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05/22/2003 03:12 PM 147.00  
Book - 8802 Pg - 3385-3398  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST VALLEY CITY  
3600 CONSTITUTION BLVD  
WVC UT 84119-3720  
BY: RDJ, DEPUTY - WI 14 P.

DECLARATION OF ANNEXATION NO. 9

TO DECLARATION FOR

THE TOWNS AT HUNTER VILLAGE

AN EXPANDABLE CONDOMINIUM PROJECT

THIS DECLARATION OF ANNEXATION is made and executed this 18<sup>TH</sup> day of FEB 2003, 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 14th 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, beginning at Page 2676, 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 hereto and incorporated herein by this reference, is added to the condominium project as Phase 11, 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 through 11 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.

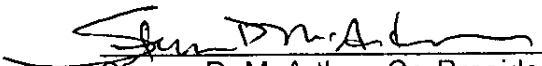
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3. The survey map for said Phase 11, evidencing the Declarant's intent to create an additional phase for condominiums in the Project, is attached hereto as Exhibit "III" and incorporated herein by this reference. The property comprising said Phase 11 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.

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

  
\_\_\_\_\_  
Steven D. McArthur, Co-President

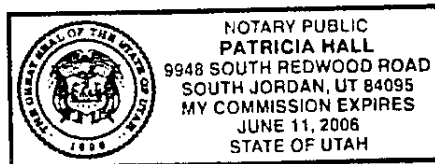
STATE OF UTAH

COUNTY OF SALT LAKE

On the 18<sup>th</sup> day of Feb, 2003, personally appeared before me Steven D. McArthur, who being by me duly sworn, did say that he is the Co-President of McArthur Homes, Inc., when 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 Steven D. McArthur duly acknowledged to me that he is such Co-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: Salt Lake County

Commission Expires: 6-11-06



BK 8802 PG 3386

EXHIBIT I

**The Towns at Hunter Village  
Phase 11 Legal Description**

*Beginning at a point which is S89°56'56"W along the Section Line, 742.08 feet and N00°03'04"W, 475.46 feet from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence N89°55'59"W, 104.31 feet; thence Northwesterly 189.51 feet along the arc of a 250.00 foot radius curve to the right, (chord bears N68°12'57"W, 185.00 feet); thence Southwesterly 52.04 feet along the arc of a 258.71 foot radius curve to the left, (chord bears S42°02'38"W, 51.95 feet); thence Southwesterly 83.04 feet along the arc of a 100.02 foot radius curve to the right, (chord bears S55°14'09"W, 80.67 feet); thence N10°58'48"W, 98.92 feet; thence N50°0'00"W, 29.66 feet; thence N46°28'16"E, 165.73 feet; thence Southeasterly 266.69 feet along the arc of a 395.00 foot radius curve to the left, (chord bears S70°39'28"E, 261.66 feet); thence East, 51.68 feet; thence South, 127.85 feet to the point of beginning. Contains 55,691 Square Feet or 1.28 Acres*

