

**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.
  - PUBLIC UTILITY EASEMENT ALONG ALL ROADWAYS (AS SHOWN).
  - #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
  - STORM WATER WILL BE DETAINED BY A REGIONAL POND, SEE HOLBROOK FARMS AREA PLAN.
  - HOUSE SIZE FOR CLUSTER UNITS IN PLAT F IS 900 SQ.FT (GROUND FLOOR NOT LESS THAN 600 SQ.FT WITH TOTAL OF 1300 SQ.FT) PER HOLBROOK FARMS AREA PLAN.
  - IF CONFLICTS OCCUR BETWEEN SETBACK AND PUE THE 10' PUE WILL HAVE DOMINANCE AND BECOME SETBACK LINE.
  - REAR AND SIDE YARD FENCING WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE CONSISTENT IN STYLE AND MATERIAL.
  - CONSISTENT WITH THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HOLBROOK FARMS (THE "MASTER DECLARATION"), THE COMMON AREAS AND FACILITIES CREATED HEREBY ARE DESIGNATED AS BENEFITED COMMON AREA, AS DEFINED IN THE MASTER DECLARATION, PRIMARILY FOR THE USE AND BENEFIT OF THE UNITS AND LOTS CREATED HEREBY. AS PROVIDED AND DEFINED IN THE MASTER DECLARATION, BENEFITED COMMON AREA EXPENSES MAY BE ASSESSED TO THE UNITS AND LOTS HEREIN. THE UNITS AND LOTS HEREIN ARE FURTHER DESIGNATED AS A SEPARATE SERVICE AREA.
  - PARCELS A, B, C, D, E, F ARE CONVEYED TO AND WILL BE MAINTAINED BY THE HOLBROOK FARMS MASTER ASSOCIATION.
  - PRIVATE ROADS ARE CONVEYED TO AND WILL BE MAINTAINED BY THE HOLBROOK FARMS MASTER ASSOCIATION.
  - TOTAL LANDSCAPE AREA: 68,012 S.F.
  - PROP. 1" WATER SERVICE FOR TOWNHOME AREA OPEN SPACE PER LEHI CITY STD. WATER-8. NEXT TO UNIT 6035.
  - PROP. 1" WATER SERVICE FOR CLUSTER UNIT AREA OPEN SPACE PER LEHI CITY STD. WATER-8. NEXT TO UNIT 6077.
  - HOLBROOK FARMS MASTER ASSOCIATION: 978 E. WOODOAK LANE, SALT LAKE CITY, UT 84117
  - PARCELS A, B, C, D, E & F ARE DESIGNATED AS COMMON AREA AND ARE HEREBY CONVEYED TO THE HOLBROOK FARMS MASTER ASSOCIATION PER THE OWNER'S DEDICATION.

**LAND USE TABULATION:**  
PARCEL 5B RESIDENTIAL OVERLAY

ERU'S ALLOWED	137
ERU'S REMAINING	43

**TABULATIONS:**

ZONE:	PC - RESIDENTIAL OVERLAY
PROPERTY AREA:	8.60 ACRES
ROAD AREA:	2.14 ACRES
OPEN SPACE AREA:	1.81 ACRES
SINGLE FAMILY LOTS:	94 LOTS
DENSITY:	10.93 UNITS/ACRE

**LEGEND**

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTER LINE
	SETBACK
	P.U.E. (PUBLIC UTILITY EASEMENT)
	BOUNDARY MARKER
	SECTION MONUMENT (FOUND)
	PRIVATE DRIVEWAY & PUBLIC UTILITY EASEMENT

