

LEHI SKY VIEW PLAT 'A'

A COMMERCIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
A COMMERCIAL SUBDIVISION
FINAL PLAT

ALPINE SCHOOL DISTRICT
34-608-0003
ASD NORTHEAST SCHOOL
FIRST AMENDED PLAT
LOT 3

TRAVERSE TERRACE DRIVE (PUBLIC STREET)

S 89°32'12" E 1068.39'

BASIS OF BEARING S 89°57'02" W 2655.66'

DEDICATED ROADWAY
AREA TO BE VACATED
BY LEHI CITY
7,436 sq. ft.

LOT 2
60,240 sq. ft.
1.383 acres

3833 N. CENTER STREET

EAST 235.38'

EAST 232.81'

LOT 3
98,960 sq. ft.
2.272 acres

3755 N. CENTER STREET

N 87°58'14" W 625.38'

HIGHWAY 92
(UDOT CONTROLLED)

NOTES

- ALL LOT CORNERS ARE SET WITH 5/8"x24" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." ALL FRONT LOT CORNERS TO HAVE A RIVET 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 LIVESTOCK.
- ALL COMMERCIAL SITES DEVELOPED WITHIN THESE LOTS SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS ACCESS-WAYS AND UTILITY ACCESS TO ADJOINING LOTS AND SHARED PARKING.
- PARCEL A TO BE RETAINED BY THE CURRENT PROPERTY OWNER.

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

OWNER
GARDNER GROUP
201 S. MAIN STREET, STE 2000
SALT LAKE CITY, UTAH 84111
PHONE: 801.664.8132

LAND USE TABULATIONS

TOTAL PLAT ACREAGE	17.056 ACRES
TOTAL LOT ACREAGE	16.616 ACRES
TOTAL PARCEL ACREAGE	0.000 ACRES
TOTAL ACREAGE IN PUBLIC STREET	0.000 ACRES
TOTAL ACREAGE IN PRIVATE STREET	0.437 ACRES
NUMBER OF LOTS	3
LOCATED WITHIN PC ZONE	

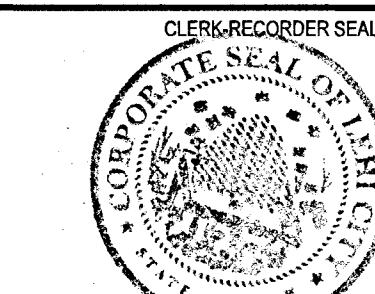
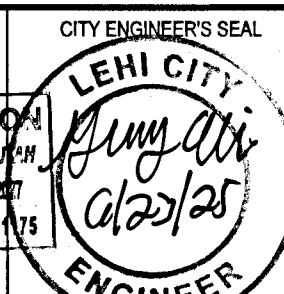
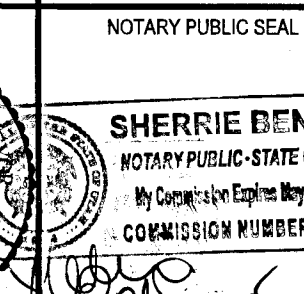


SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.463.3590
CEDAR CITY
Phone: 435.865.1453
POTTERFIELD
Phone: 435.890.2983

SHEET 1 OF 2

PROJECT NUMBER : 13028A
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 6/12/25



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold License 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 **LEHI SKY VIEW 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

