

MEDIUM DENSITY SINGLE FAMILY SETBACKS

FRONT YARD	20' front load garage
REAR YARD (INTERIOR LOTS)	15' front load garage
REAR YARD (CORNER LOTS)	5'
SIDE YARD (PERIMETER)	Residential uses 0'. Total side yards not less than 5'
SIDE YARD (CORNER LOT)	8'

NOTE: WHERE A PUBLIC UTILITY EASEMENT WITHIN THE BUILDABLE AREA OF A LOT EXISTS, THE PUE WILL TAKE PRECEDENCE OVER THE SETBACK

Line Table

LINE	DIRECTION	LENGTH
L1	N00°02'20"W	41.94
L2	S04°01'22"E	38.58
L3	S35°00'01"W	40.34
L4	N60°07'54"W	61.00
L5	S00°06'10"E	61.00
L9	S00°10'17"W	15.63
L10	S00°10'17"W	17.91

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°16'27"	23.63	S44°57'57"E	21.26
C2	61.00	28°47'25"	30.65	N15°28'24"E	30.33
C3	15.00	90°18'24"	23.64	S44°56'58"E	21.27
C4	619.00	3°27'03"	37.28	N02°17'51"W	37.28
C5	15.00	30°08'23"	7.89	N14°47'54"E	7.80
C6	619.00	0°18'02"	3.25	N00°25'18"W	3.25
C7	381.00	3°33'10"	23.63	N01°36'18"W	23.62
C8	381.00	0°38'29"	4.26	N03°42'08"W	4.26
C9	443.00	2°59'57"	23.19	S01°19'42"E	23.19
C10	15.00	90°16'27"	23.63	N44°57'57"W	21.26
C11	15.00	89°43'33"	23.49	S45°02'03"W	21.16
C12	443.00	1°35'31"	12.31	S03°37'26"E	12.31
C14	492.00	1°21'20"	11.64	S00°30'38"E	11.64
C15	492.00	1°29'00"	12.74	S00°54'46"W	12.74
C16	492.00	3°06'28"	26.69	S03°12'30"W	26.68
C18	443.00	2°51'31"	22.10	S01°16'02"W	22.10
C19	443.00	1°43'56"	13.39	S03°53'46"W	13.39
C21	492.00	3°13'54"	27.75	S02°48'14"E	27.75
C23	24.00	57°01'48"	23.89	N10°03'53"E	22.91
C24	675.00	4°11'45"	49.43	S01°55'30"E	49.42

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

MUNICIPAL CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
 S.S. COUNTY OF Utah
 ON THE 28 DAY OF January A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah IN SAID STATE OF UTAH, Sherrie N. Benson WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Mayor OF Lehi City, Utah MUNICIPAL CORPORATION AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 6/27/2023
 My Commission No. 706951

Sherrie N. Benson
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
 PRINTED FULL NAME OF NOTARY

