



ORDINANCE NO.: 55-2015

ENT 45296:2016 PG 1 of 8
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 May 23 10:30 am FEE 0.00 BY SS
RECORDED FOR LEHI CITY CORPORATION

AN ORDINANCE APPROVING AND ADOPTING THE HOLBROOK FARMS AREA PLAN FOR PROPERTY LOCATED AT APPROXIMATELY 2100 NORTH AND 3600 WEST

WHEREAS, Ivory Homes and Boyer Company (“Developers”), developers of approximately 691 acres located at approximately 2100 North and 3600 West and further described by the legal description attached as Exhibit “A”, have applied for an Area Plan approval ; and

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the Developers’ proposals for the Holbrook Farms Area Plan; all as set forth in that certain area plan designated as the Holbrook Farms Area Plan, a copy of which has been filed with the office of the Lehi City Planning Department;

WHEREAS, following a public hearing on November 4, 2015, the Lehi City Planning Commission reviewed the proposed Area Plan and forwarded a recommendation that the City Council adopt the proposed request; and

WHEREAS, on November 10, 2015, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of November 4, 2015, and the recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for an Area Plan Designation is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

SECTION 1. The Area Plan together with all the attached exhibits, maps and supporting documents designated as the “Holbrook Farms Area Plan” dated November 10, 2015, copies of which are on file with the Planning Division of the Community Development Department, is hereby adopted as the Area Plan for the development of Holbrook Farms. Said project is described on attached Exhibits A and B.

SECTION 2. Unless specifically modified by the Holbrook Farms Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi City including but not limited to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design Standards and Public Improvements Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

SECTION 4. If a provision of this Ordinance #55-2015 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

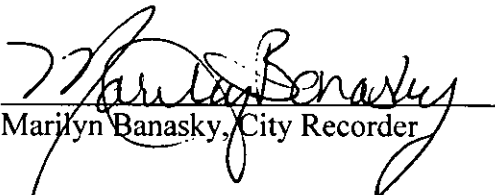
SECTION 5. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 17th day of November, 2015.


Bert Wilson, Mayor

ATTEST


Marilyn Banasky, City Recorder

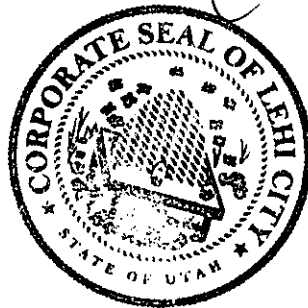


Exhibit A

Legal Descriptions for Holbrook Farms Area Plan

PARCEL 1: 58-021-0154 and 58-021-0168 (HOLBROOK PARCEL 1)

A portion of that real property described in Deed Entry No. 26242:2009 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at the Northwest corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°51'33" East along the section line 1,317.36 feet to the West 1/16th Corner between said Section 3, Township 5 South, Range 1 West and Section 34, Township 4 South, Range 1 West; thence North 89°51'42" East along the section line 1,317.36 feet to the North quarter corner of said Section 3; thence North 89°51'40" East along the section line 2,382.69 feet to the Westerly line of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County; thence South 12°09'54" East along said Deed 1,157.56 feet to the Westerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence South 00°03'14" West parallel with, and 16.50 feet Westerly of the section line 161.96 feet to the North line of that real property conveyed to the Utah Department of Transportation (UDOT), as described in Deed Entry No. 91965:2009 of the official records of Utah County; thence South 89°52'33" West along said Deed 462.87 feet; thence South 00°07'33" East along said Deed 40.16 feet to 40 acre (1/16th section line) of said Section 3; thence South 89°52'42" West along said line 4,808.48 feet to the West line of said Section 3; thence North 00°25'59" East along the section line 1,332.74 feet to the point of beginning.

PARCEL 2: 58-021-0170 (HOLBROOK PARCEL 2 (WEST))

A portion of that real property described in Deed Entry No. 26241:2009 of the official records of Utah County, located in the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 128754:2007 of the official records of Utah County located North 00°03'14" East along the section line 89.97 feet and West 16.50 feet from the East quarter corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°53'46" West along said Deed parallel with, and 90.00 feet North of the quarter section line 187.21 feet to the Westerly line of said Deed 26241:2009; thence along said Deed and the Easterly line of the Welby-Jacob Canal the following 4 (four) courses and distances: North 08°05'14" West 427.76 feet; thence North 13°44'46" East 157.83 feet; thence North 03°43'46" East 369.48 feet; thence North 28°11'14" West 293.38 feet to the South line of that real property conveyed to the Utah Department of Transportation, as described in Deed Entry No. 91965:2009 of the official records of Utah County; thence North 89°52'33" East along said Deed 325.57 feet to the Westerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence South 00°03'14" West parallel with, and 16.50 feet Westerly of the section line 1,204.47 feet to the beginning.

