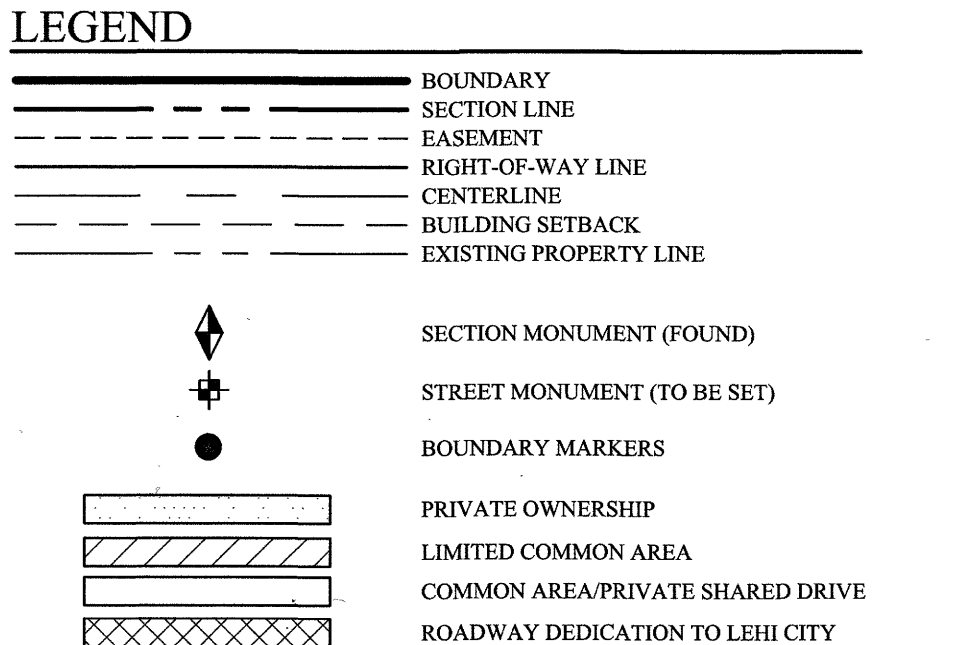


VICINITY MAP
N.T.S.



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	S32°58'22"W	21.21
C2	15.00	90°00'00"	23.56	N57°01'38"W	21.21
C3	160.00	13°37'14"	38.04	N20°05'02"W	37.95
C4	15.00	86°03'24"	22.53	S34°56'40"W	20.47
C5	140.00	16°32'16"	40.41	N55°02'35"W	40.27
C6	15.00	5°11'23"	1.36	N10°40'44"W	1.36
C7	140.00	16°39'29"	40.70	S38°26'42"E	40.56
C8	160.00	3°13'18"	9.00	S28°30'18"E	9.00
C9	150.00	33°09'14"	86.80	N46°41'34"W	85.59
C10	170.00	16°50'32"	49.97	S21°41'41"E	49.79
C11	306.00	1°52'21"	10.00	N27°19'20"E	10.00
C12	306.00	1°52'23"	10.00	N25°26'58"E	10.00
C13	160.00	4°28'03"	12.48	S61°06'58"E	12.47
C14	306.00	14°57'13"	79.86	S17°02'10"W	79.64
C15	15.00	75°46'44"	19.84	N64°08'16"E	18.42
C16	160.00	28°45'59"	80.33	N44°29'57"W	79.49
C17	15.00	12°22'43"	3.24	N20°03'33"W	3.23
C18	180.00	16°14'46"	51.04	N21°59'34"W	50.87
C19	306.00	14°56'05"	79.76	N35°43'33"E	79.54

LINE	DIRECTION	LENGTH
L1	N61°08'37"E	12.12
L2	S83°56'09"W	33.79
L3	S76°01'13"E	13.92
L4	S52°57'16"E	15.70
L5	N14°53'17"W	14.73
L6	N28°50'26"W	33.91
L7	N84°48'25"E	17.46
L8	S32°05'20"E	46.51
L9	S24°41'16"E	37.97
L10	S13°16'25"E	0.49

