ROYALE JADE RESTAURANT INC., A UTAH CORPORATION, MAVERIK, INC & FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, INCLUDING ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 7C, 8, 9, 11, 13, 14, 15, & 17 OF TABLE A. THE FIELD WORK WAS COMPLETED ON MAY 13, 2020.



DATE: 5-18-20

BRANDON E. ANDERSON CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

PARCEL 1:
PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 50 FEET EAST AND 30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 5600 SOUTH STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89-91, ROY CITY, WEBER COUNTY, UTAH; THENCE SOUTH ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 89-91, A DISTANCE OF 125 FEET, THENCE EAST 150 FEET, THENCE NORTH 125 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 5600 SOUTH STREET, THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID 5600 SOUTH STREET 150 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING HIGHWAY, STATE ROUTE 97, KNOWN AS PROJECT NO. D126, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID EXISTING HIGHWAY 89-91 AND THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF 1900 WEST STREET, SAID POINT BEING 15,240 M (50.00 FEET) SOUTH 89°40'24" EAST ALONG THE NORTH LINE OF SAID SECTION 24 AND 10,059 M (33.00 FEET) SOUTH 00°10'00" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 89°49'24" EAST 5,993 M (19.66 ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°42'34" WEST 2,100 M (6.89 FEET) TO A NON TANGENT CURVE; THENCE SOUTHWESTERLY 81°12'19" ALONG THE ARC OF A 5,650M (18.43-FOOT) RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 45°36'23" WEST 8,005 M (26.26 FEET); THENCE NORTH 89°30'43" WEST 0.270 M (0.89 FEET) TO SAID EXISTING EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°10'00" EAST 7,732 M (25.37 ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 2:
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING 80 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 24; RUNNING THENCE SOUTH 40 FEET; THENCE EAST 162 FEET; THENCE NORTH 165 FEET THENCE WEST 12 FEET; THENCE SOUTH 125 FEET; THENCE WEST 150 FEET TO BEGINNING.

PARCEL 3:
A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS 212 FEET EAST AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING 162 FEET EAST OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89-91 IN ROY, UTAH; AND RUNNING THENCE SOUTH 165 FEET, THENCE EAST 165 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE FORMER BAMBERGER RAILROAD COMPANY, THENCE NORTHERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY 165 FEET TO THE SOUTH LINE OF 5600 SOUTH STREET; THENCE WEST ALONG SAID LINE 165 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

TABLE A STATEMENT OF INFORMATION:

ITEM 2: PROJECT ADDRESS - PARCEL 1: 5600 South 1900 West, Roy, UT 84067
PARCEL 2: UNDISCLOSED
PARCEL 3: 1853 West 5600 South, Roy, UT 84067

ITEM 3: FLOOD ZONE CLASSIFICATION - THE SURVEYED PARCEL IS LOCATED WITHIN ZONE "X", WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD INSURANCE RATE MAPS, COMMUNITY NO. 4905700417F, DATED JUNE 6, 2015.

NOTE: SAID ZONE DETERMINED BY DEPICTED SCALE MAP LOCATION AND GRAPHIC PLOTTING ONLY

ITEM 4: THE TOTAL GROSS AREA OF THE SITE IS 1.24 ACRES.

ITEM 5: VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (GROUND SURVEY), CONTOUR INTERVAL = 1 FOOT, DATUM, BENCHMARK IS THE SET REBAR & CAP AT THE SOUTHEAST CORNER OF THE PROPERTY.

ITEM 6A: ZONING CLASSIFICATION AND REQUIREMENTS - NO LETTER PROVIDED

ITEM 6B: DEPICTION OF ZONING REQUIREMENTS - NO LETTER PROVIDED

ITEM 7(A): EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, AS SHOWN

ITEM 7(B)(1): SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL, AS SHOWN

ITEM 7(B)(2): SQUARE FOOTAGE OF OTHER AREAS AS SPECIFIED BY THE CLIENT, NONE

ITEM 8: SUBSTANTIAL FEATURES OBSERVED - ALL DEPICTED ON PLAN.

ITEM 9: NUMBER OF TYPES OF PARKING SPACES - 46 STANDARD & 1 ACCESSIBLE

ITEM 11: LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVATION.

