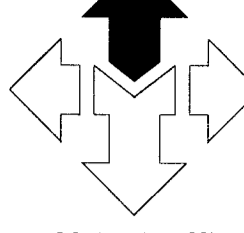


NORTH



SCALE: 1" = 20'



LEGEND

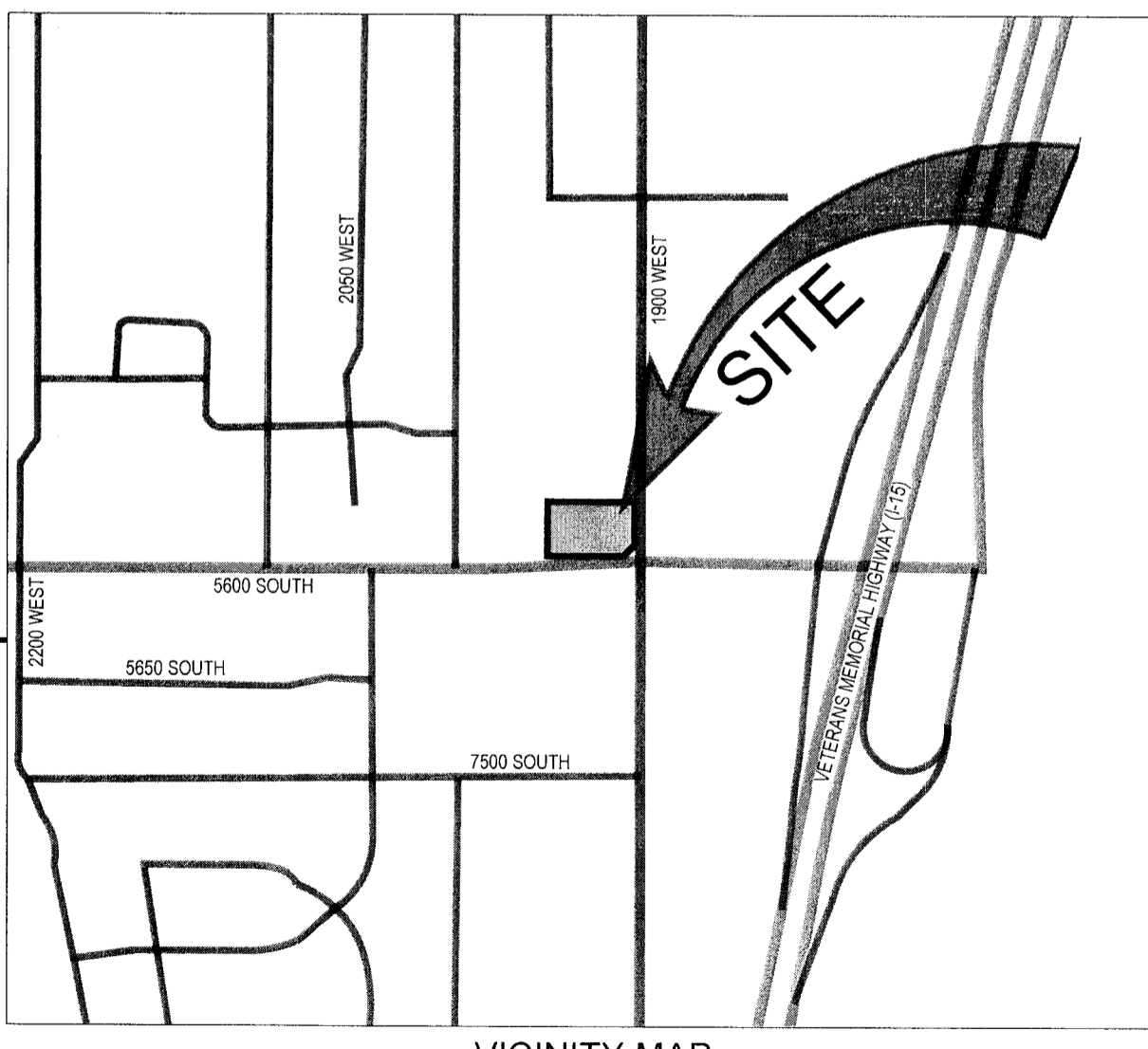
- RIGHT OF WAY LINE
- LOT LINE
- - - PROPERTY LINE
- - - MONUMENT LINE
- - - SECTION LINE
- - - EASEMENT LINE
- ugp — UNDERGROUND POWER
- ohp — OVERHEAD POWER
- w — WATER LINE
- s — SANITARY SEWER LINE
- sd — STORM DRAIN LINE
- g — NATURAL GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- DECIDUOUS TREE
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- GUY WIRE
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- NATURAL GAS METER
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CONTROL VALVE
- SIGN
- PROPERTY CORNER