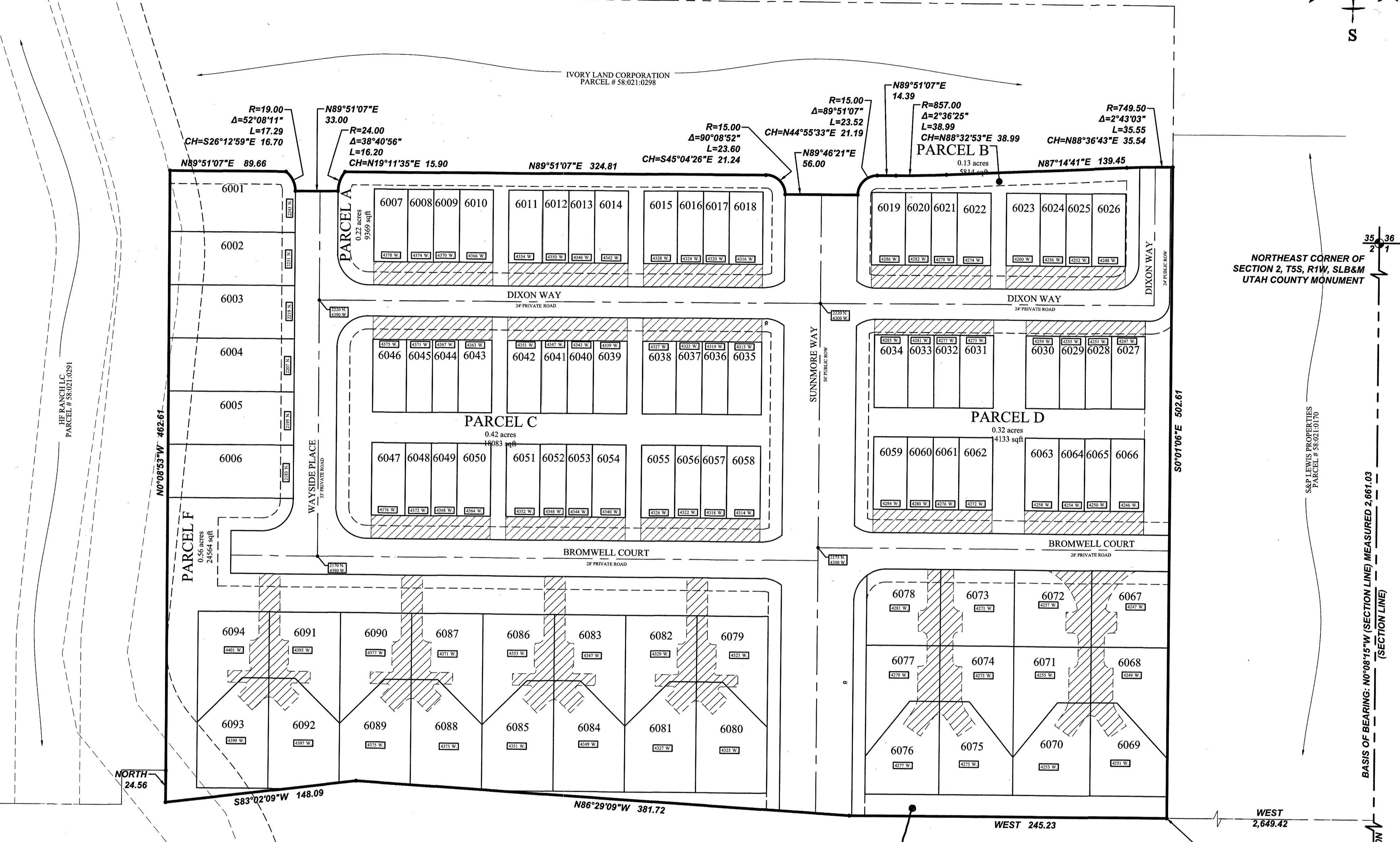
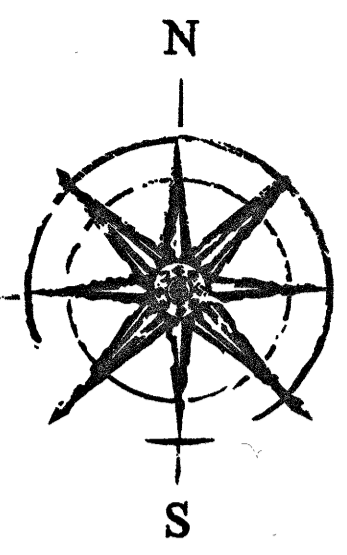
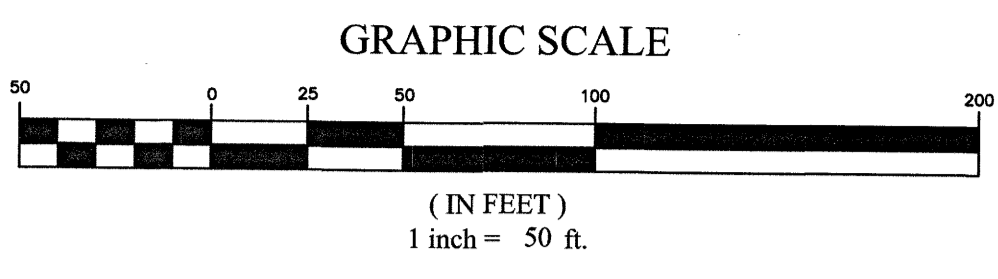


**OWNER/DEVELOPER**  
THE BOYER COMPANY  
101 SOUTH 200 EAST, UTAH 84111  
(801) 521-5687  
CONTACT: SPENCER MOFFAT

MEDIUM DENSITY CLUSTER- SINGLE FAMILY SETBACKS	MEDIUM DENSITY SINGLE FAMILY SETBACKS	MEDIUM DENSITY LIMITED MULTI-FAMILY SETBACKS
FRONT YARD 5' FRONT LOAD GARAGE 2' REAR LOAD GARAGE	FRONT YARD 20' FRONT LOAD GARAGE 2' REAR LOAD GARAGE	FRONT YARD 15' FRONT LOAD GARAGE 2' REAR LOAD GARAGE
REAR YARD (INTERIOR LOTS) 5' FRONT LOAD GARAGE 5' REAR LOAD GARAGE	REAR YARD (INTERIOR LOTS) 15' FRONT LOAD GARAGE 5' REAR LOAD GARAGE	REAR YARD (INTERIOR LOTS) 15' FRONT LOAD GARAGE 5' REAR LOAD GARAGE
REAR YARD (CORNER LOTS) 5'	REAR YARD (CORNER LOTS) 5'	REAR YARD (CORNER LOTS) 5'
SIDE YARD (PERIMETER) RESIDENTIAL USES 0' TOTAL SIDE YARDS NOT LESS THAN 5' OTHER ALLOWED USES 20' TOTAL SIDE YARDS NOT LESS THAN 40' ALL BUILDINGS TO BE A MINIMUM OF 5' BETWEEN HOMES.	SIDE YARD (PERIMETER) RESIDENTIAL USES 0' TOTAL SIDE YARDS NOT LESS THAN 5' OTHER ALLOWED USES 20' TOTAL SIDE YARDS NOT LESS THAN 40' ALL BUILDINGS TO BE A MINIMUM OF 5' BETWEEN HOMES.	SIDE YARD (PERIMETER) RESIDENTIAL USES 0' TOTAL SIDE YARDS NOT LESS THAN 5' OTHER ALLOWED USES 20' TOTAL SIDE YARDS NOT LESS THAN 40' ALL BUILDINGS TO BE A MINIMUM OF 5' BETWEEN HOMES.
SIDE YARD (CORNER LOT) 5'	SIDE YARD (CORNER LOT) 5'	SIDE YARD (CORNER LOT) 5'

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

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.

