

Ralph Evans
139 Trolley Square
Salt Lake City, Utah 84102

Received MAR 29 1978 945
Request of SECURITY TITLE COMPANY
Fee Paid KATH L. DIXON
Recorder, Salt Lake County, Utah
By *[Signature]* Deputy
Notary *[Signature]* Schwaneveldt

NOTICE OF MERGER

OF

FIRST PHASE, SECOND PHASE, THIRD PHASE, AND PHASE IIIA
3084585 OF THE TERRACES AT MOUNT OLYMPUS

THIS NOTICE OF MERGER is made and executed this 14th day of March, 1978, by SIXTH AVENUE ENTERPRISES, INC., a Utah corporation (hereinafter referred to as "Declarant").

RECITALS:

On the last day of March 1973, Declarant created the First Phase of The Terraces at Mount Olympus by filing for record on March 13, 1973, as Entry No. 2524577, Book 3277, Page 305, at the office of the Salt Lake County Recorder, the Enabling Declarations of the Terraces at Mount Olympus (First Phase), together with a record of survey map of said condominium, recorded in said office on March 13, 1973, as Entry No. 2524578, in Book NN at Page 44. Then on December 26, 1973 the Second Phase Enabling Declarations of The Terraces at Mount Olympus were duly recorded in the office of the Salt Lake County Recorder, as Entry No. 2590292, in Book 3484, Page 192; together with and concurrently filed was a map of said Second Phase, recorded as Entry No. 2590293, in Book 73-12, on Page 124 in said office. More recently, on January 18, 1978, Declarant filed the Third Phase Enabling Declarations of The Terraces at Mount Olympus in the office of the Salt Lake County Recorder, Entry No. 3052549, Book 4611, Page 576, with an accompanying map which was duly recorded in said office in Book 78-1, at Page 20 as Entry No. 3052550 on Jan. 18, 1978. Concurrently with this Notice of Merger, Declarant is filing of record in the office of the Recorder of Salt Lake County, Utah, a document styled "AMENDMENT TO THE ENABLING DECLARATIONS OF THE TERRACES AT MOUNT OLYMPUS (THIRD PHASE)" amending said Third Phase Declaration, together with a map styled "Record of Survey Map of The Terraces at Mount Olympus Phase III A - Common Areas; Recreational Facility, a Condominium Residence Project", which amendment and

SECURITY TITLE COMPANY
186418

BOOK 4645 PAGE 549

map incorporate into the condominium residence project certain recreational facilities as set forth in said amendment and described as follows:

Beginning at the point as surveyed and found in the field South 604.23' and West 1010.09 feet from the North Quarter Corner of Section 11, T2S, R1E, SLB&M, said point is also described in some deeds as being South 602.95 feet and West 1011.15 feet from the aforementioned North Quarter Corner; and said point also being a corner of The Terraces at Mount Olympus, Phase I, South 57.68 feet and East 369.76 feet from the Northwest Corner of The Terraces at Mount Olympus, Phase III and running thence N. 22°22'00" W., 67.941 feet; thence S. 67°38' W., 142.735 feet; thence S. 58°30'00" W., 54.00 feet along the boundary of Phase III; thence S. 31°30'00" E. 122.79 feet to a Phase IV boundary corner; thence N 67°10'00" E., 163.92 feet to a boundary corner of Phase II; and thence along the Phase II boundary lines as follows: N. 22°50'00" W. 24.00 feet; thence N. 67°10'00" E. 13.141 feet; thence N. 22°50'00" W 36.42 feet to the Point of Beginning. Contains .542 Acres.

All of said properties referred to in the above Declarations are within the perimeter of the total tract identified at paragraph 9 of the First Phase Enabling Declarations, as shown at Book 3277, page 308, and more particularly described in Exhibit "A" attached hereto, which tract is located in Salt Lake County, Utah.

Upon the recording of this Notice of Merger in the office of the Salt Lake County Recorder, the Second Phase and Third Phase, as amended, and Phase III A, are automatically and completely merged into and become a part with the First Phase in the overall project to date. A record of survey map of The Terraces at Mount Olympus shall consist of the record of survey maps of the First Phase, the Second Phase, the Third Phase and Phase III A as described above.

Attached hereto as Exhibit "B" are the revised percentage interests in the condominium common areas attributable to the respective units of the merged project, and said undivided ownership interests shall appertain to the unit designated in the project upon and after the recording of this Notice in the office of the Salt Lake County Recorder, and each shall be subject to diminution proportionately as additional phases are added and included in the project, in pursuance of the provisions of the Enabling Declarations of the First Phase, Second Phase and Third Phase, as amended, and the Utah Condominium Ownership Act.

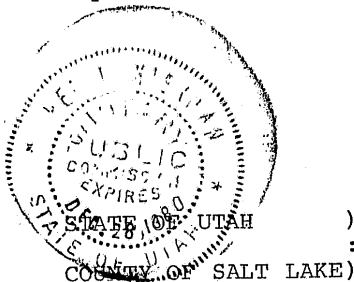
Upon recordation of this Notice the schedule (Exhibit "B") shall automatically become effective and by the recording of subsequent Enabling Declarations on additional phases of this condominium project, "The Terraces at Mount Olympus", such periodic changes will be accomplished.

