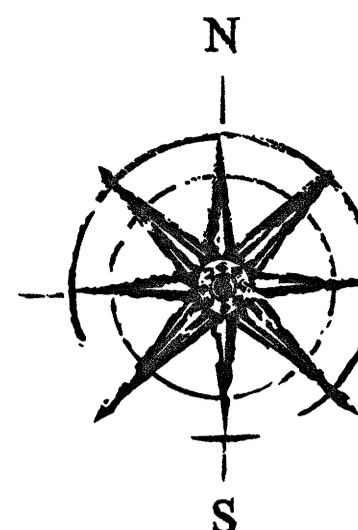
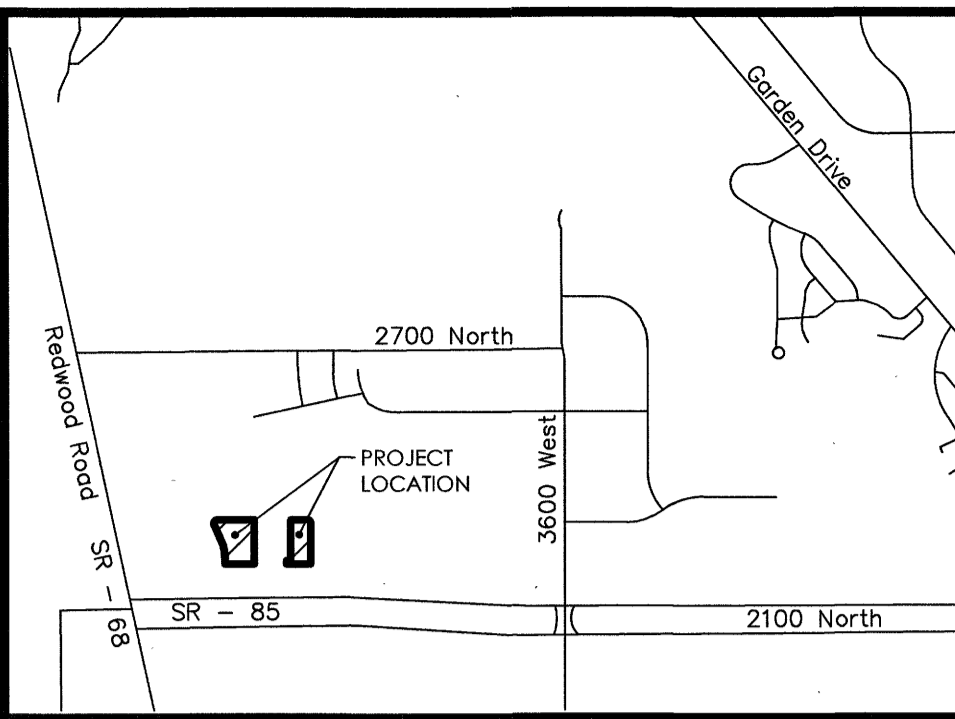
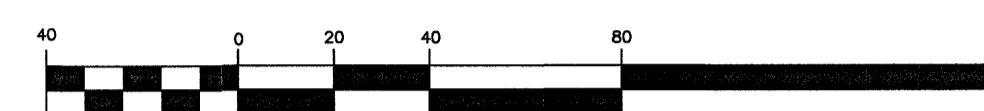


HOLBROOK FARMS PLAT C PHASE 2B

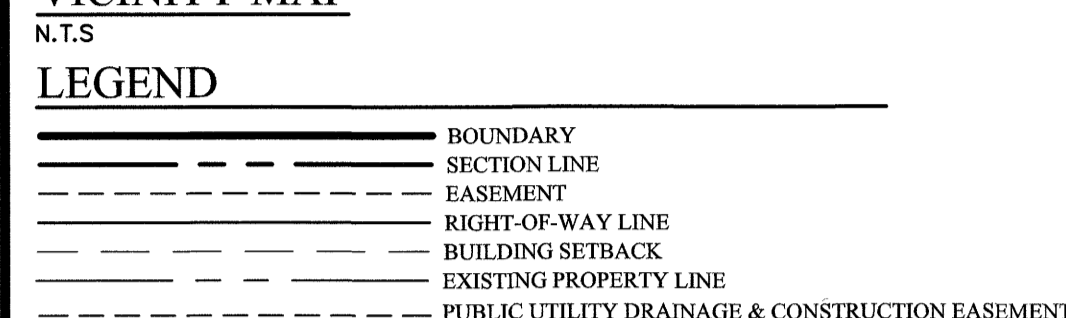
SUBDIVISION
LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE



VICINITY MAP



- NOTES:**
- THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT ALONG ALL ROADWAYS (AS SHOWN).
 - PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
 - CONSISTENT WITH THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR HOLBROOK FARMS (THE "MASTER DECLARATION"), THE COMMON AREAS AND FACILITIES CREATED HEREBY ARE DESIGNATED AS BENEFITED COMMON AREA, AS DEFINED IN THE MASTER DECLARATION, BENEFITED COMMON AREA EXPENSES MAY BE ASSESSED TO THE UNITS AND LOTS HEREIN. THE UNITS AND LOTS HEREIN ARE FURTHER DESIGNATED AS A SEPARATE SERVICE AREA.
 - STORM WATER WILL BE CONVEYED TO A REGIONAL POND THROUGH EXISTING AND PROPOSED INFRASTRUCTURE.
 - AMENITIES TO BE CONSTRUCTED PRIOR TO ISSUANCE OF 50% OF BUILDING PERMITS WITHIN THE HOLBROOK FARMS PLAT C PHASE 2B PLAT.
 - PARCEL A IS DESIGNATED AS COMMON AREA AND IS HEREBY CONVEYED TO THE HOLBROOK FARMS MASTER ASSOCIATION PER THE OWNER'S DEDICATION.
 - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
 - LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED SEPTEMBER 19, 2019.

