

WHEN RECORDED MAIL TO:

Eagle Mountain City
Janet Valentine, City Recorder
1680 E. Heritage Drive
Eagle Mountain, Utah 84043

ENT 657:2003 PG 1 of 17
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Jan 03 8:43 am FEE 294.00 BY 55
RECORDED FOR EAGLE MOUNTAIN CITY

**FOURTH AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE
WILLOW SPRINGS CONDOMINIUMS,
AN EXPANDABLE UTAH CONDOMINIUM PROJECT
(Phase III)**

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WILLOW SPRINGS CONDOMINIUMS, AN EXPANDABLE CONDOMINIUM PROJECT (hereinafter the "Fourth Amendment") is made on the date hereinafter set forth by Summit Development and Management, L.L.C., a Utah limited liability company (hereinafter "Declarant").

RECITALS:

A. Declarant is the owner of fee simple title to that certain real property situated in Eagle Mountain City, County of Utah, State of Utah, and more particularly described as follows (hereinafter the "Annexed Property"):

BEGINNING AT A POINT WHICH IS SOUTH 89°02'40" EAST ALONG THE SECTION LINE 1316.18 FEET AND NORTH 785.55 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT 28.87 FEET (CURVE HAS A CENTRAL ANGLE OF 03°31'09" AND A CHORD BEARING NORTH 80°44'32" WEST 28.86 FEET); THENCE NORTH 78°58'58" WEST 160.28 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT 52.55 FEET (CURVE HAS A CENTRAL ANGLE OF 17°12'19" AND A CHORD BEARING NORTH 87°35'07" WEST 52.35 FEET); THENCE SOUTH 83°48'53" WEST 39.65 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 16.16 FEET (CURVE HAS A CENTRAL ANGLE OF 61°43'35" AND A CHORD BEARING NORTH 65°19'29" WEST 15.39 FEET); THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT 114.54 FEET (CURVE HAS A CENTRAL ANGLE OF 82°02'09" AND A CHORD BEARING NORTH 75°28'47" WEST 105.01 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT

13.74 FEET (CURVE HAS A CENTRAL ANGLE OF 52°28'58" AND A CHORD BEARING NORTH 37°15'07" EAST 13.26 FEET); THENCE NORTH 11°01'02" EAST 18.47 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 33°58'58" WEST 21.21 FEET); THENCE NORTH 11°01'02" EAST 50.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 56°01'02" EAST 21.21 FEET) THENCE NORTH 11°01'02" EAST 217.93 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.08 FEET (CURVE HAS A CENTRAL ANGLE OF 84°19'54" AND A CHORD BEARING NORTH 31°08'55" WEST 20.14 FEET); THENCE NORTH 07°39'43" EAST 50.63 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 25.05 FEET (CURVE HAS A CENTRAL ANGLE OF 95°40'06" AND A CHORD BEARING NORTH 58°51'05" EAST 22.24 FEET); THENCE NORTH 11°01'02" EAST 82.64 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.04 FEET (CURVE HAS A CENTRAL ANGLE OF 88°00'31" AND A CHORD BEARING NORTH 32°59'13" WEST 20.84 FEET); THENCE ALONG THE ARC OF A 1280.00 FOOT RADIUS CURVE TO THE LEFT 294.60 FEET (CURVE HAS A CENTRAL ANGLE OF 13°11'13" AND A CHORD BEARING SOUTH 83°35'06" EAST 293.95 FEET); THENCE NORTH 89°49'22" EAST 98.31 FEET; THENCE SOUTH 00°10'38" EAST 75.31 FEET; THENCE SOUTH 89°49'22" WEST 23.00 FEET; THENCE SOUTH 00°10'38" EAST 100.28 FEET; THENCE SOUTH 77°31'25" WEST 61.58 FEET; THENCE SOUTH 11°01'02" WEST 18.00 FEET; THENCE SOUTH 78°58'58" EAST 14.42 FEET; THENCE SOUTH 11°01'02" WEST 133.21 FEET; THENCE NORTH 78°58'58" WEST 31.90 FEET; THENCE SOUTH 11°01'02" WEST 18.00 FEET; THENCE SOUTH 78°58'58" EAST 65.50 FEET; THENCE SOUTH 11°01'02" WEST 122.00 FEET; THENCE SOUTH 78°58'58" EAST 14.64 FEET; THENCE SOUTH 11°01'02" WEST 46.12 FEET TO THE POINT OF BEGINNING.

