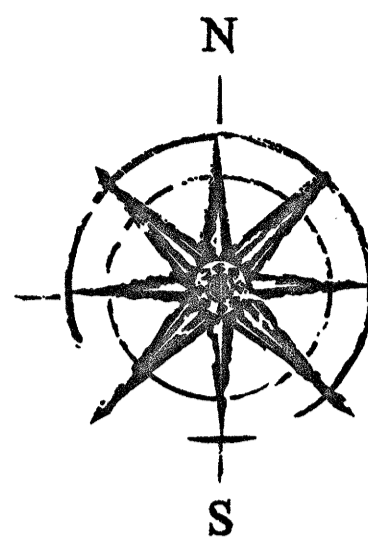


Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	300.00	5°11'47"	27.21	N87°24'06"E	27.20
C2	20.00	90°07'26"	31.46	N44°56'18"E	28.31
C3	197.50	8°00'16"	27.59	N36°53'40"E	27.57
C4	197.50	1°20'57"	4.65	N32°13'10"E	4.65

CURTIS CENTER SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 1, TSS, R1W, SALT LAKE BASE & MERIDIAN LEHI CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE

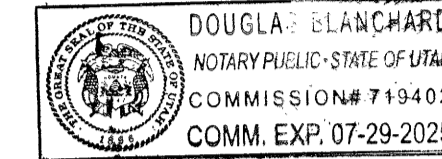
(IN FEET)
1 inch = 60 ft.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THE 29 DAY OF June A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Michelle Holbrook, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE is manager/member of CG Holbrook Center 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: 7-29-2025
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 719402 Douglas Blanchard
PRINTED FULL NAME OF NOTARY



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional 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, have verified all measurements, and have subdivided said tract of land into parcels, streets, and easements, to be hereafter known as CURTIS CENTER, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

Justin Lundberg
JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12554439

06/24/22
DATE

BOUNDARY DESCRIPTION

A portion of the SW 1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point located S00°07'33"E along the Section line 637.41 feet and East 1,350.00 feet from the West 1/4 Corner of Section 1, TSS, R1W, SLB&M, thence Southwesterly along the arc of a 21.50 foot radius non-tangent curve to the left (radius bears: N89°52'35"E) 33.73 feet through a central angle of 89°52'35"; Chord: S45°03'42"E 30.37 feet; thence East 16.90 feet; thence N77°00'24"E 4.86 feet; thence N75°14'51"E 5.09 feet; thence along the arc of a curve to the right with a radius of 18.50 feet a distance of 4.76 feet through a central angle of 14°45'09"; Chord: N82°37'26"E 4.75 feet; thence East 936.11 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 365.72 feet (radius bears: N00°42'31"W) a distance of 24.12 feet through a central angle of 03°46'44"; Chord: N87°24'06"E 24.12 feet; thence S05°11'47"E 65.00 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 331.00 feet (radius bears: N05°11'47"W) a distance of 5.15 feet through a central angle of 00°53'28"; Chord: S85°14'57"W 5.15 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 197.50 feet (radius bears: N58°27'18"W) a distance of 32.24 feet through a central angle of 09°21'13"; Chord: S36°13'18"W 32.21 feet; thence South 411.83 feet to the North line of PLAT "A" HUNTER ESTATES, according to the Official Plat thereof recorded June 14, 1994 as Entry No. 49523.1994 in the Office of the Utah County Recorder, thence along said plat the following three (3) courses: 1) S89°52'27"W 141.28 feet; 2) S48°59'58"W 43.98 feet; 3) S89°52'27"W 819.04 feet; thence N00°07'25"W 551.30 feet to the point of beginning.
Contains: 12.07 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 PARCELS, STREETS 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 29 DAY OF June A.D. 2022

CG Holbrook Center LC
Michelle Holbrook
BY: Michelle Holbrook
(PRINTED NAME)
ITS: Manager/Member

Holbrook Community Center
Michelle Holbrook
BY: Michelle Holbrook
(PRINTED NAME)
ITS: President

OWNER ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THE 29 DAY OF June A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Michelle Holbrook, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE is President OF Holbrook Community Center 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: 7-29-2025
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 719402 Douglas Blanchard
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 29 DAY OF June, A.D. 2022.

