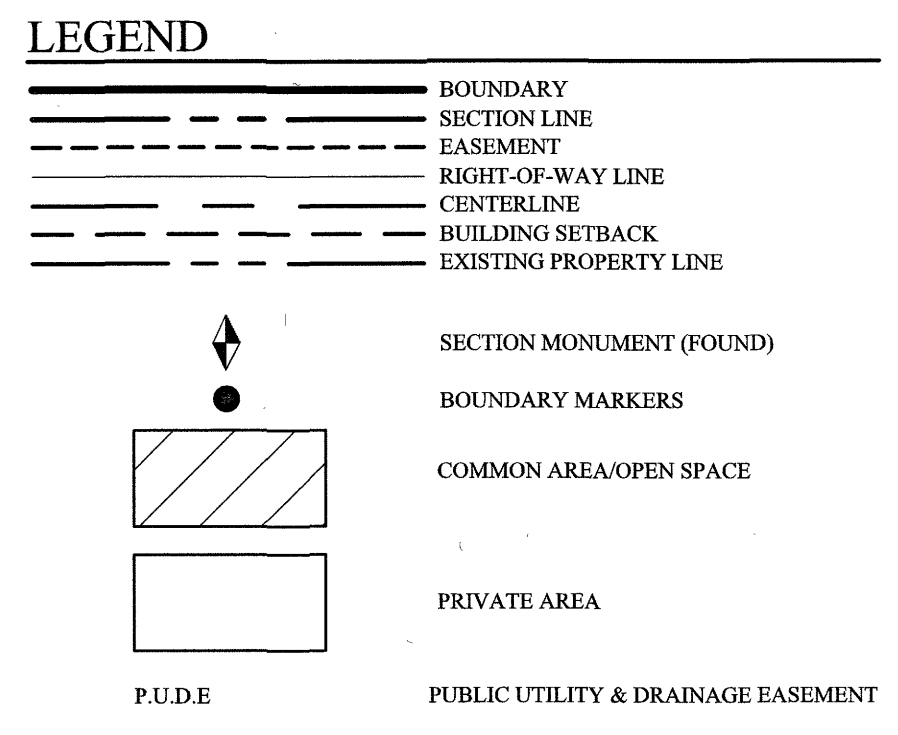


VICINITY MAP  
N.T.S

Unit	Address	Unit	Address
101	2597 N WHITE CLIFF DR	172	4558 W FENWAY DRIVE
102	2601 N WHITE CLIFF DR	173	4554 W ADAMS WAY
103	2605 N WHITE CLIFF DR	174	4566 W ADAMS WAY
104	2609 N WHITE CLIFF DR	175	4570 W ADAMS WAY
105	2613 N WHITE CLIFF DR	176	4578 W ADAMS WAY
106	2617 N WHITE CLIFF DR	177	4586 W ADAMS WAY
107	2619 N SADLER WAY	178	4585 W JACKSON DRIVE
108	2611 N SADLER WAY	179	4577 W JACKSON DRIVE
109	2603 N SADLER WAY	180	4569 W JACKSON DRIVE
110	2595 N SADLER WAY	181	4565 W JACKSON DRIVE
111	2594 N SALISBURY WAY	182	4559 W JACKSON DRIVE
112	2602 N SALISBURY WAY	183	4552 W JACKSON DRIVE
113	2610 N SALISBURY WAY	184	4556 W JACKSON DRIVE
114	2614 N SALISBURY WAY	185	4562 W JACKSON DRIVE
115	2615 N SALISBURY WAY	186	4568 W JACKSON DRIVE
116	2607 N SALISBURY WAY	187	4574 W JACKSON DRIVE
117	2599 N SALISBURY WAY	188	4582 W JACKSON DRIVE
118	2591 N SALISBURY WAY	189	4587 W BARRY DRIVE
119	2596 N RUTH DRIVE	190	4579 W BARRY DRIVE
120	2604 N RUTH DRIVE	191	4571 W BARRY DRIVE
121	2612 N RUTH DRIVE	192	4567 W BARRY DRIVE
122	2618 N RUTH DRIVE	193	4563 W BARRY DRIVE
123	2617 N RUTH DRIVE	194	4555 W BARRY DRIVE
124	2609 N RUTH DRIVE	195	4553 W 2700 NORTH
125	2601 N RUTH DRIVE	196	4557 W 2700 NORTH
126	2593 N RUTH DRIVE	197	4561 W 2700 NORTH
127	2592 N DAVIS DRIVE	198	4565 W 2700 NORTH
128	2600 N DAVIS DRIVE	199	4569 W 2700 NORTH
129	2608 N DAVIS DRIVE	200	4573 W 2700 NORTH
130	2616 N DAVIS DRIVE	201	4577 W 2700 NORTH
131	2614 N SHEA WAY	202	4581 W 2700 NORTH
132	2610 N SHEA WAY	203	4585 W 2700 NORTH
133	2606 N SHEA WAY	204	4589 W 2700 NORTH
134	2602 N SHEA WAY	205	2699 N BARTON WAY
