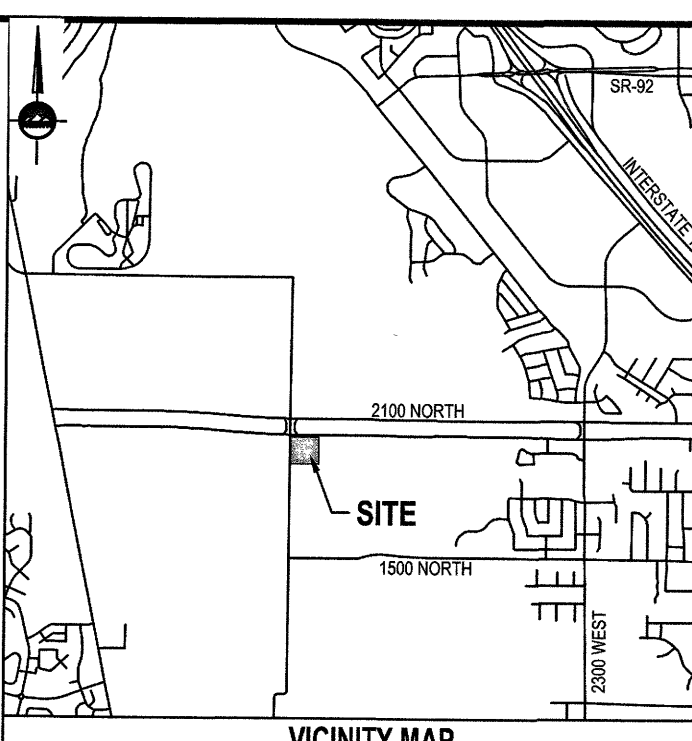
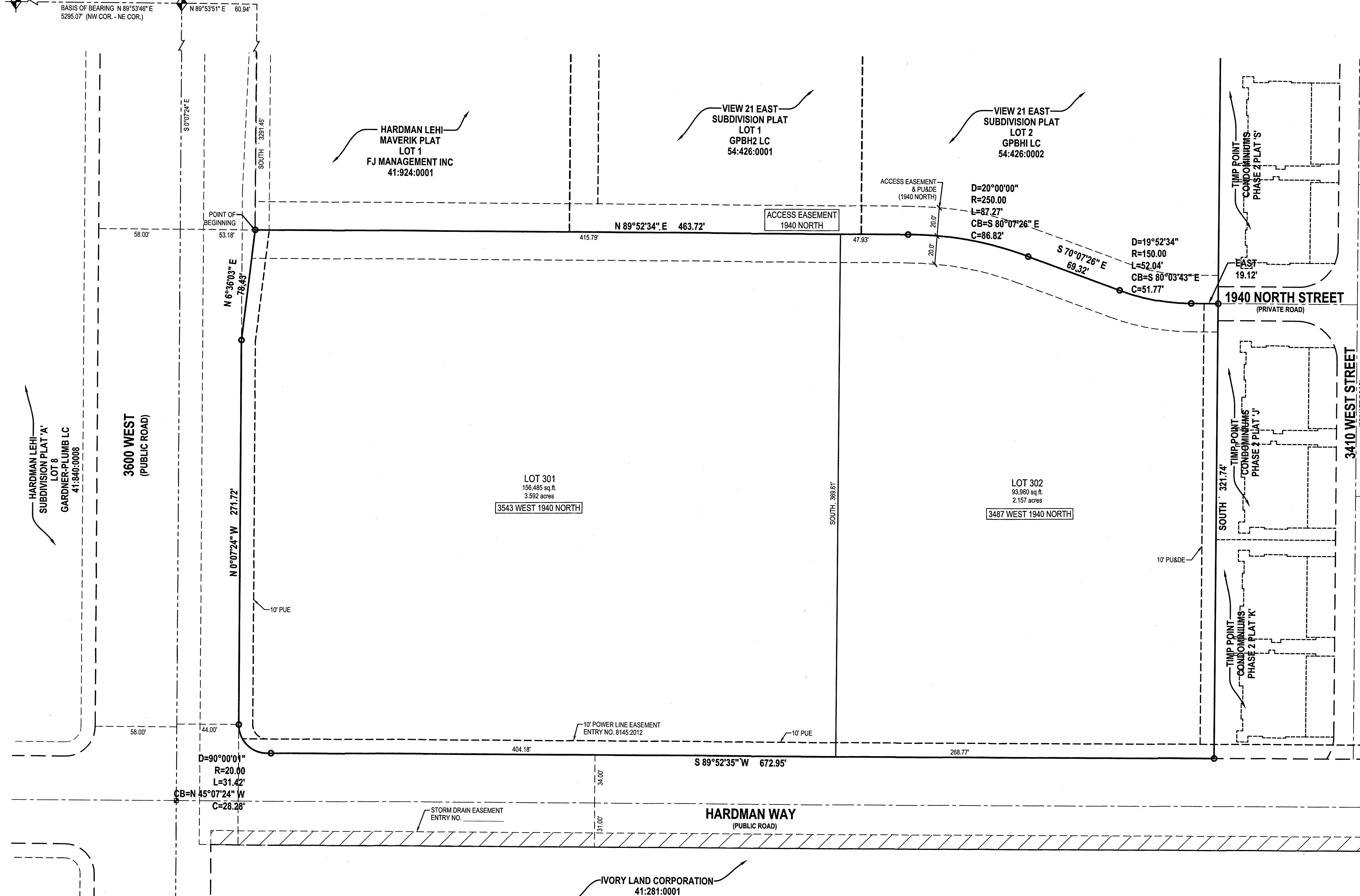


VIEW 21 EAST SUBDIVISION PLAT AMENDED

COMMERCIAL DEVELOPMENT
 AMENDING ALL OF LOT 3 OF VIEW 21 EAST SUBDIVISION PLAT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 LEHI CITY, UTAH COUNTY, UTAH
 LOCATED WITHIN COMMERCIAL DEVELOPMENT ZONING

NORTHWEST CORNER
 SECTION 2
 TSS, R1W
 SL&M
 (FOUND BRASS CAP)

NORTHEAST CORNER
 SECTION 2
 TSS, R1W
 SL&M
 (FOUND BRASS CAP)



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 28682, 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 AMENDED**, 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
 Amending all of Lot 3 of the View 21 East Subdivision Plat, recorded as Entry No. 49294-2022 as Map No. 16283 in the Office of the Utah County Recorder. Said parcel of land is situated in the Southwest Quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Said parcel being more particularly described as follows:
 Beginning at the Southwest Corner of Lot 1, Hardman Lehi Maverik 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 Easterly Right-of-Way Line of 3600 West Street, said point being North 89°53'51" East 60.94 feet along the section line and South 2°29'44" West 271.72 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running **3,291.415**
 thence North 69°53'34" East 463.72 feet along the Southerly boundary line of said Lot 1 and its extension to the Southerly boundary line of Lot 1 of said View 21 East Subdivision;
 thence along the Southerly boundary line of Lot 1 and Lot 2 of said View 21 East Subdivision the following four (4) courses:
 (1) Southeastery 87.27 feet along the arc of a 250.00 foot radius curve to the right (center bears South 00°07'26" East and the chord bears South 80°07'26" East 86.82 feet with a central angle of 20°00'00");
 (2) South 70°07'26" East 69.32 feet;
 (3) Southeastery 52.04 feet along the arc of a 150.00 foot radius curve to the left (center bears North 19°52'34" East and the chord bears South 80°03'43" East 51.77 feet with a central angle of 19°52'34");
 (4) East 19.12 feet;
 thence South 321.74 feet to the Northerly Right-of-Way line of Hardman Way;
 thence South 89°52'35" West 672.95 feet along said Northerly Right-of-Way line to the Easterly Right-of-Way line of 3600 West Street;
 thence along said Easterly Right-of-Way line the following three (3) courses:
 (1) Northwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears North 00°07'25" West and the chord bears North 45°07'24" West 28.28 feet with a central angle of 90°00'01");
 (2) North 00°07'24" West 271.72 feet;
 (3) North 06°36'03" East 78.43 feet to the point of beginning.
 Contains 250,444 square feet or 5.749 acres and 2 Lots.

DATE: Aug. 1, 2024
 PATRICK M. HARRIS
 LICENSE NO. 28682

ENT 54769-2024 MAP 19350
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 3724 Ave 14, OGDEN, UT 84403
 RECORDED FOR LEHI CITY CORPORATION

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 AMENDED
 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 1st day of August, A.D. 20 24.

Christina Gardner
 By: *Christina Gardner*
 Its: *Manager*

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF Utah
 COUNTY OF Salt Lake
 I, Christina Gardner, 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 Manager OF GPBH1 LC.
 A LIMITED LIABILITY COMPANY AND THAT HE/SHE HAS ACCEPTED 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 08/25/2024
 CAROL ANN HICKFIELD
 COMM. # 713730
 MY COMMISSION EXPIRES
 AUGUST 25, 2024
 STATE OF UTAH
 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 1 DAY OF Aug, A.D. 20 24
 Mayor: *John Johnson*
 Attest: *Sarah Weir*
 Clerk/Recorder (SEE SEAL BELOW)

VIEW 21 EAST SUBDIVISION PLAT AMENDED
 AMENDING ALL OF LOT 3 OF VIEW 21 EAST SUBDIVISION PLAT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 LEHI CITY, UTAH COUNTY, UTAH

Division Energy Utah - Note:
 Questar Gas Company dba Dominion 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. Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion 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 Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

LEGEND

	SECTION CORNER
	EXISTING STREET MONUMENT
	SET 3/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO PLACED IN BACK OF CURBS
	PUAD E = PUBLIC UTILITY & DRAINAGE EASEMENT
	BOUNDARY LINE
	CENTER LINE
	SECTION LINE
	EASEMENTS

- NOTES**
- 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.
 - ANY STORM DRAIN LOCATED OUTSIDE OF CITY RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL LOTS HAVE CROSS ACCESS EASEMENTS, INCLUDING ANY ADJACENT DEVELOPMENT WHERE ACCESS IS CONNECTING.
 - REMAINING STREET IMPROVEMENTS WILL BE INSTALLED WITH SITE PLANS.

LAND USE TABLE

LOT AREA	= 250,444 SF	5.749 AC	100%
ROADWAYS	= 0 SF	0.000 AC	0%
COMMON SPACE	= 0 SF	0.000 AC	0%
LIMITED COMMON SPACE	= 0 SF	0.000 AC	0%
TOTAL AREA	= 250,444 SF	5.749 AC	100%

OWNER
 GPBH1 LC
 201 SOUTH MAIN STREET, STE 2000
 SALT LAKE CITY, UTAH
 801-456-4140

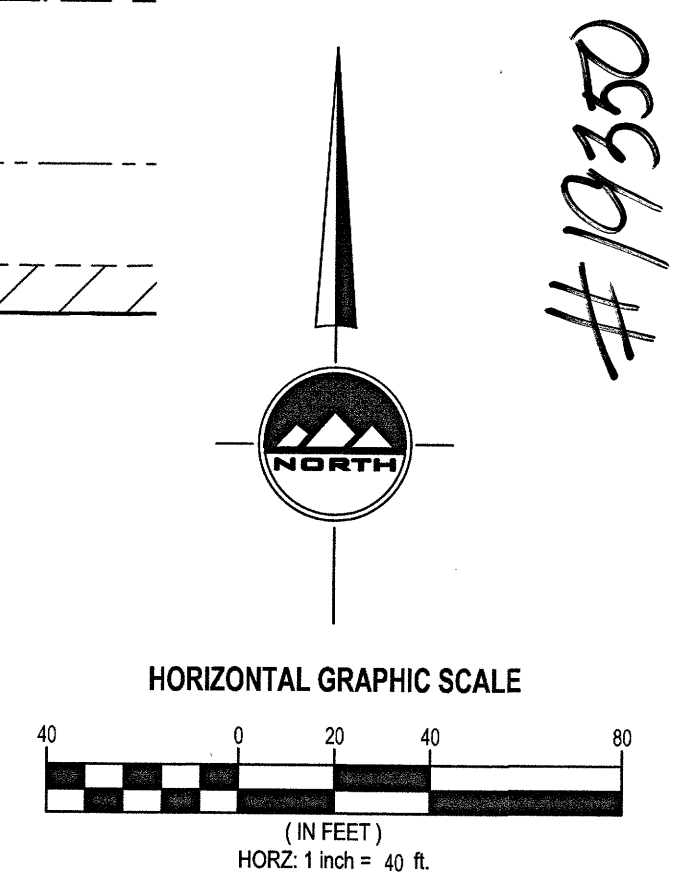
SHEET 1 OF 1
 PROJECT NUMBER : 639300X
 MANAGER : JKF
 DRAWN BY : SJL
 CHECKED BY : PMH
 DATE : 11/2/24

PLANNING COMMISSION APPROVAL
 APPROVED THIS 1 DAY OF Aug, A.D. 2024 BY THE LEHI CITY PLANNING COMMISSION.
John Johnson
 Mayor

SURVEYOR'S SEAL
 PATRICK M. HARRIS
 LICENSE NO. 28682

NOTARY PUBLIC SEAL
 ANDREA ALLEN
 UTAH COUNTY RECORDER

CITY ENGINEER'S SEAL
 LEHI CITY
 ENGINEER
 8/16/24



SEE 1, TSS, R1W, SL&M TO 011 MC Amending all of lot 3 of View 21 East