B. Declarant desires to submit the Annexed Property to the provisions of the following:

1) That certain Declaration of Covenants, Conditions and Restrictions of the Willow Springs Condominiums, an Expandable Utah Condominium Project recorded in the office of the County Recorder of Utah County, State of Utah, on August 22, 2000, as Entry No. 65650, in Book 2000, at pages 1, et seq.

2) That certain First Amendment of Declaration of Covenants, Conditions and Restrictions of the Willow Springs Condominiums, an Expandable Utah Condominium Project recorded in the office of the County Recorder of Utah County, State of Utah, on September 29, 2000, as Entry No. 76902:2000, at pages 1, et seq.

3) That certain Second Amendment of Declaration of Covenants, Conditions and Restrictions of the Willow Springs Condominiums, an Expandable Utah Condominium Project recorded in the office of the County Recorder of Utah County, State of Utah, on April 11, 2001, as Entry No. 33703:2001, at pages 1, et seq.

4) That certain Third Amendment of Declaration of Covenants, Conditions and Restrictions of the Willow Springs Condominiums, an Expandable Utah Condominium Project recorded in the office of the County Recorder of Utah County, State of Utah, on _____, 2001, as Entry No. _____, at pages _____, et seq.

The foregoing documents are hereinafter collectively referred to as the "Declaration."

C. The Annexed Property constitutes a portion of the "Additional Land" (as defined in the Declaration) which is more particularly described in Section 16.7 of the Declaration.

D. Under the provisions of Article 16 of the Declaration, Declarant was granted the right to expand the "Project" (as defined in the Declaration) onto all or any portion of the Additional Land and to subject all or any portion of the Additional Land to the Declaration without the approval, consent or vote of any other person or party.

DECLARATION

NOW, THEREFORE, Declarant hereby covenants, agrees and declares as follows:

2. Submission to Condominium Act. The Declarant hereby expands the Project to include the Annexed Property and the buildings and all other improvements now or hereafter made in or upon the Annexed Property and submits the Annexed Property and such buildings and improvements to the provisions of the Condominium Act and the Declaration. All of the Annexed Property and the buildings and all other improvements now or hereafter made in or upon the Annexed Property are and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, and improved as a part of the fee simple Condominium Project known as Willow Springs Condominiums at Eagle Mountain City, a Utah Condominium Project. All of Annexed Property and the buildings and all other improvements now or hereafter made in or upon the Annexed Property are and shall be subject to the covenants, conditions, restrictions, uses, limitations, and obligations set forth in the Declaration, each and all of which are declared and agreed to be for the benefit of said property and in furtherance of a plan for improvement of said property and division thereof into Condominiums, further, each and all of the provisions of the Declaration shall be deemed to run with the land and shall be a burden and a benefit on the Annexed Property and the buildings and other improvements now or hereafter made in or upon the Annexed Property and shall be binding upon the Declarant, its successors and assigns, and upon any person acquiring, leasing, or owning an interest in the Annexed Property and the buildings and other improvements now or hereafter made in or upon the Annexed Property, or any part hereof, and upon their respective personal representatives, heirs, successors, and assigns.

3. Division into Condominiums. The Annexed Property and the buildings and other improvements now or hereafter made in or upon the Annexed Property are hereby divided into Condominiums, each such Condominium consisting of a Unit and an appurtenant undivided interest in the Common Areas, as set forth in the Declaration.

4. Amendment of Exhibit A to Declaration. Exhibit A to the Declaration is hereby amended by deleting said Exhibit A in its entirety and replacing it with the Exhibit A attached hereto and by this reference made a part hereof.

5. Capitalized Terms. Unless otherwise defined in this Agreement and except to the extent that the Declaration is amended by this Agreement, capitalized terms used in this Agreement shall have the meanings given to them in the Declaration.

