

VICINITY MAP

N.T.S.

LEGEND

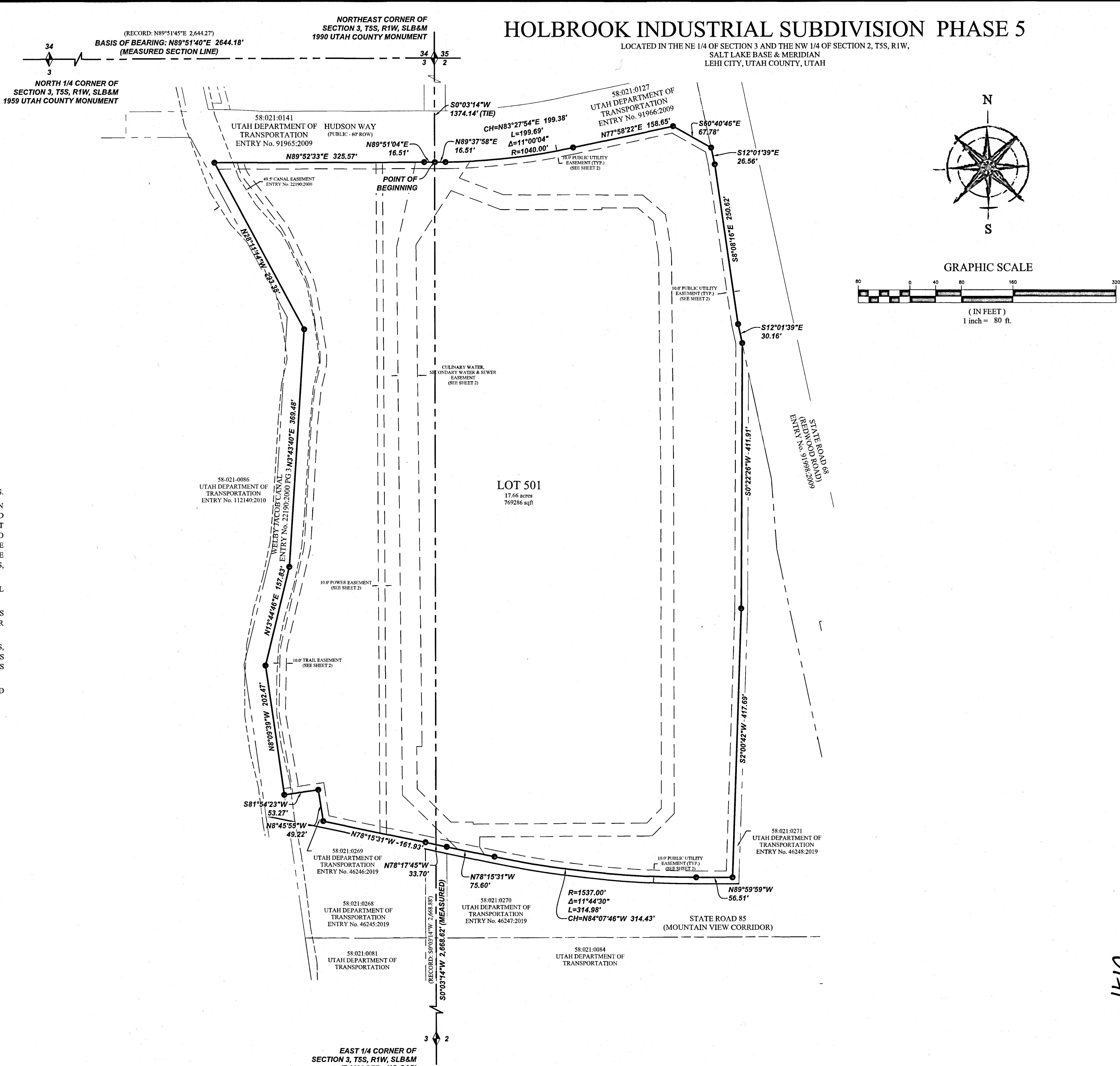
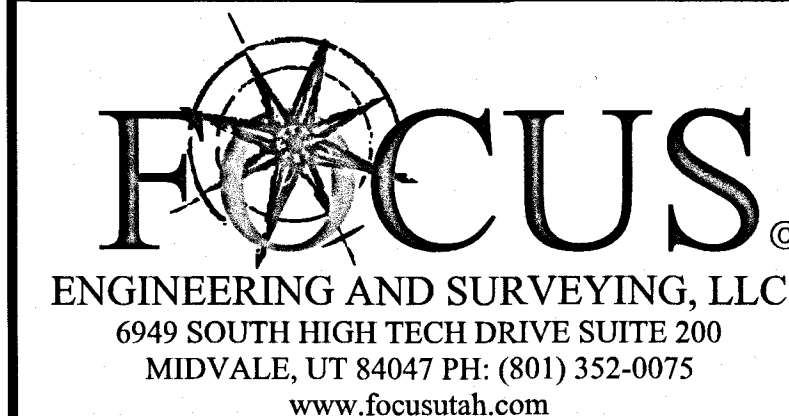
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

