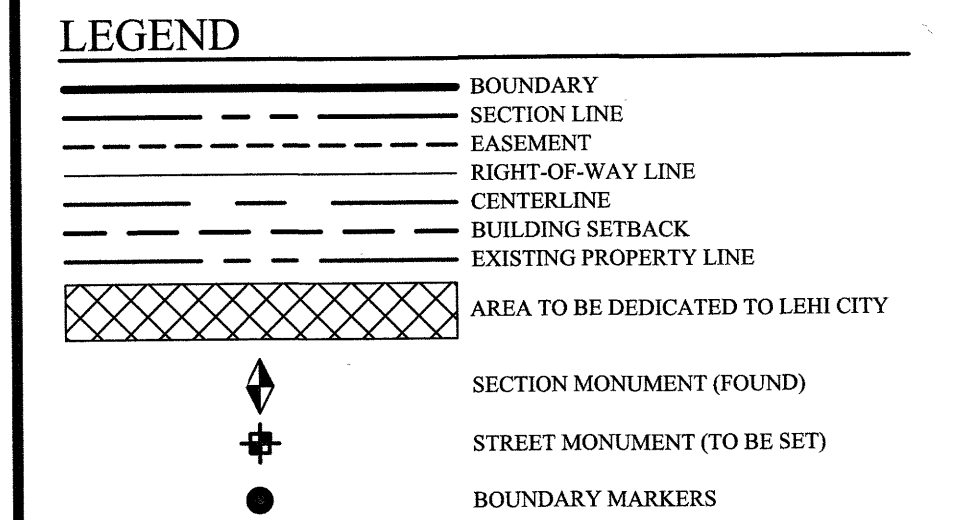
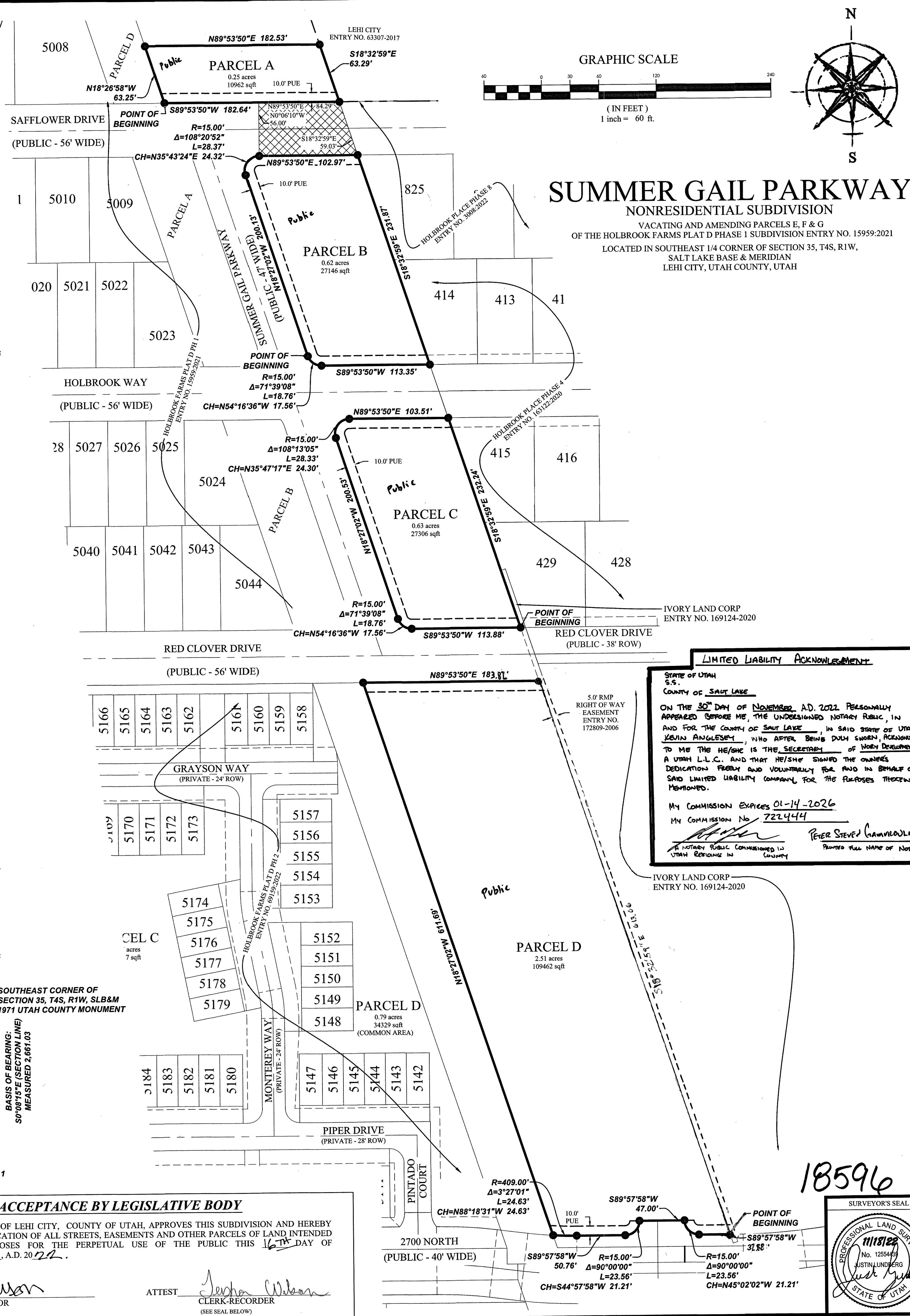
