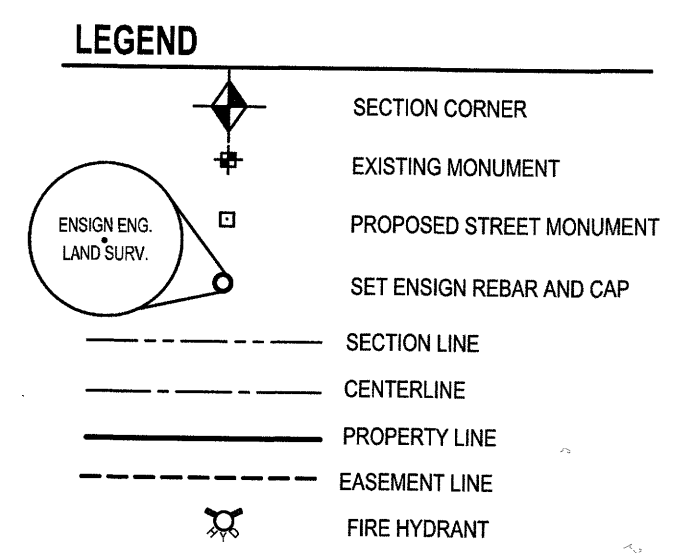
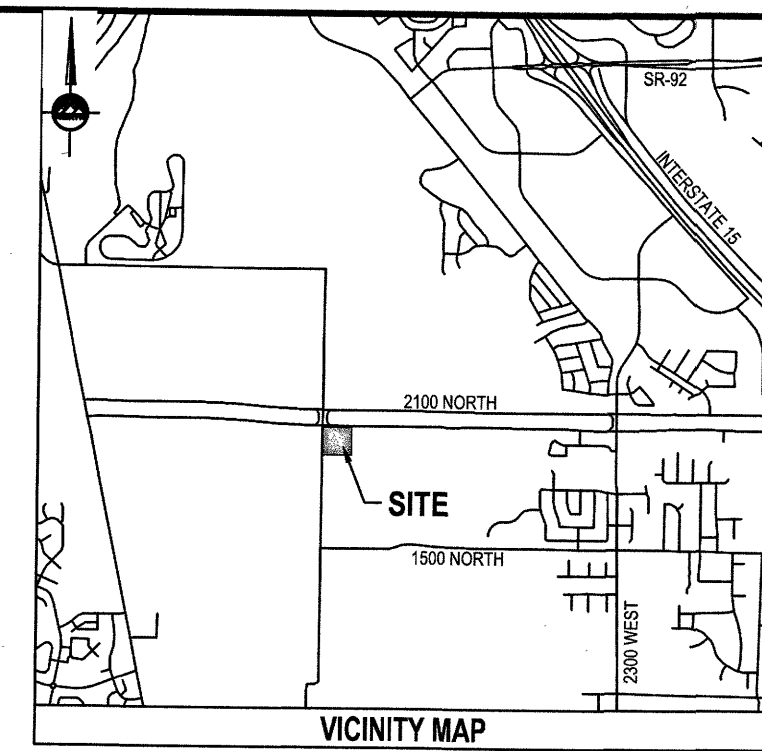
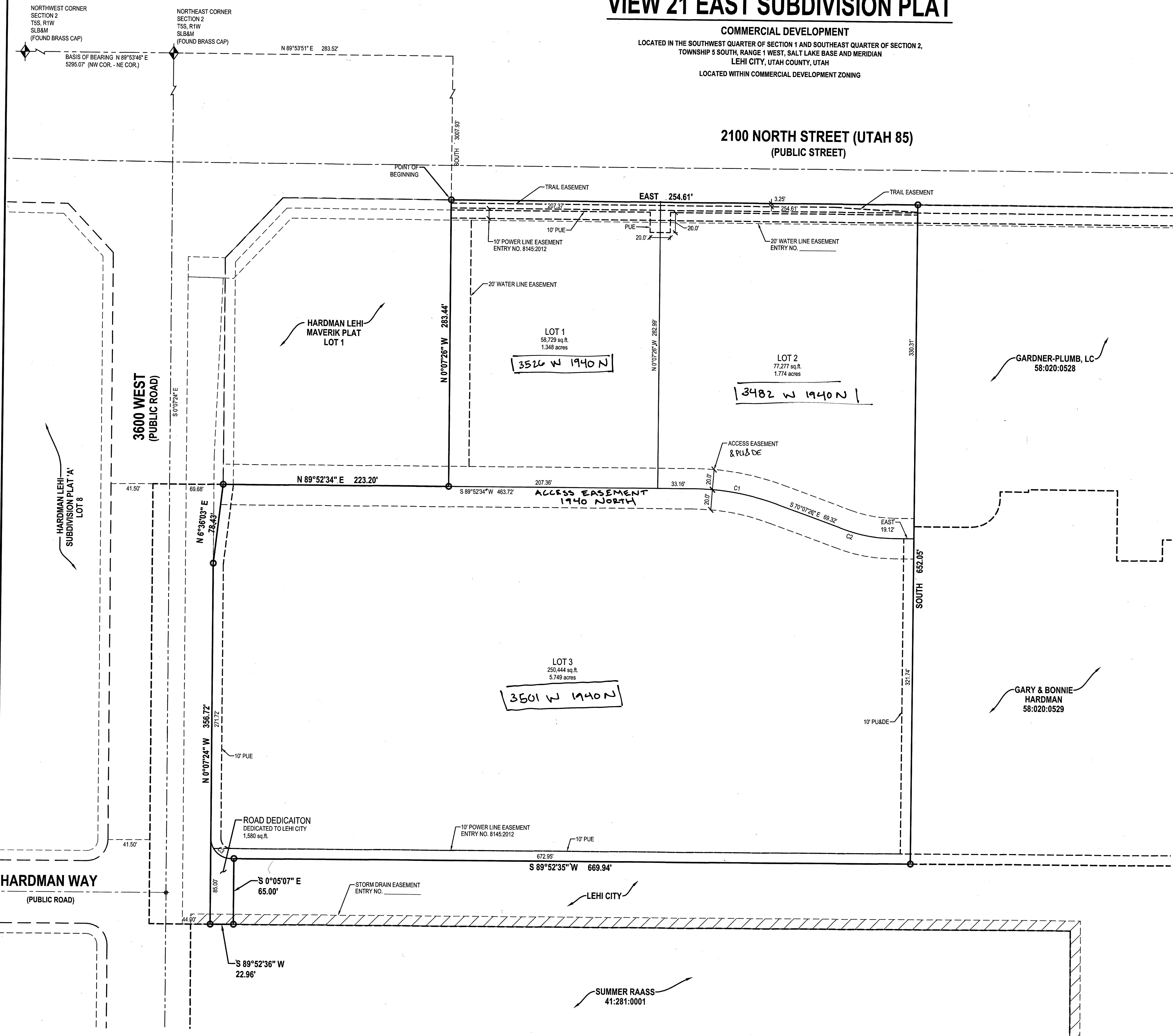


