

AMENDED AND RESTATED ROYAL HOLLADAY HILLS BLOCK L PHASE 2 SUBDIVISION PLAT

AMENDING BLOCK L ROYAL HOLLADAY HILLS SUBDIVISION #2 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 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. CITY OF HOLLADAY, UTAH, RMU ZONE

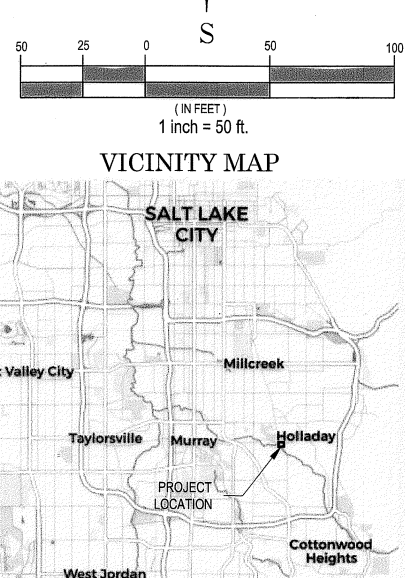
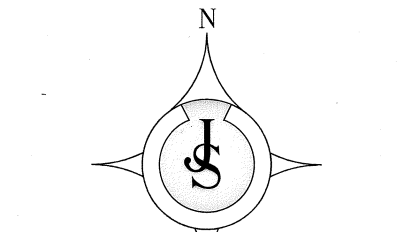
NORTH QUARTER CORNER OF SECTION 9 TOWNSHIP 2 SOUTH RANGE 1 EAST SALT LAKE BASE & MERIDIAN FOUND 1/2" L.O.D. BRASS CAP MONUMENT WITH IRON P.I.D.

BLOCK E
CONTAINING 168,900 Sq. Ft.
1884 EAST BODDOW WALK DRIVE

BLOCK F
CONTAINING 168,900 Sq. Ft.
1884 EAST BODDOW WALK DRIVE

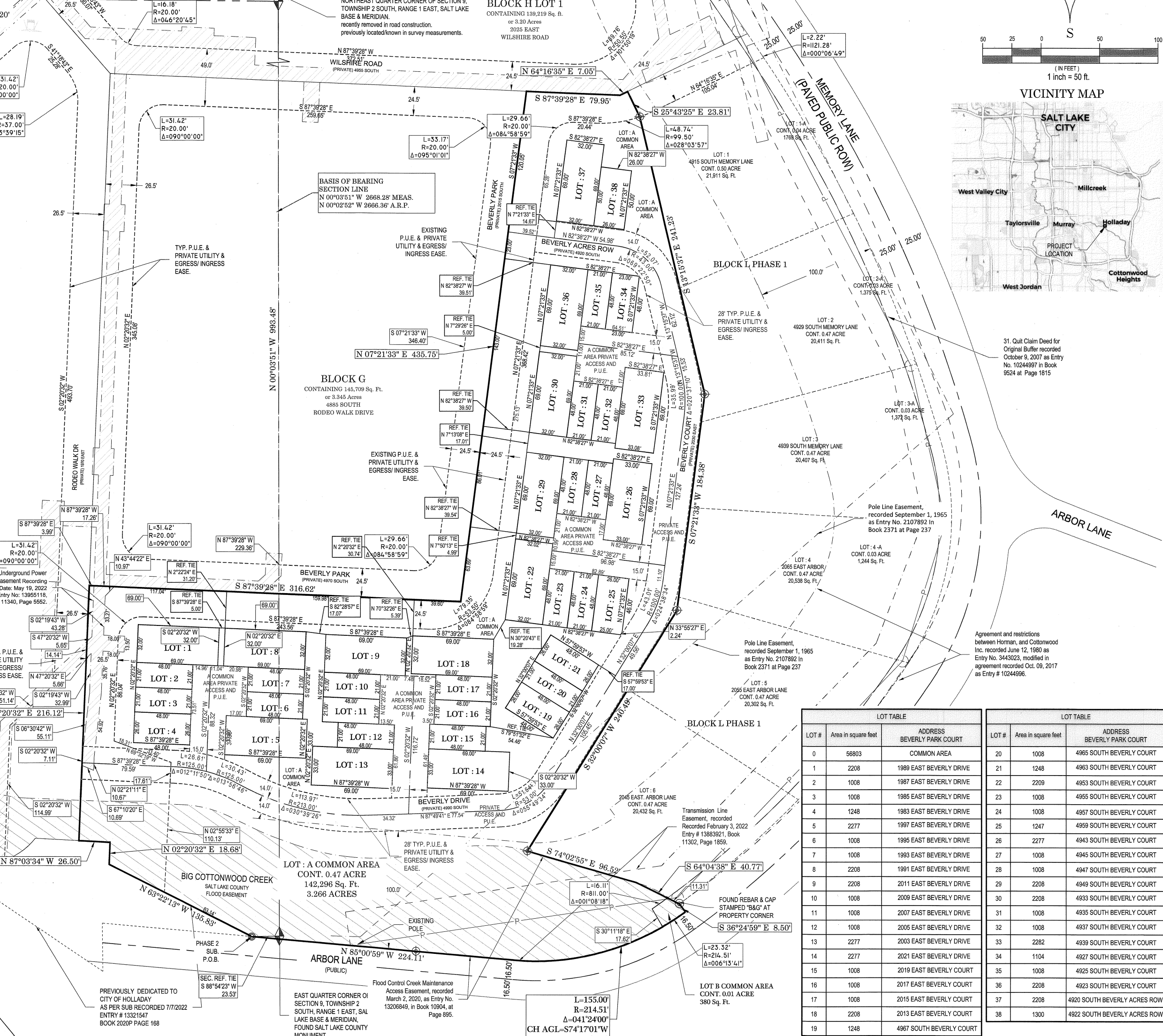
BLOCK H LOT 1
CONTAINING 130,519 Sq. Ft.
WILSHIRE ROAD
PREVIOUSLY REMOVED IN ROAD CONSTRUCTION. PREVIOUSLY RECORDED IN SURVEY MEASUREMENT.