SHERRIE N. BENSON
 NOTARY PUBLIC-STATE OF UTAH
 COMMISSION# 706951
 COMM. EXP. 06-27-2023

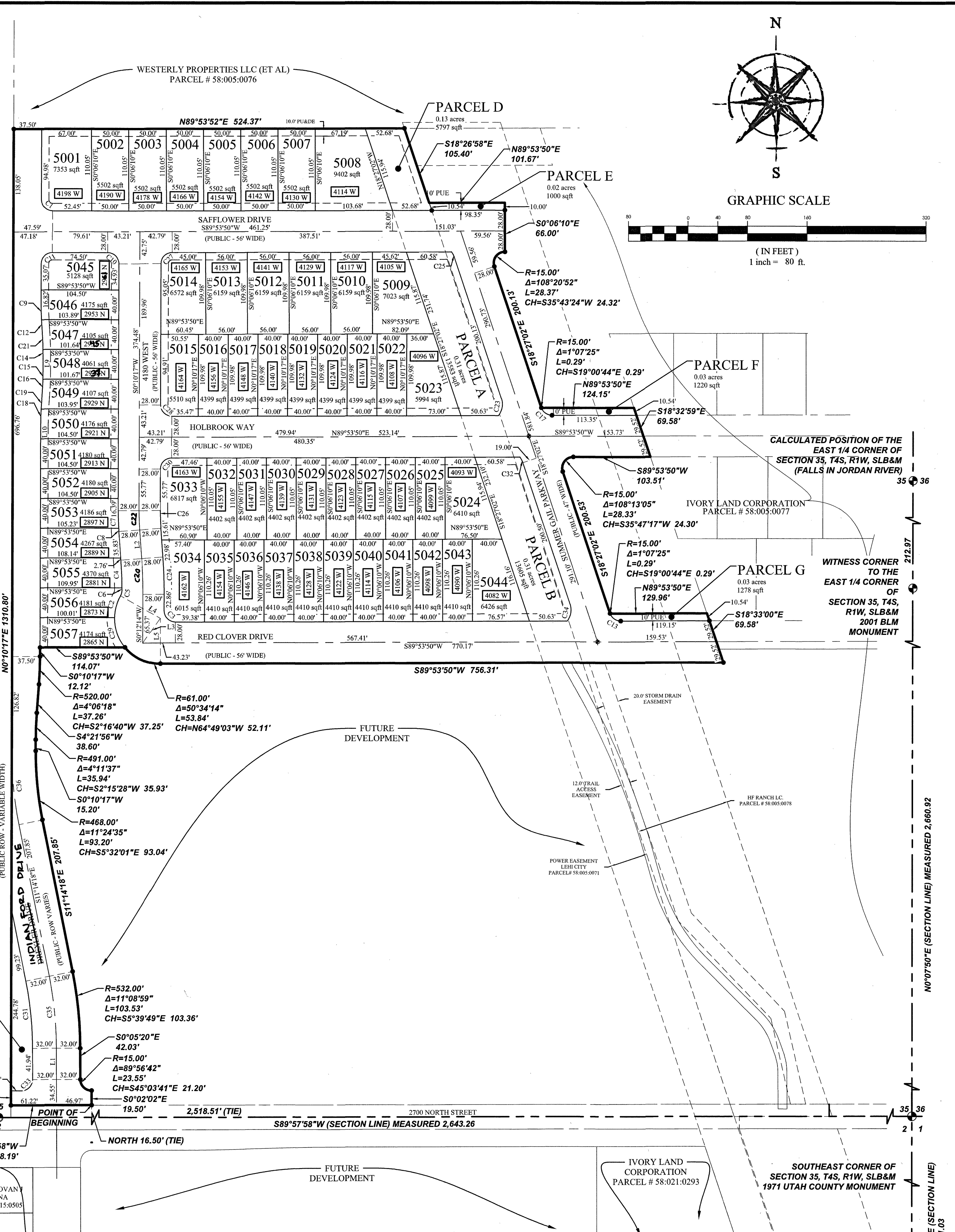
TABLATIONS:

CURRENT ZONE:	PC
VILLAGES:	VILLAGE E
TOTAL AREA:	12.69 ACRES
SINGLE FAMILY LOTS:	57
OPEN SPACE:	94 ACRES
DENSITY:	4.52 UNITS/ACRE
ROADWAY AREA:	5.18 ACRES
ROADWAY LENGTH:	3,241.11 FEET
DEVELOPMENT TYPE:	RESIDENTIAL

LAND USE TABULATION:

VILLAGE E AREA 11	204
ERU'S ALLOWED	204
ERU'S CLAIMED PHASE 1 PLAT D	57
ERU'S REMAINING	147

- NOTES:**
- BUILDING SETBACKS WILL FOLLOW THE APPROVED HOLBROOK FARMS AREA PLAN.
 - 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/NAIP TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
 - STORM WATER WILL BE CONVEYED TO A REGIONAL POND THROUGH EXISTING AND PROPOSED INFRASTRUCTURE. LEAD DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED JUNE 7, 2019.
 - PARCELS A, B, AND D ARE HEREBY DEDICATED TO AND MAINTAINED BY LEHI CITY
 - PARCEL C IS HEREBY DEDICATED TO AND MAINTAINED BY THE HOA
 - PARCELS E, F, AND G ARE PUBLIC UTILITY EASEMENTS AND WILL BE RETAINED BY THE DEVELOPER.



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 28 DAY OF October A.D. 2020

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

17510

PLANNING COMMISSION APPROVAL
 APPROVED THIS 28 DAY OF October A.D. 2020 BY THE LEHI CITY PLANNING COMMISSION.
 DIRECTOR - SECRETARY: [Signature]
 CHAIR, PLANNING COMMISSION: [Signature]

HOLBROOK FARMS PLAT D PHASE I
 SUBDIVISION LOCATED IN SOUTHEAST 1/4 CORNER OF SECTION 35, T4S, R1W, SALT LAKE BASE & MERIDIAN LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 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 that this Plat is true and correct.

