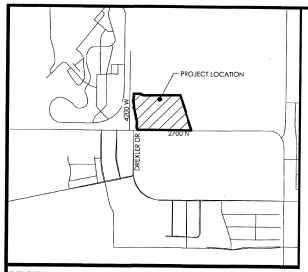


VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

MEDIUM DENSITY	
MULTI-FAMILY SETBACKS	
FRONT YARD	5' FRONT LOAD GARAGE ?' REAR LOAD GARAGE
REAR YARD (INTERIOR LOTS)	5' FRONT LOAD GARAGE ?' REAR LOAD GARAGE
REAR YARD (CORNER LOTS)	?'
SIDE YARD (PERIMETER)	8' SETBACK FOR MULTI-FAMILY. ALL BUILDINGS TO BE A MINIMUM OF 5 BETWEEN HOMES
SIDE YARD (CORNER LOT')	?'

NOTE: WHERE A PUBLIC UTILITY EASEMENT WITHIN THE BUILD-ABLE AREA OF A LOT EXISTS THE PUE WILL TAKE PRECEDENCE OVER THE SETBACK.

NOTES:

1. BUILDING SETBACKS WILL FOLLOW THE APPROVED HOLBROOK FARMS AREA PLAN.
2. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD A..SO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. #5 REBAR AND CAP TOBE SET AT ALL REAR LOT CORNERS. PLUG/NAIL TO BE SET 'N CURB AT PROJECTION OF SIDE LOT LINES.
4. STORM WATER WILL BE CONVEYED TO A REGIONAL POND THROUGH EXISTING AND PROPOSED INFRASTRUCTURE.
5. LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED JUNE7, 2019.
6. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
7. NO PORCHES, FOOTINCS, CONCRETE STEPS, A/C UNITS, OR WINDOW WELLS ARE TO BE LOCATED WITHIN THE PUE.
8. PARCEL A, B, C, D, AND E TO BE OWNED AND MAINTAINED BY THE TCWNHOMES AT EOLBROOK FARMS HOMEOWNERS ASSOCIATION.
9. COMMON AREAS AND PARK STRIPS TO BE LANDSCAPED AND MAINTAINED BY THE TOWNHOMES AT HOLBROOK FARMS HOMEOWNERS ASSOCIATION.
10. SEE SHEET 3 FOR ADDRESS TABLE
11. ALL COMMON AREAS, LIMITED COMMON AREA AND PRIVATE STREETS TO SERVE AS 'UBLIC UTILITY EASEMENTS

LAND USE TABULATION:

