

8091495

14-27-351-016, 017

DECLARATION OF ANNEXATION NO. 5
TO DECLARATION FOR
THE TOWNS AT HUNTER VILLAGE
AN EXPANDABLE CONDOMINIUM PROJECT

8091495
12/14/2001 02:05 PM 86.00
Book - 8541 Pg - 2765-2773
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: RDJ, DEPUTY - WI 9 F.
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 2721, 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 7, 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, 6 and 7 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.

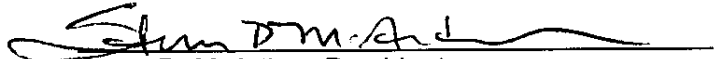
3. The survey map for said Phase 7, evidencing the Declarant's intent to create an additional phase for condominiums in the Project, is attached hereto as Exhibit "III" and incorporated herein by this reference. The property comprising said Phase 7 is hereby subjected to and bound and governed by the terms, covenants and conditions of the Declaration and by the provisions of the Utah Condominium Ownership Act.

BK8541 PG2765

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

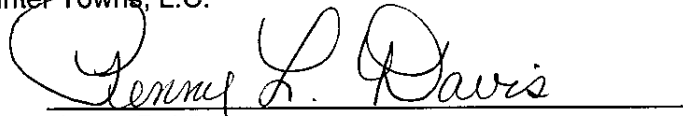
By: McARTHUR HOMES, INC., Manager


Steve D. McArthur, President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 14TH 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:

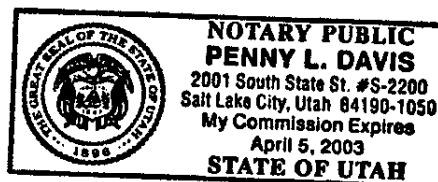


EXHIBIT I

REAL PROPERTY DESCRIPTION OF
THE TOWN AT HUNTER VILLAGE CONDOMINIUMS PHASE 7

Beginning at a point which is S89°56'56"W along the Section Line, 854.963 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, 95.275 feet; thence N00°03'04"W, 3.000 feet; thence S89°56'56"W, 31.076 feet; thence S00°03'04"E, 3.000 feet; thence S89°56'56"W, 99.044 feet; thence North, 172.874 feet; thence N15°00'00"E, 46.657 feet; thence N88°00'00"E, 104.431 feet; thence Southeasterly 14.284 feet along the arc of a 69.000 foot radius curve to the right, (chord bears S05°57'42"E, 14.258 feet); thence S00°01'52"E, 89.299 feet; thence N89°56'56"E, 107.316 feet; thence S00°03'04"E, 118.000 feet to the point of beginning.