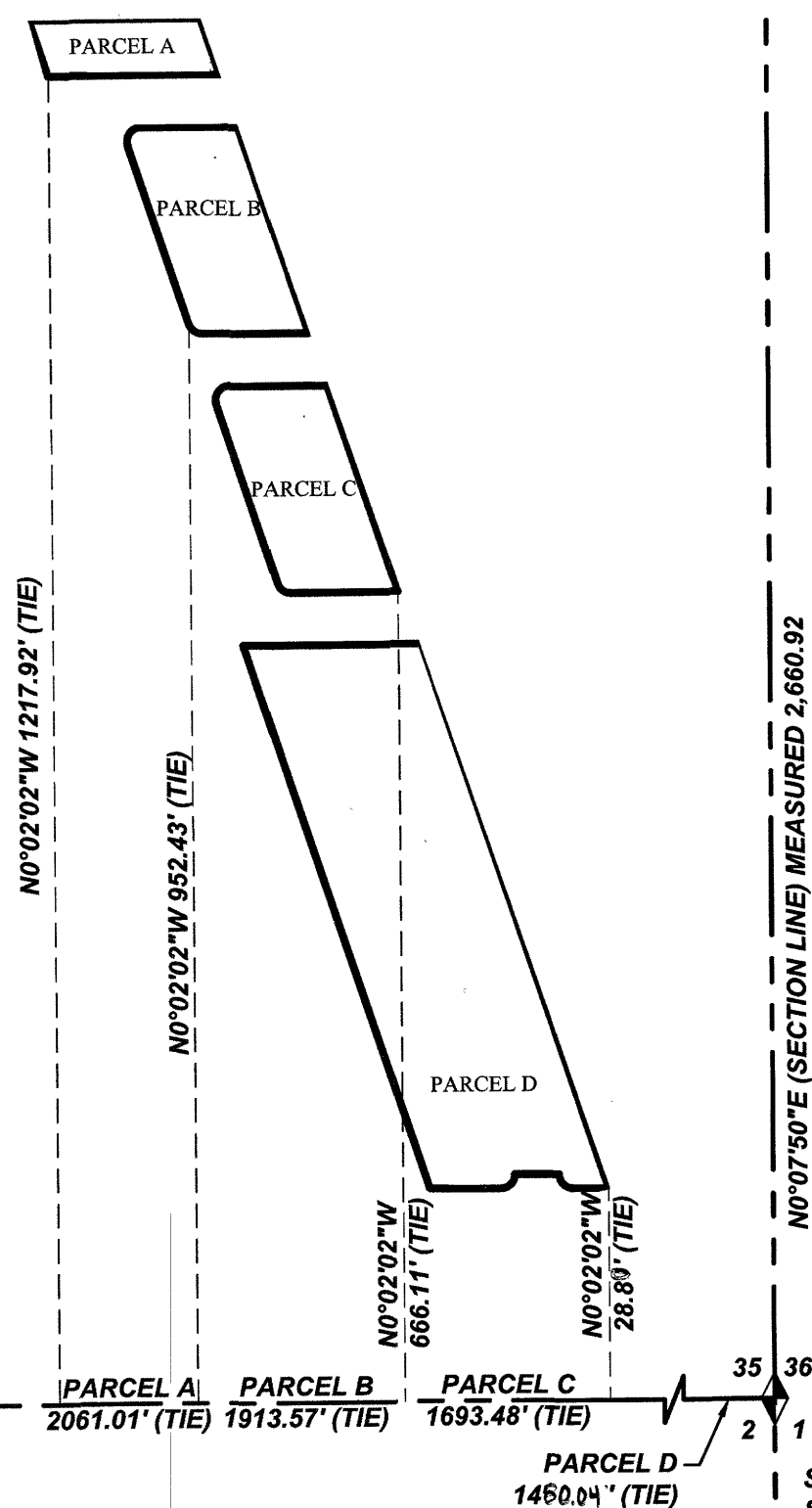


