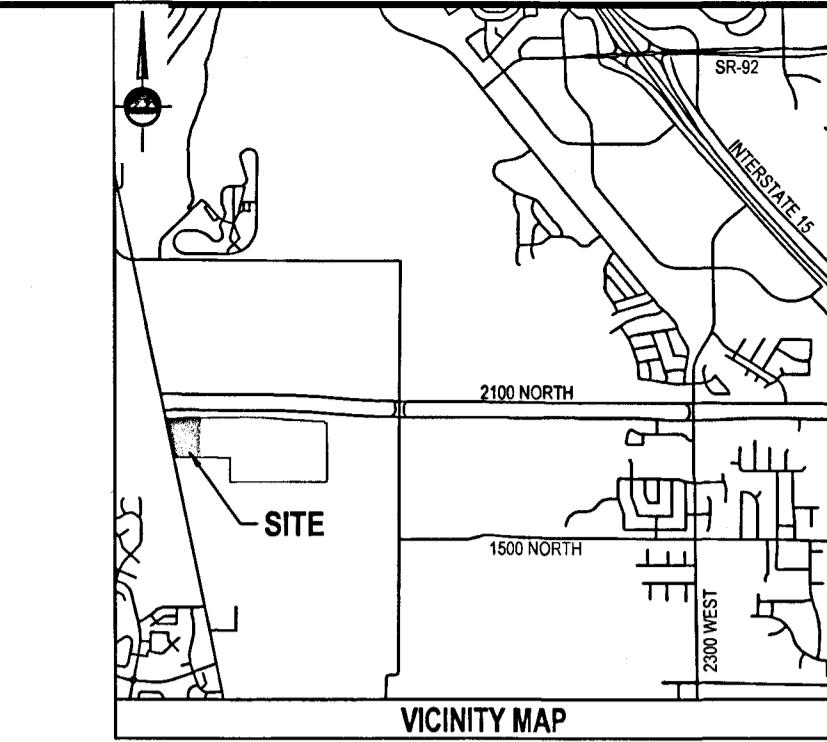
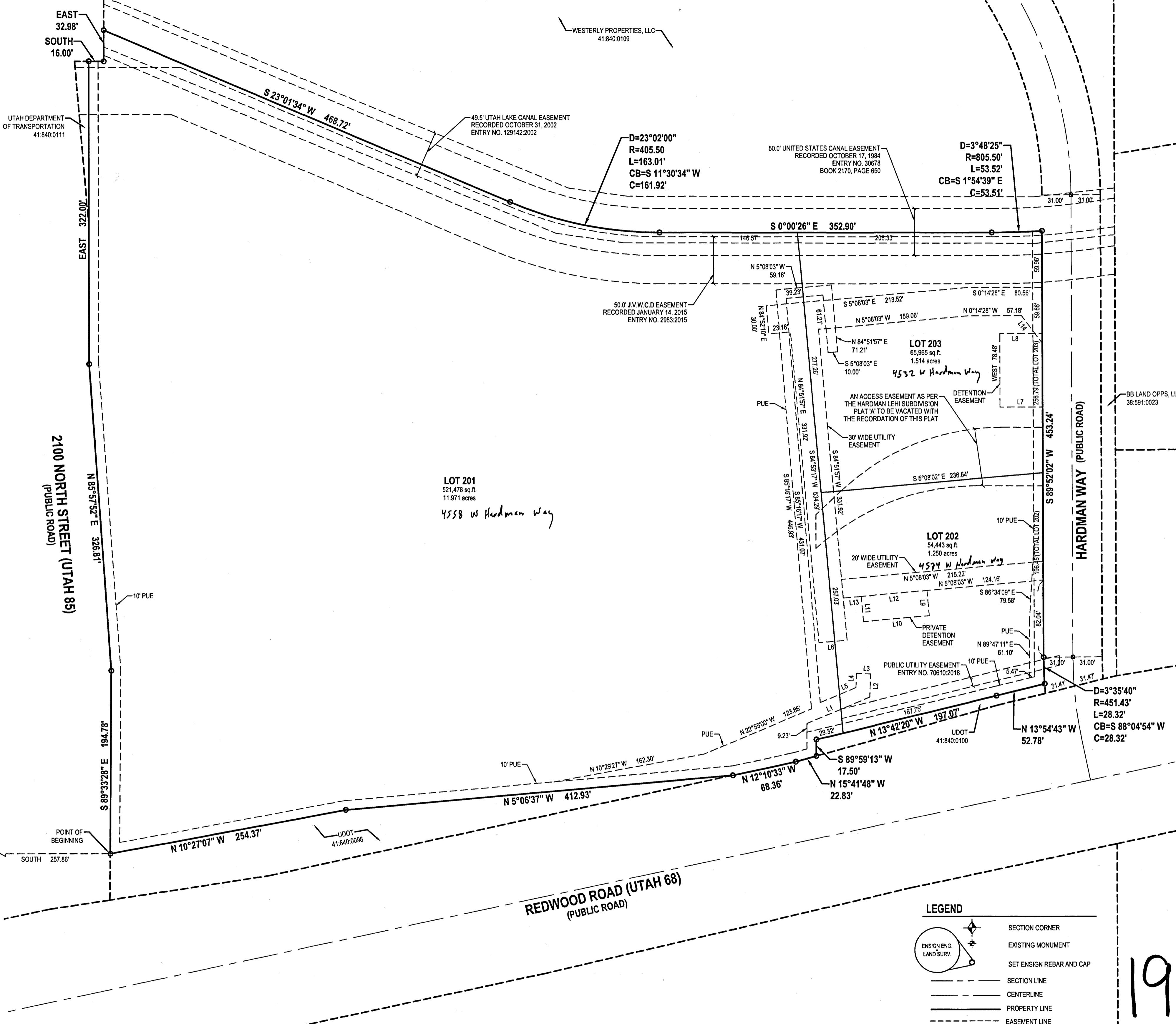


