BOUNDARY DESCRIPTION

#1, Block A, B, C and D as platted and recorded at Entry #13321547, in Book 2020P, on Page 168, and in Special Warranty Deed, recorded at Entry #13330116, in Book 10980, on Page 2307 and in that Special Warranty Deed, recorded at Entry #13305288, in Book 10965, on Page 5317 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northeast quarter of Section 9 and in the Northwest quarter of Section 10, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and is described as follows: Beginning at a point that is located North 00°03'51' West 1799.35 feet along Section Line and

West 113.51 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt

Lake Base & Meridian; said point also lies on the westerly R.O.W of Memory Lane. Thence along said Memory Lane South 0'00'59" East a distance of 38.90 feet. Thence South 44'45'59" East a distance of 929.25 feet to Northerly R.O.W. of Arbor Lane, Thence along Arbor Lane South 46'48'01" West a distance of 200.20 feet to the beginning of a curve, said curve bears to the left through an angle of 81°03'00", having a radius of 127.34 feet along the arc a distance of 180.13, and whose long chord bears South 06°16'31" West a distance of 165.49 feet. Thence South 34'14'59" East a distance of 64.50 feet to the beginning of a curve, Said curve bears to the right through 10°09' 55", having a radius of 1121.28 feet along the arc a distance of 198.93 feet, and whose long chard bears South 29°10'02" East a distance of 198.67 feet to the beginning of a nan-tangential curve, Said curve bears to the right through 08°28'05", having a radius of 1121.28 feet along the arc a distance of 165.72 feet, and whose long chord bears South 19'51'02" East a distance of 165.57 feet to the beginning of a non-tangential curve, said curve bears to the right through 49°37'00", having a radius of 225.79 feet along the arc a distance of 195.53 feet, and whose long chord bears South 09°11'31" West a distance of 189.48 feet to the beginning of a non-tangential curve, said curve bears to the right through 10°16'29", having a radius of 821.00 feet along the arc a distance of 147.23 feet, and whose long chord bears South 39'08'15" West a distance of 147.03 feet to the beginning of a non-tangential curve, Said curve bears to the right through an angle of 09°18'31", having a radius of 821 .00 feet along the arc a distance of 133.38 feet, and whose long chord begrs South 48'55'45" West a distance of 133.24 feet to a point of intersection with a non-tangential line. Thence South 36'24'59" East a distance of 8.50 feet to the beginning of a non-tangential curve, said curve bears to the right through an angle of 41°24'00". having a radius of 214.51 feet along the arc a distance of 155.00 feet, and whose long chord bears South 74°17'01" West a distance of 151 .65 feet; Thence North 85°00'59" West a distance of 224.11 feet, Thence North 63°22'13" West a distance of 135.83 feet. Thence North 02°20'32" East a distance of 18.68 feet, Thence North 87°03'34" West a distance of 63.70 feet to the beginning of a non-tangential curve, said curve bears to the right through an angle of 23'04'22", having a radius of 56.00 feet along the arc a distance of 22.55 feet, and whose long chord bears South 49.52'46" West a distance of 22.40 feet, Thence South 61'24'57' West a distance of 45.21 feet to the Easterly R.O.W. Highland Drive, Thence Along said Highland Drive the following courses: North 56°10'59" West of distance of 13.95 feet, Thence North 39'48'39" West a distance of 1124.58 feet to the beginning of a ten cord spiral curve, said curve bears to the right through 00°01'38", having a radius of 41472.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 39°47′50" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 0°07'20", having a radius of 9216.00 feet along the arc a distance of 19.65 feet, and whose long chord begrs North 39'42'57" West a distance of 19.65 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 19.65 feet, and whose long chord bears North 39°33'11" West a distance of 19.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00°17'06", having a radius of 3949.71 feet along the arc a distance of 19.65 feet, and whose long chord bears North 39'18'31" West a distance of 19.65 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 19.65 feet, and whose long chord bears North 38°58'58" West a distance of 19.