Parcel 3: 58-021-0171 (HOLBROOK PARCEL 2 (EAST))

A portion of that real property described in Deed Entry No. 26241:2009 of the official records of Utah County, located in the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 128754:2007 of the official records of Utah County located North 00°03'14" East along the section line 90.05 feet and East 16.50 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian on the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°03'14" East parallel with, and 16.50 feet Easterly of the section line 1,204.59 feet to the South line of that real property conveyed to the Utah Department of Transportation, as described in Deed Entry No. 91965:2009 of the official records of Utah County; thence Northeasterly along the arc of a 1,040.00 foot radius non-tangent curve (radius bears: North 01°01'38" West) 19.24 feet through a central angle of 01°03'35" (chord: North 88°26'34" East 19.24 feet) to the Westerly line of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County; thence South 12°09'54" East along said Deed 1,231.86 feet to the Northerly line of said UDOT land described in Deed Entry No. 128754:2007 of the official records; thence South 89°48'50" West along said Deed parallel with, and 90.00 feet North of the quarter section line 279.95 feet to the point of beginning.

PARCEL 4: 58-021-0172 (LLC PARCEL 1 (WEST))

A portion of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County, located in the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 located South 89°51'40" West along the section line 16.50 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°03'14" West along said Deed parallel with, and 16.50 feet Westerly of the section line 1,132.16 feet; thence North 12°09'54" West 1,157.56 feet along the Westerly line of said Deed 134469:2008 of the official records of Utah County to the North line of said Section 3; thence North 89°51'40" East along the section line 245.00 feet to the point of beginning.

PARCEL 5: 58-021-0173 (LLC PARCEL 1 (EAST))

A portion of that real property described in Deed Entry No. 134469:2008 and Deed Entry No. 26242:2009 of the official records of Utah County, located in the Northwest quarter of Section 2, and the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601, located North 89°49'32" East along the section line 16.50 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'32" East along the section line 85.16 feet to the Westerly right-of-way line of Redwood (SR-68) Road; thence along said Westerly right-of-way line the following 4 (four) courses and distances: South 00°13'07" West 22.25 feet; thence South 89°46'53" East 22.76 feet; thence South 50°54'16" East 31.14 feet to a right-of-way marker; thence South 12°01'39" East 1,169.83 feet to the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 91969:2009 of the official records of Utah County; thence along said Deed the following 3 (three) courses and distances: South 37°29'45" West 68.65 feet; thence South 77°58'22" West 157.32 feet; thence along the arc of a 960.00 foot radius non-tangent curve (radius bears: North 12°01'17" West) 182.81 feet through a central angle of 10°54'38" (chord: South 83°26'02" West 182.53 feet) to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°03'14" East parallel with, and 16.50 feet Easterly of the section line 1,293.99 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 6: 58-021-0135 (LLC PARCEL 2)

A portion of that real property described in Deed Entry No. 134469:2008 of the official records of Utah County, located in the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property conveyed to the Utah Department of Transportation (UDOT) in Deed Entry No. 128754:2007 of the official records of Utah County located North 00°03'14" East along the section line 90.00 feet and North 89°48'50" East 296.46 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 12°09'54" West along the West line of said Deed Entry No. 134469:2008 of the official records 1,231.86 feet to the Southerly line of that real property conveyed to the Utah Department of Transportation, as described in Deed Entry No. 91969:2009 of the official records of Utah County; thence along said Deed the following 2 (two) courses and distances: Northeasterly along the arc of a 1,040.00 foot radius non-tangent curve (radius bears: North 02°05'17" West) 180.45 feet through a central angle of 09°56'28" (chord: North 82°56'29" East 180.22 feet); thence North 77°58'22" East 158.65 feet; thence South 60°40'46" East 67.78 feet to the Westerly right-of-way line of Redwood (SR-68) Road; thence along said Westerly right-of-way line the following 7 (seven) courses and distances: South 12°01'39" East 26.56 feet to a right-of-way marker; thence South 08°08'16" East 250.62 feet; thence South 12°01'39" East 244.59 feet; thence South 04°16'38" East 111.23 feet to a right-of-way marker; thence South 12°01'39" East 344.57 feet; thence South 20°33'29" East 101.12 feet to a right-of-way marker; thence South 12°01'39" East 172.89 feet to the Northerly line of said UDOT land described in Deed Entry No. 128754:2007 of the official records; thence South 89°48'50" West along said Deed parallel with, and 90.00 feet North of the quarter section line 377.15 feet to the point of beginning.

PARCEL 7: 58-021-0174 (LLC PARCEL 3)

A portion of that real property described in Deed Entry No. 134470:2008, and all of that real property described in Deed Entry No. 134471:2008 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Redwood (SR-68) Road located North 89°49'32" East along the section line 301.42 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'32" East along the section line 376.68 feet to the Westerly line of that real property described in Deed Entry No. 134466:2008 of the official records of Utah County; thence along said Deed the following 7 (seven) courses and distances: South 15°39'02" East 28.03 feet; thence South 12°06'53" East 1,382.75 feet; thence South 19°38'44" West 29.73 feet; thence South 49°11'36" East 58.14 feet; thence South 25°05'31" East 311.36 feet; thence South 27°57'59" East 147.18 feet; thence South 75°52'40" East 148.02 feet; thence South 89°53'02" East 2,191.59 feet along said Deed and along the North line of that real property described in Deed Entry No. 134467:2008 of the official records of Utah County; thence South 87°16'06" East along said Deed 430.52 feet to the West line of the Southeast quarter of the Northeast quarter of said Section 2 and the Westerly line of that real property described in Deed Entry No. 63126:2003 (Parcel 7) of the official records of Utah County; thence South 00°04'52" East along the West line of the Southeast quarter of the Northeast quarter of said section 73.64 feet to the Northeast corner of Parcel 6 described in said Deed; thence South 89°51'07" West along the North line of said Deed 1,324.72 feet to the Easterly line of said Deed 134470:2008; thence South 00°01'06" East along said Deed 527.61 feet to the Northerly line of 2100 (SR-85) North Street; thence along said right-of-way line the following 10 (ten) courses and distances: West 245.22 feet to a right-of-way marker; thence North 86°29'09" West 381.72 feet to a right-of-way marker; thence South 83°02'09" West 148.09 feet; thence North 24.56 feet; thence West 34.00 feet; thence South 26.63 feet to a right-of-way marker; thence West 283.48 feet; thence North 87°35'19" West 189.29 feet; thence North 82°39'15" West 260.62 feet; thence South 87°44'14" West 288.12 feet to a right-of-way marker at the Easterly line of Redwood (SR-58) Road; thence along said Easterly line the following 8 (eight) courses and distances: North 15°47'04" West 218.39 feet to a right-of-way marker; thence North 12°01'21" West 763.19 feet; thence North 06°16'38" West 109.89 feet; thence North 12°01'21" West 427.48 feet; thence North 77°58'21" East 5.00 feet to a right-of-way marker; thence North 12°01'21" West 400.00 feet; thence North 10°37'21" West 491.21 feet; thence North 15°24'22" West 134.04 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 8: 58-021-0175 (HOLBROOK PARCEL 3)

A portion of that real property described in Deed Entry No. 134191:2004, and all of that real property described in Deed Entry No. 134466:2008 and Deed Entry No. 134467:2008 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 89°49'32" East along the section line 682.71 feet and South 16.50 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'32" East parallel with, and 16.50 feet Southerly of the section line 1,969.06 feet; thence North 89°57'58" East parallel with, and 16.50 feet Southerly of the section line 2,626.77 feet to the Westerly line of that real property described in Warranty Deed recorded December 7, 1915 at Entry No. 6601; thence South 00°08'15" East parallel with, and 16.50 feet Westerly of the East line of the section 1,314.04 feet to the North line of the Southeast quarter of the Northeast quarter of said Section 2; thence South 89°53'24" West along said line 1,306.44 feet to the Northwest corner of the North half of the Southeast quarter of the Northeast quarter of said Section 2; thence South 00°04'52" East 592.50 feet along the West line of said Southeast quarter of the Northeast quarter to the South line of that real property described in Deed Entry No. 134467:2008 of the official records of Utah County; thence North 87°16'06" West along said Deed 430.52 feet; thence North 89°53'02" West along said Deed 2,191.59 feet; thence North 75°52'40" West 148.02 feet along said Deed, and along the Southerly and Westerly lines of that real property described in Deed Entry No. 134466:2008 of the official records of Utah County; thence along said Deed the following 6 (six) courses and distances: North 27°57'59" West 147.18 feet; thence North 25°05'31" West 311.36 feet; thence North 49°11'36" West 58.14 feet; thence North 19°38'44" East 29.73 feet; thence North 12°06'53" West 1,382.75 feet; thence North 15°39'02" West 10.91 feet to the point of beginning.

PARCEL 9: 58-005-0063 (HOLBROOK PARCEL 4)

The Southwest quarter of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING that real property described in a Warranty Deed to Utah County recorded December 7, 1915 as Entry No. 6601, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of that real property conveyed to Utah County in Deed Entry No. 6601-1915 located North 89°57'58" East along the section line 16.50 feet from the South quarter corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°10'17" East parallel with, and 16.50 feet Easterly of the quarter section line 1,327.30 feet to the South line of the Northwest quarter of the Southeast quarter of said section; thence North 89°53'50" East along the 40 acre (1/16th section) line 1,304.65 feet to the Southeast corner of said Northwest quarter of the Southeast quarter; thence South 00°09'03" West along the 40 acre (1/16th section) line 1,328.87 feet to the South line of Section 35; thence South 89°57'58" West along the section line 1,305.12 feet to the point of beginning.

PARCEL 10: 58-021-0166 (LLC PARCEL 4)

A portion of that real property described in Deed Entry No. 134472:2008 of the official records of Utah County, located in the Northeast quarter of Section 2, Township 5 South, Range 1 West, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of 2100 (SR-85) North and Westerly line of that real property conveyed to Utah County in Deed Entry No. 6601-1915 located North 00°08'15" West along the section line 75.27 feet and West 16.50 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the Northerly right-of-way line of 2100 North the following 4 (four) courses and distances: North 89°38'26" West 44.53 feet; thence South 43°56'02" West 75.53 feet to a right-of-way marker; thence Northwesterly along the arc of a 14,814.50 foot radius non-tangent curve (radius bears: North 00°46'06" East) 1,075.96 feet through a central angle of 04°09'41" (chord: North 87°09'04" West 1,075.72 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 15,185.50 foot radius curve to the left 136.82 feet through a central angle of 00°30'58" (chord: North 85°19'43" West 136.82 feet) to the Easterly line of that real property described in Deed Entry No. 63126:2003 (Parcel 6) of the official records of Utah County; thence North 00°04'52" West along said Deed 576.06 feet to the Southwest corner of the North half of the Southeast quarter of the Northeast quarter of said Section 2; thence North 89°51'07" East 1,307.10 feet along the South line of said North half of the Southeast quarter of the Northeast quarter; thence South 00°08'15" East 589.94 feet parallel with, and 16.50 feet Westerly of the East line of said section to the point of beginning.

PARCEL 11: 58-020-0224 (LLC PARCEL 5)

A portion of that real property described in Deed Entry No. 134473:2008 and Deed Entry No. 134475:2008 of the official records of Utah County, located in the Northwest quarter and the Northeast quarter of Section 1, Township 5 South, Range 1 West, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of 2100 (SR-85) North located North 00°08'15" West along the section line 19.76 feet and East 1,333.31 feet from the West quarter corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°01'58" West 651.43 feet; thence along the South line of that real property described in Deed Entry No. 26240:2009 of the official records of Utah County the following 3 (three) courses and distances: North 89°42'39" East 983.95 feet; thence North 39°36'04" East 37.64 feet; thence North 89°59'26" East 618.00 feet to the Westerly line of Deed Entry No. 134475:2008; thence North 02°29'07" East along said Deed and extension thereof 405.52 feet to the Southerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence North 67°23'54" East along said Deed and extension thereof 678.18 feet; thence along the extension of, and along the Easterly line of said Deed Entry No. 134475:2008 the following 4 (four) courses and distances: South 34°45'18" East 360.33 feet; thence South 42°47'22" East 473.33 feet; thence South 00°03'43" East 380.43 feet; thence South 15°37'26" West 339.25 feet to the Northerly line of 2100 (SR-85) North Street; thence along said right-of-way line the following 7 (seven) courses and distances: West 1,015.64 feet; thence North 00°05'54" East 56.52 feet; thence South 88°07'24" West 47.54 feet; thence South 74°33'16" West 226.01 feet to a right-of-way marker; thence North 89°05'00" West 180.35 feet; thence along the arc of a 12,539.00 foot radius curve to the left 200.62 feet through central angle of 00°55'00" (chord: North 89°32'30" West 200.62 feet) to a right-of-way marker; thence West 1,043.39 feet to the point of beginning.

