

Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Canyon View Commercial Subdivision

This Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Canyon View Commercial Subdivision (the "Declaration") is executed on the date set forth below by HCA Investments LLC (HCA).

RECITALS

- A. Real property in Morgan County, Utah, known as Canyon View Commercial Subdivision, is subject to covenants, conditions and restrictions pursuant to the CCR's recorded November 16th, 2021, in the Morgan County Recorder's Office as Entry No. 159085 Bk 385 Pg 466.
- B. This amendment shall be binding against the property described as EXHIBIT A and the CCR's, and any amendment, annexation, or supplement thereto.
- C. This amendment is intended to expand the CCR's to the adjacent land listed as parcel # 00-0082-1056.
- D. HCA hereby certifies that, it approves of this expansion of the CCR's to include parcel # 00-0082-1056, and that it has all powers described as Declarant in the Declaration, including but not limited to, the power to expand the CCR's as set forth in Article 2.4 thereof.
- E. HCA desires to exercise its right to amend the Declaration as set forth below.

NOW THEREFORE, HCA hereby amends the Declaration as follows:

- 1- The Declaration shall be expanded to include parcel # 00-0082-1056 which will be named Canyon View Commercial West Subdivision.

Parcel # 00-0082-1056

Parcel # 00-0078-8229

IN WITNESS WHEREOF, HCA has executed this amendment to the Declarations as of this 13th day of July, 2022.

HCA INVESTMENTS LLC:

Mark Burton

Mark Burton – Director

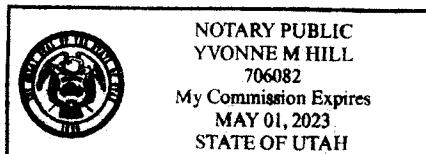
STATE OF UTAH)

COUNTY OF Weber) :ss

On this 13th day of July, 2022, personally appeared before me, Mark Burton, Mark Burton, who being by me duly sworn did say that he is the Director of HCA Investments LLC, and that the foregoing instrument was signed in behalf of HCA Investments LLC, and acknowledged to me that said company executed the same.

Yvonne M. Hill

NOTARY PUBLIC



IN WITNESS WHEREOF, Val L. Poll and Heather L. Poll, as Co-Trustees of The Val and Heather Poll Family 2004 Trust, dated March 3rd 2004, have accepted and executed this amendment to the Declarations as of this 13 day of July, 2022.

The Val and Heather Poll Family 2004 Trust, dated March 3rd 2004:

Val L. Poll - Trustee

Val L. Poll – Trustee

Heather L. Poll - Trustee

Heather L. Poll Trustee

STATE OF UTAH)

COUNTY OF weber) :ss

On this 13 day of July, 2022, before me the undersigned, a Notary Public, personally appeared Val L. Poll and Heather L. Poll, Trustees of The Val and Heather Poll Family 2004 Trust, dated March 3rd 2004, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Aurelia Patino

NOTARY PUBLIC

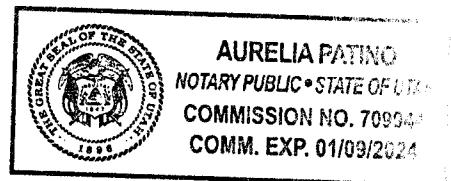


EXHIBIT A

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH $89^{\circ}44'44''$ EAST ALONG THE SECTION LINE COMMON WITH SECTIONS 23 AND 26, A DISTANCE OF 573.42 FEET; THENCE, SOUTH, A DISTANCE OF 2111.23 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD HIGHWAY ROAD (STATE ROAD 167, 66 FEET WIDE), SAID POINT IS ALSO THE NORTHWESTERLY CORNER OF LOT 7 OF THE CANYON VIEW COMMERCIAL SUBDIVISION RECORDED ON NOVEMBER 16, 2021 AS ENTRY No. 159084 IN BOOK 385 AT PAGE 465, OF OFFICIAL RECORDS, SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, FOLLOWING THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES :

- 1) SOUTH $06^{\circ}06'37''$ EAST, A DISTANCE OF 284.15 FEET;
- 2) SOUTH $05^{\circ}12'46''$ EAST, A DISTANCE OF 329.93 FEET;
- 3) SOUTH $05^{\circ}46'10''$ EAST, A DISTANCE OF 181.45 FEET;
- 4) SOUTH $04^{\circ}18'20''$ EAST, A DISTANCE OF 238.06 FEET;

TO A POINT ON THE NORTH LINE OF INTERSTATE 84 (WIDTH VARIES); THENCE, ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH $83^{\circ}02'14''$ WEST, A DISTANCE OF 239.22 FEET;
- 2) NORTH $83^{\circ}25'09''$ WEST, A DISTANCE OF 918.48 FEET;
- 3) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3899.72 FEET, THROUGH A CENTRAL ANGLE OF $01^{\circ}13'39''$, A DISTANCE OF 83.55 FEET (CHORD BEARS NORTH $84^{\circ}01'59''$ WEST, A DISTANCE OF 83.54 FEET);