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.
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- ANY CHANGES TO THE SEWER SYSTEM WILL REQUIRE TSSD AND LEHI CITY APPROVAL.

12/05/2024

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



SHEET 1 OF 2

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

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 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
12/05/24
Date

BOUNDARY DESCRIPTION

A part of the NE 1/4 of Section 3 and the NW 1/4 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 00°01'44" W 1374.14 feet along the Section line from the Northeast Corner of Section 3, T5S, R1W, SLB&M; said point also located along the easterly Right-of-Way line of Welby Jacob Canal, Entry No. 3179:1918; thence along said Right-of-Way line the following four (4) courses; (1) N89°37'58" E 16.51 feet, (2) thence Easterly along the arc of a non-tangent curve to the left having a radius of 1,040.00 feet (radius bears: N01°00'59" W) a distance of 199.69 feet through a central angle of 11°00'04" Chord: N83°27'54" E 199.38 feet; (3) thence N77°58'22" E 158.65 feet; (4) thence S60°40'46" E 67.78 feet to the Westerly Right-of-Way line of Redwood Road conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No. 91998:2009; thence along said deed the following three (3) courses; (1) S12°01'39" E 26.56 feet; (2) thence S08°08'16" E 250.62 feet; (3) thence S12°01'39" E 30.16 feet to the Northwest corner of the property conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No. 46248:2019; thence along said deed the following five (5) courses; (1) S00°22'26" W 411.91 feet; (2) thence S02°00'42" W 417.69 feet; (3) thence N89°59'59" W 56.51 feet; (4) thence Westerly along the arc of a non-tangent curve to the right having a radius of 1,537.00 feet (radius bears: N00°00'01" W) a distance of 314.98 feet through a central angle of 11°44'30" Chord: N84°07'46" W 314.43 feet; (5) thence N78°15'31" W 75.60 feet to the Southeast Corner of the property conveyed to ICO Multifamily Holdings, LLC by Special Warranty Deed recorded as Entry No. 208384:2020; thence along said deed N78°17'45" W 33.70 feet to the Northwest Corner of the property conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No. 46246:2019; thence along said deed the following three (3) courses; (1) N78°15'31" W 161.93 feet; (2) thence N08°45'55" W 49.22 feet; (3) thence S81°54'23" W 53.27 feet to the easterly Right-of-Way line of Welby Jacob Canal, Entry No. 3179:1918; thence along said Right-of-Way line the following four (4) courses; (1) thence N08°09'39" W 202.47 feet; (2) thence N13°44'46" E 157.83 feet; (3) thence N03°43'40" E 369.48 feet; (4) thence N28°11'14" W 293.38 feet to a point along the southerly line of the property conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No. 91965:2009; thence along said deed the following two (2) courses; (1) N89°52'33" E 325.57 feet; thence (2) N89°51'04" E 16.51 feet to the point of beginning.

Contains: 17.66 acres +/-

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 16th DAY OF December A.D. 2024

BOYER HOLBROOK FARMS L.C.

BY: Brian Goethman
(PRINTED NAME)

ITS: MAYOR

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 16th DAY OF December A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, Brian Goethman, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF BOYER HOLBROOK FARMS, L.C., A UTAH L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: JAN. 26, 2026
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 722639
Beverly Bott
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 17th DAY OF JAN. A.D. 2025