For the effective management of the merged units and Phases and the established common areas, the Management Committees of each and all of the above described Phases are hereby combined and consolidated into a single over-all Condominium Management Committee. As each Phase by its Declarations accords to its Management Committee identical authorities, duties and responsibilities, said same authorities, duties and responsibilities are hereby adopted and incorporated into this Merger by reference and made a part hereof. As each additional Phase is completed, two individuals from each such Phase shall be added to the Committee. Said combined Committee shall function until the final Phase of The Terraces at Mount Olympus has been completed and accepted by Salt Lake County. At said time a modified Committee of seven members shall be elected by all of the then unit owners and shall serve and be replaced or re-elected as prescribed by the Declarations. All separated Committees for the Units shall thereupon cease to exist and shall have no further powers or duties.

IN WITNESS WHEREOF, the undersigned Declarant has caused this instrument to be executed at Salt Lake City, Utah this 14th day of March, 1978.

SIXTH AVENUE ENTERPRISES, INC.

By Ralph F. Evans
Vice President



On this ~~14~~²⁸th day of March, 1978, personally appeared before me RALPH F. EVANS, who being by me duly sworn did say that he is the Vice President of SIXTH AVENUE ENTERPRISES, INC., and that he executed the foregoing document on behalf of said corporation by authority of its Board of Directors.

Heidi Keene

-3- Notary Public
Residing in Salt Lake City, Utah

BOOK 4696 PAGE 551

SALT LAKE COUNTY PLANNING COMMISSION

The Terraces at Mount Olympus Condominium Notice of Merger, Declarations and recorded plats are approved and comply with the Salt Lake County Zoning Ordinance.

Dated: March 27, 1978.

William A. Marsh
Zoning Administrator

BOOK 4016 PAGE 552

EXHIBIT "A"
TO
NOTICE OF MERGER
OF
FIRST PHASE, SECOND PHASE, THIRD PHASE, AND PHASE IIIA
OF THE TERRACES AT MOUNT OLYMPUS

Beginning at the Southeast corner of Lot 20, Sleepy Hollow Subdivision No. 1, Salt Lake County, Utah, said point of beginning also being South 341.04 feet and West 633.76 feet from the North quarter corner of said Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 19°35'20" East 221.80 feet; thence West 134.60 feet; thence South 106.24 feet to the South line of the Northeast quarter of the Northwest quarter of said Section 11; thence South 89°41'20" East 63.93 feet; thence southeasterly around a 325.0 foot radius curve to the right, 41.84 feet to the center of Dry Creek Spring Ditch; thence southwesterly along the center of said ditch for the next twelve courses; thence South 62°10' West 72.31 feet; thence South 67°30' West 150.0 feet; thence South 73°05' West 65.75 feet; thence South 71°10' West 160.76 feet; thence South 66°34'50" West 115.92 feet; thence South 67°00'45" West 78.35 feet; thence South 59°52'25" West 111.76 feet; thence South 70°18'03" West 24.90 feet; thence South 63°20' West 14.68 feet; thence South 70°45' West 43.0 feet; thence South 80°35' West 54.0 feet; thence South 74°20' West 34.0 feet to the East bank of the Upper Big Cottonwood Canal; thence Northeasterly along said East bank of canal for the next six courses; thence Northeasterly 59.80 feet, more less; thence North 72° 33'06" East 79.17 feet; thence North 14°11'12" East 49.68 feet; thence North 55°55'48" West 70.76 feet; thence North 5°37' East 37.84 feet; thence North 54°13' West 43.20 feet; thence leaving said East bank and running thence North 58°30' East 130.00 feet; thence North 31°30' West 248.0 feet; thence East 70.36 feet; thence North 58°30' East 150.0 feet; thence North 11°30' East 125.0 feet; thence North 89°40'30" East 594.33 feet to the point of beginning. (in Salt Lake County, State of Utah.)

EXHIBIT "B"

<u>Unit No.</u>	<u>Location (Building)</u>	<u>% of ownership of common areas</u>
<u>Phase I (12 units)</u>		
C	4747 Ichabod	3.86
F	4748 "	3.96
G	4749 "	3.16
I	4750 "	3.16
J	4751 "	3.71
I	4752 "	3.12
D	4753 "	3.58
B	4754 "	3.58
H	4755 "	3.12
I	4756 "	3.12
E	4757 "	3.96
A	4758 "	3.96
<u>Phase II (10 units)</u>		
E	4759 Ichabod	3.96
C	4761 "	3.86
H	4763 "	3.12
H	4765 "	3.12
A	4766 "	3.96
H	4767 "	3.12
B	4768 "	3.58
E	4769 "	3.96
B	4770 "	3.58
B	4772 "	3.58
<u>Phase III (6 units)</u>		
DA	4769 Naniloa	3.71
D	4771 "	3.58
DA	4773 "	3.71
D	4775 "	3.58
DA	4777 "	3.71
D	4779 "	3.58

The schedule of percentages is subject to periodic change in the future, both as to magnitude and the scope of the common areas encompassed therein.