This map is provided solely for the purpcse of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

ROYAL HOLLADAY HILLS SUBDIVISION #1

ALL OR PORTIONS OF BLOCK B, C, D AND PRIVATE ROADS

A SUBDIVISION LOCATED WITHIN, SALT LAKE COUNTY UTAH. A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. HOLLADAY, UTAH. RMU ZONE

BOUNDARY DESCRIPTION

Beginning at a point that lies North 00° 03' 51" West 730.63 feet along Section Line and West 116.33 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian, Found Salt Lake County Monument:

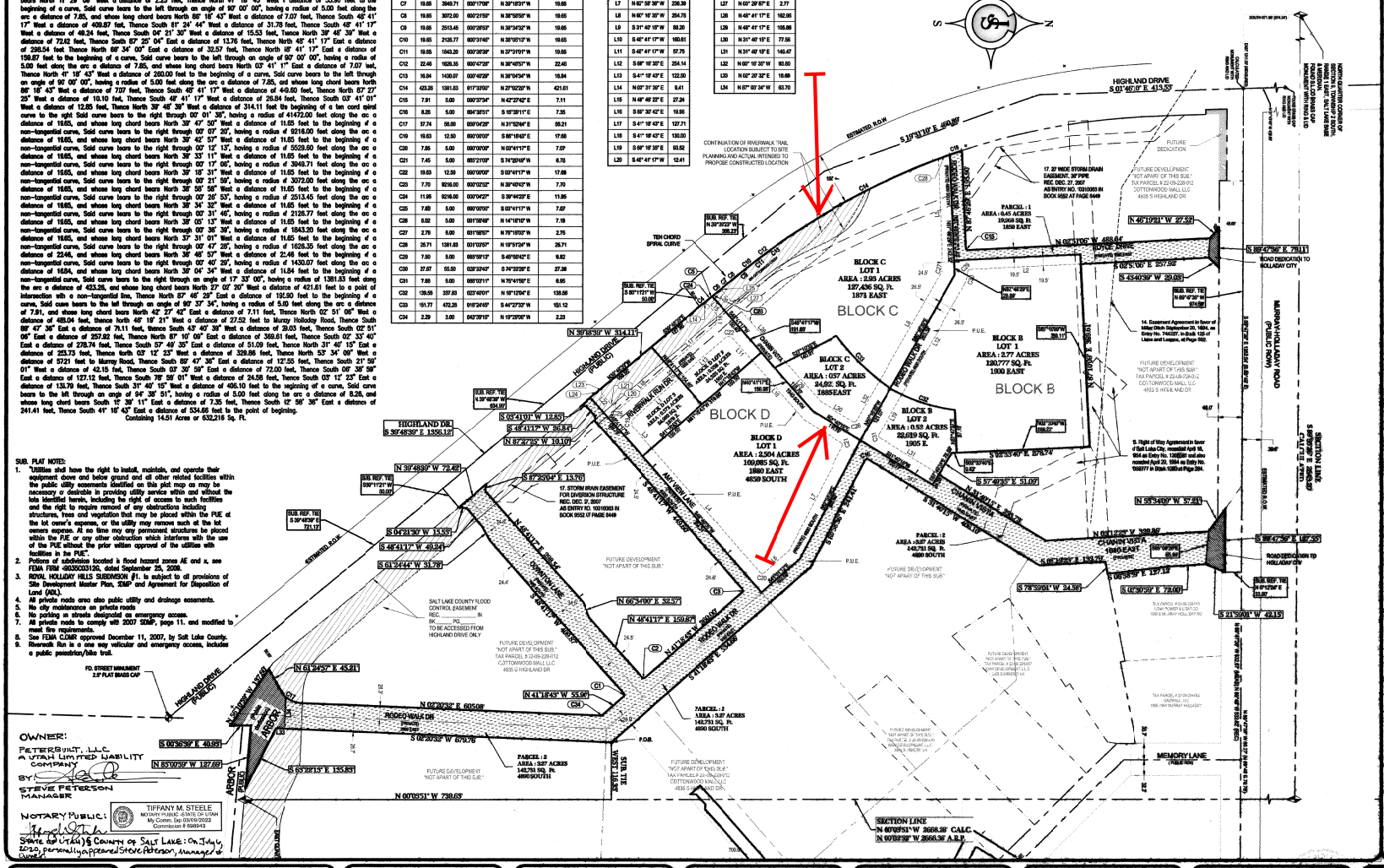
Running thence South 02° 26' 32" West a distance of 679.76 feet, Thence South 63° 22' 13" East a distance of 135.83 feet, Thence North 89° 00' 59" West a distance of 127.69 feet, Thence South 00° 36' 39" East a distance of 40.83 feet to Highland Drive, Thence North 89° 10' 59" West a distance of 137.60 feet, Thence North 61° 24' 57" East a distance of 45.21 feet to the beginning of a curve, Said curve bears to the left through an angle of 59° 04' 25", having a radius of 56.00 feet along the arc a distance of 57.74, and whose long chord bears North 31° 52' 44" East a distance of 55.21 feet, Thence North 02° 20' 32" East a distance of 606.08 feet to the beginning of a curve, Said curve bears to the left through an angle of 43° 39' 15", having a radius of 3.00 feet along the arc a distance of 2.29, and whose long cord bears North 19° 29' 06" West a distance of 2.23 feet, Thence North 41° 18' 43" West a distance of 55.90 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 00' 00", having a radius of 5.00 feet along the arc a distance of 7.85, and whose long chord bears North 86° 18' 43" West a distance of 7.07 feet, Thence South 48° 41' 17" West a distance of 409.87 feet, Thence South 61° 24' 44" West a distance of 31.76 feet, Thence South 48° 41' 17" West a distance of 49.24 feet, Thence South 04° 21' 30" West a distance of 15.53 feet, Tence North 39° 48' 39" West a distance of 72.62 feet, Thence South 87° 25' 04" East a distance of 13.76 feet, Thence North 48° 41' 17" East a distance of 280.54 feet Thence North 66° 34' 00" East a distance of 32.57 feet, Thence North 18° 41' 17" East a distance of 159.87 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 00' 00", having a radius of 5.00 feet along the arc a distance of 7.85, and whose long chord bears North 03° 41' 17" East a distance of 7.07 feet, Thence North 41° 18' 43" West a distance of 260.00 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 00' 00", having a radius of 5.00 feet along the arc a distance of 7.85, and whose long chord bears North 86° 18' 43" West a distance of 7.07 feet, Thence South 48° 41' 17" West a distance of 440.60 feet, Thence North 87° 27' 25" West a distance of 10.10 feet, Thence South 48° 41' 17" West a distance of 26.84 feet, Thence South 03° 41' 01" West a distance of 12.85 feet, Thence North 39° 48' 39" West a distance of 314.11 feet the beginning of a ten cord spiral curve to the right Said curve bears to the right through 00° 01' 39", having a radius of 41472.00 feet along the arc a distance of 1965, and whose long chord bears North 39° 47' 50" West a distance of 11.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00° 07' 20", having a radius of 9216.00 feet along the arc a distance of 1965, and whose long chord bears North 39° 42' 57" West a distance of 11.