

Lehi City
153 North 100 East
Lehi, Utah 84043

ENT 70284:2004 PG 1 of 38
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Jun 18 3:33 pm FEE 0.00 BY JRD
RECORDED FOR LEHI CITY CORPORATION

DEVELOPMENT AGREEMENT
PROVENCE WEST AT PHEASANT POINTE, PHASES 1 - 6
A PLANNED UNIT DEVELOPMENT PROJECT

This Development Agreement is entered into as of this 1 day of June,
2004, by and among the owners and developers of the Provence West at Pheasant Pointe,
Phases 1 - 6, a Planned Unit Development, (hereinafter "Developer") and Lehi City
Corporation (the "City") as it relates to the development of a residential subdivision of real
property within the corporate Limits of Lehi City, Utah County, Utah.

RECITALS

Whereas, the Developer has sought approval of a 33 unit condominium Planned
Unit Development Project designated as Provence West at Pheasant Pointe, Phases 1 - 6,
copies of which are attached hereto as Exhibit A; and,

Whereas, the City Council has authorized the negotiation and adoption of
Development Agreements under appropriate circumstances where the proposed
development contains various features which advance the policies, goals and objectives of
the City's General Land Use Plan, Capital Improvements Plan, Parks and Open Space
Plan, and other land use objectives as well as the Capital Improvements Plan; and

Whereas, the developer is willing to modify the design of the project and voluntarily
agrees to provide common area/open space for the preservation of natural areas, parks and
related purposes and other recreational facilities in order to promote the policies, goals and
objectives of the City; and

Whereas, the City acting pursuant to its authority under Chapter 9 of Title 10 of the
Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances,
resolutions, and regulations has made certain determinations with respect to the density of

the Planned Unit Development Project of Provence West at Pheasant Pointe, and in the exercise of its legislative discretion, has elected to approve this Development Agreement.

Now therefore, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, the Developer and the City hereby agree as follows:

1. The Developer shall create and approve restrictive covenants for the subject Planned Unit Development project which shall be approved by the City and shall be incorporated herein by reference and recorded together with this Development Agreement and the subject subdivision plat. Said restrictive covenants shall not be amended unless the proposed amendment is approved by Lehi City. The City shall be considered a beneficiary of said restrictive covenants and is hereby authorized to enforce the terms and provisions of the covenants through whatever means available and to the extent determined appropriate by the City. However, this agreement shall not be construed as placing a responsibility upon the City to enforce any of the restrictive covenants or requirements contained therein. Such enforcement shall be at the sole discretion of the City. (Exhibit B)

2. Developer has provided the required open space for the project as shown on the subdivision plats, phases 1 - 6. Developer shall provide landscaping as per attached Exhibit C. Landscaping in the common areas and the public right-of-way will be maintained by the Homeowners' Association. The Association will be responsible for payment of pressurized irrigation water serving all areas under its maintenance.

3. As a condition of building permit approval, a fee of \$6300.00 (interior site) or \$8900.00 (corner site) will be collected by Lehi City as a bond to cover a proportionate share of project landscaping costs at the time each building permit is purchased. A fee of

\$2645.00 will be collected by the City to cover a proportionate share of project fencing costs at the time each building permit is purchased. These fees will be refunded to the purchaser of the permit when landscaping and fencing are completed and have been inspected by Lehi City.

4. A 1.1 acre detention facility/park has been deeded to Lehi City as part of the overall Pheasant Point project. A copy of the deed is attached as Exhibit D.

5. Storm drainage conveyance and detention requirements for Provence West at Pheasant Pointe, Phases 1 - 6, are being met by those improvements and facilities constructed as a part of Madison Place at Pheasant Pointe "A".

6. All roads within the project, with the exception of Pheasant Point Drive and 3200 North, will remain private and will be owned and maintained by the Homeowners' Association.

7. All exterior building materials within the Provence West at Pheasant Pointe phases shall consist of at least 70% brick, stucco, rock or stone or a combination of these materials. Roof lines must be kept at a minimum 5-12 pitch on the condominium units. Approved typical elevations are attached as Exhibit E.

8. The proposed amenities for Provence West at Pheasant Pointe satisfy the requirements of the Multi-Family Housing Development Standards of the Lehi City Development Code.

9. Developer shall complete project amenities, including the clubhouse, pool and sports court, by the time occupancy permits are issued on 50% of the dwelling units.

10. Provence West at Pheasant Point, Phases 1 - 6 must be bonded and recorded concurrently.

11. Developer expressly acknowledges and agrees that nothing in this Development Agreement shall be deemed to relieve the developer from the obligation to comply with all applicable requirements of the City necessary for approval and recordation of subdivision plats and site plans for the project, including the payment of fees in compliance with all other applicable ordinances, resolutions, regulations, policies and procedures of the City including but not limited to the City's Development Code Ordinances and Design Standards and Public Improvement Specifications.

12. This Development Agreement shall be recorded against the property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the developer in the ownership or development of any portion of the property.

13. Neither this Development Agreement nor any provisions, terms, or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Development Agreement and without the prior written consent of the City, which shall not be unreasonably withheld. This requirement shall not apply to the sale of approved and platted lots within the subject subdivision.

14. This Development shall not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to third parties.

15. If this Development Agreement or any of the exhibits hereto are breached, the party at fault agrees to pay attorney's fees and all costs of enforcement of the non-breaching party.