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

PLANNING COMMISSION APPROVAL

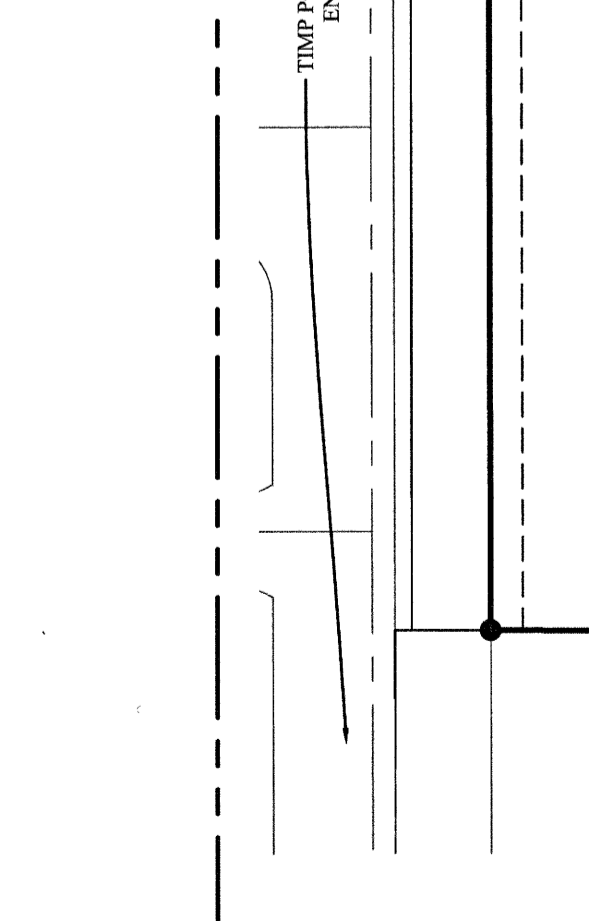
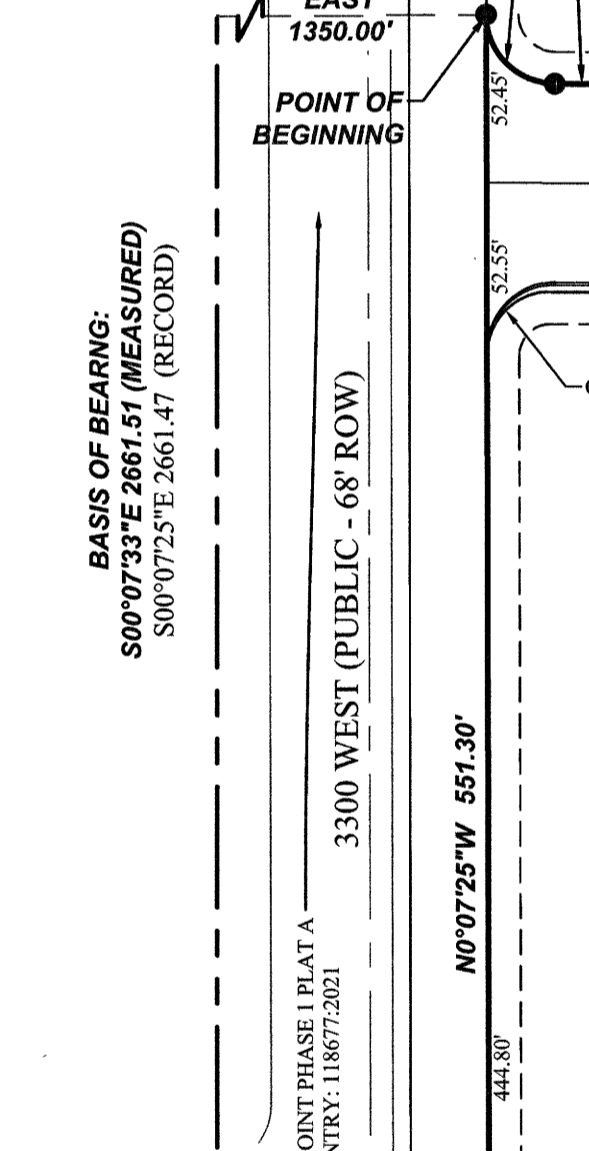
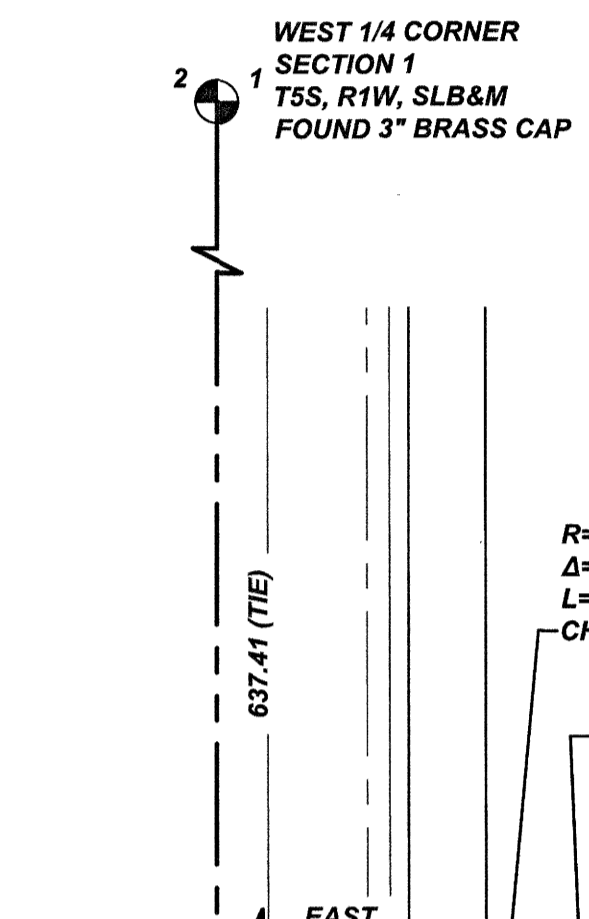
