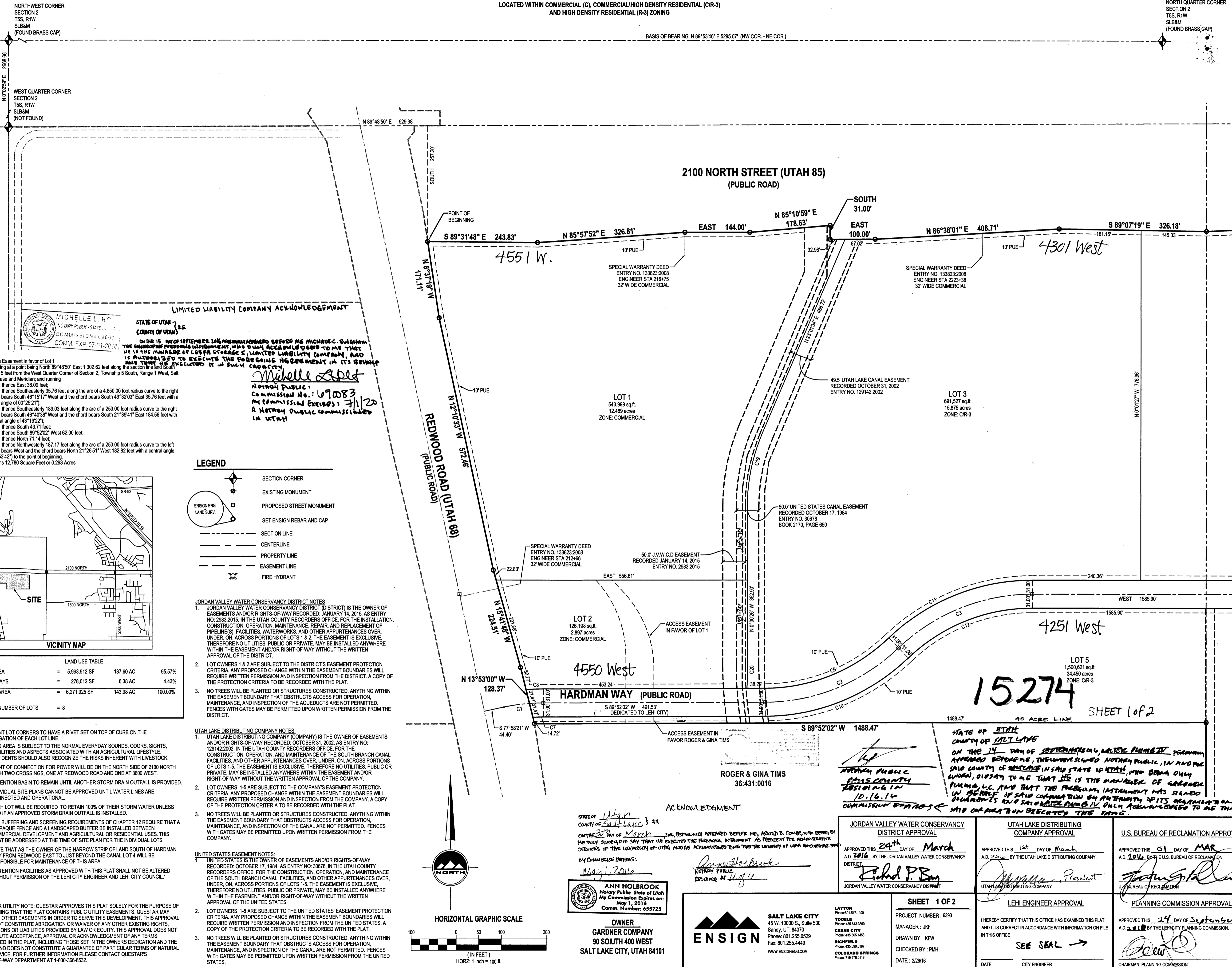


# HARDMAN LEHI SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTH HALF OF SECTION 2,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH  
LOCATED WITHIN COMMERCIAL (C), COMMERCIAL HIGH DENSITY RESIDENTIAL (C/R-3)  
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING

BASIS OF BEARING N 89°53'46" E 6295.07' (NW COR. - NE COR.)



### SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as HARDMAN LEHI SUBDIVISION PLAT 'A', and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

