

VICINITY MAP
N.T.S.

- NOTES:**
- THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, VIBRATIONS, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - A 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT HAS BEEN PROVIDED ALONG ALL STREET FRONTAGES.
 - #5 REBAR AND CAP TO BE SET AT ALL FRONT LOT CORNERS. PLUG OR NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
 - HOLBROOK FARMS PLAT "I" IS LOCATED IN LAND USE AREA #13 (COMMERCIAL OFFICE) OF THE HOLBROOK FARMS AREA PLAN.
 - EASEMENT IN FAVOR OF LOTS 9101-9105 TO BE USED AS INGRESS/EGRESS AND UTILITY EASEMENT IN FAVOR OF LEHI CITY FOR SEWER, WATER, AND STORM DRAIN.
 - PARCEL A IS HEREBY DEDICATED TO AND MAINTAINED BY LEHI CITY.
 - TRAIL AND BIKE RAMP IMPROVEMENTS WILL BE CONSTRUCTED AT THE TIME OF SITE PLAN IMPROVEMENTS FOR INDIVIDUAL LOTS. INCLUDING ALL REQUIRED RIGHT OF WAY DEDICATIONS.

TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	VILLAGE 13
TOTAL AREA:	11.13 ACRES
LOTS:	5
OPEN SPACE:	0.93 ACRES
DENSITY:	0.45 LOT/ACRE
ROADWAY AREA:	0.73 ACRES
ROADWAY LENGTH:	560.59 FEET
DEVELOPMENT TYPE:	COMMERCIAL

LAND USE TABULATION:

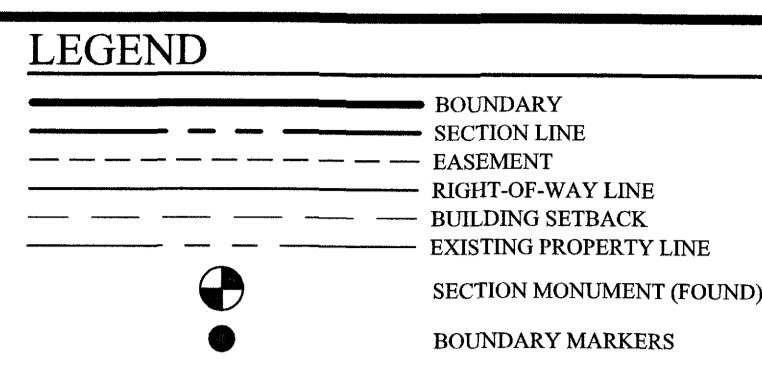
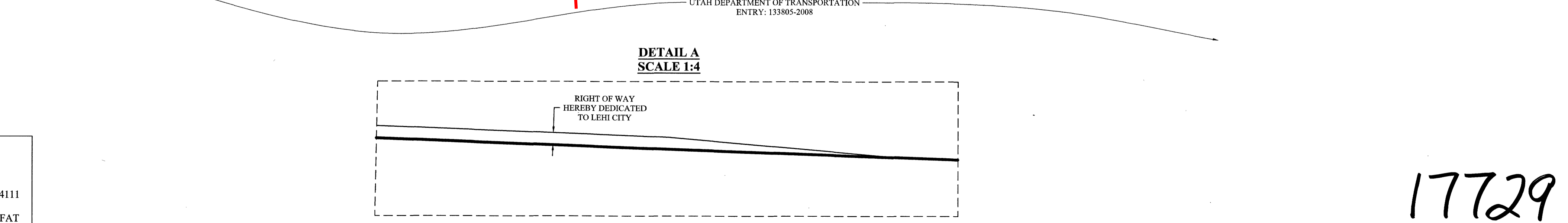
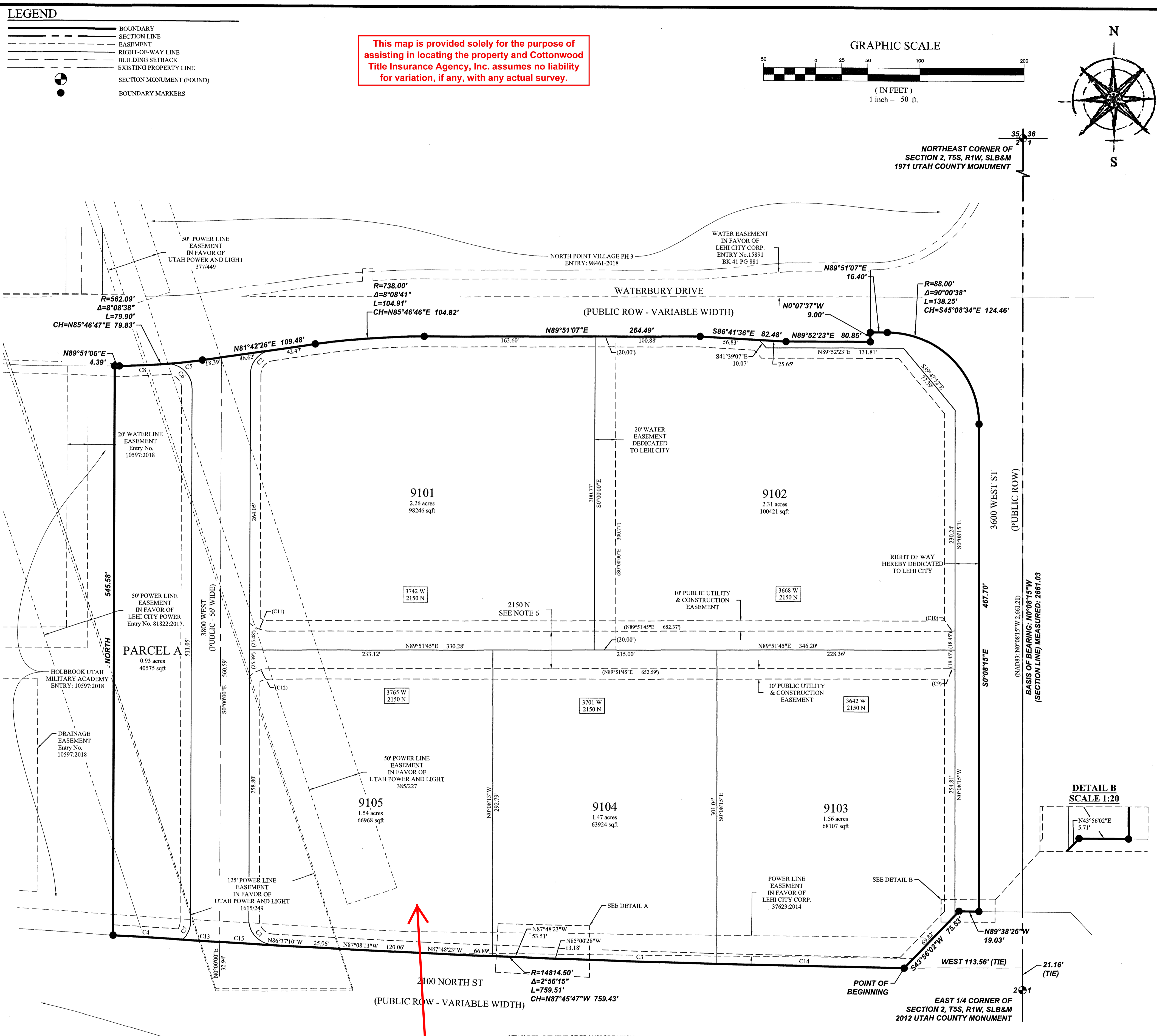
PARCEL 13 COMMERCIAL OFFICE	
ERUS ALLOWED	71
PREVIOUSLY CLAIMED	0
ERUS USED WITH HOLBROOK COMMERCIAL VILLAGE 13	5
ERUS REMAINING	66