PARCEL 12: 58-006-0259 (HOLBROOK PARCEL 5)

A portion of the Southwest quarter of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 located North 00°07'50" East along the section line 16.50 feet from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°07'50" East along the section line 2,052.04 feet to the Southerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence along said Deed the following 12 (twelve) courses and distances: North 88°00'27" East 567.11 feet; thence South 16°18'35" East 484.38 feet; thence South 30°45'52" East 153.78 feet; thence South 01°56'29" East 196.16 feet; thence South 13°28'44" East 397.08 feet; thence South 45°45'07" East 467.35 feet; thence South 88°47'16" East 121.58 feet; thence South 01°00'28" West 114.51 feet; thence South 45°57'46" East 165.10 feet; thence South 00°04'08" East 329.17 feet; thence South 89°55'18" East 52.72 feet; thence South 00°09'05" East 2.35 feet; thence South 89°53'09" West parallel with, and 16.50 feet Northerly of the section line 1,511.45 feet to the point of beginning.

PARCEL 13: 58-020-0225 and 58-021-0167 (HOLBROOK PARCEL 6)

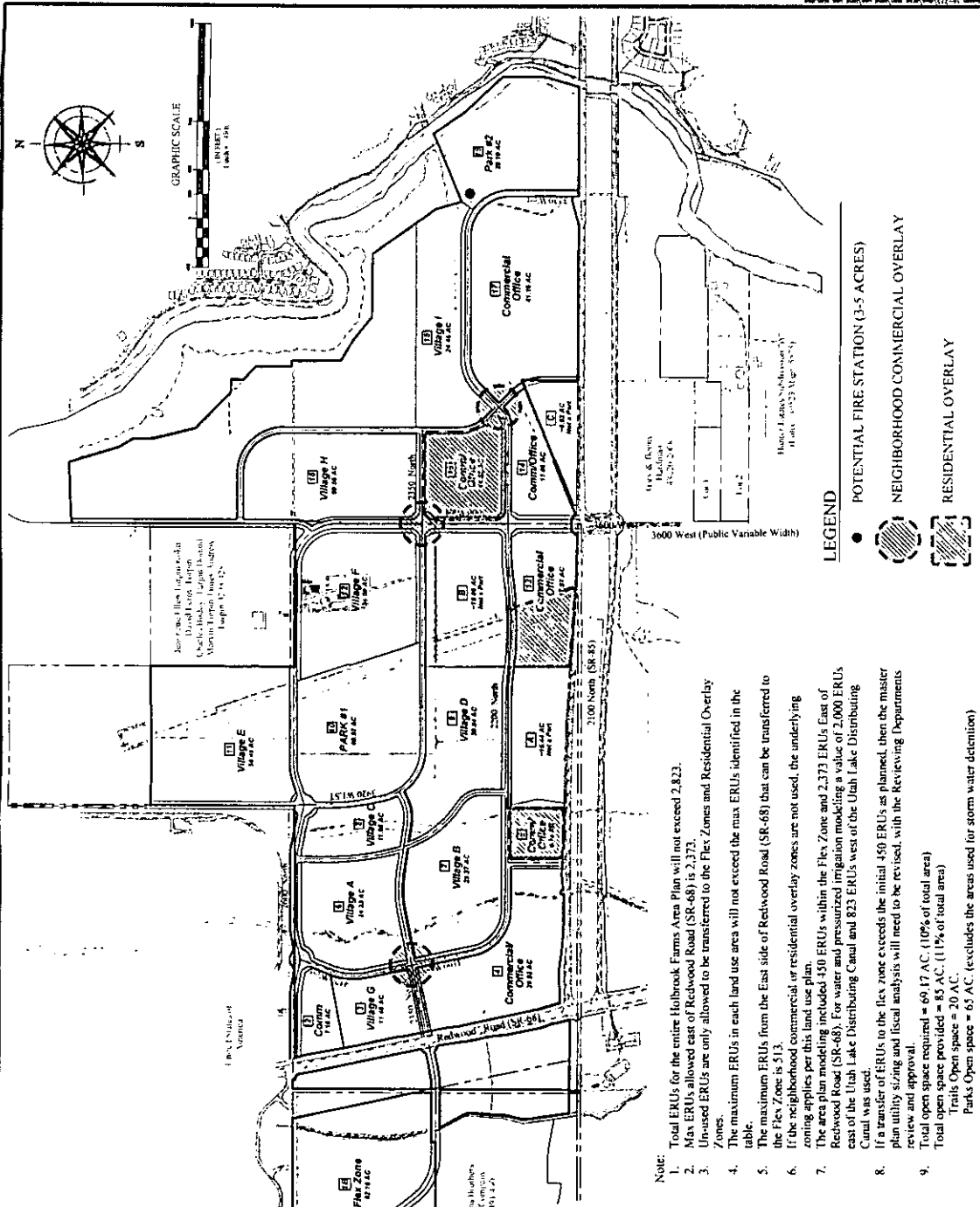
A portion of that real property described in Deed Entry No. 134191:2004 and Deed Entry No. 134477:2008 and all of that real property described in Deed Entry No. 26240:2009 and Deed Entry No. 53187:2007 of the official records of Utah County located in the Northwest quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Southerly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601 located South 00°08'15" East along the section line 16.47 feet and East 16.50 feet from the Northwest corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°53'09" East parallel with, and 16.50 feet Southerly of the section line 1,495.04 feet to the Westerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence along said Deed the following 7 (seven) courses and distances: South 00°09'05" East 421.32 feet; thence South 59°30'01" East 219.99 feet; thence South 50°21'09" East 274.81 feet; thence South 89°35'35" East 581.25 feet; thence South 35°13'44" East 716.10 feet; thence South 16°17'58" East 251.43 feet; thence North 67°23'54" East 4.36 feet to the Westerly line of that real property described in Deed Entry No. 134475:2008 of the official records of Utah County; thence South 02°29'07" West along said Deed 405.52 feet to the Northeast corner of that real property described in Deed Entry No. 134473:2008 of the official records of Utah County; thence along said Deed the following 4 (four) courses and distances: South 89°59'26" West 618.00 feet; thence South 39°36'04" West 37.64 feet; thence South 89°42'39" West 983.95 feet; thence South 00°01'58" East 8.94 feet; thence South 63°34'46" West 1,399.47 feet to the Northerly right-of-way line of 2100 (SR-85) North; thence North 43°32'00" West along said right-of-way line 48.79 feet; thence North 89°41'35" West along said right-of-way line 29.68 feet to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°08'15" West parallel with, and 16.50 feet Easterly of the section line 2,569.48 feet to the point of beginning.

