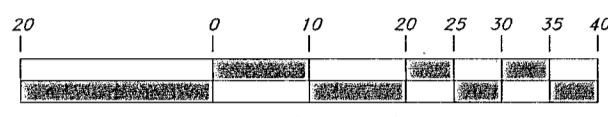
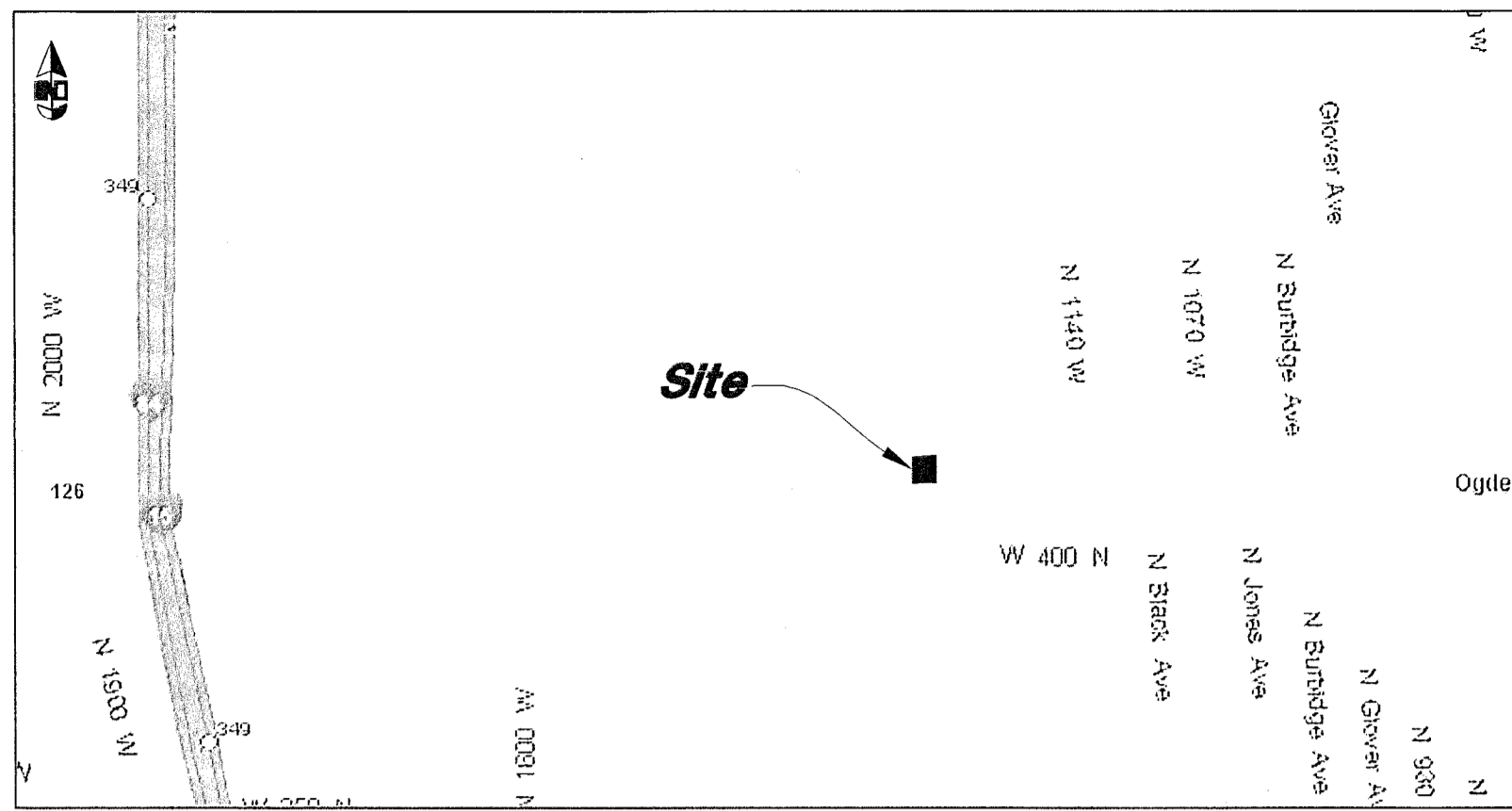


