

1050

06/50

AMENDMENT OF DECLARATION AND
ANNEXATION OF CONTIGUOUS LAND
FOREST GLEN - PHASE IV
A CONDOMINIUM

3617113

KAT...
SALT LAKE...
OCT 22 7 03 PM '81
JEP
Caddelline Foxe

This Amendment to Declaration made on the date hereinafter set forth by ARTISTIC HOMES, INC., hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant executed a certain Declaration entitled "Declaration of Covenants, Conditions and Restrictions of Forest Glen - Phase I, a Condominium", which Declaration was recorded on the 9th day of October, Entry No. 3184704, Book 4757, Page 1064; and

WHEREAS, Declarant executed an Amendment of Declaration and Annexation of Contiguous Land for Forest Glen - Phase II, the same being recorded September 14, 1979 as Entry No. 3336681 in Book 4944, Page 10; and

WHEREAS, Declarant executed an Amendment of Declaration and Annexation of Contiguous Land for Forest Glen - Phase III, the same being recorded September 30, 1980 as Entry No. 3458793 in Book 5129, Page 326; and

WHEREAS, Declarant is the owner of other lands adjoining and contiguous to the lands and premises comprising Forest Glen - Phase I, and Phase II, and Phase III, and will cause a plat thereof to be prepared and filed for record entitled "Forest Glen - Phase IV" providing for the development of additional lots and common areas as a condominium being part of a contiguous and unified planned development with Forest Glen - Phase I, and Phase II, and Phase III.

NOW, THEREFORE:

Section 1. Annexation. The real property hereinafter described is by this Declaration annexed to the lands contiguous thereto comprising the real property known as Forest Glen - Phase I, and Phase II, and Phase III, and shall hereafter be known and described as Forest Glen - Phase IV.

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 Forest Glen - Phase I, and Phase II, and Phase III, which Declarations are 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.

BOOK 5305 PAGE 1245

IN WITNESS WHEREOF, the undersigned, being the Declarant herein has hereunto set its hand and seal this 17 day of September, 1981.

ARTISTIC HOMES, INC.,
Declarant

By *Gary M. Nagle*
President

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

On the _____ day of September, 1981, personally appeared before me Gary M. Nagle, who being by me duly sworn did say that he is the president of Artistic Homes, Inc. and that the foregoing Amendment of Declaration was signed by him as such president pursuant to the bylaws of said corporation or a resolution of the Board of Directors of said corporation.

Michael F. [Signature]
NOTARY PUBLIC
Residing at 2534 S. Elizabeth #5
SLC Utah

My Commission Expires:
4-15-84

BOOK 5305 PAGE 1246

EXHIBIT "A"

Beginning at a point that is N 0°14'48" E 1467.672 feet along the block line to the Southwest Corner of FOREST GLEN CONDOMINIUM PROJECT PHASE 3 and East 96.439 feet and S 45° E 108.00 feet and South 50.00 feet from the Southeast Corner of Block 45, 10 Acre Plat A, Big Field Survey (Basis of Bearing being N 12°38' W along the Highland Drive monument line); thence East 240.00 feet to the Westerly line of Elizabeth Street; thence N 6°02'15" E 128.994 feet along said Easterly line; thence N 83°57'45" W 23.534 feet to a point of tangency with a 500 foot radius curve, the center of which bears S 6°02'15" W; thence Westerly along said curve to the left through a central angle of 6°02'15" for a distance of 52.687 feet; thence West 16.853 feet to a point of tangency with a 106.344 foot radius curve, the center of which bears South; thence Southwesterly along said curve to the left through a central angle of 20° for a distance of 37.121 feet to a point of reverse curve where the center of a 131.344 foot radius curve bears N 20° W; thence Westerly along said last mentioned curve to the right through a central angle of 20° for a distance of 45.848 feet; thence West 44.107 feet to a point of tangency with a 157.617 foot radius curve, the center of which bears South; thence Southwesterly along said curve to the left through a central angle of 12°57' for a distance of 35.625 feet; thence South 115.184 feet to the point of beginning, containing 0.713 acres.

APPROVAL BY CITY

SALT LAKE CITY, a body corporate and politic, and the City in which Forest Glen Condominium, a Utah condominium project, is located, by and through its duly elected Mayor, does hereby give final approval to the said Project, to the foregoing Declaration, to the Record of Survey Map recorded concurrently herewith, and to the attributes of the said Project which are mentioned in Section 57-8-35(3) of the Utah Condominium Ownership Act, as amended and expanded by the Laws of Utah, 1975, Chapter 173, Section 18.

DATED: OCT. 20. 1981

SALT LAKE CITY

By *[Signature]*
Mayor

ATTEST:

[Signature]
Recorder

BOOK 5305 PAGE 1248