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NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
AMERICA WEST TITLE  
REC BY: V ASHBY ,DEPUTY - WI

**SUPPLEMENTAL DECLARATION**

**TO THE**

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR CAPITOL PARK PLANNED DEVELOPMENT**

Capitol Park Development, L.C., a Utah limited liability company (the "Declarant") does hereby supplement the Declaration of Covenants, Conditions and Restrictions applicable to the Capitol Park Planned Development, which Declaration is filed at Book No. 7092, beginning at Page No. 2054, ending at Page 2090, as Entry No. 6238290, with the records of the Salt Lake County Recorder.

Declarant is the owner of the real property described on the attached Exhibits "A" and "B" -- which are those which are identified in the Declaration as (Exhibit A) Phase I and (Exhibit B) the Master Plan of the Capitol Park Planned Development.

By this Supplemental Declaration, Declarant unilaterally annexes into the Capitol Park Planned Development the properties which are described on Exhibit "C - Phase II" and Exhibit "D - Phase III", each of which is attached hereto and incorporated herein by this reference, and is hereby made subject to the above-referenced Declaration, as a part of the Capitol Park Planned Development. The said property is part of the Master Plan for the Capitol Park Planned Development and has been approved for subdivision and inclusion in the Capitol Park Planned Development by the city of Salt Lake City.

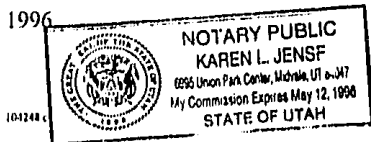
The undersigned Declarant, in its capacity as Declarant and as the Class "B" Member of the Capitol Park Homeowner's Association, Inc., a Utah Non-Profit Corporation, is authorized to unilaterally make this Supplemental Declaration pursuant to the provisions of the Declaration, and specifically, but without limitation intended, Section 7.1 thereof.

DATED this 3<sup>rd</sup> day of June, 1996.

CAPITOL PARK DEVELOPMENT, L.C.

By: Christopher K. McCanaliss  
Its: managing member

SUBSCRIBED AND SWORN to before me by \_\_\_\_\_ this 3<sup>rd</sup> day of May,  
Christopher K. McCanaliss June



Karen L. Jense  
Notary Public

BK 74 1 1/2 PG 1020

# SURVEYOR'S CERTIFICATE

I, KEITH RALPH HAFEN do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 148986, as prescribed under 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, and have subdivided said tract of land into lots and streets, hereafter to be known as

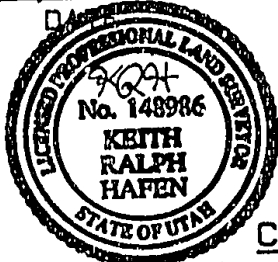
## CAPITOL PARK PLANNED DEVELOPMENT PHASE 1

### EXHIBIT A BOUNDARY DESCRIPTION

Beginning at a point 15.00 feet S. 00°00'24" E. from the Southeast Corner of Lot 1, Block 177, Plat "D", Salt Lake City Survey (being a part of the Northeast Quarter of Section 31, T. 1 N., R. 1 E., Salt Lake Base and Meridian), said point of beginning is also 24.35 feet N. 00°00'24" W. along the monument line and 41.69 feet S. 89°59'36" W. from the Salt Lake City monument in the intersection of 12th Avenue and "F" Street; and running thence N. 89°52'22" W. 830.18 feet (Deed N. 89°51'43" W. 829.91) along a line parallel to and 15.00 feet perpendicularly distance south of the south lines of Blocks 177 and 178; thence S. 00°00'24" E. 137.61 feet along the east line of Block 158 and the extension thereof; thence N. 89°51'43" W. 115.00 feet; thence N. 00°08'17" E. 210.00 feet; thence N. 88°49'53" E. 114.49 feet; thence N. 68°46'10" E. 152.51 feet; thence East 565.00 feet; thence North 127.99 feet; thence N. 89°59'36" E. 125.01 feet; thence S. 00°00'24" E. 265.00 feet along the east line of Block 177 to the point of beginning. Containing 3.421 acres and 14 Lots.

BASIS OF BEARING: S. 00°00'24" E. between the Salt Lake City monument at the intersection of 12th Avenue and "D" Street and the Salt Lake City monument at the intersection of 11th Avenue and "D".