VICINITY MAP  
N.T.S.

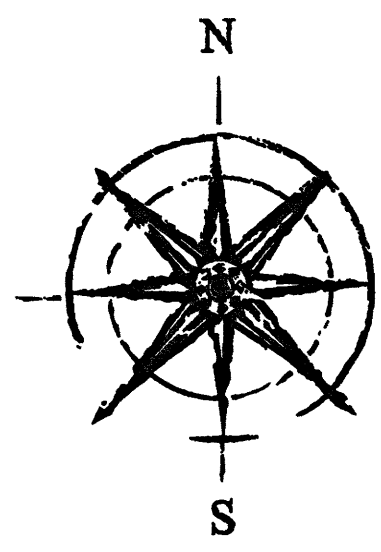
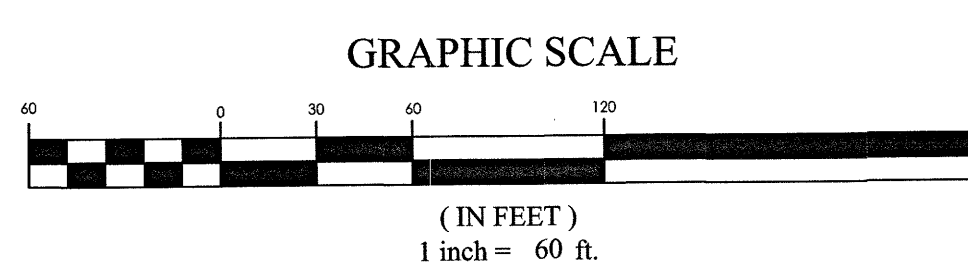


- NOTES:**
- THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
  - #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. PLUG/NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
  - PARCELS A-D ARE HEREBY DEDICATED TO LEHI CITY.

SECTION BREAK DOWN  
(NTS)



**SUMMER GAIL PARKWAY**  
NONRESIDENTIAL SUBDIVISION  
VACATING AND AMENDING PARCELS E, F & G  
OF THE HOLBROOK FARMS PLAT D PHASE 1 SUBDIVISION ENTRY NO. 15959/2021  
LOCATED IN SOUTHEAST 1/4 CORNER OF SECTION 35, T4S, R1W,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH



**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, and have subdivided said tract of land into parcels and streets, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg  
Professional Land Surveyor  
Certificate No. 12554439

Date: 11/18/22

**BOUNDARY DESCRIPTION**

**PARCEL A**  
A part of the Southeast 1/4 Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:  
Beginning at a point located on the Northerly Right of Way of Safflower Drive, said Right of Way being established by HOLBROOK FARMS PLAT D PHASE 1 SUBDIVISION, recorded on January 28, 2021, as Entry No: 15959/2021, said point also being located S89°57'58"W 2061.01 feet along the Section line and N0°02'02"W 1217.92 feet from the Southeast Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said Plat N18°26'58"W 63.25 feet; thence N89°53'50"E 182.53 feet; thence S18°32'59"E 63.29 feet; thence to and along said Plat S89°53'50"W 182.64 feet to the point of beginning.  
Area Contains: .25 acres±

