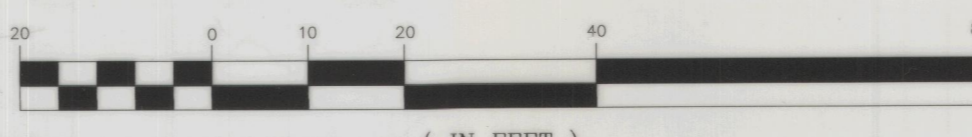


# McDonald's Corporation ALTA/ACSM Land Title Survey

Located in Block 1, Orser Subdivision  
Roosevelt City, Duchesne County, Utah

2013

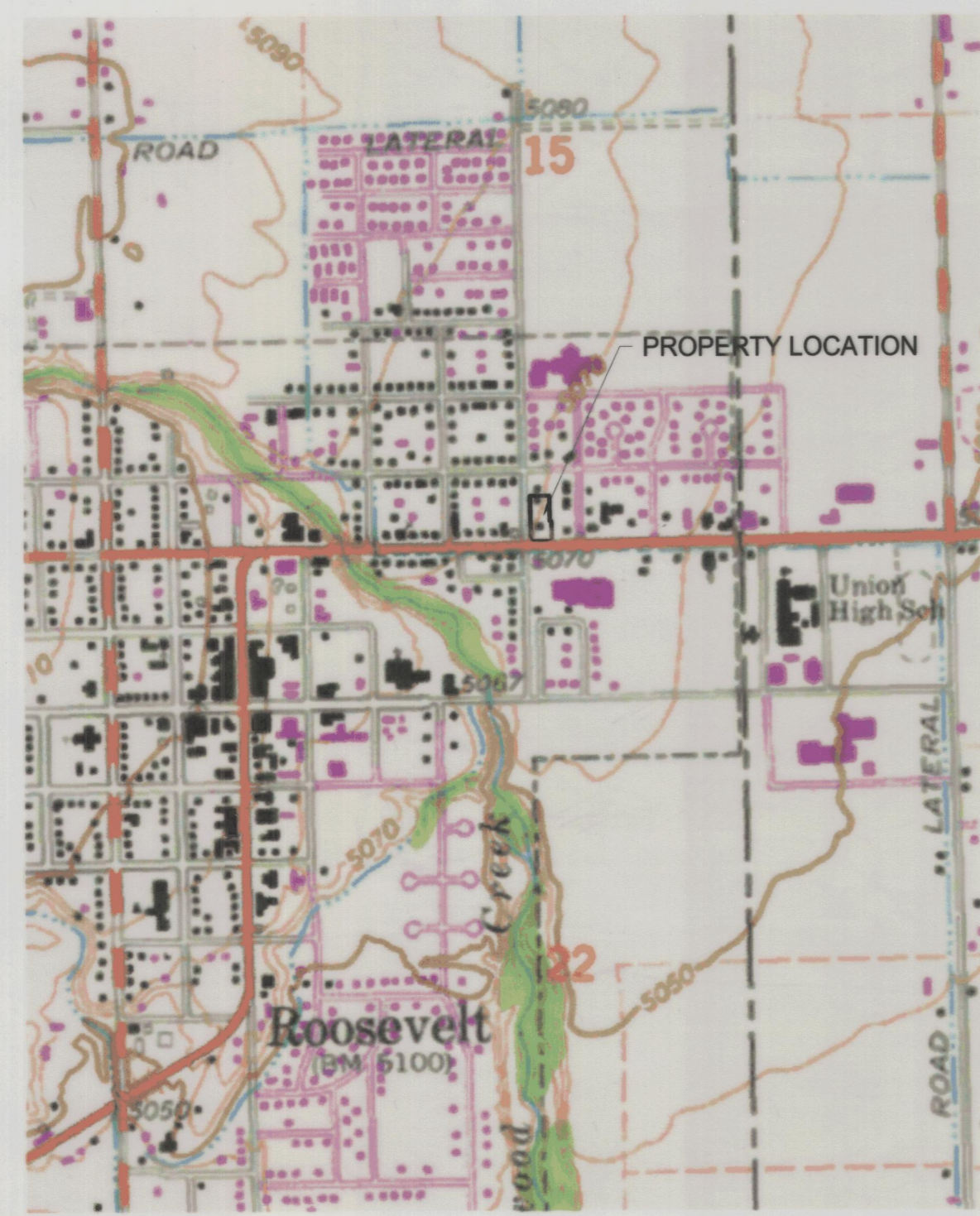
GRAPHIC SCALE



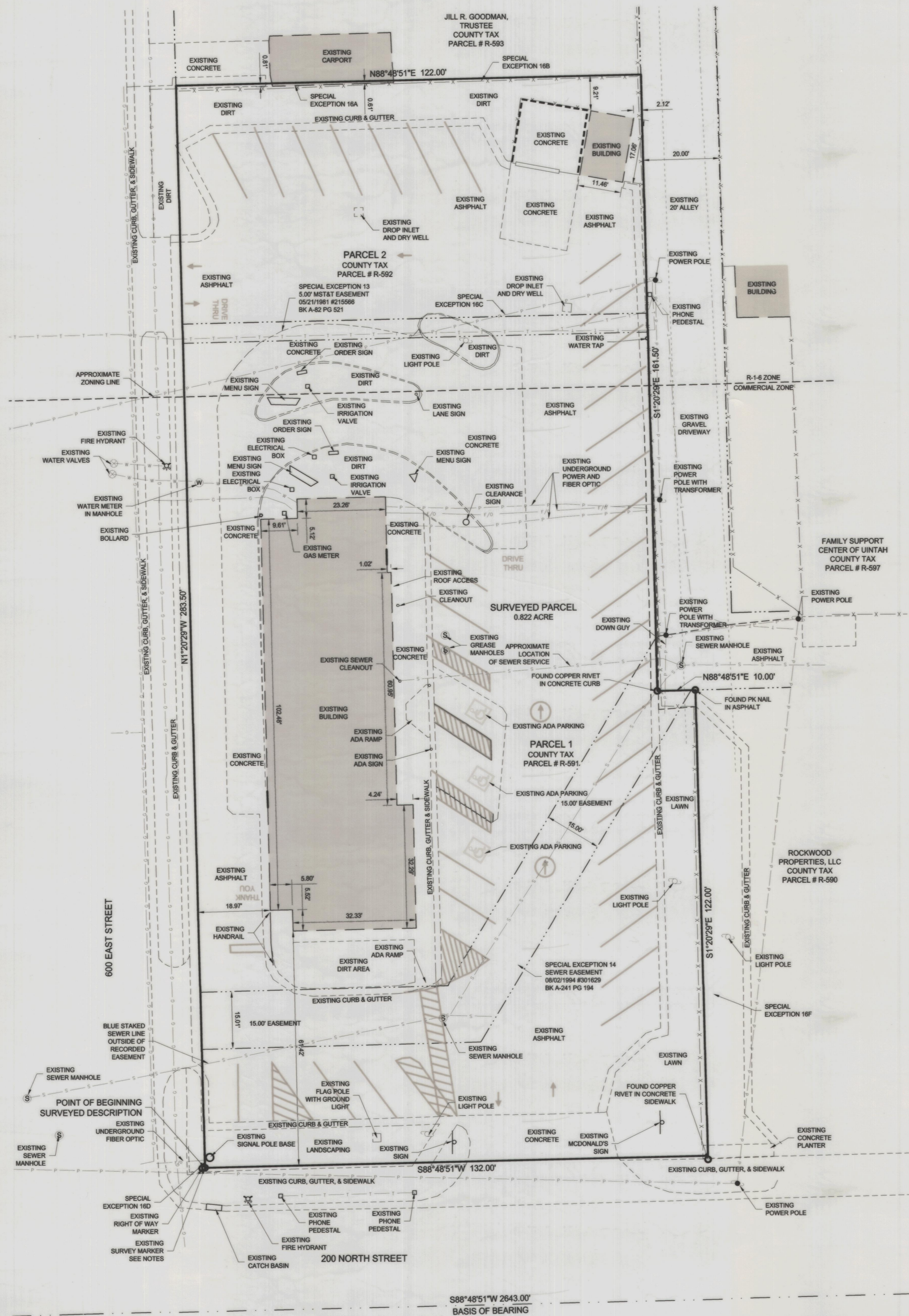
( IN FEET )  
1 inch = 20 ft.

### LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- DEED LINES
- EASEMENT BOUNDARY LINE
- EXISTING FENCE
- EDGE OF EXISTING CONCRETE
- EXISTING PAINT LINES
- APPROXIMATE LOCATION BURIED TELEPHONE LINE
- APPROXIMATE LOCATION BURIED SEWER LINE
- APPROXIMATE LOCATION BURIED GAS LINE
- APPROXIMATE LOCATION BURIED FIBER OPTIC LINE
- APPROXIMATE LOCATION OVERHEAD POWER LINE UNLESS OTHERWISE NOTED
- FOUND SURVEY MARKER AS NOTED



VICINITY MAP  
NOT TO SCALE



### NOTES

- THE PURPOSE OF THIS SURVEY WAS TO PERFORM AN ALTA/ACSM LAND TITLE SURVEY OF TAX PARCELS R-591 AND R-592 APPROXIMATELY LOCATED AT 621 EAST 200 NORTH, ROOSEVELT CITY, UTAH.
- A PREVIOUS SURVEY PERFORMED BY SCHUCHERT AND ASSOCIATES WAS USED TO ESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY. SAID SURVEY IS RECORDED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS FILE # 590. THE SOUTHWEST CORNER MONUMENT WAS FOUND AND ACCEPTED.
- THE BASIS OF BEARING FOR THIS SURVEY WAS S88°48'51"W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER OF SECTION 15, T.2 S., R.1 W., S.L.B. & M.
- TITLE WORK FOR THIS SURVEY WAS PROVIDED BY CHICAGO TITLE COMPANY, DATED OCTOBER 25, 2012. IT IS IDENTIFIED AS ORDER NUMBER R-5378760.
- THE PROPERTY IS LOCATED IN BOTH THE COMMERCIAL AND R-1-6 ZONES. THE ZONING LINE AS SHOWN IS APPROXIMATE IT WAS TAKEN FROM THE ROOSEVELT CITY ZONING MAP AS FOUND ON THE ROOSEVELT CITY WEBSITE. THE BUILDING SETBACK, AND OTHER BUILDING REQUIREMENTS COULD NOT BE OBTAINED FROM ROOSEVELT CITY AT THE TIME OF PREPARING THIS PLAT.
- ALL UTILITY LOCATIONS WERE DETERMINED USING BLUE STAKE MARKINGS AND OBSERVED EVIDENCE. ALL SAID UTILITY LOCATIONS ARE APPROXIMATE. THE ACTUAL LOCATION OF SAID UTILITIES WILL NEED TO BE DETERMINED BY OTHERS. DUE TO THE HIGH VOLUME OF REQUESTS TO BLUE STAKES, THEY REQUESTED THAT WE ONLY MARK 10 FEET OUTSIDE THE PROPERTY BOUNDARIES.
- THE PROPERTY HAS 40 TOTAL PARKING STALLS, THREE OF WHICH ARE MARKED ADA.
- THE JONES AND DEMILLE ENGINEERING MCDONALD'S CORPORATION ALTA/ACSM LAND TITLE SURVEY - 2ND, AMENDED PLAT AS FOUND IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE WAS USED IN THE COMPLETION OF THIS SURVEY.
- A FLOOD PLAIN CERTIFICATION WAS REQUESTED BY THE CLIENT. ROOSEVELT CITY IS LOCATED IN AN UNMAPPED AREA BY FEMA THEREFORE NO CERTIFICATION CAN BE GIVEN.
- THE DESCRIPTIONS INCLUDED IN THE TITLE WORK ARE CONTIGUOUS.