Contains 38,195 Square Feet or. 0.88 Acres

EXHIBIT "II"
AMENDED OWNERSHIP INTEREST TABLE

UNIT NUMBER

Phase 1
Common Area

None

Phase 2

Building 117

W 1/60th or 1.6667%
C 1/60th or 1.6667%
E 1/60th or 1.6667%

Building 118

W 1/60th or 1.6667%
C 1/60th or 1.6667%
E 1/60th or 1.6667%

Building 119

W 1/60th or 1.6667%
C 1/60th or 1.6667%
E 1/60th or 1.6667%

Building 120

W 1/60th or 1.6667%
C 1/60th or 1.6667%
E 1/60th or 1.6667%

Phase 3

Building 101

N 1/60th or 1.6667%
C 1/60th or 1.6667%
S 1/60th or 1.6667%

Building 102

N 1/60th or 1.6667%
C 1/60th or 1.6667%
S 1/60th or 1.6667%

Building 103

N 1/60th or 1.6667%
C 1/60th or 1.6667%
S 1/60th or 1.6667%

Building 104

N 1/60th or 1.6667%
C 1/60th or 1.6667%
S 1/60th or 1.6667%

Phase 4

Building 105

N 1/60th or 1.6667%
C 1/60th or 1.6667%
S 1/60th or 1.6667%

Building 106

N 1/60th or 1.6667%
C 1/60th or 1.6667%
S 1/60th or 1.6667%

Building 107

N 1/60th or 1.6667%
C 1/60th or 1.6667%
S 1/60th or 1.6667%

Building 116

W 1/60th or 1.6667%
C 1/60th or 1.6667%
E 1/60th or 1.6667%

Phase 5

Common Area None

Phase 6

Building 108

W 1/60th or 1.6667%
C 1/60th or 1.6667%
E 1/60th or 1.6667%

Building 109

W 1/60th or 1.6667%
C 1/60th or 1.6667%
E 1/60th or 1.6667%

Building 114

W 1/60th or 1.6667%
C 1/60th or 1.6667%
E 1/60th or 1.6667%

Building 115

W	1/60 th or 1.6667%
C	1/60 th or 1.6667%
E	1/60 th or 1.6667%

Phase 7

Building 110

N	1/60 th or 1.6667%
C	1/60 th or 1.6667%
S	1/60 th or 1.6667%

Building 111

N	1/60 th or 1.6667%
C	1/60 th or 1.6667%
S	1/60 th or 1.6667%

Building 112

N	1/60 th or 1.6667%
C	1/60 th or 1.6667%
S	1/60 th or 1.6667%

Building 113

N	1/60 th or 1.6667%
C	1/60 th or 1.6667%
S	1/60 th or 1.6667%

EXHIBIT III

THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 7 MAP

THE TOWNS AT HUNTER VILLAGE PHASE 7

SURVEYOR'S CERTIFICATE

I, Michael D. Moss, do hereby certify that I am a duly Licensed Professional Land Surveyor in the State of Utah, License No. 124007, as prescribed by the Laws of the State of Utah. I further certify that by authority of the Owners, 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 7

BOUNDARY DESCRIPTION

Beginning at a point which is 599'55"56" W along the Section Line, 854.963 feet and N00'03'04" W, 63.00 feet from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Stone and Meridian; and running thence S89'56'56" W, 95.275 feet; thence S00'01'52" E, 89.299 feet; thence S00'03'04" E, 118.00 feet; thence N89'56'56" W, 95.275 feet; thence N89'56'56" W, 104.431 feet; thence S00'01'52" E, 89.299 feet; thence N89'56'56" W, 107.316 feet; thence S00'03'04" E, 118.00 feet to the point of beginning. Containing 36,193 Square Feet or 0.83 Acres.

J. MICHAEL D. MOSS
R.L.S. No. 124007

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 7

do hereby consent to recordation all land shown on this plat, submitting the property described herein to the provisions of the Utah State Condominium On-Going 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

Stavem D. McArthur, Co-President

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Salt Lake } S.S.

On the _____ day of _____ A.D. 20____.

Stavem D. 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 to me that he is the President of McArthur Hunter, 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.

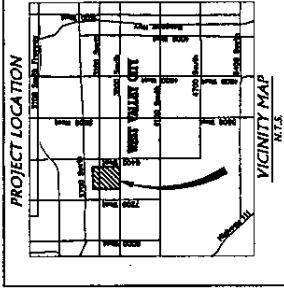
My Commission expires: _____
Residing in: _____ County _____ Notary Public

THE TOWNS AT HUNTER VILLAGE - PHASE 7

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE COUNTY, UTAH

RECORDED

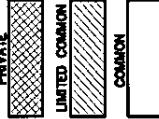
STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE OFFICE OF THE COUNTY CLERK, SALT LAKE COUNTY, UTAH, ON _____ DAY OF _____ A.D. 20____.



