

8091493

DECLARATION OF ANNEXATION NO. 4
TO DECLARATION FOR
THE TOWNS AT HUNTER VILLAGE
AN EXPANDABLE CONDOMINIUM PROJECT

8091493
12/14/2001 02:04 PM 74.00
Book - 8541 Pg - 2755-2763
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: RDJ, DEPUTY - MI 9 P.
By: RDJ, Deputy

THIS DECLARATION OF ANNEXATION is made and executed this 14 day of DECEMBER, 2001, by McARTHUR HUNTER TOWNS, L.C., a Utah limited liability company (the "Declarant"), pursuant to the provisions of the Utah Condominium Ownership Act (the "Act").

RECITALS

A. On the 14 day of DECEMBER, 2001, the Declaration for The Towns at Hunter Village, an expandable condominium project (the "Declaration") was recorded in the office of the Salt Lake County Recorder, in Book 8541, at Pages 2676 through 2727, and as Entry Number 8091485, by the Declarant.

B. In Article III of the Declaration, the Declarant reserved the right, by its unilateral action, on one or more occasions, to expand the condominium project by filing a Declaration of Annexation describing that portion of the property described in Exhibit "E" attached to the Declaration that is being added to the condominium project by such Declaration of Annexation.

NOW, THEREFORE, the Declarant, pursuant to the provisions contained in Article III of the Declaration, hereby declares its intention to add additional property to the condominium project, to be governed by and subject to the Declaration in every respect as if such additional property were part of the property comprising Phases 1 and 2 as described in Exhibit "A" to the Declaration.

1. Effective on the date upon which this Declaration of Annexation is recorded in the office of the Salt Lake County Recorder, the property described in Exhibit "I" attached to hereto and incorporated herein by this reference, is added to the condominium project as Phase 6, subject to the provisions contained in the Declaration which shall govern the development, improvement, use and enjoyment of such additional property.

2. Exhibit "D" to the Declaration is hereby amended, so that the Units in Phases 1, 2, 3, 4, 5 and 6 of the Project shall carry the Par Values and Percentage Interests shown in Exhibit "II" attached hereto and incorporated herein by this reference as of the effective date of this Declaration of Annexation.

3. The survey map for said Phase 6, evidencing the Declarant's intent to create an additional phase for condominiums in the Project, is attached hereto as Exhibit "III" and incorporated herein by this reference. The property comprising said Phase 6 is hereby subjected to and bound and governed by the terms, covenants and conditions of the Declaration and by the provisions of the Utah Condominium Ownership Act.

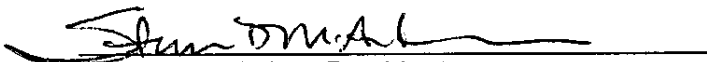
14-27-351-016,017

BK8541 PG2755

IN WITNESS WHEREOF, the undersigned being the Declarant, has caused this instrument to be executed on the day and year first above written.

McARTHUR HUNTER TOWNS, L.C., a Utah limited liability company

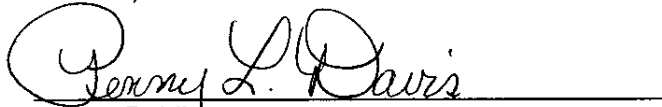
By: McARTHUR HOMES, INC., Manager


Steve D. McArthur, President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 4th day of DECEMBER, 2001, personally appeared before me Steve D. McArthur, who being by me duly sworn, did say that he is the President of McArthur Homes, Inc., which is the Manager of McArthur Hunter Towns, L.C., and that said instrument was acknowledged on behalf of said McArthur Hunter Towns, L.C., by authority, and said Steve D. McArthur duly acknowledged to me that he is such President of said corporation and executed the same on behalf of McArthur Homes, Inc., as manager of McArthur Hunter Towns, L.C.


Notary Public
Residing at:

Commission expires:

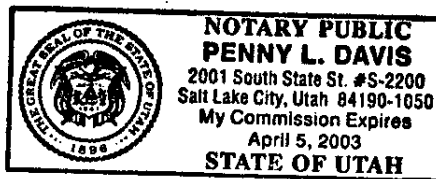


EXHIBIT I

REAL PROPERTY DESCRIPTION OF
THE TOWN AT HUNTER VILLAGE CONDOMINIUMS PHASE 6

Beginning at a point which is S89°56'56"W along the Section Line, 697.558 feet and N00°03'04"W, 63.000 feet from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence S89°56'56"W, 157.405 feet; thence N00°03'04"W, 118.000 feet; thence S89°56'56"W, 107.316 feet; thence N00°01'52"W, 89.299 feet; thence Northwesterly 14.284 feet along the arc of a 69.000 foot radius curve to the left, (chord bears N05°57'42"W, 14.258 feet); thence N88°00'00"E, 50.858 feet; thence N89°56'56"E, 132.771 feet; thence S00°03'04"E, 105.211 feet; thence N89°56'56"E, 58.834 feet; thence Southeasterly 24.392 feet along the arc of a 60.000 foot radius curve to the right, (chord bears S78°24'18"E, 24.224 feet); thence S00°03'04"E, 113.110 feet to the point of beginning.

