

## HOLBROOK INDUSTRIAL SUBDIVISION PHASE 2

LOCATED IN THE NE 1/4 OF SECTION 3 AND THE NW 1/4 OF SECTION 2, T5S, R1W,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

### VICINITY MAP

#### LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

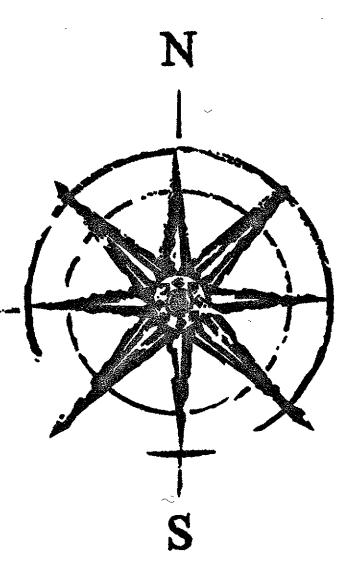
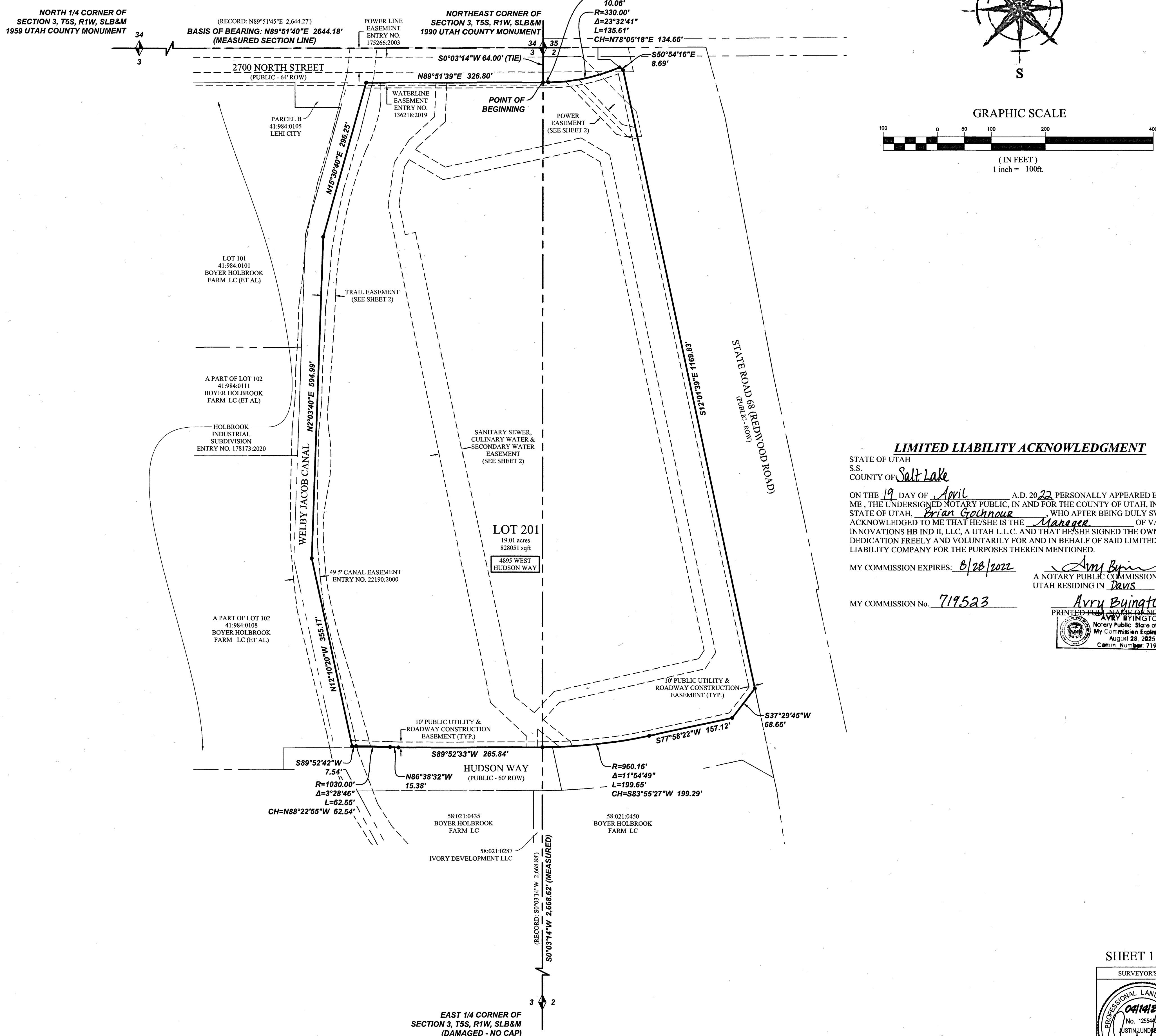
### NOTES