- NOTES: THIS INSTRUMENT IS A PRELIMINARY INSTRUMENT. IT IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY DESCRIBED HEREIN.
 2. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE COUNTY CLERK, SALT LAKE COUNTY, UTAH, TO DETERMINE IF ANY OTHER INSTRUMENTS AFFECTING THE PROPERTY DESCRIBED HEREIN HAVE BEEN RECORDED.
 3. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE COUNTY CLERK, SALT LAKE COUNTY, UTAH, TO DETERMINE IF ANY OTHER INSTRUMENTS AFFECTING THE PROPERTY DESCRIBED HEREIN HAVE BEEN RECORDED.
 4. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE COUNTY CLERK, SALT LAKE COUNTY, UTAH, TO DETERMINE IF ANY OTHER INSTRUMENTS AFFECTING THE PROPERTY DESCRIBED HEREIN HAVE BEEN RECORDED.
 5. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE COUNTY CLERK, SALT LAKE COUNTY, UTAH, TO DETERMINE IF ANY OTHER INSTRUMENTS AFFECTING THE PROPERTY DESCRIBED HEREIN HAVE BEEN RECORDED.
 6. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE COUNTY CLERK, SALT LAKE COUNTY, UTAH, TO DETERMINE IF ANY OTHER INSTRUMENTS AFFECTING THE PROPERTY DESCRIBED HEREIN HAVE BEEN RECORDED.

