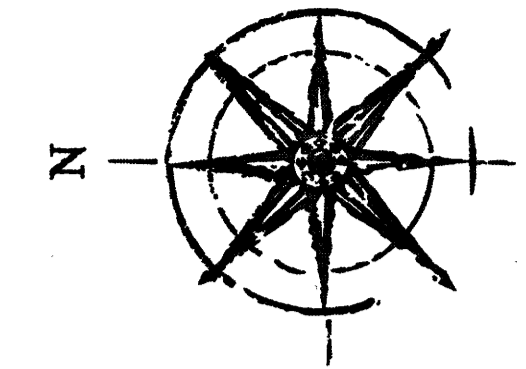
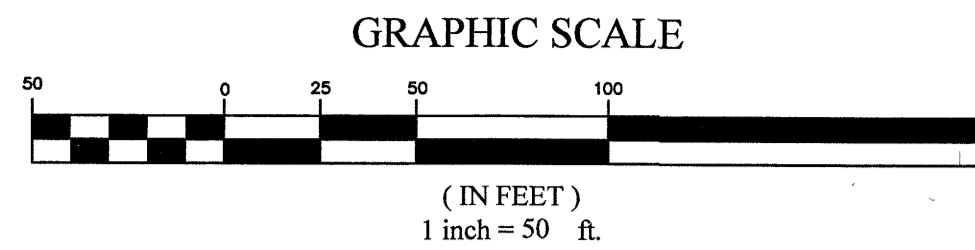
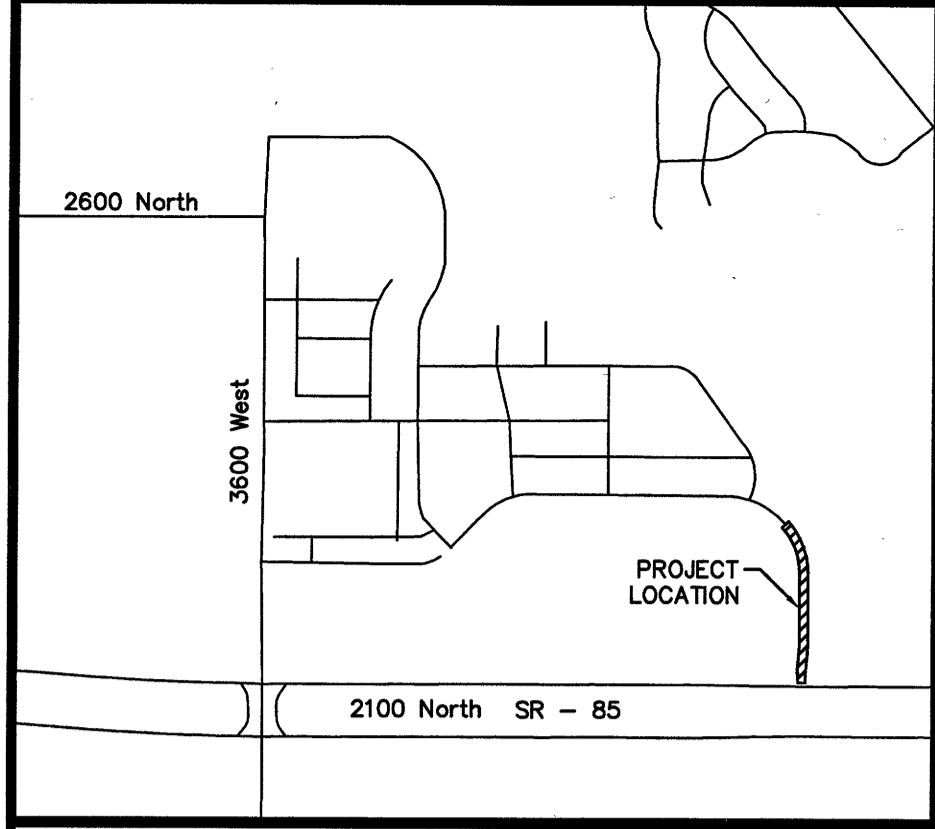


Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	524.00	7°15'58"	66.45	N03°44'14"E	66.41
C2	476.00	7°26'32"	61.83	S03°38'57"W	61.79
C3	400.00	42°41'45"	298.07	N21°25'12"W	291.23
C4	500.00	7°26'32"	64.95	N03°38'57"E	64.90
C5	500.00	7°26'32"	64.95	N03°38'57"E	64.90