135	2598 N SHEA WAY	206	2691 N BARTON WAY
136	2594 N SHEA WAY	207	2683 N BARTON WAY
137	2621 N WILSON WAY	208	2675 N BARTON WAY
138	2625 N WILSON WAY	209	2663 N BARTON WAY
139	2629 N WILSON WAY	210	2664 N AARON AVE
140	2633 N WILSON WAY	211	2672 N AARON AVE
141	2637 N WILSON WAY	212	2680 N AARON AVE
142	2641 N WILSON WAY	213	2688 N AARON AVE
143	2645 N WILSON WAY	214	2696 N AARON AVE
144	2649 N WILSON WAY	215	2697 N AARON AVE
145	2656 N WILSON WAY	216	2689 N AARON AVE
146	2648 N WILSON WAY	217	2681 N AARON AVE
147	2644 N WILSON WAY	218	2677 N AARON AVE
148	2636 N WILSON WAY	219	2665 N AARON AVE
149	2628 N WILSON WAY	220	2662 N ROBINSON AVE
150	2622 N WILSON WAY	221	2670 N ROBINSON AVE
151	2623 N ABBEY AVE	222	2682 N ROBINSON AVE
152	2631 N ABBEY AVE	223	2690 N ROBINSON AVE
153	2639 N ABBEY AVE	224	2698 N ROBINSON AVE
154	2647 N ABBEY AVE	225	2695 N ROBINSON AVE
155	2651 N ABBEY AVE	226	2687 N ROBINSON AVE
156	2659 N ABBEY AVE	227	2679 N ROBINSON AVE
157	2657 N COMISKY WAY	228	2673 N ROBINSON AVE
158	2653 N COMISKY WAY	229	2667 N ROBINSON AVE
159	2649 N COMISKY WAY	230	2666 N COBB WAY
160	2645 N COMISKY WAY	231	2674 N COBB WAY
161	2641 N COMISKY WAY	232	2678 N COBB WAY
162	2637 N COMISKY WAY	233	2686 N COBB WAY
163	2633 N COMISKY WAY	234	2694 N COBB WAY
164	2629 N COMISKY WAY	235	2692 N VETERANS STREET
165	4588 W FENWAY DRIVE	236	2688 N VETERANS STREET
166	4584 W FENWAY DRIVE	237	2684 N VETERANS STREET
167	4580 W FENWAY DRIVE	238	2680 N VETERANS STREET
168	4576 W FENWAY DRIVE	239	2676 N VETERANS STREET
169	4572 W FENWAY DRIVE	240	2672 N VETERANS STREET
170	4568 W FENWAY DRIVE	241	2668 N VETERANS STREET
171	4564 W FENWAY DRIVE	242	2664 N VETERANS STREET