Beginning at the intersection of the Easterly Right-of-Way Line of Redwood Road and the Southerly Right-of-Way Line of 2100 North Street, said point being North 89°48'50" East 529.38 feet along the section line and South 257.20 feet along the Southerly Right-of-Way Line of said 2100 North Street, and running:  
thence North 89°31'48" East 243.83 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence North 85°57'52" East 326.81 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence East 144.00 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence North 85°10'59" East 178.63 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence South 31.00 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence East 100.00 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence North 86°38'01" East 408.71 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence South 89°07'19" East 326.18 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence North 87°30'06" East 265.86 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence South 89°07'19" East 326.18 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence Southeast 1,164.83 feet along the arc of a 14,819.50 foot radius curve to the right (center bears South 00°25'34" West and the chord bears South 87°18'19" East 1,164.53 feet with a central angle of 04°30'13") along the Southerly Right-of-Way Line of said 2100 North Street;  
thence Southeast 750.18 feet along the arc of a 15,180.50 foot radius curve to the left (center bears North 04°54'47" East and the chord bears South 88°29'59" East 750.10 feet with a central angle of 02°49'53") along the Southerly Right-of-Way Line of said 2100 North Street;  
thence South 84°31'31" East 144.64 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence Southeast 227.64 feet along the arc of a 15,189.50 foot radius curve to the left (center bears North 01°33'34" East and the chord bears South 88°51'52" East 227.64 feet with a central angle of 00°31'31") along the Southerly Right-of-Way Line of said 2100 North Street;  
thence South 43°21'59" East 70.88 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
thence North 89°17'29" East 38.00 feet along the Southerly Right-of-Way Line of said 2100 North Street to the Westerly Right-of-Way Line of 3600 West Street;  
thence South 00°07'24" East 1,296.18 feet along the Westerly Right-of-Way Line of said 3600 West Street;  
thence South 89°53'59" West 2,635.54 feet (C-3)  
thence North 00°12'27" West 668.87 feet (C2) AND ALONG FENCE LINE  
thence South 89°52'02" West 1,488.47 feet to the Easterly Right-of-Way Line of Redwood Road (C3)  
thence North 13°53'00" West 128.37 feet along the Easterly Right-of-Way Line of said Redwood Road;  
thence North 13°54'48" West 228.51 feet along the Easterly Right-of-Way Line of said Redwood Road;  
thence North 12°10'33" West 572.46 feet along the Easterly Right-of-Way Line of said Redwood Road;  
thence North 08°37'19" West 171.11 feet along the Easterly Right-of-Way Line of said Redwood Road to the point of beginning.

Contains 6,271.925 Square Feet or 143.984 Acres and 8 Lots

(1) ALONG A LINE BEING 660.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF SECTION 2 AND BEING THE WEST LINE OF THE HARDMAN LEHI, LLC PROJECT, BE THE WEST LINE OF THE HARDMAN LEHI SUBDIVISION PLAT 'A' AS SHOWN ON THE PLAT HEREBY RECORDED IN THE OFFICE OF THE CLERK OF COURTS, UTAH COUNTY, UTAH, BOOK 2010, PAGE 650. (2) ALONG THE BOUNDARY SECTION LINE TO THE ACREE LINE. (3) ALONG THE 40 ACRE LINE.

DATE: Feb. 25, 2016  
PATRICK M. HARRIS  
LICENSE NO. 286882

### OWNER'S DEDICATION

Known all men by these presents that I, we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the **HARDMAN LEHI SUBDIVISION PLAT 'A'**, do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public. In witness whereof I have hereunto set our hand (s) this 13 day of September, A.D. 2016.  
Paul W. Hardman  
By: Paul W. Hardman  
Manager  
By: Arnold O. Corbett  
Vice President for Administrative Services  
UNIVERSITY OF UTAH  
By: Gordon Jones  
President LEADERS GROUP COMPANY  
By: Walter P. Jones II  
Manager GARDNER PLUMB L.C.

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF SALT LAKE S.S.  
ON THE 13 DAY OF SEPTEMBER, A.D. 2016, PAUL W. HARDMAN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH AND SAID STATE OF UTAH, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE MANAGER OF HARDMAN LEHI SUBDIVISION CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND SAID PAUL W. HARDMAN DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
MY COMMISSION EXPIRES: 10-16-16  
Paul W. Hardman  
NOTARY PUBLIC  
RESIDING IN UTAH COUNTY

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH S.S.  
ON THE 14 DAY OF SEPTEMBER, A.D. 2016, Gordon Jones PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH AND SAID STATE OF UTAH, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE PRESIDENT OF LEADERS GROUP COMPANY CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND SAID GORDON JONES DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
MY COMMISSION EXPIRES: 3/24/19  
Gordon Jones  
NOTARY PUBLIC  
RESIDING IN UTAH COUNTY

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.  
THIS 10 DAY OF November, A.D. 2016  
Jeffery Smith  
CITY ENGINEER  
ATTEST: Jeffery Smith  
CITY ENGINEER

### HARDMAN LEHI SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTH HALF OF SECTION 2,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

DATE: 2/26/16  
PROJECT NUMBER: 6393  
MANAGER: JKF  
DRAWN BY: JWF  
CHECKED BY: PAH  
DATE: 2/26/16  
CITY ENGINEER  
PLANNING COMMISSION APPROVAL  
DATE: 2/24/16  
CHAIRMAN, PLANNING COMMISSION

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH  
ON THE 15 DAY OF SEPTEMBER 2016, I, MICHELLE L. HO, NOTARY PUBLIC, STATE OF UTAH, COUNTY OF UTAH, DO HEREBY ACKNOWLEDGE TO ALL THE MEMBERS OF COMPANY LEHI CITY LIMITED LIABILITY COMPANY, AND I AM AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN SUCH CAPACITY.