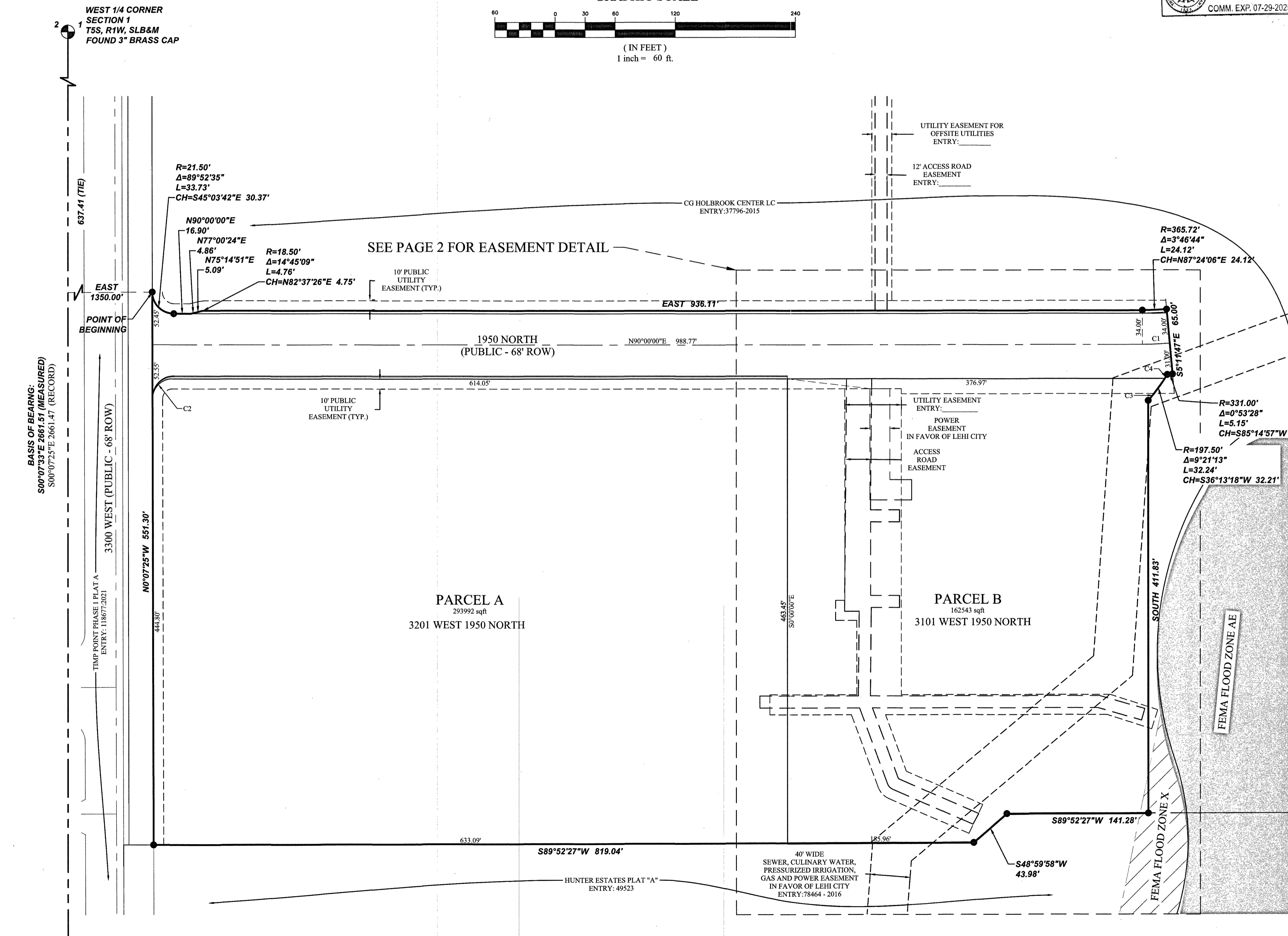
APPROVED THIS DAY OF _____, A.D. 20____, BY THE LEHI CITY PLANNING COMMISSION.
DIRECTOR - SECRETARY: Gregory Jones CHAIR, PLANNING COMMISSION