THENCE, NORTH $00^{\circ}00'19''$ WEST, A DISTANCE OF 256.65 FEET; THENCE, NORTH $63^{\circ}50'10''$ EAST, A DISTANCE OF 150.07 FEET; THENCE, NORTH $14^{\circ}27'25''$ WEST, A DISTANCE OF 147.10 FEET, TO A POINT ON THE SOUTHEASTERLY SIDELINE OF SAID OLD HIGHWAY ROAD; THENCE, ALONG THE SOUTH LINE OF SAID ROAD THE FOLLOWING TWO (2) COURSES:

- 1) NORTH $64^{\circ}10'48''$ EAST, A DISTANCE OF 712.86 FEET;
- 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1153.55 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ}34'35''$, A DISTANCE OF 414.27 FEET (CHORD BEARS NORTH $74^{\circ}28'06''$ EAST, A DISTANCE OF 412.05 FEET),

TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS 20.274 ACRES, MORE OR LESS

LESS AND EXCEPTING A PARCEL OF LAND HAVING A 100 FOOT RADIUS, SAID PARCEL IS OWNED BY THE MOUNTAIN GREEN SUBDIVISION WATER ASSOCIATION (MGSWA), THE CENTER OF SAID PARCEL BEING SITUATED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH $89^{\circ}44'44''$ EAST ALONG THE SECTION LINE COMMON WITH SECTIONS 23 AND 26, A DISTANCE OF 573.42 FEET; THENCE, SOUTH, A DISTANCE OF 2111.23 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD HIGHWAY ROAD (STATE ROAD 167, 66 FEET WIDE), SAID POINT IS ALSO THE NORTHWESTERLY CORNER OF LOT 7 OF THE CANYON VIEW COMMERCIAL SUBDIVISION RECORDED ON NOVEMBER 16, 2021 AS ENTRY No. 159084 IN BOOK

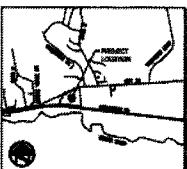
385 AT PAGE 465, OF OFFICIAL RECORDS, THENCE, SOUTH $06^{\circ}06'37''$ EAST, FOLLOWING THE WESTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 284.15 FEET; THENCE, SOUTH $37^{\circ}24'43''$ WEST, A DISTANCE OF 421.85 FEET TO THE CENTER OF SAID 100 FOOT RADIUS PARCEL OWNED BY MGSWA.

CONTAINS 0.721 ACRES, MORE OR LESS

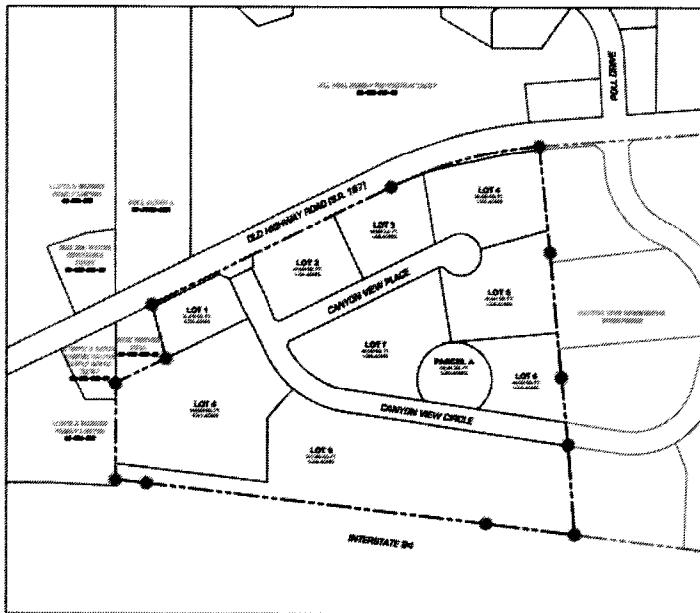
Parcel No. 00-0082-1056

CANYON VIEW COMMERCIAL WEST

LOCATED IN THE WEST HALF OF SECTION 26
AND THE EAST HALF OF SECTION 27
TOWNSHIP 144 NORTH RANGE 1 EAST
SALT LAKE BASIN & MOUNTAIN
MOUNTAIN GREEN, UTAH COUNTY, UTAH



VICINITY MAP



INDEX OF DRAWINGS

DEVELOP

WATER SOURCE SOLUTIONS,
LLC
CONTACT: MR. HOMA
18071 8800-8231

PROJECT DATA

AIRCRAFT SUMMARY		
PARCELS:	0.853	3.2%
LOTS:	17,101	84.4%
ROADS:	2,830	12.3%
TOTAL:	20,884	100.0%

TOTAL LOT



CONSEQUENT

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