

64/H

P.G. VILLAS, LLC  
65 E 1250 NORTH  
AMERICAN FORK, UT 84003



M

ENT 17128:2006 PG 1 of 4  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Feb 13 9:30 am FEE 64.00 BY STL  
RECORDED FOR PLEASANT GROVE CITY CORPORA

DECLARATION OF CONDOMINIUM  
FOR

THE VILLAS AT MAPLEWOOD GROVE  
Plat B  
a Utah Condominium Project  
Pleasant Grove, Utah

DECLARANT:

PG Villas, L.L.C.

A Utah limited liability company

WHEN RECORDED RETURN TO:

PG Villas, L.L.C  
65 East 1250 North  
American Fork, Utah 84003  
(801) 836-9435

DECLARATION OF CONDOMINIUM  
FOR THE VILLAS AT MAPLEWOOD GROVE  
Plat B  
(a Utah Condominium Project)

This Declaration of Condominium for The Villas At Maplewood Grove is made and executed by PG Villas, LLC., a Utah limited liability company, of 65 East 1250 North, American Fork, Utah 84003 (the "Declarant"). This declaration is for Plat B and an addendum to the previously recorded Declaration of Condominium for the Villas at Maplewood Grove ENT# 36922:2005 Recorded on April 8, 2005 at 10:05 am.

Dated this 10th day of February, 2006.

PG Villas, L.L.C.,  
A Utah limited liability company

  
Signature:

By: John Ogden  
Manager, Member of PG Villas, L.L.C.

STATE OF UTAH

:ss

COUNTY OF UT AH

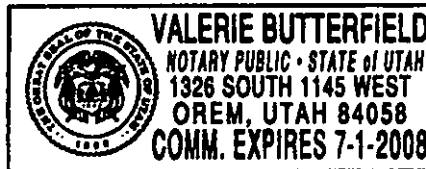
On the 10th day of February, 2006, personally appeared before me John Ogden, who by me being duly sworn, did say that he is the manager of PG Villas, L.L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of its Articles of Organization or a resolution of its Members, and said John Ogden duly acknowledged to me that said Company executed the same.



NOTARY PUBLIC

Residing At: Orem, Utah

Commission Expires: 7/1/2008



### SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172875 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND AND THE FOLLOWING DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED "THE VILLAS AT MAPLEWOOD GROVE", A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED  $S0^{\circ}31'30''E$  ALONG THE SECTION LINE 871.95 FEET AND WEST 219.62 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN: THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
SOUTH	39.06	
ALONG AN ARC	L=21.36	R=25.00 $\Delta=48^{\circ}56'40''$ CH=S24°28'20"W 20.71
S48°56'40"W	32.07	
S41°36'00"E	77.71	
S35°26'22"W	60.25	
S27°11'44"E	57.46	
S9°08'34"W	47.60	
S51°58'27"W	51.77	
S29°07'38"E	74.48	
S0°32'32"W	28.93	
N88°39'00"W	69.16	
S0°32'44"W	69.30	
N88°39'00"W	35.78	
N88°50'42"W	74.85	
NORTH	403.79	
EAST	75.12	
NORTH	71.68	
EAST	107.28	TO THE POINT OF BEGINNING
		CONTAINS: 1.70 ACRES

INDIVIDUAL UNIT ADDRESS ASSIGNMENT  
 for  
 Villas at Maplewood Grove Plat "B"

Project # 50905-33  
 Date: 6/22/2005

C-5	367 South 1000 West	101		
		102		
		103		
		104		
		201		
		202		
		203		
		204		
		301		
		302		
		303		
		304		
		C-6	343 South 1000 West	101
				102
103				
104				
201				
202				
203				
204				
301				
302				
303				
304				
C-7	317 South 1000 West			101
				102
		103		
		104		
		201		
		202		
		203		
		204		
		301		
		302		
		303		
		304		
		C-8	288 South 1000 West	101
				102
103				
104				
201				
202				
203				
204				
301				
302				
303				
304				