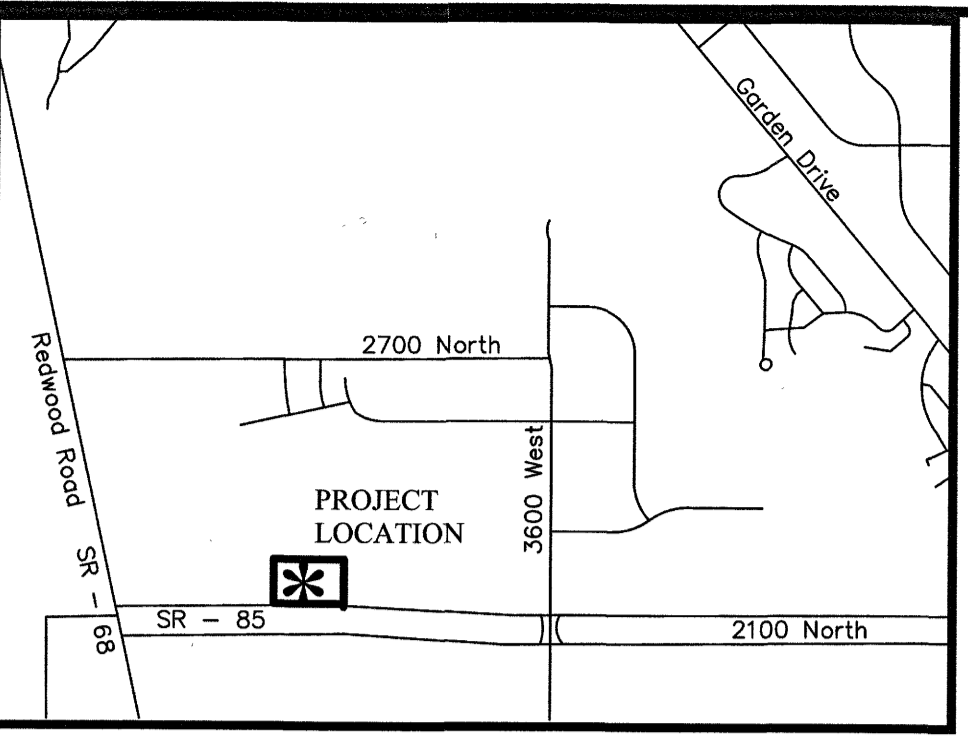


**SURVEYOR'S CERTIFICATE**  
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property 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.  
Date: 10/16/19  
Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

**BOUNDARY DESCRIPTION**  
A portion of the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:  
Beginning at a point on the Northerly Right-of-Way line of State Road 85, located N00°08'15"W along the Section line 130.80 feet and West 2,649.42 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence along said right-of-way the following (4) courses: 1) West 245.23 feet; 2) N86°29'09"W 381.72 feet; 3) S83°02'09"W 148.09 feet; 4) North 24.56 feet; thence N00°08'53"W 462.61 feet; thence N89°51'07"E 89.66 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S50°48'59"W) a distance of 17.29 feet through a central angle of 52°08'11" Chord: S26°12'59"E 16.70 feet; thence N89°51'07"E 33.00 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 24.00 feet (radius bears: N89°51'07"E) a distance of 16.20 feet through a central angle of 38°40'56" Chord: N19°11'35"E 15.90 feet; thence N89°51'07"E 324.81 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'52" Chord: S45°04'26"E 21.24 feet; 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thence N89°51'07"E 14.39 feet; thence along the arc of a curve to the left having a radius of 857.00 feet a distance of 38.99 feet through a central angle of 02°36'25" Chord: N88°32'53"E 38.99 feet; thence N89°46'21"E 56.00 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'52" Chord: S45°04'26"E 21.24 feet; thence N89°46'21"E 56.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: East) a distance of 23.52 feet through a central angle of 89°51'07" Chord: N44°53'33"E 21.19 feet; thence N89°51'07"E 14.39 feet; thence along the arc of a curve to the left having a radius of 857.00 feet a distance of 38.99 feet through a central angle of 02°36'25" Chord: N88°32'53"E 38.99 feet; thence N89°46'21"E 56.00 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'52" Chord: S45°04'26"E 21.24 feet; thence N89°46'21"E 56.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: East) a distance of 23.52 feet through a central angle of 89°51'07" Chord: N44°53'33"E 21.19 feet; thence N89°51'07"E 14.39 feet; thence along the arc of a curve to the left having a radius of 857.00 feet a distance of 38.99 feet through a central angle of 02°36'25" Chord: N88°32'53"E 38.99 feet; thence N89°46'21"E 56.00 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'52" Chord: S45°04'26"E 21.24 feet; thence N89°46'21"E 56.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: East) a distance of 23.52 feet through a central angle of 89°51'07" Chord: N44°53'33"E 21.19 feet; thence N89°51'07"E 14.39 feet; thence along the arc of a curve to the left having a radius of 857.00 feet a distance of 38.99 feet through a central angle of 02°36'25" Chord: N88°32'53"E 38.99 feet; thence N89°46'21"E 56.00 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'52" Chord: S45°04'26"E 21.24 feet; thence N89°46'21"E 56.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: East) a distance of 23.52 feet through a central angle of 89°51'07" Chord: N44°53'33"E 21.19 feet; thence N89°51'07"E 14.39 feet; thence along the arc of a curve to the left having a radius of 857.00 feet a distance of 38.99 feet through a central angle of 02°36'25" Chord: N88°32'53"E 38.99 feet; thence N89°46'21"E 56.00 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'52" Chord: S45°04'26"E 21.24 feet; thence N89°46'21"E 56.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: East) a distance of 23.52 feet through a central angle of 89°51'07" Chord: N44°53'33"E 21.19 feet; thence N89°51'07"E 14.39 feet; thence along the arc of a curve to the left having a radius of 857.00 feet a distance of 38.99 feet through a central angle of 02°36'25" Chord: N88°32'53"E 38.99 feet; thence N89°46'21"E 56.00 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'52" Chord: S45°04'26"E 21.24 feet; thence N89°46'21"E 56.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: East) a distance of 23.52 feet through a central angle of 89°51'07" Chord: N44°53'33"E 21.19 feet; thence N89°51'07"E 14.39 feet; thence along the arc of a curve to the left having a radius of 857.00 feet a distance of 38.99 feet through a central angle of 02°36'25" Chord: N88°32'53"E 38.99 feet; thence N89°46'21"E 56.00 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'52" Chord: S45°04'26"E 21.24 feet; thence N89°46'21"E 56.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: East) a distance of 23.52 feet through a central angle of 89°51'07" Chord: N44°53'33"E 21.19 feet; thence N89°51'07"E 14.39 feet; thence along the arc of a curve to the left having a radius of 857.00 feet a distance of 38.99 feet through a central angle of 02°36'25" Chord: N88°32'53"E 38.99 feet; thence N89°46'21"E 56.00 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'52" Chord: S45°04'26"E 21.24 feet; thence N89°46'21"E 56.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: East) a distance of 23.52 feet through a central angle of 89°51'07" Chord: N44°53'3

