



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.

10040 N. (56' PUBLIC ROAD)

DAISY LANE (36' PUBLIC ROAD)

4700 WEST (PUBLIC ROAD)

4800 WEST (PUBLIC ROAD)

4700 W. (PUBLIC ROAD)

CEDAR HILLS RETAIL CENTER SUBD, LOT 1
OWNER: AMERICA FIRST FEDERAL CREDIT UNION
SERIAL NUMBER: 65:434:0001

CEDAR HILLS RETAIL CENTER SUBD, LOT 3
OWNER: RAYMOND D MARTIN FAMILY TRUST
SERIAL NUMBER: 65:434:0003

RHINEHART LAND SUBD, PLAT "B", LOT 1
OWNER: PARKLAND USA CORPORATION
SERIAL NUMBER: 51:696:0001
ADDRESS: 10022 N. 4800 W.

RHINEHART LAND SUBD, PLAT "B", LOT 3
OWNER: NORTH COUNTY BAKERY LLC
SERIAL NUMBER: 51:696:0003
ADDRESS: 10018 N. 4700 W.

CEDAR CANYON SUBD, LOT 80
OWNER: ADITYA & DAYDI DAVE
SERIAL NUMBER: 65:603:0080

CEDAR CANYON SUBD, LOT 71
OWNER: JOHN HAUG
SERIAL NUMBER: 65:603:0071

CEDAR CANYON SUBD, LOT 70
OWNER: RICHARD AND MARCIA MILLER
SERIAL NUMBER: 65:603:0070

CAMELLIA LANE (30' PUBLIC ROAD)

THE CITY OF CEDAR HILLS
14:003:0392

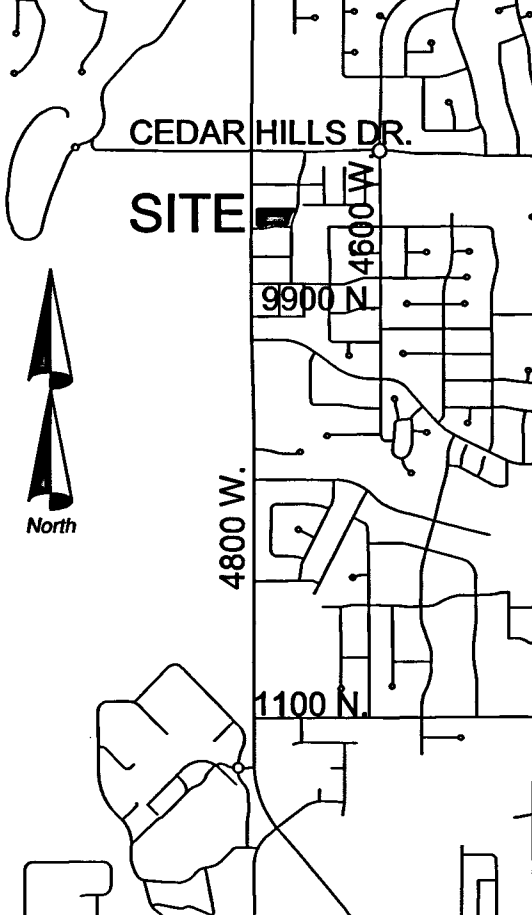
CEDAR HILLS GATEWAY, PLAT B, LOT 8
OWNER: CH SHELF STORAGE LLC
SERIAL NUMBER: 65:626:0008

CEDAR HILLS GATEWAY, PLAT C, PHASE 2, LOT 9
OWNER: RH CEDAR HILLS LLC
SERIAL NUMBER: 65:659:0009

CEDAR HILLS GATEWAY, PLAT B, PHASE 2, LOT 2
OWNER: CEDAR HILLS RETAIL 2 LLC
SERIAL NUMBER: 65:629:0002

CEDAR HILLS GATEWAY, PLAT C, PHASE 2, LOT 6
OWNER: RH CEDAR HILLS LLC
SERIAL NUMBER: 65:659:0006

VICINITY MAP

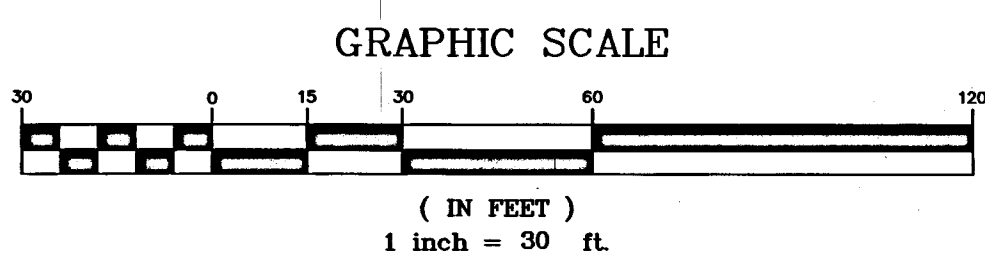


SYMBOL LEGEND

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- PROPERTY LINE
- P.U.E.
- BUILDING AREA
- COMMON AREA

PLAT NOTE:
1. EXCEPT AS OTHERWISE PROVIDED IN THAT CERTAIN DECLARATION OF ACCESS, PARKING, DRAINAGE, AND UTILITIES EASEMENTS RECORDED AGAINST LOT 1 AND LOT 2 ON OR ABOUT THE DATE OF THE RECORDING OF THIS PLAT, ALL AREA OUTSIDE OF BUILDINGS ARE CONSIDERED COMMON AREA AND AS SUCH REPRESENTS SHARED CROSS ACCESS, INGRESS, EGRESS, UTILITIES, PARKING AND LANDSCAPING BETWEEN LOT 1 AND LOT 2.