A parcel of land situate in the Northeast Quarter of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Traverse Terrace Drive said point being South 89°57'02" West 49.86 feet along the section line and South 12.91 feet from the Northeast Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence South 72°36'18" East 24.79 feet along the said southerly right-of-way line to the west right-of-way line of Center Street; thence along said southerly right-of-way line the following three (3) courses:
(1) South 00°27'48" West 152.64 feet;
(2) South 05°38'21" West 138.56 feet;
(3) South 00°27'48" West 411.95 feet;
thence North 67°58'14" West 625.38 feet;
thence South 82°03'40" West 369.62 feet;
thence North 152.85 feet;
thence Northwesterly 30.63 feet along the arc of a 19.50 foot radius curve to the left (center bears West and the chord bears North 45°00'00" West 27.55 feet with a central angle of 90°00'00");
thence West 63.00 feet;
thence North 63.00 feet;
thence Northeastly 35.34 feet along the arc of a 22.50 foot radius curve to the left (center bears North and the chord bears North 45°00'00" East 31.82 feet with a central angle of 90°00'00");
thence North 459.80 feet;
thence Northwesterly 35.94 feet along the arc of a 23.00 foot radius curve to the left (center bears West and the chord bears North 44°46'08" West 32.40 feet with a central angle of 89°32'12");
thence North 00°27'48" East 6.77 feet to the southerly right-of-way line of Traverse Terrace Drive;
thence South 89°32'12" East 1,068.39 feet along the said southerly right-of-way line to the point of beginning.

Contains 742,941 Square Feet or 17.056 Acres, and 3 Lots and 1 Parcel

DATE **JUNE 17, 2025**

PATRICK M. HARRIS
LICENSE NO. 286882

ENT 471662 2025 JUN 17 10:00 AM
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 JUN 25 12:52 PM FEE 108.00 BY KC
RECORDED FOR LEHI CITY

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

LEHI SKY VIEW 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 **19th** day of **June**, A.D., 20 **25**.

GARDNER-PLUMB LC (ET AL) 11/029/0067

EQUESTRIAN PARTNERS, LLC
By **Christian Anderson** Manager
By **Walter J Plumb III** Manager

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF **Salt Lake**

ON THE **19th** DAY OF **June**, A.D., 20 **25**,

PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
738533
MY COMMISSION EXPIRES
AUGUST 06, 2028
STATE OF UTAH

738533
NUMBER

NOTARY PUBLIC (SIGNATURE)
RESIDING IN UTAH COUNTY, STATE OF UTAH

28-06-2028
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF **Salt Lake**

ON THE **19th** DAY OF **June**, A.D., 20 **25**,

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NOTARY PUBLIC (SIGNATURE)
RESIDING IN UTAH COUNTY, STATE OF UTAH

28-06-2028
MY COMMISSION EXPIRES:

PLANNING COMMISSION APPROVAL

APPROVED THIS **23rd** DAY OF **June**, A.D., 20 **25**, BY THE PLANNING COMMISSION.

DIRECTOR-SECRETARY

CHAIR, PLANNING COMMISSION

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 INTERESTS FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS **19th** DAY OF **JUNE**, 20**25**.

MAYOR: **Walter J Plumb III**
APPROVED: **Walter J Plumb III**
CITY ENGINEER (SEE SEAL BELOW)

ATTEST: **Sherrrie Benson**
CLERK-RECORDER

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ENT - 47166-2025 MAP# 19777
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 25 12:32 PM FEE 100.00 BY RC
RECORDED FOR LEHI CITY

TRAVERSE TERRACE DRIVE (PUBLIC STREET)

300 WEST STREET (PRIVATE STREET)

CENTER STREET (PUBLIC STREET)

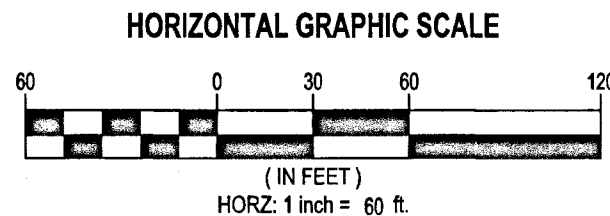
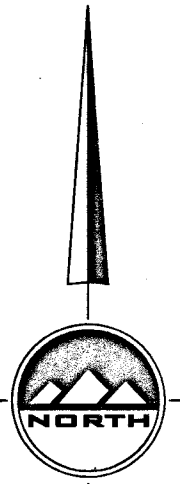
HIGHWAY 92
(UDOT CONTROLLED)