**PARCEL B**  
A part of the Southeast 1/4 Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:  
Beginning at a point located on the easterly Right of Way of Summer Gail Parkway, said Right of Way being established by HOLBROOK FARMS PLAT D PHASE 1 SUBDIVISION, recorded on January 28, 2021, as Entry No: 15959/2021, said point also being located S89°57'58"W 1913.57 feet along the Section line and N0°02'02"W 952.43 feet from the Southeast Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said Right of Way N18°27'02"W 200.13 feet; thence Northeastly along the arc of a non-tangent curve to the right having a radius of 15.00 feet a distance of 28.37 feet through a central angle of 108°20'51" Chord: N35°35'38"E 24.32 feet; thence N89°53'50"E 102.97 feet to the westerly boundary line of HOLBROOK PLACE PHASE 8 SUBDIVISION, recorded on January 7, 2022, as Entry No: 3008/2022 & HOLBROOK PLACE PHASE 4 SUBDIVISION, recorded on October 20, 2020, as Entry No: 163122/2020; thence along said Plat S18°32'59"E 231.87 feet to the northerly Right of Way established by that HOLBROOK FARMS PLAT D PHASE 1 SUBDIVISION; thence along said Right of Way S89°53'50"W 113.35 feet; thence Northwesterly along the arc of a curve to the right with a radius of 15.00 feet a distance of 18.76 feet through a central angle of 71°39'08" Chord: N54°16'36"W 17.56 feet to the point of beginning.  
Area Contains: .62 acres±

**PARCEL C**  
A part of the Southeast 1/4 Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:  
Beginning at a point located on the Northerly Right of Way of Red Clover Drive, said Right of Way being established by HOLBROOK FARMS PLAT D PHASE 1 SUBDIVISION, recorded on January 28, 2021, as Entry No: 15959/2021, said point also being located S89°57'58"W 1693.48 feet along the Section line and N0°02'02"W 666.11 feet from the Southeast Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said Plat the following five (5) courses: (1) S89°53'50"W 113.88 feet; (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 18.76 feet through a central angle of 108°13'05" Chord: N35°47'17"E 24.30 feet; (3) N89°53'50"E 103.51 feet to the Westerly boundary of Lot 825 of the HOLBROOK PLACE PHASE 8 SUBDIVISION, recorded on January 7, 2022, as Entry No: 3008/2022; thence along said Plat S18°32'18"E 232.24 feet to the point of beginning.  
Area Contains: .63 acres±

**PARCEL D**  
A part of the Southeast 1/4 Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:  
Beginning at a point located on the Northerly Right of Way of 2700 North Street, being established by HOLBROOK PLAT J, recorded on Entry No: said point also being located S89°57'58"W 1400.00 feet along the Section line and N0°02'02"W 28.80 feet from the Southeast Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following six (6) courses: (1) S89°57'58"W 32.88 feet; (2) 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°00'00" Chord: N45°02'02"W 21.21 feet; (3) S89°57'58"W 47.00 feet; (4) Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S44°57'58"W 21.21 feet; (5) S89°57'58"W 50.76 feet; (6) along the arc of a curve to the right with a radius of 409.00 feet a distance of 24.63 feet through a central angle of 03°27'01" Chord: N88°18'31"W 24.63 feet; thence N18°27'02"W 61.69 feet to the Southerly Right of Way of Red Clover Drive, Established by HOLBROOK FARMS PLAT D PHASE 1 SUBDIVISION, recorded on January 28, 2021, as Entry No: 15959/2021; thence along said Right of Way N89°53'50"E 183.81 feet; thence S18°32'59"E 613.06 feet to the point of beginning.  
Area Contains: 2.51 acres±

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE

ON THE 30<sup>th</sup> DAY OF NOVEMBER, A.D. 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, KEVIN ANGLESEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE SECRETARY OF BOYER HOLBROOK RESIDENTIAL, 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 01-14-2026  
MY COMMISSION No. 722444

PEER STEVE GAMMADOLAS  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN COUNTY OF SALT LAKE

**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 PARCELS DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(1)(D), IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 30<sup>th</sup> DAY OF NOVEMBER, A.D. 2022.

Boyer Holbrook Residential, L.C.  
Kevin Anglesey, Secretary

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE

ON THE 30<sup>th</sup> DAY OF NOVEMBER, A.D. 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, KEVIN ANGLESEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF BOYER HOLBROOK RESIDENTIAL, 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: 01/16/2026  
MY COMMISSION No. 719523