CURTIS CENTER SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 1, TSS, R1W, SALT LAKE BASE & MERIDIAN LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	CITY ENGINEER'S SEAL 	CITY RECORDING SEAL 	COUNTY RECORDER'S SEAL
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ENT 107284:2022 Map # 18526
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Oct 05 12:35 PM FEE 104.00 BY CH
RECORDER FOR LEHI CITY CORPORATION



SITE TABULATIONS	
TOTAL ACREAGE	12.07 ACRES
TOTAL ACREAGE IN LOTS	3.76 ACRES
TOTAL OPEN SPACE (PARCEL A)	6.79 ACRES
TOTAL ACREAGE IN ROW	1.52 ACRES
LANE MILES OF ROAD	0.19 MILES
TOTAL LOTS PER ACRE	0.08 LOTS/ACRE

1 OF 2 04/15/2022

PREPARED FOR
OWNER/DEVELOPER
CG COMMUNITY CENTER
1238 NORTH 1200 WEST
LEHI, UTAH 84043
CONTACT: MICHELLE HOLBROOK

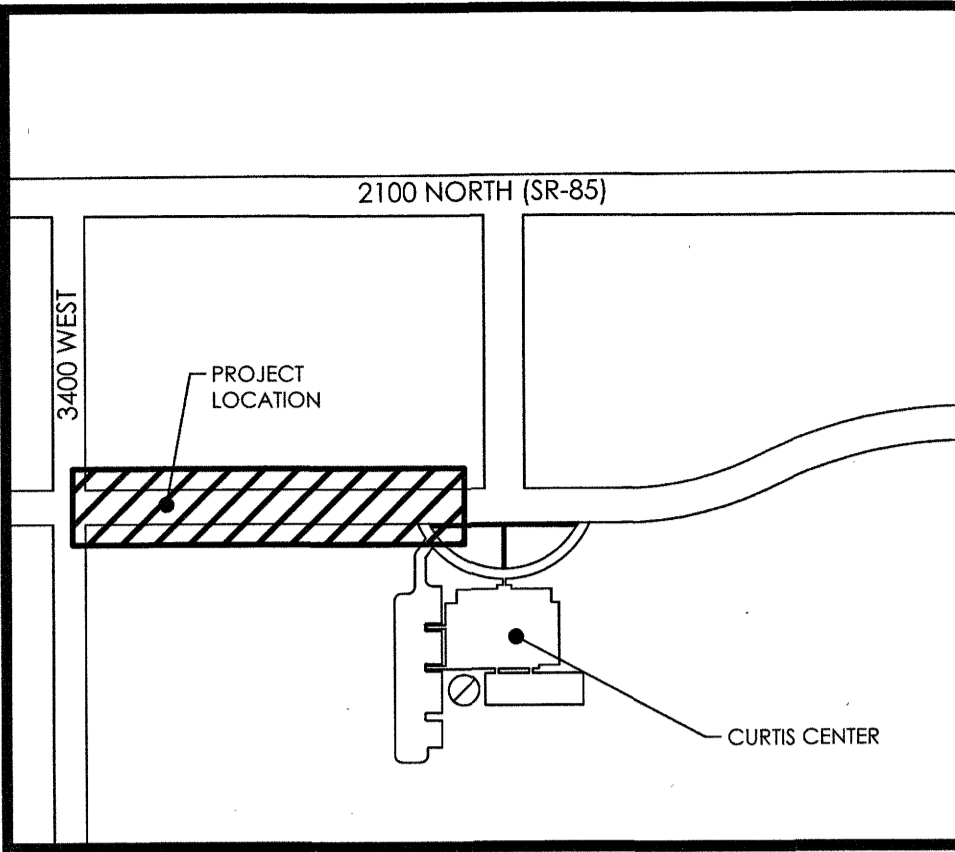
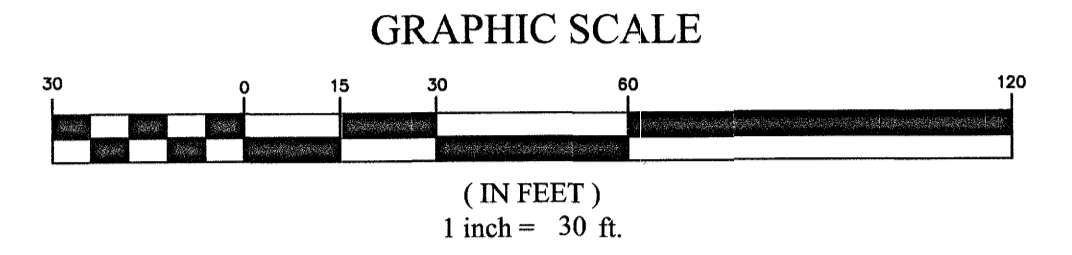
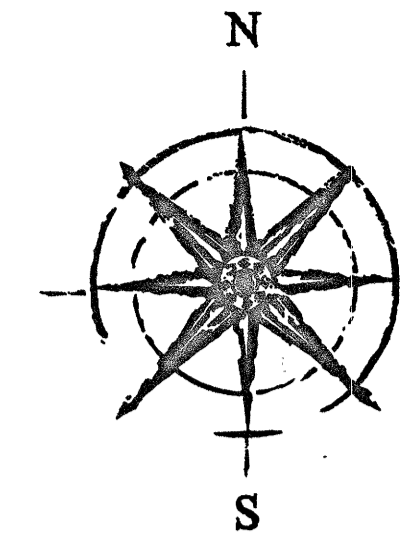
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

See: 1, TSS, R1W, SLB&M TU-011 JS

CURTIS CENTER SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	300.00	5°11'47"	27.21	N87°24'06"E	27.20



