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ENT 104041:2008 PG 1 of 4  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2008 Sep 22 12:06 pm FEE 19.00 BY SS  
RECORDED FOR PLEASANT GROVE CITY CORPORA

DECLARATION OF CONDOMINIUM  
FOR  
THE VILLAS AT MAPLEWOOD GROVE  
Plat M  
a Utah Condominium Project  
Pleasant Grove, Utah

DECLARANT:  
PG Villas, L.L.C.  
A Utah limited liability company

WHEN RECORDED RETURN TO:

**PG Villas, L.L.C**  
**865 West 260 South**  
**Pleasant Grove, Utah 84062**  
**(801) 836-9435**

**DECLARATION OF CONDOMINIUM  
FOR THE VILLAS AT MAPLEWOOD GROVE**  
Plat M  
(a Utah Condominium Project)

This Declaration of Condominium for The Villas At Maplewood Grove is made and executed by PG Villas, LLC., a Utah limited liability company, of 865 West 260 South, Pleasant Grove, Utah 84062 (the "Declarant"). This declaration is for Plat M, an addendum to the previously recorded Declaration of Condominium for the Villas at Maplewood Grove ENT# 36922:2005 Recorded on April 8, 2005 at 10:05 am, and the Amendment to the CCR's for the Villas at Maplewood Grove ENT# 25869:2008 Recorded on March 4, 2008 at 4:27pm.

Dated this 9th day of Sept., 2008.

PG Villas, L.L.C.,  
A Utah limited liability company

  
\_\_\_\_\_  
Signature:

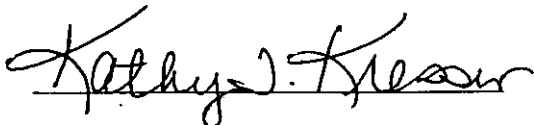
By: John Ogden  
Manager, Member of PG Villas, L.L.C.

STATE OF UTAH

:ss

COUNTY OF UT AH

On the 9 day of September, 2008, personally appeared before me John Ogden, who by me being duly sworn, did say that he is the manager of PG Villas, L.L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of its Articles of Organization or a resolution of its Members, and said John Ogden duly acknowledged to me that said Company executed the same.



NOTARY PUBLIC  
Residing At:  
Commission Expires:



**Exhibit 1****SURVEYOR'S NARRATIVE**

I, Dusty L. Bishop, do hereby state that I am a Registered Professional Land Surveyor, and that I hold license no. 4938720, as prescribed by the laws of the State of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to establish the boundary of the subject parcel and provide a condominium plat of a portion of The Villas at Maplewood Grove Plat "D", Amended, as recorded May 22, 2008 under Entry No. 60732:2008 and Map No. 12733, in the Utah County Recorder's Office. The basis of bearing is the line between the found monuments at the Northwest Corner and the West Quarter Corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian, which bears South 0°31'30" East 2656.67 feet (2656.70 feet – record from Township resurvey plat).

**BOUNDARY DESCRIPTION****Plat M**

A parcel of land, situate in the Northwest Quarter of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian, containing a portion of The Villas at Maplewood Grove, Plat "D", Amended, as recorded May 22, 2008 under Entry No. 60732:2008 and Map No. 12733, in the Utah County Recorder's Office, more particularly described as follows:

Beginning at a point which is located South 0°31'30" East 1227.63 feet along the Section line and East 440.25 feet from the Northwest Corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running:

thence North 66°42'19" East 30.55 feet;  
 thence North 61°39'27" East 79.19 feet;  
 thence South 28°20'33" East 6.08 feet;  
 thence South 2°47'43" East 141.79 feet;  
 thence South 15°11'12" West 12.36 feet;  
 thence North 88°48'00" West 46.15 feet;

thence Northwesterly 53.44 feet along the arc of a 38.00-foot radius tangent curve to the right (center bears North 1°12'00" East and the long chord bears North 48°30'50" West 49.14 feet, through a central angle of 80°34'20");

thence Northwesterly 78.89 feet along the arc of a 300.00-foot radius tangent reverse curve to the left (center bears South 81°46'20" West and the long chord bears North 15°45'40" East 78.66 feet, through a central angle of 15°04'01"), to the Point of Beginning.

Parcel contains: 11,988 square feet or 0.275 acres.

September 2, 2008  
 Date

Dusty L. Bishop  
 Dusty L. Bishop  
 License No. 4938720



**OWNERSHIP INTEREST and UNITS**  
**EXHIBIT 2**

Ownership interest shall be calculated as follows:

1. Ownership per unit is equal
2. Each unit shall constitute .3968 ownership of the whole (100% divided by 252 units)