Jason Wilson
APPROVED BY MAYOR

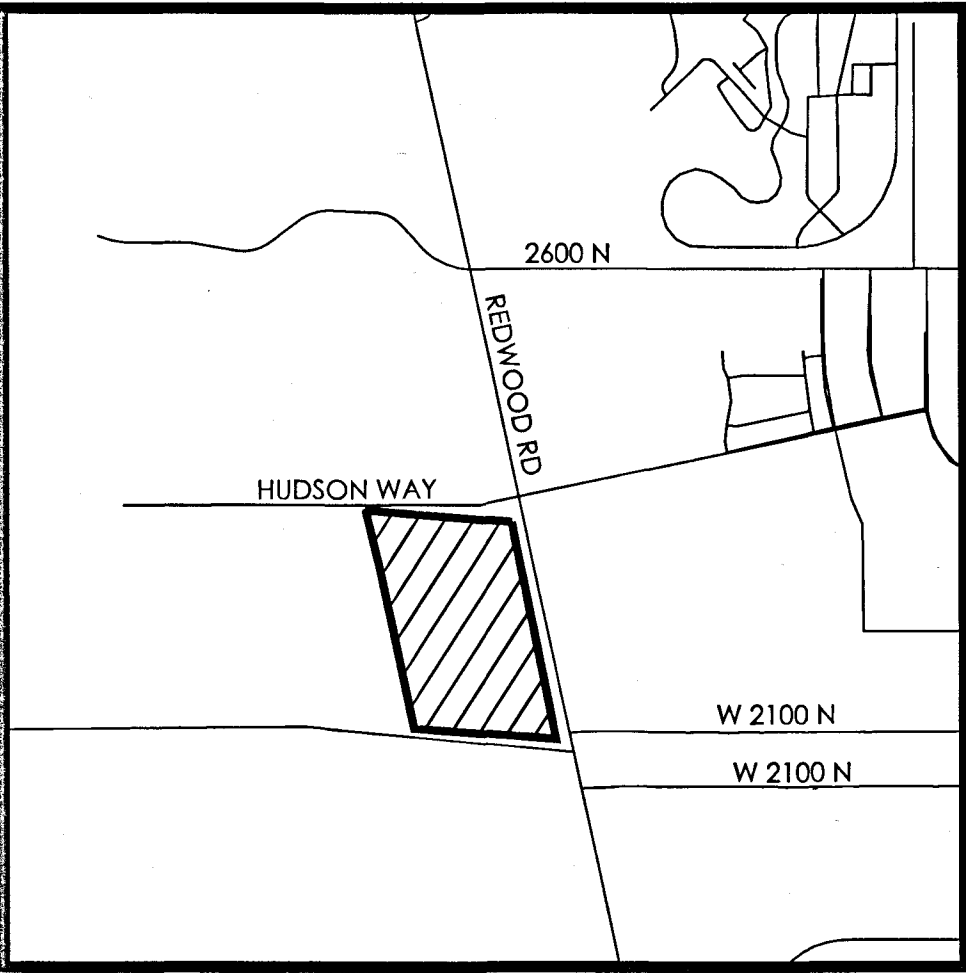
ATTEST: Jason Wilson
CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF January A.D. 2025 BY THE LEHI CITY PLANNING COMMISSION.
Brian H. Smith
CHAIR, PLANNING COMMISSION

HOLBROOK INDUSTRIAL SUBDIVISION PHASE 5

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
N.T.S.