Michelle L. Ho  
NOTARY PUBLIC  
COMMISSION NO. 07083  
MY COMMISSION EXPIRES: 7/1/20  
A NOTARY PUBLIC COMMISSIONED IN UTAH

### Access Easement in favor of Lot 1

Beginning at a point being North 89°48'50" East 1,302.62 feet along the section line and South 1,009.15 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running:  
thence East 38.00 feet;  
thence Southeast 35.76 feet along the arc of a 4,850.00 foot radius curve to the right (center bears South 46°15'17" West and the chord bears South 43°32'03" East 35.76 feet with a central angle of 00°25'21");  
thence Southeast 189.03 feet along the arc of a 250.00 foot radius curve to the right (center bears South 46°40'38" West and the chord bears South 21°39'41" East 184.56 feet with a central angle of 42°19'22");  
thence South 45.71 feet;  
thence South 89°52'02" West 62.00 feet;  
thence North 71.14 feet;  
thence Northwest 197.17 feet along the arc of a 250.00 foot radius curve to the left (center bears West and the chord bears North 21°26'51" West 182.82 feet with a central angle of 42°53'42") to the point of beginning.  
Contains 12,780 Square Feet or 0.293 Acres

### LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT

### JORDAN VALLEY WATER CONSERVANCY DISTRICT NOTES

1. JORDAN VALLEY WATER CONSERVANCY DISTRICT (DISTRICT) IS THE OWNER OF EASEMENTS AND/OR RIGHTS-OF-WAY RECORDED JANUARY 14, 2015, AS ENTRY NO. 2983.2015, IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PIPELINES, FACILITIES, WATERWORKS, AND OTHER APPURTENANCES OVER, UNDER, ON, ACROSS PORTIONS OF LOTS 1 & 2. THE EASEMENT IS EXCLUSIVE, THEREFORE NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF THE DISTRICT.

2. LOT OWNERS 1 & 2 ARE SUBJECT TO THE DISTRICT'S EASEMENT PROTECTION CRITERIA. ANY PROPOSED CHANGE WITHIN THE EASEMENT BOUNDARIES WILL REQUIRE WRITTEN PERMISSION AND INSPECTION FROM THE DISTRICT. A COPY OF THE PROTECTION CRITERIA TO BE RECORDED WITH THE PLAT.

3. NO TREES WILL BE PLANTED OR STRUCTURES CONSTRUCTED. ANYTHING WITHIN THE EASEMENT BOUNDARY THAT OBSTRUCTS ACCESS FOR OPERATION, MAINTENANCE, AND INSPECTION OF THE AQUEDUCTS ARE NOT PERMITTED. FENCES WITH GATES MAY BE PERMITTED UPON WRITTEN PERMISSION FROM THE DISTRICT.

### UTAH LAKE DISTRIBUTING COMPANY NOTES

1. UTAH LAKE DISTRIBUTING COMPANY (COMPANY) IS THE OWNER OF EASEMENTS AND/OR RIGHTS-OF-WAY RECORDED OCTOBER 31, 2002, AS ENTRY NO. 129142.2002, IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SOUTH BRANCH CANAL, FACILITIES, AND OTHER APPURTENANCES OVER, UNDER, ON, ACROSS PORTIONS OF LOTS 1 & 2. THE EASEMENT IS EXCLUSIVE, THEREFORE NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF THE COMPANY.

2. LOT OWNERS 1-5 ARE SUBJECT TO THE COMPANY'S EASEMENT PROTECTION CRITERIA. ANY PROPOSED CHANGE WITHIN THE EASEMENT BOUNDARIES WILL REQUIRE WRITTEN PERMISSION AND INSPECTION FROM THE COMPANY. A COPY OF THE PROTECTION CRITERIA TO BE RECORDED WITH THE PLAT.

3. NO TREES WILL BE PLANTED OR STRUCTURES CONSTRUCTED. ANYTHING WITHIN THE EASEMENT BOUNDARY THAT OBSTRUCTS ACCESS FOR OPERATION, MAINTENANCE, AND INSPECTION OF THE CANAL ARE NOT PERMITTED. FENCES WITH GATES MAY BE PERMITTED UPON WRITTEN PERMISSION FROM THE COMPANY.

### UNITED STATES EASEMENT NOTES

1. UNITED STATES IS THE OWNER OF EASEMENTS AND/OR RIGHTS-OF-WAY RECORDED OCTOBER 17, 1994, AS ENTRY NO. 30678, IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SOUTH BRANCH CANAL, FACILITIES, AND OTHER APPURTENANCES OVER, UNDER, ON, ACROSS PORTIONS OF LOTS 1-5. THE EASEMENT IS EXCLUSIVE, THEREFORE NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF THE UNITED STATES.

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### ANN HOLBROOK

Notary Public, State of Utah  
My Commission Expires on: May 1, 2016  
Comm. Number: 453725

### ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Salt Lake S.S.  
ON THE 29th DAY OF March, I, ANN HOLBROOK, PERSONALLY APPEARED BEFORE ME, ARNOLO O. CORBETT, WHO BEING DULY SWORN, DID SAY TO ME THAT HE DEVELOPED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ADMINISTRATIVE SERVICES OF THE UNIVERSITY OF UTAH AND HE ACKNOWLEDGED THAT THE UNIVERSITY OF UTAH RECEIVES THE SAME.  
MY COMMISSION EXPIRES: May 1, 2016  
Arnold O. Corbett  
NOTARY PUBLIC  
RESIDING IN Utah

### ANN HOLBROOK

OWNER  
GARDNER COMPANY  
90 SOUTH 400 WEST  
SALT LAKE CITY, UTAH 84101

### SALT LAKE CITY

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### CEGAR CITY

Phone: 435.965.1463

### REDFIELD

Phone: 435.590.0187

### COLORADO SPRINGS

Phone: 719.476.0178

### ENSIGN

PROJECT NUMBER: 6393  
MANAGER: JKF  
DRAWN BY: JWF  
CHECKED BY: PAH  
DATE: 2/26/16  
CITY ENGINEER  
PLANNING COMMISSION APPROVAL  
DATE: 2/24/16  
CHAIRMAN, PLANNING COMMISSION