GENERAL NOTES

- MONEIL ENGINEERING OR MONEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREIN.
- CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MONEIL ENG.", OR A NAIL AND WASHER BEARING THE SAME INSCRIPTION, UNLESS OTHERWISE NOTED HEREIN.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETRIES OR BURIAL GROUNDS.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

SIGNIFICANT OBSERVATIONS

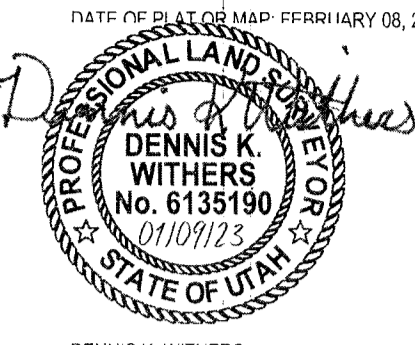
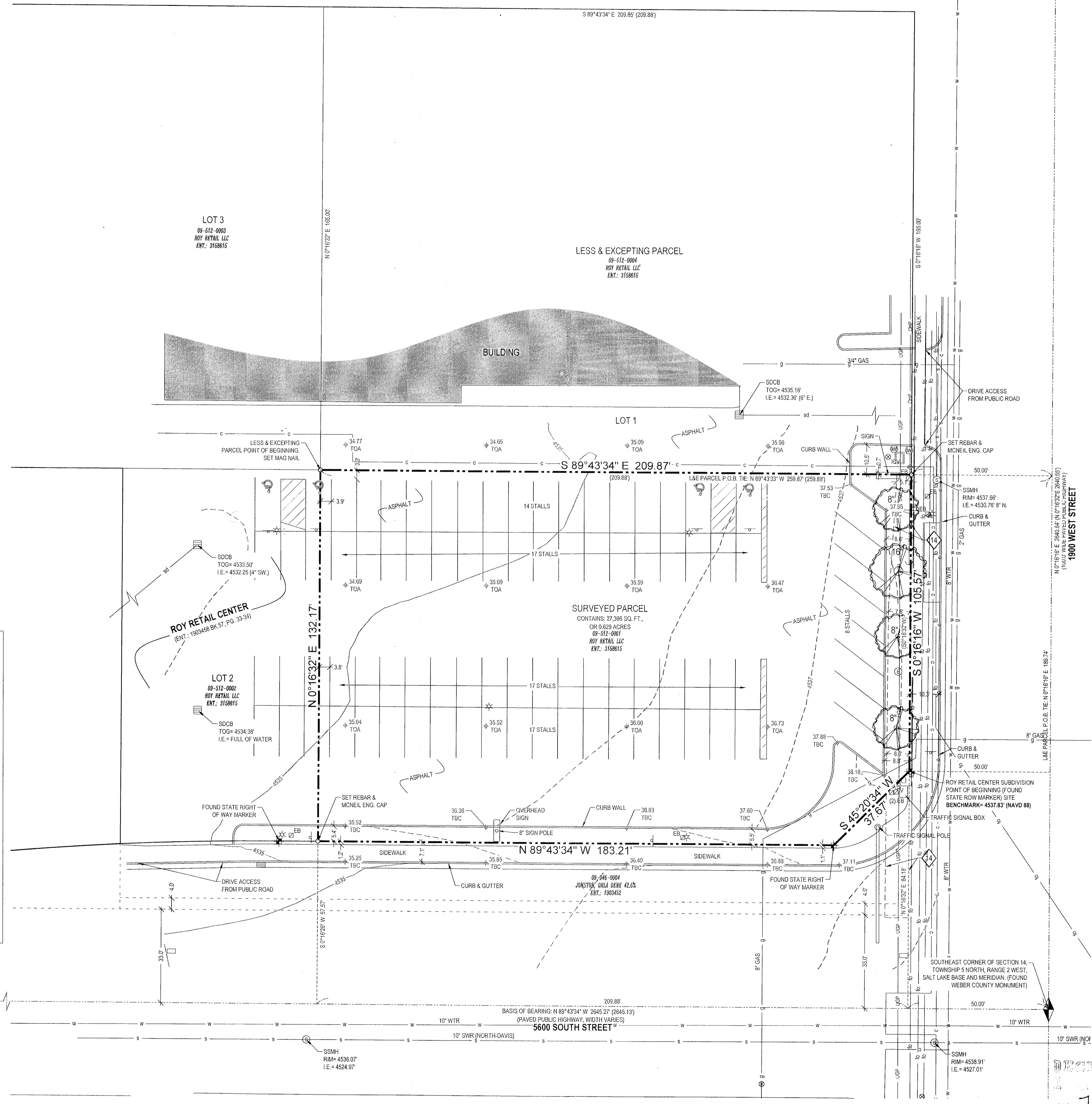
- NONE OBSERVED.