DATED: 4/11/04

Provence West at Pheasant Pointe P.U.D.

By: Wayne H. CorbridgeIts: Member

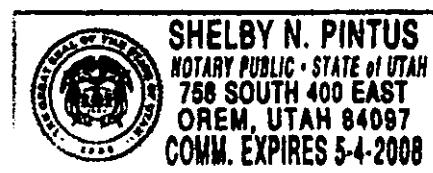
By: _____

Its: _____

ACKNOWLEDGMENTSTATE OF UTAH
S.S.

COUNTY OF UTAH

On the 1 day of JUNE 2004, personally appeared before me Wayne H. Corbridge, the signer(s) of the foregoing document who duly acknowledged to me that he/she/they did execute the same.

My Commission Expires: 5-4-2008Shelby N. Pintus
NOTARY PUBLICDated: 4/16/04

Lehi City Corporation

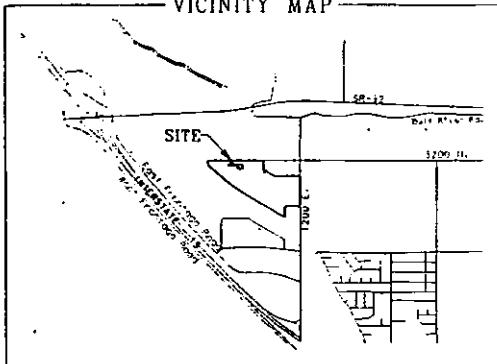
By:

Kenneth J. Greenwood, Mayor

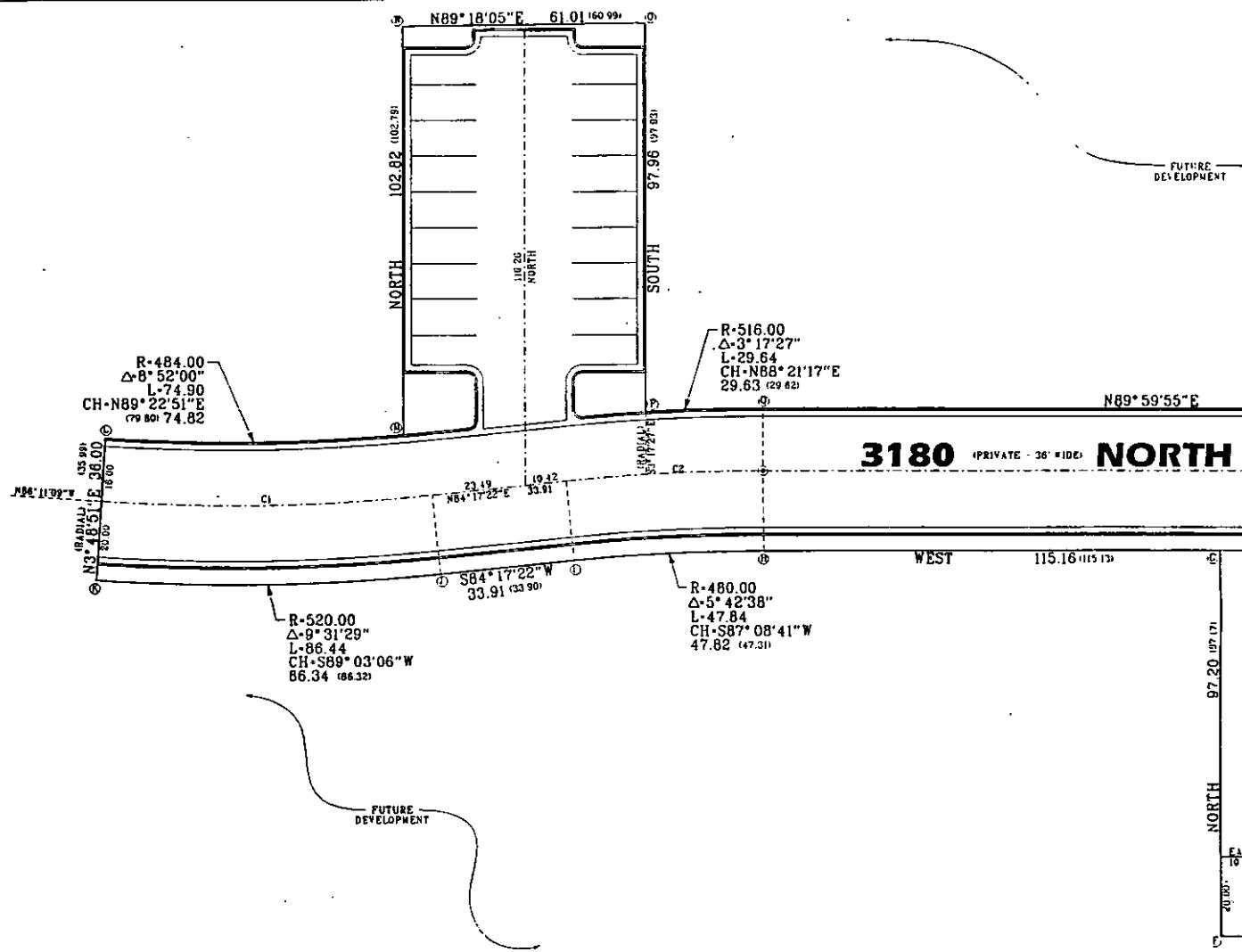
Attest:

