

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.
- 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.
- ALL LOTS DEVELOPED WITHIN THIS PLAT SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS ACCESS-WAYS AND UTILITY ACCESS TO ADJOINING LOTS.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKERS

SITE TABULATIONS

SITE IMPROVEMENTS	SITE
PAVEMENT, SIDEWALK, CURB:	100,445 SF
ROOF TOP AREA:	156,337 SF
LANDSCAPED AREA:	165,484 SF
IRRIGATED AREA:	128,024 SF

TOTAL: 422,266 SF 9.69 ACRES

PARKING PROVIDED	
OPEN PARKING:	56 STALLS- (2 EV)
DETACHED GARAGES:	32 STALLS
STRUCTURED PARKING:	652 STALLS
ADA OPEN PARKING:	4 STALLS- (1 EV)
ADA INSIDE BUILDING:	12 STALLS
BIKE PARKING:	74

TOTAL PROVIDED PARKING: 756 STALLS

TOTAL UNITS: 401 UNITS

PI SERVICES

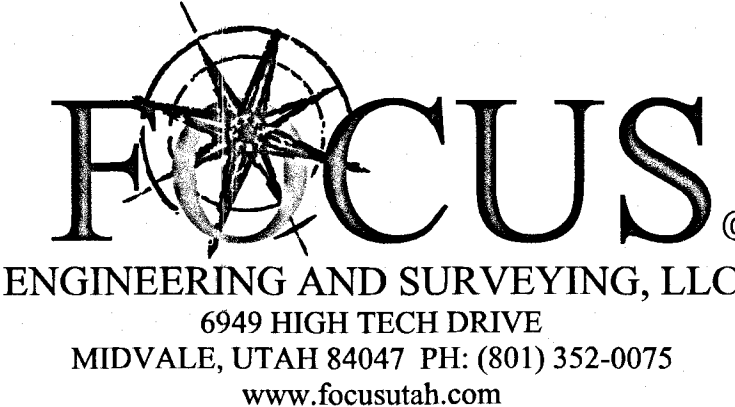
2" PI METER #1
IRRIGATED AREA: 70,347 SQ.FT.

2" PI METER #2
IRRIGATED AREA: 57,677 SQ.FT.

COMBINED IRRIGABLE AREA: 128,024 SQ.FT.