VICINITY MAP

SCALE: N.T.S.

SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, (FOUND WEBER COUNTY MONUMENT)



DENNIS K. WITHERS  
LICENSE NO. 6135190

SURVEYOR'S CERTIFICATE

TO: STARBUCKS CORPORATION, A WASHINGTON CORPORATION, ROY RETAIL LLC.; AND FIRST AMERICAN 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 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, 5, 6(b), 7(a), 8, 9, 11, 12, 14, 15, 17, 18, 19, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 04, 2022.

DESCRIPTION PER TITLE REPORT

PARCEL 1:  
LOT 1, ROY RETAIL CENTER, A COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE.  
LESS AND EXCEPTING THAT PORTION CONVEYED UNDER SPECIAL WARRANTY DEED RECORDED JANUARY 09, 2003 AS ENTRY NO. 1903488 IN BOOK 2306 AT PAGE 358 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PORTION OF LOT 1, ROY RETAIL CENTER, A COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE, DESCRIBED AS FOLLOWS: A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 189.75 FEET NORTH 0°16'32" EAST ALONG THE SECTION LINE AND 298.88 FEET NORTH 89°43'34" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE NORTH 0°16'32" EAST 150.00 FEET; THENCE SOUTH 89°43'34" EAST 209.88 FEET TO THE WEST LINE OF 1900 WEST STREET AS IT EXISTS AT 50.00 FOOT HALF-WIDTH; THENCE SOUTH 0°16'32" WEST 165.00 FEET ALONG SAID WEST LINE; THENCE NORTH 89°43'34" WEST 209.88 FEET TO THE POINT OF BEGINNING.

SURVEY NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF LISA UNDERLAND, OF SCM SOLUTIONS, LLC, ON BEHALF OF STARBUCKS CORPORATION, FOR THE PURPOSE OF RETRACING THE BOUNDS OF THE HEREON DESCRIBED PARCEL OF LAND, EVALUATING SCHEDULE B-2 EXCEPTIONS TO COVERAGE, AND COLLECTING TOPOGRAPHY, IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS.  
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°43'34" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, BETWEEN WEBER COUNTY MONUMENTS MARKING THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.  
THE SUBJECT PARCEL WAS ESTABLISHED PER THE ROY RETAIL CENTER, A COMMERCIAL SUBDIVISION, RECORDED AS ENTRY NO. 1903488, IN BOOK 57, AT PAGE 33-34 OF OFFICIAL WEBER COUNTY RECORDS.  
THE BENCHMARK FOR THIS SURVEY IS: 4537.87, PER RECORD OF SURVEY FILED AS 3053, ATOP THE UTAH STATE RIGHT OF WAY MARKER AT THE INTERSECTION OF THE NORTH LINE OF 5600 SOUTH AND 1900 WEST STREET, AS SHOWN HEREON.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. CCS-1110449-HOU PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JANUARY 19, 2022, AT 2:30 AM.

SCHEDULE B-2 EXCEPTIONS

THE FOLLOWING ARE SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TITLE INSURANCE THAT ARE ADDRESSED BY THIS MAP. ITEMS NOT LISTED BELOW ARE EITHER NOT PLOTTABLE, OR NOT A SURVEY MATTER.

- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR TELEPHONE AND TELEGRAPH AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED SEPTEMBER 07, 1961 AS ENTRY NO. 364058 IN BOOK 688 AT PAGE 488 OF OFFICIAL RECORDS. NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION. (NO DEFINITIVE LOCATION OF BURIED TELEPHONE FACILITIES DEFINED IN EXHIBIT 'A'; NOTHING SHOWN.)
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR COMMUNICATION AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION BY INSTRUMENT RECORDED AUGUST 27, 1980 AS ENTRY NO. 818088 IN BOOK 1384 AT PAGE 1074 OF OFFICIAL RECORDS. NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION. (NO DEFINITIVE LOCATION OF BURIED TELEPHONE FACILITIES DEFINED IN EXHIBIT 'A'; NOTHING SHOWN.)
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR REPLACEMENT OF UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, COMMUNICATION CIRCUITS, FIBER OPTIC CABLES, AND ASSOCIATED FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFIC POWER AND LIGHT COMPANY, AN OREGON CORPORATION, BY INSTRUMENT RECORDED JULY 25, 1992 AS ENTRY NO. 1190154 IN BOOK 1635 AT PAGE 2984 OF OFFICIAL RECORDS. (AS SHOWN HEREON.)
- EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON SUBDIVISION PLAT OF ROY RETAIL CENTER, A COMMERCIAL SUBDIVISION RECORDED JANUARY 09, 2003 AS ENTRY NO. 1903488 IN BOOK 57 OF PLATS AT PAGE 33. (EASEMENT DEPICTED ON RECORDED PLAT, SHOWN HEREON.)
- ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED JANUARY 09, 2003 AS ENTRY NO. 1903488 IN BOOK 2306 AT PAGE 325 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT 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 COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(c) (NO EASEMENTS TO PLOT, NOTHING SHOWN.)
- RESERVATION OF EASEMENTS AS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED BY AND BETWEEN DELLA L. RUSSELL, AS SURVIVING TRUSTEE OF THE JACK E. RUSSELL TRUST, DATED DECEMBER, 1982, AND AS SURVIVING TRUSTEE OF THE DELLA L. RUSSELL TRUST, DATED DECEMBER 30, 1982, ROXANNE R. COVIOE AND MICHELLE HARPER, AS SUCCESSOR JOINT TRUSTEES OF THE JACK E. RUSSELL TRUST, DATED DECEMBER, 1982, AND ROYUR NELSON, AS TRUSTEE OF THE MILTON R. NELSON REVOCABLE TRUST, COLLECTIVELY AS GRANTORS, AND STUART HUBERT PARTNERS, L.L.C., A UTAH LIMITED LIABILITY COMPANY, A UTAH LIMITED LIABILITY COMPANY, AS GRANTEE RECORDED JANUARY 09, 2003 AS ENTRY NO. 1903486 IN BOOK 2306 AT PAGE 369 OF OFFICIAL RECORDS. (NO DEFINITIVE LOCATION OF EASEMENT AREAS CITED IN DOCUMENT, NOTHING SHOWN.)

TABLE "A" ITEMS

THE FOLLOWING ARE OPTIONAL TABLE "A" ITEMS CITED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS THAT ARE ADDRESSED BY THIS MAP:

- CORNER MONUMENT WERE FOUND OR SET PER GENERAL NOTE 2
- THE ADDRESS OF THE SUBJECT PARCEL HAS NOT BEEN IDENTIFIED AT THIS TIME. APPROXIMATE SITE ADDRESS, SHOWN IN BORDER OF THIS MAP.
- BY SCALED LOCATION, THE SUBJECT PARCEL IS WITHIN ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 2% CHANCE OF ANNUAL FLOOD, PER FEMA MAP NO. 49057C041F, BEARING AN EFFECTIVE DATE OF 6/02/2015
- THE GROSS LAND AREA IS: 27,386 SQUARE FEET, OR 0.629 ACRES
- CONTOURS ARE REPRESENTED AT 1-FOOT INTERVALS AND ARE BASED ON NAVD88 ELEVATIONS.
- NO ZONING REPORT PROVIDED PURSUANT TO OPTIONAL TABLE 'X', ITEM 6
- NO BUILDINGS LOCATED ON THE SUBJECT PARCEL
- SUBSTANTIAL FEATURES OBSERVED, SHOWN HEREON.
- THERE ARE 82 REGULAR PARKING STALLS AND A HANDICAP STALLS TOTALING 77 STALLS IN ALL.
- UTILITIES ARE SHOWN HEREON, PER GENERAL NOTE 6
- NAMES AND PARCEL NUMBERS OF ADJOINING OWNERS, SHOWN HEREON.
- THE NEAREST INTERSECTING STREET IS 5600 SOUTH AND 1900 WEST, AT THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.
- AT THE TIME OF THIS SURVEY THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- AT THE TIME OF THIS SURVEY THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION, IMPROVEMENTS WITHIN OFF-SITE EASEMENT, CITED IN TITLE COMMITMENT SHOWN HEREON.
- NO ADDITIONAL ITEMS IDENTIFIED BY CLIENT.

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**ROY RETAIL, LLC PARCELS**  
**SCM SOLUTIONS, LLC.**  
1940 WEST 5600 SOUTH, ROY, UTAH  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.

REVISIONS		DESCRIPTION
REV	DATE	RELEASE TO CLIENT
1	3/08/22	3/09/22
2		ADDITIONAL UTILITY MANS

PROJECT NO: 22110  
CAD FILE: 22110 ALTA  
DRAWN BY: HMW  
CALC BY: DKW  
FIELD CREW: JDS  
CHECKED BY: MDH  
DATE: 3/08/22

ALTA/NSPS  
LAND TITLE  
SURVEY

1 OF 1

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