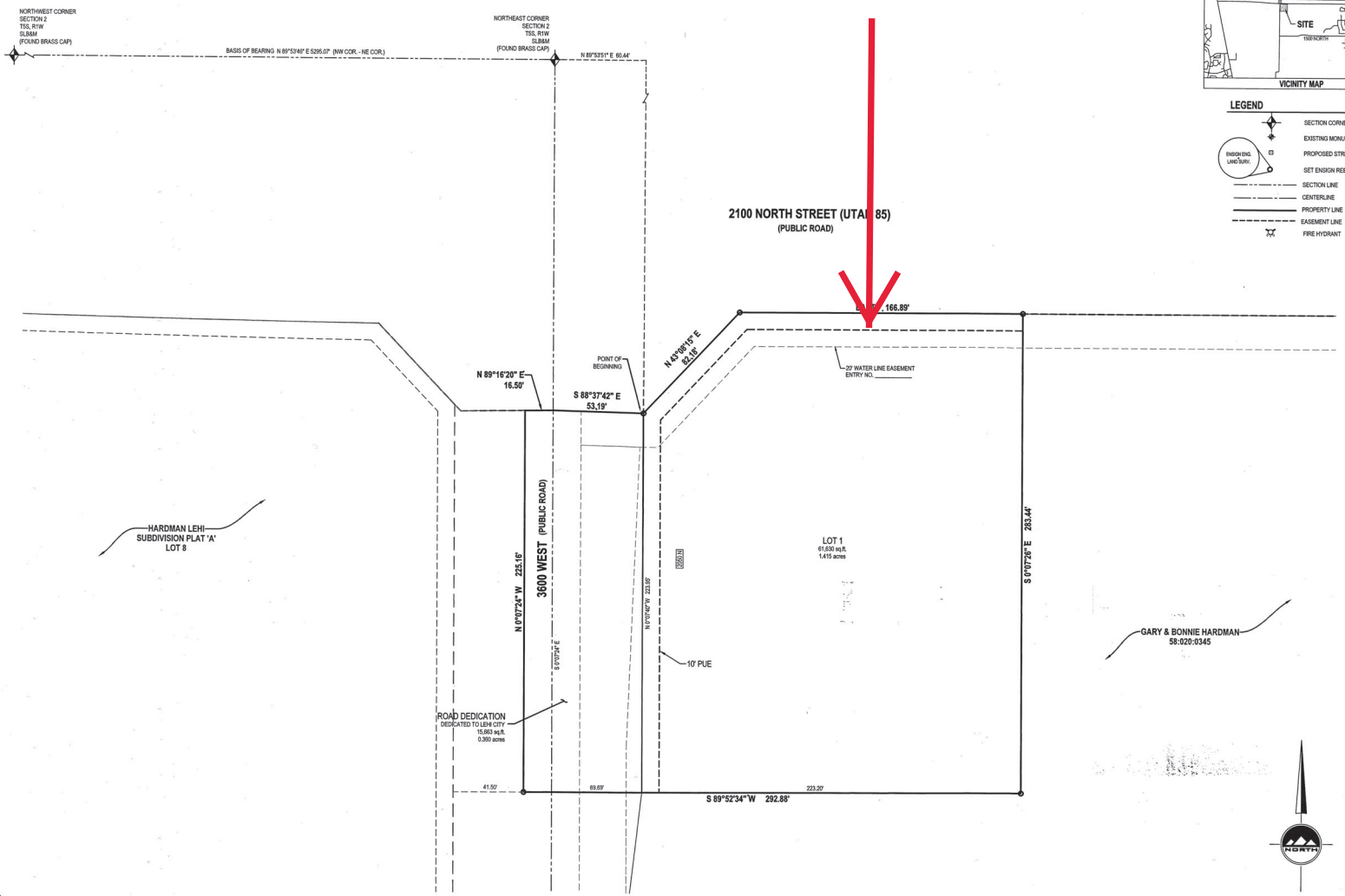
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