EASEMENT NOTES

- Water and Sewer Line Easement - Beginning at a point being South 89°57'02" West 252.77 feet along the section line and South 11.10 feet from the Northeast Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°32'12" West 20.00 feet; thence South 00°00'03" West 255.72 feet; thence South 67°30'00" West 11.34 feet; thence West 324.58 feet; thence North 7.14 feet; thence East 11.00 feet; thence North 20.00 feet; thence West 11.00 feet; thence North 133.00 feet; thence North 45°00'00" West 18.99 feet; thence North 45°10'35" East 15.17 feet; thence North 44°49'25" West 20.00 feet; thence South 45°10'35" West 15.23 feet; thence North 45°00'00" West 13.14 feet; thence West 317.82 feet; thence South 45°00'00" West 14.63 feet; thence North 45°00'00" West 22.59 feet; thence South 45°00'00" West 20.00 feet; thence South 45°00'00" East 22.59 feet; thence South 45°00'00" West 9.68 feet; thence South 322.82 feet; thence West 15.50 feet; thence South 20.00 feet; thence East 15.50 feet; thence South 83.01 feet; thence West 50.49 feet; thence North 520.47 feet; thence North 89°32'12" West 20.00 feet; thence South 520.63 feet; thence West 53.56 feet; thence South 00°21'55" West 20.00 feet; thence East 124.19 feet; thence South 47.38 feet; thence North 67°30'00" East 21.65 feet; thence South 45°00'00" East 15.19 feet; thence East 655.42 feet; thence North 84.08 feet; thence North 22°40'29" East 90.83 feet; thence North 00°00'03" East 128.80 feet; thence South 67°30'00" West 7.04 feet; thence South 328.56 feet; thence South 218.50 feet; thence East 11.00 feet; thence South 20.00 feet; thence West 11.00 feet; thence South 65.50 feet; thence West 30.00 feet; thence North 491.86 feet; thence North 45°00'00" West 21.41 feet; thence West 301.35 feet; thence South 45°00'00" West 27.75 feet; thence South 476.64 feet; thence South 67°30'00" West 21.65 feet; thence South 45°00'00" East 31.76 feet; thence East 97.73 feet; thence South 26.07 feet; thence East 20.00 feet; thence North 16.07 feet; thence East 565.36 feet; thence North 2.91 feet; thence North 27°08'57" East 215.55 feet; thence North 62°51'03" West 20.00 feet; thence South 27°08'57" West 176.55 feet; thence North 40.21 feet; thence East 20.11 feet; thence North 29.67 feet; thence West 20.11 feet; thence North 3.45 feet; thence North 22°40'29" East 90.83 feet; thence North 00°00'03" East 4.88 feet; thence East 12.33 feet; thence North 20.00 feet; thence West 12.32 feet; thence North 109.98 feet; thence East 214.13 feet; thence North 05°38'21" East 20.10 feet; thence West 216.11 feet; thence North 00°00'03" East 91.96 feet; thence East 20.57 feet; thence North 50.21 feet; thence West 20.57 feet; thence North 00°00'03" East 113.01 feet to the point of beginning. Contains 95,353 Square Feet or 2.189 Acres.
TERMS AND CONDITIONS IN SEPARATE RECORDED INSTRUMENT.
BOOK _____
PAGE _____
- 20' Wide Sewer, Trail, and Public Utility Easement - Beginning at a point on the westerly right-of-way line of Center Street, said point being South 89°57'02" West 44.22 feet along the section line and South 702.78 feet from the Northeast Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°27'48" West 20.01 feet along said westerly right-of-way line; thence North 87°58'14" West 825.38 feet; thence South 62°03'40" West 369.62 feet; thence North 20.15 feet; thence North 62°03'40" East 368.58 feet; thence South 67°58'14" East 626.58 feet to the point of beginning. Contains 19,802 Square Feet or 0.457 Acres.
TERMS AND CONDITIONS IN SEPARATE RECORDED INSTRUMENT.
BOOK _____
PAGE _____