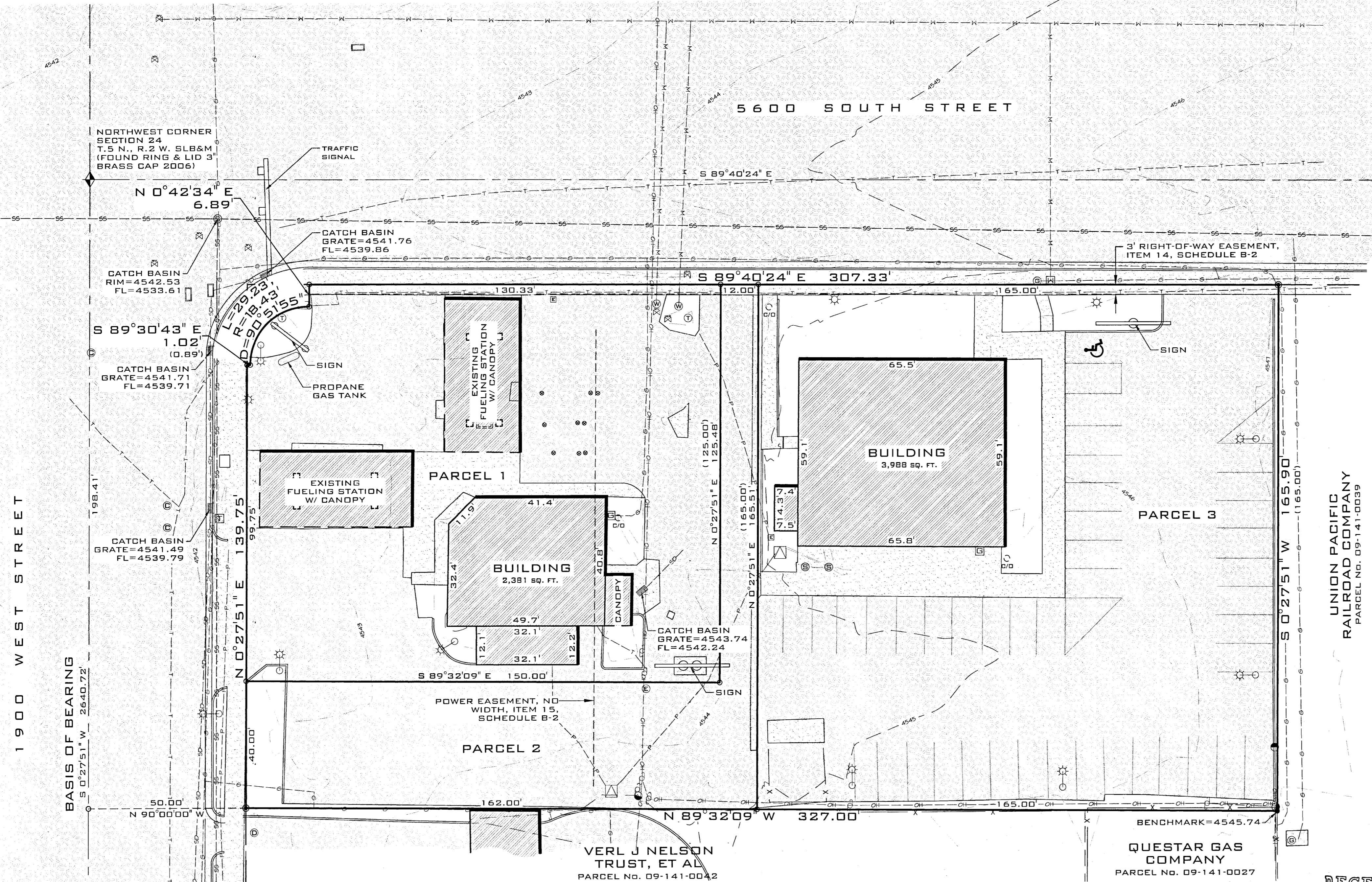
ITEM 16: EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. - NONE OBSERVED.

ITEM 17: PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. - NONE OBSERVED.

COMMITMENT FOR TITLE INSURANCE:

PREPARED PURSUANT TO FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE APRIL 9, 2020, COMMITMENT NO.: NCS-1011465-5LCT1.

LOCATED IN THE N.W. 1/4 OF SECTION 24
T.5 N., R.2 W., S.L.B.&M.



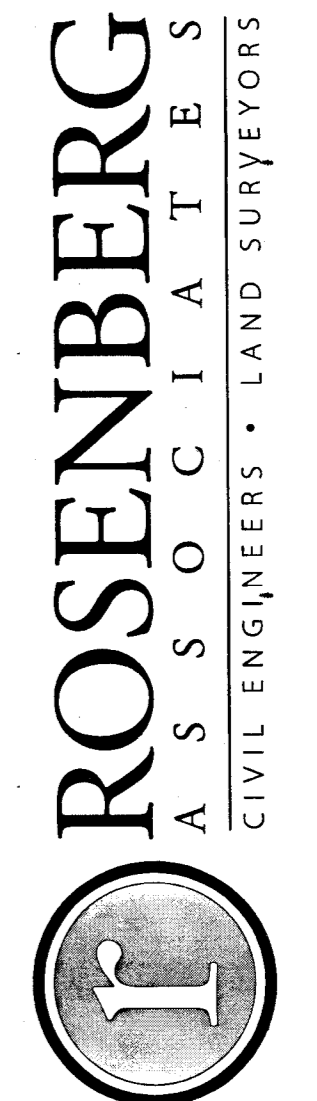
UNION PACIFIC RAILROAD COMPANY
PARCEL NO. 09-141-0039

VERL J NELSON TRUST, ET AL
PARCEL NO. 09-141-0042

QUESTAR GAS COMPANY
PARCEL NO. 09-141-0027

RECEIVED
OCT 26 2020
BY: 6667

DATE:	05/18/20
JOB NO.:	1174619.114
DRAWN BY:	B.E.A.
CHECKED BY:	B.E.A.
SCALE:	1"=20'
DWG:	SURVEY-ALTA
DATE:	
REVISIONS:	



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ALTA/ACSM LAND TITLE SURVEY
FOR
MAVERIK INC.