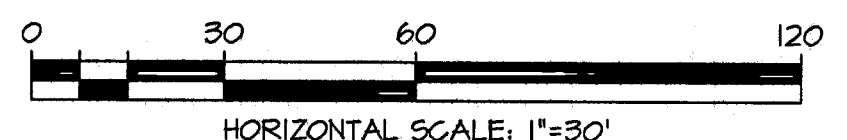
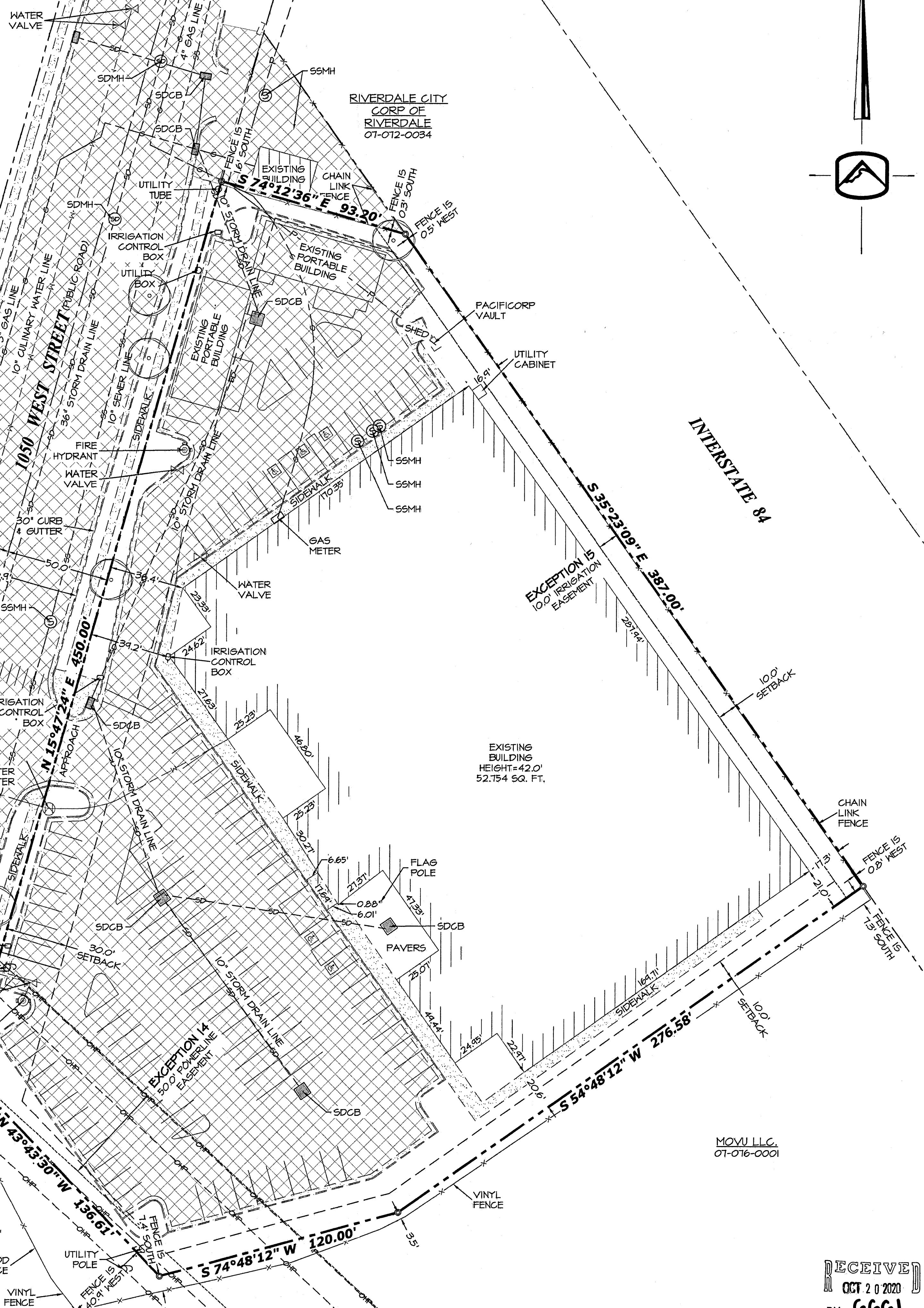


NORTHWEST CORNER
SEC 18, T5N, R11W, S1841M
(BRASS CAP FOUND)

N 0°48'06" E 2660.81 MEAS.
(N 0°41'25" E 2660.90 REC.)

