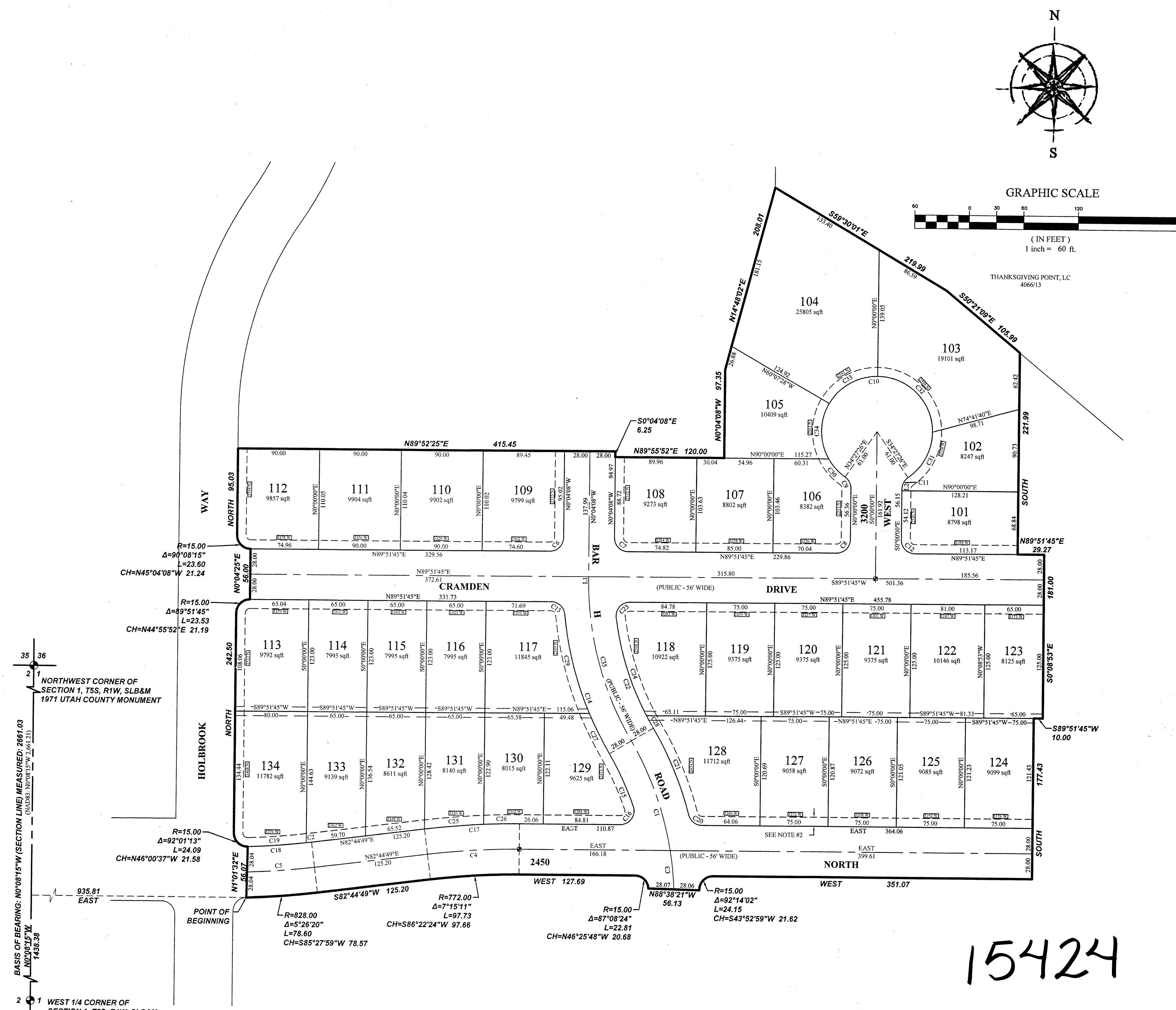


VICINITY MAP

N.T.S.