VILLAGE E AREA 11

ERU'S ALLOWED 204

ERU'S CLAIMED PHASE 1 PLAT D 57
ERU'S CLAIMED PHASE 2 PLAT D 117

ERU'S REMAINING 40

Boundary Curve Table

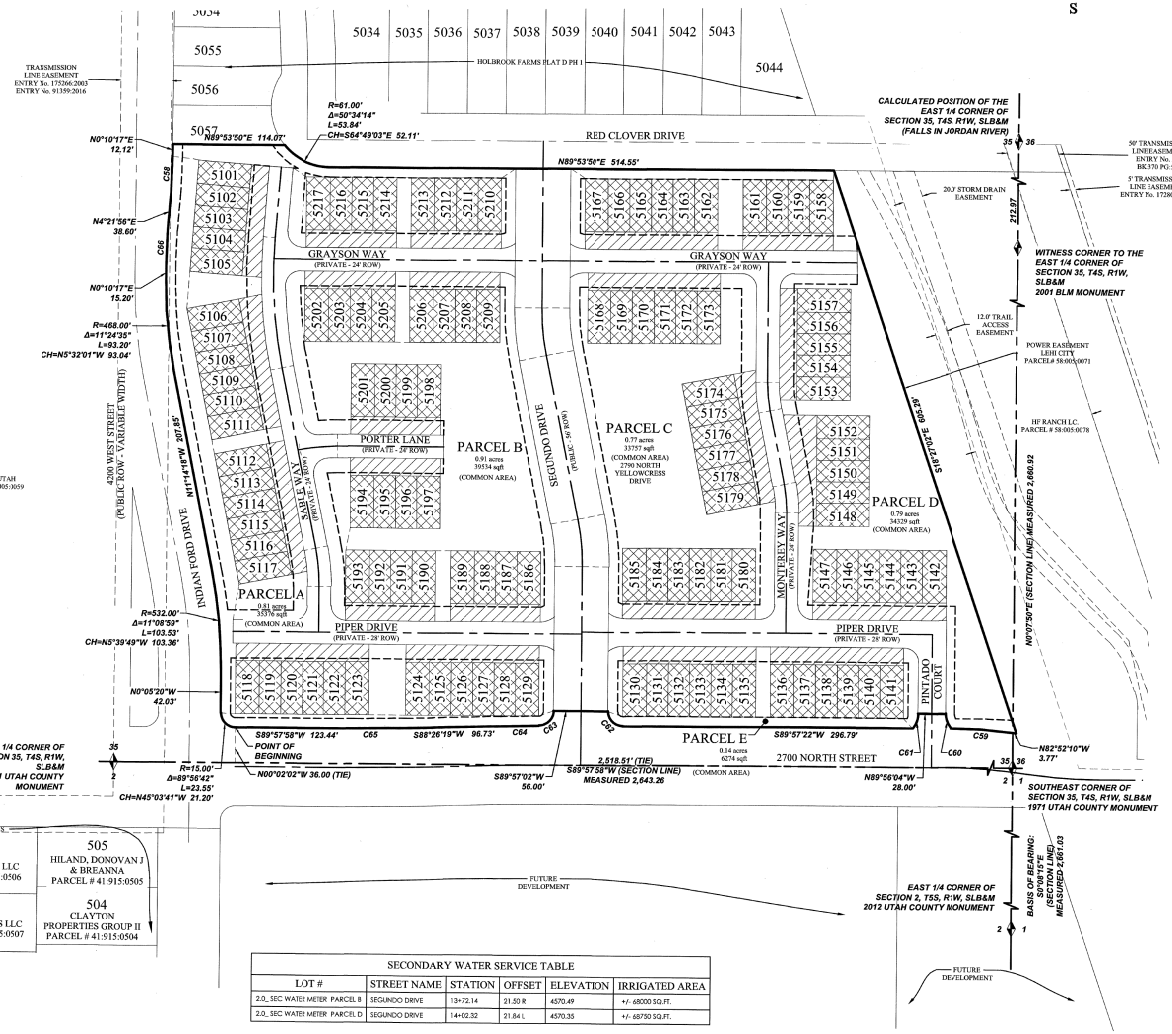
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C58	520.00	4°06'18"	37.26	N02°16'40"E	37.25
C59	509.05	7°09'52"	63.65	N86°27'07"W	63.61
C60	24.00	38°37'27"	16.18	N19°24'14"W	15.87
C61	24.00	38°46'43"	16.23	S19°16'42"W	15.92
C62	15.00	90°00'03"	23.56	N45°02'18"W	21.21
C63	15.00	89°32'17"	23.44	S44°44'07"W	21.13
C64	2069.00	1°03'56"	38.48	S88°58'17"W	38.48
C65	1931.00	1°31'39"	51.48	S89°12'09"W	51.48
C66	491.00	4°11'37"	35.94	N02°15'28"E	35.93

TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	VILLAGE E
TOTAL AREA:	9.86 ACRES
UNITS:	117
OPEN SPACE:	4.55 ACRES
DENSITY:	11.87 UNITS/ACRE
ROADWAY AREA:	2.01 ACRES
ROADWAY LENGTH:	2812.26 FEET
DEVELOPMENT TYPE:	RESIDENTIAL
IRRIGATION SERVICES:	(1) 2" IRRIGATION METER FOR PARCELS A AND B. (1) 2" IRRIGATION METER FOR PARCELS C, D, AND E

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.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



SECONDARY WATER SERVICE TABLE					
LOT #	STREET NAME	STATION	OFFSET	ELEVATION	IRRIGATED AREA
2.0_SEC WATEI METER PARCEL B	SEGUNDO DRIVE	13+72.14	21.50 R	4570.49	+/- 68000 SQ.FT.
2.0_SEC WATEI METER PARCEL D	SEGUNDO DRIVE	14+62.32	21.84 L	4570.35	+/- 68750 SQ.FT.

HOLBROOK FARMS PHASE 5
506 ALPINE HOMES LLC PARCEL # 41:915:0506
505 HILAND, DONOVAN J & BREANNA PARCEL # 41:915:0505
507 ALPINE HOMES LLC PARCEL # 41:915:0507
504 CLAYTON PROPERTIES GROUP II PARCEL # 41:515:0504

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Frofessional Land Surveyor, and that I hold Certificate 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 completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and thatthis Plat is true and correct.

Justin Lundberg
Professional Land Surveyor
Certificate No. 12554439

08/28/22
Date

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 35, Township 4 South, Range 1 Wes, Salt Lake Base and Meridian, Lehi Cty, Utah, more particularly described as follows:

