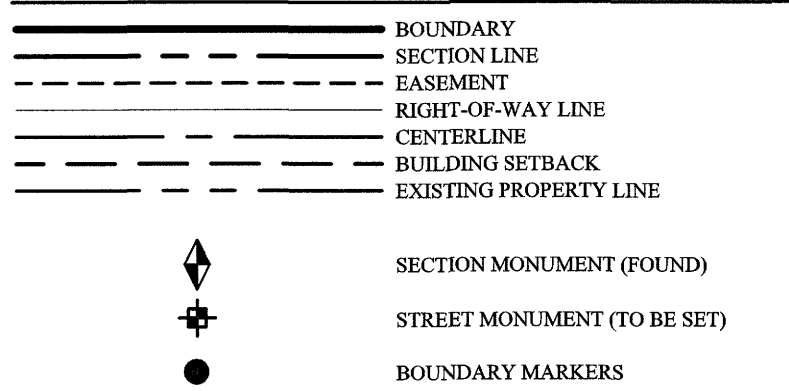


VICINITY MAP
N.T.S

LEGEND



NOTES

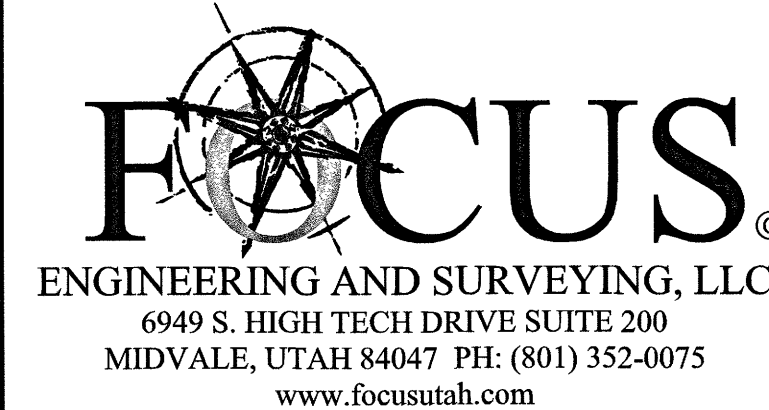
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT 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.
- LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED SEPTEMBER 19, 2019.
- 10' TRAIL ACCESS EASEMENT TO BE MAINTAINED BY THE HOA. NO STRUCTURES MAY BE CONSTRUCTED WITHIN THE EASEMENT.

PLAT TABULATIONS

CURRENT ZONE:	PC
DEVELOPMENT TYPE:	RESIDENTIAL
TOTAL AREA:	9.63 ± ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL ACREAGE IN ROW:	1.51 ± ACRES
TOTAL ROAD AREA (ASPHALT):	0.81 ± ACRES
AVERAGE LOT SIZE:	0.53 ± ACRES
LARGEST LOT SIZE:	4.62 ± ACRES
SMALLEST LOT SIZE:	0.18 ± ACRES
OVERALL DENSITY:	1.86 LOTS/ACRES
TOTAL# OF LOTS:	18 LOTS

1 OF 1 03/30/2023

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



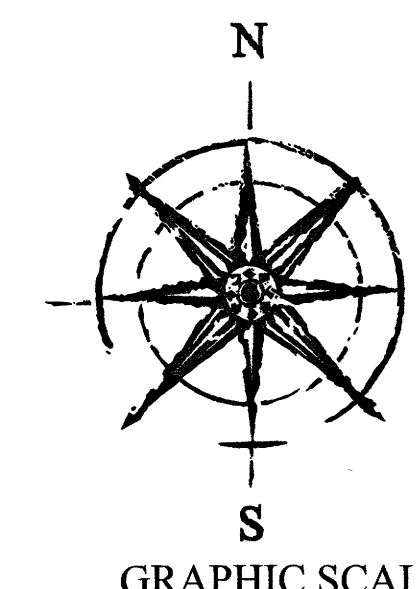
LOW/MEDIUM DENSITY SINGLE FAMILY SETBACKS	
FRONT YARD	20' front load garage
REAR YARD (INTERIOR LOTS)	25' front load garage
REAR YARD (CORNER LOTS)	15'
SIDE YARD (PERIMETER)	RESIDENTIAL USES 8 FT. TOTAL SIDE YARDS NOT LESS THAN 16 FT. OTHER ALLOWED USES 20 FT. TOTAL SIDE YARDS NOT LESS THAN 40 FT
SIDE YARD (CORNER LOT)	20'