- NOTES:**
- BUILDING SETBACKS WILL FOLLOW THE APPROVED HOLBROOK FARMS AREA PLAN.
 - THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, 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.
 - STORM WATER WILL BE CONVEYED TO A REGIONAL POND THROUGH PROPOSED AND EXISTING INFRASTRUCTURE.
 - LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED SEPTEMBER 19, 2019.
 - LANDSCAPING FOR LOTS 3327-3334 WILL BE WATERED WITH A 1.5" SECONDARY METER ALONG RIBE LANE IN FRONT OF LOT 3334, LOTS 3335-3359 WITH A 1.5 INCH METER ALONG RIBE LANE IN FRONT OF LOT 3351.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - PARCELS A, B, & C ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
 - COMMON AREAS AND PARK STRIPS TO BE LANDSCAPED AND MAINTAINED BY THE HOLBROOK FARMS MASTER ASSOCIATION.

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

MULTI-FAMILY SETBACKS

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

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

ADDRESS TABLE

Unit	Address
3327	2448 N SUNMORE WAY
3328	2456 N SUNMORE WAY
3329	2464 N SUNMORE WAY
3330	2472 N SUNMORE WAY
3331	2477 N RIBE LANE
3332	2469 N RIBE LANE
3333	2461 N RIBE LANE
3334	2453 N RIBE LANE
3335	2460 N RIBE LANE
3336	2468 N RIBE LANE
3337	2476 N RIBE LANE
3338	2484 N RIBE LANE
3339	2487 N DREXLER DRIVE
3340	2481 N DREXLER DRIVE
3341	2475 N DREXLER DRIVE
3342	2467 N DREXLER DRIVE
3343	2461 N DREXLER DRIVE
3344	2455 N DREXLER DRIVE
3345	2443 N DREXLER DRIVE
3346	2437 N DREXLER DRIVE
3347	2431 N DREXLER DRIVE
3348	2425 N DREXLER DRIVE
3349	2419 N DREXLER DRIVE
3350	2413 N DREXLER DRIVE
3351	2402 N RIBE LANE
3352	2408 N RIBE LANE
3353	2414 N RIBE LANE
3354	2418 N RIBE LANE
3355	2428 N RIBE LANE
3356	2434 N RIBE LANE
3357	2442 N RIBE LANE
3358	2446 N RIBE LANE
3359	2452 N RIBE LANE

IRRIGATION SERVICE AREA TABULATION:

PI SERVICE (1) LOCATED NEXT TO LOT 3351	1.5" SERVICE	0.31 ACRES
PARCEL B:	0.34 ACRES	
OPEN SPACE:	0.79 ACRES	
TOTAL:	1.44 ACRES	

TABLATIONS:

CURRENT ZONE:	PC
VILLAGES:	VILLAGE D
TOTAL AREA:	2.52 ACRES
MULTI-FAMILY UNITS:	33
OPEN SPACE:	0.79 ACRES
DENSITY:	7.76 UNITS/ACRE
ROADWAY AREA:	0.48 ACRES
ROADWAY LENGTH:	849 FEET
DEVELOPMENT TYPE:	RESIDENTIAL
IRRIGATION SERVICE:	(3) 1.5" SERVICES

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 = 50 ft.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