BLOCK H LOT 2
CONTAINING 128,674 Sq. Ft.
OR 690 Acres



SUB. PLAT NOTES:

- The tracts of land that are described in, subdivided by, and platted pursuant to this Amended and Restated Royal Holladay Hills Block L Phase 2 - Subdivision Plat (Amended and Restated Plat) are referred to herein as the "Platted Lands." The Platted Lands are situated within a portion of the area commonly referred to as Block L, Phase 2, which is a part of the Royal Holladay Hills Subdivision #2 - Master Plat, recorded on June 25, 2021, as Entry No. 13700581, in Book 2021P, beginning at Page 171, in the Official Records of the Salt Lake County, Utah Recorder ("Official Records"), together with any amendments thereto (as amended, the "Master Plat"). As used in these plat notes (Plat Notes), the term "Lot" shall mean any tract of land, development lot, and common area lot shown, specifically described, delineated, or demarcated as part of the Platted Lands.
- This Amended and Restated Plat amends, restates, supercedes, and replaces in its entirety that certain Royal Holladay Hills Block L Phase 2 - Subdivision Plat ("Original Plat") recorded on November 29, 2021, as Entry No. 13834024, in Book 2021P, beginning at Page 317, in the Official Records. Upon recording of this Amended and Restated Plat in the Official Records, the Original Plat shall be terminated and deemed null and void.
- This Amended and Restated Plat is anticipated to be subject to, among other things, the provisions of a Declaration of Easements, Covenants, Conditions, and Restrictions for Eminent Development ("Declaration of CC&R's"), to be entered into and executed by Holladay Hills 38, LLC, a Utah limited liability company ("Owner", as the Declarator). The Declaration of CC&R's is anticipated to be entered into and recorded against the Platted Lands in the Official Records concurrently with the recording of this Amended and Restated Plat. The Declaration of CC&R's is expected to, among other things, address and establish a common scheme, plan, and regime for the use, enjoyment, maintenance, repair, restoration, and improvement of the Platted Lands and establish various easements (including, by way of example, certain access easements and public utility easements), rights-of-way, and other interests and use rights of the Owner and the owners of the Platted Lands, including, topics related to the payment of taxes, assessments, and other common expenses or cost-bearing obligations. In addition, the Declaration of CC&R's will address and contain certain other provisions dealing with certain covenants, conditions, requirements, restrictions, limitations, and obligations which are being created in order to further a general plan and development regime to promote and protect the cooperative aspect of the Platted Lands that are established for, among other things, the purpose of enhancing the use, value, desirability, and attractiveness of the Platted Lands. Any easements, covenants, conditions, restrictions, obligations, and other matters applicable to the Platted Lands as created by or established under the Declaration of CC&R's may be amended, modified, or relocated in accordance with the terms and conditions of the Declaration of CC&R's. The effective date and recording information for the Declaration of CC&R's will be provided therein.
- Except to the extent owned by owner(s) or operator(s) of utility facilities, all surface water, secondary water, private fire service lines, sewer systems (including, sewer laterals, main lines, and other sewer facilities), storm water facilities, and other utility improvements serving and applicable to the Platted Lands (collectively, the "Private Utility Improvements") as established under any agreements with such owner(s) or operator(s) of the utility facilities or as otherwise established by the Declaration of CC&R's are intended to be privately owned, operated, and maintained and the recording of this Amended and Restated Plat in the Official Records is not intended to effect a dedication of any portions of the Private Utility Improvements to the public or for any public use. It shall be the responsibility of the owner of each Lot of the Platted Lands or the owner's assignee, as set forth further in the Declaration of CC&R's, to ensure that construction, operation, maintenance, repair, and any replacement of the Private Utility Improvements is performed in accordance with all existing agreements with the owner(s) or operator(s) of the utility facilities and all valid and enforceable ordinances and building requirements enacted and enforced by the City of Holladay, Utah ("City"), as applicable. The Platted Lands are located within the boundaries of the Mt. Olympus Improvement District ("District") and the relevant portions of the Private Utility Improvements are subject to (i) that certain Agreement with Respect to Private Sanitary Sewer Lines and Infrastructure, dated October 5, 2020, together with any amendments thereto, and (ii) all rules, regulations, requirements, fees, assessments, and charges of the District.