NOTE: WHERE A PUBLIC UTILITY EASEMENT WITHIN THE BUILDABLE AREA OF A LOT EXISTS, THE PUB WILL TAKE PRECEDENCE OVER THE SETBACK

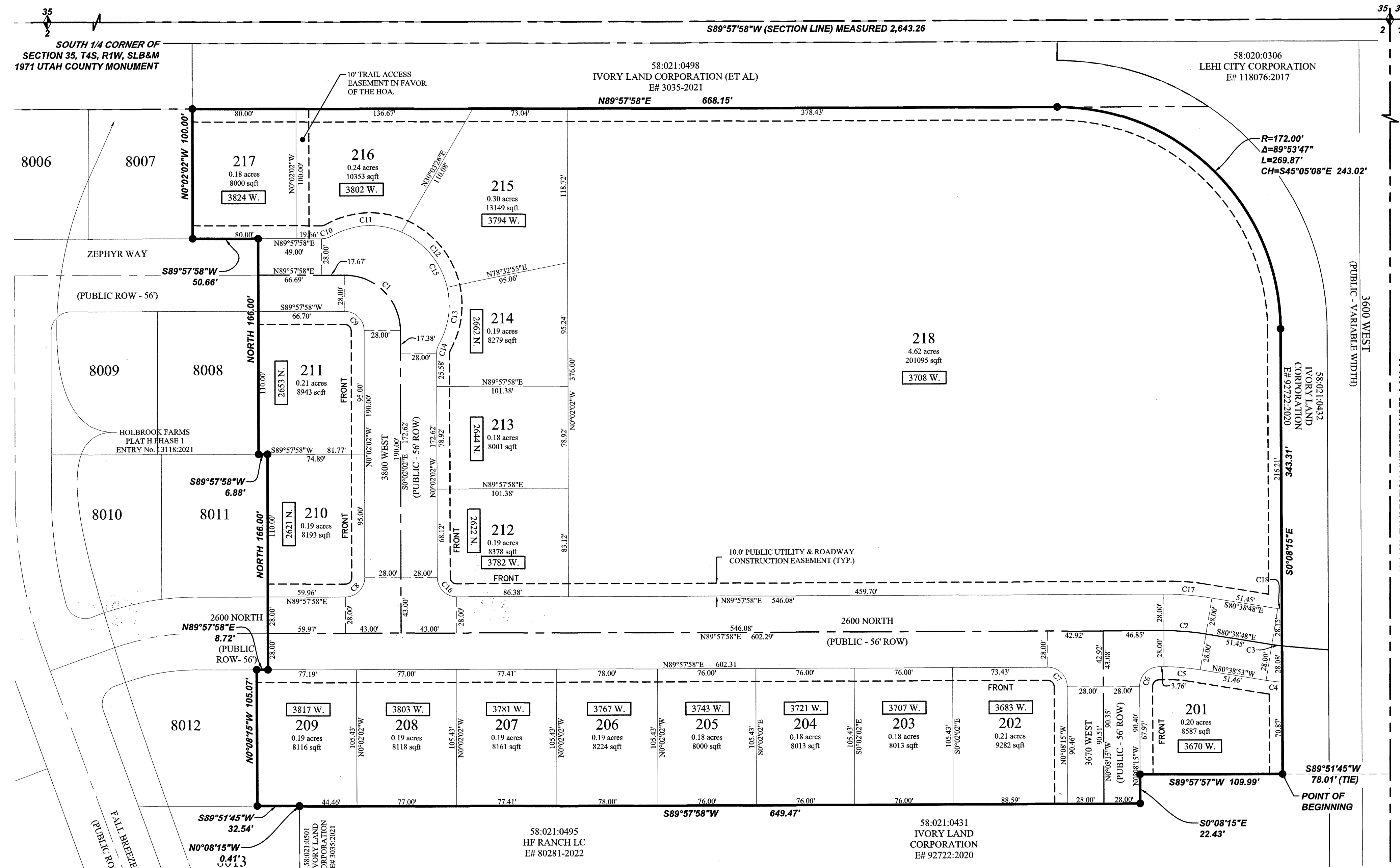
LAND USE TABULATION:	
VILLAGE E AREA 12	
ERU'S ALLOWED	119
ERU'S CLAIMED PLAT H PH1	38
ERU'S CLAIMED PLAT H PH2	18
ERU'S REMAINING	63