**HIGH DENSITY MULTI-FAMILY SETBACKS**

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

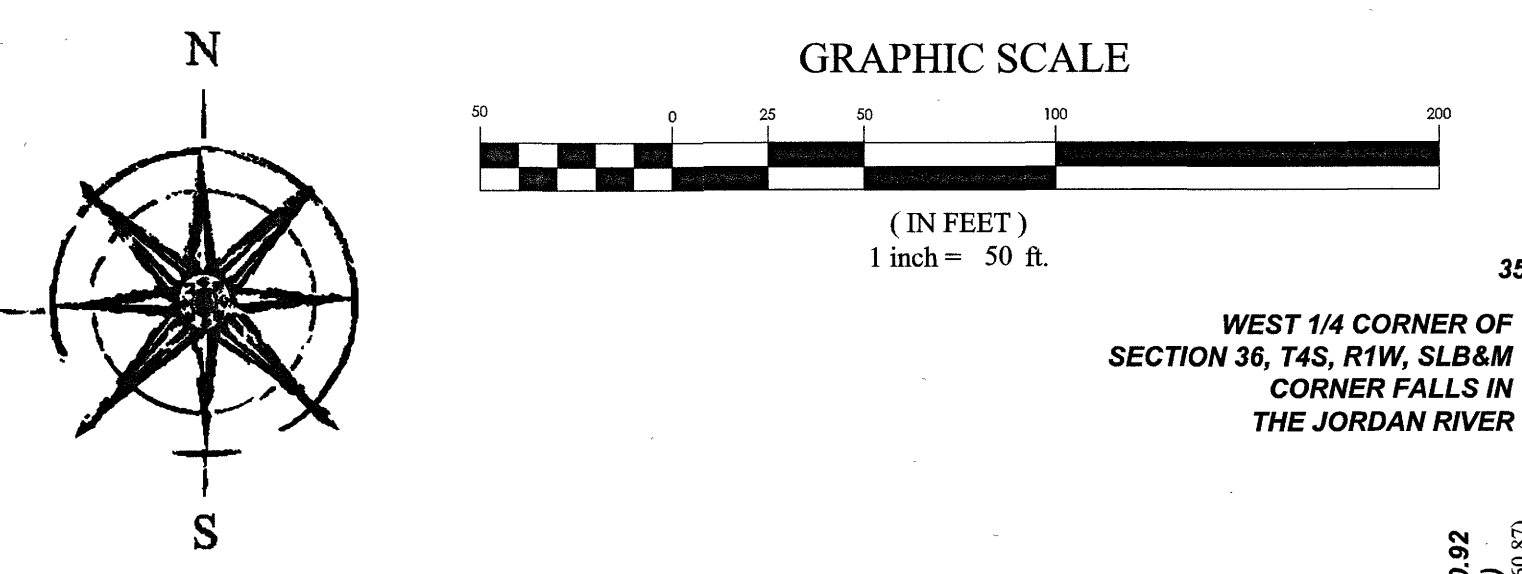
NOTE: WHERE A PUBLIC UTILITY EASEMENT WITHIN THE BUILDABLE AREA OF A LOT EXISTS, THE POE WILL TAKE PRECEDENCE OVER THE SETBACK.