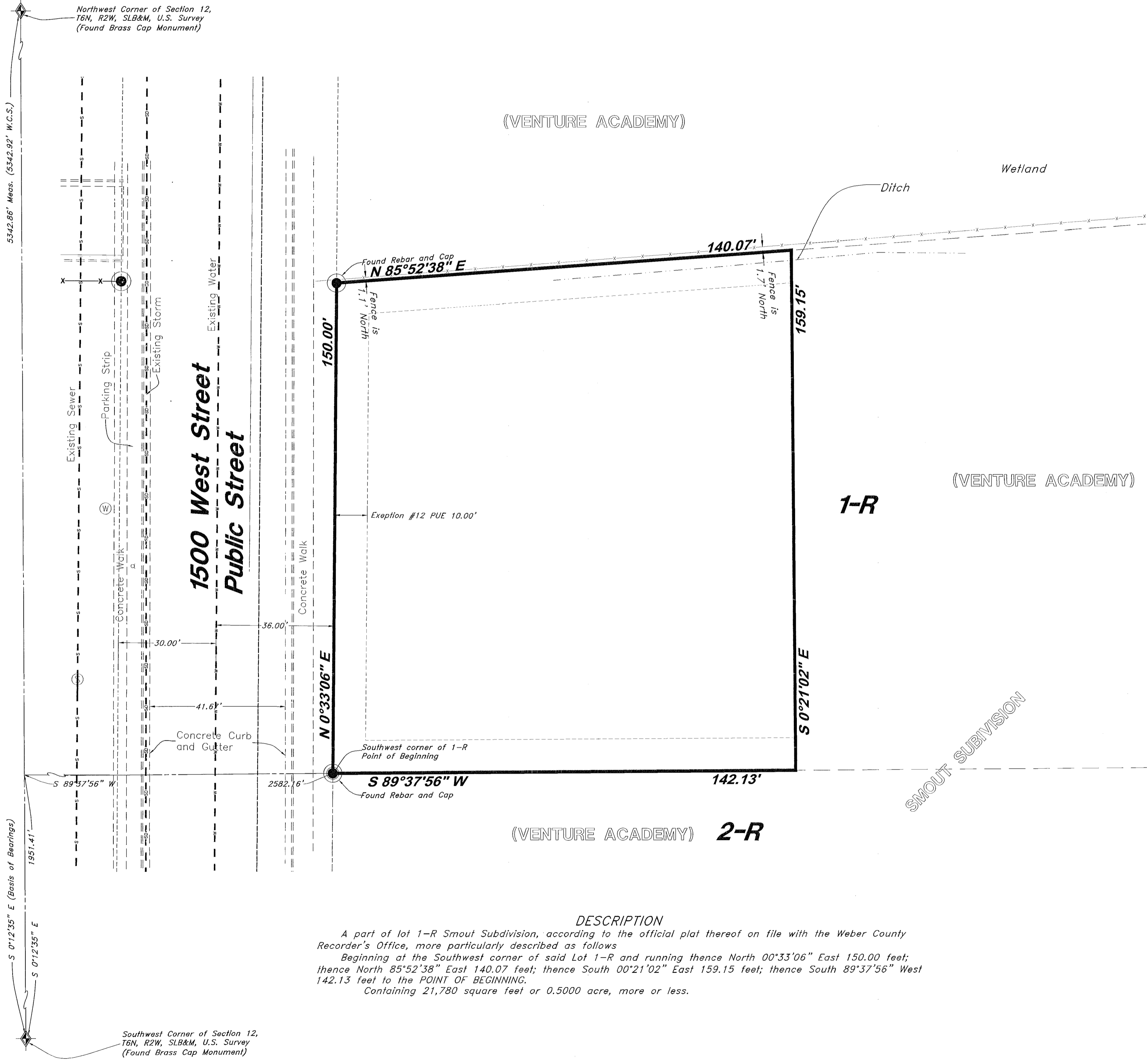
Scale: 1" = 20'



Graphic Scale



VICINITY MAP
Not to Scale



DESCRIPTION
A part of lot 1-R Smout Subdivision, according to the official plat thereof on file with the Weber County Recorder's Office, more particularly described as follows:
Beginning at the Southwest corner of said Lot 1-R and running thence North 00°33'06" East 150.00 feet; thence North 85°52'38" East 140.07 feet; thence South 00°21'02" East 159.15 feet; thence South 89°37'56" West 142.13 feet to the POINT OF BEGINNING.
Containing 21,780 square feet or 0.5000 acre, more or less.