Contains 37,665 Square Feet or. 0.86 Acres

Building 104

N	1/48 th or 2.0833%
C	1/48 th or 2.0833%
S	1/48 th or 2.0833%

Phase 4

Building 105

N	1/48 th or 2.0833%
C	1/48 th or 2.0833%
S	1/48 th or 2.0833%

Building 106

N	1/48 th or 2.0833%
C	1/48 th or 2.0833%
S	1/48 th or 2.0833%

Building 107

N	1/48 th or 2.0833%
C	1/48 th or 2.0833%
S	1/48 th or 2.0833%

Building 116

W	1/48 th or 2.0833%
C	1/48 th or 2.0833%
E	1/48 th or 2.0833%

Phase 5

Common Area	None
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Phase 6

Building 108

W	1/48 th or 2.0833%
C	1/48 th or 2.0833%
E	1/48 th or 2.0833%

Building 109

W	1/48 th or 2.0833%
C	1/48 th or 2.0833%
E	1/48 th or 2.0833%

Building 114

W	1/48 th or 2.0833%
C	1/48 th or 2.0833%
E	1/48 th or 2.0833%

Building 115

W	1/48 th or 2.0833%
C	1/48 th or 2.0833%
E	1/48 th or 2.0833%

EXHIBIT III

THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 6 MAP

THE TOWNS AT HUNTER VILLAGE PHASE 6

SURVEYOR'S CERTIFICATE
 I, Michael De Moss, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 11412, as provided by authority of the State of Utah. I have made a Survey of the tract of land shown on this plat and described below, hereafter to be known as:

THE TOWNS AT HUNTER VILLAGE - PHASE 6

BOUNDARY DESCRIPTION

Beginning at a point which is 899'55.77" along the Section Line, 892.525 feet and M00'03'04"W, 63.00 feet from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and thence thence S89°36'56"W, 157.403 feet; thence M00'03'04"W, 118.00 feet; thence S89°36'56"W, 132.771 feet; thence N00°01'52"W, 69.299 feet; thence N00°03'04"W, 118.00 feet; thence N00°03'04"W, 113.110 feet; thence S89°36'56"W, 157.403 feet; thence S00°03'04"E, 24.224 feet; thence S00°03'04"E, 113.110 feet to the point of Beginning; 37,665 Square Feet or 0.86 Acres

J. MICHAEL DE MOSS
 R.L.S. No. 174007

CONSENT TO RECORD
 Know all men by these presents that I, the undersigned owner of the above described tract of land, hereafter to be known as:

THE TOWNS AT HUNTER VILLAGE - PHASE 6

do hereby consent to recordation all land shown on this plat, submitting the property described herein to the provisions of the Utah State Condominium Act, in witness whereof I have hereunto set my hand this _____ day of _____ A.D., 20____.

McArthur Hunter Towns, LLC
 By: McArthur Hunter, Inc., Manager

Steven D. McArthur, Co-President
CORPORATE ACKNOWLEDGMENT

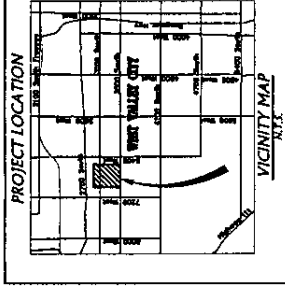
State of Utah
 County of Salt Lake } S.S.
 On the _____ day of _____ A.D. 20____.

Steve McArthur personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, who being duly sworn, did say that he is the Co-President of McArthur Hunter, Inc., a Utah Home Inc. Manager of McArthur Hunter Homes at Britton, LLC, and that the foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors; and said person acknowledged to me that said Corporation executed the same.

