

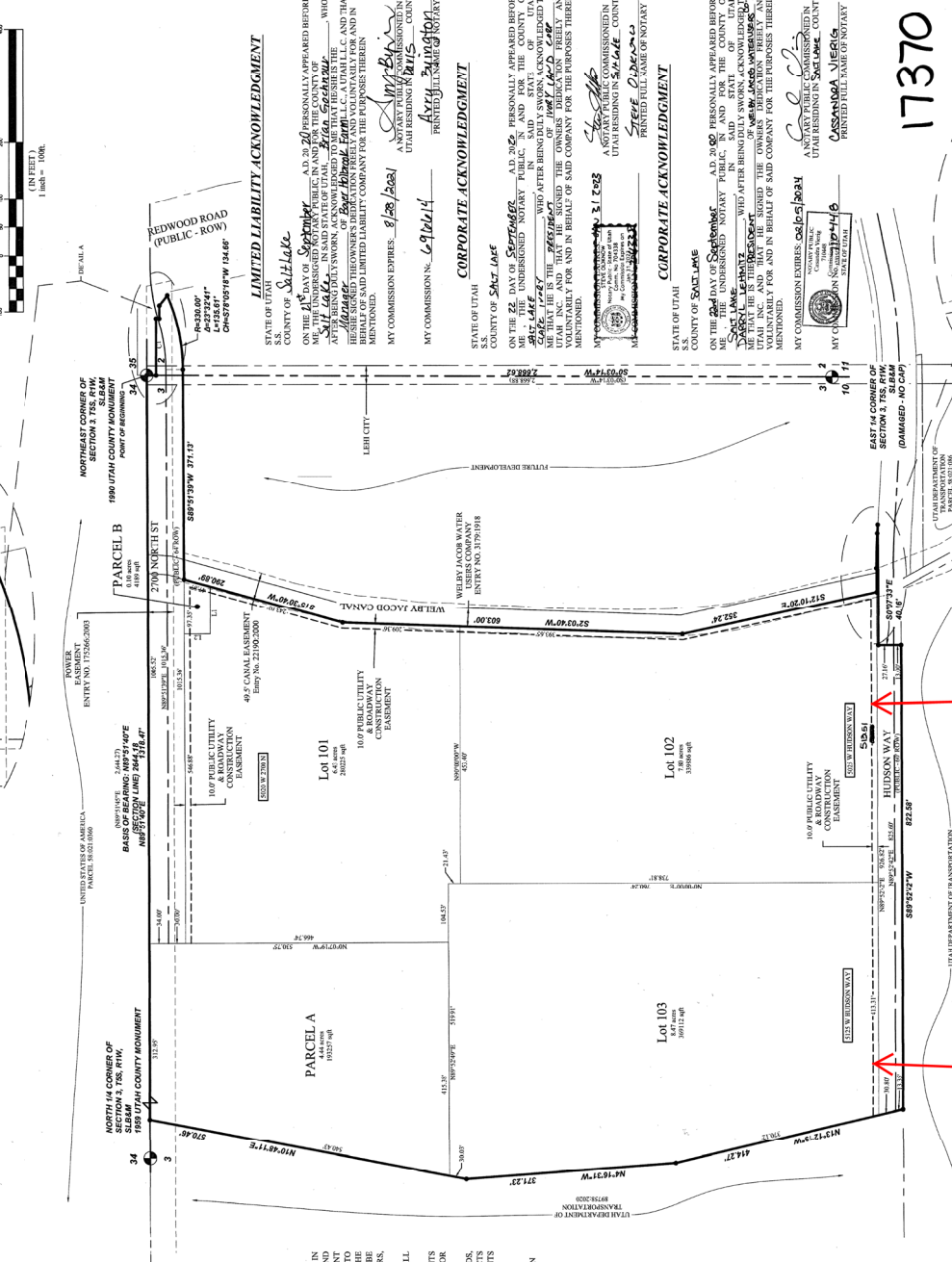
# HOLBROOK INDUSTRIAL SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 3 AND THE NW 1/4 OF SECTION 2, T8S, R1W, LEHI CITY, UTAH COUNTY, UTAH

This map is provided solely for the purpose of assisting in locating the property and containing information. It is not intended to be a warranty for foundation, title, or any other matter.