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
3. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
4. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
5. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

3/29/2022

OWNER/DEVELOPER  
BOYER HOLBROOK INDUSTRIAL L.C.  
101 SOUTH 200 EAST #200  
SALT LAKE CITY, UTAH 84101  
(801) 366-7110  
CONTACT: SPENCER MOFFAT  
EMAIL: SMOFFAT@BOYERCOMPANY.COM

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



### GRAPHIC SCALE

**SURVEYOR'S CERTIFICATE**  
 I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 2 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon.

Justin Lundberg  
Professional Land Surveyor  
License No. 12554439

04/14/22  
Date

### BOUNDARY DESCRIPTION

Combined parcels 58:021:0425, 58:021:0491, 58:021:0427, 58:021:0484, 58:021:0492 and 58:021:0438. A part of the NE1/4 of Section 3 and the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:  
 Beginning at a point S 0°03'14"W 64.00 feet along the Section line from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence N 89°51'44"E 10.06' to the left having a radius of 330.00' (radius bears: N 0°08'21"W 116.83 feet to the northerly Public Right-of-Way of Hudson Way; thence along said line the following four (4) courses; S 37°29'45"W 68.65 feet; thence S 77°58'22"W 157.12 feet; thence westerly along the arc of a non-tangent curve to the right having a radius of 960.16' (radius bears: N 12°01'58"W 265.84 feet to the northerly line of Holbrook Industrial Subdivision, Entry No. 178173:2020; thence along said line the following three (3) courses; N 86°38'32"W 15.38 feet; thence along the arc to the left with a radius of 1,030.00 feet a distance of 62.55' feet through a central angle of 03°28'46" (Chord: N 88°22'55"W 62.54 feet; thence S 89°52'42"W 7.54 feet to the easterly Right-of-Way line of Welby Jacob Canal, Entry No. 1379:1918; thence along said Right-of-Way the following three (3) courses; N 12°10'20"W 355.17 feet; thence N 0°23'40"E 594.99 feet; thence N 15°30'40"E 296.25 feet to the southerly Public Right-of-Way of 2700 North; thence along said Right-of-Way N 89°51'39"E 326.80 feet to the point of beginning. Containing 828,051.00 square feet or 19.01 acres, more or less.

### 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 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 \_\_\_\_ DAY OF A.D. 20\_\_\_\_

BOYER HOLBROOK INDUSTRIAL 4, L.C.

BY: Brian Gochhouse  
(PRINTED NAME)

ITS: Manager

VALUE INNOVATIONS HB IND II, LLC

BY: Kevin Anglesky  
(PRINTED NAME)

ITS: Manager

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF Salt Lake

ON THE 19 DAY OF April A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, Brian Gochhouse WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF VALUE INNOVATIONS HB IND II, LLC, 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: 01/28/2022

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY

BY: Amy Byington

PRINTED FULL NAME OF NOTARY: Amy Byington  
NOTARY PUBLIC STATE OF UTAH  
My Commission Expires on: August 28, 2025  
Comm. Number: 719523

MY COMMISSION EXPIRES: 5-30-2022

NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

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 HEREON 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 5<sup>th</sup> DAY OF May, A.D. 2022.

