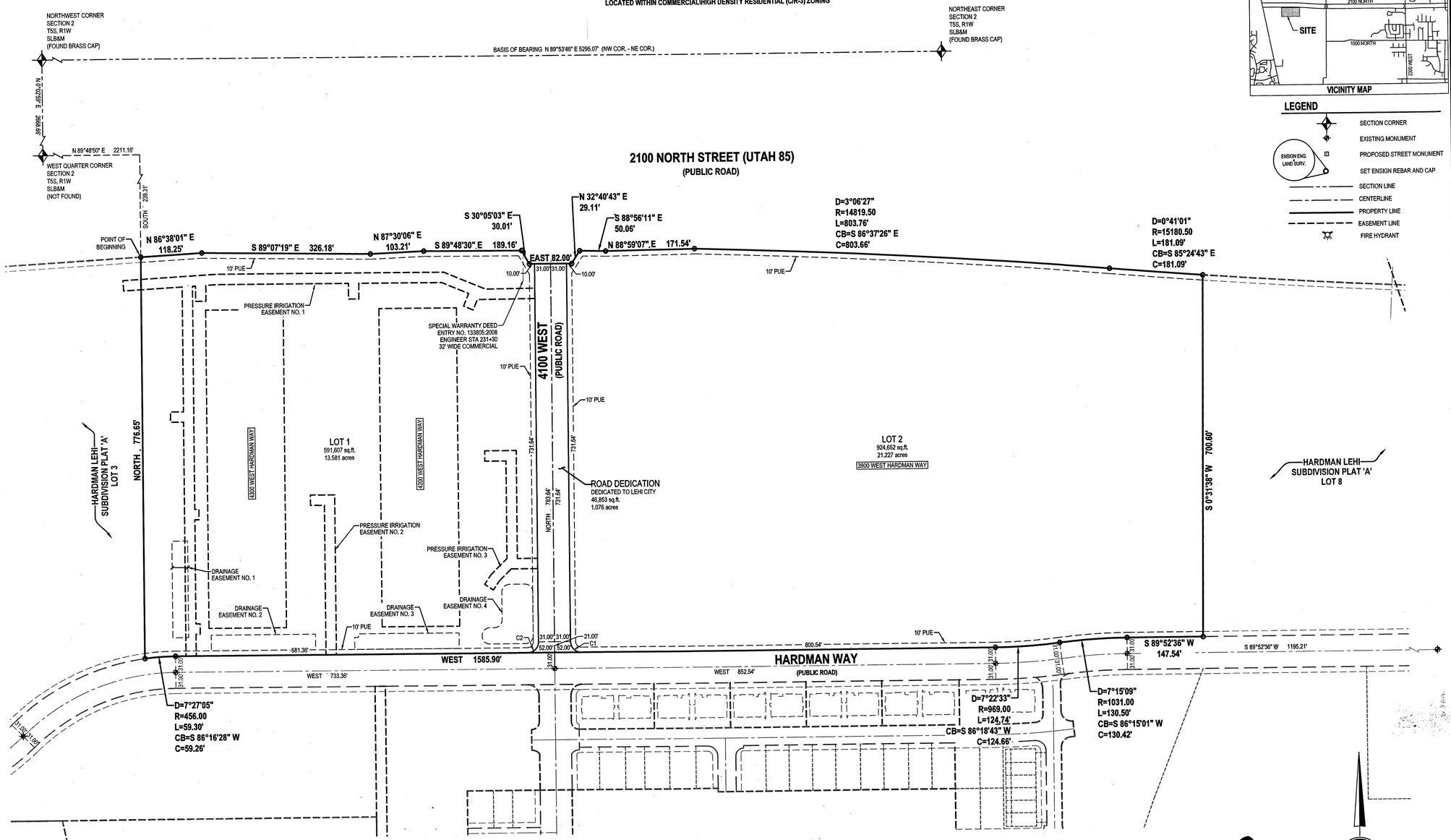
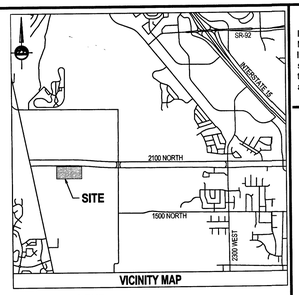
VIEW 21 PLAT 'A'

AMENDING A PORTION OF LOT 3 AND LOT 4 OF HARDMAN LEHI SUBDIVISION PLAT 'A'
COMMERCIAL\HIGH DENSITY RESIDENTIAL DEVELOPMENT
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\HIGH DENSITY RESIDENTIAL (C/R-3) ZONING





VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT

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 VIEW 21 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 a point being North 89°48'50" East 2,211.16 feet along the section line and South 239.31 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 86°38'01" East 118.25 feet;
thence South 89°07'19" East 326.18 feet;
thence North 87°30'06" East 103.21 feet;
thence South 89°48'30" East 189.16 feet;
thence South 30°05'03" East 30.01 feet;
thence East 82.00 feet;
thence North 32°40'43" East 29.11 feet;
thence South 88°56'11" East 50.06 feet;
thence North 88°59'07" East 171.54 feet;
thence Southeasterly 803.76 feet along the arc of a 14,819.50 foot radius curve to the right (center bears South 01°49'20" West and the chord bears South 86°37'26" East 803.66 feet with a central angle of 03°06'27");
thence Southeasterly 181.09 feet along the arc of a 15,180.50 foot radius curve to the left (center bears North 04°55'48" East and the chord bears South 85°24'43" East 181.09 feet with a central angle of 00°41'01");
thence South 00°31'38" West 700.60 feet;
thence South 89°52'36" West 147.54 feet;
thence Southwesterly 130.50 feet along the arc of a 1,031.00 foot radius curve to the left (center bears South 00°07'24" East and the chord bears South 86°15'01" West 130.42 feet with a central angle of 07°15'09");
thence Southwesterly 124.74 feet along the arc of a 969.00 foot radius curve to the right (center bears North 07°22'33" West and the chord bears South 86°18'43" West 124.66 feet with a central angle of 07°22'33");
thence West 1,585.90 feet;
thence Southwesterly 59.30 feet along the arc of a 456.00 foot radius curve to the left (center bears South and the chord bears South 86°16'28" West 59.26 feet with a central angle of 07°27'05");
thence North 776.65 feet to the point of beginning.

Contains 1,563,112 Square Feet or 35.884 Acres and 2 Lots

ENT 54281:2018 Map # 16091
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jun 11 4:42 pm FEE 32.00 BY BA
RECORDED FOR LEHI CITY CORPORATION

MAY 3, 2018
DATE

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

VIEW 21 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 / we have hereunto set our hand (s) this 4 day of MAY A.D., 20 18.

By: Paul Hardman
Its: Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of COUNTY

On the 4 day of MAY A.D., 20 18 Paul Hardman personally appeared before me, the undersigned Notary Public, in and for said County of SALT LAKE in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the MANAGER of Westerly Properties, LLC a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

SONIA CORTEZ PEREZ
MY COMMISSION EXPIRES: 10.16.20
#691238 RESIDING IN DAVIS COUNTY COUNTY.
NOTARY PUBLIC

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 23RD DAY OF MAY A.D. 2018.

MAYOR

ATTEST: CLERK/RECORDER (SEE SEAL BELOW)

Drainage Easement No. 1
Beginning at a point being North 89°48'50" East 2,265.66 feet along the section line and South 789.46 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 30.25 feet; thence South 186.92 feet; thence West 30.25 feet; thence North 186.92 feet to the point of beginning. Contains 5,654 Square Feet or 0.130 Acres

Drainage Easement No. 2
Beginning at a point being North 89°48'50" East 2,339.75 feet along the section line and South 972.27 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 201.92 feet; thence South 00°00'21" East 30.25 feet; thence West 201.92 feet; thence North 30.25 feet to the point of beginning. Contains 6,108 Square Feet or 0.140 Acres

Drainage Easement No. 3
Beginning at a point being North 89°48'50" East 2,624.75 feet along the section line and South 973.20 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 194.42 feet; thence South 00°00'21" East 30.25 feet; thence West 201.92 feet; thence North 00°00'21" West 23.33 feet; thence North 89°59'39" East 7.50 feet; thence North 6.92 feet to the point of beginning. Contains 6,056 Square Feet or 0.139 Acres

Drainage Easement No. 4
Beginning at a point being North 89°48'50" East 2,917.67 feet along the section line and South 881.40 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 30.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South and the chord bears South 45°00'00" East 21.21 feet with a central angle of 90°00'00"); thence South 85.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears West and the chord bears South 45°00'00" West 21.21 feet with a central angle of 90°00'00"); thence West 68.83 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North and the chord bears North 45°00'00" West 21.21 feet with a central angle of 90°00'00"); thence North 1.50 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears East and the chord bears North 45°00'00" East 21.21 feet with a central angle of 90°00'00"); thence East 8.83 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North and the chord bears North 45°00'00" East 21.21 feet with a central angle of 90°00'00"); thence North 53.50 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears East and the chord bears North 45°00'00" East 21.21 feet with a central angle of 90°00'00") to the point of beginning. Contains 7,930 Square Feet or 0.182 Acres