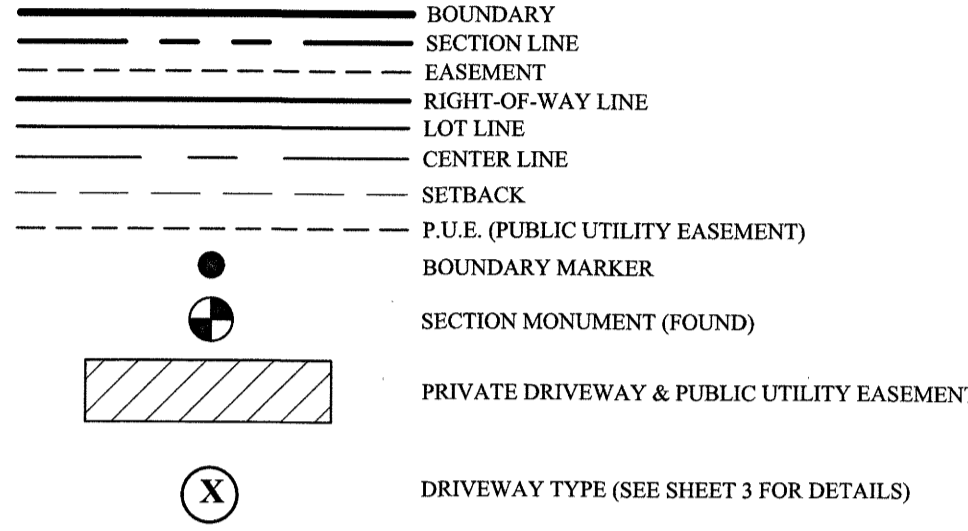
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	24.00	90°00'00"	37.70	S45°08'53"E	33.94
C2	24.00	90°00'00"	37.70	S44°51'07"W	33.94
C3	24.00	38°32'03"	16.14	N70°35'06"E	15.84
C4	24.00	38°49'49"	16.27	N70°43'59"W	15.96
C5	25.00	36°52'11"	16.09	S71°33'54"W	15.81
C6	25.00	53°07'48"	23.18	N26°33'54"E	22.36
C7	24.00	36°48'41"	15.42	S69°43'24"E	15.16
C8	24.00	1°52'15"	0.78	S89°03'52"E	0.78
C9	15.00	89°52'12"	23.53	S44°55'01"W	21.19
C10	24.00	90°08'53"	37.76	N44°55'33"E	33.98
C11	24.00	0°55'04"	12.00	N88°28'27"E	12.00
C12	749.50	0°55'03"	12.00	N89°23'30"E	12.00
C13	24.00	29°32'56"	12.38	N66°05'32"W	12.24
C14	24.00	9°16'53"	3.89	S85°30'27"E	3.88
C15	24.00	89°51'07"	37.64	S45°04'27"E	33.90
C16	24.00	38°40'56"	16.20	N70°39'32"E	15.90
C17	24.00	38°40'56"	16.20	N70°39'32"W	15.90
C18	24.00	61°23'24"	21.43	S30°40'36"W	20.42
C19	20.00	28°28'49"	9.94	S75°36'43"W	9.84
C20	24.00	36°20'08"	15.22	N69°29'08"E	14.97
C21	749.50	0°07'13"	1.57	N88°54'38"E	1.57
C22	24.00	2°11'55"	0.92	N88°45'09"E	0.92
C23	749.50	0°45'44"	9.97	N87°38'03"E	9.97

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°51'07"E	3.96
L2	S89°51'07"W	3.76
L3	S89°51'07"W	2.01
L4	N89°51'07"E	1.99
L5	S89°51'07"W	3.63
L6	N90°00'00"E	3.38
L7	N90°00'00"E	2.07
L8	S90°00'00"W	20.44
L9	N90°00'00"E	20.44
L10	S90°00'00"W	20.44
L11	S90°00'00"W	20.44
L12	N90°00'00"E	20.44
L13	N90°00'00"E	20.44
L14	S90°00'00"W	20.44
L15	N90°00'00"E	20.44
L16	N90°00'00"E	23.00
L17	N90°00'00"E	23.00
L18	N90°00'00"E	25.62
L19	N90°00'00"E	20.34
L20	N89°58'46"W	69.78
L21	S83°02'09"W	94.40



VICINITY MAP  
N.T.S.