# INNOVATION PARK

## PHASE 1 SUBDIVISION

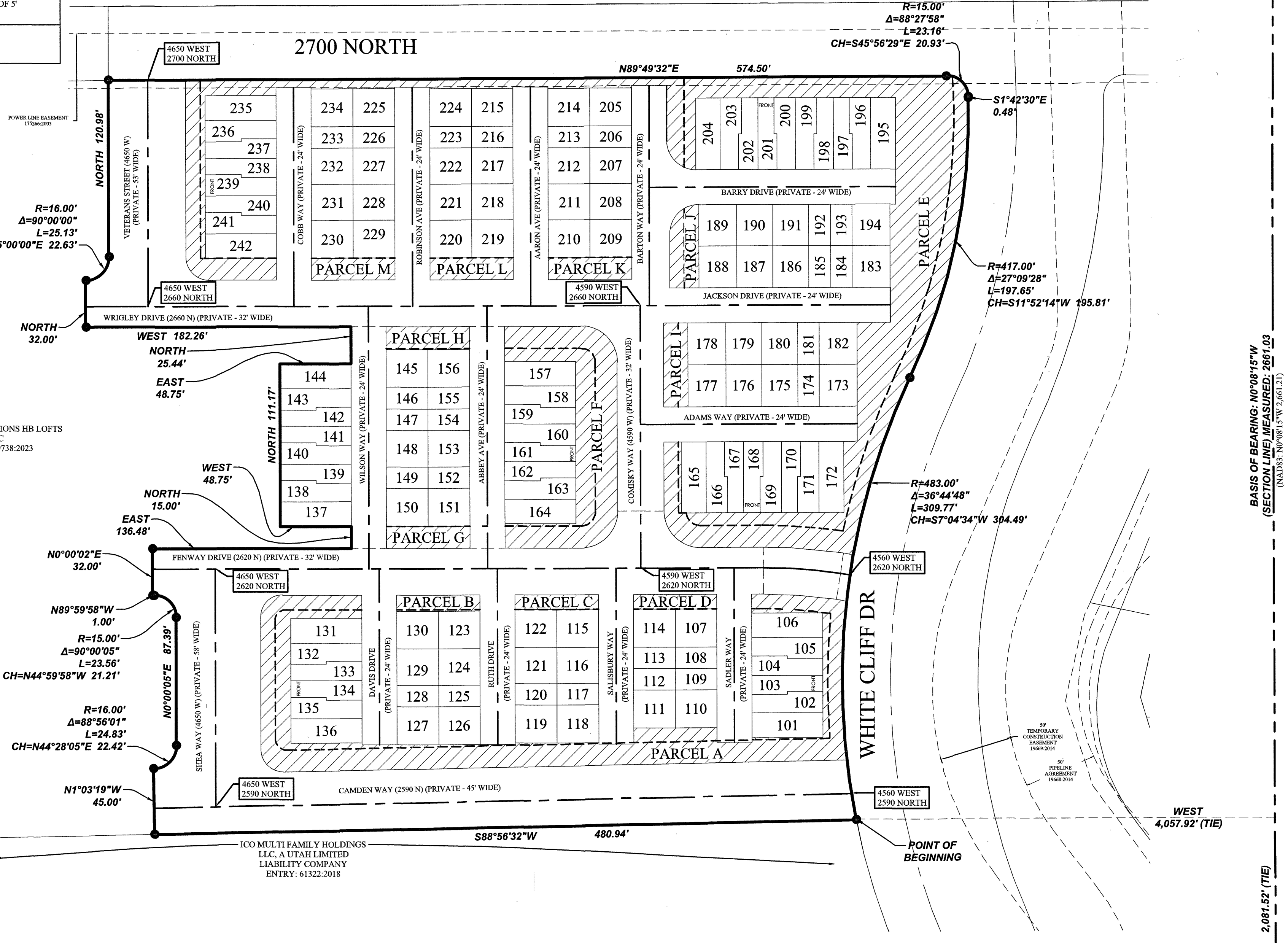
LOCATED IN THE SE 1/4 OF SECTION 25, T4S, R1W, SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

- 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/NAIL 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.
  - LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED JUNE 7, 2019.
  - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
  - NO PORCHES, FOOTINGS, CONCRETE STEPS, A/C UNITS, OR WINDOW WELLS ARE TO BE LOCATED WITHIN THE PUE.
  - PARCEL A, B, C, D, E, F, G, H, I, J, K, L, AND M ARE TO BE OWNED AND MAINTAINED BY THE HOA.
  - GARBAGE DISPOSAL WILL BE HANDLED PRIVATELY AND WILL BE GOVERNED BY THE HOA.
  - ALL COMMON AREA AND PRIVATE STREETS TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT



**TABULATIONS:**

CURRENT ZONE:	PC
VILLAGES:	VILLAGE K
TOTAL AREA:	5.73 ACRES
UNITS:	142
OPEN SPACE:	1.12 ACRES
DENSITY:	24.6 UNITS/ACRE
ROADWAY AREA:	2.47 ACRES
DEVELOPMENT TYPE:	RESIDENTIAL
IRRIGATION SERVICES:	(1) 1 1/2" IRRIGATION METER FOR PARCELS A THROUGH M - 1.08 ACRES



**SURVEYOR'S CERTIFICATE**

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify, by authority of the owners(s) that Focus Engineering and Surveying has 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, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