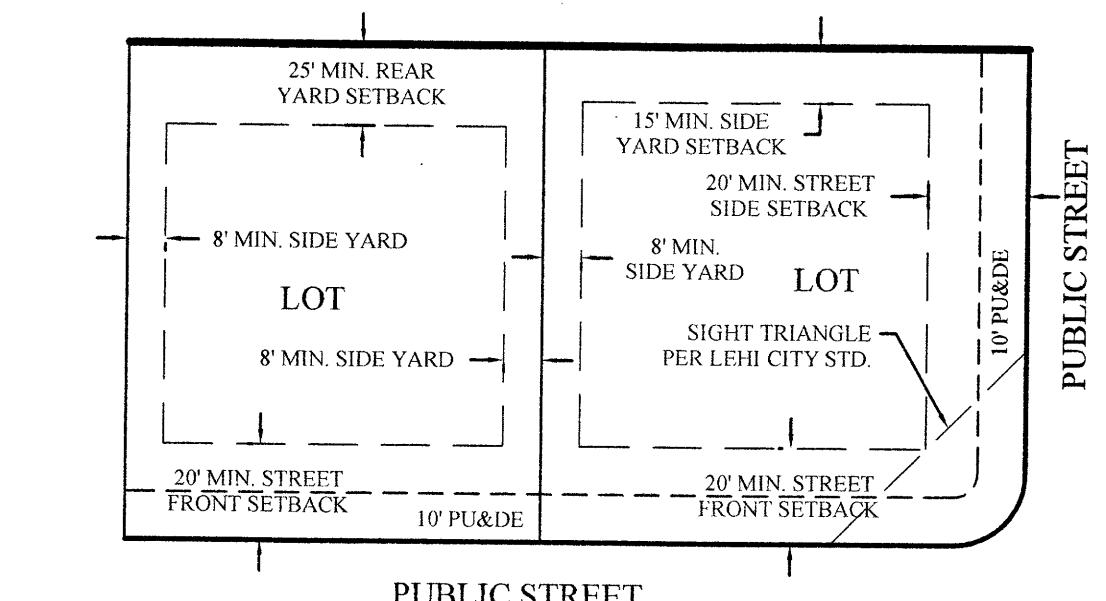
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	350.00	21°05'16"	128.82	N20°08'08"E	128.09
C2	772.00	02°55'44"	5.82	N82°57'46"E	5.82
C3	350.00	7°04'11"	43.19	N06°03'25"W	43.16
C4	800.00	79°51'12"	101.27	S86°22'25"W	101.21
C5	800.00	5°20'20"	74.55	N85°24'59"E	74.52
C6	15.00	89°55'53"	23.54	N44°53'49"E	21.20
C7	15.00	90°04'07"	23.58	S45°06'11"E	21.23
C8	15.00	89°51'45"	23.53	N44°55'53"E	21.19
C9	15.00	55°32'34"	14.54	N27°46'17"W	13.98
C10	61.00	291°05'09"	309.90	N90°00'00"W	69.03
C11	15.00	53°32'34"	14.54	S27°46'17"W	13.98
C12	15.00	90°08'15"	23.60	S45°04'07"E	21.24
C13	15.00	84°11'26"	22.04	N48°02'32"W	20.11
C14	378.00	24°43'57"	163.17	S18°18'48"E	161.91
C15	322.00	11°24'23"	64.12	N24°58'31"W	64.01
C16	15.00	109°16'15"	28.61	N35°21'53"E	24.46
C17	828.00	79°51'12"	104.82	S86°22'25"W	104.75
C18	772.00	51°31'56"	70.50	N85°21'47"E	70.48
C19	772.00	4°48'02"	64.68	S85°34'44"W	64.66
C20	15.00	75°03'35"	19.65	S52°28'12"E	18.28
C21	378.00	15°44'22"	103.84	S22°48'36"E	103.51
C22	322.00	23°05'49"	129.80	S19°07'52"E	128.93
C23	15.00	97°26'42"	25.51	S41°08'24"W	22.55
C24	322.00	20°16'31"	113.95	N17°43'13"W	113.35
C25	828.00	4°30'58"	65.26	S85°02'24"W	65.25
C26	322.00	2°44'07"	39.53	S88°37'57"W	39.53
C27	378.00	7°31'42"	49.67	S26°54'55"E	49.63
C28	322.00	2°49'18"	15.86	N29°16'07"W	15.86
C29	378.00	17°12'15"	113.50	S14°32'57"E	113.08
C30	61.00	25°17'39"	26.93	S42°53'45"E	26.71
C31	61.00	55°32'34"	59.13	N27°46'17"E	56.85
C32	61.00	90°00'00"	95.82	N45°00'00"W	86.27
C33	61.00	60°07'28"	64.01	S59°56'16"W	61.11
C34	61.00	60°07'28"	64.01	S00°11'12"E	61.11
C35	350.00	30°36'38"	186.99	N15°22'27"W	184.77

Line Table		
LINE	DIRECTION	LENGTH
L1	N00°04'08"W	2.80
L2	N00°00'00"E	2.03



15424

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



TYPICAL BUILDING SETBACKS

PUBLIC STREET

NOTES:

1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. 10 PUBLIC UTILITY & DRAINAGE EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
3. 5' DRAINAGE EASEMENT ALONG THE REAR OF LOTS 113-134 (AS SHOWN).
4. #5 REBAR AND CAP TO BE SET AT ALL FRONT LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
5. STREET MONUMENT (TO BE SET).
6. SETBACK REQUIREMENTS AS FOLLOWS:
  - 6.1. 20' FRONT SETBACK
  - 6.2. 25' REAR SETBACK
  - 6.3. 15' REAR SETBACK (CORNER LOTS)
  - 6.4. 8' SIDE YARD SETBACK WITH NO LESS THAN 16' TOTAL SIDE YARD
  - 6.5. 20' SIDE YARD SETBACK (CORNER LOTS)
7. HOLBROOK FARMS PLAT "A" PHASE 1 IS LOCATED IN LAND USE AREA #6 (VILLAGE H) OF THE HOLBROOK FARMS AREA PLAN.