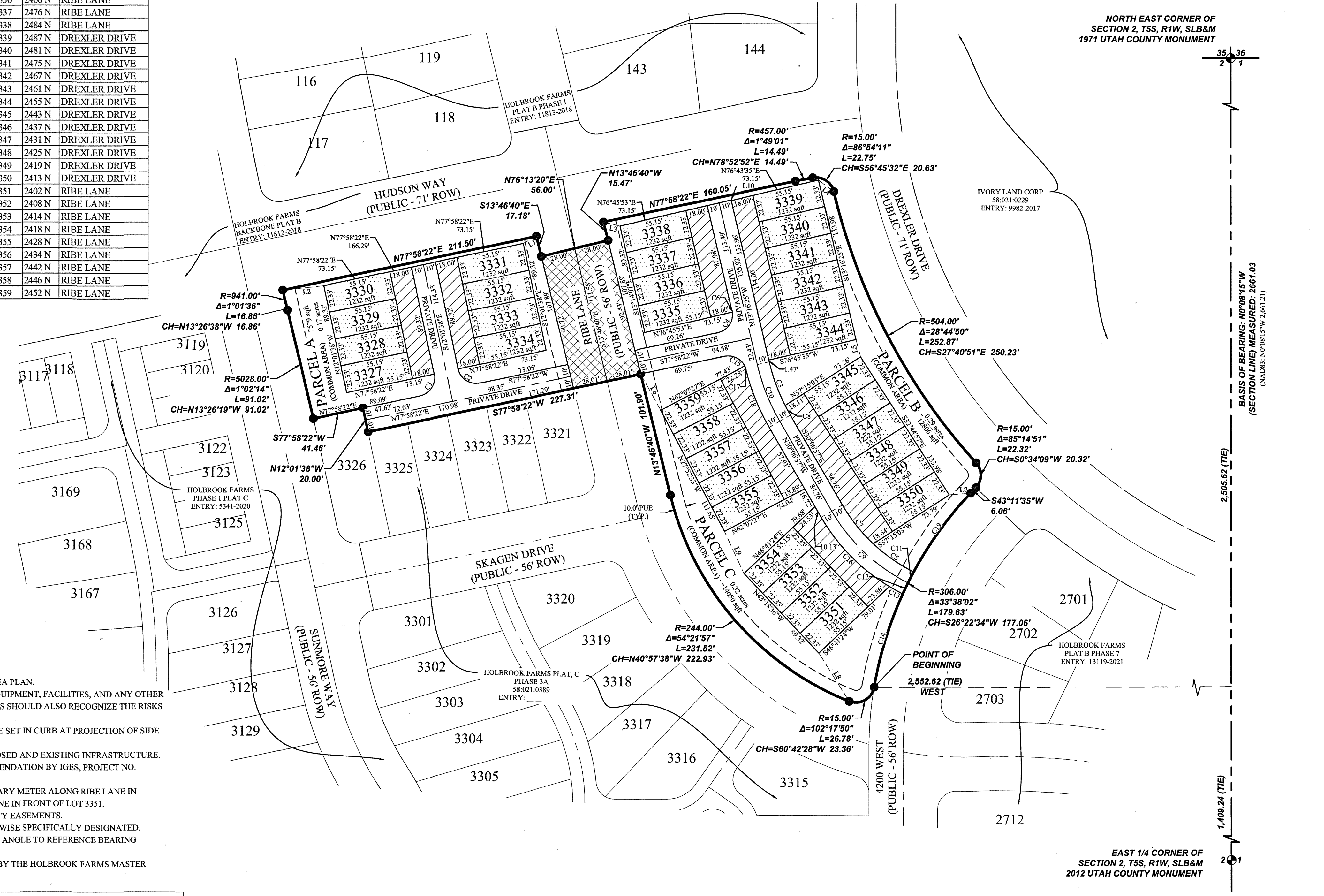
ON THE 13 DAY OF January, A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, KEVIN ANGLESEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS A REPRESENTATIVE OF CAPITOL APARTMENTS, LLC, A UTAH LLC AND THAT HE SIGNED 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

Donna Perkins
A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN Salt Lake COUNTY
Donna Perkins
PRINTED FULL NAME OF NOTARY

MY COMMISSION NO. 700225

DONNA PERKINS
NOTARY PUBLIC STATE OF UTAH
COMMISSION NUMBER 700225
COMM. EXP. 05-30-2022



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, parcels, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood
Professional Land Surveyor
License No. 183395