LEGEND

- BOUNDARY
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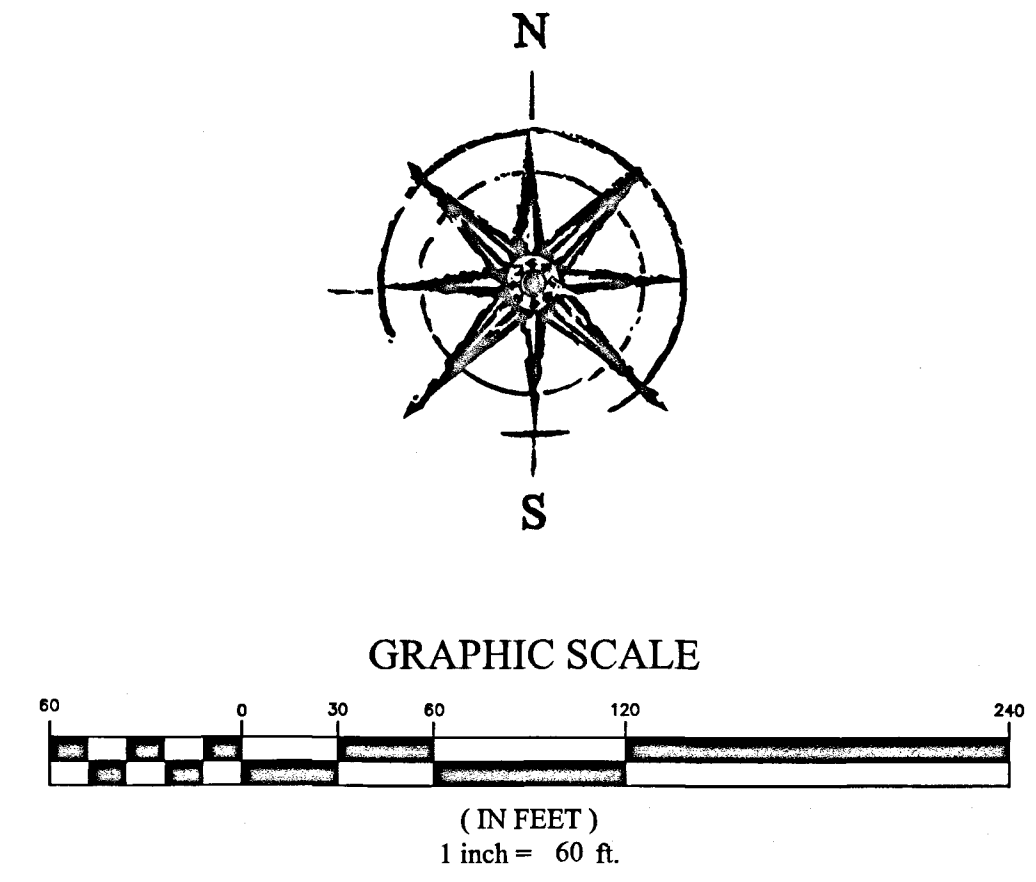
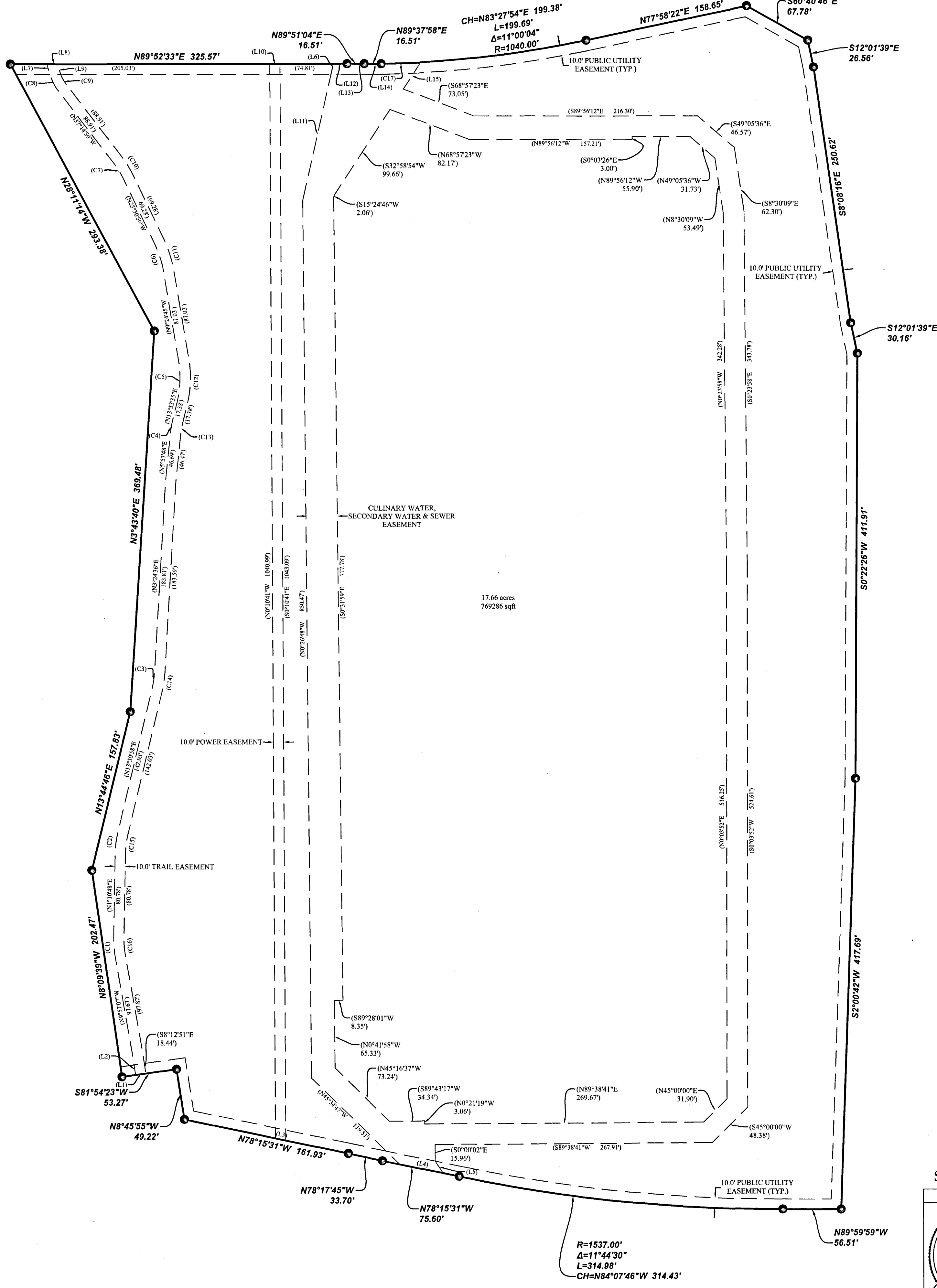
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12/05/2024
OWNER/DEVELOPER
BOYER HOLBROOK FARMS L.C.
101 SOUTH 200 EAST #200
SALT LAKE CITY, UTAH 84101
(801) 366-7110
CONTACT: SPENCER MOFFAT
EMAIL: SMOFFAT@BOYERCOMPANY.COM

