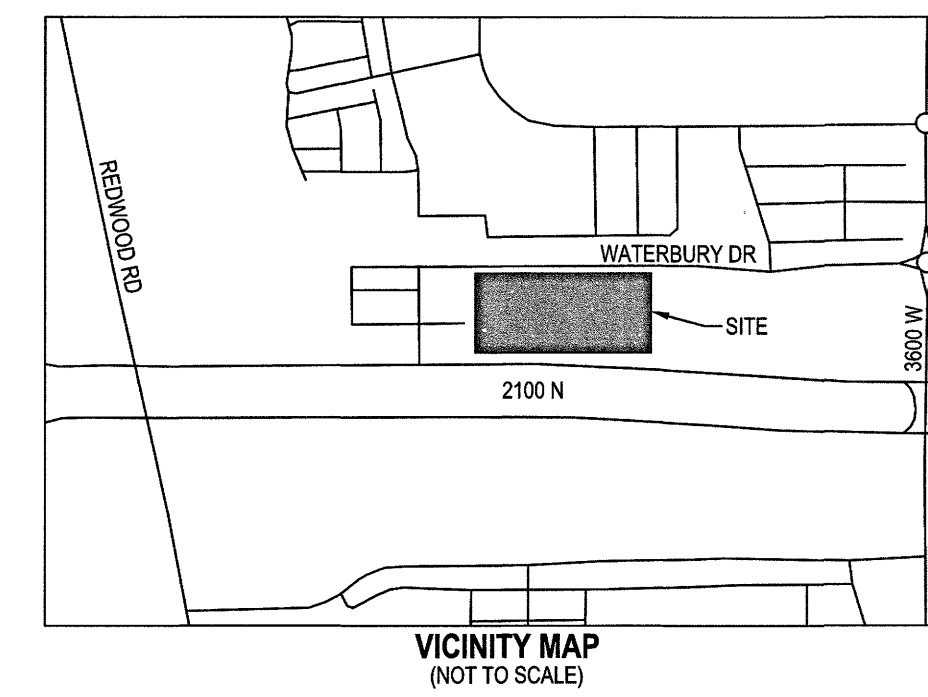


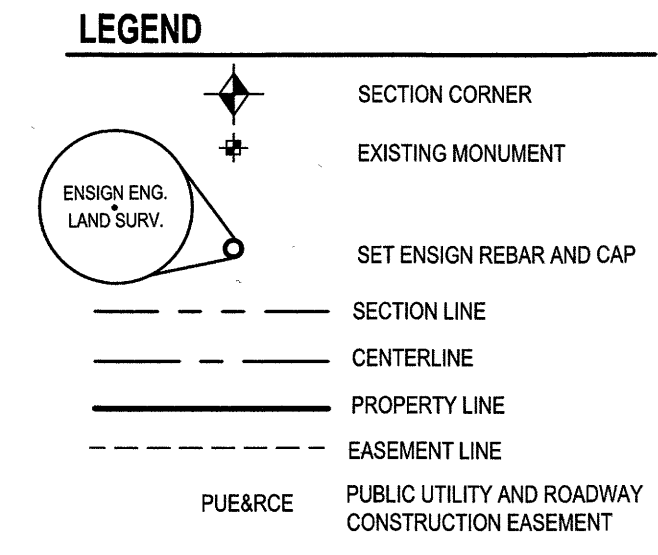
LEWIS LANDING PLAT

COMMERCIAL DEVELOPMENT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
LOCATED WITHIN COMMERCIAL (C) ZONING



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 LEWIS LANDING PLAT, 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 footage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at a point on the Northern Right-of-Way line of 2100 North Street said point being South 89°48'50" West 1687.37 feet along the Quarter section line and North 114.94 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running
thence along said Northern Right-of-Way line the following two (2) courses:
(1) Northwestly 806.10 feet along the arc of a 15,185.50 foot radius curve to the left (center bears South 03°02'29" West and the chord bears North 88°28'49" West 806.00 feet with a central angle of 03°02'29");
(2) West, a distance of 156.76 feet to the Easterly Boundary line of Holbrook Farms Plat F Subdivision, Recorded March 27, 2020 as Entry No. 39356-2020, of Official Records;
thence North 00°01'06" West 527.57 feet along said Easterly Boundary line;
thence North 89°51'07" East 961.87 feet;
thence South 00°04'32" East 551.44 feet to the point of beginning.
Contains 514,540 Square Feet or 11.812 Acres