14-27-376-011

**EXHIBIT "II"**  
**AMENDED OWNERSHIP INTEREST TABLE**

UNIT NUMBER

Phase 1

Common Area                      None

Phase 2

Building 117

W                                      1/111th or 0.9009%

C                                      1/111th or 0.9009%

E                                      1/111th or 0.9009%

Building 118

W                                      1/111th or 0.9009%

C                                      1/111th or 0.9009%

E                                      1/111th or 0.9009%

Building 119

W                                      1/111th or 0.9009%

C                                      1/111th or 0.9009%

E                                      1/111th or 0.9009%

Building 120

W                                      1/111th or 0.9009%

C                                      1/111th or 0.9009%

E                                      1/111th or 0.9009%

Phase 3

Building 101

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 102

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 103

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 104

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Phase 4

Building 105

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 106

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 107

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 116

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Phase 5

Common Area	None
-------------	------

Phase 6

Building 108

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Building 109

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Building 114

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Building 115

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Phase 7

Building 110

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 111

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 112

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 113

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Phase 8

Building 201

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 202

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Building 203

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Building 204

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%



Phase 9

Building 205

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Building 206

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 223

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Building 224

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Building 225

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Phase 10

Building 219

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 220

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 221

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 222

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Phase 11

Building 207

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 208

W	1/111th or 0.9009%
C	1/111th or 0.9009%
E	1/111th or 0.9009%

Building 209

N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

Building 210

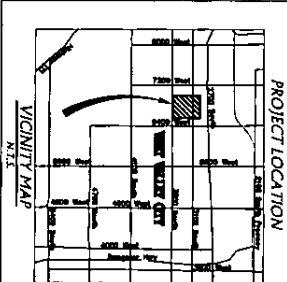
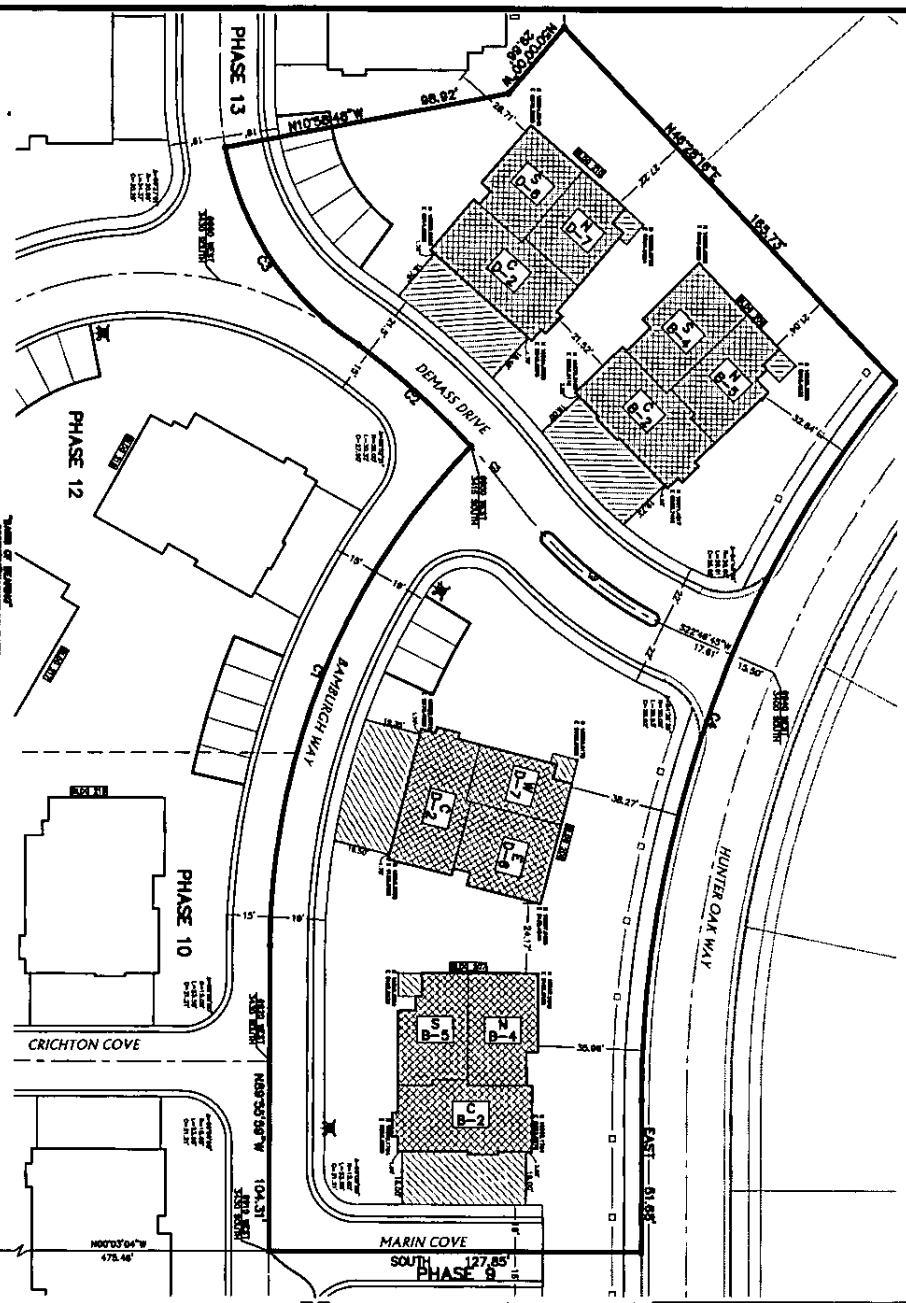
N	1/111th or 0.9009%
C	1/111th or 0.9009%
S	1/111th or 0.9009%

