

LEGEND

- BOUNDARY
SECTION LINE
EASEMENT
RIGHT-OF-WAY LINE
CENTERLINE
BUILDING SETBACK
EXISTING PROPERTY LINE
PROPOSED LOT LINE
SECTION MONUMENT (FOUND)
BOUNDARY MARKERS
TO BE DEDICATED TO LEHI CITY
PUBLIC ROAD DEDICATION
WATER EASEMENT
ACCESS EASEMENT

(x°xx'xx"xx.xx) Easement bearing and distance

NOTES:

- 1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE.
2. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. A 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT HAS BEEN PROVIDED ALONG ALL STREET FRONTAGES.
4. #5 REBAR AND CAP TO BE SET AT ALL FRONT LOT CORNERS. PLUG OR NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
5. HOLBROOK FARMS PLAT 'K' IS LOCATED IN LAND USE AREA #13 (COMMERCIAL OFFICE) OF THE HOLBROOK FARMS AREA PLAN.
6. LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED SEPTEMBER 19, 2019.
7. EACH PROPERTY OWNER WILL BE REQUIRED TO INSTALL LANDSCAPING AND MAINTAIN PROPERTY FRONTAGE AND ADJACENT PROPERTY.
8. Lot 104 is designated as the retention area for lots 101-103 until such a time that these storm flows are conveyed to the existing system in Miller Campus Drive.
9. road dedication area to be dedicated to Lehi City as a public right-of-way.

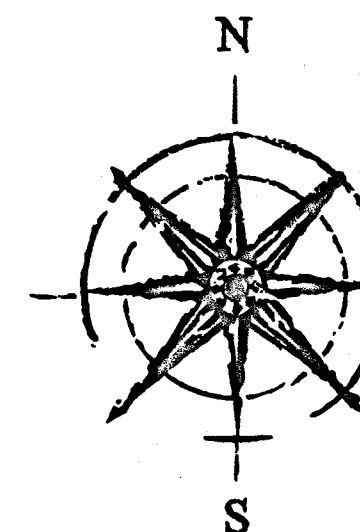
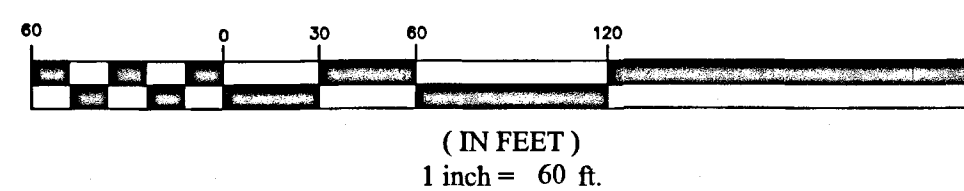
TABULATIONS:

Table with 2 columns: CURRENT ZONE, VILLAGES, TOTAL AREA, LOTS, OPEN SPACE, DENSITY, ROADWAY AREA, ROADWAY LENGTH, DEVELOPMENT TYPE. Values include VILLAGE 14, 17.19 ACRES, 4, 0.00 ACRES, 0.23 LOT/ACRE, 0.00 ACRES, 0.00 FEET, COMMERCIAL.

LAND USE TABULATION:

Table with 2 columns: TOTAL ERU'S AVAILABLE, ERU'S USED WITH HOLBROOK FARMS PLAT K, ERU'S REMAINING. Values include 21, 29, 1, 3, 20, 26.

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE
Justin Lundberg, Professional Land Surveyor, License No. 12554439. Date 12/11/24.