Dec 8, 1995



Keith Ralph Hafen

Keith Ralph Hafen  
L.S. No. 148986

### CONSENT TO DEDICATE

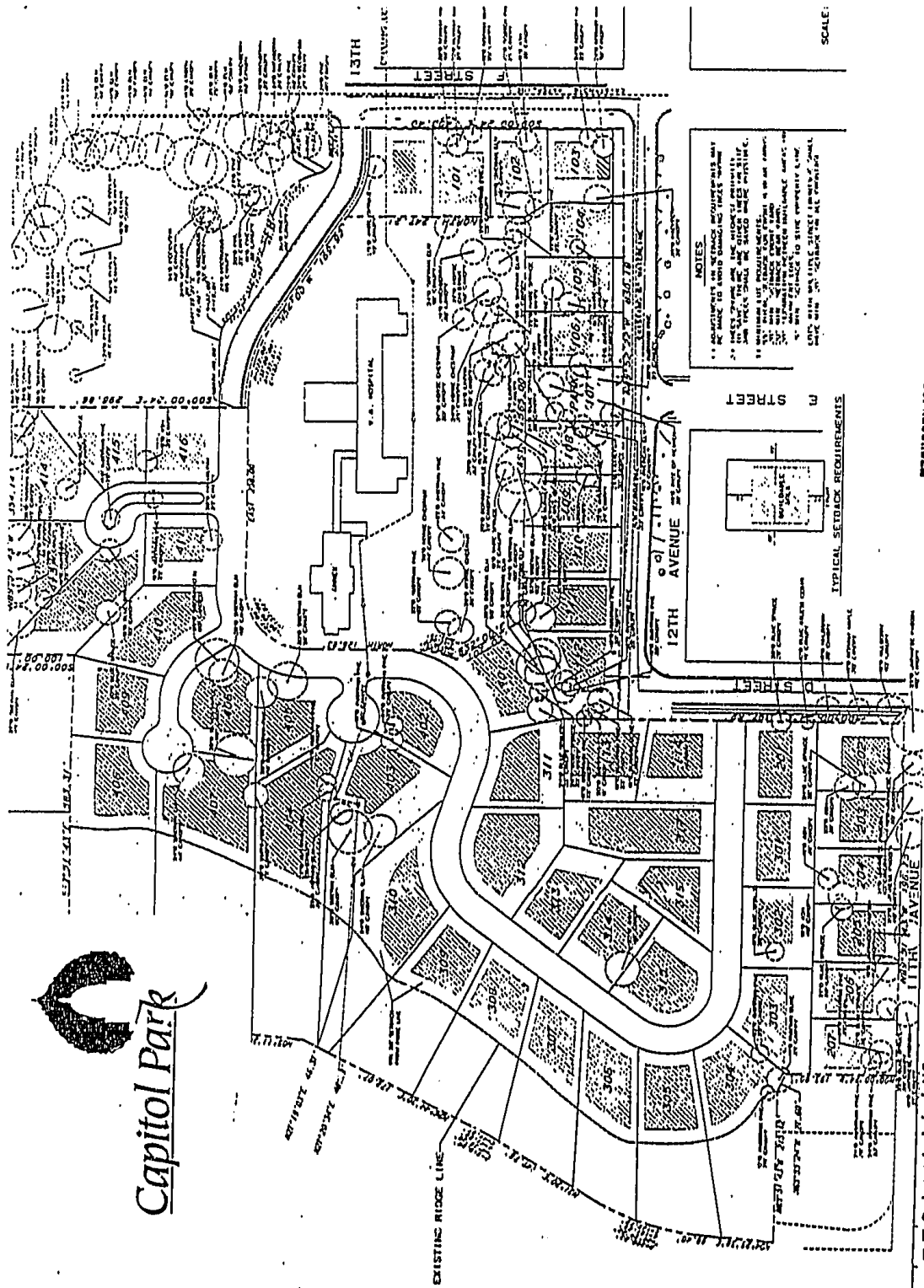
The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all streets and easements, as shown hereon, for the perpetual use of the public. In consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such public streets and easements to Salt Lake City Corporation forever.

CAPITOL PARK DEVELOPMENT L.C.

[Signature]  
Gaten

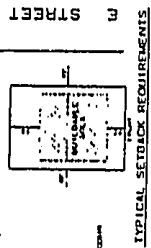
7414 8/10/21  
7414 8/10/21

EXHIBIT B



NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SCALE:



NOT LEGIBLE FOR MICROFILM  
C. RECORDER

BK 74 | 4 PG | 022

EXHIBIT C

**SURVEYOR'S CERTIFICATE**

I, KEITH RALPH HAFEN do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 148986, as prescribed under 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 plot and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