DATED the 2 day of OCTOBER, 2002.

DECLARANT:

SUMMIT DEVELOPMENT AND MANAGEMENT, L.L.C., a Utah limited liability company



By: _____
Name: HEATH J. JOHNSTON
Title: MEMBER

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 2 day of Oct, 2002, by Heath J. Johnston the member of **SUMMIT DEVELOPMENT AND MANAGEMENT, L.L.C.**, a Utah limited liability company.



NOTARY PUBLIC

My Commission Expires:

10-9-02

Residing At:

890 W. 310 S. Orem UT 84058

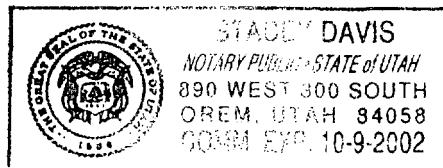


EXHIBIT A

(Units, Undivided Ownership Interests, and Votes)

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|------------------------|--------------------------------------|---|---------------------|
| 1 | 2,660 | .795074127211860% | 1 |
| 2 | 2,660 | .795074127211860% | 1 |
| 3 | 2,660 | .795074127211860% | 1 |
| 4 | 2,660 | .795074127211860% | 1 |
| 5 | 2,660 | .795074127211860% | 1 |
| 6 | 2,660 | .795074127211860% | 1 |
| 7 | 2,660 | .795074127211860% | 1 |
| 8 | 2,660 | .795074127211860% | 1 |
| 9 | 2,660 | .795074127211860% | 1 |
| 10 | 2,660 | .795074127211860% | 1 |
| 11 | 2,660 | .795074127211860% | 1 |
| 12 | 2,660 | .795074127211860% | 1 |
| A-1 | 1,261 | .376912960306074% | 1 |
| A-2 | 1,261 | .376912960306074% | 1 |
| A-3 | 1,261 | .376912960306074% | 1 |
| A-4 | 1,261 | .376912960306074% | 1 |
| A-5 | 1,261 | .376912960306074% | 1 |
| A-6 | 1,261 | .376912960306074% | 1 |
| A-7 | 1,261 | .376912960306074% | 1 |
| A-8 | 1,261 | .376912960306074% | 1 |
| A-9 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| A-10 | 1,261 | .376912960306074% | 1 |
| A-11 | 1,261 | .376912960306074% | 1 |
| A-12 | 1,261 | .376912960306074% | 1 |
| B-1 | 1,261 | .376912960306074% | 1 |
| B-2 | 1,261 | .376912960306074% | 1 |
| B-3 | 1,261 | .376912960306074% | 1 |
| B-4 | 1,261 | .376912960306074% | 1 |
| B-5 | 1,261 | .376912960306074% | 1 |
| B-6 | 1,261 | .376912960306074% | 1 |
| B-7 | 1,261 | .376912960306074% | 1 |
| B-8 | 1,261 | .376912960306074% | 1 |
| B-9 | 1,261 | .376912960306074% | 1 |
| B-10 | 1,261 | .376912960306074% | 1 |
| B-11 | 1,261 | .376912960306074% | 1 |
| B-12 | 1,261 | .376912960306074% | 1 |
| C-1 | 1,261 | .376912960306074% | 1 |
| C-2 | 1,261 | .376912960306074% | 1 |
| C-3 | 1,261 | .376912960306074% | 1 |
| C-4 | 1,261 | .376912960306074% | 1 |
| C-5 | 1,261 | .376912960306074% | 1 |
| C-6 | 1,261 | .376912960306074% | 1 |
| C-7 | 1,261 | .376912960306074% | 1 |
| C-8 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| C-9 | 1,261 | .376912960306074% | 1 |
| C-10 | 1,261 | .376912960306074% | 1 |
| C-11 | 1,261 | .376912960306074% | 1 |
| C-12 | 1,261 | .376912960306074% | 1 |
| D-1 | 1,261 | .376912960306074% | 1 |
| D-2 | 1,261 | .376912960306074% | 1 |
| D-3 | 1,261 | .376912960306074% | 1 |