**EXHIBIT "III"**

**THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 11 MAP**

BK 8802 PG 3396

# THE TOWNS AT HUNTER VILLAGE PHASE 11



**LEGEND**

- ALL COMMON AREAS ARE DESIGNATED AS BLANKET EASEMENTS FOR ALL PUBLIC UTILITIES
- PRIVATE
- LIMITED COMMON
- COMMON

**POINT OF BEGINNING**

**GRAPHIC SCALE**

1" = 100'



Scientific Consulting Inc.  
300 S. 700 E. 200  
PO BOX 1000  
SALT LAKE CITY, UT 84110-2400  
TEL: 801-241-0000  
FAX: 801-241-0001

**PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY THE  
WEST VALLEY CITY PLANNING COMMISSION

**BOARD OF HEALTH**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

**WEST VALLEY CITY ENGINEER**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

**WEST VALLEY CITY COUNCIL**  
APPROVED TO THE WEST VALLEY CITY COUNCIL AT \_\_\_\_\_ ON \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_.

**SURVEYOR'S CERTIFICATE**

I, J. Michael DeMars do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 126002 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 11**

**BOUNDARY DESCRIPTION**

Beginning at a point which is 589'30.56" along the Section Line, 742.08' East and 402'07.04" 1/2" of 1/4" from the South Quarter corner of Section 27, Township 1 North, Range 12 East, Zone 12N, North America 83 datum, to a point which is 200.51' East along the arc of a 300.00' radius curve to the right, (center bearing 448°17'29" N, 182.00' long), thence to the next of record, to a point which is 17.00' East along the arc of a 300.00' radius curve to the left, (center bearing 342°22'38" S, 51.82' long), thence Southwesterly 63.04' East along the arc of a 100.00' radius curve to the left, (center bearing 342°22'38" S, 51.82' long), thence Northwesterly 123.99' East along the arc of a 100.00' radius curve to the left, (center bearing 342°22'38" S, 51.82' long), thence Northwesterly 206.89' East along the arc of a 200.00' radius curve to the left, (center bearing 342°22'38" S, 51.82' long), thence Northwesterly 206.89' East along the arc of a 200.00' radius curve to the left, (center bearing 342°22'38" S, 51.82' long), thence Northwesterly 127.02' East along the arc of a 100.00' radius curve to the left, (center bearing 342°22'38" S, 51.82' long), thence Southwesterly 55.881' South East of 1.28' Azimuth.

**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 11**

do hereby consent to recordation of land shown on this plat, submitting the property described herein to the provisions of the Utah State Condominium Ownership Act, and I have hereunto set my hand and the day of \_\_\_\_\_ A.D. 20\_\_\_\_.

\_\_\_\_\_  
J. Michael DeMars  
By: \_\_\_\_\_  
DeMars Surveying, Inc., Manager

\_\_\_\_\_  
Steven D. McArthur, Co-President  
CORPORATE  
ACKNOWLEDGMENT

State of Utah }  
County of Salt Lake } SS

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_.

Steven McArthur, personally appeared before me, the undersigned, a Notary Public in and for the State of Utah, who being duly sworn, depose and say that he is the Co-President of McArthur Homes Inc., a corporation organized under the laws of the State of Utah, and that the foregoing instrument was signed in behalf of the said corporation, and said person acknowledged to me that said corporation executed the same.

My Commission expires: \_\_\_\_\_  
Residing in \_\_\_\_\_ County, Utah  
Notary Public

**THE TOWNS AT HUNTER VILLAGE - PHASE 11**

PLAT OF THE BOUNDARY SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HEREINAFTER TO BE KNOWN AS:

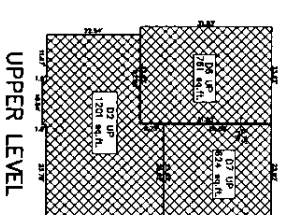
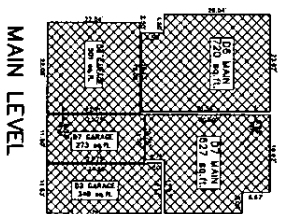
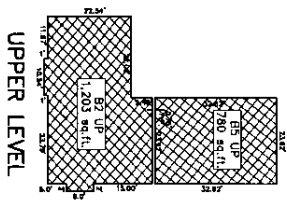
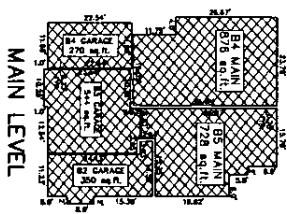
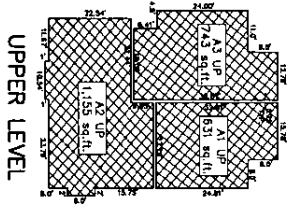
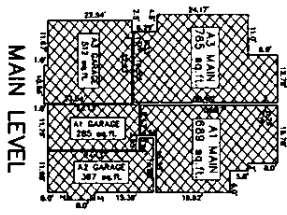
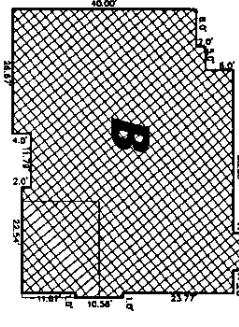
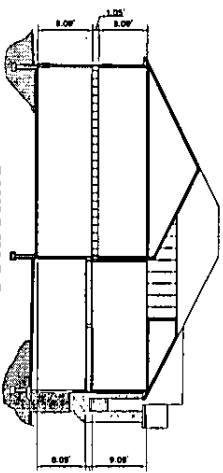
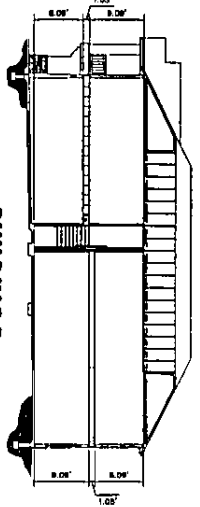
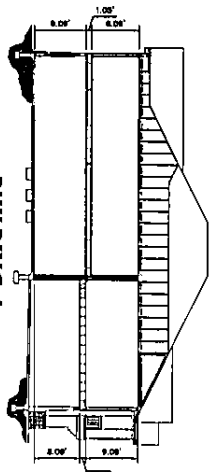
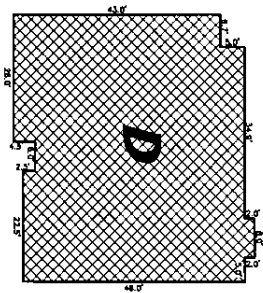
**THE TOWNS AT HUNTER VILLAGE - PHASE 11**

WEST VALLEY CITY, UTAH

# THE TOWNS AT HUNTER VILLAGE PHASE 11

FOR FLOOR ELEVATIONS  
SEE TABLES THIS SHEET

UNIT TYPE	PLAN NAME
A-1	BAMBRIDGE
A-2	WINDSOR-A
A-3	LANCASTER
B-2	WINDSOR-B
B-4	DOVER
B-5	ASHBY
D-2	WINDSOR-D
D-6	WARWICK
D-7	AMBERLEY



GROUND LEVEL DIMENSIONS  
(NOT TO SCALE)

BUILDING A  
(NOT TO SCALE)

BUILDING B  
(NOT TO SCALE)

BUILDING D  
(NOT TO SCALE)

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4303.70	4311.84	3420 SOUTH MAIN CONE
S	B-5	4303.70	4312.84	3418 SOUTH MAIN CONE
N	B-4	4303.70		3418 SOUTH MAIN CONE

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4298.80	4306.04	3412 SOUTH EDGESS DRIVE
N	B-5	4298.80	4308.04	3414 SOUTH EDGESS DRIVE
S	B-4	4298.80		3418 SOUTH EDGESS DRIVE

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
E+	D-6	4302.60	4311.74	6828 WEST BAUNDRUGH WAY
C	D-2	4302.60	4310.74	6830 WEST BAUNDRUGH WAY
W	D-7	4302.60	4311.74	6828 WEST BAUNDRUGH WAY

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
N	D-7	4301.60	4310.74	3424 SOUTH EDGESS DRIVE
C	D-2	4301.60	4309.74	3422 SOUTH EDGESS DRIVE
S	D-6	4301.60	4310.74	3420 SOUTH EDGESS DRIVE

2  
2

PROJECT NO.	DATE	BY	CHKD.
2008-00000000	11/11/08	MM	MM
DESIGNED BY	DATE	BY	CHKD.
MM	11/11/08	MM	MM
CHECKED BY	DATE	BY	CHKD.
MM	11/11/08	MM	MM

NO.	DATE	BY	CHKD.
1	11/11/08	MM	MM
2	11/11/08	MM	MM

Spartan Consulting Inc.  
3800 S. 700 E. Ste. 300  
Salt Lake City, UT  
84119  
Tel: 801.281.0000  
Fax: 801.281.1911  
www.spartaninc.com