- Access and Public Utility Easement - Beginning at a point being South 89°57'02" West 251.45 feet along the section line and South 11.11 feet from the Northeast Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 269.17 feet; thence East 216.38 feet; thence South 05°38'21" West 46.22 feet; thence West 210.83 feet; thence South 388.98 feet; thence North 87°58'14" West 58.04 feet; thence North 682.62 feet; thence South 89°32'12" East 56.00 feet to the point of beginning. Contains 46,073 Square Feet or 1.04 Acres.
TERMS AND CONDITIONS IN SEPARATE RECORDED INSTRUMENT.
BOOK _____
PAGE _____
- Access and Public Utility & Road Construction Easement for the purpose of public vehicular and pedestrian connectivity - Beginning at a point being South 89°57'02" West 1,012.27 feet along the section line and 4.30 feet from the Northeast Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence Southwesterly 38.31 feet along the arc of a 23.00 foot radius curve to the left (center bears South 00°27'48" West and the chord bears South 45°13'54" West 32.66 feet with a central angle of 90°27'48"); thence South 570.71 feet; thence Northwesterly 30.63 feet along the arc of a 19.50 foot radius curve to the left (center bears West and the chord bears North 45°00'00" West 27.58 feet with a central angle of 90°00'00"); thence West 63.00 feet; thence North 63.00 feet; thence Northwesterly 35.34 feet along the arc of a 22.50 foot radius curve to the left (center bears North and the chord bears North 45°00'00" East 31.82 feet with a central angle of 90°00'00"); thence North 439.80 feet; thence Northwesterly 25.88 feet along the arc of a 22.60 foot radius curve to the left (center bears North 88°34'48" West and the chord bears North 45°03'31" West 32.23 feet with a central angle of 90°57'25"); thence North 00°27'48" East 7.00 feet; thence South 89°32'12" East 105.95 feet to the point of beginning. Contains 36,468 Square Feet or 0.837 Acres.
TERMS AND CONDITIONS IN SEPARATE RECORDED INSTRUMENT.
BOOK _____
PAGE _____
- Public Utility & Road Construction Easement - Beginning at a point on the westerly right-of-way line of Center Street, said point being South 89°57'02" West 26.21 feet along the section line and South 20.34 feet from the Northeast Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said westerly right-of-way line the following three (3) courses: (1) South 00°27'48" West 152.64 feet; (2) South 05°38'21" West 138.56 feet; (3) South 00°27'48" West 411.95 feet; thence North 87°58'14" West 10.72 feet; thence North 00°27'48" East 411.87 feet; thence North 05°38'21" East 138.56 feet; thence North 00°27'48" East 138.65 feet; thence Northwesterly 20.42 feet along the arc of a 13.00 foot radius curve to the left (center bears North 89°32'12" West and the chord bears North 44°32'12" West 18.38 feet with a central angle of 90°00'00"); thence North 89°32'12" West 962.44 feet; thence Southwesterly 20.53 feet along the arc of a 13.00 foot radius curve to the left (center bears South 00°27'48" West and the chord bears South 45°13'54" West 18.46 feet with a central angle of 90°27'48"); thence South 722.17 feet; thence South 82°03'40" West 10.10 feet; thence North 723.58 feet; thence Northwesterly 26.31 feet along the arc of a 23.00 foot radius curve to the right (center bears East and the chord bears North 45°13'54" East 32.66 feet with a central angle of 90°27'48"); thence South 89°32'12" East 962.44 feet; thence South 72°36'18" East 24.79 feet to the point of beginning. Contains 24,824 Square Feet or 0.570 Acres.
TERMS AND CONDITIONS IN SEPARATE RECORDED INSTRUMENT.
BOOK _____
PAGE _____
- Stormwater Detention Pond Easement in favor of Lehi City Entry No. 158605/2020. Easement shall be abandoned with the recording of this plat.

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET 5/8"x24" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT



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SHEET 2 OF 2

PROJECT NUMBER : 13628A
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 6/13/25