Connie Ashton
 Connie Ashton, City Recorder

VICINITY MAP



ENT 70284:2004 PG 6 of 38



TABULATIONS		
ZONE	R-3/PRD	
TOTAL PROJECT AREA	52.43 ACRES	
PHASE "I" AREA	0.81 ACRES	
* OF UNITS (PHASE "I")	6 UNITS	
OPEN SPACE AREA	0.62 ACRES	

CURVE TABLE		
CURVE RADIUS	DELTAL LENGTH	
C1 500.00	9' 31" 29"	83.12
C2 500.00	5' 12" 38"	19.81

STATE PLANE COORDINATES	
NORTHING	EASTING
A 763.159.16	1.895.543.61
B 763.053.71	1.895.871.01
C 763.012.75	1.895.870.78
D 762.997.76	1.895.885.77
E 763.920.58	1.895.885.77
F 762.920.58	1.895.737.33
G 763.017.75	1.895.737.33
H 763.017.75	1.895.622.20
I 763.015.37	1.895.574.45
J 763.012.00	1.895.540.72
K 763.010.57	1.895.454.41
L 763.046.48	1.895.456.80
M 763.047.29	1.895.531.60
N 763.150.08	1.895.531.60
O 763.150.08	1.895.592.56
P 763.052.89	1.895.592.58
Q 763.053.71	1.895.622.19

GRID FACTOR 0.9973

ADDRESS TABLE		
ADDRESS	BUILDING	UNIT
	E	1
	E	2
	F	1
	F	2

LEGEND		
<input type="checkbox"/>	COMMON AREAS	
<input type="checkbox"/>	PRIVATE OWNERS	OR UNIT
<input type="checkbox"/>	LIMITED COMMON	AREA



Consulting Engineers, Inc.
3302 No. Main St.
Spanish Fork, UT 84660
801-788-6555 Fax 801-788-8333

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PROVENCE WEST AT PHEASANT POINTE CONDOMINIUMS, AN EXPANDABLE UTAH CONDOMINIUM PROJECT, AND PHASE "I" OF THIS RECORD OF SURVEY MAP CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89° 57'35" W ALONG THE 1/4 SECTION LINE 1.67308 FEET AND SOUTH 106.61 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, RIE, S.L.B.&M.

COURSE	DISTANCE	REMARKS
S01°19'33" W	41.00	
ALONG AN ARC	L-23.56	R-31.00 Z-90° 00' 00" CH-315° 00' 00" E 31.31
SOUTH	57.70	
WEST	146.18	
NORTH	57.20	
WEST	115.16	
ALONG AN ARC	L-17.84	R-169.00 Z-55° 12' 38" CH-387° 00' 11" W 17.82
S04°17'22" W	33.91	
ALONG AN ARC	L-46.14	R-520.00 Z-9° 31' 29" CH-389° 03' 06" W 46.34
N3°48'51" E	36.00	
ALONG AN ARC	L-71.90	R-181.00 Z-8° 52' 00" CH-389° 22' 31" E 74.82
NORTH	102.83	
W09°18'05" E	61.01	
SOUTH	97.96	
ALONG AN ARC	L-29.64	R-516.00 Z-3° 17' 27" CH-388° 21' 17" E 29.63
S09°55'59" E	248.87	TO THE POINT OF BEGINNING
		CONTAINS 0.81 ACRES

BASIS OF BEARING ALONG SECTION LINE AS SHOWN

DATE

SURVEYOR

(See Seal Below)

OWNER'S CERTIFICATE, CONSENT TO RECORD,

CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION.

KNOW ALL MEN BY THESE PRESENTS THAT PHEASANT POINTE DEVELOPMENT, L.C. DO HEREBY.

I CERTIFY (a) THAT THEY ARE THE SOLE OWNERS OF FREE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (b) THAT THEY HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HERETO TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE TO BE PREPARED:

2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON:

3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES QUOTED IN THEIR SUCCESSIONAL AGREEMENTS, PERPETUAL NON-EXCLUSIVE EASEMENTS, THROUGH ALONG AND UNLESS COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRAEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE, TELEVISION, SEWER, AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

4. CONVEY UNTO THE CITY OF LEHI THE AREAS DESIGNATED AS PUBLIC STREETS FOR PERPETUAL USE OF THE PUBLIC.

DATED THIS ____ DAY OF _____, A.D. 2004.

PROVENCE DEVELOPMENT, L.C.

WAYNE H. CORBRIDGE, MEMBER

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE

ACKNOWLEDGEMENTS

STATE OF UTAH S.S. ENT 70284:2004 PG 7 of 38

COUNTY OF UTAH

ON THE ____ DAY OF ____ 2004, PERSONALLY APPEARED BEFORE ME WAYNE H. CORBRIDGE, WHO BY ME BEING DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF PHEASANT POINTE DEVELOPMENT, L.C. A UTAH LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF A RESOLUTION OF ITS MEMBERS, AND SAID WAYNE H. CORBRIDGE DULY ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT: _____
COMMISSION EXPIRES: _____

STATE OF UTAH S.S.