### U.S. BUREAU OF RECLAMATION APPROVAL

APPROVED THIS 31st DAY OF MAR, A.D. 2016, BY THE U.S. BUREAU OF RECLAMATION.  
Jeffery Smith  
U.S. BUREAU OF RECLAMATION

### UTAH LAKE DISTRIBUTING COMPANY APPROVAL

APPROVED THIS 1st DAY OF March, A.D. 2016, BY THE UTAH LAKE DISTRIBUTING COMPANY.  
Paul W. Hardman  
President  
UTAH LAKE DISTRIBUTING COMPANY

### JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVAL

APPROVED THIS 29th DAY OF March, A.D. 2016, BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT.  
Richard P. Bay  
JORDAN VALLEY WATER CONSERVANCY DISTRICT

### PLANNING COMMISSION APPROVAL

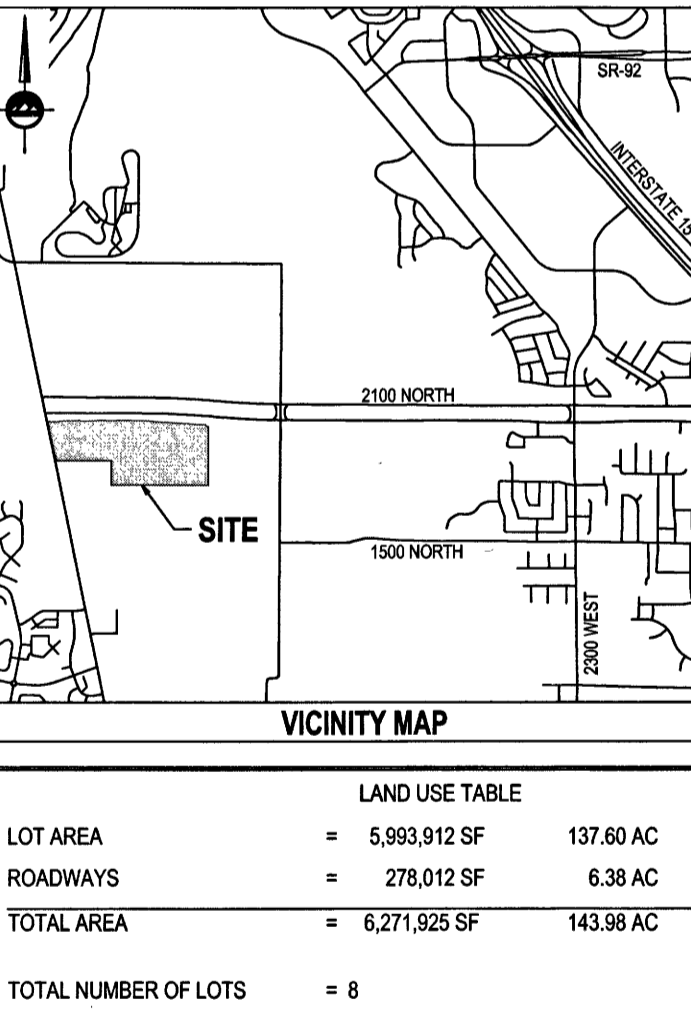
APPROVED THIS 24 DAY OF September, A.D. 2016, BY THE LEHI CITY PLANNING COMMISSION.  
Paul W. Hardman  
CHAIRMAN, PLANNING COMMISSION

### CITY ENGINEER'S SEAL

JEFFERY SMITH  
CITY ENGINEER  
7/27/16

### CLERK-RECORDER SEAL

STATE OF UTAH  
COUNTY OF UTAH  
RECORDED FOR LEHI CITY CORPORATION



LAND USE TABLE	LAND USE TABLE	LAND USE TABLE
LOT AREA	= 5,993,912 SF	137.80 AC 95.57%
ROADWAYS	= 278,012 SF	6.38 AC 4.43%
TOTAL AREA	= 6,271,925 SF	143.98 AC 100.00%
TOTAL NUMBER OF LOTS	= 8	