LEGEND



NOTES:

- THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURE AND LIVESTOCK. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- 10' PUBLIC UTILITY EASEMENT ALONG ALL ROADWAYS (AS SHOWN).
- #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
- STORM WATER WILL BE DETAINED BY A REGIONAL POND, SEE HOLBROOK FARMS AREA PLAN.
- HOUSE SIZE FOR CLUSTER UNITS IN PLAT F IS 900 SQ.FT. (GROUND FLOOR NOT LESS THAN 600 SQ.FT WITH TOTAL OF 1300 SQ.FT) PER HOLBROOK FARMS AREA PLAN.
- IF CONFLICTS OCCUR BETWEEN SETBACK AND PUE THE 10' PUE WILL HAVE DOMINANCE AND BECOME SETBACK LINE.
- REAR AND SIDE YARD FENCING WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE CONSISTENT IN STYLE AND MATERIAL CONSISTENT WITH THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HOLBROOK FARMS (THE "MASTER DECLARATION"), THE COMMON AREAS AND FACILITIES CREATED HEREBY ARE DESIGNATED AS BENEFITED COMMON AREA, AS DEFINED IN THE MASTER DECLARATION, PRIMARILY FOR THE USE AND BENEFIT OF THE UNITS AND LOTS CREATED HEREBY, AS PROVIDED AND DEFINED IN THE MASTER DECLARATION, BENEFITED COMMON AREA EXPENSES MAY BE ASSESSED TO THE UNITS AND LOTS HEREIN. THE UNITS AND LOTS HEREIN ARE FURTHER DESIGNATED AS A SEPARATE SERVICE AREA.
- PARCELS A, B, C, D, E, F ARE CONVEYED TO AND WILL BE MAINTAINED BY THE HOLBROOK FARMS MASTER ASSOCIATION.
- PRIVATE ROADS ARE CONVEYED TO AND WILL BE MAINTAINED BY THE HOLBROOK FARMS MASTER ASSOCIATION.
- TOTAL LANDSCAPE AREA: 68,012 S.F.
- PROP. 1 1/2" WATER SERVICE FOR TOWNHOME AREA OPEN SPACE PER LEHI CITY STD. WATER-8. NEXT TO LOT 6055.
- PROP. 1 1/2" WATER SERVICE FOR CLUSTER UNIT AREA OPEN SPACE PER LEHI CITY STD. WATER-8. NEXT TO UNIT 6077.
- HOLBROOK FARMS MASTER ASSOCIATION: 978 E. WOODOCK LAKE, SALT LAKE CITY, UT 84117
- PARCELS A, B, C, D, E, F ARE DESIGNATED AS COMMON AREA AND ARE HEREBY CONVEYED TO THE HOLBROOK FARMS MASTER ASSOCIATION PER THE OWNER'S DEDICATION.

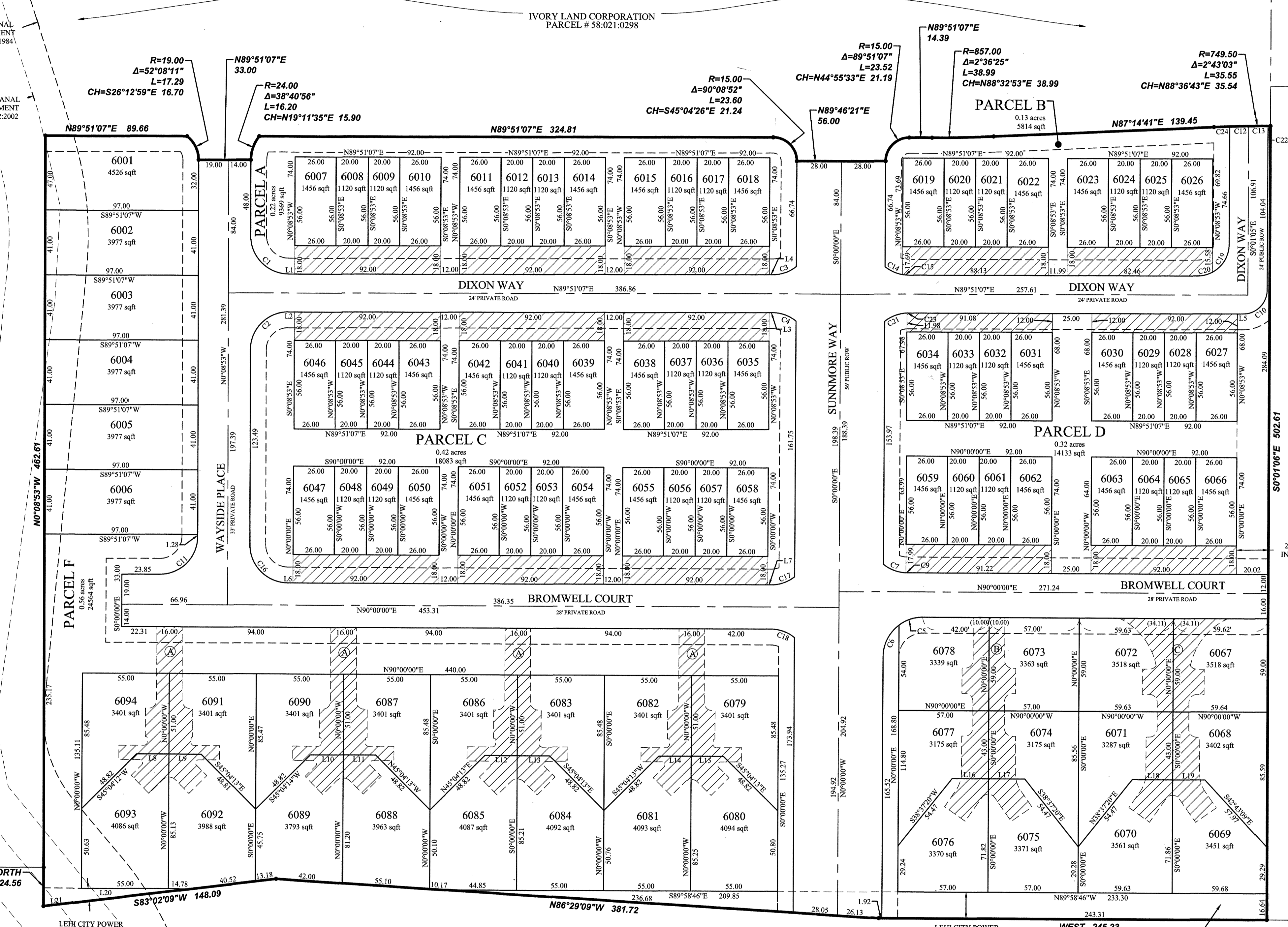
LAND USE TABULATION:

ERU'S ALLOWED	137
ERU'S REMAINING	43

TABULATIONS:

ZONE:	PC - RESIDENTIAL OVERLAY
PROPERTY AREA:	8.60 ACRES
ROAD AREA:	2.14 ACRES
OPEN SPACE AREA:	1.81 ACRES
SINGLE FAMILY LOTS:	94 LOTS
DENSITY:	10.93 UNITS/ACRE

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



2100 NORTH (SR.85)

(PUBLIC - VARIABLE WIDTH)

17008 SHEET 2 OF 3 2 OF 3

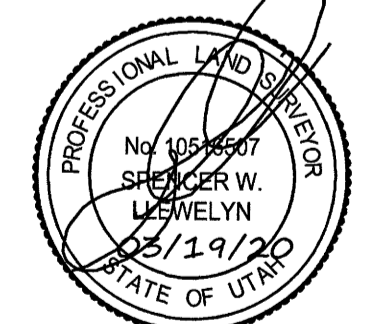
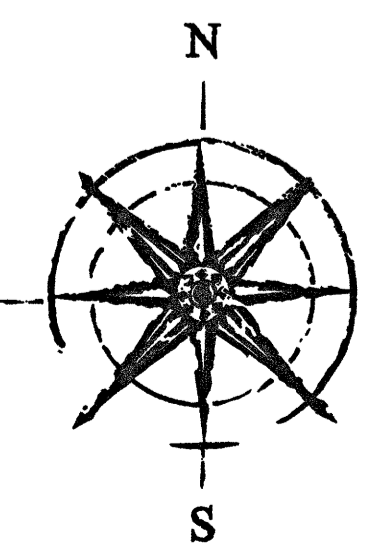
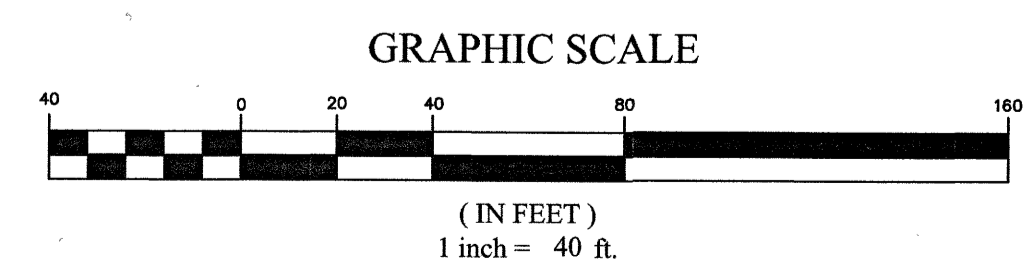
HOLBROOK FARMS