Justin Lundberg  
Professional Land Surveyor  
License No. 12554439

Date: 09/20/23

**BOUNDARY DESCRIPTION**

A part of the Northwest Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the easterly line of that certain Special Warranty Deed recorded as Entry No. 29738:2023 in the office of the Utah County Recorder, said point located N00°08'15"W 2,079.53 feet along the Section line and West 4,057.53 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; running thence along said deed S88°56'32"W 480.94 feet; thence N01°03'19"W 45.00 feet; thence North easterly along the arc of a non-tangent curve to the left having a radius of 16.00 feet (radius bears: N01°03'54"W) a distance of 24.83 feet through a central angle of 88°56'01" Chord: N44°28'05"E 22.42 feet; thence N00°00'05"E 87.39 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'05" Chord: N44°59'58"W 21.21 feet; thence N89°59'58"W 1.00 feet; thence N00°00'02"E 32.00 feet; thence East 136.48 feet; thence North 15.00 feet; thence West 48.75 feet; thence North 111.17 feet; thence East 48.75 feet; thence North 25.44 feet; thence West 182.26 feet; thence North 32.00 feet; thence North easterly along the arc of a non-tangent curve to the left having a radius of 16.00 feet (radius bears: North) a distance of 25.13 feet through a central angle of 90°00'00" Chord: N45°00'00"E 22.63 feet; thence North 120.98 feet to the northerly line of said aforementioned deed; thence along said deed the following five (5) courses: (1) N89°49'32"E 574.50 feet; thence (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.16 feet through a central angle of 90°00'05" Chord: S45°56'29"E 20.93 feet; thence (3) S01°42'30"E 0.48 feet; thence (4) Southerly along the arc of a non-tangent curve to the right having a radius of 417.00 feet a distance of 197.65 feet through a central angle of 27°09'28" Chord: S11°52'14"W 195.81 feet to a point of reverse curvature; thence (5) along the arc of a curve to the left having a radius of 483.00 feet a distance of 309.77 feet through a central angle of 36°44'48" Chord: S07°04'34"W 304.49 feet to the point of beginning.

Contains: 5.73 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, PARCELS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PRIVATE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(D), THE OWNER HEREBY CONVEYS THE COMMON AREA (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS), AS INDICATED HEREON, TO THE INNOVATION PARK HOA, 978 WOODOAK LANE SALT LAKE CITY, UTAH 84117, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16TH DAY OF OCTOBER, A.D. 2023.

Value Innovation HB Lofts, LLC, ICD Multi-Family Holdings, LLC

BY: *Kevin Anglesey* ITS: Manager  
BY: *Sim Seaberg* ITS: Manager

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S. COUNTY OF Salt Lake

ON THE 16th DAY OF OCTOBER, A.D. 2023, 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 *Value Innovation HB Lofts, LLC*, 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: 5-30-2026 *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 UTAH

ON THE 16th DAY OF OCTOBER, A.D. 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, *Deanne Clayton*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE *Manager* OF *ICD Multi-Family Holdings, LLC*, 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: 8/18/2027 *Deanne Clayton*  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH  
PRINTED FULL NAME OF NOTARY

# INNOVATION PARK

## PHASE 1

NW SUBDIVISION  
SECTION 2, T5S, R1W, SLB&M  
2012 UTAH COUNTY MONUMENT

**OWNER/DEVELOPER**  
IVORY INNOVATIONS  
978 E WOODOAK LANE  
SLC, UTAH 841174  
CONTACT: ASHLEY HADFIELD

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE LEHI CITY PLANNING COMMISSION.