### QUESTAR UTILITY NOTE

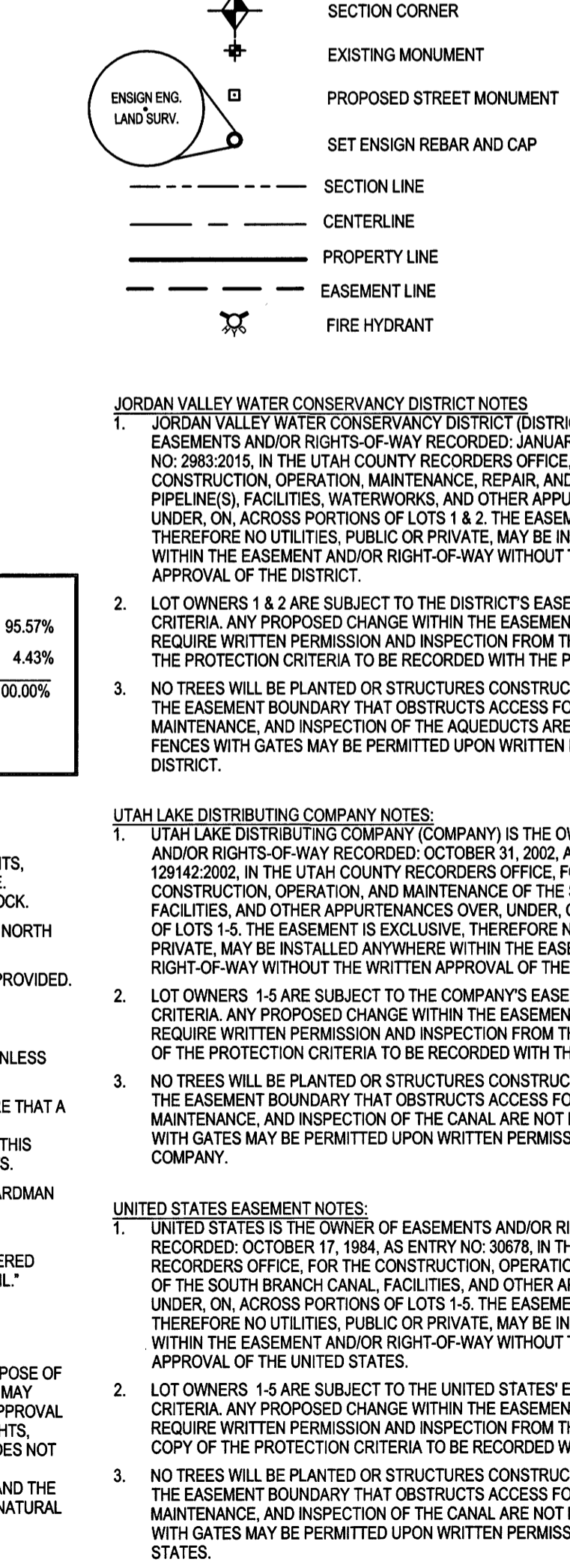
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER ACTIONS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-6532.

### QUESTAR UTILITY NOTE

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### JORDAN VALLEY WATER CONSERVANCY DISTRICT NOTES

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### UTAH LAKE DISTRIBUTING COMPANY NOTES

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### UNITED STATES EASEMENT NOTES

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### ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Salt Lake S.S.  
ON THE 29th DAY OF March, I, ANN HOLBROOK, PERSONALLY APPEARED BEFORE ME, ARNOLO O. CORBETT, WHO BEING DULY SWORN, DID SAY TO ME THAT HE DEVELOPED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ADMINISTRATIVE SERVICES OF THE UNIVERSITY OF UTAH AND HE ACKNOWLEDGED THAT THE UNIVERSITY OF UTAH RECEIVES THE SAME.  
MY COMMISSION EXPIRES: May 1, 2016  
Arnold O. Corbett  
NOTARY PUBLIC  
RESIDING IN Utah

### ANN HOLBROOK

Notary Public, State of Utah  
My Commission Expires on: May 1, 2016  
Comm. Number: 453725

### ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Salt Lake S.S.  
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MY COMMISSION EXPIRES: May 1, 2016  
Arnold O. Corbett  
NOTARY PUBLIC  
RESIDING IN Utah

### ANN HOLBROOK

OWNER  
GARDNER COMPANY  
90 SOUTH 400 WEST  
SALT LAKE CITY, UTAH 84101

### SALT LAKE CITY

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Phone: 719.476.0178

### ENSIGN

PROJECT NUMBER: 6393  
MANAGER: JKF  
DRAWN BY: JWF  
CHECKED BY: PAH  
DATE: 2/26/16  
CITY ENGINEER  
PLANNING COMMISSION APPROVAL  
DATE: 2/24/16  
CHAIRMAN, PLANNING COMMISSION

### U.S. BUREAU OF RECLAMATION APPROVAL

APPROVED THIS 31st DAY OF MAR, A.D. 2016, BY THE U.S. BUREAU OF RECLAMATION.  
Jeffery Smith  
U.S. BUREAU OF RECLAMATION

### UTAH LAKE DISTRIBUTING COMPANY APPROVAL

APPROVED THIS 1st DAY OF March, A.D. 2016, BY THE UTAH LAKE DISTRIBUTING COMPANY.  
Paul W. Hardman  
President  
UTAH LAKE DISTRIBUTING COMPANY

### JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVAL

APPROVED THIS 29th DAY OF March, A.D. 2016, BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT.  
Richard P. Bay  
JORDAN VALLEY WATER CONSERVANCY DISTRICT

### PLANNING COMMISSION APPROVAL

APPROVED THIS 24 DAY OF September, A.D. 2016, BY THE LEHI CITY PLANNING COMMISSION.  
Paul W. Hardman  
CHAIRMAN, PLANNING COMMISSION

### CITY ENGINEER'S SEAL

JEFFERY SMITH  
CITY ENGINEER  
7/27/16

### CLERK-RECORDER SEAL

STATE OF UTAH  
COUNTY OF UTAH  
RECORDED FOR LEHI CITY CORPORATION

### ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Salt Lake S.S.  
ON THE 14 DAY OF SEPTEMBER, A.D. 2016, PAUL W. HARDMAN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH AND SAID STATE OF UTAH, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE MANAGER OF HARDMAN LEHI SUBDIVISION CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND SAID PAUL W. HARDMAN DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
MY COMMISSION EXPIRES: 10-16-16  
Paul W. Hardman  
NOTARY PUBLIC  
RESIDING IN UTAH COUNTY

### ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Utah S.S.  
ON THE 14 DAY OF SEPTEMBER, A.D. 2016, Gordon Jones PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH AND SAID STATE OF UTAH, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE PRESIDENT OF LEADERS GROUP COMPANY CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND SAID GORDON JONES DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
MY COMMISSION EXPIRES: 3/24/19  
Gordon Jones  
NOTARY PUBLIC  
RESIDING IN UTAH COUNTY

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.  
THIS 10 DAY OF November, A.D. 2016  
Jeffery Smith  
CITY ENGINEER  
ATTEST: Jeffery Smith  
CITY ENGINEER

### HARDMAN LEHI SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTH HALF OF SECTION 2,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

DATE: 2/26/16  
PROJECT NUMBER: 6393  
MANAGER: JKF  
DRAWN BY: JWF  
CHECKED BY: PAH  
DATE: 2/26/16  
CITY ENGINEER  
PLANNING COMMISSION APPROVAL  
DATE: 2/24/16  
CHAIRMAN, PLANNING COMMISSION

### U.S. BUREAU OF RECLAMATION APPROVAL

APPROVED THIS 31st DAY OF MAR, A.D. 2016, BY THE U.S. BUREAU OF RECLAMATION.  
Jeffery Smith  
U.S. BUREAU OF RECLAMATION

### UTAH LAKE DISTRIBUTING COMPANY APPROVAL

APPROVED THIS 1st DAY OF March, A.D. 2016, BY THE UTAH LAKE DISTRIBUTING COMPANY.  
Paul W. Hardman  
President  
UTAH LAKE DISTRIBUTING COMPANY

### JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVAL

APPROVED THIS 29th DAY OF March, A.D. 2016, BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT.  
Richard P. Bay  
JORDAN VALLEY WATER CONSERVANCY DISTRICT

### PLANNING COMMISSION APPROVAL

APPROVED THIS 24 DAY OF September, A.D. 2016, BY THE LEHI CITY PLANNING COMMISSION.  
Paul W. Hardman  
CHAIRMAN, PLANNING COMMISSION

### CITY ENGINEER'S SEAL

JEFFERY SMITH  
CITY ENGINEER  
7/27/16

### CLERK-RECORDER SEAL

STATE OF UTAH  
COUNTY OF UTAH  
RECORDED FOR LEHI CITY CORPORATION

### ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Salt Lake S.S.  
ON THE 29th DAY OF March, I, ANN HOLBROOK, PERSONALLY APPEARED BEFORE ME, ARNOLO O. CORBETT, WHO BEING DULY SWORN, DID SAY TO ME THAT HE DEVELOPED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ADMINISTRATIVE SERVICES OF THE UNIVERSITY OF UTAH AND HE ACKNOWLEDGED THAT THE UNIVERSITY OF UTAH RECEIVES THE SAME.  
MY COMMISSION EXPIRES: May 1, 2016  
Arnold O. Corbett  
NOTARY PUBLIC  
RESIDING IN Utah

### ANN HOLBROOK

Notary Public, State of Utah  
My Commission Expires on: May 1, 2016  
Comm. Number: 453725

### ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Salt Lake S.S.  
ON THE 29th DAY OF March, I, ANN HOLBROOK, PERSONALLY APPEARED BEFORE ME, ARNOLO O. CORBETT, WHO BEING DULY SWORN, DID SAY TO ME THAT HE DEVELOPED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ADMINISTRATIVE SERVICES OF THE UNIVERSITY OF UTAH AND HE ACKNOWLEDGED THAT THE UNIVERSITY OF UTAH RECEIVES THE SAME.  
MY COMMISSION EXPIRES: May 1, 2016  
Arnold O. Corbett  
NOTARY PUBLIC  
RESIDING IN Utah

### ANN HOLBROOK

OWNER  
GARDNER COMPANY  
90 SOUTH 400 WEST  
SALT LAKE CITY, UTAH 84101

### SALT LAKE CITY

45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4429  
WWW.ENSIGNENG.COM

### LAYTON

Phone: 801.547.1100

### TOOLIE

Phone: 435.583.3990

### CEGAR CITY

Phone: 435.965.1463

### REDFIELD

Phone: 435.590.0187

### COLORADO SPRINGS

Phone: 719.476.0178

### ENSIGN

PROJECT NUMBER: 6393  
MANAGER: JKF  
DRAWN BY: JWF  
CHECKED BY: PAH  
DATE: 2/26/16  
CITY ENGINEER  
PLANNING COMMISSION APPROVAL  
DATE: 2/24/16  
CHAIRMAN, PLANNING COMMISSION

### U.S. BUREAU OF RECLAMATION APPROVAL

APPROVED THIS 31st DAY OF MAR, A.D. 2016, BY THE U.S. BUREAU OF RECLAMATION.  
Jeffery Smith  
U.S. BUREAU OF RECLAMATION

### UTAH LAKE DISTRIBUTING COMPANY APPROVAL

APPROVED THIS 1st DAY OF March, A.D. 2016, BY THE UTAH LAKE DISTRIBUTING COMPANY.  
Paul W. Hardman  
President  
UTAH LAKE DISTRIBUTING COMPANY

### JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVAL

APPROVED THIS 29th DAY OF March, A.D. 2016, BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT.  
Richard P. Bay  
JORDAN VALLEY WATER CONSERVANCY DISTRICT