Beginning at a southeasterly corner of HOLBROOK FARMS PLA" D PHASE 1 Subdivision according to the official plat thereof recorded January 28, 2021 as Entry No. 2021:15959 in the offic' of the Utah County Recorder, located S89°57'58"W 2,518.51 feet along the Section line and N00°02'02"W 36.00 feet frim the Southeast Corner of said Section 35 (Basis of Bearing: S0°38'15"E along the Section line between the Southeast Corner of said Section 35 and the East 1/4 Corner of Section 2, T5S, R1W, SLB&M); running thence along said plat the following thirteen (13) courses: (1) Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.30 feet (radius bears: N86°02'02"W) a distance of 23.55 feet through a central angle of 89°56'42" Chord: N45°03'41"W 21.20 feet; thence (2) N00°05'20"W 42.03 feet; thence (3) along the arc of a curve to the left with a radius of 532.00 feet a distance of 103.53 feet through a central angle of 11°08'59" Chord: N05°39'49"W 103.36 feet; thence (4) N11°14'18"W 207.85 feet; thence (5) along the arc of a curve to the right with a radius of 468.00 feet a distance of 93.20 feet through a central angle of 11°24'35" Chord: N05°32'01"W 93.04 feet; thence (6) N00°10'17"E 15.20 feet; thence (7) Northerly along the arc of a non-tangent curve to the right having a radius of 491.00 feet (radius bears: S89°50'21"E) a distance of 35.94 feet through a central angle of 04°11'37" Chord: N02°15'28"E 35.93 feet; thence (8) N04°21'56"E 38.60 feet; thence (9) Northerly along the arc of a non-tangent curve to the left having a radius of 520.00 feet (radius bears: N85°40'11"W) a distance of 37.26 feet through a central angle of 04°06'18" Chord: N02°16'40"E 37.25 feet; thence (10) N00°10'17"E 12.12 feet; thence (11) N89°53'56"E 114.07 feet. thence (12) Southeasterly along the arc of a non-tangent curve to the left having a radius of 61.00 feet (radius bears: N50°28'04"E) a distance of 53.84 feet through a central angle of 50°34'14" Chord: S64°49'03"E 52.11 feet; thence (13) N89°53'56"E 514.55 feet to the westerly boundary line determined by but Warranty Deed recorded June 30, 2017 as Entry No.63302:2017; thence along said westerly boundary line S18°27'02"E 605.59 feet; thence N82°52'10"W 3.77 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 509.05 feet (radius bears: S07°33'19"W) a distance of 63.65 feet through a central angle of 07°09'52" Chord: N86°27'07"W 63.61 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 24.00 feet (radius bears: N51°17'03"E) a distance o' 16.18 feet through a central angle of 38°37'27" Chord: N19°24'14"W 15.87 feet; thence N89°56'04"W 28.00 feet; thence Southerlyalong the arc of a non-tangent curve to the right having a radius of 24.00 feet (radius bears: S89°54'30"W) a distance of 16.24 feet through a central angle of 38°45'31" Chord: S19°17'15"W 15.93 feet; thence S89°57'22"W 296.79 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'02" Chord: N45°02'18"W 21.21 feet; thence S89°57'02"W 56.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S89°57'58"W) a distance of 23.44 feet through a central angle of 89°32'17" Chord: S44°44'07"W 21'3 feet to a point of reverse curvatures; thence along the arc of a curve to the left having a radius of 2,069.0(feet a distance of 38.48 feet through a central angle of 01°03'56" Chord: S88°58'17"W 38.48 feet; thence S88°26'19"W 96.73 feet; thence along the ac of a curve to the right with a radius of 1,931.00 feet a distance of 51.48 feet through a central angle of 01°31'39" Chord: S89°12'09"W 51.48 feet; thence S89°57'58"W 123.44 feet to the point of beginning.

Contains: 9.86 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF 'HE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIRCATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBL.C. PURSUANT TO UTAH CODE 10-9A-604(1)(D), THE OWNER HEREBY CONVEYS THE COMMON AREA (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS), AS INDICATED HEREON, TO THE TOWNHOMES AT HOLBROOK FARMS HOMEOWNERS ASSOCIATION IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12 DAY OF April A.D. 2022

HOLBROOK FARM INVESTMENT, L.C.
BY: Brian Gochnour
ITS: Manager

TOWNHOMES AT HOLBROOK FARMS HOMEOWNERS ASSOCIATION
BY: Brian Gochnour
ITS: DIRECTOR

+located at 101 South 200 East, Salt Lake City, Utah, 84111

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 12 DAY OF April A.D. 2022 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 Holbrook Town Investment 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: 8/28/2025
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY
MY COMMISSION No. 719523
PRINTED FULL NAME OF NOTARY Avry Byington

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 12 DAY OF April A.D. 2022 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 Director OF Townhomes at Holbrook Farms, 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: 8/28/2022
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY
MY COMMISSION No. 719523
PRINTED FULL NAME OF NOTARY Avry Byington

PLANNING COMMISSION APPROVAL

APPROVED THIS 12 DAY OF December A.D. 2022 BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY
CHAIR, PLANNING COMMISSION

HOLBROOK FARMS

PLAT D PHASE 2

SUBDIVISION

LOCATED IN SOUTHEAST 1/4 CORNER OF SECTION 35, T4S, R1W, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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 INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 31 DAY OF March A.D. 2022

APPROVED BY MAYOR
ATTEST
CLERK-RECORDER
(SEE SEAL BELOW)