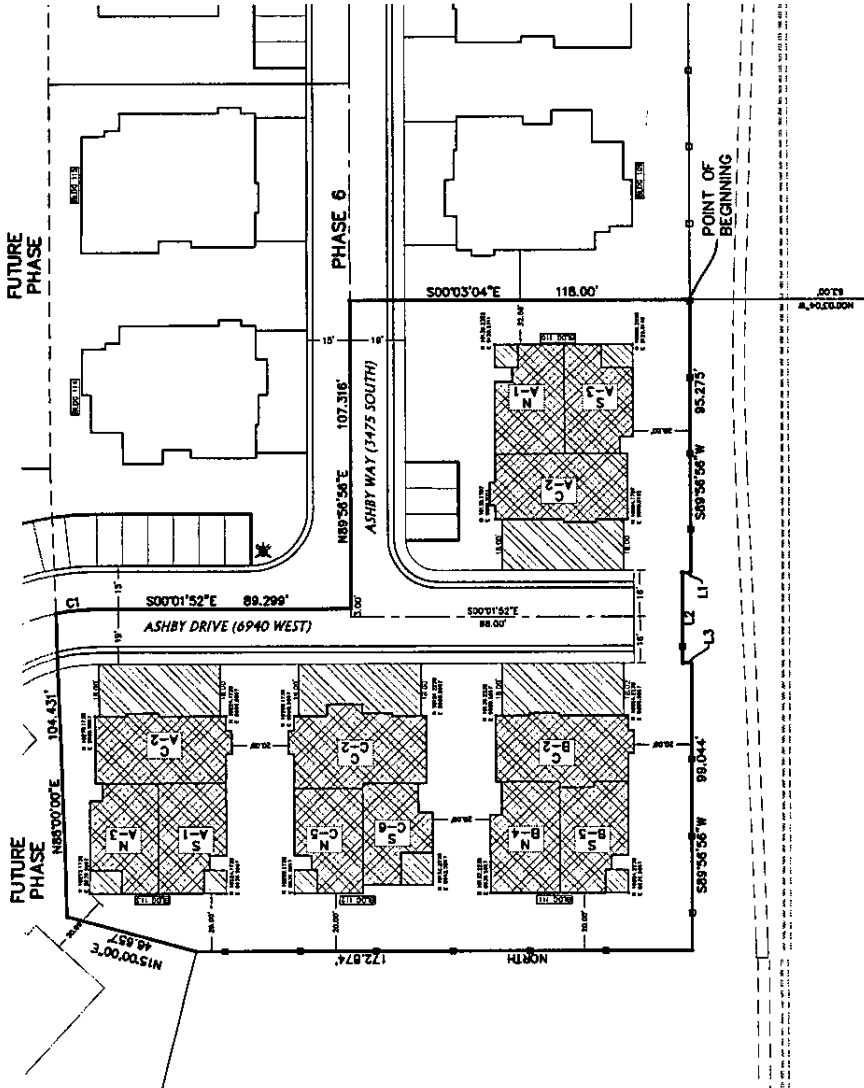
ALL COMMON AREAS ARE DESIGNATED AS BLANKET EASEMENTS FOR ALL PUBLIC UTILITIES

- LEGEND
- PHASE CORNER, BEARING AND DISTANCE
 - CALCULATED INTERSECTION POINT
 - ✱ FIRE HYDRANT



OPENING SALT LAKE COUNTY WARRANT NO. 2017-000243

REVISIONS	BY	DATE
1	MMH/STJ	01/10/20
2	MMH/STJ	01/10/20
3	MMH/STJ	01/10/20
4	MMH/STJ	01/10/20
5	MMH/STJ	01/10/20
6	MMH/STJ	01/10/20
7	MMH/STJ	01/10/20
8	MMH/STJ	01/10/20
9	MMH/STJ	01/10/20
10	MMH/STJ	01/10/20