Curve Table

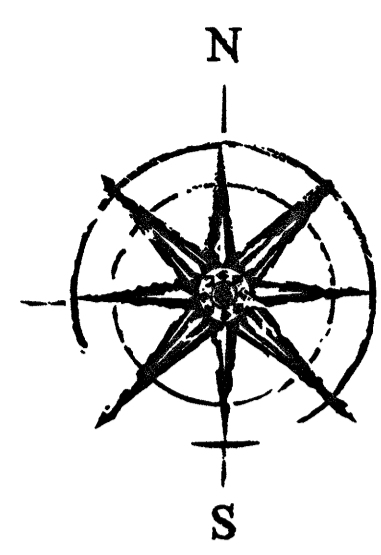
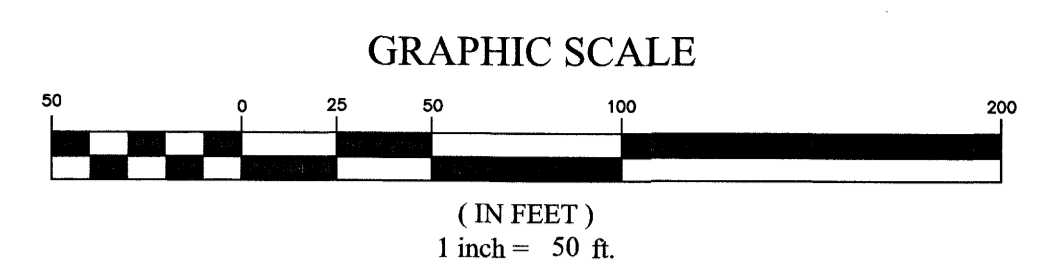
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	23.50	86°20'07"	35.41	N43°18'27"W	32.15
C2	23.50	81°42'26"	33.51	N40°51'13"E	30.74
C3	14814.50	0°34'27"	148.49	N88°14'57"W	148.49
C4	14814.50	0°15'31"	66.89	S86°25'25"E	66.89
C5	562.09	3°36'42"	35.43	N83°30'49"E	35.43
C6	23.50	94°40'44"	38.83	N47°20'22"W	34.56
C7	23.50	46°53'25"	19.23	S23°26'43"W	18.70
C8	562.09	4°31'56"	44.46	S87°35'08"W	44.45
C13	14814.50	0°08'14"	35.50	S86°37'18"E	35.50
C14	14814.50	0°41'44"	179.85	S88°53'02"E	179.85
C15	14814.50	1°16'18"	328.78	S87°19'34"E	328.77