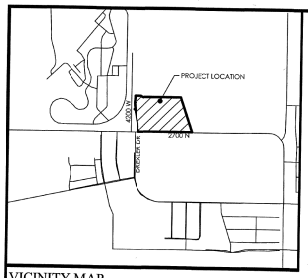
FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER
HOLBROOK TOWN INVESTMENT, L.C.
101 SOUTH 200 EAST,
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL	COUNTY RECORDER'S SEAL
PROFESSIONAL LAND SURVEYOR No. 12554439 JUSTIN LUNDBERG STATE OF UTAH 08/28/22	AVRY BYINGTON Notary Public State of Utah My Commission Expires on: 8/28/2025 Comm. Number: 719523	LEHI CITY ENGINEER 4/12/22	CORPORATE SEAL OF LEHI CITY STATE OF UTAH	ENT 69159:2022 Fee $ 18364 ANDREA ALLEN UTAH COUNTY RECORDER 2022 Jun 09 4:12 pm FEE 374.00 BY KR RECORDED FOR LEHI CITY CORPORATION

18364 1of 3

sec. 35, T4S, R1W SLB&M
TV-011
35



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

MEDIUM DENSITY	
MULTI-FAMILY SETBACKS	
FRONT YARD	15' FRONT LOAD GARAGE 7' REAR LOAD GARAGE
REAR YARD (INTERIOR LOTS)	15' FRONT LOAD GARAGE 5' REAR LOAD GARAGE
REAR YARD (CORNER LOTS)	5'
SIDE YARD (PERIMETER)	0' SETBACK FOR MULTI-FAMILY. ALL BUILDINGS TO BE A MINIMUM OF 5' BETWEEN HOMES
SIDE YARD (CORNER LOT)	5'

NOTE: WHERE A PUBLIC UTILITY EASEMENT WITHIN THE BUILD-ABLE AREA OF A LOT EXISTS THE PUBLIC TAKE PREFERENCE OVER THE SETBACK

NOTES:

1. BUILDING SETBACKS WILL FOLLOW THE APPROVED HOLBROOK FARMS AREA PLAN.
2. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. PLUG/NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
4. STORM WATER WILL BE CONVEYED TO A REGIONAL POND THROUGH EXISTING AND PROPOSED INFRASTRUCTURE.
5. LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED JUNE 7, 2019.
6. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
7. NO PORCHES, FOOTINGS, CONCRETE STEPS, A/C UNITS, OR WINDOW WELLS ARE TO BE LOCATED WITHIN THE PUE.
8. PARCEL A, B, C, AND E TO BE OWNED AND MAINTAINED BY THE TOWNHOMES AT HOLBROOK FARMS HOMEOWNERS ASSOCIATION AS COMMON AREAS AND PARK STRIPS TO BE LANDSCAPED AND MAINTAINED BY THE TOWNHOMES AT HOLBROOK FARMS HOMEOWNERS ASSOCIATION.
9. SEE SHEET 3 FOR ADDRESS TABLE
10. ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS TO SERVE AS PUBLIC UTILITY EASEMENTS

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C58	520.00	4°06'18"	37.26	N02°16'40"E	37.25
C59	500.05	7°09'52"	62.65	N86°27'07"W	62.61
C60	24.30	38°37'27"	16.38	N19°24'14"W	15.87
C61	24.30	38°44'24"	16.23	S19°16'42"W	15.92
C62	15.80	90°00'32"	24.56	N45°02'18"W	21.21
C63	15.80	89°32'17"	24.44	S44°44'07"W	21.13
C64	2069.00	1°03'56"	38.48	S88°58'17"W	38.48
C65	1931.00	1°31'39"	51.48	S89°12'09"W	51.48
C66	491.20	4°11'37"	31.94	N02°15'28"E	35.91