# VIEW 21 EAST SUBDIVISION PLAT

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

2100 NORTH STREET (UTAH 85)  
 (PUBLIC STREET)



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. ANY STORM DRAIN LOCATED OUTSIDE OF CITY RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED.

| CURVE | RADIUS  | LENGTH | DELTA     | BEARING     | CHORD  |
|-------|---------|--------|-----------|-------------|--------|
| C1    | 250.00' | 87.27' | 20°00'00" | N80°07'26"W | 86.82' |
| C2    | 150.00' | 52.04' | 19°52'34" | S80°03'43"E | 51.77' |
| C3    | 20.00'  | 31.42' | 90°00'00" | S45°07'24"E | 28.28' |

**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 EAST SUBDIVISION 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 frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
 Beginning at the Northeast Corner of the Hardman Lehi Mavrik Plat, recorded as Entry No. 20723:2019 as Map No. 16481 in the Office of the Utah County Recorder, said point also being on the Southerly Right-of-Way Line of 2100 North Street, said point being North 89°53'51" East 283.52 feet along the section line and South 3,007.93 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running  
 thence East 461.98 feet along the Southerly Right-of-Way Line of said 2100 North Street;  
 thence South 652.05 feet;  
 thence South 89°52'35" West 669.94 feet;  
 thence South 00°05'07" East 65.00 feet;  
 thence South 89°52'36" West 22.96 feet to the Easterly Right-of-Way Line of 3600 West;  
 thence along said Easterly Right-of-Way Line the following two (2) courses:  
 (1) North 00°07'24" West 356.72 feet;  
 (2) North 06°36'03" East 78.43 feet to the Southwest Corner of Lot 1 of said Harman Lehi Mavrik Plat;  
 thence along the southerly and easterly boundary line of said Lot 1 the following two (2) courses:  
 (1) North 89°52'34" East 223.20 feet;  
 (2) North 00°07'26" West 283.44 feet to the point of beginning.

Contains 388,030 Square Feet or 8.908 Acres

DATE: Feb. 3, 2022  
 SIGNATURE: *Patrick M. Harris*  
 PATRICK M. HARRIS  
 LICENSE NO. 286882

**OWNER'S DEDICATION**  
 Know all 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 EAST SUBDIVISION PLAT**  
 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 4th day of February, A.D. 20 22.