WEST QUARTER CORNER
SEC 18, T5N, R11W, S1841M
(BRASS CAP FOUND)

SOUTHWEST CORNER
SEC 18, T5N, R11W, S1841M
(BRASS CAP FOUND)



LEGEND
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	SETBACK LINE
---	IRRIGATION LINE
---	OVERHEAD POWER LINE
---	STORM DRAIN
---	SANITARY SEWER
---	SECONDARY WATERLINE
---	TELEPHONE LINE
---	CABLE TV LINE
---	GAS LINE
---	CULINARY WATERLINE
+	SECTION CORNER
+	STREET MONUMENT
○	EG CONTOUR MINOR
○	EG CONTOUR MAJOR
▨	EXISTING ASPHALT
---	EXISTING CURB & GUTTER
○	EXISTING TREE
○	PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER
○	STAMPED "SILVERPEAK ENG"
○	PROPERTY CORNER FOUND

EXCEPTIONS TO COVERAGE

THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN SCHEDULE B, SECTION 2, IN A TITLE REPORT PREPARED BY STEWART TITLE GUARANTEE COMPANY, FILE NO. 17325-JCP, COMMITMENT DATE: AUGUST 9, 2019 AT 1:30 AM

EXCEPTION NO. 13: (SURVEYOR'S NOTE: NOTHING TO PLOT, NOT A SURVEY RELATED MATTER.)

EXCEPTION NO. 14: TRANSMISSION LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER TEACHING STATIONS FOR OTHER PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED MARCH 28, 1953, AS ENTRY NO. 209142, IN BOOK 418, AT PAGE 313. (SURVEYOR'S NOTE: PLOTTED, AFFECTS THE SOUTHWEST PORTION OF SUBJECT PROPERTY.)

EXCEPTION NO. 15: EASEMENT IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH FOR THE PURPOSE OF CONSTRUCTING AN IRRIGATION FACILITY AND APPURTENANT PARTS THEREOF, INCIDENT TO THE CONSTRUCTION OF A FREEWAY KNOWN AS PROJECT NO. 80N-6 AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JANUARY 14, 1964 AND RECORDED MARCH 10, 1964, AS ENTRY NO. 421856, IN BOOK 768, AT PAGE 350. (SURVEYOR'S NOTE: PLOTTED, AFFECTS THE NORTHEAST LINE OF SUBJECT PROPERTY.)

EXCEPTION NO. 16-19: (SURVEYOR'S NOTE: NOTHING TO PLOT, NOT A SURVEY RELATED MATTER.)

NOTES

- 1- NO ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY. (SEE TABLE A, ITEM 6)
- 2- NO DIVISION OR PARTY WALLS WITH RESPECT TO OTHER PROPERTIES ARE APPLICABLE TO SUBJECT PROPERTY. (SEE TABLE A, ITEM 10)
- 3- UTILITIES SHOWN ON THIS SURVEY ARE BASED ON DOCUMENTS OF RECORD FROM THE VARIOUS UTILITY AGENCIES, AND WHERE POSSIBLE, FROM EVIDENCE FOUND ON THE GROUND AT TIME OF SURVEY. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. (SEE TABLE A, ITEM 11)
- 4- THERE IS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK FOR THIS SURVEY. (SEE TABLE A, ITEM 16)
- 5- THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
- 6- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED ON SUBJECT PROPERTY. (SEE TABLE A, ITEM 18)