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00°26'53", having a radius of 2513.45 feet along the arc a distance of 19.65 feet, and whose long chord begrs North 38'34'32" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 00°31'46", having a radius of 2126.77 feet along the arc a distance of 19.65 feet, and whose long chord bears North 38°05'13" West a distance of 19.65 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 19.65 feet, and whose long chord bears North 37°31'01" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 00°41'32", having a radius of 1626.35 feet along the arc a distance of 19.65 feet, and whose long chord bears North 36'51'55" West a distance of 19.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00°47'14", having a radius of 1430.07 feet along the arc a distance of 19.65 feet, and whose long chord bears North 36'07'56" West a distance of 19.65 feet to the beginning of a feet along the arc a distance of 724.42 feet, and whose long chord bears North 20°47'43" West a distance of 716.15 feet to the beginning of a ten cord spiral curve, said curve bears to the right through 00°43'03", having a radius of 1430.07 feet along the arc a distance of 17.91 feet, and whose long chord bears North 05'15'53" West a distance of 17.91 feet to the beginning of a non-tangential curve, said curve bears to the right through 00°41'32", having a radius of 1626.35 feet along the arc a distance of 19.65 feet, and whose long chord bears North 04°34'00" West a distance of 19.65 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 19.65 feet, and whose long chord bears North 03'54'54" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 00°31'46", having a radius of 2126.77 feet along the arc a distance of 19.65 feet, and whose long chord bears North 03'20'42" West a distance of 19.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through 00°26'53", having a radius of 2513.45 feet along the arc a distance of 19.65 feet, and whose long chord bears North 02°51'23" West a distance of 19.65 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 19.65 feet, and whose long chord bears North 02°26'57" West a distance of 19.65 feet to the beginning of a non-tangential curve, said curve bears to the right through 00°17'06", having a radius of 3949.71 feet along the arc a distance of 19.65 feet, and whose long chord begrs North 02°07'24" West a distance of 19.65 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 19.65 feet, and whose long chord bears North 01°52'45" West a distance of 19.65 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 19.65 feet, and whose long chord bears North 01'42'58" West a distance of 19.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through an angle of 00°01'38", having a radius of 41472.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 01'38'05" West a distance of 19.65 feet to a point of intersection with a non-tangential line. Thence North 01'43'40" West a distance of 3.89 feet. Thence South 88'12'51" West a distance of 10.00 feet. Thence North 01°43'40" West a distance of 43.18 feet to Southerly R.O.W. of Murray Holladay Road , Thence along said Murray Holladay Road the following courses South 89' 47' 36" East a distance of 144.66 feet, Thence South 00'11'01" West a distance of 15.00 feet, Thence South 89°47'36" East a distance of 95.81 feet. Thence South 46°19'00" East a distance of 27.52 feet, Thence South 86'40'30" East a distance of 39.22 feet, Thence North 43'40'39" East a distance of 29.03 feet. Thence South 89°47'36" East a distance of 507.67 feet, Thence South 52°39'07" East a distance of 31.14 feet, Thence South 85°08'59" East a distance of 65.97 feet to the West bounds of Utah Power and Light parcel # 22-09-228-015, Thence South 03'30'59" East a distance of 72.00 feet, Thence South 06'38'59" East a distance of 127.12 feet, Thence North 78'59'01" East a distance of 179.85 feet to the West bounds of Spring Fourth investments parcel # 22-09-228-004, Thence South 02'59'59" East a distance of 8.99 feet, Thence North 78'59'01" East a distance of 167.85 feet to the point of beginning Containing 56.12 Acres or 2,444,645 Sq. Ft.