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

HOLBROOK INDUSTRIAL SUBDIVISION PHASE 5

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



Line Table		
LINE	DIRECTION	LENGTH
(L1)	S81°54'23"W	10.00
(L2)	N08°12'51"W	18.26
(L3)	N78°15'31"W	10.22
(L4)	N78°15'31"W	42.60
(L5)	S32°3'00"E	13.99
(L6)	N01°03'28"E	4.69
(L7)	N15°52'53"W	9.30
(L8)	N89°52'33"E	10.39
(L9)	S15°52'53"E	6.48
(L10)	N89°52'33"E	10.00
(L11)	N12°47'10"E	130.60
(L12)	N89°54'17"E	14.17
(L13)	N89°51'04"E	16.62
(L14)	N89°37'52"E	16.39
(L15)	S32°58'54"W	30.75

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	100.00	11°07'56"	19.43	N04°23'10"W	19.40
(C2)	100.00	12°20'10"	21.53	N07°20'53"E	21.49
(C3)	100.00	10°06'21"	17.64	N08°27'47"E	17.62
(C4)	100.00	7°59'47"	13.96	N09°53'41"E	13.94
(C5)	100.00	23°18'20"	40.68	N02°14'25"E	40.40
(C6)	100.00	16°06'11"	28.11	N17°27'50"W	28.01
(C7)	90.00	11°43'54"	18.43	N31°22'53"W	18.40
(C8)	50.00	21°21'56"	18.64	N26°33'52"W	18.54
(C9)	40.00	21°21'56"	14.92	S26°33'52"E	14.83
(C10)	100.00	11°43'54"	20.48	S31°22'53"E	20.44
(C11)	110.00	16°06'11"	30.92	S17°27'50"E	30.81
(C12)	110.00	23°18'20"	44.74	S02°14'25"W	44.44
(C13)	90.00	7°59'47"	12.56	S09°53'41"W	12.55
(C14)	110.00	10°06'21"	19.40	S08°27'47"W	19.38
(C15)	90.00	12°20'10"	19.38	S07°20'53"W	19.34
(C16)	90.00	11°07'56"	17.49	S04°23'10"E	17.46
(C17)	1040.00	2°06'11"	38.17	N87°54'51"E	38.17

#19612 2012

HOLBROOK INDUSTRIAL SUBDIVISION PHASE 5

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

SURVEYOR'S SEAL PROFESSIONAL LAND SURVEYOR No. 1255443 JUSTIN LUNDENBERG STATE OF UTAH	CITY ENGINEER'S SEAL LEHI CITY ENGINEER 12/25	CITY RECORDER'S SEAL CORPORATE SEAL OF LEHI CITY STATE OF UTAH	COUNTY RECORDER'S SEAL ENT 9124-2025 MAP 19612 ANDREA ALLEN UTAH COUNTY RECORDER 2025 Feb 7 03:44 PM FEE 102.00 BY CS RECORDED FOR LEHI CITY CORPORATION
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