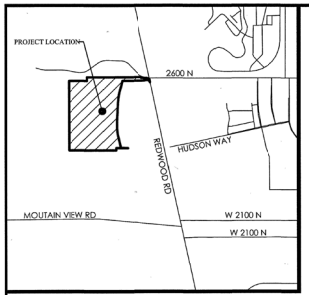
HOLBROOK INDUSTRIAL SUBDIVISION

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

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (PLS#XXXXXXX) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

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.

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.

6. PARCELS A AND B ARE HEEBY DEDICATED TO LEHI CITY

7. ALL DRIVE AISLES ARE RECIPROCAL CROSS ACCESS EASEMENTS IN FAVOR OF LOTS 101, 102, & 103.

SITE TABULATIONS

TOTAL ACREAGE	29.67	ACRES
TOTAL LOTS	3	LOTS
TOTAL ACREAGE IN LOTS	22.70	ACRES
TOTAL OPEN SPACE	4.54	ACRES
TOTAL ACREAGE IN ROW	2.42	ACRES
LANE MILES OF ROAD	0.37	MILES
TOTAL UNITS PER ACRE	0.10	UNITS/ACRE

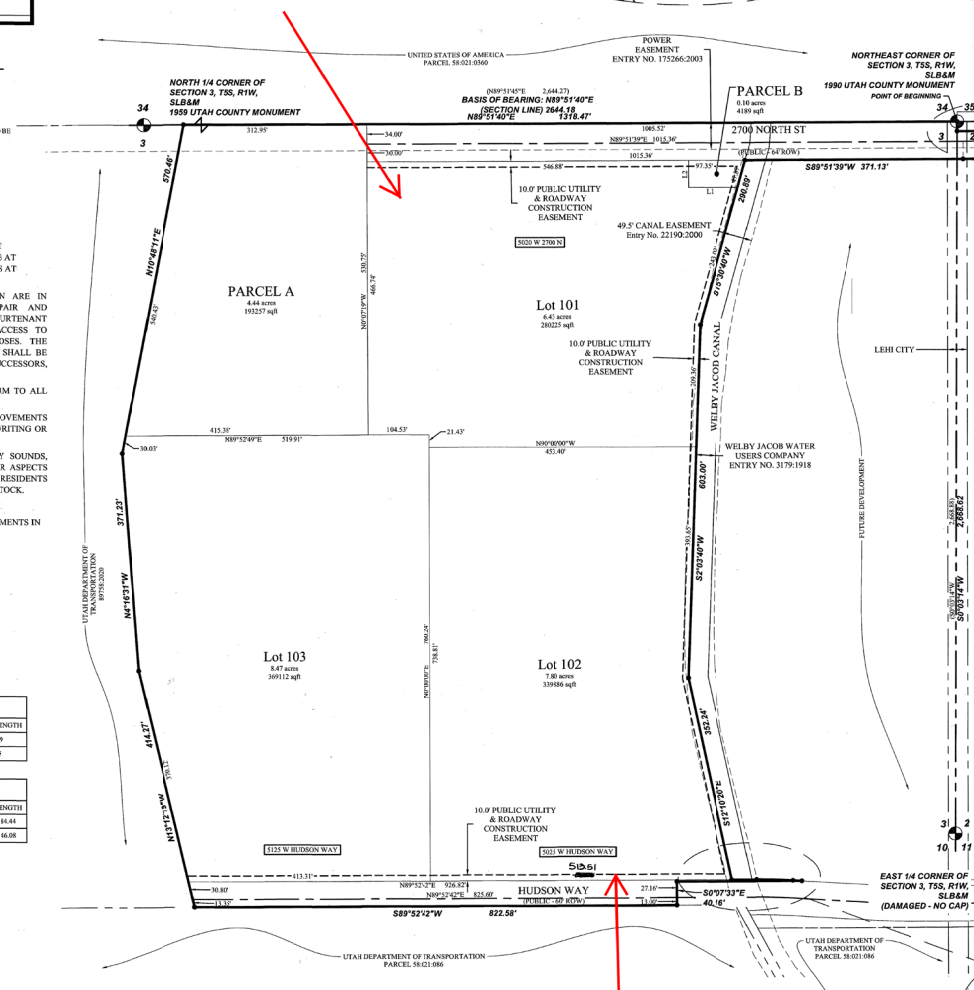
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	300.30	17°17'28"	90.64	N81°12'55"E	90.19
C2	300.30	0°28'28"	2.48	N73°48'25"E	2.48

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°52'11"E	84.44
L2	S00°08'21"E	66.08

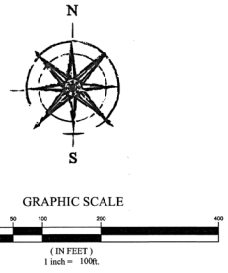
04/14/2020

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 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com



If Issues On 2700N Redwood Access can not be resolved, Developer will Widen the Hudson Way Access to 5 Lanes



SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 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 tie title or ownership of the lands shown hereon."