TITLE EXCEPTIONS

6. A perpetual right of way for water lines granted to Miller Ditch Company by Easement Agreement dated September 6, 1934, recorded September 20, 1934 as Entry No. 744227 in Book 125 of Liens and Leases, Pages 560 and 561. (Plotted hereon North vicinity of property)

. Easement dated November 25, 1935, in favor of the State Road Commission, for the purpose of constructing a fill slope for a sidewalk and incidental purposes recorded January 9, 1936 as Entry No. 773980 in Book 157 at Page 194. (exact location not disclosed)

8. Right of Way Agreement, dated April 2, 1954, in favor of Salt Lake City, a perpetual right of way for pipelines and incidental purposes, recorded April 16, 1954 as Entry No. 1368561 in Book 1079 at Page 630 and also recorded April 20, 1954 as Entry No. 1368777 in Book 1080 at Page 264. (plotted hereon North vicinity of property)

. Easement dated January 19. 1962, in favor of Utah Power and Light Company, for electric May 18, 1962 as Entry No. 1846319 in Book 1923 at Page 307. Partial Release of Easement, recorded January 17, 2020 as Entry No. 13172572, in Book 10886, at Page 1358. (intentionally removed from the survey, removed/abandoned)

recorded April 20, 1965 as Entry No. 2075985 in Book 2317 at Page 517. (plotted hereon South portion of property)

11. Pole Line Easement dated April 17, 1964, in favor of Utah Power and Light Company, recorded April 20, 1965 as Entry No. 2075986 in Book 2317 at Page 518. (plotted hereon easterly vicinity of

12. Pole Line Easement dated July 22, 1965, in favor of Utah Power and Light Company, recorded September 1, 1965 as Entry No. 2107858 in Book 2371 at Page 200. (plotted hereon easterly vicinity of property)

13. Pole Line Easement, dated July 1, 1965, in favor of Utah Power and Light Company, recorded September 1, 1965 as Entry No. 2107892 In Book 2371 at Page 237. Partial Release of Easement from PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, recorded March 21, 2014 as Entry No. 11821738 in Book 10218 at Page 6086. (plotted hereon easterly vicinity of property)

14. Agreement dated May 17, 1966, by and between Spring Creek Irrigation Company and Cottonwood Mall Shopping Center, Inc., recorded May 26, 1966 as Entry No. 2157469 in Book 2462 at Page 565. (plotted hereon North portion of property)

15. Pole Line Easement dated November 22, 1967, in favor of Utah Power and Light Company. recorded May 2, 1968 as Entry No. 2243656 in Book 2654 at Page 387. Partial Release of Easement from PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, recorded March 21, 2014 as Entry No. 11821737 in Book 10218 at Page 6083. (plotted hereon easterly vicinity of

16. Easement and Right of Way dated June 12, 1968, in favor of Salt Lake City, recorded June 21, 1968 as Entry No. 2249801 in Book 2668 at Page 190. (plotted hereon easterly vicinity of

17. Pole Line Easement dated June 6, 1968, in favor of Utah Power and Light Company, recorded July 2, 1968 as Entry No. 2250955 in Book 2671 at Page 14. Partial Release of Easement from PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, recorded March 21, 2014 as Entry No. 11821736 in Book 10218 at Page 6080. (plotted hereon Southerly vicinity of property)

18. Agreement by and between S. M. Horman and Veoma Horman, his wife and Cottonwood Inc. and terms and provisions thereof, as disclosed by an Assignment recorded June 12, 1980 as Entry 3443023 in Book 5110 at Page 1259. Modification of Agreement between Price Development Company, Limited Partnership, a Maryland limited partnership, an affiliate of General Growth Properties, Inc (Owner) and Cottonwood, Inc., a Utah non-profit corporation (Cottonwood), recorded October 9, 2007 as Entry No. 10244996 in Book 9524 at Page 1799. (plotted hereon along the easterly and southerly bounds of property)

19. Reservation in Special Warranty Deed in favor of Utah Power and Light Company, recorded April 13. 1981 as Entry No. 3553961 in Book 5236 at Page 681. (nothing to plot)

20. Easement dated May 14, 1981, in favor of Utah Power and Light Company, recorded September 1981, as Entry No. 3600434 in Book 5287 at Page 761. (plotted heron north portion of

21. Easement and right of way granted to Utah Power & Light Company by Easement recorded August 13, 1982 as Entry No. 3640358 in Book 5332 at Page 684 (plotted heron north portion of

22. Acknowledgment and Disclosure recorded January 24, 1997 as Entry No. 6556273 in Book 7584 at Page 7, which states, in part, that the property described herein is either partially or wholly located within a Natural Hazards Special Study Area as shown on the Natural Hazards Map adopted by the Board of County Commissioners of Salt Lake County pursuant to Ordinance No. 1074 for Surface Fault Rupture and High Liquefaction Potential. (no precise location known blanket in nature a portion of parcel see doc.)

23. Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, recorded January 11, 2008 as Entry No. 10321105 in Book 9558 at Page 2317. (plotted hereon northeasterly positions of property)

24. Agreement for Development of Land (ADL), between Cottonwood Mall, LLC, a Delaware limited liability company (Developer), City of Holladay, a Utah community development and renewal agency (Agency) and City of Holladay, a Utah municipal corporation (City), and the terms and provisions thereof, recorded June 16, 2009 as Entry No. 10730729 in Book 9736 at Page 572. (nothing to plot see doc.)

25. Flood Control Creek Maintenance Access Easement, and the terms and provisions thereof, in favor of Salt Lake County Flood Control, recorded March 2, 2020, as Entry No. 13206849, in Book 10904, at Page 895. (plotted hereon westerly portion of property "cottonwood creek")

26. Easements, terms, and provisions of that certain Holladay Hills Development and Reciprocal Easements Agreement dated June 15, 2020, as disclosed by that certain Memorandum of Holladay Hills Development and Reciprocal Easements Agreement, recorded June 22, 2020 as Entry No. 13305289 in Book 10965 at Page 5324. (blocks and parcels as shown).

30. Irrigation Pipeline Easement Agreement by and between KMW Development L.L.C., a Utah limited liability company, Peterbuilt HH, L.L.C., a Utah limited liability company, JM Cheney Holladay Holdings LLC, a Utah limited liability company, and RL Cheney Holladay Holdings, LLC, a Utah limited liability company and Big Ditch Irrigation Company, a Utah non-profit corporation, dated October 30. 2020 and recorded November 2, 2020 as Entry No. 13447958 in Book 11052 at Page 4699. (plotted

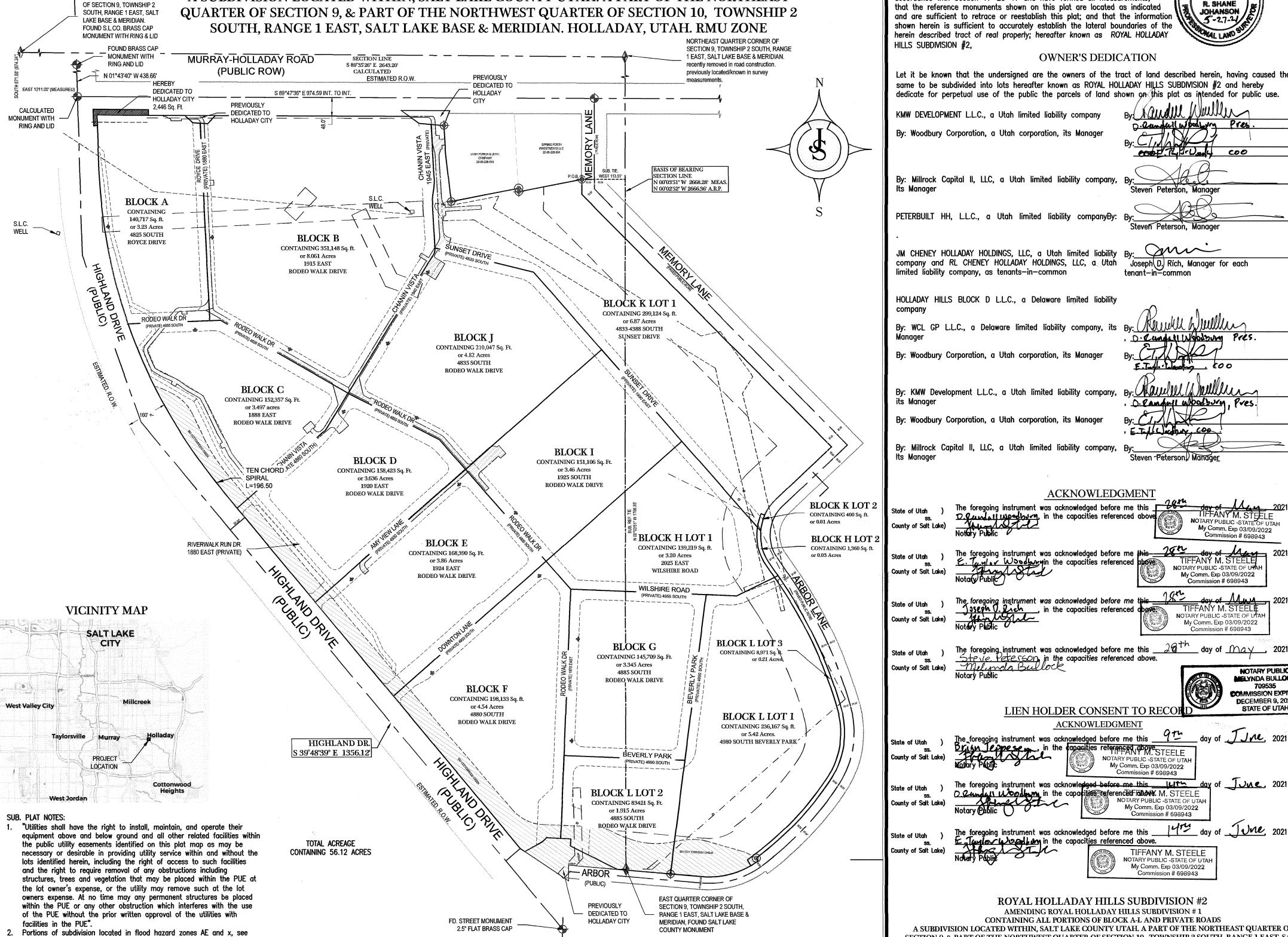
32. Underground Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, its successors and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded January 6, 2021, as Entry No. 13524396. in Book 11094, at Page 4637.(plotted hereon)