Pressure Irrigation Easement No. 1
Beginning at a point being North 89°48'50" East 2,176.26 feet along the section line and South 284.32 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°38'05" East 114.64 feet; thence North 86°38'01" East 65.54 feet; thence East 440.61 feet; thence South 67°30'00" East 87.05 feet; thence North 89°34'38" East 95.50 feet; thence South 20.00 feet; thence South 89°34'38" West 87.38 feet; thence South 89°34'38" West 23.91 feet; thence South 22°30'00" West 21.70 feet; thence North 67°30'00" West 20.00 feet; thence North 22°30'00" East 26.33 feet; thence North 67°30'00" West 56.18 feet; thence West 160.41 feet; thence South 30.09 feet; thence West 20.00 feet; thence North 30.09 feet; thence West 255.67 feet; thence South 86°38'01" West 20.30 feet; thence South 30.66 feet; thence West 20.00 feet; thence North 29.48 feet; thence South 86°38'01" West 5.75 feet; thence South 432.04 feet; thence East 8.00 feet; thence South 20.00 feet; thence West 8.00 feet; thence South 201.28 feet; thence East 8.00 feet; thence South 20.00 feet; thence West 8.00 feet; thence South 42.22 feet; thence West 20.00 feet; thence North 372.00 feet; thence North 19.00 feet; thence North 61.49 feet; thence South 89°55'31" West 24.99 feet; thence North 00°04'29" West 20.00 feet; thence North 89°55'31" East 25.01 feet; thence North 241.88 feet; thence South 86°38'01" West 113.42 feet; thence North 03°21'59" West 20.00 feet to the point of beginning. Contains 32,929 Square Feet or 0.755 Acres

Pressure Irrigation Easement No. 2
Beginning at a point being North 89°48'50" East 2,534.66 feet along the section line and South 703.91 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 47.00 feet; thence South 309.25 feet; thence West 20.00 feet; thence North 289.25 feet; thence West 27.00 feet; thence North 20.00 feet to the point of beginning. Contains 6,725 Square Feet or 0.154 Acres

Pressure Irrigation Easement No. 3
Beginning at a point being North 89°48'50" East 2,872.67 feet along the section line and South 622.75 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 60.84 feet; thence South 208.75 feet; thence East 39.16 feet; thence South 20.00 feet; thence West 51.21 feet; thence South 45°00'00" West 33.13 feet; thence South 33°45'00" West 20.58 feet; thence North 56°15'00" West 20.00 feet; thence North 33°45'00" East 22.55 feet; thence North 45°00'00" East 43.86 feet; thence North 188.42 feet; thence West 40.84 feet; thence North 20.00 feet to the point of beginning. Contains 7,295 Square Feet or 0.167 Acres

NOTES

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. DETENTION FOR THIS SUBDIVISION IS HANDLED IN THE REGIONAL BASIN BUILT WITH PHASE 3.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	21.00'	32.99'	90°00'00"	S45°00'00"E	29.70'
C2	21.00'	32.99'	90°00'00"	N45°00'00"E	29.70'

DOMINION ENERGY UTILITY NOTE: DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS 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 DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

OWNER
GARDNER COMPANY
201 SOUTH MAIN, #200
SALT LAKE CITY, UTAH

LAND USE TABLE

LOT AREA	=	1,516,259 SF	34.81 AC	97%
ROADWAYS	=	46,853 SF	1.07 AC	3%
COMMON SPACE	=	0 SF	0.00 AC	0%
LIMITED COMMON SPACE	=	0 SF	0.00 AC	0%
TOTAL AREA	=	1,563,112 SF	35.88 AC	100%
TOTAL NUMBER OF LOTS	= 2			

ENSIGN
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 6393U
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 5/3/18

LEHI ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE CITY ENGINEER

SURVEYOR'S SEAL: PROFESSIONAL LAND SURVEYOR 5-3-18 No. 286882 PATRICK M. HARRIS STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL: LEHI CITY 6/4/18 ENGINEER

CLERK-RECORDER SEAL: CORPORATE SEAL OF LEHI CITY STATE OF UTAH

VIEW 21 PLAT 'A'
AMENDING A PORTION OF LOT 3 AND LOT 4 OF 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

SEC 2-T5-R1W TO 01 (FT LOT 3 & 4 HARDMAN LEHI 'A')