



ENT 45547:2010 PG 1 of 4
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 Jun 02 4:39 pm FEE 19.00 BY SW
RECORDED FOR PLEASANT GROVE CITY CORPORA

DECLARATION OF CONDOMINIUM
FOR

THE VILLAS AT MAPLEWOOD GROVE
Plat M AMENDED
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

ENT 45547:2010 PG 2 of 4

DECLARATION OF CONDOMINIUM
FOR THE VILLAS AT MAPLEWOOD GROVE
Plat M ~~AMENDED~~
(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, ^{AMENDED} 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, and the Second Amendment to the CCR's for the Villas at Maplewood Grove ENT#27259:2010 recorded on April 2, 2010 at 4:59 pm.

Dated this 1st day of June, 2010.

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

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COUNTY OF UT AH

On the 1 day of June, 2010, 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.

Mary Burgin

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 $0^{\circ}31'30''$ East 2656.67 feet (2656.70 feet – record from Township resurvey plat).

BOUNDARY DESCRIPTION
Plat M AMENDED

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 $0^{\circ}31'30''$ 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 $66^{\circ}42'19''$ East 30.55 feet;
 thence North $61^{\circ}39'27''$ East 79.19 feet;
 thence South $28^{\circ}20'33''$ East 6.08 feet;
 thence South $2^{\circ}47'43''$ East 141.79 feet;
 thence South $15^{\circ}11'12''$ West 12.36 feet;
 thence North $88^{\circ}48'00''$ 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 $1^{\circ}12'00''$ East and the long chord bears North $48^{\circ}30'50''$ West 49.14 feet, through a central angle of $80^{\circ}34'20''$);

thence Northwesterly 78.89 feet along the arc of a 300.00-foot radius tangent reverse curve to the left (center bears South $81^{\circ}46'20''$ West and the long chord bears North $15^{\circ}45'40''$ West ~~78.66~~ 78.66 feet, through a central angle of $15^{\circ}04'01''$), 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)