APPROVED BY MAYOR

ATTEST: Jefferson Wilson  
CLERK/RECORDER (SEE SEAL BELOW)

### PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

18344-112

PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

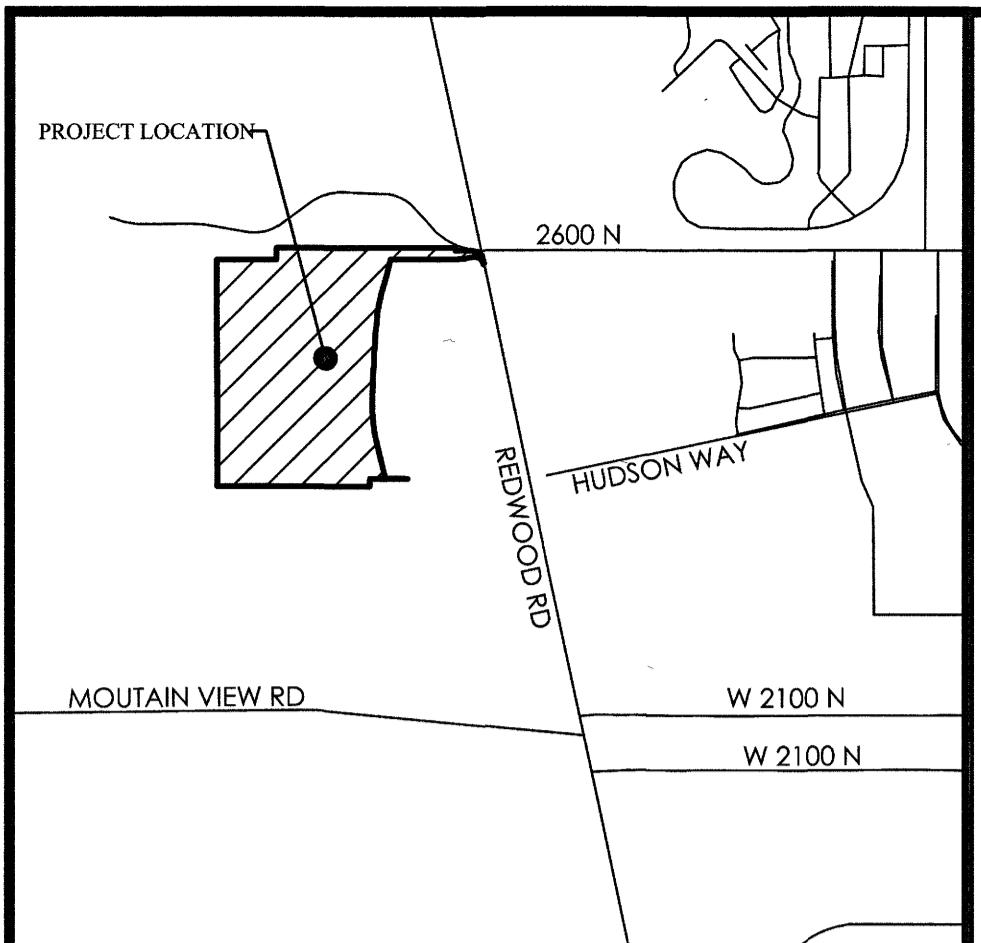
APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