COUNTY OF UTAH
THE FOREGOING OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2004.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____ A.D. 2004, BY THE
LEHI CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY

PLANNING COMMISSION CHAIRMAN

SHEET 1 OF 2

PHASE "I"

PROVENCE WEST AT PHEASANT POINTE

CONDOMINIUMS

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

RECEIVED
LEHI CITY PLANNING COMMISSION
JAN 29 2004

SURVEYOR'S SEAL	ROTARY PUBLIC SEAL	CITY COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
JAN 29 2004			
LEHI CITY			

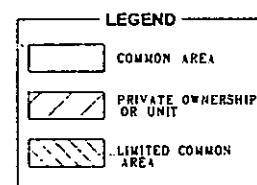
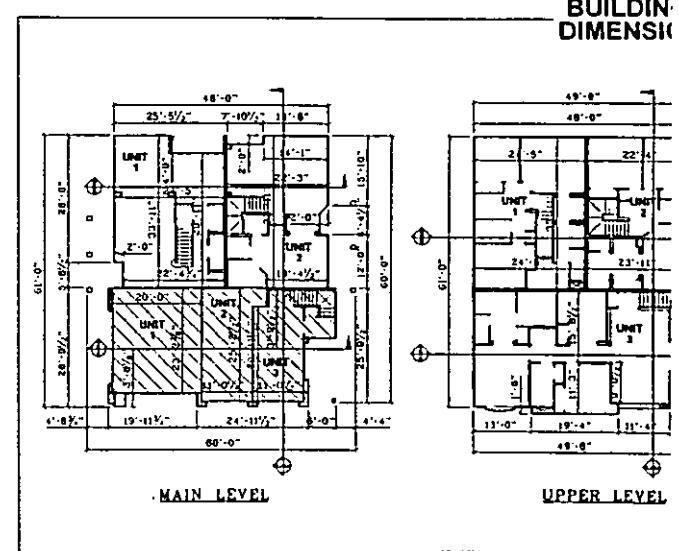
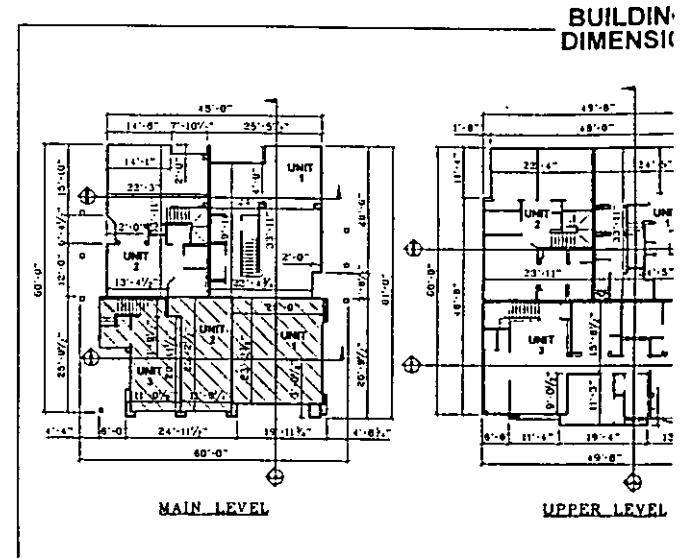
This form approved by Utah County and the municipalities therein

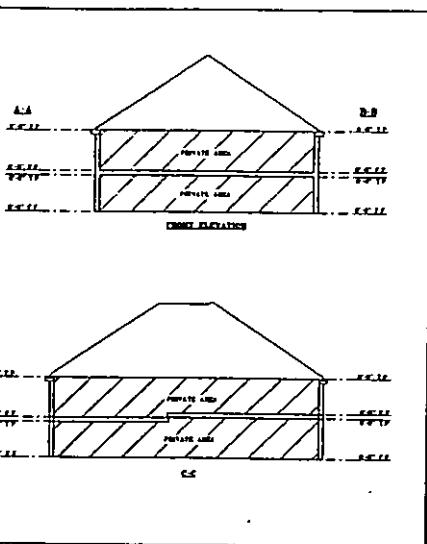
SCALE: 1" = 30'