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

N
S

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	138.00	3°38'16"	1.76	S09°25'07"E	8.75
C2	24.30	1°52'10"	1.78	N88°57'45"E	0.78
C3	24.30	38°46'03"	16.24	N70°42'06"W	15.93
C4	15.00	90°00'00"	23.56	N44°53'50"E	21.21
C5	200.00	11°12'17"	39.11	N05°38'10"W	39.05
C6	200.00	11°12'17"	39.11	S84°21'50"W	39.05
C7	490.00	15°36'14"	133.45	S03°26'11"E	133.03
C8	490.00	13°04'14"	111.78	N04°42'12"W	111.54
C9	490.00	2°37'00"	21.67	N03°05'15"E	21.66
C10	250.30	11°14'18"	49.04	S05°37'09"E	48.95
C11	250.30	11°12'17"	41.89	N05°38'13"W	48.81
C12	150.00	11°12'17"	29.33	N05°38'13"W	29.29
C13	150.60	11°08'09"	29.15	S05°40'14"E	29.11
C14	138.80	7°29'53"	18.06	S03°51'06"E	18.05
C15	162.80	11°08'09"	31.49	S05°40'14"E	31.44
C16	138.00	6°27'52"	15.57	S08°00'23"E	15.56
C17	162.00	11°12'17"	31.68	S05°38'14"E	31.63
C18	188.00	6°50'13"	22.67	N07°56'12"W	21.66
C19	15.00	90°00'00"	23.56	N45°02'02"W	21.21
C20	502.00	8°38'33"	75.72	N06°35'02"W	75.65
C21	24.00	1°54'11"	0.80	S89°00'35"W	0.80
C22	24.00	38°40'56"	16.20	N70°41'34"W	15.90
C23	24.00	3°03'25"	1.28	N88°30'19"W	1.28
C24	15.00	90°00'00"	23.56	N44°57'58"E	21.21
C25	212.00	11°12'17"	41.46	S05°38'10"E	41.39
C26	15.00	98°10'52"	25.70	S37°51'08"W	22.67
C27	188.00	3°01'25"	9.92	S88°27'16"W	9.92
C28	212.00	4°38'43"	18.82	N87°28'37"E	18.42
C29	15.00	83°46'26"	21.93	S53°07'32"E	20.03
C30	15.00	91°17'39"	23.90	S44°15'01"W	21.45
C31	478.08	9°35'30"	82.11	S06°19'04"E	82.00
C32	188.00	4°30'04"	15.03	N02°20'03"W	15.09
C33	24.00	38°45'33"	16.24	N70°41'51"W	15.93
C34	502.00	15°36'14"	136.71	S03°26'11"E	136.29
C35	15.00	89°56'32"	23.55	N45°03'46"W	21.20
C36	502.00	1°59'35"	17.46	N01°22'06"W	17.46
C37	24.00	38°40'56"	16.20	S70°37'30"W	15.90
C38	502.00	4°44'14"	41.13	N01°59'48"E	41.49
C39	15.00	94°28'05"	24.73	S42°52'07"E	22.02
C40	24.00	36°42'56"	15.38	N69°40'22"E	15.12
C41	24.00	38°34'46"	16.16	S70°36'27"W	15.86
C42	24.00	38°40'56"	16.20	N70°41'34"W	15.90
C43	15.00	90°00'00"	23.56	N44°57'58"E	21.21
C44	278.00	11°12'17"	54.37	S05°38'10"E	54.28
C45	222.00	11°14'18"	43.58	S05°37'09"E	43.48
C46	24.00	38°34'46"	16.16	S70°36'27"W	15.86
C47	138.00	4°44'25"	11.41	N02°24'14"W	11.41
C48	15.00	90°00'00"	23.56	N45°00'10"W	21.21
C49	24.00	38°40'56"	16.20	N70°41'34"W	15.90
C50	24.00	35°57'31"	14.97	S69°09'51"E	14.68
C51	15.00	0°04'13"	0.02	S00°04'03"E	0.02
C52	15.00	89°55'47"	23.54	S44°53'57"W	21.20
C53	222.00	11°12'17"	43.41	N05°38'10"W	43.34
C54	15.00	88°53'58"	23.27	S44°29'01"E	21.01
C55	24.00	38°40'56"	16.20	N70°37'30"E	15.90
C56	278.00	11°14'18"	54.52	N05°37'09"W	54.44
C57	24.00	36°46'45"	15.41	N69°40'26"E	15.14
C67	188.00	11°12'17"	36.71	N05°38'10"W	36.71

Line Table		
LINE	DIRECTION	LENGTH
L1	S78°45'42"W	2.38
L2	N00°02'23"W	24.00
L3	N11°14'18"W	15.00
L4	N03°52'41"E	38.34
L5	N82°25'12"W	27.40
L6	S85°38'04"E	24.00
L7	N59°23'38"W	17.09
L8	N89°53'50"E	15.00
L9	N54°58'38"E	17.47
L10	N89°53'50"E	15.00
L11	S00°02'02"E	24.00

Line Table		
LINE	DIRECTION	LENGTH
L12	N10°31'40"E	23.04
L13	N89°57'58"E	15.04
L14	N71°45'52"E	15.79
L15	S86°16'06"E	15.0
L16	S00°06'10"E	24.09
L17	S71°46'47"E	15.71
L18	S44°23'07"E	13.95
L19	N89°57'58"E	15.04
L20	N00°20'55"E	10.04
L21	N89°53'50"E	25.98
L22	N56°15'04"W	17.94

SECONDARY WATER SERVICE TABLE					
LOT #	STREET NAME	STATION	OFFSET	ELEVATION	IRRIGATED AREA
2.0_ SEC WATER METER PARCEL B	SEGUNDO DRIVE	13+72.14	21.50 R	4570.49	+/- 68000 SQ.FT.
2.0_ SEC WATER METER PARCEL D	SEGUNDO DRIVE	14+02.32	21.84 L	4570.35	+/- 68750 SQ.FT.

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.