| Curve Table | | | | |
|-------------|---------|--------|-----------------|--------|
| Curve # | Radius | Length | Chord Direction | Chord |
| C1 | 242.00' | 28.80' | S22° 20' 16"W | 28.79' |
| C2 | 308.00' | 84.50' | S17° 53' 17"W | 84.23' |
| C3 | 21.00' | 29.31' | S50° 00' 52"W | 26.99' |
| C4 | 303.00' | 85.06' | S81° 57' 29"W | 84.78' |
| C5 | 247.00' | 69.34' | S81° 57' 29"W | 69.11' |
| C6 | 21.00' | 33.02' | N44° 57' 25"W | 29.73' |
| C7 | 308.00' | 26.32' | N23° 17' 58"E | 26.31' |
| C8 | 308.00' | 58.18' | N15° 26' 25"E | 58.09' |



SURVEYOR'S CERTIFICATE

I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT LOCATED SOUTH 00°06'11" EAST ALONG THE SECTION LINE 104.49 FEET AND EAST 37.33 FEET TO THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°06'14" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF 4800 WEST STREET 164.73 FEET; THENCE NORTH 89°35'34" EAST ALONG THE NORTHERLY PROPERTY LINE OF RHINEHART LAND SUBDIVISION PLAT "B", LOT 2 387.39 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF 4700 WEST STREET THE FOLLOWING THREE (3) CALLS: (1) ALONG AN ARC OF A 242.00 FOOT RADIUS CURVE TO THE RIGHT 28.80 FEET (CHORD BEARS SOUTH 22°20'16" WEST 28.79 FEET); (2) SOUTH 25°44'51" WEST 47.58 FEET; (3) ALONG AN ARC OF A 308.00 FOOT RADIUS CURVE TO THE LEFT 84.50 FEET (CHORD BEARS SOUTH 17°53'17" WEST 84.23 FEET); THENCE ALONG AN ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 29.31 FEET (CHORD BEARS SOUTH 50°00'52" WEST 26.99 FEET); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF 9980 NORTH STREET THE FOLLOWING FOUR (4) CALLS: (1) WEST 117.84 FEET; (2) ALONG AN ARC OF A 303.00 FOOT RADIUS CURVE TO THE LEFT 85.06 FEET (CHORD BEARS SOUTH 81°57'29" WEST 84.78 FEET); (3) ALONG AN ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT 69.34 FEET (CHORD BEARS SOUTH 81°57'29" WEST 69.11 FEET); (4) WEST 18.29 FEET; THENCE ALONG AN ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 33.02 FEET (CHORD BEARS NORTH 44°57'25" WEST 29.73 FEET) TO THE POINT OF BEGINNING.

AREA = 60,645.56 SQUARE FEET / 1.39 ACRES

BASIS OF BEARING BEING SOUTH 00°06'11" EAST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 6 TOWNSHIP 5 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR - SEAN A. FERNANDEZ DATE May 30, 2025

OWNER'S DEDICATION

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS WHEREOF, WE HAVE UNTO SET OUR HANDS THIS 18 DAY OF June, A.D. 2025

SHINY SHELL, CEDAR HILLS, LLC - Jared Richards

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake) s.s.
ON THIS 18 DAY OF June, A.D. 2025, PERSONALLY APPEARED BEFORE ME Jared Richards, WHOSE IDENTITY WAS PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF SHINY SHELL, CEDAR HILLS, LLC, AND THAT SAID OWNERS DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Manager ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF UTAH
COMMISSION # 736897
MY COMMISSION EXPIRES 4/29/2029
COMMISSION NUMBER 736897

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF CEDAR HILLS, COUNTY OF UTAH, 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 10th DAY OF June, A.D. 2025.
MAYOR: [Signature]
COUNCIL: [Signature]
COUNCIL: [Signature]

PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CEDAR HILLS THIS 21th DAY OF May, A.D. 2025.
CHAIR PERSON, PLANNING COMMISSION: [Signature]
APPROVED: [Signature]
RECORDER - CITY OF CEDAR HILLS (SEE SEAL BELOW)

UTAH COUNTY RECORDER SPACE

ENT 61766-2025 MAP# 19865
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 15 03:23 PM FEE \$4.00 BY AC
RECORDED FOR CEDAR HILLS CITY

PLAT "A"

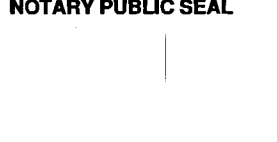
CH SHINY SHELL

An amendment and vacation of Rhinehart Land Plat "B", Lot 2

A Part of the Northwest Quarter of Section 6,
Township 5 South, Range 2 East, Salt Lake Base and Meridian
Cedar Hills, Utah County, Utah



2230 North University Parkway,
Suite 6D
Provo, Utah 84604
801-374-6262



ROCKY MOUNTAIN POWER
PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNERS (OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
PURSUANT TO UTAH CODE ANN. 12-2-404(a)(8) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 16, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
APPROVED THIS 18 DAY OF June, A.D. 2025
[Signature]
ROCKY MOUNTAIN POWER

ENDBRIDGE GAS UTAH COMPANY
QUESTAR GAS COMPANY, d/b/a ENDBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENDBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENDBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
APPROVED THIS 18 DAY OF June, A.D. 2025
TITLE: [Signature] Pre-Con
QUESTAR GAS COMPANY, d/b/a ENDBRIDGE GAS UTAH