PARKING

102 5 PARKING STALLS
ADA PARKING STALLS

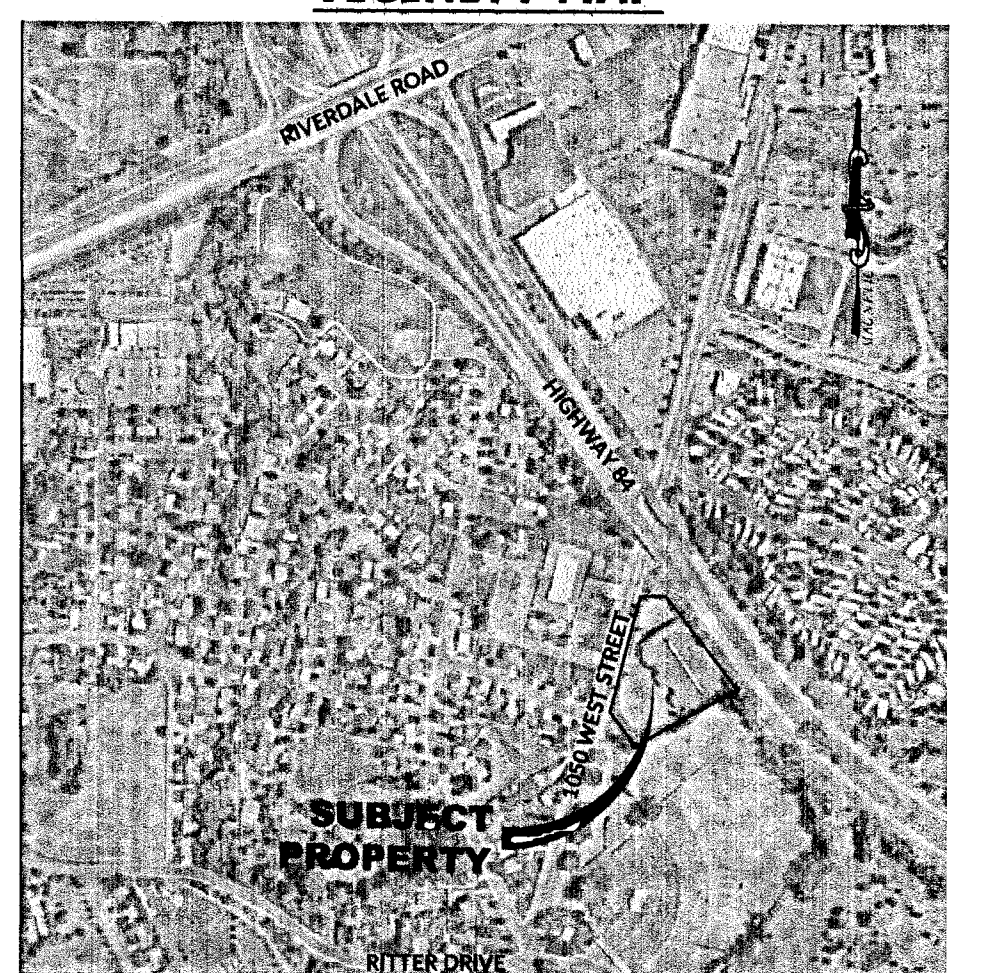
FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH AND INCORPORATED AREAS MAP NO. 44057C0417; PANEL NO. 440190 0417; EFFECTIVE DATE JUNE 02, 2015. ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."

RECEIVED
OCT 20 2020
BY: GGG

MOVU LLC.
07-016-0001

VICINITY MAP



ZONING INFORMATION

ZONING INFORMATION WAS ACQUIRED THROUGH A ZONING REPORT COMPILED BY ZONING RESEARCH GROUP, TACOMA, WA, PHONE (253) 202-3511. REPORT NUMBER 19-0101 DATED OCTOBER 22, 2019. ZONING DESIGNATION IS A-1, AGRICULTURE ZONE. ZONING OF ADJUTING PROPERTIES: NORTH R-1H, MOBILE HOME PARK/RECREATION VEHICLE ZONE; SOUTH A-1; WEST R-1-B, SINGLE FAMILY 4.5-1; EAST R-1H. BUILDING SETBACK FOR PRINCIPLE USE: MINIMUM FRONT YARD - 30 FEET SIDE D/WELLING - 10 FEET TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24 FEET. OTHER MAIN BUILDING - 20 FEET EACH SIDE SIDE/FACING STREET ON CORNER LOT - 20 FEET REAR MAIN BUILDING - 30 FEET ACCESSORY BUILDING SIDE SET BACK - 10 FEET FROM SIDE PROPERTY LINE EXCEPT 1 FOOT IF LOCATED AT LEAST 6 FEET FROM REAR OF MAIN BUILDING AND SHALL BE AT LEAST 20 FEET FROM MAIN BUILDING ON ADJACENT LOTS. ACCESSORY BUILDING REAR SETBACK - 10 FEET WHERE ACCESSORY BUILDING REARS ON SIDE YARD OF ADJACENT CORNER LOT OR 1 FOOT FROM REAR PROPERTY LINE IF LOCATED 6 FEET FROM REAR OF MAIN BUILDING PROVIDED THAT STRUCTURE BE AT LEAST 20 FEET FROM MAIN BUILDING ON ADJACENT LOT. LOT SIZE: MINIMUM LOT AREA - 40,000 SF MINIMUM LOT WIDTH - 150 FEET BUILDING HEIGHT - MINIMUM 1 STORY, MAXIMUM 2.5 STORIES OR 35 FEET. LOT COVERAGE - NONE PARKING FORMULA: EDUCATIONAL INSTITUTION, PUBLIC AND PRIVATE: ELEMENTARY AND JUNIOR HIGH SCHOOLS (K-4 GRADES); 2 SPACES PER CLASSROOM AND OTHER TEACHING STATIONS HIGH SCHOOLS AND TRADE SCHOOLS; 4 SPACES PER CLASSROOM AND OTHER TEACHING STATIONS COLLEGES AND UNIVERSITIES; 2 SPACES PER 3 STUDENT CAPACITY, PLUS 1 SPACE PER STAFF MEMBER.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY BRANDON JOHNSON OF FARNSWORTH JOHNSON PLLC FOR TITLE PURPOSES. BRASS CAP MONUMENTS WERE FOUND AT THE WEST QUARTER CORNER, NORTHWEST CORNER AND SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. A LINE BEARING NORTH 0°48'12" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 18 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. PROPERTY CORNERS ARE SET AS INDICATED HEREON.