1 OF 2 11/25/2025

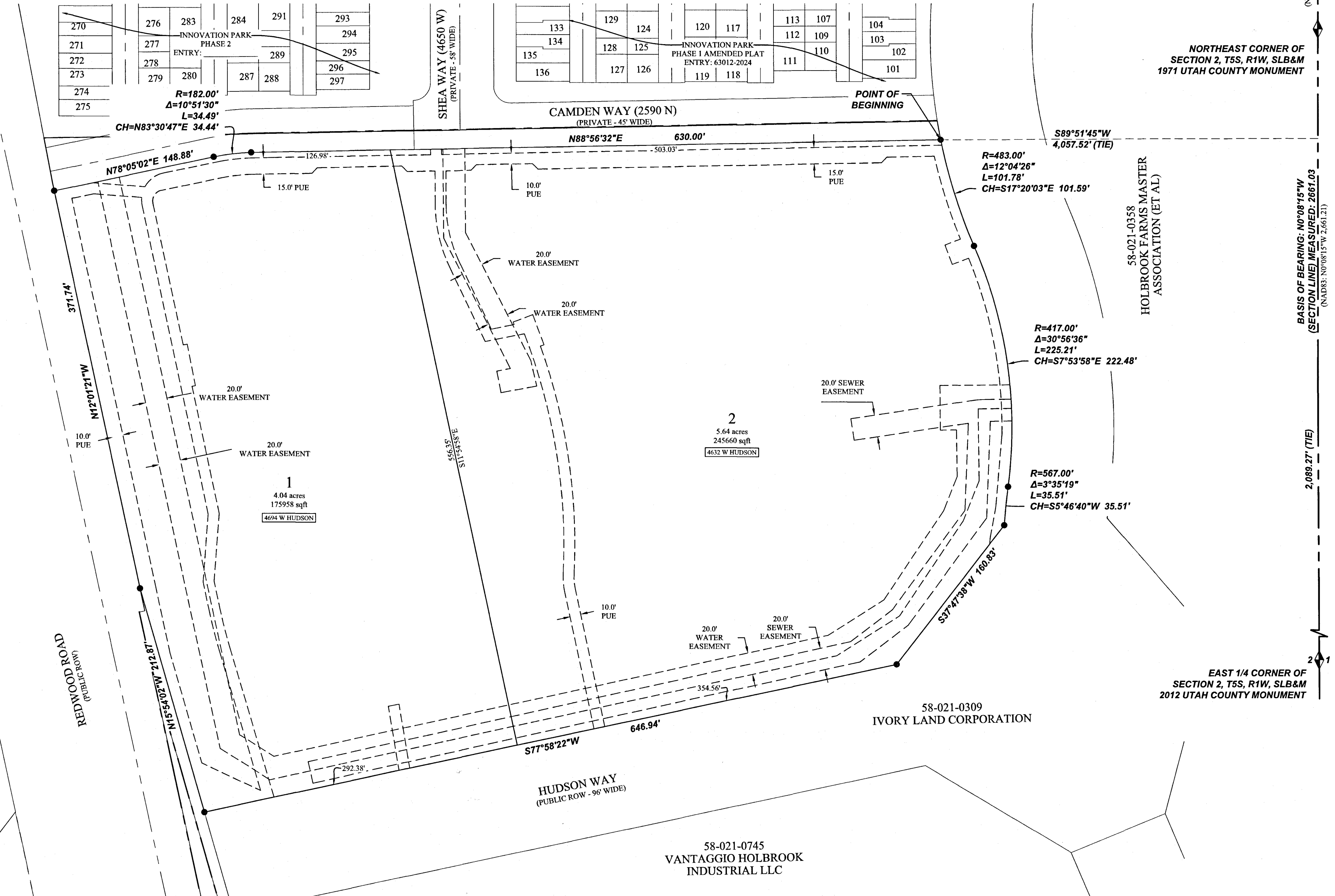
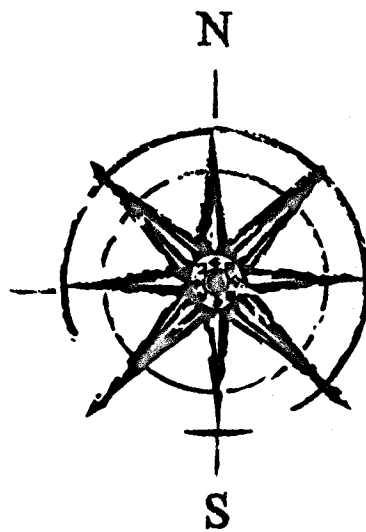
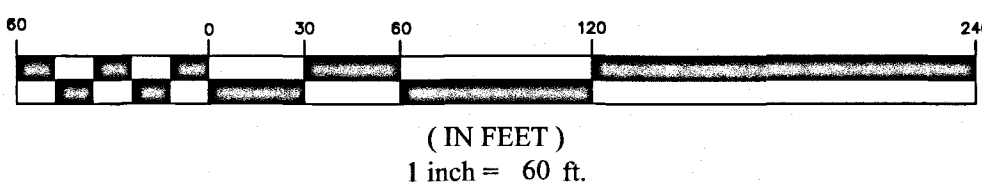
PREPARED FOR
OWNER/DEVELOPER
ICO DEVELOPMENT, LLC
3401 N CENTER STREET
LEHI, UTAH 84043
(425) 691-6729
CONTACT: JOSH SMITH



HOLBROOK FARMS - VILLAGE G

APARTMENTS
LOCATED IN THE NW1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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 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
11/25/25
Date