| D-4 | 1,261 | .376912960306074% | 1 |
| D-5 | 1,261 | .376912960306074% | 1 |
| D-6 | 1,261 | .376912960306074% | 1 |
| D-7 | 1,261 | .376912960306074% | 1 |
| D-8 | 1,261 | .376912960306074% | 1 |
| D-9 | 1,261 | .376912960306074% | 1 |
| D-10 | 1,261 | .376912960306074% | 1 |
| D-11 | 1,261 | .376912960306074% | 1 |
| D-12 | 1,261 | .376912960306074% | 1 |
| E-1 | 1,261 | .376912960306074% | 1 |
| E-2 | 1,261 | .376912960306074% | 1 |
| E-3 | 1,261 | .376912960306074% | 1 |
| E-4 | 1,261 | .376912960306074% | 1 |
| E-5 | 1,261 | .376912960306074% | 1 |
| E-6 | 1,261 | .376912960306074% | 1 |
| E-7 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| E-8 | 1,261 | .376912960306074% | 1 |
| E-9 | 1,261 | .376912960306074% | 1 |
| E-10 | 1,261 | .376912960306074% | 1 |
| E-11 | 1,261 | .376912960306074% | 1 |
| E-12 | 1,261 | .376912960306074% | 1 |
| F-1 | 1,261 | .376912960306074% | 1 |
| F-2 | 1,261 | .376912960306074% | 1 |
| F-3 | 1,261 | .376912960306074% | 1 |
| F-4 | 1,261 | .376912960306074% | 1 |
| F-5 | 1,261 | .376912960306074% | 1 |
| F-6 | 1,261 | .376912960306074% | 1 |
| F-7 | 1,261 | .376912960306074% | 1 |
| F-8 | 1,261 | .376912960306074% | 1 |
| F-9 | 1,261 | .376912960306074% | 1 |
| F-10 | 1,261 | .376912960306074% | 1 |
| F-11 | 1,261 | .376912960306074% | 1 |
| F-12 | 1,261 | .376912960306074% | 1 |
| G-1 | 1,261 | .376912960306074% | 1 |
| G-2 | 1,261 | .376912960306074% | 1 |
| G-3 | 1,261 | .376912960306074% | 1 |
| G-4 | 1,261 | .376912960306074% | 1 |
| G-5 | 1,261 | .376912960306074% | 1 |
| G-6 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED OWNERSHIP INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| G-7 | 1,261 | .376912960306074% | 1 |
| G-8 | 1,261 | .376912960306074% | 1 |
| G-9 | 1,261 | .376912960306074% | 1 |
| G-10 | 1,261 | .376912960306074% | 1 |
| G-11 | 1,261 | .376912960306074% | 1 |
| G-12 | 1,261 | .376912960306074% | 1 |
| H-1 | 1,261 | .376912960306074% | 1 |
| H-2 | 1,261 | .376912960306074% | 1 |
| H-3 | 1,261 | .376912960306074% | 1 |
| H-4 | 1,261 | .376912960306074% | 1 |
| H-5 | 1,261 | .376912960306074% | 1 |
| H-6 | 1,261 | .376912960306074% | 1 |
| H-7 | 1,261 | .376912960306074% | 1 |
| H-8 | 1,261 | .376912960306074% | 1 |
| H-9 | 1,261 | .376912960306074% | 1 |
| H-10 | 1,261 | .376912960306074% | 1 |
| H-11 | 1,261 | .376912960306074% | 1 |
| H-12 | 1,261 | .376912960306074% | 1 |
| I-1 | 1,261 | .376912960306074% | 1 |
| I-2 | 1,261 | .376912960306074% | 1 |
| I-3 | 1,261 | .376912960306074% | 1 |
| I-4 | 1,261 | .376912960306074% | 1 |
| I-5 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| I-6 | 1,261 | .376912960306074% | 1 |
| I-7 | 1,261 | .376912960306074% | 1 |
| I-8 | 1,261 | .376912960306074% | 1 |
