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12/1/2021 8:07:00 AM \$40.00  
Book - 11276 Pg - 2730-2733  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
HANDLE INC  
BY: eCASH, DEPUTY - EF 4 P.

**When Recorded Return To:**

Aarrow Landscape  
4211 Farm Rd  
West Jordan, UT 84088

**NOTICE OF CONSTRUCTION LIEN**

Notice is hereby given that Aarrow Landscape  
(hereinafter referred to as "Claimant"), located at  
4211 Farm Rd West Jordan, UT 84088 and whose telephone number is  
801-282-3300, hereby claims and holds a construction lien, pursuant to the Preconstruction  
and Construction Liens statutes currently found at Utah Code Annotated Sections 38-1a-101 et. Seq.,  
upon the property and improvements thereon and interests therein described hereinafter. Claimant's lien  
is based upon the following:

1. Claimant provided:  
Concrete Work

upon and in connection with the improvement of certain realty located in  
Salt Lake County, State of Utah, being more particularly described as follows:

**Address:** 4002 Real Vista Dr, Bluffdale, UT 84065

**Parcel Nos.** 33074280020000

**Legal Description:**

Attached as Exhibit A

2. To the best of Claimant's knowledge:  
Academy Village Land Holdings LLC  
2511 S West Temple St  
South Salt Lake, UT 84115  
is the owner or reputed owner of the real property described above.
3. Claimant was employed by:  
Black Ops  
7092 W Gates Ave, West Valley City, UT 84128

and provided the labor, materials, and/or equipment for which demand and claim is made to or  
at the request of this employer.

4. Claimant furnished the first labor and/or materials on 10-01-2021, and furnished the last labor and/or materials on 10-28-2021.
5. There is due and owing to Claimant the amount of \$51,900 for the labor, materials, and/or equipment it provided together with interest, costs, and attorneys' fees. Claimant hereby demands full payment of said total amount. Plus recovery of any interest, legal costs, attorney fees, and lien filing fees.

**PROTECTION AGAINST LIENS AND CIVIL ACTION.** Notice is hereby provided in accordance with Section 38-11-108 of the Utah Code that under Utah law an "owner" may be protected against liens being maintained against an "owner-occupied residence" and from other civil action being maintained to recover monies owed for "qualified services" performed or provided by suppliers and subcontractors as a part of this contract, if either section (1) or (2) is met:

(1)(a) the owner entered into a written contract with an original contractor, a factory build housing retailer, or a real estate developer;

(b) the original contractor was properly licensed or exempt from licensure under Title 58, Chapter 55, Utah Construction Trades Licensing Act at the time the contract was executed; and

(c) the owner paid in full the contracting entity in accordance with the written contract and any written or oral amendments to the contract; or

(2) the amount of the general contract between the owner and the original contractor totals no more than \$5,000.

(3) An owner who can establish compliance with either section (1) or (2) may perfect the owner's protection by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing. The application is available at [www.dopl.utah.gov/rlrf](http://www.dopl.utah.gov/rlrf).

DATED this 18 Day of November, 2021.

Aarrow Landscape

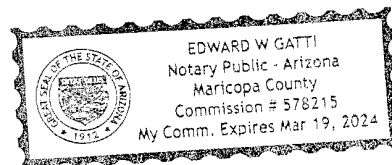
By:   
 Jeffrey Nadolny  
 Authorized Agent

**ACKNOWLEDGEMENT**

STATE OF Arizona )  
 ) ss.  
 COUNTY OF Maricopa )

On this 18 day of November, 2021, before me personally appeared Jeffrey Nadolny, whose identity is personally known to or who proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say he is the Authorized Agent for Aarrow Landscape. And that the foregoing document was signed by him on behalf of that company.

  
 NOTARY PUBLIC, residing in Maricopa County - Arizona



**AFFIDAVIT FOR PROOF OF SERVICE**

I, Jeffrey Nadolny, declare that on 11-18-2021, I served a copy of this NOTICE OF CONSTRUCTION LIEN, by certified mail with return receipt requested evidenced by a certificate of mailing, by enclosing the document(s) in a sealed envelope with postage fully prepaid, addressed as follows to the owner(s) or reputed owner(s) of the property:

Company/Person Served: Academy Village Land Holdings LLC

Service address: 2511 S West Temple St, South Salt Lake, UT 84115

Said service is the owner's residence, place of business, or address showed by the building permit on file with the permitting authority for the work.

Executed on 11-18-2021 at Phoenix, Maricopa County, Arizona

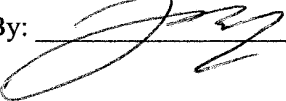
By:  \_\_\_\_\_

Exhibit A - Legal Property Description

The real property located in Salt Lake County, State of Utah, and more particularly described as follows:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE, SAID POINT BEING SOUTH 0°28'03" WEST 891.52 FEET ALONG THE SECTION LINE AND NORTH 89°31'57" WEST 13.71 FEET FROM WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 44°02'29" WEST 84.40 FEET; (2) SOUTH 44°17'01" WEST 194.30 FEET; (3) SOUTH 38°24'55" WEST 193.08 FEET; (4) SOUTH 75°51'29" WEST 63.53 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE NORTH 53°35'22" WEST 551.24 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE NORTH 38°24'00" EAST 328.57 FEET; THENCE SOUTH 51 °36'00" EAST 78.50 FEET; THENCE NORTH 38°24'00" EAST 213.31 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS NORTH 83°24'00" EAST 28.28 FEET); THENCE SOUTH 51 °36'00" EAST 499.40 FEET; TO A POINT ON A 20.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 33.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°38'08" (LONG CHORD BEARS SOUTH 03°46'30" EAST 29.64 FEET) TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE, SAID POINT BEING SOUTH 00°28'03" WEST ALONG THE SECTION LINE 446.19 FEET AND SOUTH 89°31 '57" EAST 346.14 FEET AND SOUTH 38°24'00" WEST 470.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 38°24'00" WEST 22.17 FEET TO A POINT ON 1249.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 101.78 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°40'08" (WHICH LONG CHORD BEARS SOUTH 40°44'04" WEST 101.75 FEET); THENCE SOUTH 43°04'08" WEST 131.83 FEET; THENCE NORTH 51 °59'37" WEST 8.55 FEET; THENCE SOUTH 39°58'51" WEST 182.07 FEET; THENCE SOUTH 38°24'26" WEST 138.00 FEET; THENCE SOUTH 75°51'28" WEST 59.20 FEET; THENCE NORTH 53°35'22" WEST 12.51 FEET; THENCE NORTH 75°51'29" EAST 63.53 FEET; THENCE NORTH 38°24'55" EAST 193.08 FEET; THENCE NORTH 44°17'01" EAST 194.30 FEET; THENCE NORTH 44°02'29" EAST 186.83 FEET TO THE POINT OF BEGINNING.