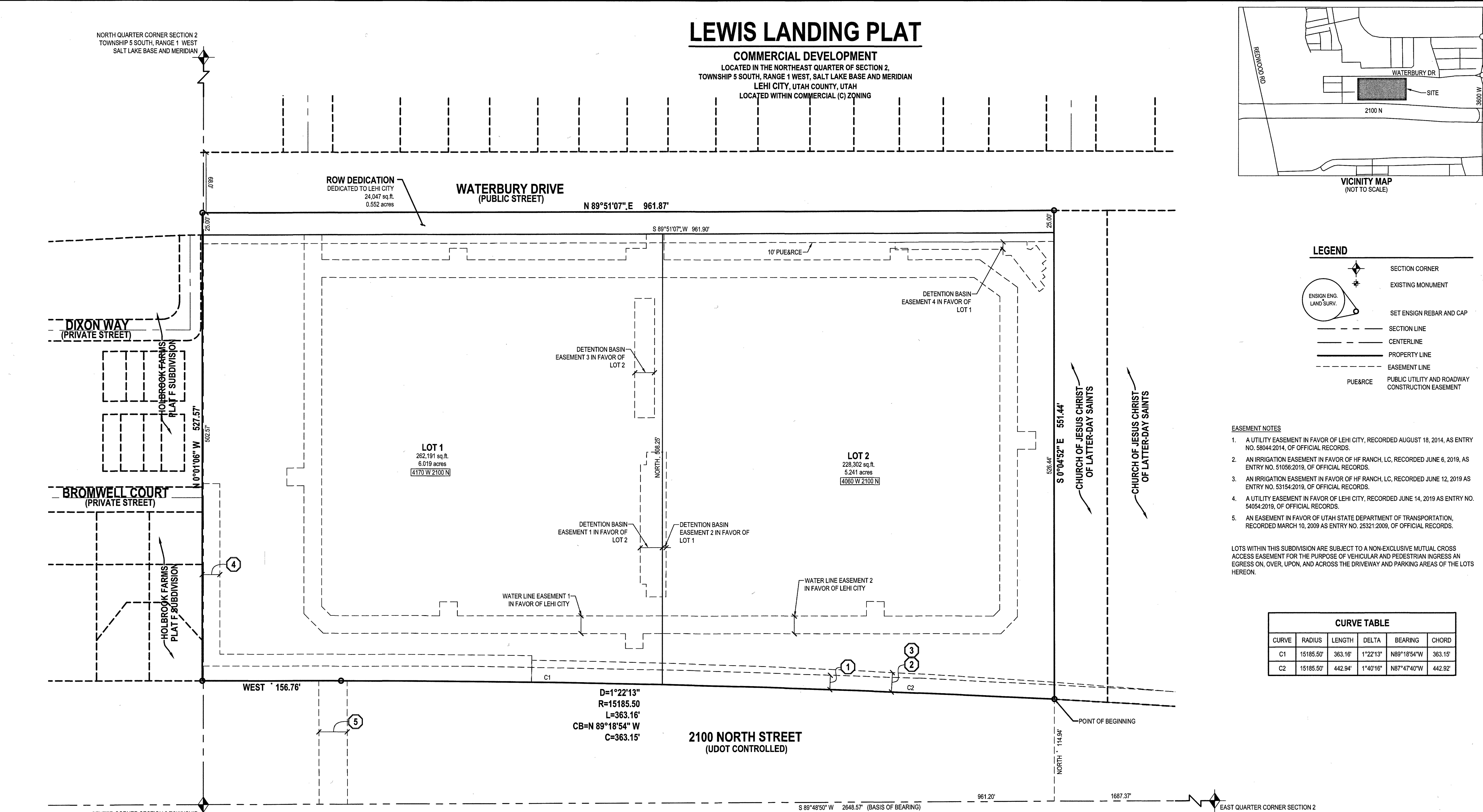


- EASEMENT NOTES**
- A UTILITY EASEMENT IN FAVOR OF LEHI CITY, RECORDED AUGUST 18, 2014, AS ENTRY NO. 58044-2014, OF OFFICIAL RECORDS.
 - AN IRRIGATION EASEMENT IN FAVOR OF HF RANCH, LC, RECORDED JUNE 6, 2019, AS ENTRY NO. 51056-2019, OF OFFICIAL RECORDS.
 - AN IRRIGATION EASEMENT IN FAVOR OF HF RANCH, LC, RECORDED JUNE 12, 2019 AS ENTRY NO. 53154-2019, OF OFFICIAL RECORDS.
 - A UTILITY EASEMENT IN FAVOR OF LEHI CITY, RECORDED JUNE 14, 2019 AS ENTRY NO. 54054-2019, OF OFFICIAL RECORDS.
 - AN EASEMENT IN FAVOR OF UTAH STATE DEPARTMENT OF TRANSPORTATION, RECORDED MARCH 10, 2009 AS ENTRY NO. 23321-2009, OF OFFICIAL RECORDS.

LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A NON-EXCLUSIVE MUTUAL CROSS ACCESS EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AN EGRESS ON, OVER, UPON, AND ACROSS THE DRIVEWAY AND PARKING AREAS OF THE LOTS HEREON.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15185.50'	363.16'	1°22'13"	N89°18'54"W	363.15'
C2	15185.50'	442.94'	1°40'16"	N87°47'40"W	442.92'

D=1°22'13"
R=15185.50
L=363.16'
CB=N 89°18'54" W
C=363.15'



Water Line Easement No. 1:
Beginning at a point being South 89°48'50" West 2,129.96 feet along the quarter section line and North 190.97 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°52'27" West 21.89 feet; thence South 00°00'49" West 16.85 feet; thence North 89°59'11" West 20.00 feet; thence North 00°00'49" East 16.89 feet; thence North 89°52'27" West 341.35 feet; thence North 45°00'00" West 30.90 feet; thence North 144.37 feet; thence West 19.44 feet; thence North 20.00 feet; thence East 19.44 feet; thence North 282.93 feet; thence North 89°51'07" East 20.00 feet; thence South 28.21 feet; thence East 144.00 feet; thence North 00°00'06" East 13.01 feet; thence South 89°59'54" East 20.00 feet; thence South 00°00'06" West 13.01 feet; thence East 179.53 feet; thence North 13.01 feet; thence East 22.99 feet; thence North 16.14 feet; thence North 89°51'07" East 18.39 feet; thence South 29.20 feet; thence South 20.00 feet; thence West 384.90 feet; thence South 370.86 feet; thence South 45°00'00" East 14.35 feet; thence South 89°55'27" East 123.12 feet; thence North 15.71 feet; thence East 20.00 feet; thence South 15.74 feet; thence South 89°55'27" East 231.63 feet; thence South 20.00 feet to the point of beginning. Contains 3,868 Square Feet or 0.089 Acres.

Water Line Easement No. 2:
Beginning at a point being South 89°48'50" West 2,129.96 feet along the quarter section line and North 190.97 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°52'27" East 230.21 feet; thence North 16.35 feet; thence East 20.00 feet; thence South 16.37 feet; thence South 89°52'27" East 123.47 feet; thence North 45°00'00" East 10.19 feet; thence North 353.20 feet; thence North 53°46'05" West 36.52 feet; thence West 351.43 feet; thence North 20.00 feet; thence North 29.20 feet; thence North 89°51'07" East 1.62 feet; thence South 29.21 feet; thence East 255.13 feet; thence North 13.01 feet; thence East 20.00 feet; thence South 13.01 feet; thence East 81.23 feet; thence South 53°46'05" East 53.21 feet; thence South 162.55 feet; thence East 20.42 feet; thence South 20.00 feet; thence West 20.42 feet; thence South 189.07 feet; thence South 45°00'00" West 28.79 feet; thence North 89°52'27" West 381.95 feet to the point of beginning. Contains 24,209 Square Feet or 0.556 Acres.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY 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 1-800-215-8032.

LOT AREA	= 490,493 SF	11.280 AC	95%
ROADWAYS	= 24,047 SF	0.552 AC	5%
TOTAL AREA	= 514,540 SF	11.812 AC	100.00%
TOTAL NUMBER OF LOTS	= 2 LOTS		

CLIENT
GARDNER COMPANY
201 SOUTH MAIN STREET, SUITE 2000
SALT LAKE CITY, UTAH 84111
801-456-4140

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.6829
Fax: 801.255.4445
www.ensigneng.com

SHEET 1 OF 1
PROJECT NUMBER: 10807
MANAGER: JKF
DRAWN BY: SSK
CHECKED BY: PMJ
DATE: 4/7/22

LEWIS LANDING PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

APPROVED: 18 DAY OF February, A.D. 20 22, BY THE PLANNING COMMISSION.
CHAIR, PLANNING COMMISSION: [Signature]

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF MAY, A.D. 20 22.

MAYOR: [Signature] ATTEST: [Signature]
CLERK/RECORDER (SEE SEAL BELOW)

LEWIS LANDING PLAT
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TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: PATRICK M. HARRIS, No. 286882
NOTARY PUBLIC SEAL: SHERRIE BENSON, No. 286882
CITY ENGINEER SEAL: LEHI CITY, UTAH
CLERK/RECORDER SEAL: ANDREA ALLEN, UTAH COUNTY RECORDER, No. 61715-2022

18343

SEC. 2, T5S, R1W S189M TU-011 JS