BOUNDARY DESCRIPTION

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:
Beginning at a point N00°08'15"W 2,089.27 feet and S89°51'45"W 4,057.52 from the East quarter Corner of Section 2, T5S, R1W, Salt Lake Base and Meridian, thence southerly along the arc of a curve to the left having a radius of 483.00 feet a distance of 101.78 feet through a central angle of 12°04'26" (chord: S17°20'03"E 101.59 feet) of a point of reverse curvature; thence along the arc of a curve to the right having a radius of 417.00 feet a distance of 225.21 feet through a central angle of 30°56'36" Chord: S07°53'58"E 222.48 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 567.00 feet a distance of 35.51 feet through a central angle of 03°35'19" Chord: S05°46'40"W 35.51 feet; thence S37°47'38"W 160.83 feet; thence S77°58'22"W 646.94 feet; thence N15°54'02"W 212.87 feet; thence N12°01'21"W 371.74 feet; thence N78°05'02"E 148.88 feet; thence along the arc of a curve to the right with a radius of 182.00 feet a distance of 34.49 feet through a central angle of 10°51'30" Chord: N83°30'47"E 34.44 feet; thence N88°56'32"E 630.00 feet to the point of beginning.

Contains: 9.68 acres +/-

OWNER'S DEDICATION

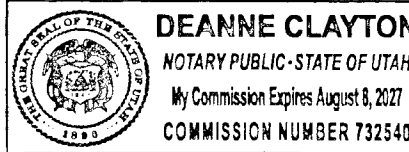
KNOW ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF DECEMBER A.D. 2025

ICO Multi Family Holdings LLC
James G. Seaberg
BY: James G. Seaberg
(PRINTED NAME)
ITS: Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH



ON THE 2nd DAY OF DECEMBER A.D. 2025 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, JAMES G. SEABERG, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF ICO MULTI FAMILY HOLDINGS L.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: 8/18/2027
MY COMMISSION No. 732540
Deanne Clayton
NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH 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 9th DAY OF DEC., A.D. 2025.

APPROVED BY MAYOR
APPROVED CITY ENGINEER (SEE SEAL BELOW) ATTEST: Seshar Wilson
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

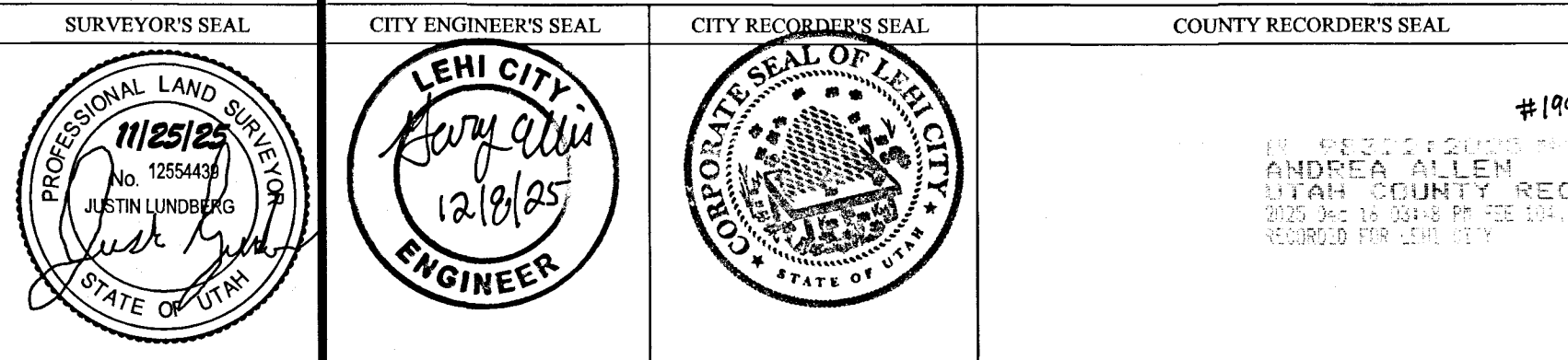
PLANNING COMMISSION APPROVAL

APPROVED THIS 4th DAY OF December A.D. 2025 BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY
CHAIR, PLANNING COMMISSION
VILLAGE G

HOLBROOK FARMS

APARTMENTS
LOCATED IN THE NW1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