30 15 0 30

10

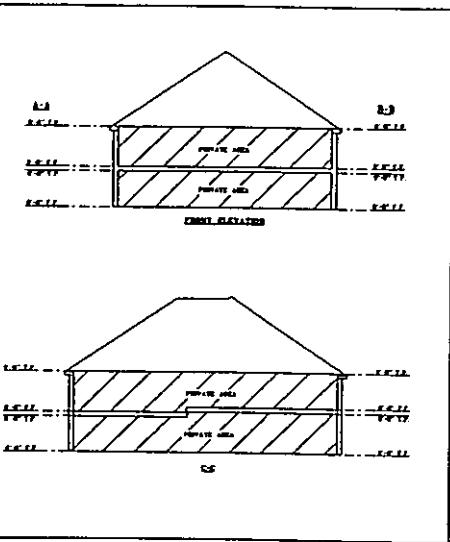
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2225 2230 2235 2240 2245 2250 2255 2260 2265 2270 2275 2280 2285 2290 2295 2300 2305 2310 2315 2320 2325 2330 2335 2340 2345 2350 2355 2360 2365 2370 2375 2380 2385 2390 2395 2400 2405 2410 2415 2420 2425 2430 2435 2440 2445 2450 2455 2460 2465 2470 2475 2480 2485 2490 2495 2500 2505 2510 2515 2520 2525 2530 2535 2540 2545 2550 2555 2560 2565 2570 2575 2580 2585 2590 2595 2600 2605 2610 2615 2620 2625 2630 2635 2640 2645 2650 2655 2660 2665 2670 2675 2680 2685 2690 2695 2700 2705 2710 2715 2720 2725 2730 2735 2740 2745 2750 2755 2760 2765 2770 2775 2780 2785 2790 2795 2800 2805 2810 2815 2820 2825 2830 2835 2840 2845 2850 2855 2860 2865 2870 2875 2880 2885 2890 2895 2900 2905 2910 2915 2920 2925 2930 2935 2940 2945 2950 2955 2960 2965 2970 2975 2980 2985 2990 2995 3000 3005 3010 3015 3020 3025 3030 3035 3040 3045 3050 3055 3060 3065 3070 3075 3080 3085 3090 3095 3100 3105 3110 3115 3120 3125 3130 3135 3140 3145 3150 3155 3160 3165 3170 3175 3180 3185 3190 3195 3200 3205 3210 3215 3220 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7225 7230 7235 7240 7245 7250 7255 7260 7265 7270 7275 7280 7285 7290 7295 7300 7305 7310 7315 7320 7325 7330 7335 7340 7345 7350 7355 7360 7365 7370 7375 7380 7385 7390 7395 7400 7405 7410 7415 7420 7425 7430 7435 7440 7445 7450 7455 7460 7465 7470 7475 7480 7485 7490 7495 7500 7505 7510 7515 7520 7525 7530 7535 7540 7545 7550 7555 7560 7565 7570 7575 7580 7585 7590 7595 7600 7605 7610 7615 7620 7625 7630 7635 7640 7645 7650 7655 7660 7665 7670 7675 7680 7685 7690 7695 7700 7705 7710 7715 7720 7725 7730 7735 7740 7745 7750 7755 7760 7765 7770 7775 7780 7785 7790 7795 7800





SCALE 1" = 20'

ENT 70284:2004 PG 9 of 38



NOTES

1. ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENT.
2. ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
3. ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.
4. ROOFS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY PROVENCE AT PHEASANT POINTE HOME OWNERS ASSOCIATION.
6. ALL BUILDING DIMENSIONS ARE TYPICAL.
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH THE USE OF THE PROPERTY. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS ASSOCIATED WITH LIVESTOCK.
8. STORM DRAINAGE CONVEYANCE AND DETENTION REQUIREMENTS FOR THIS PLAT ARE BEING MET BY THOSE IMPROVEMENTS AND FACILITIES CONSTRUCTED AS A PART OF MADISON PLACE AT PHEASANT POINTE "A".

SHEET 2 OF 2
PHASE "1"

**PROVENCE WEST AT
PHEASANT POINTE**
CONDOMINIUMS
AN EXPANDABLE UTAH CONDOMINIUM PROJECT

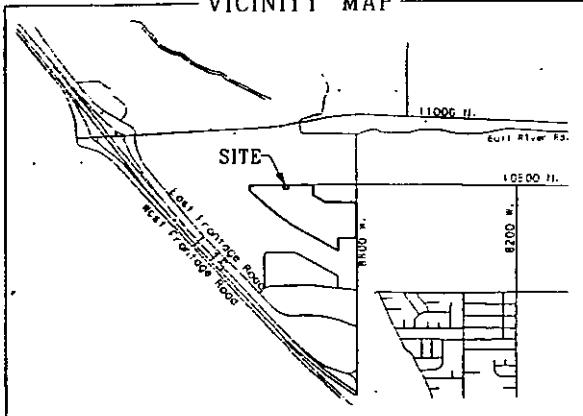
LEHI UTAH COUNTY, UTAH

SCALE 1" = 20' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL
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This form approved by Utah County and the municipality thereon

VICINITY MAP



ENT 70284:2004 PG 10 of 38

3200

WEST 1/4 CORNER OF
SECTION 31, T4S, R1E, S.L.B.&M.
(1968 COUNTY MONUMENT)

36-31-1

1/4 SECTION LINE

N89° 57'35" W

6.381025
NAD 83
SOUTH
N89° 57'35" W

POINT OF
BEGINNING

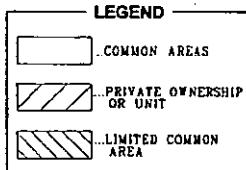
ADDRESS TABLE		
ADDRESS	BUILDING	UNIT *
	A	1
	A	3
B	1	
B	3	

STATE PLANE COORDINATES	
NORTHING	EASTING
A 763,159.16	1,897,343.61
B 763,153.95	1,895,846.64
C 763,145.81	1,895,871.97
D 763,116.40	1,895,890.27
E 763,077.10	1,895,886.04
F 763,062.74	1,895,871.08
G 763,053.74	1,895,871.01
H 763,053.74	1,895,734.42
I 763,152.55	1,895,734.42

GRID FACTOR 0.09973

ZONE	TOTAL PROJECT AREA
PHASE "2" AREA	R-3/PRD
• OF UNITS (PHASE "2")	52.43 ACRES
COMMON AREA	0.34 ACRES
	6 UNITS
	0.14 ACRES