TABULATIONS:

ZONE: 11.02 ACRES  
PROPERTY AREA: 3.11 ACRES  
ROAD AREA: 0.0 ACRES  
OPEN SPACE AREA: 0.0 ACRES  
SINGLE FAMILY LOTS: 34 LOTS  
DENSITY: 3.08 UNITS/ACRE

LAND USE TABULATION:  
PARCEL 16 VILLAGE H

ERU'S ALLOWED: 348  
ERU'S USED WITH PHASE 1: 34  
ERU'S REMAINING: 314

**SURVEYOR'S CERTIFICATE**  
I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(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, blocks, 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.

*Dennis P. Carlisle*  
Dennis P. Carlisle  
Professional Land Surveyor  
Certificate No. 172675

February 1, 2017  
Date

**BOUNDARY DESCRIPTION**

A portion of the NW 1/4 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 located N0°08'15"W along the Section line 1,438.38 feet and East 935.81 feet from the West 1/4 Corner of Section 1, T5S, R1W, S.L.B. & M.; thence N1°01'32"E 56.07 feet; thence Northwesterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: N2°01'13"E) to the right 24.09 feet through a central angle of 92°01'13" (chord: N46°03'37"E 21.19 feet); thence N0°04'25"E 56.00 feet; thence Northwesterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: N0°08'15"E) to the right 23.53 feet through a central angle of 89°51'45" (chord: N44°55'53"E 21.19 feet); thence N0°08'15"W to the right 23.60 feet through a central angle of 90°08'15" (chord: N45°04'08"E 21.24 feet); thence N89°52'25"E 6.25 feet; thence N89°55'52"E 120.00 feet; thence N0°04'08"W 97.35 feet; thence N14°48'02"E 208.01 feet to the southerly line of that Real Property described in Deed Book 4066 Page 13 of the Official Records of Utah County; thence S59°30'01"E along said line 21.99 feet; thence S50°21'09"E along said line 105.99 feet; thence South 221.99 feet; thence N89°51'45"E 29.27 feet; thence S0°08'53"E 181.00 feet; thence S89°51'45"W 10.00 feet; thence South 177.43 feet; thence West 351.07 feet; thence along the arc of a 15.00 foot radius curve to the left 24.15 feet through a central angle of 95°14'02" (chord: S43°52'59"E 21.62 feet); thence N88°38'21"W 56.13 feet; thence Northwesterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: S87°08'24"E) to the left 22.81 feet through a central angle of 87°08'24" (chord: N46°25'48"E 20.68 feet); thence West 127.69 feet; thence along the arc of a 772.00 foot radius curve to the left 97.73 feet through a central angle of 7°15'11" (chord: S86°22'25"W 97.66 feet); thence S88°44'49"W 125.20 feet; thence along the arc of an 828.00 foot radius curve to the right 78.60 feet through a central angle of 5°26'20" (chord: S85°27'59"W 78.57 feet) to the point of beginning.

Contains: 11.02 +/- 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 HEREON 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 HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 1<sup>st</sup> DAY OF February, 2017.

*Dennis P. Carlisle*  
Dennis P. Carlisle  
UTAH COUNTY RECORDER  
RECORDED FOR LEHI CITY CORPORATION  
ENT 17547:2017 REC 15424  
Feb 21 2017 10:00 AM  
2017 Feb 21 2017 10:00 AM  
RECORDED FOR LEHI CITY CORPORATION

BY: *Dennis P. Carlisle*  
Dennis P. Carlisle  
(PRINTED NAME)

ITS: *Manager*  
Manager

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF SALT LAKE  
ON THE 1<sup>st</sup> DAY OF Feb., A.D. 2017 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, *Jacob L. Boyer*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE *Manager* OF BOYER HOLBROOK RESIDENTIAL, L.C., A UTAH L.C. AND THAT HE/SHE HAS 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: 1/22/18  
*Jacob L. Boyer*  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
RECORDED FOR SALT LAKE COUNTY  
MY COMMISSION NO. 673835  
NOTARY PUBLIC STATE OF UTAH  
My Commission Expires Jan 22, 2018  
Comm. Number: 673835  
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 22 DAY OF June, A.D. 2014

*Lehi Wilson*  
Lehi Wilson  
APPROVED BY MAYOR

ATTEST: *Lehi Wilson*  
Lehi Wilson  
CLERK-RECORDER  
(SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 12 DAY OF May, A.D. 2016 BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY *Lehi Wilson*  
Lehi Wilson  
CHAIRMAN, PLANNING COMMISSION

PLAT A, PHASE 1

**HOLBROOK FARMS**

A RESIDENTIAL SUBDIVISION  
LEHI, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: *Dennis P. Carlisle*  
NOTARY PUBLIC SEAL: *Dennis P. Carlisle*  
LEHI CITY ENGINEER SEAL: *Dennis P. Carlisle*  
LEHI CITY RECORDER SEAL: *Dennis P. Carlisle*  
PROFESSIONAL LAND SURVEYOR STATE OF UTAH  
No. 172675  
DENNIS P. CARLISLE  
2/1/17  
*Ross Miller*  
Ross Miller  
2/1/17  
Sec. 1 - S.W. Tr. 2017