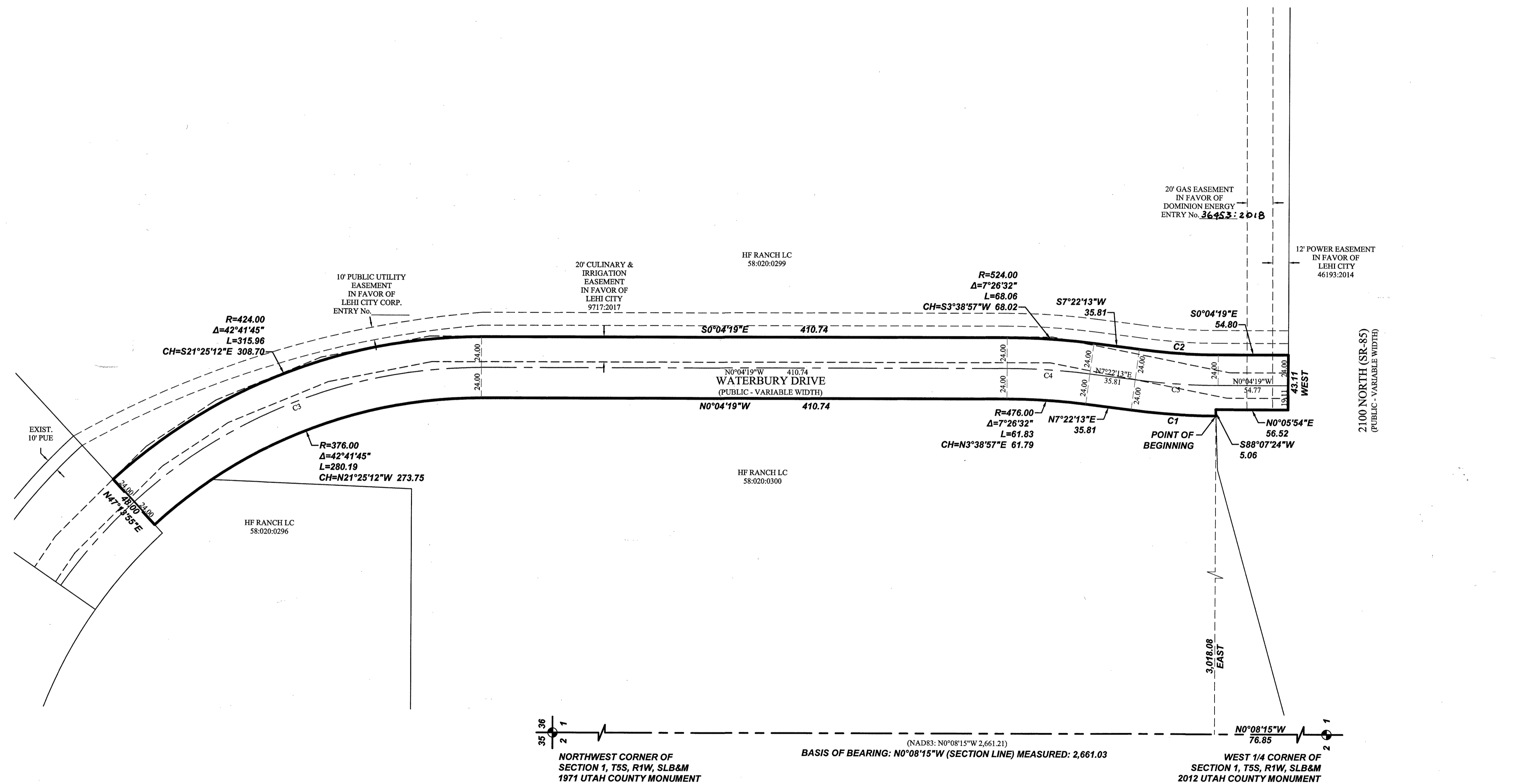


**SURVEYOR'S CERTIFICATE**  
 I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify that I have made a Survey of the lands shown herein and that this Dedication-Plan is a true and accurate representation of that Survey.  
 Date: 5/18/18  
 Spencer W. Llewellyn  
 Professional Land Surveyor  
 Certificate No. 10516507