TOGETHER WITH that portion lying North of a common boundary line as described in that certain Boundary Line Agreement recorded April 9, 2015 as Entry No. 29270:2015 of the official records of Utah County.

Exhibit B
Land Use Plan

ENT 45296:2016 PG 5 of 8



PROJECT NO.	45296
DATE	11/20/16
SCALE	1" = 200'
L13	

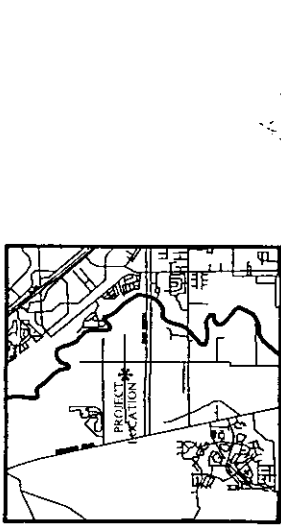
Holbrook Farms

Lehi City

Land Use Plan

LEGEND

- POTENTIAL FIRE STATION (3-5 ACRES)
- NEIGHBORHOOD COMMERCIAL OVERLAY
- RESIDENTIAL OVERLAY



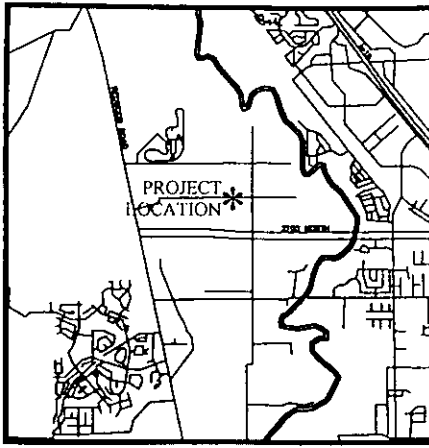
GENERAL LAND USE PLAN

AREA	LAND USE	ACRES	ERUS PER ACRE	ESTIMATED UNITS
			LESS DENSITY	MAX DENSITY
1A	FLEX ZONE	110.44	3.3	368
1B	FLEX ZONE	82.19	3.8	312
2	COMMERCIAL/OFFICE	7.18	3	21
3	RESIDENTIAL	11.48	18	207
4	COMMERCIAL/OFFICE	28.82	3	86
5A	COMMERCIAL/OFFICE	6.19	3	18
5B	RESIDENTIAL OVERLAY	6.19	6	37
6	RESIDENTIAL	29.32	6	176
7	RESIDENTIAL	11.58	3.5	41
8	RESIDENTIAL	30.04	3.5	105
9	PARK #1	40.92	0	0
10	RESIDENTIAL	34.49	3.5	121
11	RESIDENTIAL	34.00	2	68
12	COMMERCIAL/OFFICE	17.87	3	53
13A	COMMERCIAL/OFFICE	8.32	3	25
13B	RESIDENTIAL OVERLAY	8.32	6	50
14	COMMERCIAL/OFFICE	11.89	3	35
15A	COMMERCIAL/OFFICE	14.82	3	44
15B	RESIDENTIAL OVERLAY	14.82	6	89
16	RESIDENTIAL	49.56	3	148
17	COMMERCIAL/OFFICE	47.18	3	141
18	RESIDENTIAL	74.49	3.5	263
19	PARK #2	28.19	0	0
TOTAL LAND USE AREA		891.4		