[Signature]
 Spencer W. Llewellyn
 Professional Land Surveyor
 Certificate No. 10516507
 Date: 10/26/2020

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:
 Beginning at a point located S89°57'58"W along the Section line 2,518.51 feet and North 16.50 feet from the Southeast Corner of Section 35, T4S, R1W, SLB&M; thence S89°57'58"W parallel to the Section line 108.19 feet; thence N00°10'17"E parallel to the Section line 1,310.80 feet to the 1/16th (40 acre) line; thence N89°53'50"E along the 1/16th (40 acre) line 524.37 feet; thence S18°26'58"E 105.40 feet; thence N89°53'50"E 101.67 feet; thence S00°06'10"E 66.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°06'10"E) a distance of 28.37 feet through a central angle of 108°20'52" Chord: S35°43'24"W 24.32 feet; thence S18°26'58"E 200.13 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 0.29 feet through a central angle of 1°07'25" Chord: S19°00'44"E 0.29 feet; thence N89°53'50"E 124.15 feet; thence S18°32'59"E 69.58 feet; thence S89°53'50"W 103.51 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 28.33 feet through a central angle of 108°13'05" Chord: S35°47'17"W 24.30 feet; thence S18°27'02"E 200.53 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 0.29 feet through a central angle of 01°07'25" Chord: S19°00'44"E 0.29 feet; thence N89°53'50"E 129.96 feet; thence S18°33'00"E 69.58 feet; thence S89°53'50"W 756.31 feet; thence along the arc of a curve to the right with a radius of 61.00 feet a distance of 53.84 feet through a central angle of 50°34'14" Chord: N64°49'03"W 52.11 feet; thence S89°53'50"W 114.07 feet; thence S00°06'10"E 12.12 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 520.00 feet (radius bears: N89°46'29"W) a distance of 37.26 feet through a central angle of 04°01'18" Chord: S02°15'28"W 35.93 feet; thence S04°21'56"W 38.60 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 491.00 feet (radius bears: S85°38'44"E) a distance of 35.94 feet through a central angle of 04°11'37" Chord: S02°15'28"W 35.93 feet; thence S00°10'17"W 15.20 feet; thence along the arc of a curve to the left with a radius of 468.00 feet a distance of 93.20 feet through a central angle of 11°24'35" Chord: S05°32'01"E 93.04 feet; thence S11°14'18"E 207.85 feet; thence along the arc of a curve to the right with a radius of 532.00 feet a distance of 103.53 feet through a central angle of 11°08'59" Chord: S05°39'49"E 103.36 feet; thence S00°05'20"E 42.03 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.55 feet through a central angle of 89°56'42" Chord: S45°03'41"E 21.20 feet; thence S00°02'02"E 19.50 feet to the point of beginning.

Contains: 12.69 acres +/-

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 LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE HOLBROOK FARMS MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 E. WOODOAK LANE, SALT LAKE CITY, UTAH 84117.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27 DAY OF October A.D. 2020

[Signature] BOYER HOLBROOK RESIDENTIAL, L.C.
 BY: [Signature]
 ITS: [Signature] Brian Cochran, Authorized Signatory

[Signature] LEHI CITY
 BY: [Signature]
 ITS: [Signature]

ENR 15959-2021 Map # 17510
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 UTAH RESIDING IN SALT LAKE COUNTY
 COMMISSION# 700225
 RECORDED FOR LEHI CITY CORPORATION

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 S.S. COUNTY OF Salt Lake
 ON THE 27 DAY OF October A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake IN SAID STATE OF UTAH, Kevin Anglessey WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Secretary OF Ivory Development, L.L.C. A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 5-30-2022
 My Commission No. 700225

[Signature]
 DONNA PERKINS
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
 PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 S.S. COUNTY OF Salt Lake
 ON THE 27 DAY OF October A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake IN SAID STATE OF UTAH, Brian Cochran WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Authorized Signatory OF Boyer Holbrook Residential, L.L.C. A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 8/28/2021
 My Commission No. 696614

[Signature]
 AVRY BYINGTON
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY
 PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

APPROVED THIS 28 DAY OF October A.D. 2020 BY THE LEHI CITY PLANNING COMMISSION.

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

HOLBROOK FARMS PLAT D PHASE I

SURVEYOR'S SEAL: [Signature]
 NOTARY PUBLIC SEAL: [Signature]
 LEHI CITY ENGINEER SEAL: [Signature]
 LEHI CITY RECORDER SEAL: [Signature]

Sec. 35-4-1W TU-01