34. Terms and provisions of a lease dated June 15, 2020 by and between Peterbuilt HH, L.L.C., a Utah limited liability company (Landlord) and KMW Development, L.L.C., a Utah limited liability company (Tenant), as disclosed in that certain Memorandum of Ground Lease recorded June 22, 2020 as Entry No. 13305290 in Book 10965 at Page 5334. (blocks and lots as shown)

ROYAL HOLLADAY HILLS SUBDIVISION #2

AMENDING ROYAL HOLLADAY HILLS SUBDIVISION # 1 CONTAINING ALL PORTIONS OF BLOCK A-L AND PRIVATE ROADS

A SUBDIVISION LOCATED WITHIN, SALT LAKE COUNTY UTAH. A PART OF THE NORTHEAST QUARTER OF SECTION 9, & PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2



LIEN HOLDER CONSENT TO RECORD KMW Development L.L.C. and Peterbuilt HH, L.L.C., as well as the undersigned lien holders, hereby consent to this plat By: Bullepus

By: Woodbury Corporation, a Utah corporation, its Manager

WASHINGTON FEDERAL BANK, National Association

BROAN SEPPESEN Deady upology President

1 inch = 150 ft.OWNER:S:KMW DEVELOPMENT, LLCPETERBUILT

SURVEYOR'S CERTIFICATE

OWNER'S DEDICATION

No. 7075114

R. SHANE

JOHANSON

5-27-21

y audil Weller Pres

Juni

tenant-in-common

Joseph D. Rich, Manager for each

D. Rundell Woodburn Pres.

D. Pandul Woodburn. Pres.

NOTARY PUBLIC -STATE OF UTAH

Commission # 698943

My Comm. Exp 03/09/2022

NOTARY PUBLIC -STATE OF UTA

My Comm. Exp 03/09/2022

LITE day of June, 2021 b

MELYNDA BULLOCK

COMMISSION EXPIRES

709535

DECEMBER 9. 2023

STATE OF UTAH

JJne, 2021

June 2021 by

E. Table Wands

ETILLICHAN, COO

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 28 day of 12021 I

The foregoing instrument was acknowledged before me this

D. Quidall woodbyrg, in the capacities referenced above

The foregoing instrument was acknowledged before me this

Steve Peterson, in the capacities referenced above.