TABULATIONS



NOTES

- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS.
- ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
- ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- ALL COMMON AREAS TO BE MAINTAINED BY PROVENCE WEST AT PHEASANT POINTE HOME OWNERS ASSOCIATION.
- ALL BUILDING DIMENSIONS ARE TYPICAL.
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- STORM DRAINAGE CONVEYANCE AND DETENTION REQUIREMENTS FOR THIS PLAT ARE BEING MET BY THOSE IMPROVEMENTS AND FACILITIES CONSTRUCTED AS PART OF MADISON PLACE AT PHEASANT POINTE "A".
- INFRASTRUCTURE FOR THIS PHASE IS BEING PROVIDED BY PROVENCE WEST AT PHEASANT POINTE, PHASE 1. THEREFORE BUILDING PERMITS WILL ONLY BE ISSUED AFTER UNTREATED GRAVEL BASE HAS BEEN PLACED AND GRADED, SEWER, DRAINS, DRAIN FACILITIES, WATER LINES, AND POWER LINES ARE INSTALLED AND TESTED.

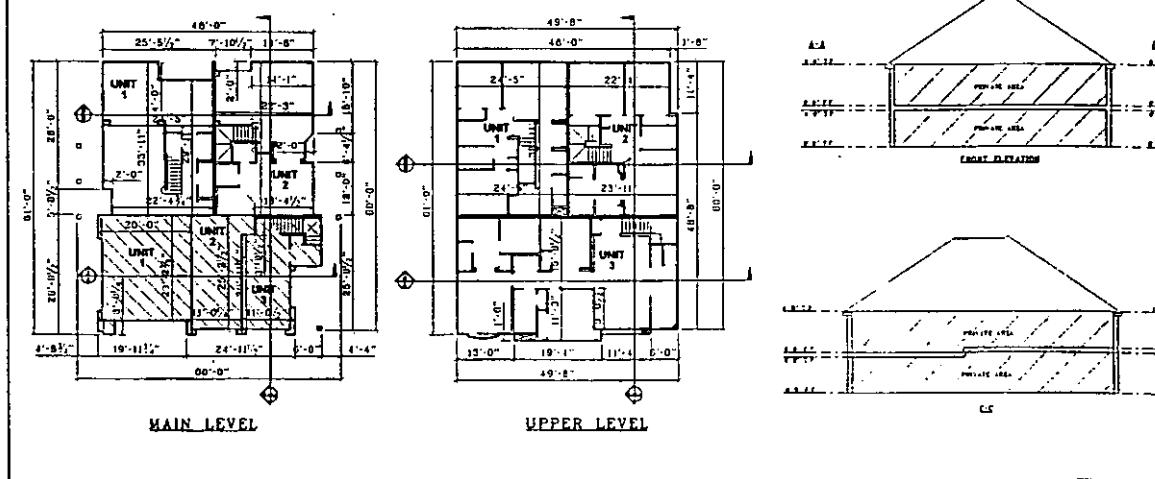
3180

PRIVATE - 36' WIDE

NORTH

PROVENCE WEST AT
PHEASANT POINTE
PHASE 1

BUILDING A & B DIMENSIONS



LPI

Consulting Engineers
and Surveyors, Inc.
3301 N. Main St.
Spanish Fork, UT 84660
801-794-0555 Fax 801-794-8333

SURVEYOR'S CERTIFICATE
 I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE LAND AND THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PHASE ONE WEST AT PHEASANT POINTE CONDOMINIUMS, AN EXPANDABLE UTAH CONDOMINIUM PROJECT, AND PHASE ONE WEST AT PHEASANT POINTE CONDOMINIUMS, CONSISTING OF ONE (1) PAGE IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (D) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED $89^{\circ}57'55''W$ ALONG THE 1/4 SECTION LINE 1.697.45 FEET AND SOUTH 6.38 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T.4S RIE. S.L.B.&M. THENCE

COUSE	DISTANCE	REMARKS
ALONG AN ARC	L-26.62	R-31.00 $\Delta 83^{\circ}34'17''$ CH-572'10"4" E 26.62 (RADIUS BEARS $89^{\circ}59'03''$ D)
ALONG AN ARC	L-37.92	R-26.00 $\Delta 83^{\circ}34'17''$ CH-531'55"2" E 34.65
ALONG AN ARC	L-39.57	R-30.00 $\Delta 7^{\circ}28'36''$ CH-56'09"16" W 39.54
ALONG AN ARC	L-22.93	R-15.00 $\Delta 87^{\circ}34'54''$ CH-510'12"33" W 20.76
SD 19'29" W	9.90	
WEST	138.63	
NORTH	98.05	
$89^{\circ}17'00''E$	112.27	TO THE POINT OF BEGINNING
		CONTAINS 14,800.50 FT.

BASIS OF BEARING ALONG SECTION LINE AS SHOWN
 (See Seal Below)

DATE

SURVEYOR

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION.
 KNOW ALL MEN BY THESE PRESENTS THAT PHEASANT POINTE DEVELOPMENT, L.C., DO HEREBY:

1. CERTIFY (a) THAT THEY ARE THE SOLE OWNERS OF THE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP; (b) THAT THEY HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE, TO BE PREPARED:

2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON:

3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT OWNED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERFANNEAL ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER, AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

4. CONVEY UNTO THE CITY OF LEHI THE AREAS DESIGNATED AS PUBLIC STREETS FOR PERPETUAL USE OF THE PUBLIC.

DATED THIS ____ DAY OF _____, A.D. 2004.

PROVENCE DEVELOPMENT, L.C.

