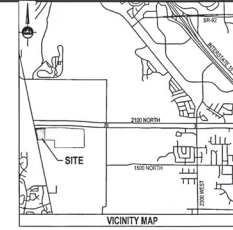


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

HARDMAN LEHI SUBDIVISION PLAT 'B'

AMENDING A PORTION OF LOTS 1 AND 2 OF HARDMAN LEHI SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTHWEST 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

PATRICK M. HARRIS
I, the undersigned, do hereby certify that I am a Licensed Land Surveyor, and that I have personally surveyed and established the corners and boundaries of the above described tract of land, and that the same have been correctly surveyed and established on the ground shown on this plat. I further certify that all lots meet housing 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 87°48'50" East 199.42 feet along the section line and South 257.86 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running
thence along said southerly right-of-way line the following line (5) courses:
(1) South 89°52'02" East 104.78 feet;
(2) North 87°32'23" East 326.81 feet;
(3) East 222.00 feet;
(4) South 16.00 feet;
(5) East 32.89 feet;
thence South 27°13'41" West 489.72 feet;
thence Southwesterly 103.01 feet along the arc of a 405.50 foot radius curve to the left (center bears South 68°58'23" East and the chord bears South 17°02'34" West 181.92 feet with a central angle of 57°32'07");
thence South 07°02'27" East 352.90 feet;
thence Southwesterly 53.51 feet along the arc of a 405.50 foot radius curve to the left (center bears North 68°58'23" East and the chord bears South 07°54'37" East 53.51 feet with a central angle of 57°48'27") to the northerly right-of-way line of Hardman Way;
thence along said northerly right-of-way line the following line (2) courses:
(1) South 89°52'02" West 63.24 feet;
(2) Southwesterly 28.32 feet along the arc of a 451.43 foot radius curve to the left (center bears South 07°02'18" East and the chord bears South 88°04'54" West 28.32 feet with a central angle of 57°32'07") to the easterly right-of-way line of Redwood Road.
thence along said easterly right-of-way line the following line (7) courses:
(1) North 17°42'40" West 76.16 feet;
(2) North 17°42'40" West 127.07 feet;
(3) South 88°04'54" West 127.07 feet;
(4) North 17°42'40" West 22.25 feet;
(5) North 17°42'40" West 412.83 feet;
(6) North 07°02'18" West 412.83 feet;
(7) North 17°42'40" West 37.37 feet to the point of beginning.

Contains 0.1888 Square Feet or 14.735 Acres and 3 Lots

NOTES

- ALL FRONT LOT CORNERS TO HAVE A RING SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
- 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 LIVESPOOK.
- THE BUFFERING AND SCREENING REQUIREMENTS OF CHAPTER 10 REQUIRE THAT A CHALKY FENCE AND A LANDSCAPED BUFFER BE INSTALLED BETWEEN COMMERCIAL DEVELOPMENT AND AGRICULTURAL OR RESIDENTIAL USES. THIS MUST BE ADDRESSED AT THE TIME OF SITE PLAN FOR THE INDIVIDUAL LOTS.
- DETENTION FACILITIES AS APPROVED WITH THIS PLAT SHALL NOT BE ALTERED WITHOUT PERMISSION OF THE LEHI CITY ENGINEER AND LEHI CITY COUNCIL.
- ALL COMMERCIAL SITES DEVELOPED WITHIN THESE LOTS SHALL BE REQUIRED TO PROVIDE RECREATIONAL CROSS ACCESSWAYS AND UTILITY ACCESS TO ADJACING LOTS.
- ANY STORM DRAIN LOCATED OUTSIDE OF CITY RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED.
- DETENTION WILL BE REQUIRED FOR ALL LOTS WITH A RELEASE RATE OF 1.2 CFS PER ACRE.

JORDAN VALLEY WATER CONSERVANCY DISTRICT NOTES

- JORDAN VALLEY WATER CONSERVANCY DISTRICT (DISTRICT) IS THE OWNER OF EASEMENTS AND/OR RIGHTS OF WAY RECORDED JANUARY 14, 2015, AS ENTRY NO. 20520215, IN THE UTAH COUNTY RECORDS OFFICE, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PIPES, FACILITIES, WATERWORKS, AND OTHER APPURTENANCES OVER, UNDER, OR ACROSS THE DISTRICT'S EASEMENTS AND/OR RIGHTS OF WAY. THEREFORE, NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENTS AND/OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF THE DISTRICT.
- LOT OWNERS 201 & 202 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.
- 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 DISTRICT.