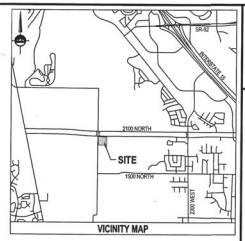
HARDMAN LEHI MAVERIK PLAT

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





VICINITY MAP

LEGEND

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

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, No. 286982, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate 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 MAVERIK 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 a point on the Southerly Right-of-Way Line of 2100 North Street, said point being North 89°53'51" East 60.44 feet along the section line and South 3,067.51 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 43°06'15" East 82.18 feet along the Southerly Right-of-Way Line of said 2100 North Street;
thence East 166.89 feet along the Southerly Right-of-Way Line of said 2100 North Street;
thence South 00°07'26" East 283.44 feet;
thence South 89°52'34" West 292.88 feet;
thence North 00°07'24" West 225.16 feet;
thence North 89°16'20" East 16.50 feet;
thence South 88°37'42" East 53.19 feet to the point of beginning.

Contains 77,293 Square Feet or 1.774 Acres and 1 Lot

ENT 20723:2019 Bk # 16481
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Mar 14 11:37 am FEE 31.00 BY SW
RECORDED FOR LEHI CITY CORPORATION

JAN. 24, 2019
DATE

PATRICK M. HARRIS
LICENSE NO. 286982

State of Utah
County of Utah

Tesha M. Wilson
TESHA M WILSON
NOTARY PUBLIC STATE OF UTAH
COMMISSION # 695274
COMM. EXP. 6-1-2021

Comm # 695274
Comm Exp. 6/1/21

By: Christopher R Condie
Its: Lehi City Mayor Pro Tempore

On the 14th day March 2019, Christopher R Condie, Mayor Pro Tempore, appeared before me. Tesha M Wilson

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 MAVERIK 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 12th day of February A.D., 20 19

By: Richard L. Bozzelli
Its: CEO

By: Bonnie Hardman
Its: Trustee

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

ON THE 12th DAY OF February A.D. 20 19 Richard L. Bozzelli PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE CEO OF PJ Management Inc LLC, A LIMITED LIABILITY COMPANY AND THAT HE 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:

Marilyn Rasmussen
NOTARY PUBLIC
RESIDING IN Brigham COUNTY Box Elder
#696630 COMMISSIONED IN UTAH

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE 24 DAY OF January A.D. 20 19 BONNIE HARDMAN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE TRUSTEE OF the Gary & Bonnie Hardman Living Trust, 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.

MY COMMISSION EXPIRES: 10-10-20

NOTARY PUBLIC
RESIDING IN Davis COUNTY
#691598 COMMISSIONED IN UTAH

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 12TH DAY OF FEBRUARY A.D. 2019

MAYOR

ATTEST: CLERK/RECORDER (SEE SEAL BELOW)

HARDMAN LEHI MAVERIK 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

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. RECIPROCAL CROSS ACCESS IS GRANTED ON THE EAST AND SOUTH PROPERTY LINES.

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 1-800-215-8032.

LAND USE TABLE			
LOT AREA	= 61,630 SF	1.41 AC	80%
ROADWAYS	= 15,663 SF	0.36 AC	20 %
COMMON SPACE	= 0 SF	0.00 AC	0 %
LIMITED COMMON SPACE	= 0 SF	0.00 AC	0 %
TOTAL AREA	= 77,293 SF	1.77 AC	100 %

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

16481

ENSIGN

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Sandy, UT. 84070
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Fax: 801.255.4449
WWW.ENSIGNENG.COM

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 : 8393S
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/24/19

PLANNING COMMISSION APPROVAL

APPROVED THIS 19 DAY OF November A.D. 2018 BY THE LEHI CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR No. 286982 PATRICK M. HARRIS STATE OF UTAH — 1-24-19

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL — LEHI CITY ENGINEER — 2/24/17

CLERK/RECORDER SEAL — CORPORATE SEAL — STATE OF UTAH

110-N-W-1-S-2-SE