# HARDMAN LEHI SUBDIVISION PLAT 'B'

## 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)



**SURVEYOR'S CERTIFICATE**

I, PATRICK M. HARRIS, do hereby certify that I am a licensed Land Surveyor, and that I hold Certificate No. 28582, 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 69°45'00" 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 194.72 feet;
- (2) North 85°57'52" East 226.61 feet;
- (3) East 322.00 feet;
- (4) South 00°00'00" feet;
- (5) North 32°33'28" East 163.01 feet;

thence South 23°01'34" West 468.72 feet; thence South 23°01'34" West 161.92 feet with a central angle of 23°02'00"; and the chord bears South 01°54'39" East 53.31 feet with a central angle of 03°45'25" 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" East 24.24 feet;
- (2) South 00°00'28" East 190.90 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 01°54'39" East 53.31 feet with a central angle of 03°45'25") to the easterly right-of-way line of Redwood Road;

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

- (1) South 89°52'02" East 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 64,866 Square Feet or 14.735 Acres and 3 Lots

*[Signature]*  
PATRICK M. HARRIS  
LICENSE NO. 28582

OCT. 8, 2025  
DATE

ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Nov 10 04:11 PM FEE \$15.00  
RECORDED FOR LEHI CITY CORPORATION

#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 herein 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  
*[Signature]*  
BY KYLENE PACE  
ITS: MANAGER

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF J.S.  
ON THE 30 DAY OF October A.D. 2025, KYLENE PACE 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 NO. 73787  
COMM. EXP. 03-25-2026

NOTARY PUBLIC (SIGNATURE) *[Signature]* PRINTED NAME *[Signature]*  
RESIDING IN UTAH COUNTY, STATE OF UTAH  
NUMBER *[Signature]*  
MY COMMISSION EXPIRES: *[Signature]*

### PLANNING COMMISSION APPROVAL

APPROVED THIS 13<sup>th</sup> DAY OF November A.D. 2025, BY THE PLANNING COMMISSION.

DIRECTOR-SECRETARY *[Signature]* CHAIR PLANNING COMMISSION *[Signature]*

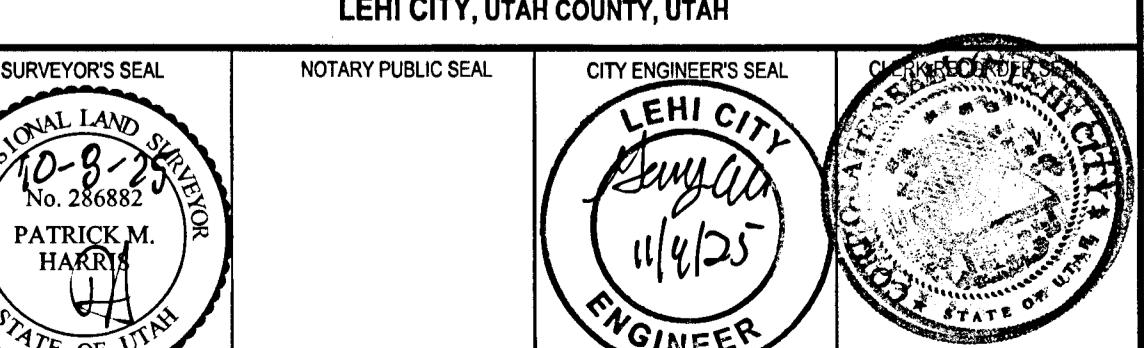
### ACCEPTANCE BY LEGISLATIVE BODY

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 7<sup>th</sup> DAY OF NOV. A.D. 2025.

MAYOR: *[Signature]*  
ATTEST: *[Signature]* CLERK RECORDER (SEE BELOW)  
Teresa Wilson *[Signature]*

### 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



OWNER  
GARDNER COMPANY  
201 SOUTH MAIN ST, STE 200  
SALT LAKE CITY, UTAH 84111  
APPROVED THIS 28 DAY OF October  
A.D. 2025, BY THE U.S. BUREAU OF RECLAMATION  
*[Signature]*  
U.S. BUREAU OF RECLAMATION RICK BAXTER

U.S. BUREAU OF RECLAMATION APPROVAL  
APPROVED THIS 22<sup>nd</sup> DAY OF October  
A.D. 2025, BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT  
*[Signature]*  
JORDAN VALLEY WATER CONSERVANCY DISTRICT

JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVAL  
APPROVED THIS 22<sup>nd</sup> DAY OF October  
A.D. 2025, BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT  
*[Signature]*  
JORDAN VALLEY WATER CONSERVANCY DISTRICT

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

PROFESSIONAL LAND SURVEYOR  
PATRICK M. HARRIS  
LICENSE NO. 28582  
SANDY 45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
CEDAR CITY Phone: 435.843.5590  
RICHFIELD Phone: 435.892.2983  
WWW.ENSIGNENG.COM

PROJECT NUMBER: 5330PP  
LAYTON Phone: 801.547.1100  
TROY Phone: 435.843.5590  
CEDAR CITY Phone: 435.855.1453  
RICHFIELD Phone: 435.892.2983  
DRAWN BY: K.W.  
CHECKED BY: P.M.  
DATE: 10/25