| I-9 | 1,261 | .376912960306074% | 1 |
| I-10 | 1,261 | .376912960306074% | 1 |
| I-11 | 1,261 | .376912960306074% | 1 |
| I-12 | 1,261 | .376912960306074% | 1 |
| J-1 | 1,261 | .376912960306074% | 1 |
| J-2 | 1,261 | .376912960306074% | 1 |
| J-3 | 1,261 | .376912960306074% | 1 |
| J-4 | 1,261 | .376912960306074% | 1 |
| J-5 | 1,261 | .376912960306074% | 1 |
| J-6 | 1,261 | .376912960306074% | 1 |
| J-7 | 1,261 | .376912960306074% | 1 |
| J-8 | 1,261 | .376912960306074% | 1 |
| J-9 | 1,261 | .376912960306074% | 1 |
| J-10 | 1,261 | .376912960306074% | 1 |
| J-11 | 1,261 | .376912960306074% | 1 |
| J-12 | 1,261 | .376912960306074% | 1 |
| K-1 | 1,261 | .376912960306074% | 1 |
| K-2 | 1,261 | .376912960306074% | 1 |
| K-3 | 1,261 | .376912960306074% | 1 |
| K-4 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| K-5 | 1,261 | .376912960306074% | 1 |
| K-6 | 1,261 | .376912960306074% | 1 |
| K-7 | 1,261 | .376912960306074% | 1 |
| K-8 | 1,261 | .376912960306074% | 1 |
| K-9 | 1,261 | .376912960306074% | 1 |
| K-10 | 1,261 | .376912960306074% | 1 |
| K-11 | 1,261 | .376912960306074% | 1 |
| K-12 | 1,261 | .376912960306074% | 1 |
| L-1 | 1,261 | .376912960306074% | 1 |
| L-2 | 1,261 | .376912960306074% | 1 |
| L-3 | 1,261 | .376912960306074% | 1 |
| L-4 | 1,261 | .376912960306074% | 1 |
| L-5 | 1,261 | .376912960306074% | 1 |
| L-6 | 1,261 | .376912960306074% | 1 |
| L-7 | 1,261 | .376912960306074% | 1 |
| L-8 | 1,261 | .376912960306074% | 1 |
| L-9 | 1,261 | .376912960306074% | 1 |
| L-10 | 1,261 | .376912960306074% | 1 |
| L-11 | 1,261 | .376912960306074% | 1 |
| L-12 | 1,261 | .376912960306074% | 1 |
| M-1 | 1,261 | .376912960306074% | 1 |
| M-2 | 1,261 | .376912960306074% | 1 |
| M-3 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| M-4 | 1,261 | .376912960306074% | 1 |
| M-5 | 1,261 | .376912960306074% | 1 |
| M-6 | 1,261 | .376912960306074% | 1 |
| M-7 | 1,261 | .376912960306074% | 1 |
| M-8 | 1,261 | .376912960306074% | 1 |
| M-9 | 1,261 | .376912960306074% | 1 |
| M-10 | 1,261 | .376912960306074% | 1 |
| M-11 | 1,261 | .376912960306074% | 1 |
| M-12 | 1,261 | .376912960306074% | 1 |
| N-1 | 1,261 | .376912960306074% | 1 |
| N-2 | 1,261 | .376912960306074% | 1 |
| N-3 | 1,261 | .376912960306074% | 1 |
| N-4 | 1,261 | .376912960306074% | 1 |
| N-5 | 1,261 | .376912960306074% | 1 |
| N-6 | 1,261 | .376912960306074% | 1 |
| N-7 | 1,261 | .376912960306074% | 1 |
| N-8 | 1,261 | .376912960306074% | 1 |
| N-9 | 1,261 | .376912960306074% | 1 |
| N-10 | 1,261 | .376912960306074% | 1 |
| N-11 | 1,261 | .376912960306074% | 1 |
| N-12 | 1,261 | .376912960306074% | 1 |
| O-1 | 1,261 | .376912960306074% | 1 |
| O-2 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| O-3 | 1,261 | .376912960306074% | 1 |