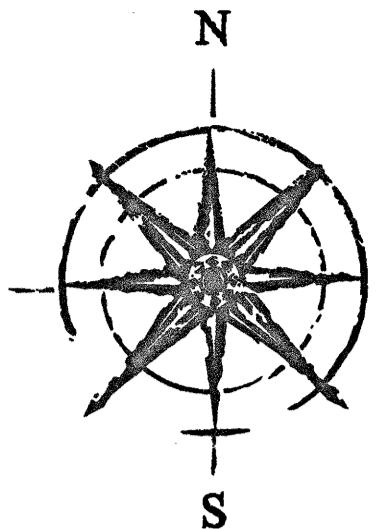
APPROVED THIS 15<sup>th</sup> DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

CHAIR/PLANNING COMMISSION



# HOLBROOK INDUSTRIAL SUBDIVISION PHASE 2

LOCATED IN THE NE 1/4 OF SECTION 3 AND THE NW 1/4 OF SECTION 2, T5S, R1W,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH



## GRAPHIC SCALE

( IN FEET )

## VICINITY MAP

---

**N.T.S**

---

**LEGEND**

## LEGEND

— — — — —	BOUNDARY
— — — — —	SECTION LINE
— — — — —	EAISEMENT
— — — — —	RIGHT-OF-WAY LINE
— — — — —	BUILDING SETBACK
— — — — —	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS

## NOTES

**NOTES**

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS

FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTEnant PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

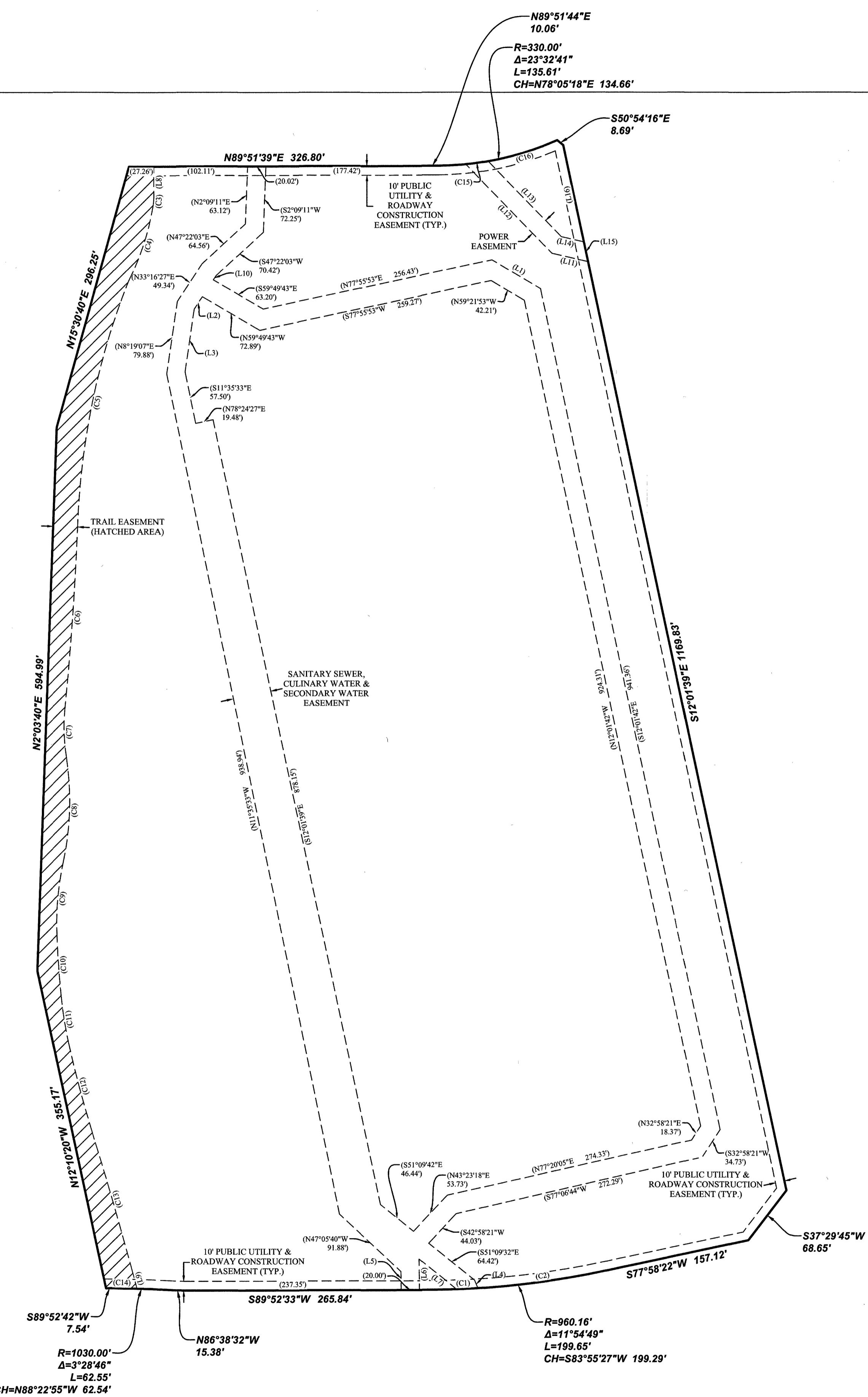
3. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES

CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

4. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR

BONDED FOR.

5. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS



3/29/2022

OWNER/DEVELOPER  
BOYER HOLBROOK INDUSTRIAL L.C.  
101 SOUTH 200 EAST #200  
SALT LAKE CITY, UTAH 84101  
(801) 366-7110  
CONTACT: SPENCER MOFFAT  
EMAIL: SMOFFAT@BOYERCOMPANY.COM

Easement Line Table		
LINE	DIRECTION	LENGTH
(L1)	S59°21'53"E	61.75
(L2)	S33°16'27"W	16.25
(L3)	S08°15'28"W	69.29
(L4)	S22°39'04"E	9.47
(L5)	N00°29'09"W	20.28
(L6)	S00°29'09"E	33.72
(L7)	N51°08'09"W	52.73
(L8)	S00°08'21"E	33.53
(L9)	S15°01'28"E	20.14
(L10)	S33°16'27"W	5.54
(L11)	N76°54'42"W	40.63
(L12)	N44°03'14"W	135.89
(L13)	S44°03'14"E	115.32
(L14)	S76°54'42"E	25.36
(L15)	S12°01'39"E	22.09
(L16)	N12°01'39"W	108.35

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	960.16	1°23'31"	23.33	S87°15'28"W	23.33
(C2)	960.16	8°35'40"	144.03	N82°15'52"E	143.89
(C3)	50.00	9°16'28"	8.09	S04°29'53"W	8.08
(C4)	285.43	17°40'44"	88.07	S17°58'29"W	87.72
(C5)	803.85	19°42'56"	276.61	S11°44'24"W	275.24
(C6)	3284.73	3°26'52"	197.65	S04°00'13"W	197.62
(C7)	216.95	14°25'16"	54.61	S01°29'00"E	54.46
(C8)	319.64	20°57'33"	116.93	S01°47'09"W	116.27
(C9)	311.69	14°14'39"	77.49	S05°08'35"W	77.29
C10)	1047.99	3°47'10"	69.25	S03°52'19"E	69.24
C11)	447.58	6°39'20"	51.99	S09°05'34"E	51.96
C12)	1183.50	4°46'22"	98.59	S14°48'25"E	98.56
C13)	4211.59	2°10'08"	159.43	S16°06'32"E	159.42
C14)	1029.21	1°28'15"	26.42	N89°23'12"W	26.42
C15)	330.00	4°18'27"	24.81	N82°12'29"E	24.80
C16)	330.00	13°44'18"	79.13	N73°11'07"E	78.94

# HOLBROOK INDUSTRIAL SUBDIVISION PHASE 2

LOCATED IN THE NE 1/4 OF SECTION 3 AND THE NW 1/4 OF SECTION 2, T5S, R1W,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

SHEET 2 OF 2