*Walter J. Plumb III*  
 BY: Walter J. Plumb III  
 IS: Manager

**LIMITED LIABILITY ACKNOWLEDGMENT**  
 STATE OF Utah  
 COUNTY OF Salt Lake SS.  
 ON THE 4th DAY OF February, 20 22, I, Patrick M. Harris, NOTARILY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake STATE OF Utah, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Walter J. Plumb III, A LIMITED LIABILITY COMPANY AND THAT Walter J. Plumb III 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.  
 MY COMMISSION EXPIRES August 25, 2024  
 CHANTELLE MARTIN TAYLOR  
 COM. # 715028  
 MY COMMISSION EXPIRES AUGUST 25, 2024  
 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 22nd DAY OF Feb, A.D. 20 22  
 SIGNATURE: *John Johnson*  
 MAYOR  
 ATTEST: *Steph Wilson*  
 CLERK/RECORDER  
 (SEE SEAL BELOW)

**VIEW 21 EAST SUBDIVISION PLAT**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 AND SOUTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 LEHI CITY, UTAH COUNTY, UTAH

Domion Energy Utah - Note:  
 Questar Gas Company dba Domion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Domion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domion Energy Utah may require additional 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domion Energy Utah's Right-of-Way Department at 801-366-8522.

| LAND USE TABLE       |              |          |      |
|----------------------|--------------|----------|------|
| LOT AREA             | = 386,450 SF | 8.872 AC | 100% |
| ROADWAYS             | = 1,580 SF   | 0.036 AC | 0%   |
| COMMON SPACE         | = 0 SF       | 0.000 AC | 0%   |
| LIMITED COMMON SPACE | = 0 SF       | 0.000 AC | 0%   |
| TOTAL AREA           | = 388,030 SF | 8.908 AC | 100% |

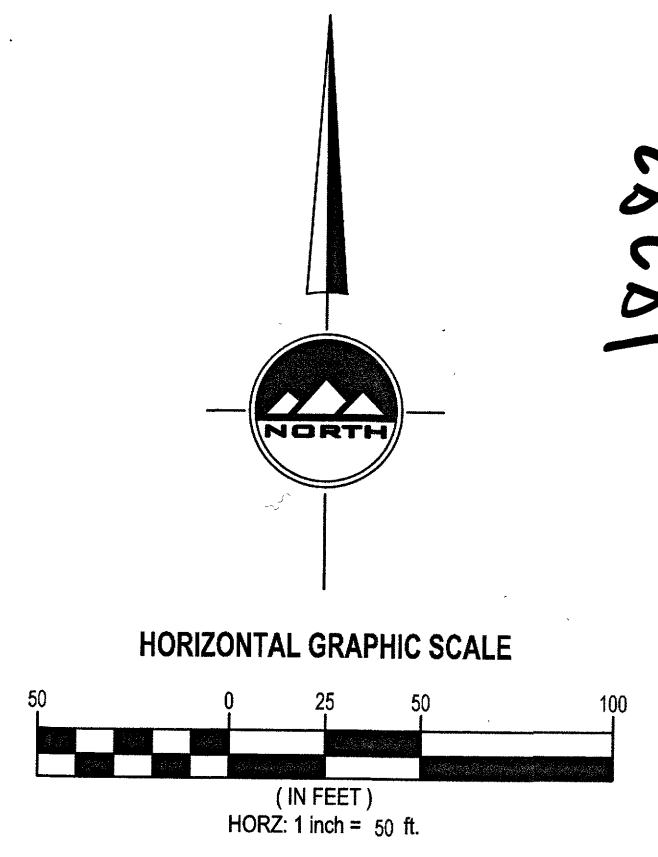
**ENSIGN**  
 SALT LAKE CITY  
 45 W. 10000 S., Suite 500  
 Sandy, UT, 84070  
 Phone: 801.255.0529  
 Fax: 801.255.4440  
 WWW.ENSIGNENG.COM

LAYTON  
 Phone: 801.587.1100  
 TOOLE  
 Phone: 435.643.3590  
 CEDAR CITY  
 Phone: 435.563.1453  
 RICHFIELD  
 Phone: 435.898.2963

**SHEET 1 OF 1**  
 PROJECT NUMBER: 6393KK  
 DRAWN BY: JKF  
 MANAGER: JKF  
 CHECKED BY: PMH  
 DATE: 2/3/22

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 5 DAY OF January, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION.  
 SIGNATURE: *Steph Wilson*  
 CHAIR, PLANNING COMMISSION

SURVEYOR'S SEAL: PATRICK M. HARRIS, LICENSE NO. 286882  
 NOTARY PUBLIC SEAL: CHANTELLE MARTIN TAYLOR, COM. # 715028  
 CITY ENGINEER'S SEAL: LEHI CITY, UTAH COUNTY, UTAH  
 CLERK/RECORDER SEAL: STEPH WILSON



Sec. 1, T55S, R1W, S8B&M, T0811 JS