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

09/17/2020
Date

BOUNDARY DESCRIPTION

A portion 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, more particularly describec as follows:

Beginning at the Northeast Corner of Section 3, T5S, R1W, SLB&M, said Northeast Corner is also on the West line of that Real Property described in Deed Entry No. 107322:2017 of the Official Records of Utah County; thence along said deed the following two (2) courses: 1) S00°03'14"W along the Section line 16.50 feet; 2) N89°49'32"E 101.46 feet to the West line of State Road 68 as described in Deed Entry No. 91998:2009 of the Official Records of Utah County; thence along said deed the following 3 (three) courses: 1) S00°13'05"W 5.74 feet; 2) S89°45'32"E 22.91 feet; 3) S50°54'16"E 22.45 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 330.00 feet (radius bears: N23°41'02"W) a distance of 135.61 feet through a central angle of 23°32'41" Chord: S78°05'18"W 134.66 feet; thence S89°51'39"W 371.13 feet to the West line of the Welby Jacob Canal Property described in Deed EntryNo. 3197:1918 of the Official Records of Utah County; thence along said West line the following three (3) courses: 1) S15°3040"W 290.89 feet; 2) S02°03'40"W 603.60 feet; 3) S12°10'39"E 357.74 feet; thence N89°9'42"E 41.28 feet; thence along the arc of a curve to the right with a radius of 1,030.00 feet a distance of 62.55 feet through a central angle of 03°28'46" Chord: S88°22'55"E 62.54 feet; thence S86°38'32"E 15.38 feet to the Northerly line of that Real Property described in Deed Entry No. 91965:2009 of the Official Records of Utah County; thence along said deed the following two (2) courses: 1) S89°52'33"W 213.39 feet; 2) S0°97'33"E 40.16 feet to the North line of that Real Property described in Deed Entry No. 112140:2010 of the Official Records of Utah County; thence S89°52'42"W along said deed 822.58 feet to the East line of that Real Property described in Deed Entry No. 89758:2020 of the Official Records of Utah County; thence along said deed the following three (3) courses: 1) N12°12'19"W 414.27 feet; 2) N4°16'31"W 371.23 feet; 3) N10°48'11"E 570.46 feet to the Section line; thence N89°51'40"E along the Section line 1,318.47 feet to the point of beginning.

Containe: 29.67 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, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREE'S AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 21ST DAY OF SEPTEMBER, A.D. 2020

BOYER HOLBROOK FARM, L.C.
BY: Brian Gochnour (PRINTED NAME)
ITS: Manager

IVORY LAND CORPORATION
BY: Clark D. Ivory (PRINTED NAME)
ITS: President

VANTAGGIO HOLBROOK INDUSTRIAL, LLC
BY: Kevin Angleseg (PRINTED NAME)
ITS: Manager

WELBY JACOB WATER USERS COMPANY
BY: Darryl Lehmitz (PRINTED NAME)
ITS: President

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 21st DAY OF September A.D. 20 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Brian Gochnour, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Boyer Holbrook Farm L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THEOWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 8/28/2021
MY COMMISSION №: 691616
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY
Amy Bytnar
PRINTED FULL NAME OF NOTARY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 22 DAY OF September A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Clark Ivory, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE President OF Ivory Land Corp A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY Commission Expires: Jan 31 2023
STEVE OLDKNOW Notary Public - State of Utah Comm. No. 704338 My Commission Expires on Jan 31, 2023
MY COMMISSION №: 704338
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
Steve Oldknow
PRINTED FULL NAME OF NOTARY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 22nd DAY OF September A.D. 20 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Darryl Lehmitz, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE President OF Welby Jacob Water Users Co A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 08/05/2024
NOTARY PUBLIC Cassandra Vierig 710469 Commission Expires AUGUST 5, 2024 STATE OF UTAH
MY COMMISSION №: 710469
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
Cassandra Vierig
PRINTED FULL NAME OF NOTARY

17370

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 9/17/20 STATE OF UTAH

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 22 DAY OF September A.D. 20 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Kevin Angleseg, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Vantaggio Holbrook 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: JAN 31 2023
STEVE OLDKNOW Notary Public - State of Utah Comm. No. 704338 My Commission Expires on JAN 31, 2023
MY COMMISSION №: 704338
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
Steve Oldknow
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 24TH DAY OF SEPTEMBER A.D. 2020

APPROVED BY MAYOR

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST: _____ CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 1 DAY OF July, A.D. 2020 BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

HOLBROOK INDUSTRIAL SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 3 AND THE NW1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL
LEHI CITY 10/5/20 ENGINEER	CORPORATE SEAL OF LEHI CITY	ENT 178173:2020 Fee $ 17.00 JEFFERY SMITH UTAH COUNTY RECORDER 2020 Nov 10 4:14 pm FEE 60.00 BY MA RECORDED FOR LEHI CITY CORPORATION

Sec 23, T5S, R1W TV-08 17

Z:\2019\19-0379 Holbrook Farms_West of Redwood Boyer Industrial\Design\19-0379 Lehi Lockbone roadway\Sheets lockbone\C2 - FINAL PLAT.dwg