- In addition to the Master Plat and the Declaration of CC&R's, this Amended and Restated Plat is subject to, among other things, the provisions of: (a) the adoption of a Community Development Project Area Plan entitled "Cottonwood Mall Community Development Project Area Plan" dated November 8, 2007, together with any amendments, restatements, or renewals thereof, notice of which was recorded on January 8, 2008, as Entry No. 10317647, in Book 9556, beginning at Page 7925, in the Official Records; (b) the adoption of a Cottonwood Mall Urban Renewal Project Area Plan for the Cottonwood Mall Urban Renewal Project Area, dated November 8, 2007, together with any amendments, restatements, or renewals thereof, notice of which was recorded on February 26, 2008, as Entry No. 10356532, in Book 9574, beginning at Page 2166, in the Official Records; (c) the Agreement for Development of Land (A.D.L.), recorded on June 16, 2009, as Entry No. 10730729, in Book 9738, beginning at Page 572, in the Official Records, together with any amendments, restatements, or renewals thereof (including, that certain Second Amended and Restated Agreement for Development of Land, dated August 22, 2019, as amended by that certain Third Amendment to the Agreement for Development of Land, dated December 16, 2020, (i) the Declaration of Easements, Covenants, and Restrictions regarding Common Areas for Royal Holladay Hills Subdivision, recorded on December 3, 2021, as Entry No. 13839649, in Book 11278, beginning at Page 4, in the Official Records; and (d) the Declaration of Easements regarding Block L, recorded on December 3, 2021, as Entry No. 13839650, in Book 11278, beginning at Page 33, in the Official Records (collectively, referred to as the "Recorded Documents"). Any easements, covenants, conditions, restrictions, obligations, and other matters applicable to the Platted Lands as granted by or established under the Recorded Documents may be amended, modified, or relocated in accordance with the terms and conditions of the Recorded Documents. All future or ongoing development and use of the Platted Lands are subject to all valid and enforceable ordinances, development codes, and building requirements enacted and enforced by the City of Holladay.
- Each Lot within the Platted Lands shall have and be entitled to use any public utility easements depicted, granted by, and described on this Amended and Restated Plat and the Master Plat and, in addition, may be entitled to use certain other private utility easements granted or created under the Declaration of CC&R's (collectively, the "Utility Easements"), subject to the terms, conditions, and limitations of this Amended and Restated Plat, the Master Plat, the Declaration of CC&R's, the Recorded Documents, and any other instruments granting or creating the specific Utility Easements, as applicable. All Utility Easements located or to be located within the Platted Lands and granted pursuant to this Amended and Restated Plat or the Declaration of CC&R's or any other applicable instruments may be modified, expanded, reconfigured, and/or relocated in accordance with this Amended and Restated Plat or the Declaration of CC&R's or as may be permitted by any other instruments granting or creating the specific Utility Easements.
- The recording of this Amended and Restated Plat in the Official Records is not intended to effect a dedication of any portions of the Platted Lands (including any private roads, access roads, sidewalks, or other improvements shown on this Amended and Restated Plat or as provided for in the Declaration of CC&R's) to the public or for any public use, and the future dedication thereof, if any, is governed by the Declaration of CC&R's and any other valid and enforceable ordinances, development codes, and dedication requirements enacted and enforced by the City, as applicable. Specifically, the recording of this Amended and Restated Plat in the Official Records is not intended to effect a dedication of "Beverly Drive", "Beverly Court", or "Beverly Acres Row" to the public or for any public use. The applicable Recorded Documents and the Declaration of CC&R's shall govern the use, enjoyment, conditions, restrictions, maintenance, repair, restoration, and improvement of the private roads, access roads, sidewalks, or other improvements or infrastructure shown, described, delineated, or demarcated on this Amended and Restated Plat.
- These Plat Notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the Owner and the owners of each respective Lot shown as part of the Platted Lands.
- Owners and potential buyers of any Lot within the Platted Lands are given notice by way of this Amended and Restated Plat that all or portions of the Platted Lands may be located in flood hazard zones AE and X (see FEMA Form 49050C03126, dated September 25, 2009, for more information). In addition, see FEMA CLMHR, approved on December 11, 2007, by Salt Lake County. It shall be the responsibility of the owner of each Lot of the Platted Lands to verify the location of any flood hazard zones and presence and depth of any groundwater table applicable to any respective Lot of the Platted Lands.