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00° 12' 13", having a radius of 5529.60 feet along the arc a distance of 1965, and whose long chord bears North 39° 33' 11" West a distance of 11.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00° 17' 05", having a radius of 3840.71 feet along the arc a distance of 1965, and whose long chord bears North 39° 18' 31" West a distance of 11.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00° 21' 59", having a radius of 3072.00 feet along the arc a distance of 1965, and whose long chord bears North 39° 58' 58" West a distance of 11.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00° 25' 53", having a radius of 2513.45 feet along the arc a distance of 1965, and whose long chord bears North 39° 34' 32" West a distance of 11.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00° 31' 46", having a radius of 2128.77 feet along the arc a distance of 1965, and whose long chord bears North 39° 05' 13" West a distance of 11.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00° 36' 39", having a radius of 1843.20 feet along the arc a distance of 1965, and whose long chord bears North 37° 31' 00" West a distance of 11.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00° 47' 28", having a radius of 1628.35 feet along the arc a distance of 2246, and whose long chord bears North 36° 46' 57" West a distance of 21.46 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00° 40' 29", having a radius of 1430.07 feet along the arc a distance of 1694, and whose long chord bears North 36° 04' 34" West a distance of 11.84 feet to the beginning of a curve, Said curve bears to the right through an angle of 17° 33' 00", having a radius of 1381.83 feet along the arc a distance of 423.26, and whose long chord bears North 27° 02' 20" West a distance of 421.61 feet to a point of intersection with a non-tangential line, Thence North 87° 46' 29" East a distance of 191.90 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 37' 34", having a radius of 5.00 feet along the arc a distance of 7.91, and whose long chord bears North 42° 27' 42" East a distance of 7.11 feet, Thence North 02° 51' 06" West a distance of 48.04 feet, thence North 46° 19' 21" West a distance of 27.52 feet to Murray Holladay Road, Thence South 88° 47' 36" East a distance of 76.11 feet, thence South 43° 40' 39" West a distance of 29.03 feet, Thence South 02° 51' 06" East a distance of 257.92 feet, Thence North 87° 10' 09" East a distance of 369.61 feet, Thence South 02° 33' 40" East a distance of 278.74 feet, Thence South 57° 49' 35" East a distance of 51.09 feet, hence North 31° 40' 15" East a distance of 253.73 feet, Thence North 03° 12' 23" West a distance of 329.86 feet, Thence North 53° 34' 09" West a distance of 57.21 feet to Murray Road, Thence South 89° 47' 36" East a distance of 127.55 feet, Thence South 21° 59' 01" West a distance of 42.15 feet, Thence South 03° 39' 59" East a distance of 72.00 feet, Thence South 08° 38' 59" East a distance of 127.12 feet, Thence South 78° 59' 01" West a distance of 24.58 feet, Tence South 03° 12' 23" East a distance of 133.70 feet, Thence South 31° 40' 15" West a distance of 406.10 feet to the beginning of a curve, Said curve bears to the left through an angle of 94° 35' 51", having a radius of 5.00 feet along tbe arc a distance of 8.26, and whose long chord bears South 15° 39' 11" East a distance of 7.35 feet, Thence South 62° 58' 36" East a distance of 241.41 feet, Thence South 41° 18' 43" East a distance of 534.66 feet to the point of beginning.