My Commission expires: _____
 Reading in _____ County _____ Notary Public

THE TOWNS AT HUNTER VILLAGE - PHASE 6
 PART OF THE BUSINESS DISTRICT OF SECTION 27

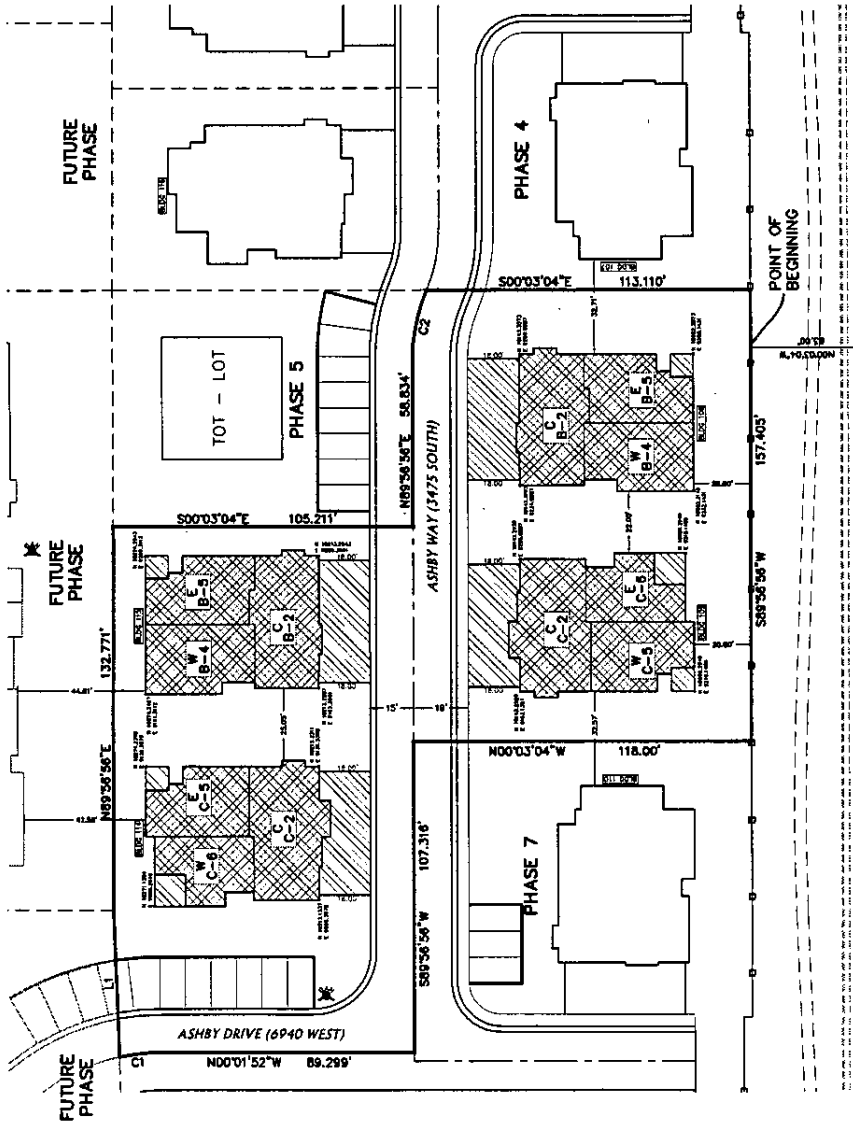
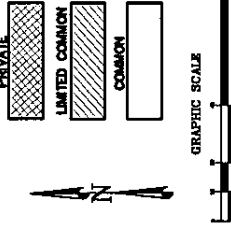
RECORDED _____
 THE COUNTY OF SALT LAKE, UTAH
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____



- 1. THIS PLAT REPORT IS ACCORDANCE WITH SECTION 1-10-10 OF THE REAL PROPERTY ACT.
- 2. ALL OF THE INFORMATION ON THIS PLAT REPORT WAS OBTAINED FROM THE SURVEYOR'S FIELD NOTES AND FROM THE RECORDS OF THE SURVEYOR.
- 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION ON THIS PLAT REPORT IS TRUE AND CORRECT.
- 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION ON THIS PLAT REPORT IS TRUE AND CORRECT.
- 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION ON THIS PLAT REPORT IS TRUE AND CORRECT.
- 6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION ON THIS PLAT REPORT IS TRUE AND CORRECT.

ALL COMMON AREAS ARE DESIGNATED AS BLANKET EASEMENTS FOR ALL PUBLIC UTILITIES

LEGEND
 • PHASE COMMON, MESH AND ONE SET
 • CALCULATED SURVEY INTERSECTION POINT
 * THE INSTRUMENT



PROJECT NO.	DATE
16-000230	08/27/2017
FILE NAME: 16-000230	08/27/2017
CREATED BY: JMD	08/27/2017
DATE PLOTTED: 08/27/2017	08/27/2017

DATE	APPROVED AS TO FORM	CITY ENGINEER
_____	_____	_____
_____	_____	_____

DATE	APPROVED AS TO FORM	CITY ENGINEER
_____	_____	_____
_____	_____	_____

DATE	APPROVED AS TO FORM	CITY ENGINEER
_____	_____	_____
_____	_____	_____

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____.