### PLANNING COMMISSION APPROVAL

APPROVED THIS 24 DAY OF September, A.D. 2016, BY THE LEHI CITY PLANNING COMMISSION.  
Paul W. Hardman  
CHAIRMAN, PLANNING COMMISSION

### CITY ENGINEER'S SEAL

JEFFERY SMITH  
CITY ENGINEER  
7/27/16

### CLERK-RECORDER SEAL

STATE OF UTAH  
COUNTY OF UTAH  
RECORDED FOR LEHI CITY CORPORATION

2016-09-24 10:17:00

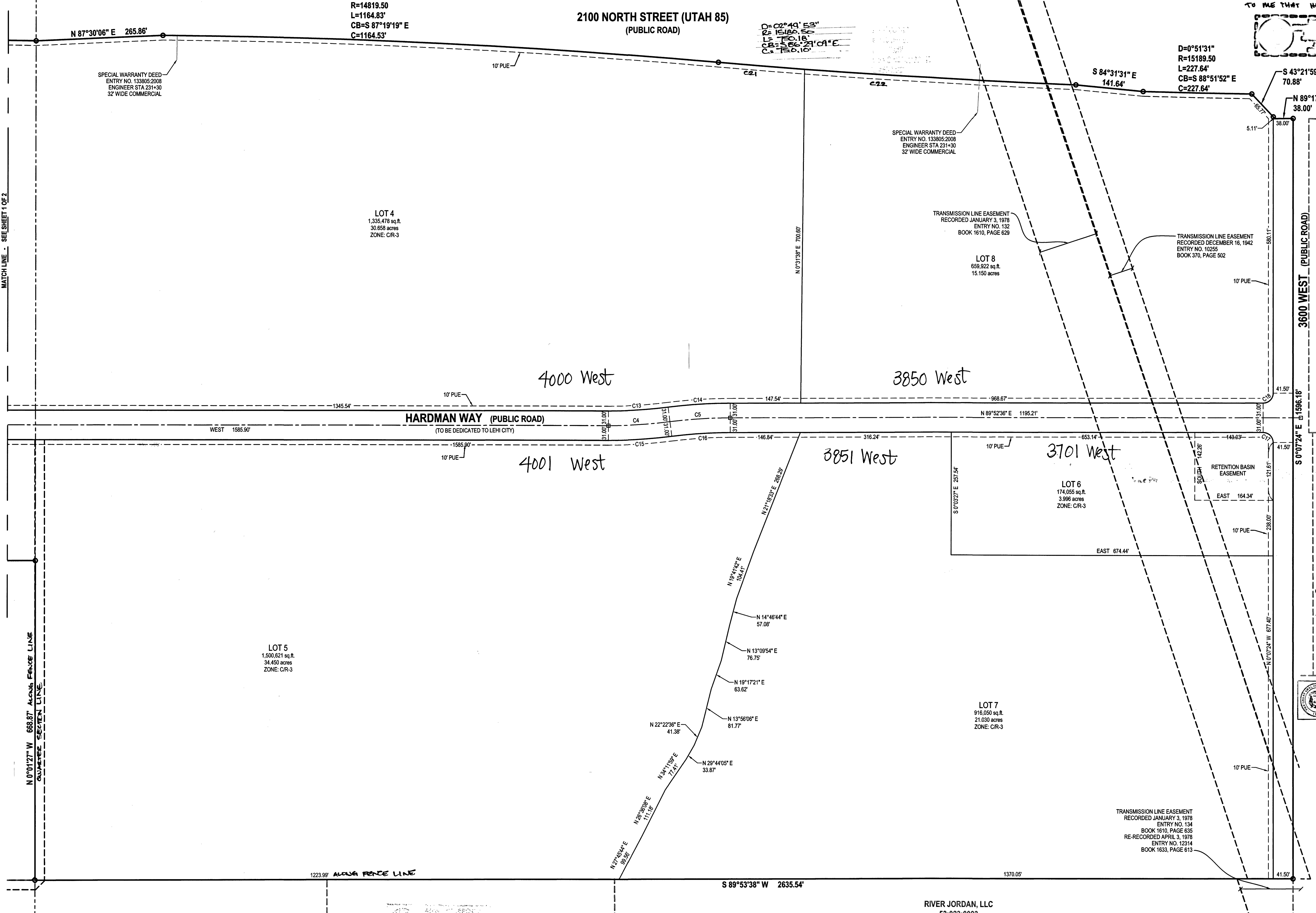
# HARDMAN LEHI SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTH HALF OF SECTION 2,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH  
LOCATED WITHIN COMMERCIAL (C), COMMERCIAL-HIGH DENSITY RESIDENTIAL (CR-3)  
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING

**ACKNOWLEDGEMENT**  
STATE OF UTAH 3 S.S.  
COUNTY OF UTAH 3 S.S.  
ON THIS 19 DAY OF September, 2016, PERSONALLY  
APPEARED BEFORE ME CRAIG CORINA BINGHAM, TRUSTEE OF THE  
BINGHAM FAMILY TRUST DATED OCTOBER 3, 2014, THE SIGNER  
OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED  
TO ME THAT HE EXECUTED THE SAME.