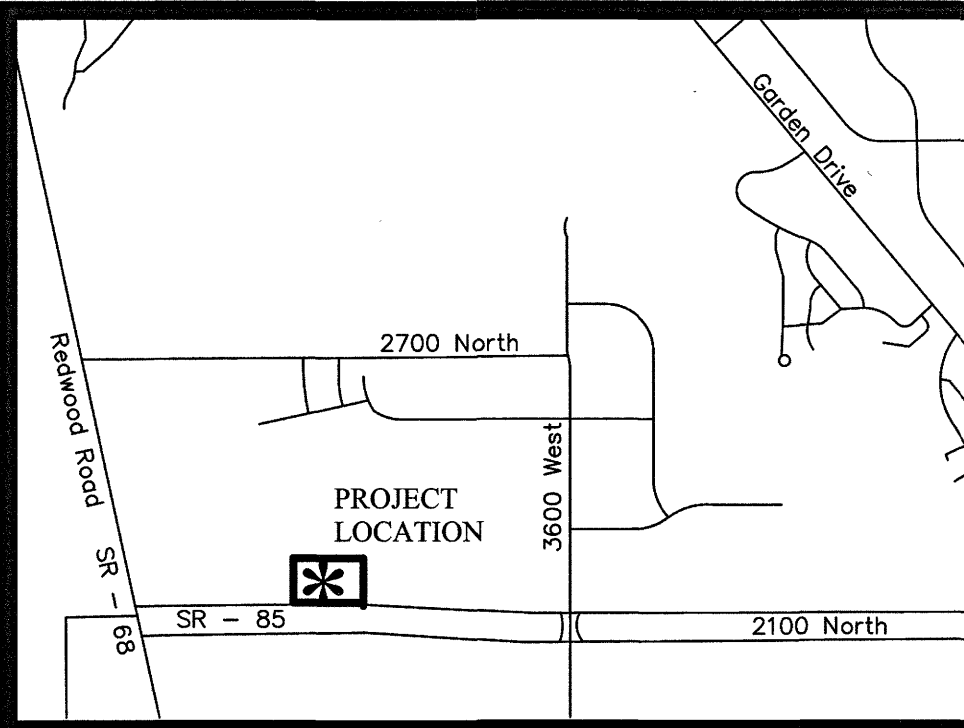
PLAT F

SUBDIVISION  
LOCATED IN THE NW1/4 OF SECTION 2, T5S, R1W,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

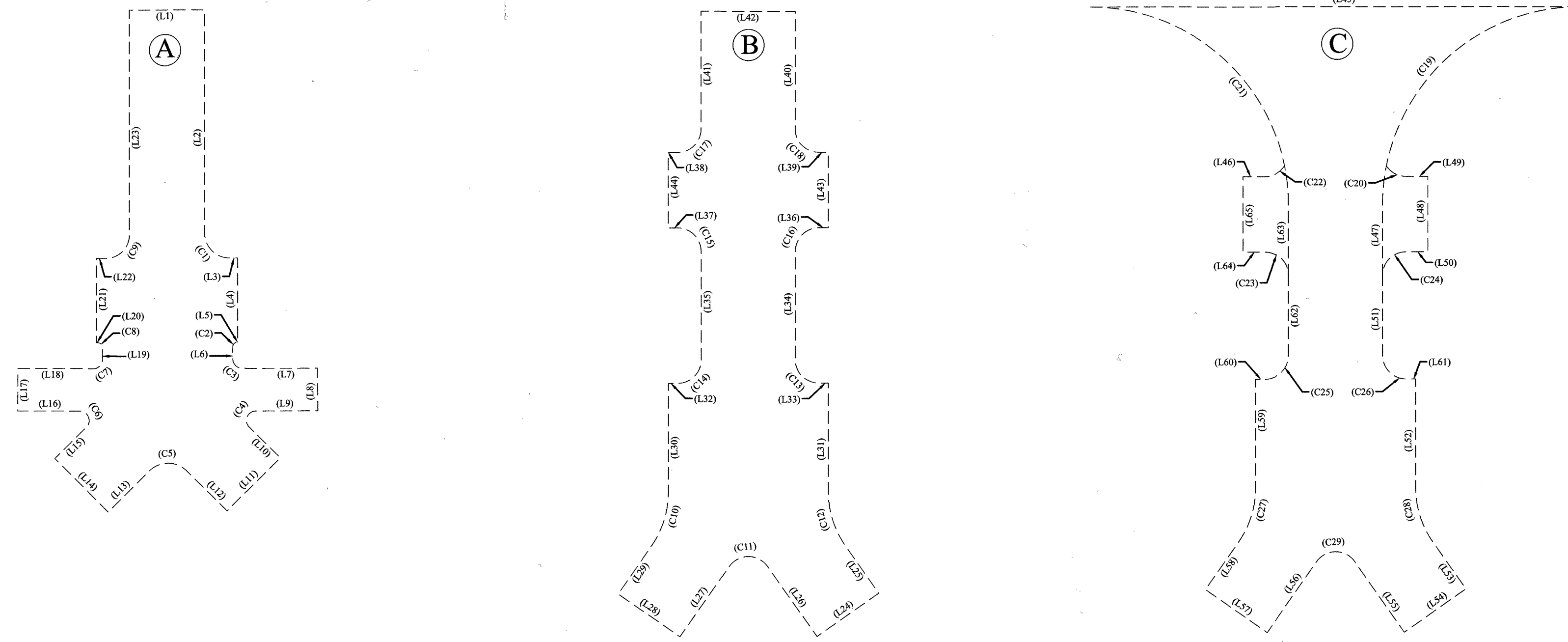
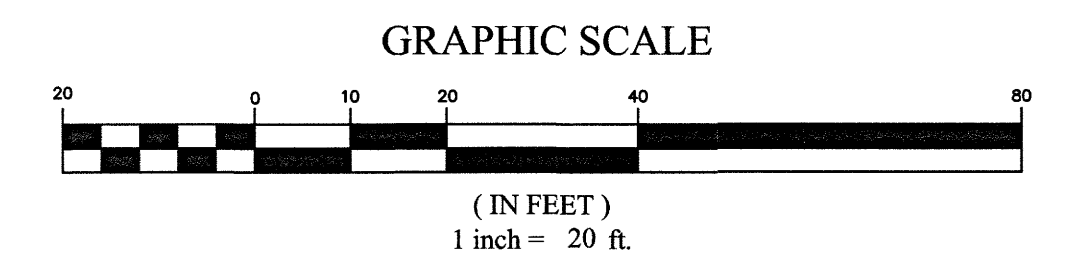
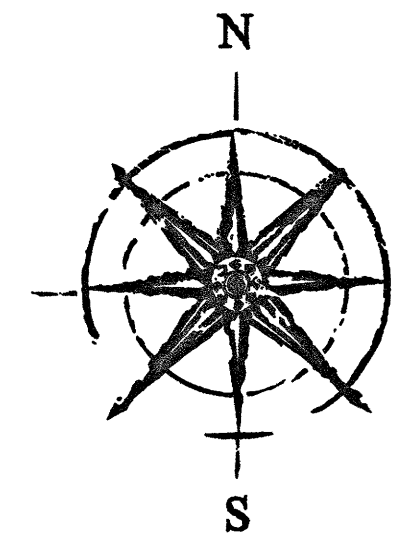
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL
		LEHI CITY ENGINEER 3/21/20	

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.





VICINITY MAP  
N.T.S.