Easement Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C9)	28.00	10°17'12"	5.03	N84°59'39"W	5.02
(C10)	28.00	10°17'12"	5.03	N84°43'09"E	5.02
(C11)	28.00	42°52'11"	20.95	S68°42'10"E	20.46
(C12)	28.00	42°55'41"	20.82	S68°33'55"W	20.34



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



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 by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date: 05/11/2021

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a Right-of-Way Monument on the Northerly line of State Road 85 per the Right-of-Way Plan Sheet RW-11 for UDOT Project No. MP-R399(41) 39.00 feet perpendicular distant from engineer station 64+34, located N00°08'15"W along the Section line 21.16 feet and West 113.56 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence Westerly along said right-of-way and along the arc of a 14,814.50 foot radius non-tangent curve to the right (radius bears: N00°46'06"E) 759.51 feet through a central angle of 02°56'15" Chord: N87°45'47"W 759.43 feet to the Southeast Corner of HOLBROOK UTAH MILITARY ACADEMY SUBDIVISION, according to the Official Plat thereof recorded February 1, 2018 as Entry No. 105972018 in the Office of the Utah County Recorder; thence along said plat the following nine (9) courses: 1) North 545.58 feet; 2) N89°51'06"E 4.39 feet; 3) along the arc of a curve to the left with a radius of 562.09 feet a distance of 79.90 feet through a central angle of 08°08'38" Chord: N85°46'47"E 79.83 feet; 4) N81°42'26"E 109.48 feet; 5) along the arc of a curve to the right with a radius of 738.00 feet a distance of 104.91 feet through a central angle of 08°08'41" Chord: N85°46'46"E 104.82 feet; 6) N89°51'07"E 264.49 feet; 7) S86°41'36"E 82.48 feet; 8) N89°52'23"E 80.85 feet; 9) N00°07'37"W 9.00 feet; thence N89°51'07"E 16.40 feet; thence along the arc of a curve to the right with a radius of 88.00 feet a distance of 138.25 feet through a central angle of 90°00'38" Chord: S45°08'34"E 124.46 feet to the Westerly line of 3600 West Street; thence S00°08'15"E along said street 467.70 feet to the said northerly right-of-way line of State Road 85; thence along said right-of-way the following two (2) courses: 1) N89°38'26"W 19.03 feet; 2) S43°56'02"W 75.53 feet to the point of beginning.

Contains: 11.13 acres +/-

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 13TH DAY OF May A.D. 2021

BOYER HOLBROOK COMMERCIAL, L.C.

BY: Brian Cochran

ITS: Manager

ENT 1023014:2021 Mod # 17729
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 JUN 14 4:59 PM REC-2200 BY MS
RECORDED FOR LEHI CITY CORPORATION

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

AVRY BYINGTON
Notary Public, State of Utah
My Commission Expires on:
August 28, 2021
Comm. Number: 696514

ON THE 13 DAY OF MAY A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Brian Cochran, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Boyer Holbrook Commercial, L.C., A UTAH L.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: 8/28/2021

MY COMMISSION No. 696514

AVRY BYINGTON
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION 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 19TH DAY OF May A.D. 2021

APPROVED BY MAYOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST: Joseph Wilson
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 20 DAY OF JANUARY A.D. 2021 BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

HOLBROOK FARMS PLAT I

A COMMERCIAL SUBDIVISION
LEHI, UTAH COUNTY, UTAH

17729

SEAL OF UTAH
PROFESSIONAL LAND SURVEYOR
No. 10516507
SPENCER W. LLEWELLYN
05/11/21
STATE OF UTAH

SEAL OF LEHI CITY
5/26/21
ENGINEER

SEAL OF LEHI CITY
STATE OF UTAH

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER
BOYER HOLBROOK
COMMERCIAL LC
101 S 200 E #200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT