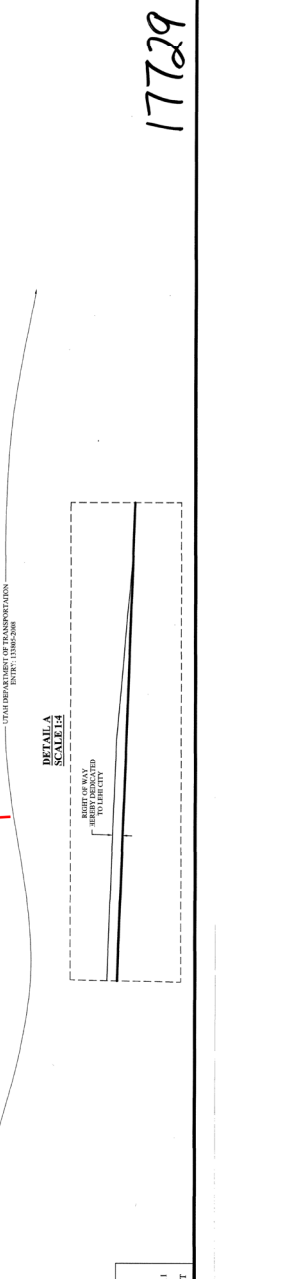
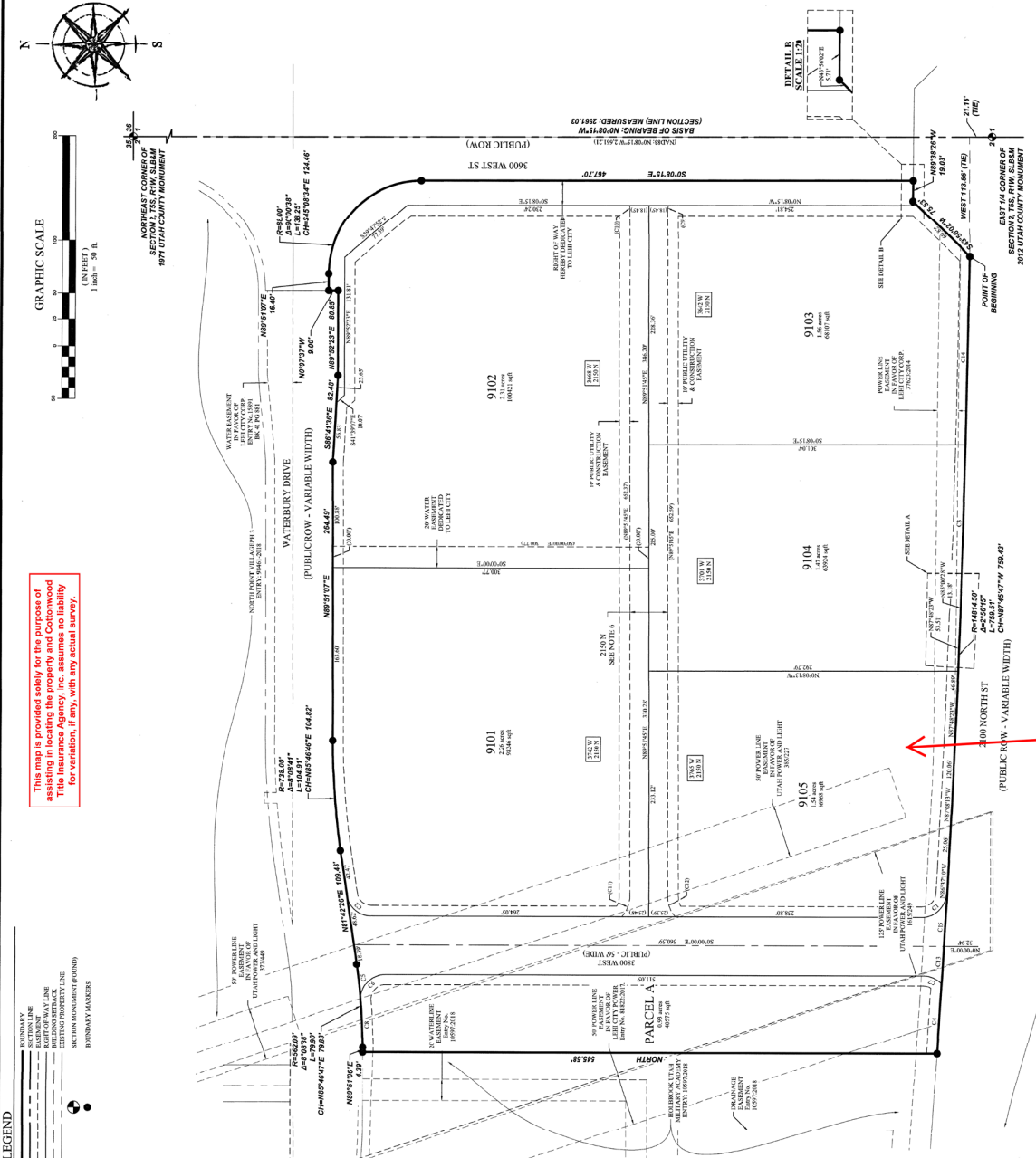


- NOTES:**
- THIS AREA IS SUBJECT TO NORMAL EVERYDAY STORMWATER FLOWS. DEVELOPERS SHOULD ALSO RECOGNIZE THE RISKS ASSOCIATED WITH AGRICULTURAL, LIVESTOCK AND RECREATION ACTIVITIES IN THE VICINITY.
 - A 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION FRONTAGE HAS BEEN PROVIDED ALONG ALL STREET FRONTAGES TO BE SITED ON THIS PROPERTY.
 - ALL CURBS SHALL BE SITED AT PROPER SPACING TO ACCORD WITH THE DESIGN OF THE PROPERTY.
 - LOT LINES SHALL BE SITED AT PROPER SPACING TO ACCORD WITH THE DESIGN OF THE PROPERTY.
 - LOT LINES SHALL BE SITED AT PROPER SPACING TO ACCORD WITH THE DESIGN OF THE PROPERTY.
 - ADDITIONAL UTILITY EASEMENTS IN FAVOR OF LEHI INDUSTRY AND BUSINESS ARE SHOWN FOR THE BOUNDARY OF THE HOLBROOK FARMS PLAT.
 - TRAIL AND BIKE RAMP IMPROVEMENTS WILL BE PROVIDED TO ALL STATE ROUTE AND STATE ROAD EASEMENTS FOR INDIVIDUAL USE. ALL IMPROVEMENTS SHALL BE PROVIDED TO ALL INDIVIDUAL USE EASEMENTS AND SHALL BE MAINTAINED BY THE DEVELOPER.
- LAND USE LABELATION:**
- ERES ALLOWED: 1 (RESIDENTIAL), 2 (COMMERCIAL), 3 (INDUSTRIAL)
 - PREVIOUSLY ZONED: 1 (RESIDENTIAL), 2 (COMMERCIAL), 3 (INDUSTRIAL)
 - ERES USED WITH HOLBROOK: 1 (RESIDENTIAL), 2 (COMMERCIAL), 3 (INDUSTRIAL)
 - ERES REMAINING: 1 (RESIDENTIAL), 2 (COMMERCIAL), 3 (INDUSTRIAL)
- Curve Table**
- | CURVE | RADIUS | DELTA | LENGTH | CURVE DIRECTION | CHORD LENGTH |
|-------|--------|--------|--------|-----------------|--------------|
| C1 | 215.00 | 41.01° | 81.67' | RIGHT | 81.67' |
| C2 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| C3 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| C4 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| C5 | 215.00 | 41.01° | 81.67' | RIGHT | 81.67' |
| C6 | 215.00 | 41.01° | 81.67' | RIGHT | 81.67' |
| C7 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| C8 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| C9 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| C10 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
- Easement Curve Table**
- | CURVE | RADIUS | DELTA | LENGTH | CURVE DIRECTION | CHORD LENGTH |
|-------|--------|--------|--------|-----------------|--------------|
| E1 | 215.00 | 41.01° | 81.67' | RIGHT | 81.67' |
| E2 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| E3 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| E4 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| E5 | 215.00 | 41.01° | 81.67' | RIGHT | 81.67' |
| E6 | 215.00 | 41.01° | 81.67' | RIGHT | 81.67' |
| E7 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| E8 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| E9 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |
| E10 | 215.00 | 41.01° | 81.67' | LEFT | 81.67' |



SURVEYOR'S CERTIFICATE

I, [Signature], Licensed Professional Land Surveyor, No. 1916507, do hereby certify that the above described plat was prepared by me or under my direct supervision and that the same complies with the provisions of the Utah Surveying Act, Title 13, Chapter 2, of the Utah Code.

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian, more or less, as shown on the attached map, more or less, is hereby dedicated to the public as a right-of-way for a public street to be known as Waterbury Drive, 15' wide, in accordance with the provisions of the Utah Surveying Act, Title 13, Chapter 2, of the Utah Code. The right-of-way is to be used for the purposes of the development of the area shown on the attached map, more or less, and the dedication is to be in accordance with the provisions of the Utah Surveying Act, Title 13, Chapter 2, of the Utah Code.

OWNER'S DEDICATION

WE, the undersigned, do hereby dedicate to the public as a right-of-way for a public street to be known as Waterbury Drive, 15' wide, in accordance with the provisions of the Utah Surveying Act, Title 13, Chapter 2, of the Utah Code. The right-of-way is to be used for the purposes of the development of the area shown on the attached map, more or less, and the dedication is to be in accordance with the provisions of the Utah Surveying Act, Title 13, Chapter 2, of the Utah Code.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

APPEARED AND ACKNOWLEDGED before me this 13th day of May, A.D. 2024, the following persons, whose names are subscribed to the foregoing instrument, known to me to be the persons whose names are subscribed to the foregoing instrument, and that they are competent to make the foregoing instrument, and that they executed the foregoing instrument for the purposes and consideration therein expressed:

MY COMMISSION EXPIRES: 8/28/2024
MY COMMISSION NO.: 1916507
PRINTED NAME: Avy Bunting
COUNTY: SALT LAKE

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND REFERRED TO IN THIS PLAT AND APPROVES THE PERPETUAL USE OF THE PUBLIC THIS PLAT BY THE WAY OF [Signature].

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY PLANNING COMMISSION: [Signature]
DIRECTOR - SECRETARY: [Signature]

HOLBROOK FARMS PLAT I

A COMMERCIAL SUBDIVISION
LEHI, UTAH COUNTY, UTAH

17729