GRAPHIC SCALE  
1 inch = 100 feet



- NOTES
1. ALL EXISTING CURBS AND GUTTERS SHALL BE SET AT 4:11 SLIGHT.
  2. ALL EXISTING DRIVEWAYS SHALL BE RECONSTRUCTED TO MEET THE CITY OF LEHI REQUIREMENTS.
  3. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN ACCORDANCE WITH THE CITY OF LEHI REQUIREMENTS.
  4. ALL PUBLIC UTILITY EASEMENTS SHALL BE RECONSTRUCTED TO MEET THE CITY OF LEHI REQUIREMENTS.
  5. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, VIBRATIONS AND OTHER CONDITIONS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
  6. PARCELS A AND B ARE HEREBY DEDICATED TO LEHI CITY.
  7. ALL DRIVEWAYS ARE REPROPOSED CROSS ACCESS EASEMENTS IN FAVOR OF LOTS 101, 102 & 103.

Curve Table

Curve	Radius	Delta	Length	Chord	Length	Chord	Length
C1	300.00	177.28°	246.21'	177.28'	246.21'	246.21'	246.21'
C2	300.00	177.28°	246.21'	177.28'	246.21'	246.21'	246.21'

Line Table

Line	Direction	Length	Chord	Length	Chord	Length	Angle
L1	N00°00'00"E	246.21'	246.21'	246.21'	246.21'	246.21'	90°
L2	S00°00'00"W	246.21'	246.21'	246.21'	246.21'	246.21'	90°

SITE TABULATIONS

TOTAL ACRES	28.69
TOTAL LOTS	2,200
TOTAL ACRES IN LOTS	4.54
TOTAL OPEN SPACE	24.15
TOTAL MILES OF ROAD	0.57
TOTAL UNITS PER ACRE	0.10

04/14/2020

OWNER/DEVELOPER  
BOYER HOLBROOK INDUSTRIAL LLC  
SALT LAKE CITY, UTAH 84101  
CONTACT: SPENCER MORFAT  
EMAIL: SMORFAT@BOYERCOMPANY.COM

ENGINEER AND SURVEYOR, LLC  
6949 SOUTH HIGH TECH DRIVE SUITE 300  
MIDVALE, UT 84047 (801) 552-6075  
www.boyerinc.com

HOCUS ENGINEERING AND SURVEYING, LLC

If Issues on 2700 Redwood  
Access can not be resolved  
Developer will widen the Hudson Way  
Access 1 to 5 Lanes

**SURVEYORS CERTIFICATE**

I, Spencer W. Hildreth, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 1615607. I have surveyed and shown the lines and boundaries hereon, and that the same are correct according to the conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon.

DATE: 04/17/2020

Professional Land Surveyor  
Certificate No. 1615607

**BOUNDARY DESCRIPTION**

A portion of the NE 1/4 of Section 3 and the NW 1/4 of Section 2, Township 8 North, Range 1 West, 5th Meridian and the Northeast Corner of Section 3, T8S, R1W, S118365, and Northeast Corner of Section 2, T8S, R1W, S118366, located in the NE 1/4 of Section 3 and the NW 1/4 of Section 2, Township 8 North, Range 1 West, 5th Meridian, in Lehi City, Utah County, Utah, containing the following tracts of land: (1) 3.676787 ACRES (367,878 SQ. FT.), (2) 3.676787 ACRES (367,878 SQ. FT.), (3) 3.676787 ACRES (367,878 SQ. FT.), (4) 3.676787 ACRES (367,878 SQ. FT.), (5) 3.676787 ACRES (367,878 SQ. FT.), (6) 3.676787 ACRES (367,878 SQ. FT.), (7) 3.676787 ACRES (367,878 SQ. FT.), (8) 3.676787 ACRES (367,878 SQ. FT.), (9) 3.676787 ACRES (367,878 SQ. FT.), (10) 3.676787 ACRES (367,878 SQ. FT.), (11) 3.676787 ACRES (367,878 SQ. FT.), (12) 3.676787 ACRES (367,878 SQ. FT.), (13) 3.676787 ACRES (367,878 SQ. FT.), (14) 3.676787 ACRES (367,878 SQ. FT.), (15) 3.676787 ACRES (367,878 SQ. 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