Melunda Bullock

LIEN HOLDER CONSENT TO RE

Punded Was acknowledged before me this Luth

Ty Public Notary Public - State OF LITATION OF THE PUBLIC - STATE OF THE PUBL

instrument was acknowledged before me this

ROYAL HOLLADAY HILLS SUBDIVISION #2

AMENDING ROYAL HOLLADAY HILLS SUBDIVISION # 1

CONTAINING ALL PORTIONS OF BLOCK A-L AND PRIVATE ROADS

A SUBDIVISION LOCATED WITHIN, SALT LAKE COUNTY UTAH, A PART OF THE NORTHEAST QUARTER OF

SECTION 9. 8- PART OF THE NORTHWEST QUARTER OF SECTION 10. TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT

LAKE BASE & MERIDIAN. HOLLADAY, UTAH, RMU ZONE

The foregoing instrument was acknowledged before me this 975

Brian Jeppese in the apparities referenced above NOTARY PUBLIC -STATE OF UTAH

NOTARY PUBLIC -STATE OF UTAH

ACKNOWLEDGMENT

My Comm. Exp 03/09/2022

TIFFANY M. STEELE

NOTARY PUBLIC -STATE OF UTA

My Comm. Exp 03/09/2022

Commission # 698943

1. Shane Johanson, do hereby certify that I am a Professional Land

accordance with Title 58, Chapter 22, of the Professional Engineers and Land

Surveyor in the State of Utah and that I hold License No.7075114 in

Surveyors Act; I further certify that by authority of the owners I have

Bv: WCL GP L.L.C., a Delaware limited liability company.

: KMW Development L.L.C., a Utah limited liability company,

r: Millrock Capital II, LLC, a Utah limited liability company,

By: Woodbury Corporation, a Utah corporation, its Manage

completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements;

SURVEY • DESIGN • SEPTIC • PLANNING SURVEYING PREPARED: 5-27-2021

the city of Holladay is satisfied that neither the public nor any person will be materially injured by the vacation of ROYAL HOLLADAY HILLS SUBDIVISION #1. Recorded July 7th, 2020 as entry #13321547 said plat ROYAL HOLLADAY HILLS SUBDIVISION #1. is hereby vacated.

BASIS OF BEARING SECTION LINE N 00°03'51" W 2668.28'

LEGEND = SECTIONAL CORNER = STREET MONUMENT

Plat Vacation Notice

= EXISTING LIGHT POLE ---- = TYP. P.U.E. & PRIVATE UTILITY & EGRESS/ INGRESS

APPROVED THIS 2 DAY OF = REPRESENTS PROPERTY LINE June, 2021 = EXISTING FIRE HYDRANT ROS # NONE = S.L.Co. FLOOD EASE. = DEDICATION AREA

Salt Lake County Surveyor

SALT LAKE COUNTY SURVEYOR

June A.D., 20 2/ 6/3/21 City of Holladay Engineer Date

City Engineer

Community Development

A.D., 20 2\.

Health Department

FEMA FIRM 49035C0312G, dated September 25, 2009.

6. No parking on streets designated as emergency access.

Land (ADL).

5. No city maintenance on private roads

meet fire requirements.

a public pedestrian/bike trail.

ROYAL HOLLADAY HILLS SUBDIVISION #2. Is subject to all provisions of

All private roads area also public utility and drainage easements.

7. All private roads to comply with 2007 SDMP, page 11. and modified to

8. Maximum Density is controlled by the 2007 Site Development Master

9. See FEMA CLOMR approved December 11, 2007, by Salt Lake County

10. Riverwalk Run is a one way vehicular and emergency access, includes

Site Development Master Plan, SDMP and Agreement for Disposition of

NORTH QUARTER CORNER

A.D., 20 21 June Salt Lake County, Health Department.

Planning Commission \pproved this

the Holladay Planning Gommission

City Attorney City of Holladay Attorney

City of Holladay Approval Approved and accepted this day of June, A.D. 20 21 Hellanness

Recorded #

137-00581 State of Utah, County of Salt Lake, recorded and filed at the request of KMW Development LLC Date Olas Ju Time 10.04 AM Book 2021P Page 17-1

Account of _____ Sheets

HH, LLC JM CHENEY AND RL CHENEY

Suite 300 Salt Lake City, UT. 84109

DEVELOPER: KMW Development L.L.C., a Utah

limited liability company, 2733 E. Parleys Way

HOLLADAY HOLDINGS