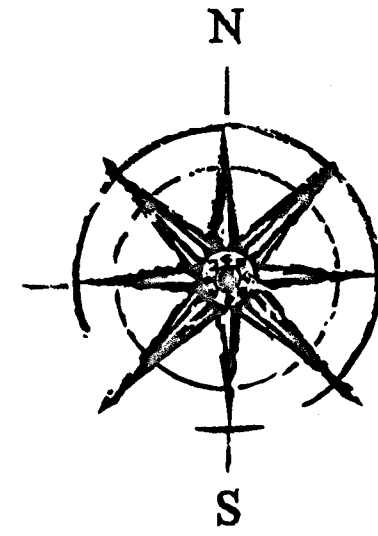
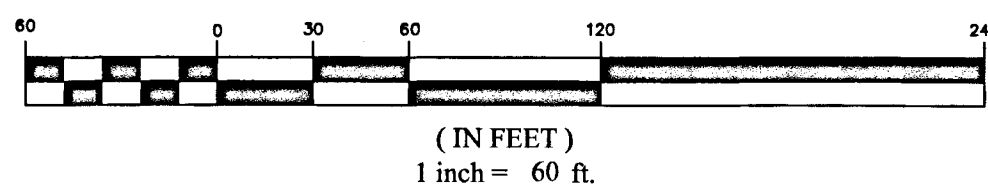
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GRAPHIC SCALE



