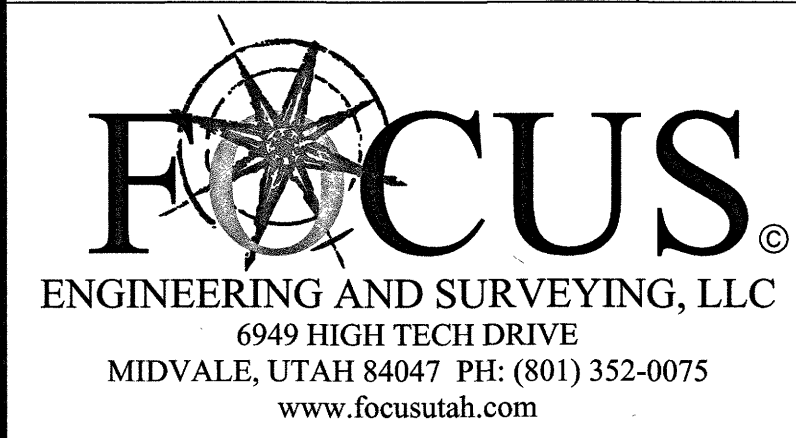


- NOTES**
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND 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.
 - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - 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.

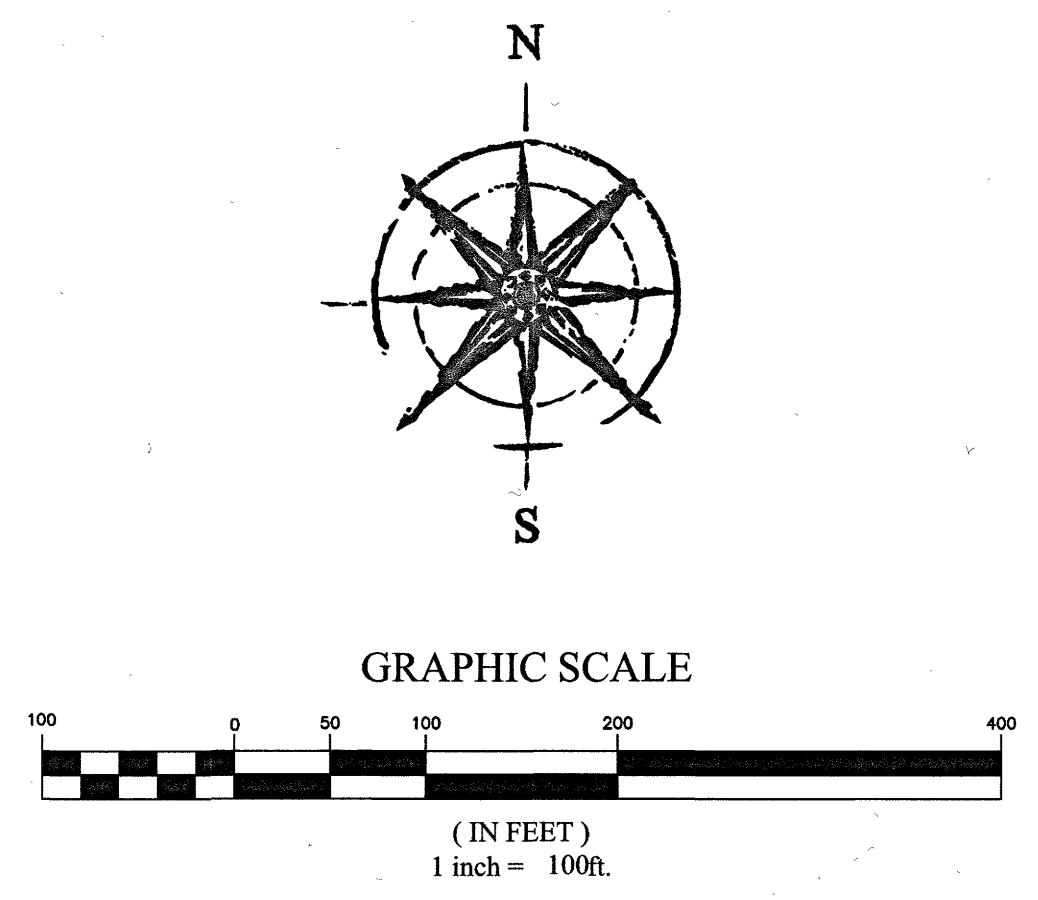
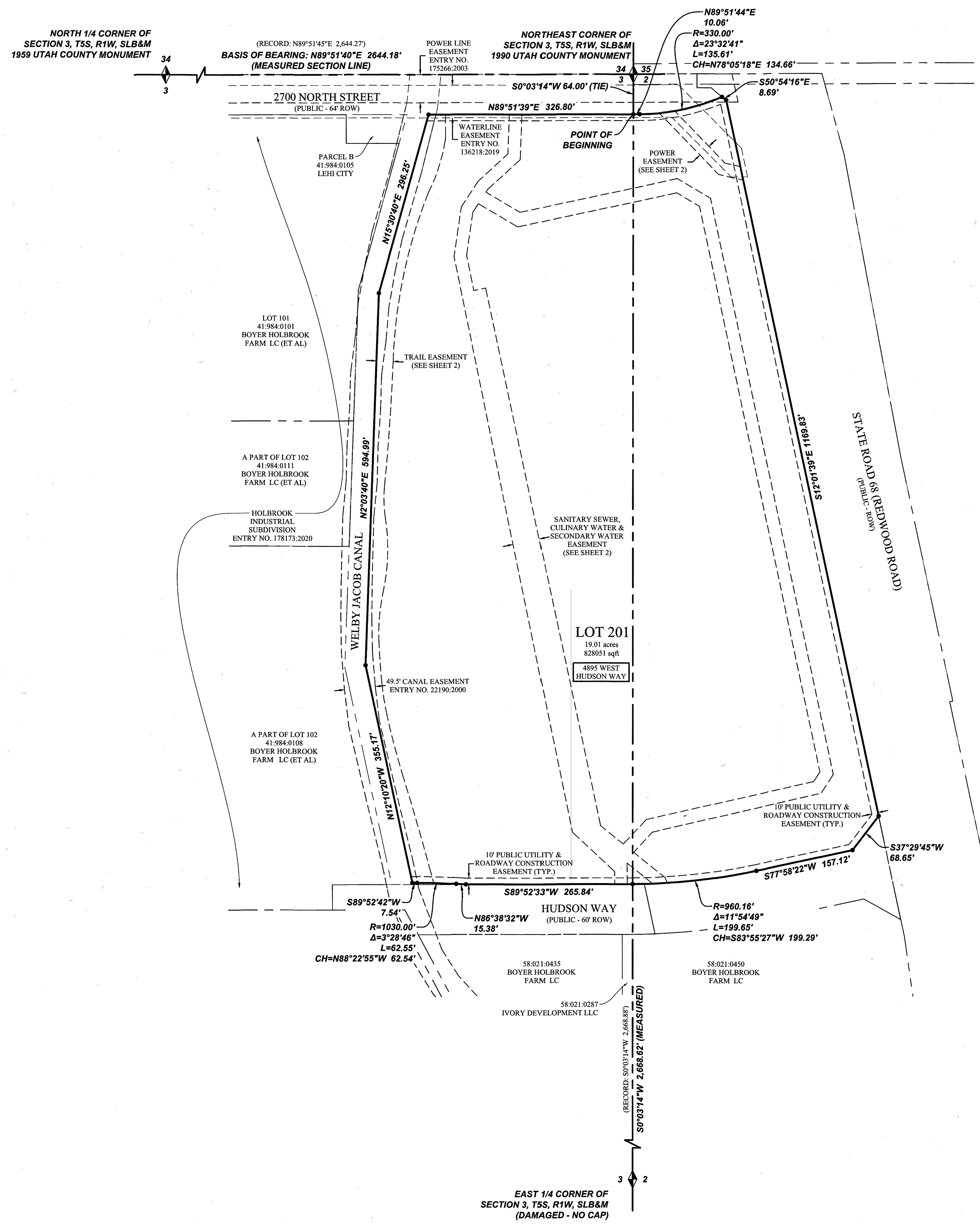
3/29/2022

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



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



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 Gochnour, 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: 8/28/2022

MY COMMISSION No. 719523

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY

Avry Byington
PRINTED FULL NAME OF NOTARY
Notary Public State of Utah
My Commission Expires on: August 28, 2025
Commission Number: 719523

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, Kevin Anglescy, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF BOYER HOLBROOK INDUSTRIAL 4, 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: 5-30-2022

MY COMMISSION No. 700225

A 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 5th DAY OF May, A.D. 2022.