HOLBROOK FARMS PLAT H PHASE 2

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



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	43.00	90°00'00"	67.54	N45°02'02"W	60.81
C2	200.00	9°23'14"	32.77	N85°20'25"W	32.73
C3	100.00	4°29'50"	7.85	S82°53'43"E	7.85
C4	128.00	5°35'35"	12.49	N83°20'35"W	12.49
C5	172.00	9°23'14"	28.18	N85°20'25"W	28.15
C6	15.00	90°06'13"	23.59	S44°54'52"W	21.23
C7	15.00	89°53'47"	23.53	N45°05'08"W	21.19
C8	15.00	90°00'00"	23.56	N44°57'58"E	21.21
C9	15.00	90°00'00"	23.56	N45°02'02"W	21.21
C10	15.00	29°29'30"	7.72	N75°13'13"E	7.64
C11	61.00	53°04'27"	56.51	N87°00'42"E	54.51
C12	61.00	53°31'33"	56.99	S39°41'18"E	54.94
C13	61.00	42°13'09"	44.95	S08°11'02"W	43.94
C14	15.00	29°19'38"	7.68	S14°37'48"W	7.59
C15	61.00	148°49'09"	158.44	S45°06'57"E	117.51
C16	15.00	90°00'00"	23.56	S45°02'02"E	21.21
C17	228.00	9°23'14"	37.35	S85°20'25"E	37.31
C18	72.00	2°32'58"	3.20	S81°55'17"E	3.20



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 22 of Utah State Code. I further certify by authority of the owner(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
Justin Lundberg
Professional Land Surveyor
License No. 12554439
Date: 09/18/23

BOUNDARY DESCRIPTION
A part of the Northeast Quarter of Section 2, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Springville City, Utah County, Utah, being more particularly described as follows:
Beginning at a point located N00°08'15"W 2,079.17 feet and S89°51'45"W 78.01 feet from the East 1/4 Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence S89°57'57"W 109.99 feet; thence S00°08'15"E 22.43 feet; thence S89°57'58"W 649.47 feet; thence N00°08'15"W 0.41 feet; thence S89°51'45"W 32.54 feet; thence N00°08'15"W 105.07 feet; thence N89°57'58"E 8.72 feet; thence North 166.00 feet; thence S89°57'58"W 6.88 feet; thence North 166.00 feet; thence S89°57'58"W 50.66 feet; thence N00°02'02"W 100.00 feet; thence N89°57'58"E 668.15 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 172.00 feet (radius bears: S00°01'58"E) a distance of 269.87 feet through a central angle of 89°53'47" Chord: S45°05'08"E 243.02 feet; thence S00°08'15"E 343.31 feet to the point of beginning.
Contains: 9.63 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, 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 25th DAY OF September, A.D. 2023
Christopher P. Gamvoulas
BY: CHRISTOPHER P. GAMVOULAS
(PRINTED NAME)
ITS: PRESIDENT
Ivory Development LLC

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
SS. COUNTY OF Utah
ON THE 25th DAY OF September, A.D. 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Christopher P. Gamvoulas WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE President OF Ivory Development LLC, A UTAH LLC, 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: Feb 7, 2027
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 719274
BRAD MACKAY
Notary Public, State of Utah
My Commission Expires on: February 07, 2027
Comm. Number: 729274
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 12th DAY OF Oct, A.D. 2023
Jason Wilson
APPROVED BY MAYOR
APPROVED CITY ENGINEER (SEE SEAL BELOW) ATTEST: Jason Wilson CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 7th DAY OF December, A.D. 2023 BY THE LEHI CITY PLANNING COMMISSION.
Walter Leach
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

HOLBROOK FARMS
PLAT H PHASE 2
RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST 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 ENT 805422023 MAP# 19016 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Dec 13 09:48 PM FEE 86.00 BY AR RECORDED FOR LEHI CITY
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#19016

2: L:\2023\23-0014_Holbrook Farms Plat H Phase 2\Design 23-0014\dwg\sheet02_G20_FINAL_PLAT.dwg