Containing 14.51 Acres or 632,216 Sq. Ft.

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	7.85	5.00	090°00'00"	N 86°18'43" W	7.07
C2	7.85	5.00	090°00'00"	N 03°41'17" E	7.07
C3	7.85	5.00	090°00'00"	N 86°18'43" W	7.07
C4	19.65	41472.00	000°03'39"	N 39°47'50" W	19.65
C5	19.65	9216.00	000°07'20"	N 39°42'57" W	19.65
C6	19.65	5529.60	000°12'13"	N 39°33'11" W	19.65
C7	19.65	3840.71	000°17'05"	N 39°18'31" W	19.65
C8	19.65	3072.00	000°21'59"	N 38°58'58" W	19.65
C9	19.65	2513.45	000°25'53"	N 38°34'32" W	19.65
C10	19.65	2128.77	000°31'46"	N 38°05'13" W	19.65
C11	19.65	1843.20	000°36'39"	N 37°31'01" W	19.65
C12	22.46	1628.35	000°47'28"	N 36°46'57" W	22.46
C13	18.04	1430.07	000°40'29"	N 36°04'34" W	18.04
C14	423.26	1381.83	017°33'00"	N 27°02'20" W	421.61
C15	7.91	5.00	090°37'34"	N 42°27'42" E	7.11
C16	8.26	5.00	094°35'51"	S 15°39'11" E	7.35
C17	57.74	56.00	059°09'39"	N 31°52'44" E	55.21
C18	19.63	12.50	090°00'00"	S 86°18'43" E	17.68
C20	7.85	5.00	090°00'00"	N 03°41'17" E	7.07
C21	7.45	5.00	085°21'00"	S 74°20'49" W	6.78
C22	19.63	12.50	090°00'00"	S 03°41'17" W	17.68
C23	7.70	5216.00	000°12'32"	S 39°40'43" W	7.70
C24	11.95	5216.00	000°07'27"	S 39°46'23" E	11.95
C25	7.69	5.00	090°00'00"	S 03°41'17" W	7.07
C26	8.02	5.00	091°56'48"	N 14°18'16" W	7.19
C27	2.79	5.00	031°58'57"	N 76°18'03" W	2.75
C28	25.71	1381.83	001°03'57"	N 18°35'24" W	25.71
C29	7.50	5.00	085°91'12"	S 45°50'42" E	6.82
C30	27.07	65.50	023°32'43"	S 74°20'28" E	27.38
C31	7.85	5.00	089°12'11"	N 75°41'55" E	6.95
C32	139.55	337.83	023°40'01"	N 18°12'04" E	138.56
C33	151.77	472.28	018°24'49"	S 44°27'33" W	151.12
C34	2.29	3.00	043°39'16"	N 19°20'06" W	2.23

