

Recorded FEB 17 1977 at 8:56am

Request of GUARDIAN TITLE CO.

KATIE L. DIXON, Recorder
Salt Lake County, Utah

300 By Patricia K. Brown Deputy
Patricia Brown

REF. _____

2910356

AMENDMENT OF DECLARATION
AND ANNEXATION OF
CONTIGUOUS LAND

COVE POINT - PAHSE II.,
A PLANNED UNIT DEVELOPMENT

This Amendment to Declaration made on the date hereinafter set forth by Nagle Construction Company, Inc., hereinafter referred to as "Declarant",

WITNESSETH:

WHEREAS, Declarant executed a certain Declaration entitled "Declaration of Covenants, Conditions and Restrictions of Cove Point - Phase I., a Planned Unit Development", which Declaration was on the 26th day of May, 1976, filed for record in the office of the Salt Lake County Recorder as Entry No. 2818317, Book 4212, Page 277; and

WHEREAS, Declarant is the owner of certain lands adjoining and contiguous to the lands and premises comprising Cove Point - Phase I., and has now caused a plat thereof to be prepared and filed for record entitled "Cove Point - Phase II.", providing for the development of additional lots and common areas as a contiguous and unified planned unit development with Cove Point - Phase I.

NOW THEREFORE:

Section 1. Annexation. The real property hereinafter described is by this Declaration annexed to the lands contiguous thereto comprising the real property of Cove Point - Phase I. and shall hereafter be known and described as Cove Point - Phase II.

Section 2. Declaration. The real property hereinafter described shall be held, sold and conveyed subject to the easements, restrictions, covenants, and conditions set forth in the Declaration of Covenants, Conditions and Restrictions of Cove Point - Phase I., which Declaration is incorporated herein by reference and made a part hereof as though fully set forth.

Section 3. Binding Effect. The terms and conditions of this Amended Declaration shall run with the land and inure to the benefit of and bind all parties having any right, title or interest to the described real property or any part thereof, their heirs, successors or assigns.

Section 4. Property Description. See Exhibit "A" hereto attached.

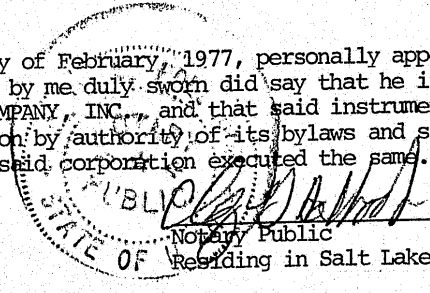
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 15th day of February, 1977.

NAGLE CONSTRUCTION COMPANY, INC.
Declarant

By Gary M. Nagle
President

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the 15th day of February, 1977, personally appeared before me GARY M. NAGLE, who being by me duly sworn did say that he is the President of NAGLE CONSTRUCTION COMPANY, INC., and that said instrument was signed in behalf of said corporation by authority of its bylaws and said GARY M. NAGLE acknowledges to me that said corporation executed the same.



My Commission Expires:
Aug 23, 1980
Notary Public
Residing in Salt Lake City, Utah

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DESCRIPTION:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF COVE POINT PHASE I, SAID CORNER BEING A POINT OF TANGENCY WITH A 233.089 FOOT RADIUS CURVE TO THE LEFT, SAID POINT OF BEGINNING BEING DUE EAST 998.823 FEET AND DUE SOUTH 491.991 FEET FROM THE WEST $\frac{1}{4}$ CORNER OF SECTION 36, T.15., R.1E., S.L.B. & M., SAID POINT OF BEGINNING ALSO BEING DUE EAST 1002.385 FEET AND DUE NORTH 399.712 FEET FROM THE MONUMENT IN THE INTERSECTION OF 3900 SOUTH STREET AND WASATCH BLVD.; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 101.70 FEET THROUGH A CENTRAL ANGLE OF $25^{\circ}00'$ TO A POINT OF A REVERSE CURVE WHERE THE BEARING BETWEEN THE CURVE CENTERS IS $S25^{\circ}E$; THENCE EASTERLY ALONG THE ARC OF A 115.327 FOOT RADIUS CURVE TO THE RIGHT 50.32 FEET THROUGH A CENTRAL ANGLE OF $25^{\circ}00'$; THENCE DUE EAST 129.533 FEET TO THE POINT OF TANGENCY WITH A 140.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTH-EASTERLY ALONG THE ARC OF SAID CURVE 219.91 FEET THROUGH A CENTRAL ANGLE OF $90^{\circ}00'$; THENCE SOUTH 30.00 FEET TO THE POINT OF TANGENCY WITH A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 15' RADIUS CURVE 23.56 FEET THROUGH A CENTRAL ANGLE OF $90^{\circ}00'$; THENCE SOUTH 30.00 FEET; THENCE WEST 60.00 FEET TO THE POINT OF TANGENCY WITH A 53.30 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 21.40 FEET THROUGH A CENTRAL ANGLE OF $23^{\circ}00'$; THENCE $S67^{\circ}W$ 145.003 FEET TO THE POINT OF TANGENCY WITH A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 23.56 FEET THROUGH A CENTRAL ANGLE OF $90^{\circ}00'$; THENCE $S67^{\circ}W$ 26.00 FEET TO THE POINT OF BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 23.56 FEET THROUGH A CENTRAL ANGLE OF $90^{\circ}00'$ TO A POINT OF REVERSE CURVE WHERE THE BEARING BETWEEN THE CURVE CENTERS IS $N23^{\circ}W$; THENCE WESTERLY ALONG THE ARC OF A 65.731 FOOT RADIUS CURVE TO THE RIGHT 26.39 FEET THROUGH A CENTRAL ANGLE OF $23^{\circ}00'$; THENCE WEST 71.67 FEET; THENCE SOUTH 96.350 FEET; THENCE WEST 69.006 FEET TO THE MOST SOUTH-EASTERLY CORNER OF COVE POINT-PHASE I; THENCE NORTH 96.350 FEET; THENCE WEST 11.454 FEET TO THE POINT OF TANGENCY WITH A 118.701 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 43.51 FEET THROUGH A CENTRAL ANGLE OF $21^{\circ}00'$; THENCE $N69^{\circ}W$ 20.307 FEET TO THE POINT OF TANGENCY OF A 118.043 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 43.27 FEET THROUGH A CENTRAL ANGLE OF $21^{\circ}00'$; THENCE NORTH $30^{\circ}00'$; THENCE EAST 19.678 FEET TO THE POINT OF TANGENCY WITH A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 23.56 FEET THROUGH A CENTRAL ANGLE OF $90^{\circ}00'$; THENCE EAST 26.00 FEET TO A POINT ON A 141.337 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 54.27 FEET THROUGH A CENTRAL ANGLE OF $22^{\circ}00'$; THENCE $N22^{\circ}E$ 45.00 FEET TO A POINT OF TANGENCY WITH A 167.337 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 64.25 FEET THROUGH A CENTRAL ANGLE OF $22^{\circ}00'$ TO A POINT OF REVERSE CURVE WHERE THE BEARING BETWEEN THE CURVE CENTERS IS DUE EAST; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET THROUGH A CENTRAL ANGLE OF $90^{\circ}00'$; THENCE NORTH 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.863 ACRES.

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