| O-4 | 1,261 | .376912960306074% | 1 |
| O-5 | 1,261 | .376912960306074% | 1 |
| O-6 | 1,261 | .376912960306074% | 1 |
| O-7 | 1,261 | .376912960306074% | 1 |
| O-8 | 1,261 | .376912960306074% | 1 |
| O-9 | 1,261 | .376912960306074% | 1 |
| O-10 | 1,261 | .376912960306074% | 1 |
| O-11 | 1,261 | .376912960306074% | 1 |
| O-12 | 1,261 | .376912960306074% | 1 |
| P-1 | 1,261 | .376912960306074% | 1 |
| P-2 | 1,261 | .376912960306074% | 1 |
| P-3 | 1,261 | .376912960306074% | 1 |
| P-4 | 1,261 | .376912960306074% | 1 |
| P-5 | 1,261 | .376912960306074% | 1 |
| P-6 | 1,261 | .376912960306074% | 1 |
| P-7 | 1,261 | .376912960306074% | 1 |
| P-8 | 1,261 | .376912960306074% | 1 |
| P-9 | 1,261 | .376912960306074% | 1 |
| P-10 | 1,261 | .376912960306074% | 1 |
| P-11 | 1,261 | .376912960306074% | 1 |
| P-12 | 1,261 | .376912960306074% | 1 |
| Q-1 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| Q-2 | 1,261 | .376912960306074% | 1 |
| Q-3 | 1,261 | .376912960306074% | 1 |
| Q-4 | 1,261 | .376912960306074% | 1 |
| Q-5 | 1,261 | .376912960306074% | 1 |
| Q-6 | 1,261 | .376912960306074% | 1 |
| Q-7 | 1,261 | .376912960306074% | 1 |
| Q-8 | 1,261 | .376912960306074% | 1 |
| Q-9 | 1,261 | .376912960306074% | 1 |
| Q-10 | 1,261 | .376912960306074% | 1 |
| Q-11 | 1,261 | .376912960306074% | 1 |
| Q-12 | 1,261 | .376912960306074% | 1 |
| R-1 | 1,261 | .376912960306074% | 1 |
| R-2 | 1,261 | .376912960306074% | 1 |
| R-3 | 1,261 | .376912960306074% | 1 |
| R-4 | 1,261 | .376912960306074% | 1 |
| R-5 | 1,261 | .376912960306074% | 1 |
| R-6 | 1,261 | .376912960306074% | 1 |
| R-7 | 1,261 | .376912960306074% | 1 |
| R-8 | 1,261 | .376912960306074% | 1 |
| R-9 | 1,261 | .376912960306074% | 1 |
| R-10 | 1,261 | .376912960306074% | 1 |
| R-11 | 1,261 | .376912960306074% | 1 |
| R-12 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| S-1 | 1,261 | .376912960306074% | 1 |
| S-2 | 1,261 | .376912960306074% | 1 |
| S-3 | 1,261 | .376912960306074% | 1 |
| S-4 | 1,261 | .376912960306074% | 1 |
| S-5 | 1,261 | .376912960306074% | 1 |
| S-6 | 1,261 | .376912960306074% | 1 |
| S-7 | 1,261 | .376912960306074% | 1 |
| S-8 | 1,261 | .376912960306074% | 1 |
| S-9 | 1,261 | .376912960306074% | 1 |
| S-10 | 1,261 | .376912960306074% | 1 |
| S-11 | 1,261 | .376912960306074% | 1 |
| S-12 | 1,261 | .376912960306074% | 1 |
| T-1 | 1,261 | .376912960306074% | 1 |
| T-2 | 1,261 | .376912960306074% | 1 |
| T-3 | 1,261 | .376912960306074% | 1 |
| T-4 | 1,261 | .376912960306074% | 1 |
| T-5 | 1,261 | .376912960306074% | 1 |
| T-6 | 1,261 | .376912960306074% | 1 |
| T-7 | 1,261 | .376912960306074% | 1 |
| T-8 | 1,261 | .376912960306074% | 1 |
| T-9 | 1,261 | .376912960306074% | 1 |
| T-10 | 1,261 | .376912960306074% | 1 |
| T-11 | 1,261 | .376912960306074% | 1 |