UTAH LAKE DISTRIBUTING COMPANY NOTES

- UTAH LAKE DISTRIBUTING COMPANY (COMPANY) IS THE OWNER OF EASEMENTS AND/OR RIGHTS OF WAY RECORDED OCTOBER 31, 2002, AS ENTRY NO. 109143-2002, IN THE UTAH COUNTY RECORDS OFFICE, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SOUTH BRANCH CANAL, FACILITIES, AND OTHER APPURTENANCES OVER, UNDER, OR ACROSS PORTIONS OF LOTS 201 & 202. THE EASEMENT IS EXCLUSIVE. THEREFORE, NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENTS AND/OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF THE COMPANY.
- LOT OWNERS 201 & 202 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.
- 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

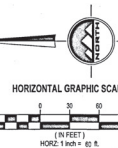
- UNITED STATES IS THE OWNER OF EASEMENTS AND/OR RIGHTS OF WAY RECORDED OCTOBER 11, 1984, AS ENTRY NO. 8076, IN THE UTAH COUNTY RECORDS OFFICE, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SOUTH BRANCH CANAL, FACILITIES, AND OTHER APPURTENANCES OVER, UNDER, OR ACROSS PORTIONS OF LOTS 201 & 202. THE EASEMENT IS EXCLUSIVE. THEREFORE, NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENTS AND/OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF THE UNITED STATES.
- LOT OWNERS 201 & 202 ARE SUBJECT TO THE UNITED STATES EASEMENT PROTECTION CRITERIA. ANY PROPOSED CHANGE WITHIN THE EASEMENT BOUNDARIES WILL REQUIRE WRITTEN PERMISSION AND INSPECTION FROM THE UNITED STATES. A COPY OF THE PROTECTION CRITERIA TO BE RECORDED WITH THE PLAT.
- 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 UNITED STATES.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N02°59'14"W	72.87	L8	S07°10'16"E	45.66
L2	N07°41'40"W	24.90	L9	S89°52'02"W	37.00
L3	S78°52'02"W	15.00	L10	N07°02'18"W	70.00
L4	N07°41'40"W	15.00	L11	N04°51'37"E	27.00
L5	N02°59'14"W	41.23	L12	N07°02'18"W	70.00
L6	N07°02'18"W	30.80	L13	N07°02'18"W	19.32
L7	S07°10'16"E	45.67	L14	S89°52'02"W	36.90

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET SECTION REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

19966



U.S. BUREAU OF RECLAMATION APPROVAL

APPROVED THIS 28 DAY OF October, A.D. 2025, BY THE U.S. BUREAU OF RECLAMATION DISTRICT OFFICE, AS E-2025, BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT.

JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVAL

APPROVED THIS 22 DAY OF October, A.D. 2025, BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT OFFICE, AS E-2025, BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT.

LAND USE TABULATIONS

TOTAL PLAT ACRES: 14.735 ACRES
TOTAL PLAT ACREAGE: 14.735 ACRES
TOTAL ACREAGE IN PUBLIC STREET: 0.000 ACRES
NUMBER OF LOTS: 14
LOCATED WITHIN COMMERCIAL (C) ZONING



SANDY
451 W 1000 S, Suite 500
Salt Lake City, UT 84119
Phone: 801.255.0529
www.ensigneng.com

LATTON
Phone: 801.255.0529
TODD
Phone: 801.255.0529
CELESTIA
Phone: 801.255.0529
MICHAEL
Phone: 801.255.0529

SHEET 1 OF 1

PROJECT NUMBER: 10397
MANAGER: JKH
DRAWN BY: KRW
CHECKED BY: PSH
DATE: 1/10/25



UTAH COUNTY RECORDER
RECORDING OFFICE
100 SOUTH MAIN STREET, 2ND FLOOR
SALT LAKE CITY, UT 84111
PHONE: 801.468.2000
WWW.UtahCOUNTYRecorder.com