- BUILDING SETBACK INFORMATION AS FOUND IN THE ROOSEVELT CITY LAND USE CODE PUBLISHED ON ROOSEVELT CITY'S WEBSITE DATED FEBRUARY 8, 2010. NO SETBACKS ARE SHOWN HEREON.  
COMMERCIAL DISTRICT YARD REGULATIONS:  
A. FRONT YARD SETBACKS MAY BE REQUIRED BY THE PLANNING AND ZONING COMMISSION IN THE SITE PLAN REVIEW AND APPROVAL PROCESS.  
B. A SIDE YARD SETBACK OF NOT LESS THAN 15 FEET SHALL BE REQUIRED WHERE ADJOINING A RESIDENTIAL ZONE, SCHOOL OR PARK.  
C. NO REAR YARDS ARE REQUIRED EXCEPT AS MAY BE DICTATED BY OFF-STREET PARKING REQUIREMENTS OR BY THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED BY ROOSEVELT CITY.  
R-1 DISTRICTS FRONT YARD REGULATIONS:  
A. THE MINIMUM DEPTH FOR THE FRONT YARD FOR MAIN BUILDINGS IN R-1 DISTRICTS SHALL BE THIRTY (30) FEET.  
B. WHERE THE AVERAGE FRONT YARD OF FIFTY (50) PERCENT OF MORE EXISTING BUILDINGS ON THE BLOCK IS LESS THAN THE MINIMUM REQUIREMENT, THE MINIMUM DEPTH FOR THE FRONT YARD MAY BE REDUCED TO TWENTY-FIVE (25) FEET.  
C. ACCESSORY BUILDINGS MAY HAVE THE SAME MINIMUM FRONT YARD DEPTH AS MAIN BUILDINGS IF THEY HAVE THE SAME SIDE YARD REQUIRED FOR MAIN BUILDINGS, OTHERWISE THEY SHALL BE SET BACK AT LEAST SIX FEET IN THE REAR OF THE MAIN BUILDING, EXCEPT THAT ALL CARPORTS OR GARAGES OPENING ONTO A STREET SHALL BE SET BACK AT LEAST TWENTY-FIVE (25) FEET.  
R-1 DISTRICTS REAR YARD REGULATIONS:  
A. THE MINIMUM DEPTH FOR THE REAR YARD IN R-1 DISTRICTS SHALL BE THIRTY (30) FEET FOR MAIN BUILDINGS, AND THREE (3) FEET FOR ACCESSORY BUILDINGS.  
B. ON CORNER LOTS WHICH REAR ON A SIDE YARD OF ANOTHER LOT, ACCESSORY BUILDINGS SHALL BE LOCATED NOT CLOSER THAN TEN (10) FEET TO SUCH SIDE YARD.  
R-1 DISTRICTS SIDE YARD REGULATIONS:  
THE FOLLOWING MINIMUM SIDE YARD REGULATIONS APPLY TO BUILDINGS IN R-1 DISTRICTS:  
A. R-1-6 RESIDENTIAL DWELLINGS IS SIX (6) FEET.  
1. R-1-6 TOTAL WIDTH OF THE TWO REQUIRED SIDE YARDS FOR DWELLINGS, EXCEPT THAT THE TOTAL WIDTH OF THE TWO IS SIXTEEN (16) FEET.  
12. SPECIAL EXCEPTIONS 13 AND 14 ARE SHOWN AND LABELED HEREON. THEY BOTH AFFECT PARCEL 1. SPECIAL EXCEPTIONS 15 AND 17 ARE NOT SHOWN WHEREAS THEY WERE NOT PROVIDED WITH THE TITLE WORK. SPECIAL EXCEPTIONS 16A, 16B, 16C, 16D AND A PORTION OF 16E ARE SHOWN AND LABELED HEREON. SPECIAL EXCEPTION 16F NOTES THAT EXISTING LAWN IS OUTSIDE THE BOUNDARY WEST OF PARCEL 2. THERE IS NO EXISTING LAWN AT THIS LOCATION. SPECIAL EXCEPTION 16E IS SHOWN BUT NOT LABELED ON THE PLAT.