NARRATIVE
This Survey was requested by Ric Horgan of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation Sole for the purpose of depicting the current conditions of the site, as well as Title Purposes.
A line bearing South 0°12'35" East between the Brass Cap Monuments found at the Northwest corner and the Southwest corner of Section 12, T6N, R2W, was used as the basis of bearings.
The following documents recorded at the Weber County Recorders Office were relied upon in conducting this survey:
Boundary Line Agreement as Entry No. 1627567 in Book 2004 at Page 1959;
Venture Academy Subdivision, in Marriott-Slaterville City, Weber County, Utah, Recorded as Entry Number 2375573, Dated 12th November, 2008.
A survey conducted by C.L.S., Inc. for Jim Blair, Job No. PS04-31, as filed at the Weber County Surveyors Office as File 3723 was relied upon in conducting this survey.
A Record of Survey prepared by Reeve & Associates, Inc. for Jay C. Smout ETAL Trustees, dated 15th November, 2007, and filed in the Weber County Surveyors Office as Filing No. 3927.
A Record of Survey prepared by Reeve & Associates, Inc. for Rob Smout, dated 1st August, 2002, and filed in the Weber County Surveyors Office as Filing No. 2922.
Property corners were monumented as depicted on this drawing.

EXCEPTIONS TO COVERAGE
This survey was completed using Commitment for Title Insurance from Stewart Title Guaranty Company under File No. 95523 dated May 12, 2020 @ 7:59 A.M.

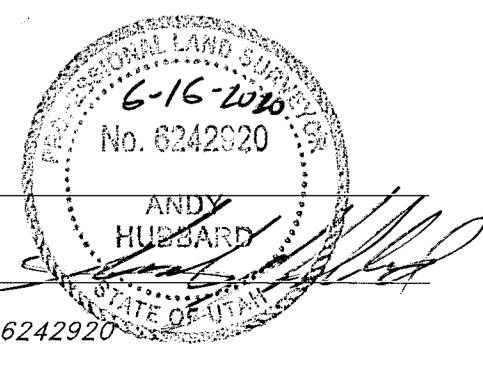
- EXCEPTION NO. 1-10; (NOT A SURVEY MATTER)
- EXCEPTION NO. 11 (DOES NOT EFFECT THE SITE):
- EXCEPTION NO. 12 (PLOTTED, AFFECTS PROPERTY SEE DRAWING NOTES): 10' wide Utility and Drainage Easements each side of property line as indicated by dashed lines, except as otherwise shown, by Instrument recorded March 15, 2013 as Entry No. 2625402 in Book 73 at Page 83 of Official Records.
- EXCEPTION NO. 13 (NOT A SURVEY MATTER):
- EXCEPTION NO. 14 (NOT PLOTTED BLANKETS THE ENTIRE SITE): Ordinance 2015-02 Recorded: April 16, 2015 Entry No. 2731074; Certificate of Creation Recorded: April 16, 2015 Entry No. 2731075; Resolution 2018-L Recorded: January 29, 2019 Entry No. 2963079.

FLOOD PLAIN
This property lies entirely within flood Zone X as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0200 E dated 16 December, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

- NOTES**
- Utilities shown are from observed evidence on the site and records available at the time of the survey.
 - No encroachments were found other than what is shown on the drawing.
 - There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

ZONING
No Zoning Information was provided to the Surveyor at the time the Survey was completed.

CERTIFICATION
To The Church of Jesus Christ of Latter-day Saints, Venture Academy, and Hickman Land Title Co.
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/NSPS, and includes Items Table A thereof.
The field work was completed on 1-28-2020.



Date _____
Andy Hubbard
Utah PLS No. 6242920

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exst. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exst. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exst. Contour
- Finish Grade
- Exst. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

ALTA/NSPA Land Title Survey
Venture Academy Seminary
433 North 1500 West
Marriott-Slaterville City, Weber County, Utah
A part of Section 12, T6N, R2W, SLB&M, U.S. Survey

29 May, 2020
SHEET NO.
T1
20N702