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HOLBROOK FARMS

PLAT D PHASE 2

SUBDIVISION

LOCATED IN SOUTHEAST 1/4 CORNER OF SECTION 35, T4S, R1W, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL	COUNTY RECORDER'S SEAL
PROFESSIONAL LAND SURVEYOR No. 12554699 JUSTIN LUNDBERG STATE OF UTAH		LEHI CITY 6/7/22 ENGINEER	CORPORATE SEAL OF LEHI CITY STATE OF UTAH	ENT 69159:2022 Fee $ 18.66 ANDREA ALLEN UTAH COUNTY RECORDER 2022 Jun 09 4:12 PM FEE 394.00 BY EB RECORDED FOR LEHI CITY CORPORATION

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ENGINEERING AND SURVEYING, LLC
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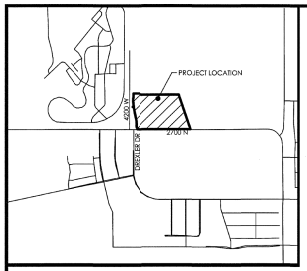
101 SOUTH 200 EAST,
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

MEDIUM DENSITY	
MULTI-FAMILY SETBACKS	
FRONT YARD	15' FRONT LOAD GARAGE 2' REAR LOAD GARAGE
REAR YARD (INTERIOR LOTS)	15' FRONT LOAD GARAGE 5' REAR LOAD GARAGE
REAR YARD (CORNER LOTS)	5'
SIDE YARD (PERIMETER)	0' SETBACK FOR MULTI-FAMILY. ALL BUILDINGS TO BE A MINIMUM OF 5' BETWEEN HOMES
SIDE YARD (CORNER LOT)	5'

NOTE: WHERE A PUBLIC UTILITY EASEMENTWITHIN THE BUILD-ABLE AREA OF A LOT EXISTS THE PU WILL TAKE PRECEDENCE OVER THE SETBACK.

NOTES:

1. BUILDING SETBACKS WILL FOLLOW THE APPROVED HOLBROOK FARMS AREA PLAN.
2. THIS AREA IS SUBJECT TONORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSC RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. #5 REBAR AND CAP TO BESET AT ALL REAR LOT CORNERS. PLUG/NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
4. STORM WATER WILL BE CONVEYED TO A REGIONAL POND THROUGH EXISTING ANDPROPOSED INFRASTRUCTURE.
5. LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED JUNE 7, 2019.
6. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO EEFERENCE BEARING SHOWN ON BUILDING
7. NO PORCHES, FOOTINGS, CONCRETE STEPS, A/C UNITS, OR WINDOW WELLS ARE TO BE LOCATED WITHIN THE PUE.
8. PARCEL A, B, C, AND E TOBE OWNED AND MAINTAINED BY THE TOWNHOMES AT HOLBRCOK FARMS HOMEOWNERS ASSOCIATION.
9. COMMON AREAS AND PALK STRIPS TO BE LANDSCAPED AND MAINTAINED BY THE TOWNHOMES AT HOLBROOK FARMS HOMEOWNERS ASSOCIATION.