PUE Line Table

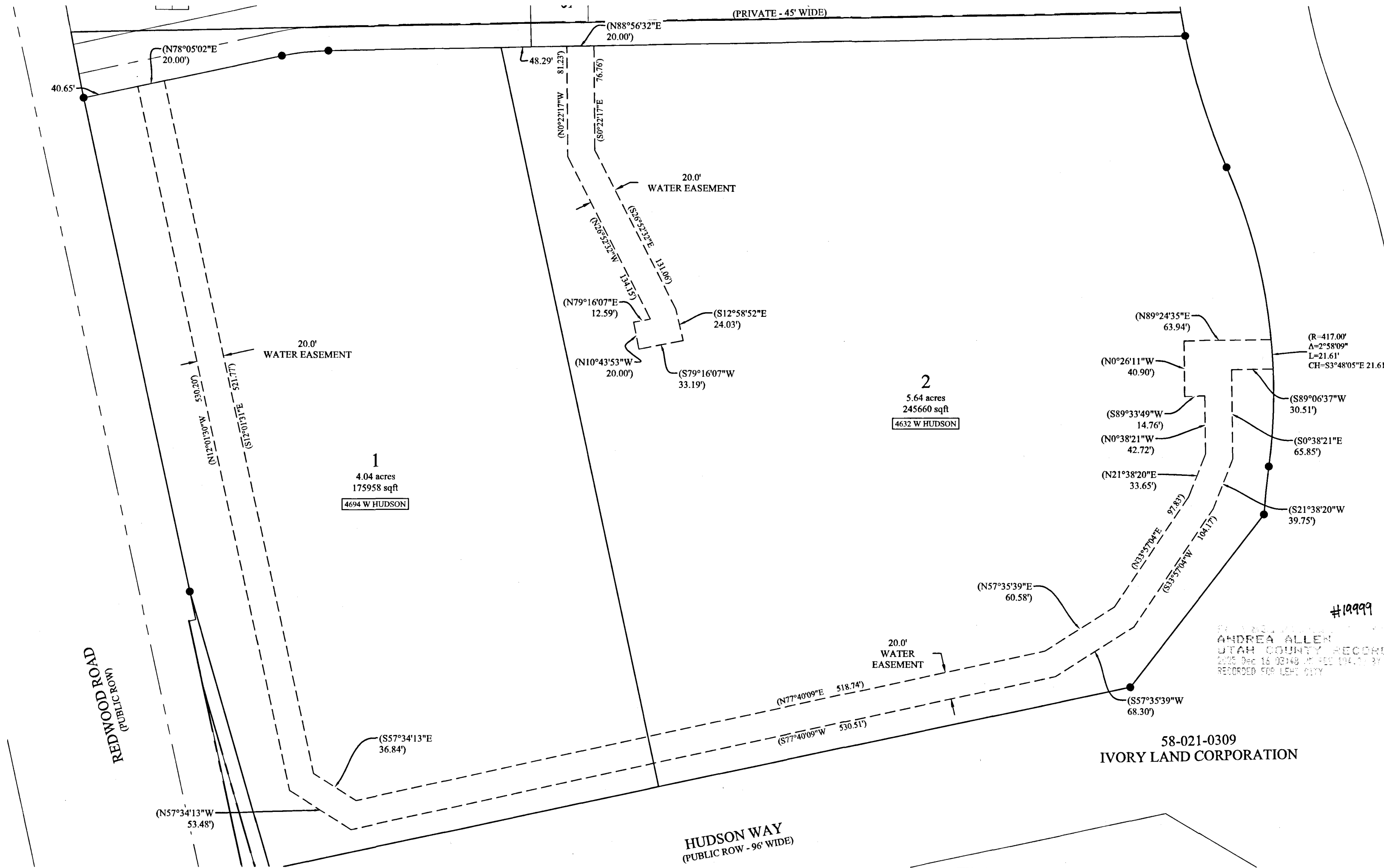
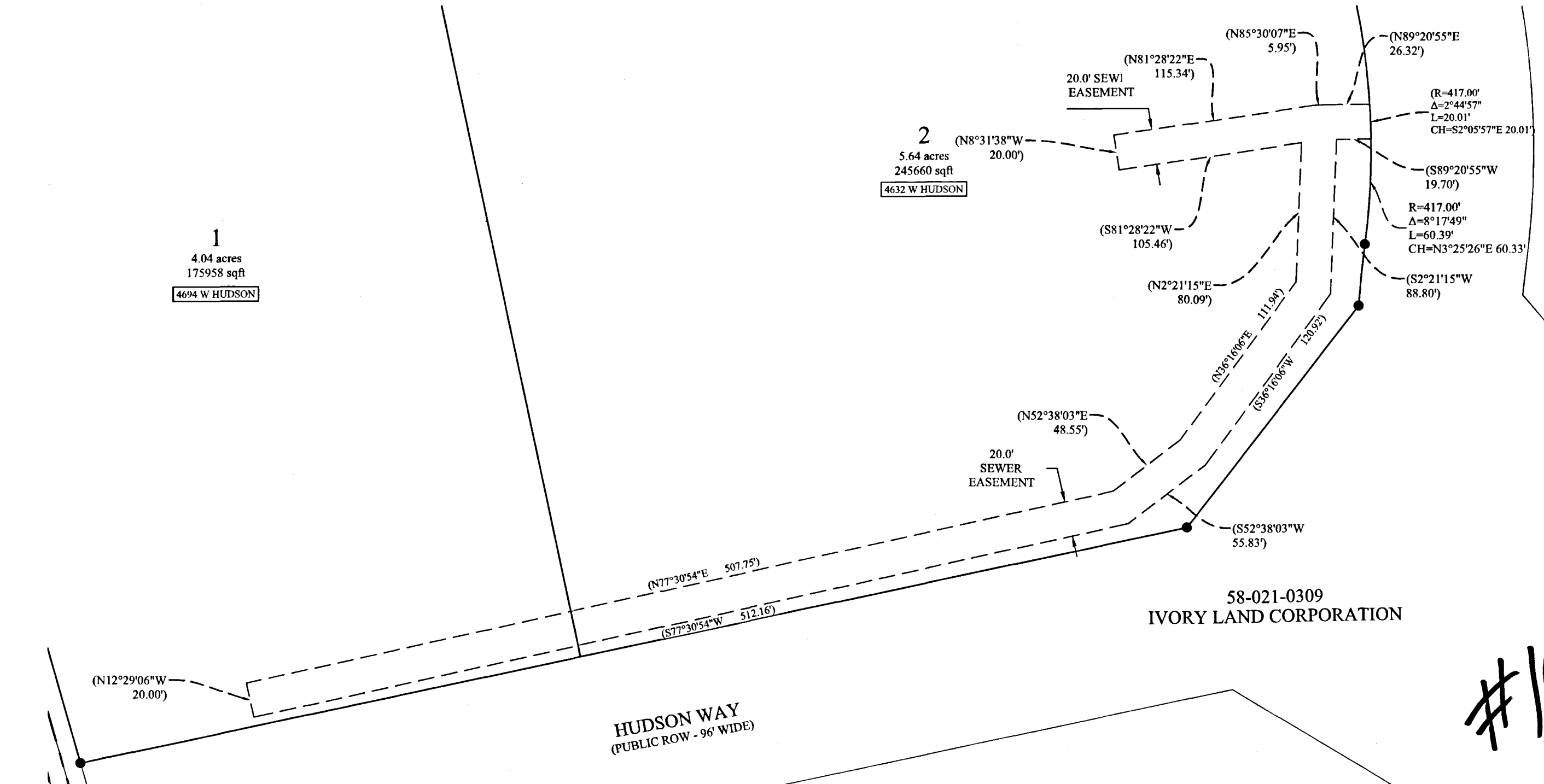
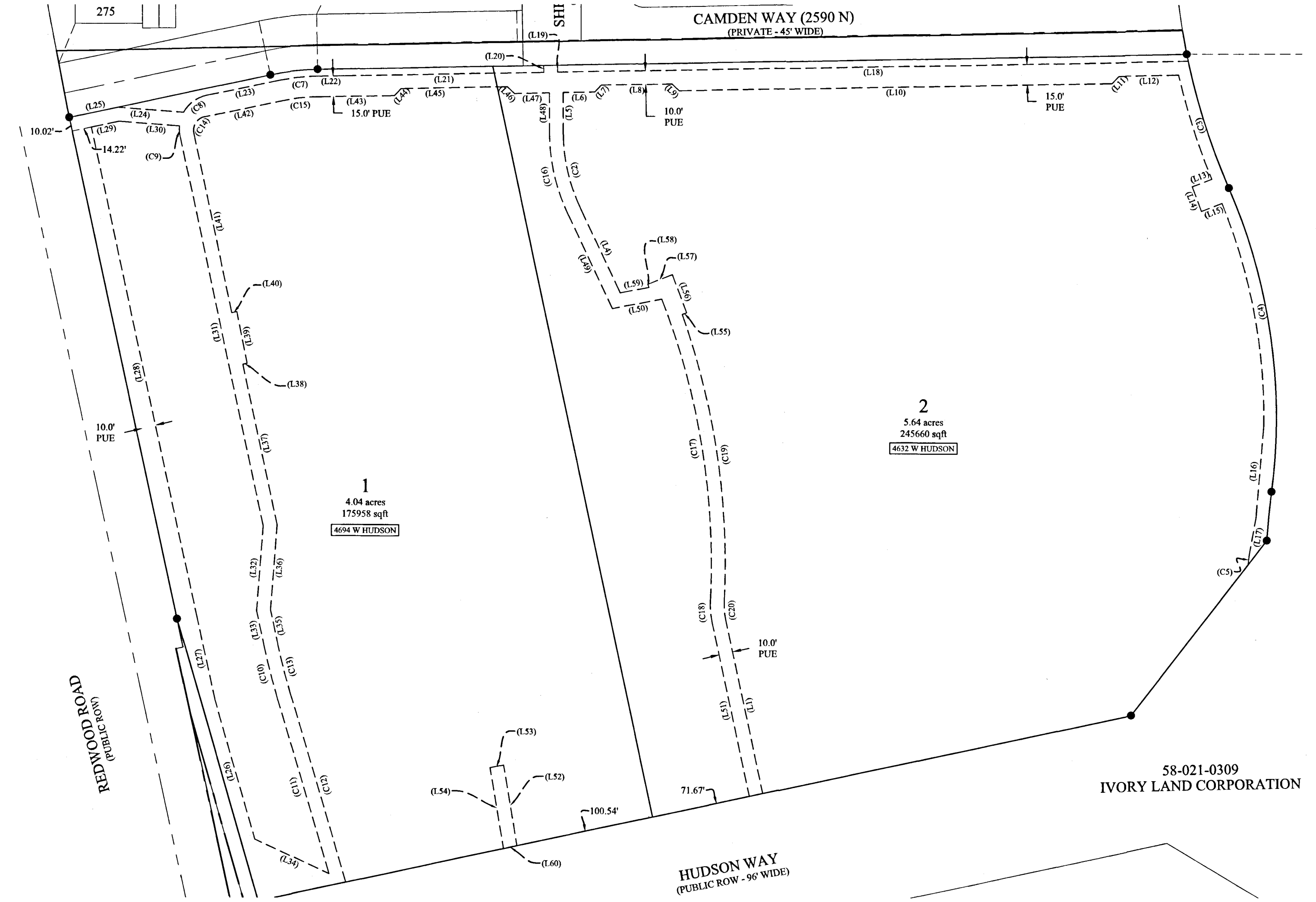
LINE	DIRECTION	LENGTH
(L1)	N11°54'58"W	129.03
(L2)	N90°00'00"W	4057.53
(L3)	N00°08'15"W	2079.53
(L4)	N25°15'44"W	67.45
(L5)	N00°00'00"E	29.56
(L6)	N88°56'32"E	22.87
(L7)	N43°56'32"E	7.07
(L8)	N88°56'32"E	51.16
(L9)	S46°03'28"E	7.07
(L10)	N88°56'32"E	313.88
(L11)	N43°56'32"E	7.07
(L12)	N88°56'32"E	43.19
(L13)	S68°57'27"W	15.16
(L14)	S20°17'50"E	19.00
(L15)	N68°57'31"E	15.99
(L16)	S04°55'40"W	66.59
(L17)	S10°27'45"W	27.59
(L18)	S88°56'32"W	457.04
(L19)	N01°21'21"W	5.00
(L20)	S01°21'21"E	5.00