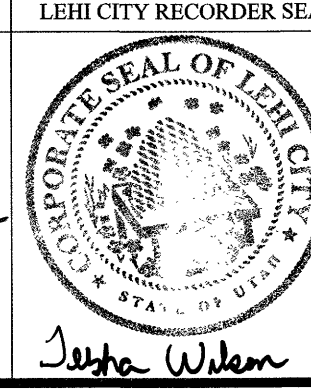
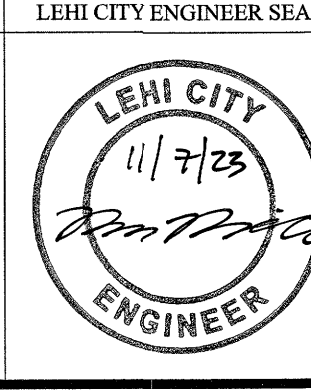
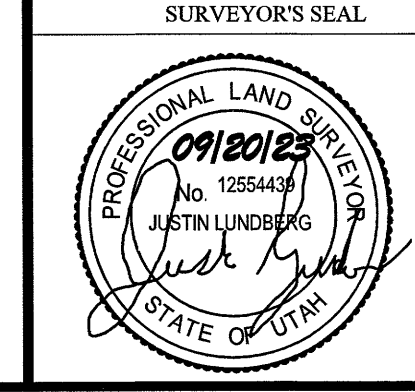
*Heather Newell*  
CHAIR, PLANNING COMMISSION

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

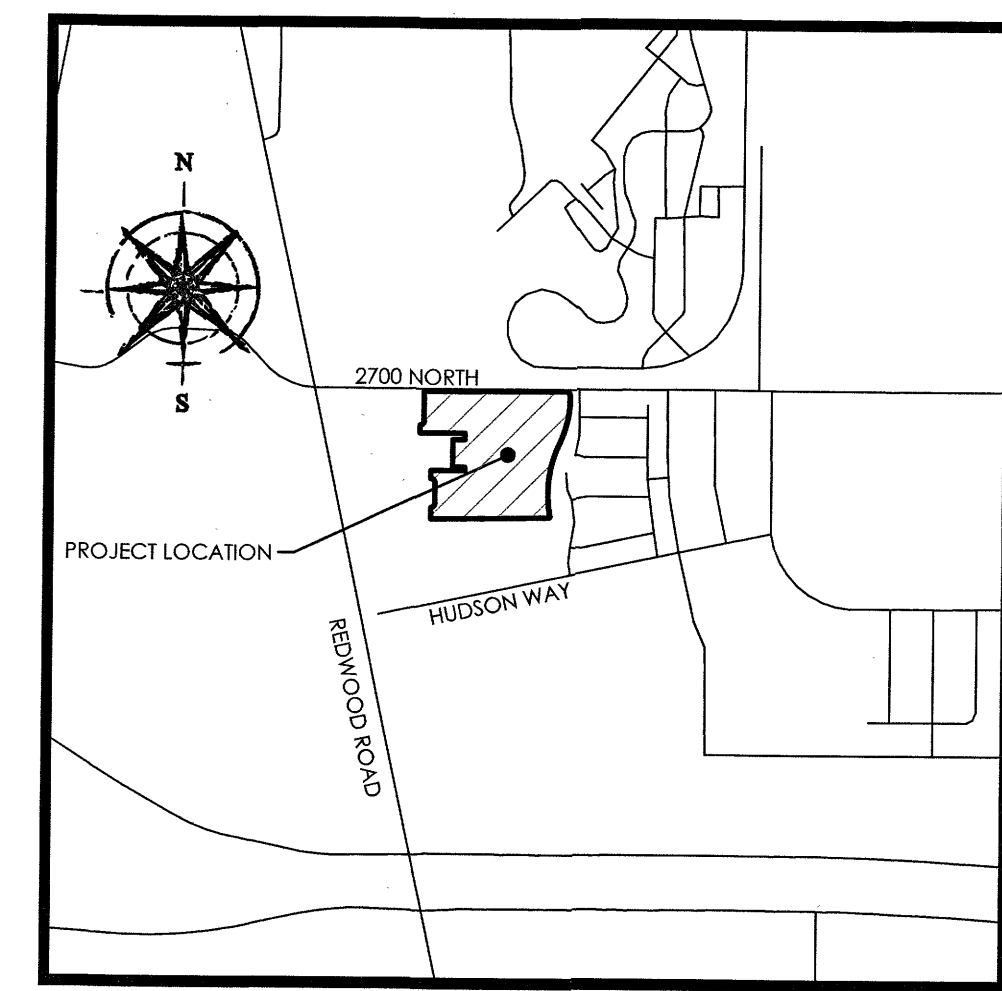
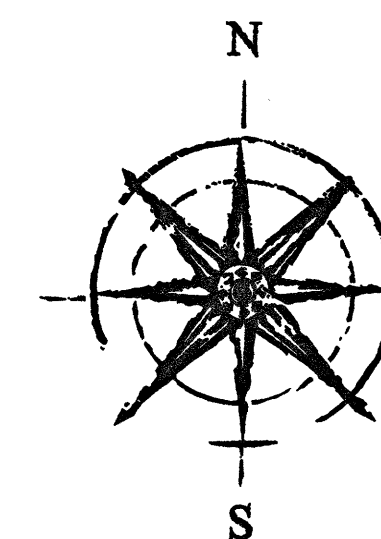
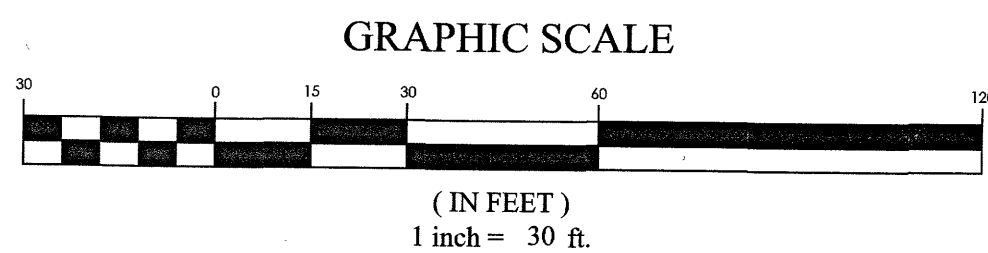
*Justin Lundberg*  
APPROVED BY MAYOR