LOT TABLE		LOT TABLE	
LOT #	Area in square feet	LOT #	Area in square feet
0	5693	20	1008
1	2208	21	1248
2	1008	22	2209
3	1008	23	1008
4	1248	24	1008
5	2277	25	1247
6	1008	26	2277
7	1008	27	1008
8	2208	28	1008
9	2208	29	2208
10	1008	30	2208
11	1008	31	1008
12	1008	32	1008
13	2277	33	2282
14	2277	34	1104
15	1008	35	1008
16	1008	36	2208
17	1008	37	2208
18	2208	38	1300
19	1348		

SURVEYOR'S CERTIFICATE

I, Shane Johanson, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 7075114 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 Sections 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as AMENDED AND RESTATED ROYAL HOLLADAY HILLS BLOCK L PHASE 2 SUBDIVISION PLAT.

SHANE JOHANSON
1-26-2022
Professional Land Surveyor

BOUNDARY DESCRIPTION

A parcel of land that is a portion of Block L Royal Holladay Hills Subdivision #2, platted, and recorded as Entry #13834024, in Book 2021P, on Page 317, in the office of the Salt Lake County Recorder. Said parcel of land is also located in the Northeast quarter of Section 9 and in the Northwest quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and is described as follows:

Beginning at a point on the southern boundary of Block L that is located S 88°54'23" W 23.53 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 Northern E.S.W. of Arbor Lane.

Thence along said Block L the following 8 courses: North 63° 22' 13" West also along the Northerly right of way line of Arbor Lane as previously dedicated in Sub plat entry #13325147 a distance of 135.83 feet, thence along said dedication North 02° 02' 32" East a distance of 18.68 feet, thence along said dedication North 87° 03' 34" West a distance of 26.50 feet, thence North 02° 20' 32" East a distance of 216.12 feet, thence South 87° 39' 28" East a distance of 316.82 feet, thence North 07° 21' 33" East a distance of 435.75 feet, thence South 87° 39' 28" East a distance of 79.95 feet, thence North 64° 14' 35" East a distance of 7.05 feet, thence South 28° 45' 28" East a distance of 23.81 feet, thence South 13° 15' 37" East a distance of 241.23 feet, thence South 07° 21' 33" West a distance of 184.38 feet, thence South 32° 00' 07" West a distance of 240.49 feet, thence South 74° 02' 55" East a distance of 96.52 feet, thence South 64° 04' 38" East a distance of 40.77 feet, thence South 36° 24' 59" East a distance of 8.50 feet to the northerly right of way line of Arbor Lane and 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 along said northerly right of way line of Arbor Lane, 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 along said northerly right of way line, to the point of beginning.