Line Table		
Line #	Direction	Length
L1	S 4° 19' 43" E	122.50
L2	S 02° 51' 06" E	224.54
L3	N 48° 41' 17" E	57.75
L4	N 48° 41' 17" E	333.34
L5	S 87° 46' 29" W	222.31
L6	N 41° 18' 43" W	66.19
L7	N 62° 58' 36" W	236.39
L8	N 60° 16' 30" W	254.76
L9	S 31° 40' 15" W	89.20
L10	S 48° 41' 17" W	160.61
L11	S 48° 41' 17" W	57.75
L12	S 66° 16' 30" E	254.14
L13	S 4° 19' 43" E	122.50
L14	N 00° 31' 30" E	9.41
L15	N 48° 48' 22" E	27.24
L16	S 66° 30' 42" E	19.95
L17	S 41° 18' 43" E	127.71
L18	S 41° 18' 43" E	130.00
L19	S 66° 16' 30" E	69.52
L20	S 48° 41' 17" W	12.41

Line Table		
Line #	Direction	Length
L21	S 02° 39' 12" W	2.79
L22	S 48° 41' 17" W	27.57
L23	N 66° 33' 55" W	11.21
L24	S 39° 48' 39" E	30.54
L25	S 84° 07' 01" E	7.19
L26	N 46° 46' 22" E	27.21
L27	N 00° 29' 57" E	2.77
L28	N 48° 41' 17" E	162.95
L29	N 48° 41' 17" E	105.88
L30	N 31° 40' 15" E	77.56
L31	N 31° 40' 15" E	140.47
L32	N 00° 16' 30" W	93.50
L33	N 02° 20' 32" E	18.68
L34	N 87° 03' 34" W	63.70



SUB. PLAT NOTES:

1. "Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility service within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE at the lot owner's expense, or the utility may remove such at the lot owners expense. At no time may permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE".
2. Portions of subdivision located is flood hazard zones AE and x, see FEMA FIRM #03350C0139D, dated September 25, 2008.
3. ROYAL HOLLADAY HILLS SUBDIVISION #1. is subject to all provisions of Site Development Master Plan, SMP and Agreement for Disposition of Land (ADL).
4. All private roads area also public utility and drainage easements.
5. No city maintenance on private roads
6. No parking on streets designated as emergency access.
7. All private roads to comply with 2007 SMP, page 11. and modified to meet fire requirements.
8. See FEMA C.OMR approved December 11, 2007, by Salt Lake County.
9. Riverwalk Run is a one way vehicular and emergency access, includes a public pedestrian/bike trail.

SURVEYOR'S CERTIFICATE

I, Shane Johanson, do hereby certify that I am a Land Surveyor with Johanson Surveying and that I hold certificate No.7075114, as prescribed under the laws of the State of Utah. I further certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, hereafter to be known as ROYAL HOLLADAY HILLS SUBDIVISION #1, and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000". The purpose of this survey is to combine the existing parcels and then subdivide the resulting area for future development.

STATE OF UTAH
No. 7075114
R. SHANE JOHANSON
7-07-2020
PROFESSIONAL LAND SURVEYOR

TITLE EXCEPTIONS

14. Easement Agreement in favor of Miller Ditch Company for a perpetual right of way for water lines and incidental purposes, by instrument dated September 6, 1934 and recorded September 20, 1934, as Entry No. 744327, in Book 125 of Liens and Leases, at Page 560. (Plotted herein).

15. Easement in favor of State Road Commission for the purpose of constructing a fill slope for a sidewalk and incidental purposes, by instrument dated November 25, 1935 and recorded January 9, 1936, as Entry No. 773980, in Book 157, at Page 194. (5' wide easement, exact location un-clear)

16. Right of Way Agreement by and between L. R. Eschler and Lena B. Eschler, his wife and Salt Lake City, recorded April 16, 1954 as Entry No. 1368581 and also recorded April 20, 1954 as Entry No. 1368777 in Book 1080 at Page 284. (Plotted herein).

17. Easement Agreement in favor of Big Ditch Irrigation Company, a Utah Corporation for an easement and perpetual right of way for an underground irrigation pipeline and incidental purposes, by instrument dated July 1, 1960 and recorded October 13, 1960, as Entry No. 1741357, in Book 1749, at Page 257. Release and Abandonment of Easement recorded December 27, 2007 as Entry No. 10310062 in Book 9552 at Page 8447. Grant of Easement in favor of Big Ditch Irrigation Company, a Utah non-profit mutual water company, recorded December 27, 2007 as Entry No. 10310063 in Book 9552 at Page 8448. (plotted herein Amended).