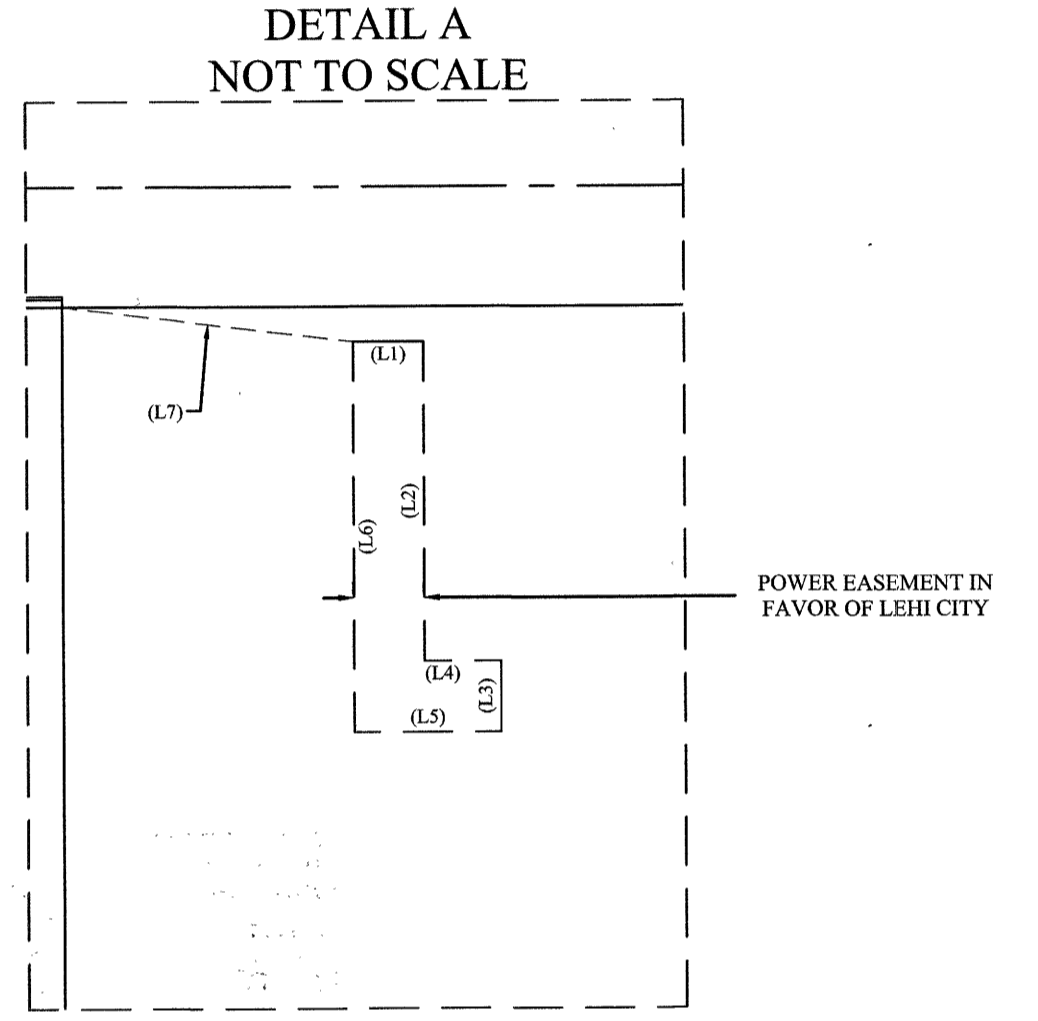
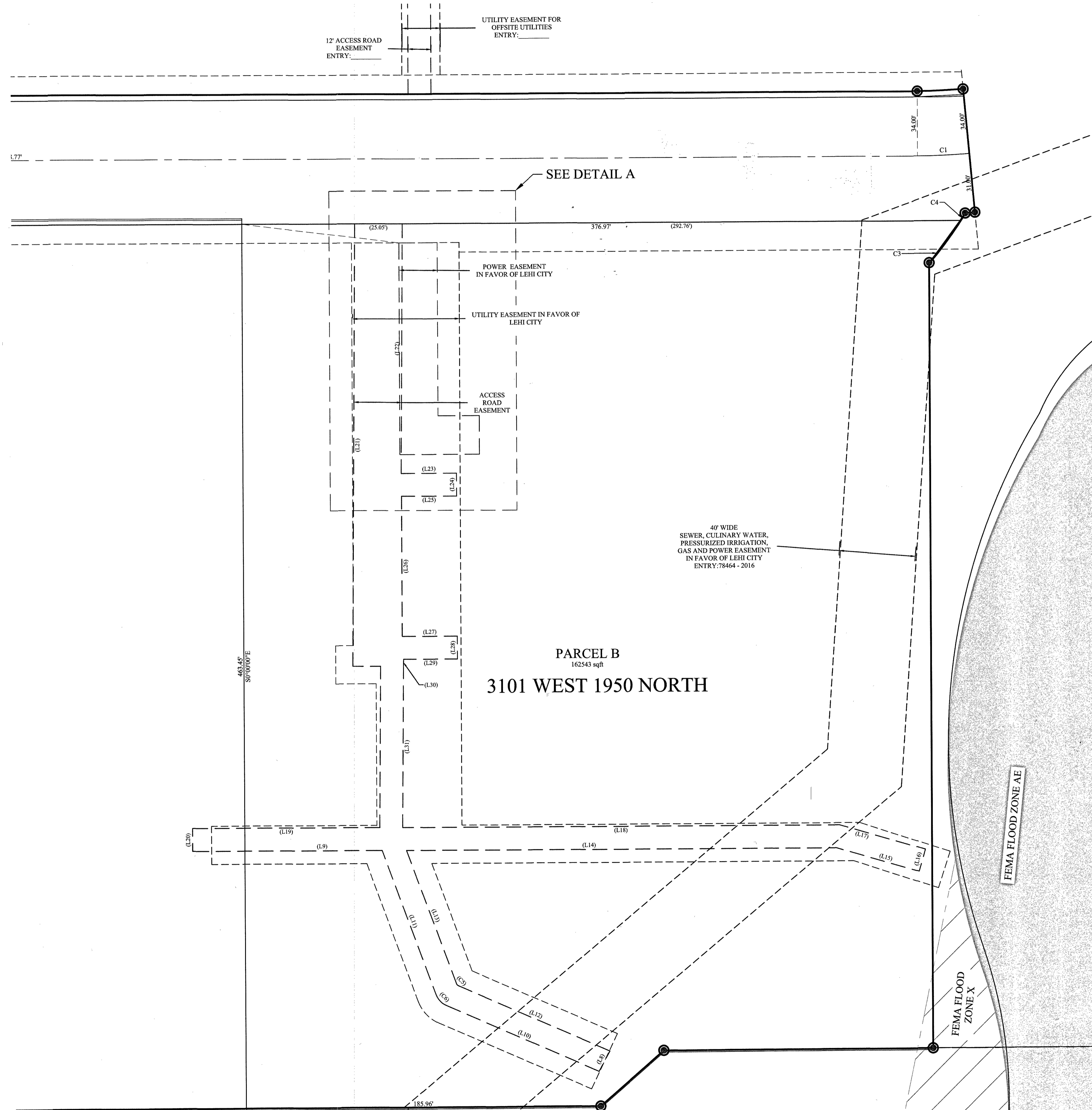
VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- - - CENTERLINE
- ⊙ SECTION MONUMENT (FOUND)
- ⊕ SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKERS
- ▨ FEMA FLOOD ZONE X
- ▩ FEMA FLOOD ZONE AE