PLANNING COMMISSION APPROVAL AS TO FORM: _____ DATE: _____

BOARD OF HEALTH APPROVAL AS TO FORM: _____ DATE: _____

GRANDER HUNTER IMPROVEMENT DISTRICT APPROVAL AS TO FORM: _____ DATE: _____

WEST VALLEY CITY ENGINEER APPROVAL AS TO FORM: _____ DATE: _____

WEST VALLEY CITY COUNCIL APPROVAL AS TO FORM: _____ DATE: _____

CITY CLERK: _____

CITY MANAGER: _____

CITY RECORDS: _____

CITY ENGINEER: _____

PLANNING COMMISSION APPROVAL AS TO FORM: _____ DATE: _____

BOARD OF HEALTH APPROVAL AS TO FORM: _____ DATE: _____

GRANDER HUNTER IMPROVEMENT DISTRICT APPROVAL AS TO FORM: _____ DATE: _____

WEST VALLEY CITY ENGINEER APPROVAL AS TO FORM: _____ DATE: _____

WEST VALLEY CITY COUNCIL APPROVAL AS TO FORM: _____ DATE: _____

CITY CLERK: _____

CITY MANAGER: _____

CITY RECORDS: _____

CITY ENGINEER: _____

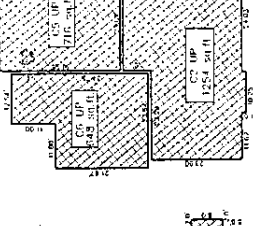
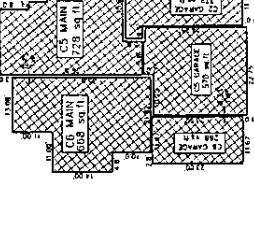
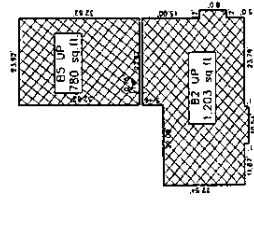
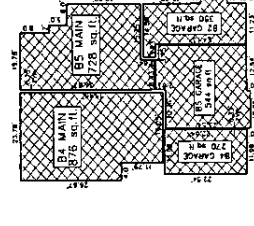
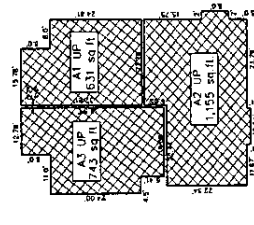
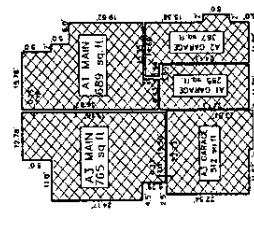
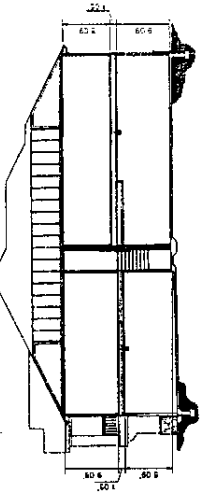
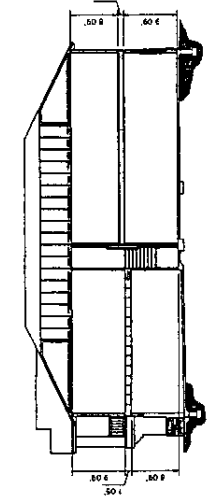
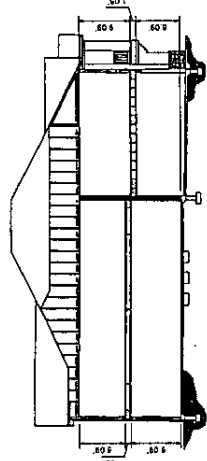
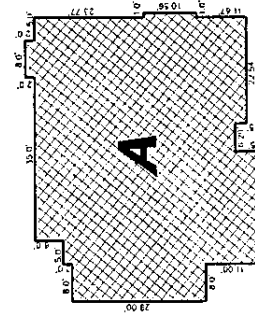
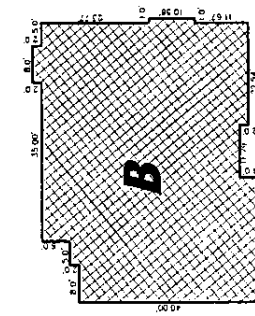
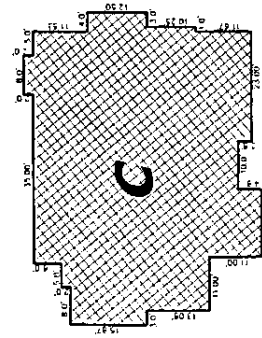
BK8541 PG2772

THE TOWNS AT HUNTER VILLAGE PHASE 7

UNIT TYPE	PLAN NAME
A-1	BAMBOURGH
A-2	WINDSOR-A
A-3	LANCASTER
B-2	WINDSOR-B
B-4	DOVER
B-5	ASHBY
C-2	WINDSOR-C
C-6	EDINBURGH
C-5	ASHBY



FOR FLOOR ELEVATIONS
SEE TABLES THIS SHEET



GROUND LEVEL DIMENSIONS
(NOT TO SCALE)

BUILDING A
(NOT TO SCALE)

BUILDING B
(NOT TO SCALE)

BUILDING C
(NOT TO SCALE)

BUILDING 110

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
N	A-1	4311.90	4322.04	3477 SOUTH ASHBY DRIVE
C	A-2	4321.04	4322.04	3475 SOUTH ASHBY DRIVE
S	A-3	4311.90	4322.04	3478 SOUTH ASHBY DRIVE

BUILDING 111

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4321.04	4322.04	3490 SOUTH ASHBY DRIVE
S	B-5	4311.90	4322.04	3478 SOUTH ASHBY DRIVE
N	B-4	4311.90	4322.04	3478 SOUTH ASHBY DRIVE

BUILDING 112

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
N	C-5	4310.00	4320.14	3468 SOUTH ASHBY DRIVE
C	C-2	4310.00	4313.14	3468 SOUTH ASHBY DRIVE
S	C-6	4310.00	4320.14	3472 SOUTH ASHBY DRIVE

BUILDING 113

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
S	A-1	4308.10	4318.24	3468 SOUTH ASHBY DRIVE
C	A-2	4308.10	4317.24	3460 SOUTH ASHBY DRIVE
N	A-3	4308.10	4318.24	3458 SOUTH ASHBY DRIVE



Stattec

Stattec Consulting Inc.
300 S. 10th St., 3rd Fl.
Lincoln, NE 68502
Tel: 402.441.1111
Fax: 402.441.1177
www.stattec.com

PROJECT NO. 04-1002A-33
DRAWN BY: JFW
CHECKED BY: JFW
DATE: 05/20/07

DATE	BY	DATE
2		
2		

BK8541PG2773