



CONSENT AND RATIFICATION AFFIDAVIT

ENT 119269:2018 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Dec 18 2:27 pm FEE 38.00 BY CS
RECORDED FOR HIGHLAND VISTA TOWN HOME

The undersigned states as follows:

1. That I have reviewed the Declaration of Covenants, Conditions and Restrictions for Highland Vista, An Expandable Planned Unit Development in Utah County.
2. That I hereby approve and accept the same for filing in the Office of the Utah County Recorder.
3. That the signature on this affidavit shall constitute my signature on the aforementioned Declaration of Covenants, Conditions and Restrictions.

as recorded in the office of the Utah County Recorder as Entry # 119268:2018

Brent A. Bowden

Viel Gluck Limited Partnership, an Arizona limited partnership
 By: Viel Gluck, LLC, an Arizona limited liability company
 Its: General Manager
 By: Brent A. Bowden
 Its: Manager

On this 6 day of November, in the year 2018, personally appeared before me Brent A. Bowden, whose identity is personally known to me (or proven on the basis of name of document signer satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Manager of Viel Gluck, LLC, an Arizona limited liability company, General Partner of Viel Gluck Limited Partnership, an Arizona limited partnership and that this Consent and Ratification Affidavit was signed by them in behalf of said Corporation by Authority of its Bylaws, or Resolution of its Board of Directors, and acknowledged to me that said Corporation executed the same.

Notary Public Signature: *TERRI NEWMAN*

My commission expires: July 18, 2019

Residing at: 11335 E Pampa Ave, Mesa AZ 85212

Seal



EXHIBIT A
LEGAL DESCRIPTION

All of Highland Vista Town Homes PUD – Phase 1 Plat Subdivision, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

PHASE 1 BOUNDARY DESCRIPTION

BEGINNING N00°08'13"E 824.28 FEET AND EAST 1,460.32 FEET AND SOUTH 197.50 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE EAST 33.96 FEET; THENCE S04°58'58"W 166.44 FEET; THENCE N89°58'34"E 115.60 FEET; THENCE S04°58'29"W 120.61 FEET; THENCE N89°59'00"W 429.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'00", WITH A CHORD BEARING AND DISTANCE OF N44°59'30"W 21.21 FEET; THENCE NORTH 148.74 FEET; THENCE N89°54'23"E 57.12 FEET; THENCE N00°00'34"E 58.36 FEET; THENCE S89°59'28"E 54.63 FEET; THENCE N00°00'34"E 63.59 FEET; THENCE EAST 208.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.321 ACRES, OR 101,096 SQUARE FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 00°08'13" EAST BETWEEN FOUND BRASS CAP MONUMENTS FOR THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

Parcels 41:907:0101 through 41:907:0127