ADDRESS TABLE

Unit	Address	Unt	Address
5101	2842 N 4200 WEST STREET	5160	4079 W RED CLOVER DRIVE
5102	2836 N 4200 WEST STREET	5161	4085 W RED CLOVER DRIVE
5103	2830 N 4200 WEST STREET	5162	4097 W RED CLOVER DRIVE
5104	2824 N 4200 WEST STREET	5163	4103 W RED CLOVER DRIVE
5105	2818 N 4200 WEST STREET	5164	4109 W RED CLOVER DRIVE
5106	2810 N 4200 WEST STREET	5165	4115 W RED CLOVER DRIVE
5107	2804 N 4200 WEST STREET	5166	4121 W RED CLOVER DRIVE
5108	2798 N 4200 WEST STREET	5167	4127 W RED CLOVER DRIVE
5109	2794 N 4200 WEST STREET	5168	4125 W DAHLIA DRIVE
5110	2788 N 4200 WEST STREET	5169	4119 W DAHLIA DRIVE
5111	2782 N 4200 WEST STREET	5170	4113 W DAHLIA DRIVE
5112	2778 N 4200 WEST STREET	5171	4107 W DAHLIA DRIVE
5113	2772 N 4200 WEST STREET	5172	4101 W DAHLIA DRIVE
5114	2766 N 4200 WEST STREET	5173	4095 W DAHLIA DRIVE
5115	2760 N 4200 WEST STREET	5174	2793 N FOXGLOVE WAY
5116	2754 N 4200 WEST STREET	5175	2787 N FOXGLOVE WAY
5117	2748 N 4200 WEST STREET	5176	5781 N FOXGLOVE WAY
5118	4214 W 2700 NORTH STREET	5177	2775 N FOXGLOVE WAY
5119	4208 W 2700 NORTH STREET	5178	2769 N FOXGLOVE WAY
5120	4202 W 2700 NORTH STREET	5179	2763 N FOXGLOVE WAY
5121	4196 W 2700 NORTH STREET	5180	4088 W SNOWDROP DRIVE
5122	4190 W 2700 NORTH STREET	5181	4094 W SNOWDROP DRIVE
5123	4184 W 2700 NORTH STREET	5182	4102 W SNOWDROP DRIVE
5124	4170 W 2700 NORTH STREET	5183	4108 W SNOWDROP DRIVE
5125	4164 W 2700 NORTH STREET	5184	4114 W SNOWDROP DRIVE
5126	4158 W 2700 NORTH STREET	5185	4120 W SNOWDROP DRIVE
5127	4152 W 2700 NORTH STREET	5186	4142 W SNOWDROP DRIVE
5128	4146 W 2700 NORTH STREET	5187	4148 W SNOWDROP DRIVE
5129	4140 W 2700 NORTH STREET	5188	4154 W SNOWDROP DRIVE
5130	4116 W 2700 NORTH STREET	5189	4160 W SNOWDROP DRIVE
5131	4110 W 2700 NORTH STREET	5190	4168 W SNOWDROP DRIVE
5132	4104 W 2700 NORTH STREET	5191	4174 W SNOWDROP DRIVE
5133	4098 W 2700 NORTH STREET	5192	4180 W SNOWDROP DRIVE
5134	4092 W 2700 NORTH STREET	5193	4186 W SNOWDROP DRIVE
5135	4086 W 2700 NORTH STREET	5194	4185 W SWEET PEA LANE
5136	4082 W 2700 NORTH STREET	5195	4179 W SWEET PEA LANE
5137	4076 W 2700 NORTH STREET	5196	4173 W SWEET PEA LANE
5138	4070 W 2700 NORTH STREET	5197	4167 W SWEET PEA LANE
5139	4064 W 2700 NORTH STREET	5198	4166 W SWEET PEA LANE
5140	4058 W 2700 NORTH STREET	5199	4172 W SWEET PEA LANE
5141	4052 W 2700 NORTH STREET	5200	4178 W SWEET PEA LANE
5142	4042 W SNOWDROF DRIVE	5201	4184 W SWEET PEA LANE
5143	4048 W SNOWDROF DRIVE	5202	4195 W DAHLIA DRIVE
5144	4054 W SNOWDROF DRIVE	5203	4189 W DAHLIA DRIVE
5145	4066 W SNOWDROF DRIVE	5204	4183 W DAHLIA DRIVE
5146	4066 W SNOWDROF DRIVE	5205	4177 W DAHLIA DRIVE
5147	4072 W SNOWDROF DRIVE	5206	4165 W DAHLIA DRIVE
5148	2756 N FOXGLOVE WAY	5207	4159 W DAHLIA DRIVE
5149	2762 N FOXGLOVE WAY	5208	4153 W DAHLIA DRIVE
5150	2768 N FOXGLOVE WAY	5209	4147 W DAHLIA DRIVE
5151	2774 N FOXGLOVE WAY	5210	4151 W RED CLOVER DRIVE
5152	2780 N FOXGLOVE WAY	5211	5211 W RED CLOVER DRIVE
5153	2790 N FOXGLOVE WAY	5212	5212 W RED CLOVER DRIVE
5154	2796 N FOXGLOVE WAY	5213	4169 W RED CLOVER DRIVE
5155	2802 N FOXGLOVE WAY	5214	4175 W RED CLOVER DRIVE
5156	2808 N FOXGLOVE WAY	5215	4181 W RED CLOVER DRIVE
5157	2814 N FOXGLOVE WAY	5216	4187 W RED CLOVER DRIVE
5158	4067 W RED CLOVER DRIVE	5217	4193 W RED CLOVER DRIVE
5159	4073 W RED CLOVER DRIVE		

Boundary Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C58	520.00	4°06'18"	37.26	N02°16'47"E	37.25
C59	599.65	7°09'52"	65.65	N86°27'07"W	65.61
C60	24.00	38°37'27"	16.18	N19°24'14"W	15.87
C61	24.00	38°44'24"	16.23	S19°16'42"W	15.92
C62	15.00	90°00'32"	21.56	N45°02'18"W	21.21
C63	15.00	89°32'17"	23.44	S44°44'07"W	21.11
C64	2069.00	1°02'56"	38.48	S88°58'17"W	38.48
C65	1931.00	1°31'39"	51.48	S89°12'05"W	51.48
C66	491.00	4°11'37"	35.94	N02°15'21"E	35.93

Line Table

LINE	DIRECTION	LENGTH
L1	S78°45'42"W	2.38
L2	N00°02'02"W	24.00
L3	N11°14'12"W	15.00
L4	N03°52'41"E	38.34
L5	N82°25'12"W	27.40
L6	S85°38'10"E	24.00
L7	N59°23'32"W	17.09
L8	N89°53'53"E	15.00
L9	N54°58'10"E	17.47
L10	N89°53'53"E	15.00
L11	S00°02'02"E	24.00

Line Table

LINE	DIRECTION	LENGTH
L12	N10°31'40"E	23.04
L13	N89°57'58"E	15.00
L14	N71°45'52"E	15.79
L15	S86°16'06"E	15.01
L16	S00°06'10"E	24.00
L17	S71°46'47"E	15.79
L18	S44°25'07"E	13.99
L19	N89°57'58"E	15.00
L20	N00°20'55"E	10.00
L21	N89°53'50"E	25.98
L22	N56°15'04"W	17.94

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	138.00	3°38'16"	8.76	S09°25'10"E	8.76
C2	24.00	1°52'10"	0.78	N88°57'45"E	0.78
C3	24.00	38°46'03"	16.24	N70°42'06"W	15.93
C4	15.00	90°00'00"	23.56	N44°53'50"E	21.21
C5	200.00	1°12'17"	39.11	N05°38'10"W	39.05
C6	200.00	1°12'17"	39.11	S84°21'50"W	39.05
C7	490.00	5°36'14"	133.45	S03°26'11"E	133.03
C8	490.00	3°04'14"	111.78	N04°42'12"W	111.54
C9	490.00	2°32'00"	21.67	N03°05'55"E	21.66
C10	250.00	1°14'18"	49.04	S05°37'09"E	48.96
C11	250.00	1°12'17"	48.89	N05°38'10"W	48.81
C12	150.00	1°12'17"	29.33	N05°38'10"W	29.29
C13	150.00	1°08'09"	29.15	S05°40'14"E	29.11
C14	138.00	7°29'53"	18.06	S03°51'06"E	18.05
C15	162.00	1°08'09"	31.49	S05°40'14"E	31.44
C16	138.00	5°27'52"	15.57	S04°00'23"E	15.56
C17	162.00	1°12'17"	31.68	S05°38'10"E	31.63
C18	188.00	5°36'13"	21.67	N07°56'12"W	21.66
C19	15.00	90°00'00"	23.56	N45°02'02"W	21.21
C20	502.00	8°38'33"	75.72	N06°55'02"W	75.65
C21	24.00	1°54'11"	0.80	S89°00'35"W	0.80
C22	24.00	38°40'56"	16.20	N70°41'34"W	15.90
C23	24.00	3°03'25"	1.28	N88°30'19"W	1.28
C24	15.00	90°00'00"	23.56	N44°57'58"E	21.21
C25	212.00	1°12'17"	41.46	S05°38'10"E	41.39
C26	15.00	98°10'52"	25.70	S37°51'08"W	22.67
C27	188.00	3°01'25"	9.92	S88°27'16"W	9.92
C28	212.00	4°58'43"	18.42	N87°28'37"E	18.42
C29	15.00	53°46'26"	21.93	S53°07'32"E	20.03
C30	15.00	91°17'39"	23.90	S44°15'01"W	21.45
C31	478.00	9°50'30"	82.11	S06°19'04"E	82.00
C32	188.00	4°36'04"	15.10	N02°20'03"W	15.09
C33	24.00	38°45'33"	16.24	N70°41'51"W	15.93
C34	502.00	5°36'14"	136.71	S03°26'11"E	136.29
C35	15.00	89°56'32"	23.55	N45°03'46"W	21.20
C36	502.00	1°59'35"	17.46	N01°22'06"W	17.46
C37	24.00	38°40'56"	16.20	S70°37'30"W	15.90
C38	502.00	4°44'14"	41.51	N01°59'48"E	41.49
C39	15.00	94°28'05"	24.73	S42°52'07"E	22.02
C40	24.00	36°42'36"	15.38	N69°40'22"E	15.12
C41	24.00	38°34'46"	16.16	S70°36'27"W	15.86
C42	24.00	38°40'56"	16.20	N70°41'34"W	15.90
C43	15.00	90°00'00"	23.56	N44°57'58"E	21.21
C44	278.00	1°12'17"	54.37	S05°38'10"E	54.28
C45	222.00	1°14'18"	43.54	S05°37'09"E	43.48
C46	24.00	38°34'46"	16.16	S70°36'27"W	15.86
C47	138.00	4°44'25"	11.42	N02°24'14"W	11.41
C48	15.00	90°00'00"	23.56	N45°00'10"W	21.21
C49	24.00	38°40'56"	16.20	N70°41'34"W	15.90
C50	24.00	35°37'31"	14.92	S69°09'51"E	14.68
C51	15.00	0°04'13"	0.02	S00°04'03"E	0.02
C52	15.00	89°55'47"	23.54	S44°55'57"W	21.20
C53	222.00	1°12'17"	43.41	N05°38'10"W	43.34
C54	15.00	88°53'58"	23.27	S44°29'01"E	21.01
C55	24.00	38°40'56"	16.20	N70°37'30"E	15.90
C56	278.00	1°14'18"	54.53	N05°37'09"W	54.44
C57	24.00	36°46'45"	15.41	N69°40'26"E	15.14
C67	188.00	1°12'17"	36.77	N05°38'10"W	36.71

SECONDARY WATER SERVICE TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION	IRRIGATED AREA
2.0_ SEC WATER METER PARCEL B	SEGUNDO DRIVE	13+72.14	21.50 R	4570.49	+/- 68000 SQ.FT
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HOLBROOK FARMS

PLAT D PHASE 2

SUBDIVISION

LOCATED IN SOUTHEAST 1/4 CORNER OF SECTION 35, T4S, R1W, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

18364 3of3

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL	COUNTY RECORDER'S SEAL
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