20. Acknowledgement and Disclosure regarding development of property located within a Natural Hazards Special Study Area for surface fault rupture and high liquefaction potential recorded January 24, 1997 as Entry No. 6556273, in Book 7584, at Page 7. (Blanket in nature)

OWNER'S DEDICATION

Know ill men by these presents that KMW Development, the owner of the above described tract of land having caused same to be subdivided into lots to be hereafter known as ROYAL HOLLADAY HILLS SUBDIVISION #1 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof have hereunto set this 7TH day of FEBRUARY AD., 2020

KMW Development LLC., a Utah limited liability company — STEVE PETERSON, Print

KMW Development LLC., a Utah limited liability company — GUY R. WOODBURY, Print

KMW Development LLC., a Utah limited liability company — JEFFREY K. WOODBURY, Print

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Utah : SS County of Salt Lake : On the 7th day of February 2020 Steve Peterson personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me to duly sworn\affirmed, did say that he is The Managing Member of KMW Development LLC., a Utah limited liability company, and that this document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members and he acknowledge to me that he executed this ROYAL HOLLADAY HILLS SUBDIVISION #1 Plat.

NOTARY PUBLIC. TIFFANY M. STEELE, NOTARY PUBLIC - STATE OF UTAH, My Comm. Exp 03/09/2022, Commission # 698943

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Utah : SS County of Salt Lake : On the 7th day of February 2020 Guy R. Woodbury personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me to duly sworn\affirmed, did say that he is The Managing Member of KMW Development LLC., a Utah limited liability company, and that this document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members and he acknowledge to me that he executed this ROYAL HOLLADAY HILLS SUBDIVISION #1 Plat.

NOTARY PUBLIC. TIFFANY M. STEELE, NOTARY PUBLIC - STATE OF UTAH, My Comm. Exp 03/09/2022, Commission # 698943

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Utah : SS County of Salt Lake : On the 7th day of February 2020 Jeffrey K. Woodbury personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me to duly sworn\affirmed, did say that he is The Managing Member of KMW Development LLC., a Utah limited liability company, and that this document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members and he acknowledge to me that he executed this ROYAL HOLLADAY HILLS SUBDIVISION #1 Plat.

NOTARY PUBLIC. TIFFANY M. STEELE, NOTARY PUBLIC - STATE OF UTAH, My Comm. Exp 03/09/2022, Commission # 698943

ROYAL HOLLADAY HILLS SUBDIVISION #1

ALL OR PORTIONS OF BLOCK B, C, D AND PRIVATE ROADS. A SUBDIVISION LOCATED WITHIN, SALT LAKE COUNTY UTAH. A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. HOLLADAY, UTAH. RMU ZONE

100 0 50 100 200 400

1 in. = 100 FT.

DEVELOPER / OWNER

KMW Development LLC., a Utah limited liability company, 6310 S. Millrock Drive Suite 450 Holladay, Utah 84121

JOHANSON PROFESSIONAL LAND SURVEYOR — SURVEYING

P.O. Box 9564 Salt Lake City, Utah 84109 Shane Johanson PLS, 801-631-7541

PREPARED: 2-07-2020

LEGEND

- SECTIONAL CORNER
- STREET MONUMENT
- REPRESENTS PROPERTY LINE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- P.U.E. & D. EASEMENT
- S.L.Co. FLOOD EASE.
- DEDICATION AREA
- PARCELS 1 AND 2

City Engineer

Approved this 10th day of February A.D., 20 20.

City of Holladay Engineer — Date 2/10/20

Community Development

Approved this 10th day of February A.D., 20 20

Community Development Director.

Health Department

Approved this 25th day of February A.D., 20 20.

Rich Sebelik

Salt Lake County, Health Department.

Planning Commission

Approved this 3rd day of March A.D., 20 20 by the Holladay Planning Commission.

Planning Commission Chair

City Attorney

Approval as to form this 4th day of March A.D., 2020

City of Holladay Attorney

City of Holladay Approval

Approved and accepted this 10 day of March, A.D. 2020.

Manager

Recorder

Recorded # 13321547

State of Utah, County of Salt Lake, recorded and filed at the request of WOODBURY GROUP

Date 7/7/2020 Time 3:09PM Book 2020P Page 168

$18.00 — KR Rui, DEPUTY

Fee $ — Salt Lake County Recorder

Number ____

Account ____

Sheet ____

of ____ Sheets

22-09-228-012,014 22-9-22A2