*Craig Corina Bingham*  
CRAIG CORINA BINGHAM  
TRUSTEE

*Natasha Public*  
NATASHA PUBLIC, Bingham John Ward  
COMMISSION NO.: 668387  
MY COMMISSION EXPIRES: 7/31/17  
A NOTARY PUBLIC COMMISSIONED  
IN UTAH



**LEGEND**

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT

C21	1580.52'	181.07'	0.4101"	585.2436'	181.07'
C22	1480.52'	54.09'	2.0052"	585.2436'	54.09'

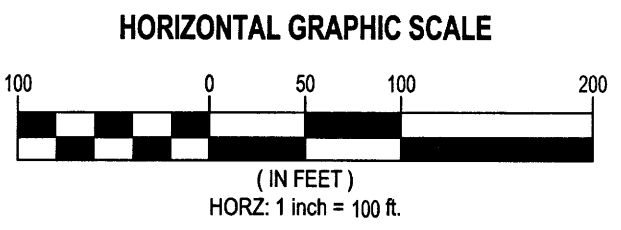
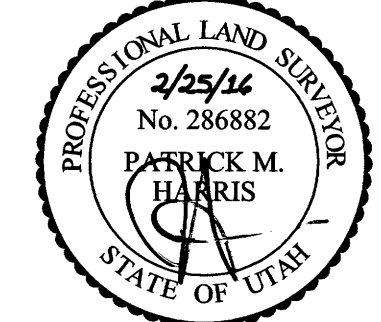
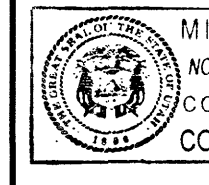
**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	425.00'	88.23'	11°53'41"	S83°55'11"W	88.07'
C2	425.00'	326.85'	44°03'49"	N67°50'07"E	318.85'
C3	425.00'	327.83'	44°11'48"	S67°54'06"W	319.77'
C4	1000.00'	128.73'	7°22'33"	N86°18'43"E	128.64'
C5	1000.00'	126.58'	7°15'09"	S86°15'01"W	126.49'
C7	394.00'	23.51'	3°25'06"	S88°09'29"W	23.50'
C8	456.00'	38.48'	4°50'08"	S87°26'56"W	38.47'
C9	394.00'	303.01'	44°03'49"	N67°50'07"E	295.60'
C10	456.00'	350.69'	44°03'49"	N67°50'07"E	342.11'
C11	456.00'	351.75'	44°11'48"	S67°54'06"W	343.09'
C12	394.00'	303.92'	44°11'48"	S67°54'06"W	296.44'
C13	969.00'	124.74'	7°22'33"	N86°18'43"E	124.66'
C14	1031.00'	130.50'	7°15'09"	S86°15'01"W	130.42'
C15	1031.00'	132.72'	7°22'33"	N86°18'43"E	132.63'
C16	969.00'	122.66'	7°15'09"	S86°15'01"W	122.57'
C17	21.00'	32.99'	90°00'00"	N45°07'24"W	29.70'
C18	21.00'	32.99'	90°00'00"	N44°52'36"E	29.70'
C19	405.50'	163.01'	23°02'00"	S11°30'34"W	161.92'
C20	805.50'	53.52'	3°48'25"	S1°54'39"E	53.51'

**ACKNOWLEDGEMENT**  
STATE OF UTAH 3 S.S.  
COUNTY OF UTAH 3 S.S.  
ON THIS 19 DAY OF September, 2016, PERSONALLY  
APPEARED BEFORE ME KAREN DELIGS, TRUSTEE OF  
THE RIVERVIEW TRUST DATED APRIL 17, 2013, THE  
SIGNER OF THE FOREGOING INSTRUMENT WHO  
DULY ACKNOWLEDGED TO ME THAT SHE EXECUTED  
THE SAME.

*Karen Deligs*  
KAREN DELIGS,  
TRUSTEE

*Michelle L. Ho*  
MICHELLE L. HO  
NOTARY PUBLIC-STATE OF UTAH  
COMMISSION NO.: 690083  
MY COMMISSION EXPIRES: 7/1/17  
A NOTARY PUBLIC  
COMMISSIONED IN UTAH



## HARDMAN LEHI SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTH HALF OF SECTION 2,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

CLYDE STARKS & ZINA CAMPBELL  
58:021:0031  
ZONE: HDR

*Scott McLachlan*  
SCOTT McLACHLAN  
58:021:0045  
ZONE: MDR

RIVER JORDAN, LLC  
53:023:0003  
ZONE: MDR

OWNER  
GARDNER COMPANY  
90 SOUTH 400 WEST  
SALT LAKE CITY, UTAH 84101

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.541.1100  
TOOELE  
Phone: 435.943.2000  
CEDAR CITY  
Phone: 435.995.1453  
RICHFIELD  
Phone: 435.590.9187  
COLORADO SPRINGS  
Phone: 719.470.9118

**SHEET 2 OF 2**  
PROJECT NUMBER: 6393  
MANAGER: JFK  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 2/28/16

SURVEYOR'S SEAL: PATRICK M. HARRIS, No. 286882, dated 3/25/16  
NOTARY PUBLIC SEAL: MICHELLE L. HO, No. 690083, expires 7/1/17  
CITY ENGINEER'S SEAL: JEFFERY S. SMITH, No. 15274, expires 10/7/17  
CLERK-RECORDER SEAL: JEFFERY S. SMITH, UTAH COUNTY RECORDER, 2016 Oct 26 9:39 AM FEE \$8.00 BY SW, RECORDED FOR LEHI CITY CORPORATION

15274  
SHEET 2 of 2