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.
- ALL STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
- 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.



LINE	DIRECTION	LENGTH
(L1)	N90°00'00"E	20.00
(L2)	S00°00'00"E	90.75
(L3)	S00°00'00"E	20.17
(L4)	N90°00'00"E	21.69
(L5)	N90°00'00"W	41.69
(L6)	N00°00'00"E	110.92
(L7)	N83°04'54"W	83.02
(L8)	N28°27'53"E	12.04
(L9)	N90°00'00"E	99.46
(L10)	S66°22'12"E	87.13
(L11)	S20°11'55"E	80.68
(L12)	S66°22'12"E	86.44
(L13)	S20°11'55"E	74.56
(L14)	N90°00'00"E	225.21
(L15)	S73°53'46"E	45.34
(L16)	N16°06'14"E	12.00

LINE	DIRECTION	LENGTH
(L17)	S73°53'46"E	47.04
(L18)	N90°00'00"E	228.87
(L19)	N90°00'00"E	98.37
(L20)	N00°00'00"E	12.00
(L21)	S00°30'36"W	231.96
(L22)	S00°31'28"W	130.85
(L23)	N89°55'16"E	28.93
(L24)	N00°00'00"E	12.00
(L25)	S89°55'54"E	28.88
(L26)	S00°01'26"E	73.46
(L27)	N89°57'15"E	28.82
(L28)	N00°00'00"E	12.00
(L29)	N89°58'34"E	28.19
(L30)	S01°47'48"W	3.39
(L31)	S00°35'06"W	84.80

2 OF 2 04/15/2022

PREPARED FOR
OWNER/DEVELOPER
CG COMMUNITY CENTER
1238 NORTH 1200 WEST
LEHI, UTAH 84043
CONTACT: MICHELLE HOLBROOK

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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SURVEYOR'S SEAL CITY ENGINEER'S SEAL CITY RECORDER'S SEAL COUNTY RECORDER'S SEAL

ENT 10728412022 Map # 18526
ANDREA ALLEN
UTAH COUNTY RECORDER
3022 DOL. OS 12135 PM FEE 104.00 BY CH
RECORDED FOR LEHI CITY CORPORATION

18526 2022
20-0385 Holbrook Public ROW Design 20-0385 Viny Sheets/C2.1 - FINAL PLAT.dwg