| <u>UNIT NO.</u> | <u>SIZE</u> (Square Feet)* | <u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage) | <u>VOTES</u> |
|-----------------|-------------------------------|--|--------------|
| T-12 | 1,261 | .376912960306074% | 1 |

*Size has been determined on the basis of the approximate number of square feet of floor space within each respective Unit, as shown on the Map and rounded off.

WILLOW SPRINGS PHASE III

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED WILLOW SPRINGS CONDOMINIUMS, A PLANNED RESIDENTIAL DEVELOPMENT, AND PHASE 3 OF THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

Nov. 7, 2002

DATE

Victor E. Hansen

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°02'40" EAST ALONG THE SECTION LINE 1316.18 FEET AND NORTH 785.55 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT 28.87 FEET (CURVE HAS A CENTRAL ANGLE OF 03°31'09" AND A CHORD BEARING NORTH 80°44'32" WEST 28.86 FEET); THENCE NORTH 78°58'58" WEST 160.28 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT 52.55 FEET (CURVE HAS A CENTRAL ANGLE OF 17°12'19" AND A CHORD BEARING NORTH 87°35'07" WEST 52.35 FEET); THENCE SOUTH 83°48'43" WEST 39.65 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 16.16 FEET (CURVE HAS A CENTRAL ANGLE OF 61°43'35" AND A CHORD BEARING NORTH 65°19'29" WEST 15.39 FEET); THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT 114.54 FEET (CURVE HAS A CENTRAL ANGLE OF 82°02'09" AND A CHORD BEARING NORTH 75°28'47" WEST 105.01 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 13.74 FEET (CURVE HAS A CENTRAL ANGLE OF 52°28'58" AND A CHORD BEARING NORTH 37°15'07" EAST 13.26 FEET); THENCE NORTH 11°01'02" EAST 18.47 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 33°58'58" WEST 21.21 FEET); THENCE NORTH 11°01'02" EAST 50.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 56°01'02" EAST 21.21 FEET) THENCE NORTH 11°01'02" EAST 217.93 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.08 FEET (CURVE HAS A CENTRAL ANGLE OF 84°19'54" AND A CHORD BEARING NORTH 31°08'55" WEST 20.14 FEET); THENCE NORTH 07°39'43" EAST 50.63 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 25.05 FEET (CURVE HAS A CENTRAL ANGLE OF 95°40'06" AND A CHORD BEARING NORTH 58°51'05" EAST 22.24 FEET); THENCE NORTH 11°01'02" EAST 82.64 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.04 FEET (CURVE HAS A CENTRAL ANGLE OF 88°00'31" AND A CHORD BEARING NORTH 32°59'13" WEST 20.84 FEET); THENCE ALONG THE ARC OF A 1280.00 FOOT RADIUS CURVE TO THE LEFT 294.60 FEET (CURVE HAS A CENTRAL ANGLE OF 13°11'13" AND A CHORD BEARING SOUTH 83°35'06" EAST 293.95 FEET); THENCE NORTH 89°49'22" EAST 98.31 FEET; THENCE SOUTH 00°10'38" EAST 75.31 FEET; THENCE SOUTH 89°49'22" WEST 23.00 FEET; THENCE SOUTH 00°10'38" EAST 100.28 FEET; THENCE SOUTH 77°31'25" WEST 61.58 FEET; THENCE SOUTH 11°01'02" WEST 18.00 FEET; THENCE SOUTH 78°58'58" EAST 14.42 FEET; THENCE SOUTH 11°01'02" WEST 128.21 FEET; THENCE NORTH 78°58'58" WEST 31.90 FEET; THENCE SOUTH 11°01'02" WEST 23.00 FEET; THENCE SOUTH 78°58'58" EAST 60.50 FEET; THENCE SOUTH 11°01'02" WEST 122.00 FEET; THENCE SOUTH 78°58'58" EAST 19.64 FEET; THENCE SOUTH 11°01'02" WEST 46.12 FEET TO THE POINT OF BEGINNING.

AREA = 4.3297 ACRES