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows: Beginning at point located at an easterly right-of-way line of 3600 West Street, also being situate N00°08'15"W 556.49 feet along the Section Line and N89°51'45"E 78.00 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a curve to the left with a radius of 264.00 feet a distance of 74.62 feet through a central angle of 16°11'38" Chord: N37°41'16"E 74.37 feet to a southerly right-of-way line of WATERBURY DRIVE; thence along said right-of-way the following six (6) courses: (1) Easterly along the arc of a non-tangent curve to the right having a radius of 112.00 feet (radius bears: S19°05'19"E) a distance of 37.05 feet through a central angle of 18°57'11" Chord: N80°23'16"E 36.88 feet; thence (2) N89°51'07"E 66.75 feet; thence (3) S86°42'52"E 101.66 feet; thence (4) N44°51'03"E 10.02 feet; thence (5) N89°51'07"E 577.67 feet; thence (6) Easterly along the arc of a non-tangent curve to the left having a radius of 233.00 feet (radius bears: N00°08'57"W) a distance of 121.54 feet through a central angle of 29°59'05" Chord: N74°51'30"E 120.55 feet to the westerly deed line of that Warranty Deed thereof recorded April 19, 2017 as Entry No. 37488-2017 in the Utah County Recorder's Office; thence along said deed line the following three (3) courses: (1) S54°19'00"E 138.77 feet; thence (2) N35°41'00"E 60.10 feet; thence (3) N51°29'05"W 16.00 feet; thence N35°39'14"E 17.21 feet to an easterly boundary line of Holbrook Way, according to the official plat thereof recorded May 21, 2018 as Entry No. 47330-2018, in the Utah County Recorder's Office; thence along said plat the following four (4) courses: (1) S57°16'01"E 31.76 feet; thence (2) Southeastly along the arc of a non-tangent curve to the right having a radius of 440.00 feet (radius bears: S41°29'09"W) a distance of 143.61 feet through a central angle of 19°28'55" Chord: S38°47'24"E 148.89 feet; thence (3) Southeastly along the arc of a non-tangent curve to the right having a radius of 427.83 feet (radius bears: S60°46'40"W) a distance of 62.12 feet through a central angle of 08°19'08" Chord: S25°03'46"E 62.06 feet; thence (4) South 449.50 feet to the northerly Deed line of that Special Warranty Deed thereof record March 10, 2009 as Entry No. 25289-2009 in the Utah County Recorder's Office; thence along said Deed line the following two (2) courses: (1) West 721.26 feet; thence (2) N87°07'18"W 179.23 feet; thence West 330.00 feet; thence N43°32'54"W 17.19 feet to an Easterly right-of-way line of said aforementioned 3600 West Street; thence along said right-of-way N00°08'15"W 525.34 feet to the point of beginning. Containing 17.19 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 LOTS, 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 12th DAY OF December, A.D. 2025. BOYER COMPANY L.C., A UTAH LIMITED LIABILITY COMPANY, BY ITS MANAGER. THE BOYER COMPANY L.C., A UTAH LIMITED LIABILITY COMPANY. ANDREA ALLEN, UTAH COUNTY RECORDER.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF Salt Lake. AVRY BYINGTON, Notary Public State of Utah, My Commission Expires on August 28, 2025, Comm. Number: 719523. ON THE 12 DAY OF December, A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Brian Gockroer, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF BOYER HOLBROOK COMMERCIAL L.C., A UTAH 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. Avry Byington, PRINTED FULL NAME OF NOTARY.

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 7th DAY OF JAN, A.D. 2025. APPROVED BY MAYOR: [Signature]. ATTEST: [Signature] CLERK-RECORDER. APPROVED BY ENGINEER: [Signature].

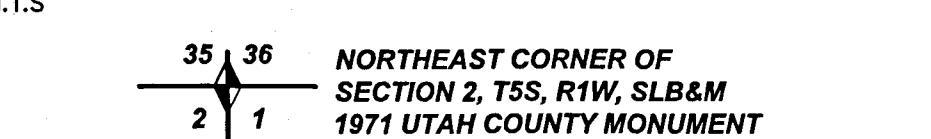
PLANNING COMMISSION APPROVAL

APPROVED THIS 2nd DAY OF January, A.D. 2025, BY THE LEHI CITY PLANNING COMMISSION. DIRECTOR - SECRETARY: [Signature]. CHAIR, PLANNING COMMISSION: [Signature].