DRIVEWAY EASEMENTS

LINE	DIRECTION	LENGTH
(L1)	N90°00'00"E	16.00
(L2)	S00°00'00"E	47.62
(L3)	N89°54'32"E	1.84
(L4)	S00°00'00"E	17.93
(L5)	S89°44'33"W	0.06
(L6)	S00°15'29"E	2.50
(L7)	N89°44'33"E	16.00
(L8)	S00°15'28"E	9.00
(L9)	S89°44'33"W	13.16
(L10)	S45°19'40"E	9.28
(L11)	S44°55'47"W	16.00
(L12)	N45°19'35"W	12.34
(L13)	S45°08'39"W	12.54
(L14)	N44°55'48"W	16.00
(L15)	N45°08'44"E	9.43
(L16)	N89°55'29"W	13.16
(L17)	N00°04'32"E	9.00
(L18)	S89°55'29"E	16.00
(L19)	N00°04'33"E	2.50
(L20)	N89°55'29"W	0.28
(L21)	N00°00'00"W	17.93
(L22)	N89°53'30"E	1.93

LINE	DIRECTION	LENGTH
(L23)	N00°00'00"W	47.62
(L24)	N55°00'00"E	16.00
(L25)	N35°00'00"W	12.29
(L26)	S35°00'00"E	18.24
(L27)	N35°00'00"E	18.24
(L28)	S55°00'00"E	16.00
(L29)	S35°00'00"W	12.29
(L30)	S00°00'00"E	23.07
(L31)	N00°00'00"E	23.07
(L32)	N90°00'00"W	2.00
(L33)	N90°00'00"W	2.00
(L34)	N00°00'00"E	11.50
(L35)	S00°00'00"E	11.50
(L36)	N90°00'00"E	2.00
(L37)	N90°00'00"E	2.00
(L38)	N90°00'00"W	2.00
(L39)	N90°00'00"W	2.00
(L40)	N00°00'00"E	25.00
(L41)	S00°00'00"E	25.00
(L42)	N90°00'00"W	20.00
(L43)	N00°00'00"E	16.00
(L44)	S00°00'00"E	16.00

LINE	DIRECTION	LENGTH
(L45)	N90°00'00"E	104.00
(L46)	N90°00'00"W	4.63
(L47)	N00°00'00"E	15.00
(L48)	N00°00'00"E	16.00
(L49)	N90°00'00"W	4.63
(L50)	N90°00'00"E	4.63
(L51)	N00°00'00"E	11.50
(L52)	N00°00'00"E	23.07
(L53)	N35°00'00"W	12.29
(L54)	N55°00'00"E	16.00
(L55)	S35°00'00"E	18.24
(L56)	N35°00'00"E	18.24
(L57)	S55°00'00"E	16.00
(L58)	S35°00'00"W	12.29
(L59)	S00°00'00"E	23.07
(L60)	N90°00'00"W	2.00
(L61)	N90°00'00"W	2.00
(L62)	S00°00'00"E	11.50
(L63)	N00°00'00"E	15.00
(L64)	N90°00'00"E	4.63
(L65)	S00°00'00"E	16.00

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	5.27	85°33'49"	7.87	S46°05'29"E	7.16
(C2)	1.00	90°00'02"	1.57	S44°44'32"W	1.41
(C3)	2.00	89°59'58"	3.14	S45°19'28"E	2.83
(C4)	2.00	135°04'13"	4.71	S22°12'26"W	3.70
(C5)	5.69	84°15'06"	8.36	S89°54'32"W	7.63
(C6)	2.00	135°04'13"	4.71	N22°23'23"W	3.70
(C7)	2.00	89°59'58"	3.14	N45°04'32"E	2.83
(C8)	1.00	90°00'02"	1.57	N44°55'28"W	1.41
(C9)	5.00	90°53'23"	7.93	N45°21'14"E	7.13
(C10)	20.00	35°00'00"	12.22	S17°30'00"W	12.03
(C11)	5.00	110°00'00"	9.60	N90°00'00"E	8.19
(C12)	20.00	35°00'00"	12.22	N17°30'00"W	12.03
(C13)	5.00	90°00'00"	7.85	N45°00'00"W	7.07
(C14)	5.00	90°00'00"	7.85	S45°00'00"W	7.07
(C15)	5.00	90°00'00"	7.85	S45°00'00"E	7.07
(C16)	5.00	90°00'00"	7.85	N45°00'00"E	7.07
(C17)	5.00	90°00'00"	7.85	S45°00'00"W	7.07
(C18)	5.00	90°00'00"	7.85	N45°00'00"W	7.07
(C19)	42.00	90°00'00"	65.97	N45°00'00"E	59.40
(C20)	5.00	56°43'41"	4.95	N61°38'10"W	4.75

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C21)	42.00	90°00'00"	65.97	N45°00'00"W	59.40
(C22)	5.00	56°43'41"	4.95	S61°38'10"W	4.75
(C23)	5.00	90°00'00"	7.85	S45°00'00"E	7.07
(C24)	5.00	90°00'00"	7.85	N45°00'00"E	7.07
(C25)	5.00	90°00'00"	7.85	S45°00'00"W	7.07
(C26)	5.00	90°00'00"	7.85	N45°00'00"W	7.07
(C27)	20.00	35°00'00"	12.22	S17°30'00"W	12.03
(C28)	20.00	35°00'00"	12.22	N17°30'00"W	12.03
(C29)	5.00	110°00'00"	9.60	N90°00'00"E	8.19

**LEGEND**

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTER LINE
- SETBACK
- P.U.E. (PUBLIC UTILITY EASEMENT)
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- PRIVATE DRIVEWAY & PUBLIC UTILITY EASEMENT
- DRIVEWAY TYPE (SEE SHEET 3 FOR DETAILS)

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.

ENT 3936612020 Map # 17008  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2020 Mar 27 12:55 PM FEE 350.00 BY SS  
 RECORDED FOR LEHI CITY CORPORATION

17008 SHEET 3 OF 3 3 OF 3

## HOLBROOK FARMS

PLAT F

SUBDIVISION

LOCATED IN THE CENTER OF SECTION 2, T5S, R1W,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
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