John Johnson
APPROVED BY MAYOR

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

PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF May, A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION

7-20-22
CHAIR, PLANNING COMMISSION

HOLBROOK INDUSTRIAL SUBDIVISION PHASE 2

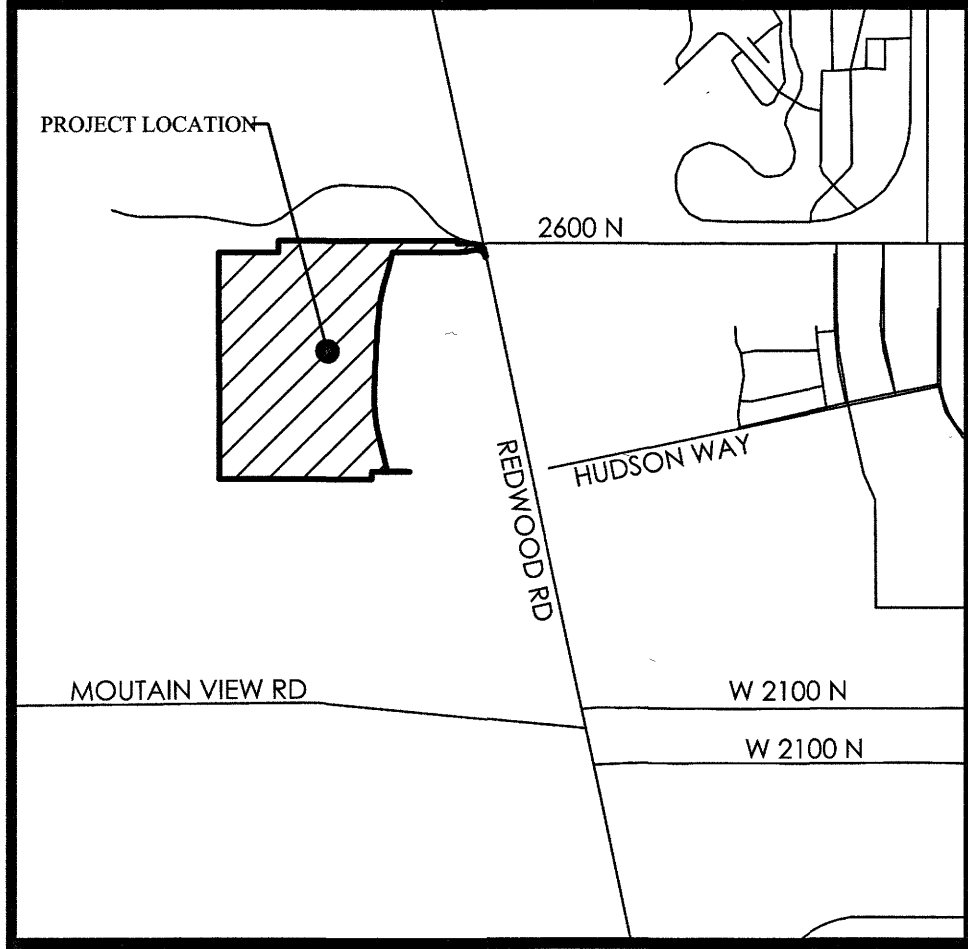
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SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

ENT. 61716:2022 Map # 18344
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Map 20 12:45 pm FEE 102.00 BY MG
RECORDED FOR LEHI CITY CORPORATION

SHEET 1 OF 2

18344.113



VICINITY MAP

N.T.S.