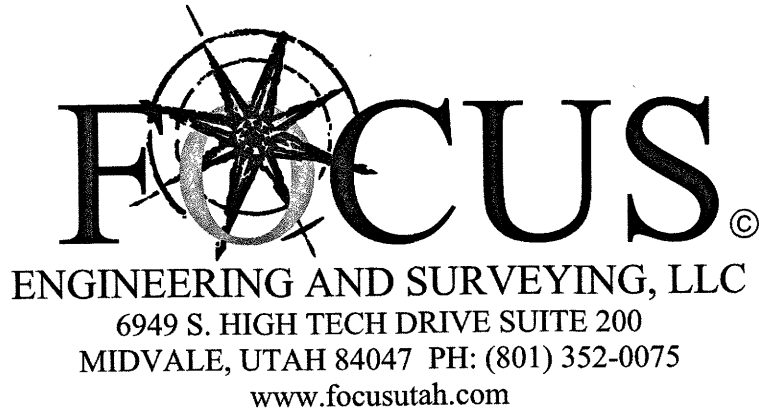
AVRY BYINGTON  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 8<sup>th</sup> DAY OF December, A.D. 2022, BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY: [Signature]  
CHAIR, PLANNING COMMISSION: [Signature]

**SUMMER GAIL PARKWAY**  
NONRESIDENTIAL SUBDIVISION  
VACATING AND AMENDING PARCELS E, F & G  
OF THE HOLBROOK FARMS PLAT D PHASE 1 SUBDIVISION ENTRY NO. 15959/2021  
LOCATED IN SOUTHEAST 1/4 CORNER OF SECTION 35, T4S, R1W,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

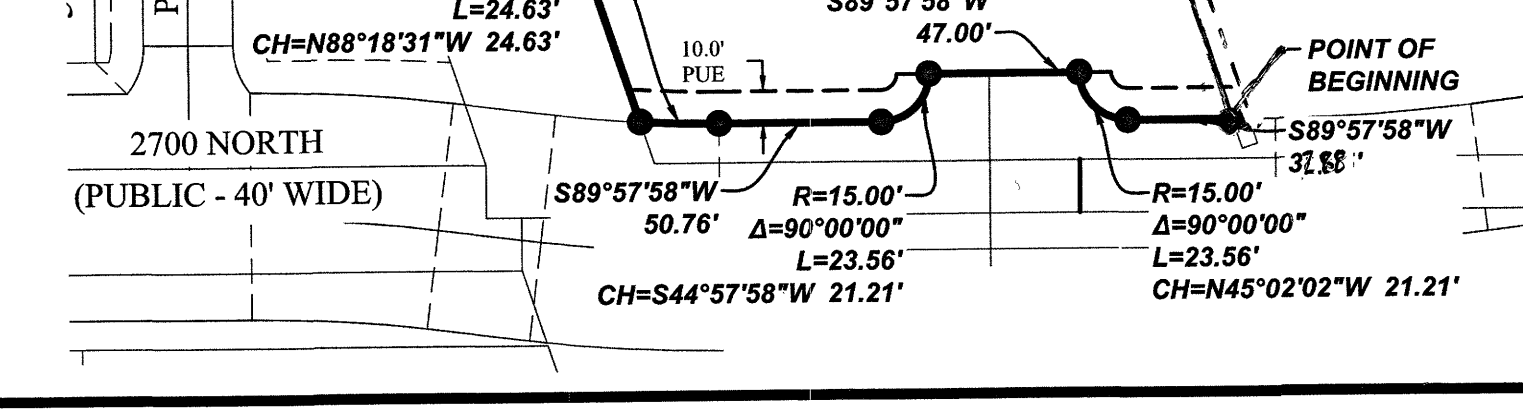


**OWNER/DEVELOPER**  
BOYER HOLBROOK RES. L.C.  
101 SOUTH 200 EAST  
SALT LAKE CITY, UTAH 84111  
801-521-4781  
LOGAN FAWCETT

**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 16<sup>th</sup> DAY OF DEC, A.D. 2022.

APPROVED BY MAYOR: [Signature]  
ATTEST: [Signature]  
CLERK-RECORDER (SEE SEAL BELOW)



18596

SURVEYOR'S SEAL PROFESSIONAL LAND SURVEYOR JUSTIN LUNDBERG STATE OF UTAH	NOTARY PUBLIC SEAL AVRY BYINGTON DAVIS COUNTY	LEHI CITY ENGINEER SEAL LEHI CITY	LEHI CITY RECORDER SEAL LEHI CITY	COUNTY RECORDER'S SEAL ANDREA ALLEN UTAH COUNTY RECORDER 2022 DEC 28 11:11 AM FEE \$5.00 BY CS RECORDED FOR LEHI CITY CORPORATION
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