Containing 4.50 Acres or 195,972 Sq. Ft.

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that Holladay Hills 38, LLC, a Utah limited liability company ("Holladay Hills 38"), the undersigned owner of the herein described tracts of land, to be known hereafter as the Amended and Restated Royal Holladay Hills Block L Phase 2 Subdivision Plat, does hereby certify that it has caused this Plat to be prepared, amended, and restated and Holladay Hills 38 does hereby consent to the recording of this Plat.

IN WITNESS WHEREOF, the Holladay Hills 38 set it hand this _____ day of _____, 2022.

HOLLADAY HILLS 38, LLC,
a Utah limited liability company

By: Toad Demareps
Print Name: Toad Demareps
Title: Division President

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH)
) ss)
COUNTY OF)

The foregoing Amended and Restated Royal Holladay Hills Block L Phase 2 Subdivision Plat was acknowledged before me on this _____ day of _____, 2022, by Toad Demareps, the Division President of Holladay Hills 38, LLC, a Utah limited liability company.

Shane Johanson
Notary Public
Residing at: Salt Lake

My Commission Expires: 11/07/2026

**AMENDED AND RESTATED ROYAL HOLLADAY HILLS BLOCK L
PHASE 2 SUBDIVISION PLAT**
AMENDING BLOCK L ROYAL HOLLADAY HILLS SUBDIVISION #2
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 SOUTH, RANGE 1 EAST, SALT
LAKE BASE & MERIDIAN.
CITY OF HOLLADAY, UTAH, RMU ZONE

OWNER'S: HOLLADAY HILLS 38, LLC, A UTAH LIMITED LIABILITY COMPANY
2900 Adams Street, Suite C25
Riverton, California 92501
DEVELOPERS: MADALE HOMES
SALT LAKE CITY, UTAH

JOHANSON
PROFESSIONAL LAND SURVEYOR

SURVEYING

PREPARED: 11/30/2022

LEGEND

--- SECTIONAL CORNER
--- STREET MONUMENT
--- BRASS & CAP IN SET
--- IRON P.I.D. IN SET
--- REPRESENTS PROPERTY LINES
--- REPRESENTS PROPERTY LINES
--- C.L. PRIVATE DRIVE
--- TYP. P.U.E. & PRIVATE UTILITY & EGRESS INGRESS EASE
--- TYP. OTHER EASEMENTS
--- S.I. L.O.D. MARK

SALT LAKE COUNTY SURVEYOR
RECORD OF SURVEY NUMBER S2021-04-0233

Approved this 27th day
of December A.D., 2022

Cameron Hester
Salt Lake County Surveyor / Reviewer Date

City Engineer

Approved this 27th day
of December A.D., 2022

[Signature]
City of Holladay Engineer Date

Community Development

Approved this 21st day
of December A.D., 2022

[Signature]
Community Development Director

Health Department

Approved this 18th day
of January A.D., 2023

[Signature]
Salt Lake County, Health Department

Planning Commission

Approved this 9th day
of January A.D., 2023 by
of [Signature]
the City of Holladay Planning Commission.

Howard L. Fayton
Planning Commission Chair

City Attorney

Approval as to form this [Signature] day
of January A.D., 2023

[Signature]
City of Holladay Attorney

City of Holladay Approval

Approved and accepted this
4 day of January, A.D. 2023.

[Signature]
Manager
[Signature]
Recorder

Salt Lake County Recorder

Recorded # 14073158
State of Utah, County of Salt Lake, recorded and filed at the request of
Holladay Hills 38, LLC
Date 2/16/2023 Time 2:23PM Book 2023P Page 037
Fee \$ 130.00 Mike Zeiger
Deputy Salt Lake County Recorder

Number _____
Account _____
Sheet _____
of _____ Sheets

22-10-151-083
22-09-22
22-10-11
22-10-31