12/23/2021
Date

BOUNDARY DESCRIPTION

A part of the NW1/4 and the NE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located on the Westerly Right of Way of 4200 West as determined by HOLBROOK FARMS PLAT B, PHASE 7, according to the Official Plat thereof recorded January 26, 2021 as Entry No. 13119-2019 of the Official Records of the Utah County Recorder, said point also being located N00°08'15"W 1,409.24 feet along the Section Line and West 2,552.62 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 26.78 feet through a central angle of 102°17'50" Chord: 56°42'28" 22.36 feet to a point of compound curvature; thence Northwest along the arc of a curve to the right with a radius of 244.00 feet a distance of 231.52 feet through a central angle of 54°21'57" Chord: N40°57'38"W 222.93; thence N13°46'40"W 101.90 feet; thence S77°58'22"W 227.31 feet; thence N12°01'38"W 20.00 feet; thence S77°58'22"W 41.46 feet to the Easterly Right of Way line of Sunmore Way as determined by HOLBROOK FARMS PLAT C, PHASE 1, according to the Official Plat thereof recorded January 15, 2020 as Entry No. 5341-2020 of the Official Records of the Utah County Recorder; thence along said Right of Way the following two (2) courses: (1) along the arc of a curve to the left with a radius of 5,028.00 feet a distance of 91.02 feet through a central angle of 01°02'14" Chord: N13°26'19"W 91.02 feet to a point of reverse curvature; thence (2) along the arc of a curve to the right having a radius of 941.00 feet a distance of 16.86 feet through a central angle of 01°01'36" Chord: N13°26'38"W 16.86 feet to the Southerly Right of Way Line of Hudson Way as determined by HOLBROOK FARMS BACKBONE PLAT B, according to the Official Plat thereof recorded February 6, 2018 as Entry No. 11812-2018 of the Official Records of the Utah County Recorder; thence along said Right of Way and Plat the following nine (9) courses: (1) N77°58'22"E 211.50 feet; thence (2) S13°46'40"E 17.18 feet; thence (3) N76°13'20"E 56.00 feet; thence (4) N13°46'40"W 15.47 feet; thence (5) N77°58'22"E 160.05 feet; thence (6) along the arc of a curve to the right with a radius of 457.00 feet a distance of 14.49 feet through a central angle of 01°49'01" Chord: N78°52'52"E 14.49 feet to a point of compound curvature; thence (7) along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.75 feet through a central angle of 86°54'11" Chord: S56°45'32"E 20.63 feet to a point of reverse curvature; thence (8) along the arc of a curve to the left having a radius of 504.00 feet a distance of 252.87 feet through a central angle of 28°44'50" Chord: S27°40'51"E 250.23 feet; to a point of reverse curvature; thence (9) along the arc of a curve to the right having a radius of 15.00 feet a distance of 22.32 feet through a central angle of 85°14'51" Chord: S00°34'09"W 20.32 feet to the Westerly Right of Way of 4200 West as determined by said HOLBROOK FARMS PLAT B, PHASE 7; thence along said Right of Way the following two (2) courses: (1) S43°11'35"W 6.06 feet; thence (2) along the arc of a curve to the left with a radius of 306.00 feet a distance of 179.63 feet through a central angle of 33°38'02" Chord: S26°22'34"W 177.06 feet to the point of beginning.

Contains: 109,703 square feet or 2.52 acres +/- 34 Lots, 3 Parcels

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, BLOCKS, STREETS AND EASEMENTS AND 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(4). THE OWNER HEREBY CONVEYS THE PRIVATE STREETS 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, UT 84117.

+AND COMMON AREA

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13 DAY OF January, A.D. 2022

Kevin Anglesey
CAPITOL APARTMENTS LLC.
BY: Kevin Anglesey
(PRINTED NAME)
ITS: Manager

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 22 DAY OF FEB, A.D. 2022

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

PLANNING COMMISSION APPROVAL

APPROVED THIS 16 DAY OF July, A.D. 2016, BY THE LEHI CITY PLANNING COMMISSION.

[Signature]
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

HOLBROOK FARMS
PLAT C, PHASE 3B
SUBDIVISION
LOCATED IN THE NORTHWEST 1/4 AND THE
NORTHEAST 1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL <u>12/23/21</u> NO. 183395 EVAN J. WOOD STATE OF UTAH	NOTARY PUBLIC SEAL <u>Donna Perkins</u> STATE OF UTAH	LEHI CITY ENGINEER SEAL <u>[Signature]</u> ENGINEER	LEHI CITY RECORDER SEAL <u>[Signature]</u> RECORDER	COUNTY RECORDER STAMP ENT 2834012022 Map # 18207 ANDREA ALLEN UTAH COUNTY RECORDER 2022 Map # 2453 pm FEE 122.00 BY TH RECORDED FOR LEHI CITY CORPORATION
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18207

Sec-2, T5S, R1W, SLB&M T001 JS