SETBACKS	
FRONT YARD	2' REAR LOAD GARAGE
REAR YARD (INTERIOR LOTS)	5' REAR LOAD GARAGE
REAR YARD (CORNER LOTS)	5'
SIDE YARD (PERIMETER)	0' SETBACK FOR MULTI-FAMILY.
SIDE YARD (CORNER LOT)	5'

NOTE: WHERE A PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT WITHIN THE BUILD-ABLE AREA OF A LOT EXISTS: THE PUE WILL TAKE PRECEDENCE OVER THE SETBACK

LAND USE TABULATION:

LAND USE	ERU'S ALLOWED	ERU'S USED WITH HOLBROOK FARMS PLAT C PHASE 1	ERU'S USED WITH HOLBROOK FARMS PLAT C PHASE 2A	ERU'S USED WITH HOLBROOK FARMS PLAT C PHASE 2B	ERU'S REMAINING
VILLAGE B AREA 7	378	69	37	16	256

TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	VILLAGE B
TOTAL AREA:	1.07 ACRES
MULTI-FAMILY LOTS:	16
OPEN SPACE:	0.46 ACRES
DENSITY:	14.95 UNITS/ACRE
ROADWAY AREA:	0.00 ACRES
ROADWAY LENGTH:	0.00 FEET
DEVELOPMENT TYPE:	RESIDENTIAL
IRRIGATION SERVICE:	(1) 2" IRRIGATION METER

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	11°32'13"	3.02	S84°22'47"E	3.02
C2	15.00	78°27'47"	20.54	S39°22'47"E	18.97

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°51'07"E	20.00
L2	N08°16'33"E	12.05
L3	N00°08'53"W	15.66
L4	N68°28'42"E	12.89
L5	N54°16'54"E	19.48



1 OF 1 05/03/21

OWNER/DEVELOPER
IVORY
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

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.

IVORY LAND CORPORATION
ENTRY: 61303:2018

EAST 1/4 CORNER OF SECTION 2, T5S, R1W, SLB&M
2012 UTAH COUNTY MONUMENT

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 the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision Plat in accordance with Section 17-23-17, have verified all measurements, easements, and that this Plat is true and correct."
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507
Date: 05/19/2021

BOUNDARY DESCRIPTION
A portion of the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:
Beginning at a point located N00°08'15"W along the section line 717.64 feet, West 274.14 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S89°51'07"W 434.13 feet; thence North 24.61 feet; thence along the arc of a curve to the left having a radius of 197.00 feet a distance of 62.40 feet through a central angle of 18°08'57" Chord: N09°04'29"W 62.14 feet; thence N89°51'07"E 317.90 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°08'53"E 21.21 feet; thence S0°08'53"E 54.97 feet; thence N89°51'07"E 20.00 feet; thence N0°08'53"W 183.97 feet; thence N89°51'07"E 75.81 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°08'53"E 21.21 feet; thence S0°08'53"E 185.00 feet to the point of beginning.
Contains: 1.07 acres +/-

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9a-604(4), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREOF, TO THE HOLBROOK FARMS MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 E. WOODOAK LANE, SALT LAKE CITY, UT 84117.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 26 DAY OF MAY A.D. 2021

By: *Kevin Anglessey*
CAPITOL APARTMENTS LLC.
ITS: Manager

ENT 173433:2021 Map # 17954
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 JUL 05 4:42 PM FEE \$6.00 BY CR
RECORDED FOR LEHI CITY CORPORATION

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Utah

ON THE 26 DAY OF May A.D. 2021, I PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, KEVIN ANGLESEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF CAPITOL APARTMENTS L.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: 31 Jan 2023
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
MY COMMISSION No. 704338
STEVE OLDENOW
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREOF 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 26 DAY OF July A.D. 2021

APPROVED BY MAYOR: *John Wilson*
CITY ENGINEER (SEE SEAL BELOW): *Maureen*
ATTEST: *Joanna Wilson*
CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 26 DAY OF July A.D. 2021, BY THE LEHI CITY PLANNING COMMISSION.
DIRECTOR - SECRETARY: *John Wilson*
CHAIR, PLANNING COMMISSION: *John Wilson*

HOLBROOK FARMS PLAT C PHASE 2B SUBDIVISION
LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, T5S, R1W, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL
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SPENCER W. LLEWELLYN
05/19/2021
STATE OF UTAH

LEHI CITY ENGINEER
7/1/21

PROFESSIONAL LAND SURVEYOR
No. 10516507
SPENCER W. LLEWELLYN
05/19/2021
STATE OF UTAH

Z:\2019-19-0297 Holbrook Farms Plat C Phase 2 Design 19-0297.dwg Sheets C2-FINAL PLAT B.dwg TU 011 Sec. 2, T5, R1W, D66