

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)

- 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. THE BUFFERING AND SCREENING REQUIREMENTS OF CHAPTER 12 REQUIRE THAT A 6' OPAQUE 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.
- 4. DETENTION FACILITIES AS APPROVED WITH THIS PLAT SHALL NOT BE ALTERED WITHOUT PERMISSION OF THE LEHI CITY ENGINEER AND LEHI CITY COUNCIL.
- 5. ALL COMMERCIAL SITES DEVELOPED WITHIN THESE LOTS SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS ACCESS-WAYS AND UTILITY ACCESS TO ADJOINING LOTS.
- 6. ANY STORM DRAIN LOCATED OUTSIDE OF CITY RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 7. DETENTION WILL BE REQUIRED FOR ALL LOTS WITH A RELEASE RATE OF 0.2 CFS PER ACRE.

JORDAN VALLEY WATER CONSERVANCY DISTRICT NOTES

1. JORDAN VALLEY WATER CONSERVANCY DISTRICT (DISTRICT) IS THE OWNER OF EASEMENTS AND/OR RIGHTS-OF-WAY RECORDED: JANUARY 14, 2015, AS ENTRY NO: 2993.2015, IN THE UTAH COUNTY RECORDERS OFFICE. FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PIPELINE(S), FACILITIES, WATERWORKS, AND OTHER APPURTENANCES OVER, UNDER, ON, ACROSS PORTIONS OF LOTS 201 & 203. THE EASEMENT IS EXCLUSIVE, THEREFORE NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF THE DISTRICT.

2. LOT OWNERS 201 & 203 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.

3. NO TREES WILL BE PLANTED OR STRUCTURES CONSTRUCTED. ANYTHING WITHIN THE EASEMENT BOUNDARY THAT OBSTRUCTS ACCESS FOR OPERATION, MAINTENANCE, AND INSPECTION OF THE AQUEDUCTS ARE NOT PERMITTED. FENCES WITH GATES MAY BE PERMITTED UPON WRITTEN PERMISSION FROM THE DISTRICT.

UTAH LAKE DISTRIBUTING COMPANY NOTES:

1. UTAH LAKE DISTRIBUTING COMPANY (COMPANY) IS THE OWNER OF EASEMENTS AND/OR RIGHTS-OF-WAY RECORDED: OCTOBER 31, 2002, AS ENTRY NO: 129142.2002, IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SOUTH BRANCH CANAL, FACILITIES, AND OTHER APPURTENANCES OVER, UNDER, ON, ACROSS PORTIONS OF LOTS 201 & 203. THE EASEMENT IS EXCLUSIVE, THEREFORE NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF THE COMPANY.

2. LOT OWNERS 201 & 203 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.

3. 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:

1. UNITED STATES IS THE OWNER OF EASEMENTS AND/OR RIGHTS-OF-WAY RECORDED: OCTOBER 17, 1984, AS ENTRY NO: 30678, IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SOUTH BRANCH CANAL, FACILITIES, AND OTHER APPURTENANCES OVER, UNDER, ON, ACROSS PORTIONS OF LOTS 201 & 203. THE EASEMENT IS EXCLUSIVE, THEREFORE NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF THE UNITED STATES.

2. LOT OWNERS 201 & 203 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.

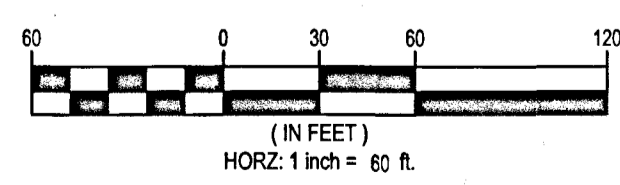
3. NO TREES WILL BE PLANTED OR STRUCTURES CONSTRUCTED. ANYTHING WITHIN THE EASEMENT BOUNDARY THAT OBSTRUCTS ACCESS FOR OPERATION, MAINTENANCE, AND INSPECTION OF THE CANAL ARE NOT PERMITTED. FENCES WITH GATES MAY BE PERMITTED UPON WRITTEN PERMISSION FROM THE UNITED STATES.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N22°59'47"W	72.67'	L8	S0°08'10"E	45.06'
L2	N87°41'40"W	24.58'	L9	S85°03'02"W	27.00'
L3	S2°18'20"W	15.00'	L10	N5°07'52"W	70.00'
L4	N87°41'40"W	15.08'	L11	N84°51'57"E	27.00'
L5	N22°59'47"W	41.23'	L12	N5°07'52"W	70.09'
L6	N5°08'05"W	30.00'	L13	N5°08'03"W	19.22'
L7	S0°07'58"E	45.41'	L14	S53°12'36"W	36.93'

LEGEND

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

HORIZONTAL GRAPHIC SCALE



U.S. BUREAU OF RECLAMATION APPROVAL

APPROVED THIS 28 DAY OF October A.D. 2025 BY THE U.S. BUREAU OF RECLAMATION

Rick Baxter

JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVAL

APPROVED THIS 22 DAY OF October A.D. 2025 BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT

Alan Jackson

LAND USE TABULATIONS

TOTAL PLAT ACREAGE 14.735 ACRES

TOTAL LOT ACREAGE 14.735 ACRES

TOTAL ACREAGE IN PUBLIC STREET 0.000 ACRES

NUMBER OF LOTS 3

LOCATED WITHIN COMMERCIAL (C) ZONING

ENSIGN

THE STANDARD IN ENGINEERING

LAYTON Phone: 801.547.1100

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

TOOLE Phone: 435.944.1390

CEDAR CITY Phone: 435.962.1453

RICHFIELD Phone: 435.962.2825

SHEET 1 OF 1

PROJECT NUMBER: 6393PP

MANAGER: JKF

DRAWN BY: KFW

CHECKED BY: PMH

DATE: 10/8/25

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR

10-8-25

PATRICK M. HARRIS

STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL

LEHI CITY

11/4/25

ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS 13 DAY OF November A.D. 2025 BY THE PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIR PLANNING COMMISSION

Gregory Jackson

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 INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS 7th DAY OF Nov. A.D. 2025

MAYOR: Mark Peterson

ATTEST: Teisha Wilson

CLERK/RECORDER (SEE SEAL BELOW)

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

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 RIVER POINT PHASE 5 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 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 89°48'50" East 378.42 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 five (5) courses:

(1) South 89°33'28" East 194.78 feet;

(2) North 89°57'52" East 326.81 feet;

(3) East 322.00 feet;

(4) South 16.00 feet;

(5) East 32.98 feet;

thence South 23°01'34" West 468.72 feet;

thence Southwesterly 163.01 feet along the arc of a 405.50 foot radius curve to the left (center bears South 66°58'26" East and the chord bears South 11°30'34" West 181.92 feet with a central angle of 23°02'00");

thence South 00°00'26" East 352.90 feet;

thence Southwesterly 53.52 feet along the arc of a 805.50 foot radius curve to the left (center bears North 89°59'34" East and the chord bears South 01°54'39" East 53.51 feet with a central angle of 03°48'25") to the northerly right-of-way line of Hardman Way;

thence along said northerly right-of-way line the following two (2) courses:

(1) South 89°52'02" West 453.24 feet;

(2) Southwesterly 28.32 feet along the arc of a 451.43 foot radius curve to the left (center bears South 00°07'16" East and the chord bears South 88°04'54" West 28.32 feet with a central angle of 03°35'40") to the easterly right-of-way line of Redwood Road;

thence along said easterly right-of-way line the following seven (7) courses:

(1) North 13°54'43" West 52.78 feet;

(2) North 13°42'20" West 197.07 feet;

(3) South 89°59'13" West 17.50 feet;

(4) North 15°41'48" West 22.83 feet;

(5) North 12°10'33" West 68.36 feet;

(6) North 05°06'37" West 412.93 feet;

(7) North 10°27'07" West 254.37 feet to the point of beginning.

Contains 641,866 Square Feet or 14.735 Acres and 3 Lots

OCT. 8, 2025

DATE

PATRICK M. HARRIS

LICENSE NO. 286882

ANDREA ALLEN

UTAH COUNTY RECORDER

RECORDED FOR THE CITY ENGINEER

#19966

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

HARDMAN LEHI SUBDIVISION PLAT 'B'

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 30th day of October A.D. 2025

WESTERLY PROPERTIES, LLC

BY: KYLENE PAGE

ITS: MANAGER

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF

ON THE 30 DAY OF October A.D. 2025, KYLENE PAGE PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

JARED V. PETERSON

NOTARY PUBLIC - STATE OF UTAH

COMMISSION # 723787

COMM. EXP. 03-25-2026

NUMBER

3-25-2026

NOTARY PUBLIC (SIGNATURE) PRINTED NAME MY COMMISSION EXPIRES:

RESIDING IN UTAH COUNTY, STATE OF UTAH

PLANNING COMMISSION APPROVAL

APPROVED THIS 13 DAY OF November A.D. 2025 BY THE PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIR PLANNING COMMISSION

Gregory Jackson

NORTHEAST CORNER
SECTION 2
T5S, R1W, SLB&M
(FOUND BRASS CAP)

BASIS OF BEARING N 89°53'46" E 6286.07' (NW COR. - NE COR.)

NORTHWEST CORNER
SECTION 2
T5S, R1W, SLB&M
(FOUND BRASS CAP)

WEST QUARTER CORNER
SECTION 2
T5S, R1W, SLB&M
(NOT FOUND)

Section 2, T5S, R1W, SLB&M, T10N, R1E, containing lots 1 & 2 of Hardman Plat 'A'