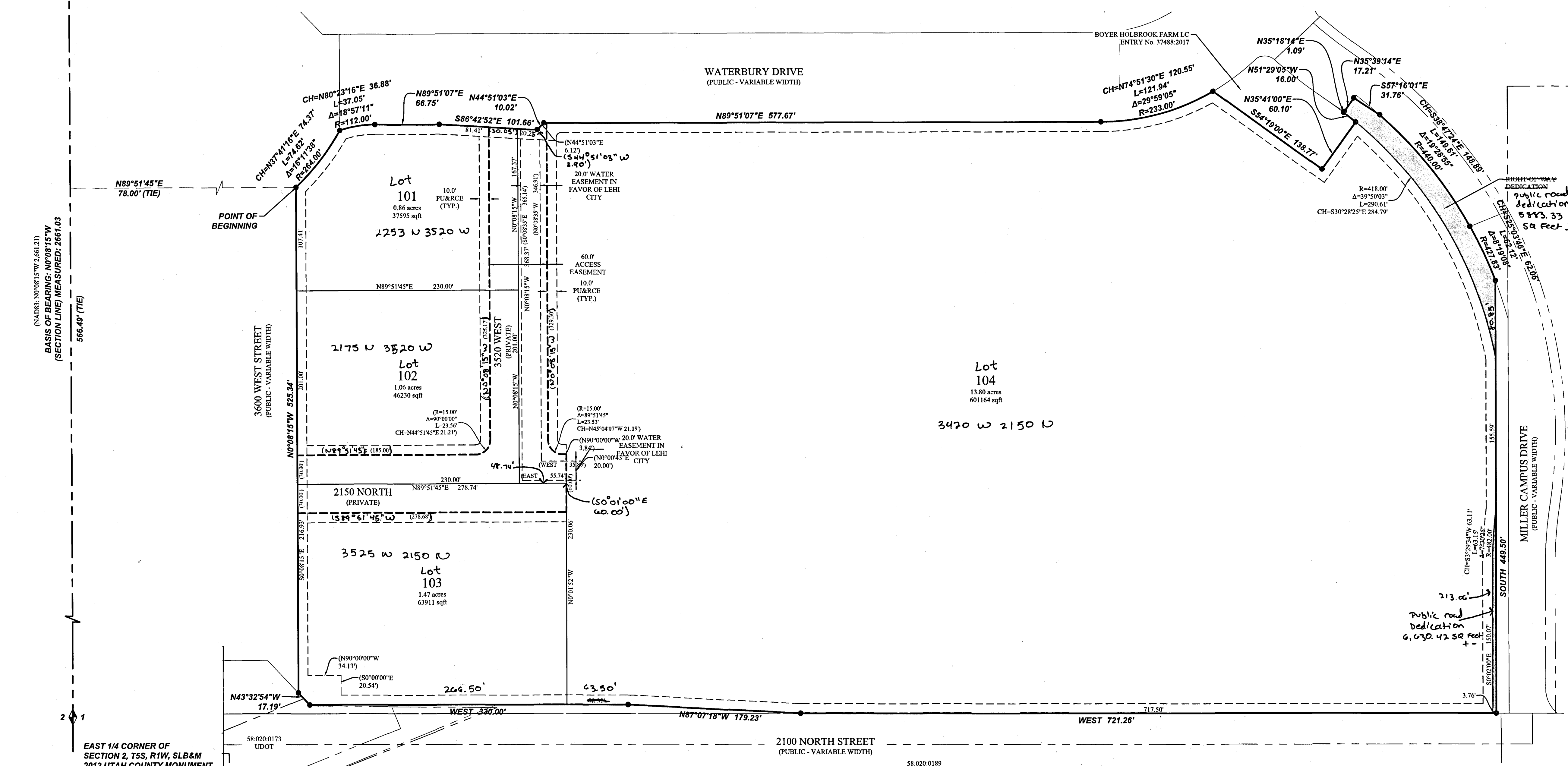
VILLAGE 14 HOLBROOK FARMS PLAT K THE NORTHWEST 1/4 OF SECTION 1, T5S, R1W, SLB&M A COMMERCIAL SUBDIVISION LEHI, UTAH COUNTY, UTAH

Professional seals for Surveyor's Public Seal, Notary Public Seal, Lehi City Engineer Seal, and Lehi City Recorder Seal.

VICINITY MAP



NORTHEAST CORNER OF SECTION 2, T5S, R1W, SLB&M 1971 UTAH COUNTY MONUMENT. 35 36, 2 1, 566.49' (TIE), 3600 WEST STREET (PUBLIC - VARIABLE WIDTH), 2100 NORTH STREET (PUBLIC - VARIABLE WIDTH), 3600 WEST STREET (PUBLIC - VARIABLE WIDTH), 2100 NORTH STREET (PUBLIC - VARIABLE WIDTH), 3600 WEST STREET (PUBLIC - VARIABLE WIDTH), 2100 NORTH STREET (PUBLIC - VARIABLE WIDTH).



PREPARED BY FOCUS ENGINEERING AND SURVEYING, LLC. OWNER/DEVELOPER BOYER HOLBROOK COMMERCIAL. CONTACT: SPENCER MOFFAT.

19645

sec. 1, T5S, R1W, SLB&M 1971 UTAH COUNTY MONUMENT