**BOUNDARY DESCRIPTION**  
 A portion of the NE1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:  
 Beginning at a point on the northerly right-of-way line of 2100 North Street located N0°08'15"W along the Section line 76.85 feet and East 3,018.08 feet from the West 1/4 Corner of Section 1, T5S, R1W, S.L.B. & M.; thence Northerly along the arc of a 524.00 feet radius non-tangent curve to the right (radius bears: S89°53'45"E) 66.45 feet through a central angle of 07°15'58" Chord: N03°44'14"E 66.41 feet; thence N07°22'13"E 35.81 feet; thence along the arc of a curve to the left with a radius of 476.00 feet a distance of 61.83 feet through a central angle of 07°26'32" Chord: N03°38'57"E 61.79 feet; thence N00°04'19"W 410.74 feet; thence along the arc of a curve to the left with a radius of 376.00 feet a distance of 280.19 feet through a central angle of 42°41'45" Chord: N21°25'12"W 273.75 feet; thence N47°13'55"E 48.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 424.00 feet (radius bears: S47°13'55"W) a distance of 315.96 feet through a central angle of 42°41'45" Chord: S21°25'12"E 308.70 feet; thence S00°04'19"E 410.74 feet; thence along the arc of a curve to the right with a radius of 524.00 feet a distance of 68.06 feet through a central angle of 07°26'32" Chord: S03°38'57"W 68.02 feet; thence S07°22'13"W 35.81 feet; thence along the arc of a curve to the left with a radius of 476.00 feet a distance of 61.83 feet through a central angle of 07°26'32" Chord: S03°38'57"W 61.79 feet; thence S00°04'19"E 54.80 feet to the northerly right-of-way line of 2100 North Street; thence along said northerly right-of-way line the following 3 (three) courses and distances: West 43.11 feet; thence N00°05'54"E 56.52 feet; thence S88°07'24"W 5.06 feet to the point of beginning.  
 Contains: 1.02 acres +/-



VICINITY MAP  
 N.T.S.



**OWNER'S DEDICATION**  
 WE THE UNDERSIGNED OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN HEREBY DEDICATE TO LEHI CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, UNDER THE PROVISIONS OF SECTION 10-9A-607, UTAH CODE, AS AMENDED 2010, FOR THE PERPETUAL USE OF THE PUBLIC, ALL OF THE LAND DESIGNATED HEREIN, AND SHOWN ON THE MAP TO BE KNOWN AS:

**WATERBURY DRIVE**  
 Christopher P. Gamvroulas  
 President, Ivory Development, LLC  
 Boyer Holbrook 17, L.C.  
 BY: THE BOYER COMPANY, L.C., A UTAH LIMITED LIABILITY COMPANY, MANAGER  
 BY: Brian Goffman  
 (PRINTED NAME)  
 ITS: MUMBAIR

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS ROADWAY DEDICATION PLAN AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PERPETUAL USE OF THE PUBLIC THIS 15th DAY OF May, 2018.

Mayor of Lehi City: [Signature]  
 Notary Public: Beverly Bott  
 My Commission Expires on: January 22, 2022  
 Comm. Number: 698787  
 ATTEST: [Signature]  
 CITY RECORDER

**ROADWAY DEDICATION PLAT**  
 LAYOUT PLAN  
 OF  
**WATERBURY DRIVE**  
 LEHI, UTAH COUNTY, UTAH  
 SCALE: 1"=50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
[Seal]	[Seal]	[Seal]	[Seal]

**TABULATIONS:**  
 PROPERTY AREA: 1.02 ACRES  
 AREA IN LOTS: 0.00 ACRES  
 NUMBER OF UNITS: 0 LOT  
 OPEN SPACE AREA: 0.00 ACRES  
 ROAD AREA: 1.02 ACRES

**NOTES:**  
 1. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.  
 2. FULL ROADWAY IMPROVEMENTS ON THE WEST SIDE OF WATERBURY DRIVE WILL BE REQUIRED AT THE TIME OF SITE PLAN.  
 3. FULL ROADWAY IMPROVEMENTS ON THE EAST SIDE OF THE PARK CONSTRUCTION AT THE TIME THE PARK IS TRIGGERED BY THE HOLBROOK FARMS AREA PLAN.

PREPARED BY  
**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 32 WEST CENTER STREET  
 MIDVALE, UTAH 84047 PH: (801) 352-0075  
 www.focusutah.com

**LIMITED LIABILITY ACKNOWLEDGMENT**  
 STATE OF UTAH  
 S.S.  
 COUNTY OF SALT LAKE  
 ON THE 9th DAY OF MAY A.D. 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
 MY COMMISSION EXPIRES: 01-10-2022  
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY  
 PETER STEVEN GAMVROULAS  
 PRINTED FULL NAME OF NOTARY

**LIMITED LIABILITY ACKNOWLEDGMENT**  
 STATE OF UTAH  
 S.S.  
 COUNTY OF SALT LAKE  
 ON THE 10th DAY OF MAY A.D. 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, BRIAN GOFFMAN, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF BOYER HOLBROOK 17, L.C., A UTAH L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
 MY COMMISSION EXPIRES: 1/22/22  
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY  
 BEVERLY BOTT  
 PRINTED FULL NAME OF NOTARY

16056

SEC. 1-5-14 7-01