TOTAL APPROVED ERUS		2,822		

Note:

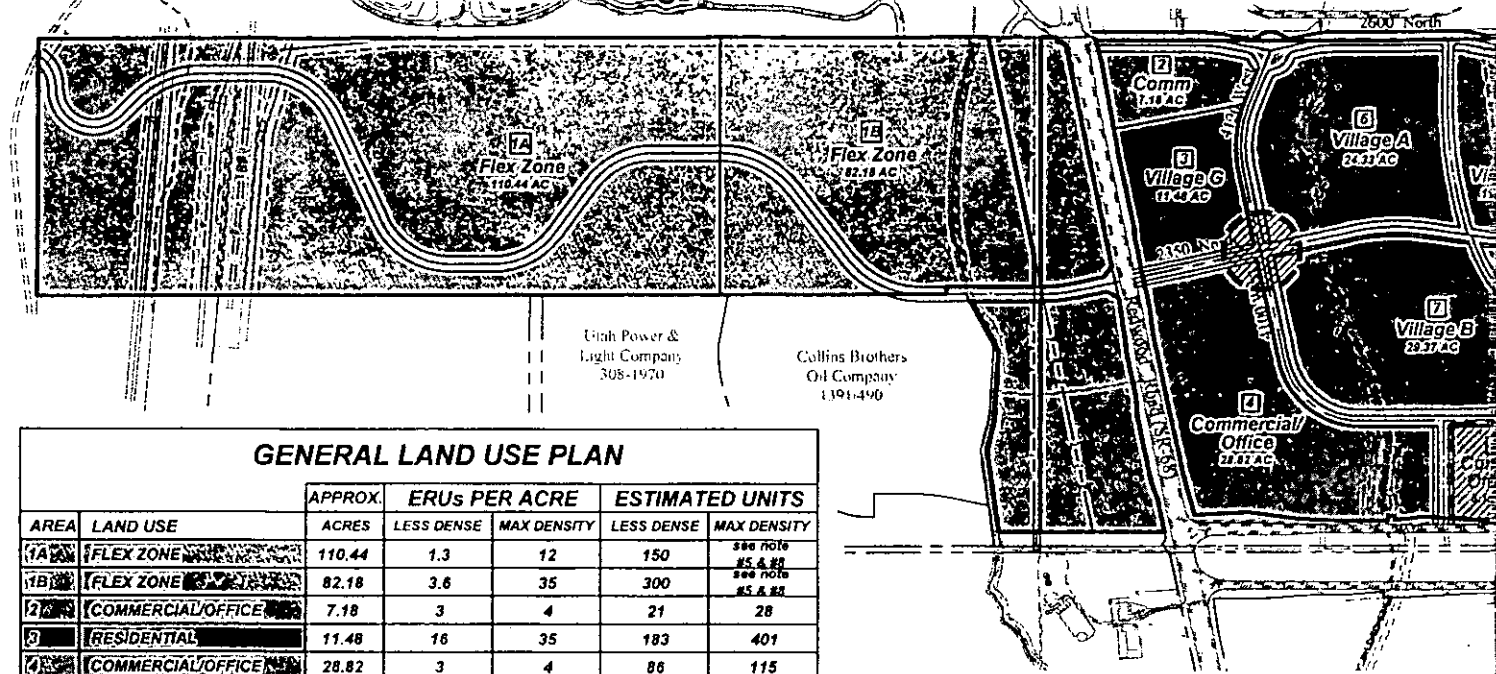
- Total ERUs for the entire Holbrook Farms Area Plan will not exceed 2,822.
- Max ERUs allowed east of Redwood Road (SR-68) is 2,373.
- Unused ERUs are only allowed to be transferred to the Flex Zones and Residential Overlay Zones.
- The maximum ERUs in each land use area will not exceed the max ERUs identified in the table.
- The minimum ERUs from the East side of Redwood Road (SR-68) that can be transferred to the Flex Zone is 513.
- If the neighborhood commercial or residential overlay zones are not used, the underlying zoning applies per this land use plan.
- The area plan modeling included 450 ERUs within the Flex Zone and 2,373 ERUs East of Redwood Road (SR-68). For water and pressurized irrigation modeling a value of 2,000 ERUs east of the Utah Lake Distributing Canal and 823 ERUs west of the Utah Lake Distributing Canal was used.
- If a transfer of ERUs to the flex zone exceeds the initial 450 ERUs as planned, then the master plan utility sizing and fiscal analysis will need to be revised, with the Reviewing Departments review and approval.
- Total open space required = 69.17 AC. (10% of total area)
Total open space provided = 85 AC. (11% of total area)
Total Open space = 20 AC.
Parks Open space = 65 AC. (excludes the areas used for storm water detention)