DESCRIPTION FROM TITLE REPORT

A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 1050 WEST STREET BEING 822.30 FEET SOUTH OF 0°48'12" WEST (SOUTH REC.) AND 226.45 FEET NORTH 15°47'24" EAST (NORTH 14°59'12" EAST REC.) FROM THE WEST QUARTER CORNER OF SAID SECTION 18 AND RUNNING THENCE NORTH 15°47'24" EAST (NORTH 14°59'12" EAST REC.) 450.00 FEET ALONG SAID LINE; THENCE SOUTH 74°12'36" EAST (SOUTH 75°00'48" EAST REC.) 43.20 FEET TO THE SOUTHERLY RIGHT OF WAY FENCE ON INTERSTATE HIGHWAY 84-N; THENCE SOUTH 35°23'04" EAST (SOUTH 36°11'21" EAST REC.) 381.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 54°48'12" WEST (SOUTH 54°00'00" WEST REC.) 276.58 FEET; THENCE SOUTH 74°48'12" WEST (SOUTH 74°00'00" WEST REC.) 120.00 FEET; THENCE NORTH 43°43'30" WEST (NORTH 44°31'42" WEST REC.) 136.61 FEET TO THE POINT OF BEGINNING.

(CONTAINS: 131,675 SQ.FT. OR 3.023 ACRES)
(DESCRIPTION ROTATED TO SECTION LINE)

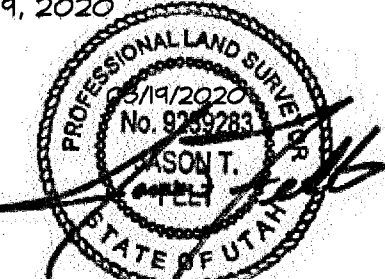
ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO: COTTONWOOD TITLE INSURANCE AGENCY, INC.; STEWART TITLE GUARANTEE COMPANY; UTAH MILITARY ACADEMY, A UTAH NONPROFIT CORPORATION; CHRISTIAN HERITAGE SCHOOLS ASSOCIATION, INC.; PUBLIC FINANCE AUTHORITY; BODY CORPORATE, POLITY OF THE STATE OF WISCONSIN; AND ZIONS BANCORPORATION, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

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 INCLUDING ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18, 19, AND 20 OF "TABLE A" THEREOF.

FIELDWORK COMPLETION DATE: SEPTEMBER 14, 2019
DATE OF SURVEY PLAT MAP: MARCH 11, 2020

REGISTRATION NO.: 4234283



SEAL:

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WWW.SILVERPEAKENG.COM



UTAH MILITARY ACADEMY - RIVERDALE
5120 SOUTH 1050 WEST
RIVERDALE, UTAH

DATE: 03/17/2020
PROJECT: 19-208
DRAWN BY: CGR

REVISIONS:

ALTA/NSPS LAND TITLE SURVEY
SHEET NUMBER:
1

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.