LEGEND

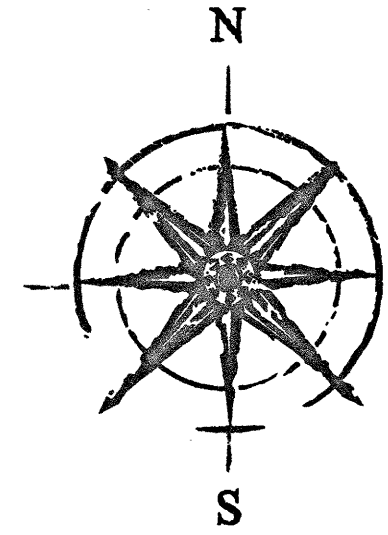
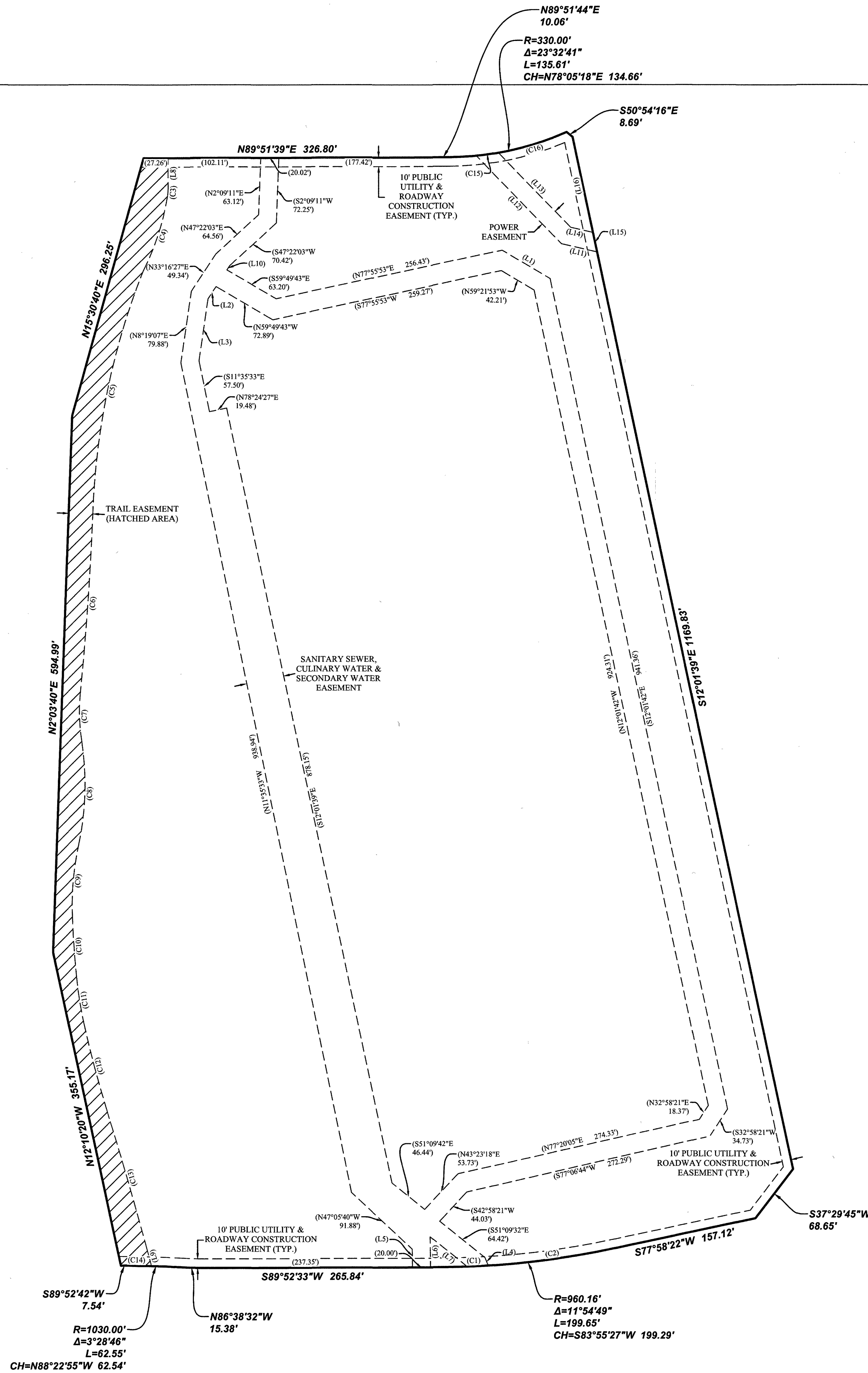
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES

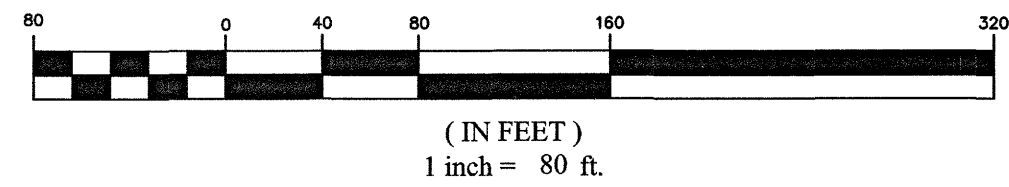
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
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HOLBROOK INDUSTRIAL SUBDIVISION PHASE 2

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



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

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

HOLBROOK INDUSTRIAL SUBDIVISION PHASE 2

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SHEET 2 OF 2

SURVEYOR'S SEAL 	CITY ENGINEER'S SEAL 	CITY RECORDER'S SEAL 	COUNTY RECORDER'S SEAL
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