FACUS
ENGINEERING AND SURVEYING, LLC
SANDY, UTAH 84088 PH: (801) 311-8070
www.facus.com



VICINITY MAP
N.T.S.

United States of America



GENERAL LAND USE PLAN

AREA	LAND USE	APPROX. ACRES	ERUs PER ACRE		ESTIMATED UNITS	
			LESS DENSE	MAX DENSITY	LESS DENSE	MAX DENSITY
1A	FLEX ZONE	110.44	1.3	12	150	see note #5 & #8
1B	FLEX ZONE	82.18	3.6	35	300	see note #5 & #8
2	COMMERCIAL/OFFICE	7.18	3	4	21	28
3	RESIDENTIAL	11.48	16	35	183	401
4	COMMERCIAL/OFFICE	28.82	3	4	86	115
5A	COMMERCIAL/OFFICE	6.19	3	4	18	24
5B	RESIDENTIAL OVERLAY	6.19	6	12	37	74
6	RESIDENTIAL	24.33	6	12	145	291
7	RESIDENTIAL	29.37	6	12	176	352
8	RESIDENTIAL	11.98	3.5	8	41	95
9	RESIDENTIAL	30.04	3.5	8	105	240
10	PARK #1	40.92	0	0	0	0
11	RESIDENTIAL	34.49	3.5	6	120	206
12	RESIDENTIAL	34.00	2	3.5	68	119
13A	COMMERCIAL/OFFICE	17.97	3	4	53	71
13B	RESIDENTIAL OVERLAY	8.33	6	12	49	99
14	COMMERCIAL/OFFICE	11.86	3	4	35	47
15A	COMMERCIAL/OFFICE	16.82	3	4	50	67
15B	RESIDENTIAL OVERLAY	18.82	3.5	8	64	134
16	RESIDENTIAL	99.56	2	3.5	199	348
17	COMMERCIAL/OFFICE	41.16	3	4	123	164
18	RESIDENTIAL	24.46	3.5	8	122	195
19	PARK #2	28.19	0	0	0	0
TOTAL LAND USE AREA		691.4				
TOTAL APPROVED ERU'S		2,823				

Note:

- Total ERUs for the entire Holbrook Farms Area Plan will not exceed 2,823.
- Max ERUs allowed east of Redwood Road (SR-68) is 2,373.
- Un-used ERUs are only allowed to be transferred to the Flex Zones.
- The maximum ERUs in each land use area will not exceed the table.
- The maximum ERUs from the East side of Redwood Road (SR-68) to the Flex Zone is 513.
- If the neighborhood commercial or residential overlay zones zoning applies per this land use plan.
- The area plan modeling included 450 ERUs within the Flex Zone east of Redwood Road (SR-68). For water and pressurized irrigation east of the Utah Lake Distributing Canal and 823 ERUs west of the Utah Lake Distributing Canal was used.
- If a transfer of ERUs to the flex zone exceeds the initial 450 ERUs, plan utility sizing and fiscal analysis will need to be revised, reviewed and approved.
- Total open space required = 69.17 AC. (10% of total area)
Total open space provided = 85 AC. (11% of total area)
Trails Open space = 20 AC.
Parks Open space = 65 AC. (excludes the areas used for other purposes)