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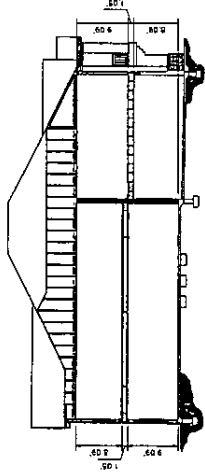
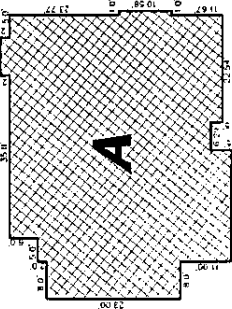
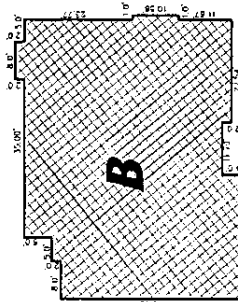
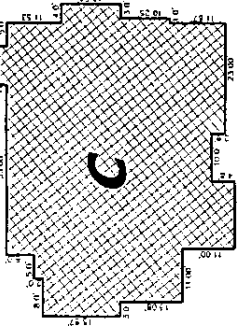


THE TOWNS AT HUNTER VILLAGE PHASE 6

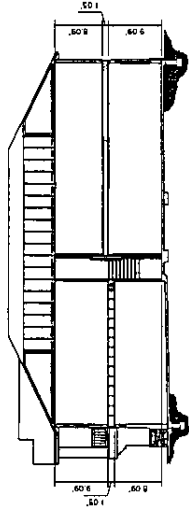
UNIT TYPE	PLAN NAME
A-1	BAMBURGH
A-2	WINDSOR-A
A-3	LANCASTER
B-1	WINDSOR-B
B-2	DOVER
B-3	ASHBY
C-1	WINDSOR-C
C-2	EDENBURGH
C-3	ASHBY



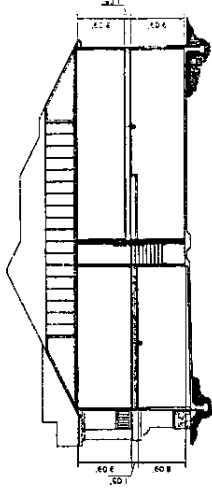
FOR FLOOR ELEVATIONS
SEE TABLES THIS SHEET



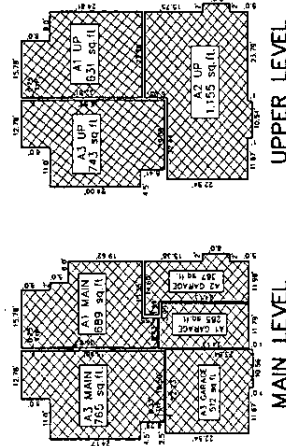
BUILDING A



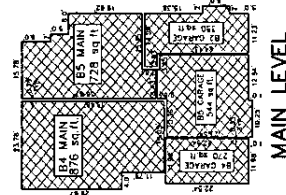
BUILDING B



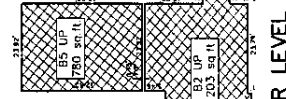
BUILDING C



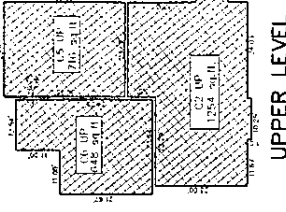
BUILDING A
(NOT TO SCALE)



BUILDING B
(NOT TO SCALE)



BUILDING B
(NOT TO SCALE)



BUILDING C
(NOT TO SCALE)

GROUND LEVEL DIMENSIONS
(NOT TO SCALE)

BUILDING 108

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4318.64	4318.64	8909 WEST ASHBY WAY
E	B-3	4308.50	4318.64	8911 WEST ASHBY WAY
W	B-4	4308.50	4318.64	8913 WEST ASHBY WAY

BUILDING 109

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
W	C-3	4309.40	4318.54	8921 WEST ASHBY WAY
C	C-2	4318.54	4318.54	8923 WEST ASHBY WAY
E	C-6	4309.40	4318.54	8918 WEST ASHBY WAY

BUILDING 114

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
E	C-3	4309.10	4319.24	8934 WEST ASHBY WAY
C	C-2	4309.10	4319.24	8932 WEST ASHBY WAY
W	C-6	4309.10	4319.24	8938 WEST ASHBY WAY

BUILDING 115

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
W	B-4	4308.70	4317.84	8920 WEST ASHBY WAY
E	B-3	4308.70	4318.84	8922 WEST ASHBY WAY
W	B-4	4308.70	4318.84	8924 WEST ASHBY WAY

Skanska Consulting Inc.
3945 S. 10th E. Ste. 200
Edmonton, Alberta T6C 1K1
Tel: 780.441.7240
Fax: 780.441.0080
www.skanska.com



DATE	2	2
PROJECT NO.	14-00000	DRIVING ST. 02W
PREPARED BY	SKANSKA	DATE
CHECKED BY	SKANSKA	DATE
DATE OF THIS SHEET	15/04/2011	