PUE Line Table

LINE	DIRECTION	LENGTH
(L21)	S88°56'32"W	145.21
(L22)	S88°56'32"W	18.69
(L23)	S78°15'14"W	54.74
(L24)	N85°20'31"W	47.64
(L25)	S78°03'40"W	31.93
(L26)	N15°54'02"W	104.59
(L27)	N12°07'07"W	63.67
(L28)	N12°01'33"W	361.80
(L29)	N78°03'40"E	20.46
(L30)	S85°20'31"E	43.96
(L31)	S11°55'05"E	288.51
(L32)	S04°28'31"W	62.01
(L33)	S11°55'05"E	27.00
(L34)	N64°52'52"W	59.29
(L35)	N11°55'05"W	25.56
(L36)	N04°28'31"E	62.01
(L37)	N11°55'05"W	119.02
(L38)	N77°36'13"E	3.15
(L39)	N11°05'27"W	38.47
(L40)	S77°51'27"W	3.71

PUE Line Table

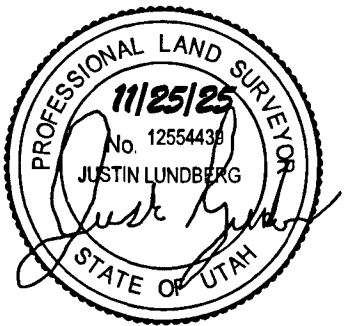
LINE	DIRECTION	LENGTH
(L41)	N11°55'05"W	132.44
(L42)	N78°11'25"E	56.55
(L43)	N88°56'32"E	55.24
(L44)	N43°56'32"E	7.07
(L45)	N88°56'32"E	77.05
(L46)	S46°03'28"E	7.07
(L47)	N88°56'32"E	25.42
(L48)	S00°00'00"E	29.37
(L49)	S25°15'44"E	75.23
(L50)	N78°50'01"E	36.48
(L51)	S11°54'58"E	129.05
(L52)	N09°21'36"W	59.19
(L53)	S79°15'24"W	10.00
(L54)	S09°21'36"E	59.42
(L55)	N69°26'58"E	3.45
(L56)	N20°33'02"W	29.38
(L57)	S68°59'49"W	19.12
(L58)	S20°50'49"E	2.51
(L59)	S78°50'01"W	21.21
(L60)	N77°58'22"E	10.01



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

2 OF 2
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ANDREA ALLEN
UTAH COUNTY RECORDER
OFFICE: 16.38449 - 16.38449
RECORDED FOR LEAS. 2025

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