ATTEST: \_\_\_\_\_  
CLERK-RECORDER  
(SEE SEAL BELOW)



ENT 74438-2023 MAP# 19001  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Nov 22 02:15 PM FEE 410.00 BY AC  
RELEASED FOR LEHI CITY





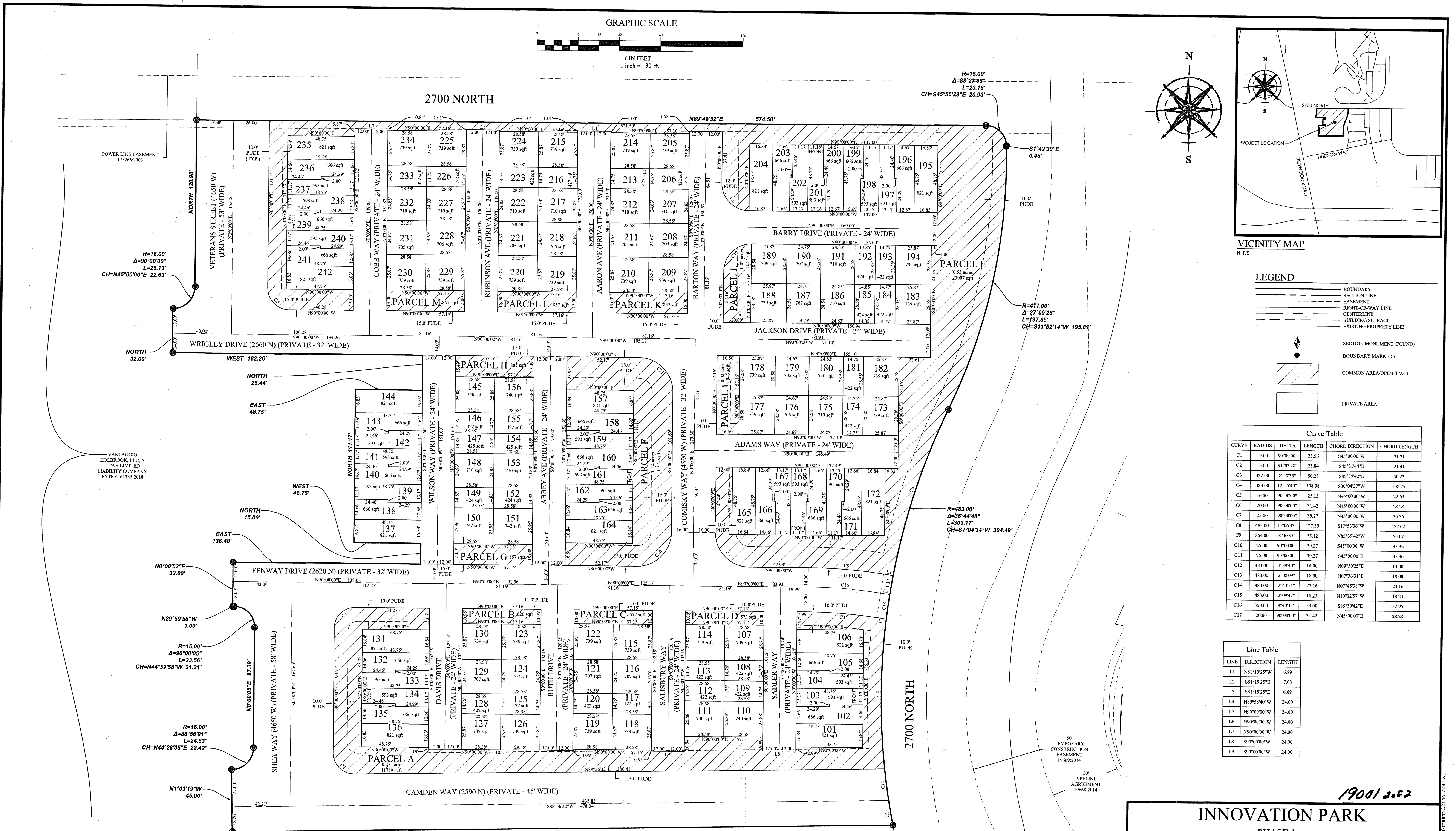
VICINITY MAP  
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- COMMON AREA/OPEN SPACE
- PRIVATE AREA