**CAPITOL PARK PLANNED DEVELOPMENT PHASE 2**

**BOUNDARY DESCRIPTION**

Beginning at the Southeast Corner of Lot 1, Block 158, Plat "D", Salt Lake City Survey (being a part of the Northeast Quarter of Section 31, T. 1 N., R. 1 E., Salt Lake Base and Meridian), said point of beginning is also 39.35 feet N. 00°00'24" W. along the monument line and 40.32 feet S. 89°59'36" W. from the Salt Lake City monument in the intersection of 11th Avenue and "D" Street; and running thence N. 89°51'43" W. 496.54 feet along the south lines of Blocks 158 and 157 of said Plat "D"; thence N. 00°00'24" W. 120.00 feet; thence S. 89°51'43" E. 381.19 feet; thence N. 00°08'17" E. 140.00 feet to the Southwest corner of Lot 114 of Capitol Park Planned Development Phase 1; thence S. 89°51'43" E. 115.00 feet to the Southeast corner of said Lot 114; thence S. 00°00'24" E. 260.00 feet along the east line of said Block 158 to the point of beginning. Containing 1.738 acres and 7 Lots.

BASIS OF BEARING:

S. 00°00'24" E. between the Salt Lake City monument at the intersection of 12th Avenue and "D" Street and the Salt Lake City monument at the intersection of 11th Avenue and "D" Street.

Jan. 31, 1996  
DATE

Keith Ralph Hafen  
KEITH RALPH HAFEN  
L.S. No. 148986



BK 74 | 4Pg | 023

**EXHIBIT D**

**SURVEYOR'S CERTIFICATE**

I, KEITH RALPH HAFEN do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 148986 as prescribed under 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, and have subdivided said tract of land into lots and streets, hereafter known as

**CAPITOL PARK PLANNED DEVELOPMENT PHASE 3**

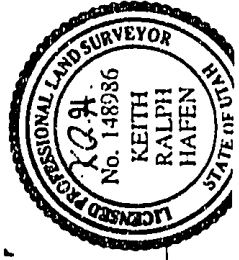
**BOUNDARY DESCRIPTION**

Beginning at the Southwest Corner of Lot 201 of Capitol Park Planned Development Phase 2, which point is 120.00 feet N 00°00'24" W, and 115.35 feet N 89°51'43" W, from the Southeast Corner of Block 158, Plat "D", Salt Lake City Survey (being a part of the Northeast Quarter of Section 31, T 1 N, R 1 E, Salt Lake Base and Meridian), (said point of beginning is also 159.25 feet N 00°00'24" W, along the monument line and 155.67 feet N 89°51'43" W, from the Salt Lake City monument in the intersection of 11th Avenue and "D" Street); and running thence N 89°51'43" W 381.19 feet to the Northwest corner of Lot 207 of said Capitol Park Planned Development Phase 2; thence N 00°00'24" W 33.80 feet; thence N 65°55'24" W 27.60 feet; thence N 89°51'43" W 215.55 feet to the easterly line of Bonneville Boulevard thence along the said easterly line the following seven (7) courses and distances (1) N 04°25'38" E 97.89 feet to a point of curvature with a 356.23-foot radius curve to the right; thence (2) Northerly 167.29 feet along the arc of said curve (Chord bears N 17°52'49" E 165.75 feet) to the point of tangency curve to the left; thence (3) N 31°20'00" E 147.76 feet to a point of curvature with a 518.86-foot radius bears N 29°02'15" E 41.57 feet) to the point of tangency thence (5) N 26°44'30" E 178.07 feet; thence (6) N 27°20'34" E 46.39 feet; thence (7) N 27°19'03" E 24.10 feet; thence S 74°39'00" E 168.60 feet; thence S 88°22'00" E 85.00 feet; thence S 41°25'00" E 163.00 feet; thence S 72°00'00" E 54.38 feet to a point of curvature with a 90.00-foot radius curve to the left; thence Easterly 118.86 feet along the arc of said curve (Chord bears N 70°10'01" E 110.41 feet); thence S 57°39'58" E 40.00 feet; thence S 32°00'00" E 122.06 feet; thence S 66°46'10" W 152.51 feet along the northerly boundary line of Capitol Park Planned Development Phase 1; thence S 88°49'53" W 114.49 feet along said boundary line; thence S 00°08'17" W 350.00 feet along the westerly boundary line of Capitol Park Development Phase 1 and 2 to the point of beginning. Containing 8.288 acres and 18 Lots

BASIS OF BEARING S 00°00'24" E, between the Salt Lake City monument at the intersection of 12th Avenue and "D" Street and the Salt Lake City monument at the intersection of 11th Avenue and "D" Street.

May 7, 1996  
DATE

*Keith Ralph Hafen*  
KEITH RALPH HAFEN  
L.S. No. 148986



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