### DEED DESCRIPTIONS

- PARCEL 1:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, ORSER SUBDIVISION, ROOSEVELT CITY SURVEY; THENCE N01°20'29"W ALONG THE WEST LINE OF SAID BLOCK 1, 221.00 FEET TO THE NORTHWEST CORNER OF TAX PARCEL R-591; THENCE N88°48'51"E ALONG THE NORTH LINE OF SAID TAX PARCEL R-591, 122.00 FEET TO THE NORTHEAST CORNER OF SAID TAX PARCEL R-591 AND THE WEST LINE OF THE ALLEY; THENCE S01°20'29"E ALONG THE WEST LINE OF THE ALLEY, 99.00 FEET TO THE ALLEY CORNER OF LOT 3, OF SAID BLOCK 1; THENCE N88°48'51"E ALONG THE SOUTH LINE OF THE ALLEY, 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S01°20'29"E ALONG THE EAST LINE OF SAID LOT 3, 122.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE SOUTH LINE OF SAID BLOCK 1; THENCE S88°48'51"W ALONG THE SOUTH LINE OF SAID BLOCK 1, 132.00 FEET TO THE POINT OF BEGINNING.
- PARCEL 2:  
BEGINNING AT A POINT LOCATED N01°20'29"W ALONG THE WEST LINE OF BLOCK 1, ORSER SUBDIVISION, ROOSEVELT CITY SURVEY, 221.00 FEET FROM THE SOUTHWEST CORNER OF LOT 4, OF SAID BLOCK 1, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE SOUTHWEST CORNER OF TAX PARCEL R-592; THENCE N01°20'29"W ALONG THE WEST LINE OF SAID BLOCK 1, 62.50 FEET TO THE NORTHWEST CORNER OF SAID TAX PARCEL R-592; THENCE N88°48'51"E ALONG THE NORTH LINE OF SAID TAX PARCEL R-592, 122.00 FEET TO THE NORTHEAST CORNER OF SAID TAX PARCEL R-592; THENCE S01°20'29"E ALONG THE EAST LINE OF SAID TAX PARCEL R-592, 82.50 FEET TO THE SOUTHEAST CORNER OF SAID TAX PARCEL R-592; THENCE S88°48'51"W ALONG THE SOUTH LINE OF SAID TAX PARCEL R-592, 122.00 FEET TO THE POINT OF BEGINNING.
- ALL OF TAX PARCELS R-591 AND R-592, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, ORSER SUBDIVISION, ROOSEVELT CITY SURVEY; THENCE N01°20'29"W ALONG THE WEST LINE OF SAID BLOCK 1, 283.50 FEET TO THE NORTHWEST CORNER OF TAX PARCEL R-592; THENCE N88°48'51"E ALONG THE NORTH LINE OF SAID TAX PARCEL R-592, 122.00 FEET TO THE NORTHEAST CORNER OF SAID TAX PARCEL R-592 AND THE WEST LINE OF THE ALLEY; THENCE S01°20'29"E ALONG THE WEST LINE OF THE ALLEY, 161.50 FEET TO THE ALLEY CORNER OF LOT 3, OF SAID BLOCK 1; THENCE N88°48'51"E ALONG THE SOUTH LINE OF THE ALLEY, 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S01°20'29"E ALONG THE EAST LINE OF SAID LOT 3, 122.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE SOUTH LINE OF SAID BLOCK 1; THENCE S88°48'51"W ALONG THE SOUTH LINE OF SAID BLOCK 1, 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.822 ACRE.

### SURVEYED DESCRIPTION

ALL OF TAX PARCELS R-591 AND R-592, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, ORSER SUBDIVISION, ROOSEVELT CITY SURVEY; THENCE N01°20'29"W ALONG THE WEST LINE OF SAID BLOCK 1, 283.50 FEET TO THE NORTHWEST CORNER OF TAX PARCEL R-592; THENCE N88°48'51"E ALONG THE NORTH LINE OF SAID TAX PARCEL R-592, 122.00 FEET TO THE NORTHEAST CORNER OF SAID TAX PARCEL R-592 AND THE WEST LINE OF THE ALLEY; THENCE S01°20'29"E ALONG THE WEST LINE OF THE ALLEY, 161.50 FEET TO THE ALLEY CORNER OF LOT 3, OF SAID BLOCK 1; THENCE N88°48'51"E ALONG THE SOUTH LINE OF THE ALLEY, 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S01°20'29"E ALONG THE EAST LINE OF SAID LOT 3, 122.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE SOUTH LINE OF SAID BLOCK 1; THENCE S88°48'51"W ALONG THE SOUTH LINE OF SAID BLOCK 1, 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.822 ACRE.

### SURVEYOR'S CERTIFICATE

TO MCDONALD'S CORPORATION, A DELAWARE CORPORATION; MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION; MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH THEY ARE BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEM 2, 3, 4, 6(a), 7(a), 8, 9, 11(b), 13, AND 14 OF TABLE 'A' THEREOF. THE FIELD WORK WAS PERFORMED ON MARCH 28, 2012.

DATE OF PLAT OR MAP:

03/20/2013

THEYOR R. GADD, L.S. #343599 DATE

No. 943039

STATE OF UTAH

PREPARED BY:

**Jones & DeMille Engineering, Inc.**

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
- infrastructure professionals -  
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1303-130 FILE NAME: h:\j\d\proj\1303-130\dwg\1303-130 survey 040213.dwg  
SURVEYED BY: J.W.J., K.D.B. DRAWN BY: T.R.G. UPDATED: 4/2/2013 PLOTTED: 4/3/2013

ALTA/ACSM Land Title Survey  
for McDonald's Corporation

Roosevelt City, Duchesne County, Utah  
Scale: 1"=20'

County Surveyor File # 2723

DRAWING NUMBER

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2723

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