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C2	15.00	91°03'28"	23.84	S45°31'44"E	21.41
C3	332.00	8°40'35"	50.28	S85°39'42"E	50.23
C4	483.00	12°55'40"	108.98	S00°04'37"W	108.75
C5	16.00	90°00'00"	25.13	N45°00'00"W	22.63
C6	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C7	25.00	90°00'00"	39.27	N45°00'00"W	35.36
C8	483.00	15°06'43"	127.39	S17°53'36"W	127.02
C9	364.00	8°40'35"	55.12	N85°39'42"E	55.07
C10	25.00	90°00'00"	39.27	S45°00'00"W	35.36
C11	25.00	90°00'00"	39.27	S45°00'00"E	35.36
C12	483.00	1°39'40"	14.00	N09°30'25"E	14.00
C13	483.00	2°08'09"	18.00	N07°36'31"E	18.00
C14	483.00	2°44'51"	23.16	N07°45'38"E	23.16
C15	483.00	2°09'47"	18.23	N10°12'57"W	18.23
C16	350.00	8°40'35"	53.00	S85°39'42"E	52.95
C17	20.00	90°00'00"	31.42	N45°00'00"E	28.28

Line Table		
LINE	DIRECTION	LENGTH
L1	N81°19'25"W	6.89
L2	S81°19'25"E	7.03
L3	S81°19'25"E	6.69
L4	N89°58'40"W	24.00
L5	N90°00'00"W	24.00
L6	N90°00'00"W	24.00
L7	N90°00'00"W	24.00
L8	S90°00'00"W	24.00
L9	S90°00'00"W	24.00



OWNER/DEVELOPER  
IVORY INNOVATIONS  
978 E WOODOAK LANE  
SLC, UTAH 841174  
CONTACT: ASHLEY HADFIELD

ICO MULTI FAMILY HOLDINGS  
LLC, A UTAH LIMITED  
LIABILITY COMPANY  
ENTRY: 61322.2018

**INNOVATION PARK**  
PHASE 1  
SUBDIVISION  
LOCATED IN SOUTHEAST 1/4 CORNER OF SECTION 35, T4S, R1W,  
SALT LAKE BASE & MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL	COUNTY RECORDER'S SEAL
ENT 74488:2023 MAP# 19001 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Nov 22 02:15 PM FEE 410.00 BY AC RECORDED FOR LEHI CITY				

19001 2023