WAYNE H. CORBRIDGE, MEMBER

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE

ACKNOWLEDGEMENTS

STATE OF UTAH
 COUNTY OF UTAH **50284:2004 PG 11 of 38**

ON THE ____ DAY OF ____ 2004, PERSONALLY APPEARED BEFORE ME WAYNE H. CORBRIDGE, WHO BY ME BEING DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF PHEASANT POINTE DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, BY AUTHORITY OF A RESOLUTION OF ITS MEMBERS, AND SAID WAYNE H. CORBRIDGE DULY ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
 RESIDING AT _____
 COMMISSION EXPIRES _____

STATE OF UTAH
 S.S.
 COUNTY OF UTAH

THE FOREGOING OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2004.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____ A.D. 2004, BY THE
 LEHI CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY

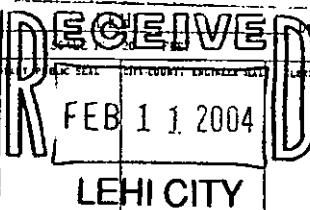
PLANNING COMMISSION CHAIRMAN

PHASE "2"

**PROVENCE WEST AT
 PHEASANT POINTE**

CONDODINIUMS

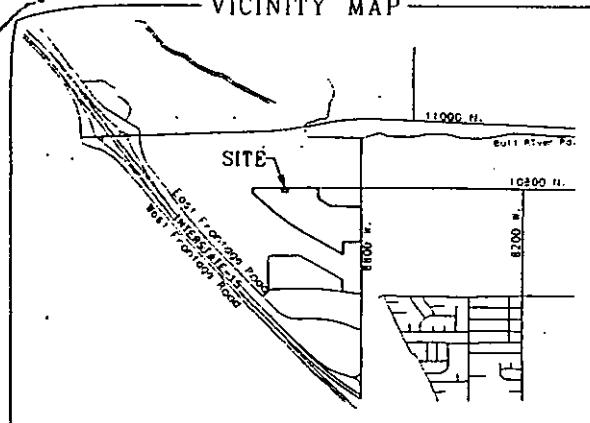
AN EXPANDABLE UTAH CONDOMINIUM PROJECT



This form approved by Utah County and the municipality thereof

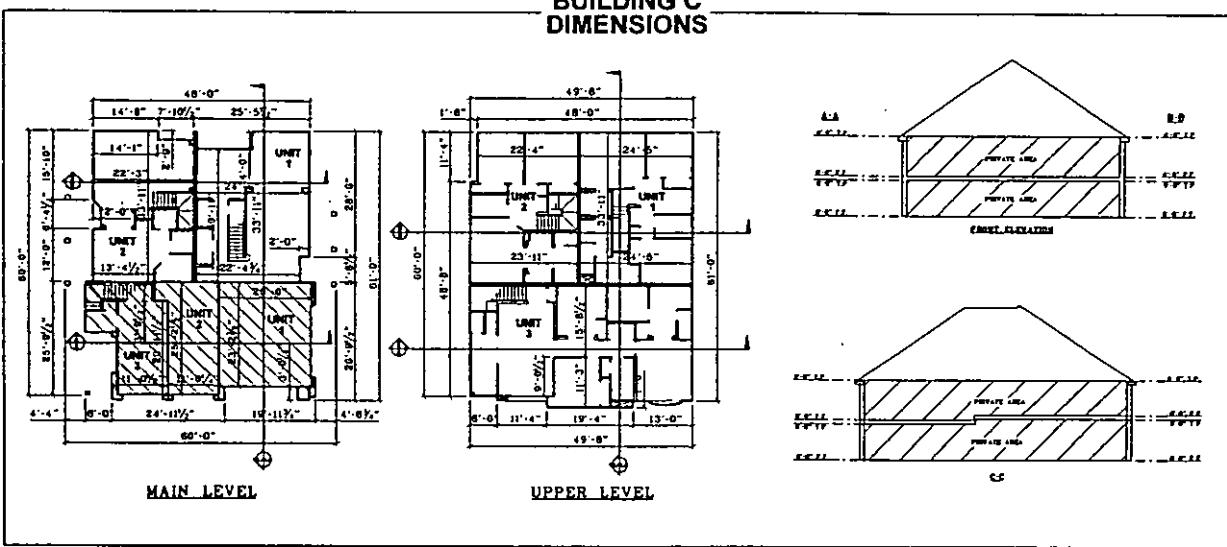
ACCEPTANCE BY THE CITY OF LEHI	
THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ 2004	
MAJOR	CITY COUNCIL MEMBER
ENGINEER (SEE SEAL BELOW)	CITY COUNCIL MEMBER
CLERK-RECORDER (SEE SEAL BELOW)	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER

VICINITY MAP



ENT 70284:2004 PG 12 of 38

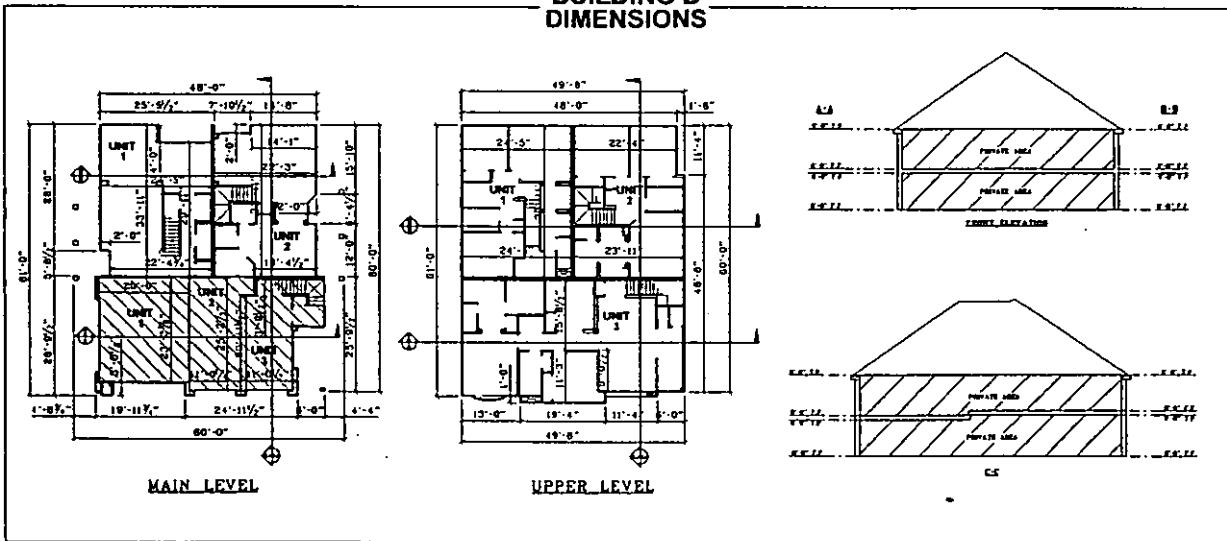
BUILDING C
DIMENSIONS



WEST 1/ SECTION
(1968 CC)

NORTH
97.92' 17' 60'
SOUTH
15' 12"

BUILDING D
DIMENSIONS



R-516.00
△-3° 17' 27"
L-29.64
CH-S88° 21' 17" W
29.63' 49.62

STATE
1 NO
A 763
B 763
C 763
D 763
E 763
F 763
GHI

NOTES

1. ALL COMMON AREAS TO BE PUBLIC UTILITY EASMENTS.
2. ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
3. ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. ALL COMMON AREAS TO BE MAINTAINED BY PROVENCE WEST AT PHEASANT POINTE HOME OWNERS ASSOCIATION.
6. ALL BUILDING DIMENSIONS ARE TYPICAL.
7. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
8. STORM DRAINAGE CONVEYANCE AND DETENTION REQUIREMENTS FOR THIS AREA ARE BEING MADE AS THOSE IMPROVEMENTS AND FACILITIES CONSTRUCTED AS PART OF MADISON PLACE AT PHEASANT POINTE.
9. INFRASTRUCTURE FOR THIS PHASE 1A IS BEING PROVIDED BY PROVENCE WEST AT PHEASANT POINTE. PHASE 1A THEREFORE BUILDING PERMITS WILL ONLY BE ISSUED AFTER UNTREATED GRAVEL BASE HAS BEEN PLACED AND GRADED. SEWER, DRAINS, DRAIN FACILITIES, WATER LINES AND POWER LINES ARE INSTALLED AND TESTED.

LINE	TABLE	
LINE	BEARING	DISTANCE
LI	N89° 17' 00"E	3.47

ADDRESS	BUILDING	UNIT
	C	1
	C	2
	C	3
	D	1
	D	2
	D	3

ZONE	R-3/PRD
TOTAL PROJECT AREA	52.43 ACRES
PHASE 1A AREA	0.32 ACRES
OF UNITS (PHASE 1A)	6 UNITS
COMMON AREA	0.13 ACRES

SURVEYOR'S CERTIFICATE
 DENNIS P. CARLISLE DO HEREBY CERTIFY THAT I, A REGISTERED LAND SURVEYOR, LND THAT I HOLD CERTIFICATE NO. 722675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE LAND, I PERFORMED A SURVEY OF SAID LAND THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED THE PROVINCE WEST AT PHEASANT POINTE CONDOMINIUMS, AN EXPANDABLE UTAH CONDOMINIUM PROJECT, AND PHASE "3" OF THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (I) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°57'35"E ALONG THE 1/4 SECTION LINE 1,809.71 FEET AND SOUTH 7.66 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, RIE, S.L.B.M. THENCE

COURSE	DISTANCE	REMARKS
SOUTH	98.85	
WEST	112.21	
ALONG 1/4 ARC	1,29.64	R-516.00 C-3°17'27" CH-S88°21'37" 29.63
NORTH	97.93	
N89°17'00"E	141.87	TO THE POINT OF BEGINNING CONTAINS 13.404± 50 FT.

BASIS OF BEARING ALONG SECTION LINE AS SHOWN

DATE

SURVEYOR
(See Seal Below)

**OWNER'S CERTIFICATE, CONSENT TO RECORD,
CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION.**

KNOW ALL MEN BY THESE PRESENTS THAT PHEASANT POINTE DEVELOPMENT, L.C. DO HEREBY:

1. CERTIFY (a) THAT THEY ARE THE SOLE OWNERS OF FEES SIMPLE TITLE TO THE LAND SHOWN ON THE RECORD OF SURVEY MAP, (b) THAT THEY HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREIN TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE, TO BE PREPARED.

2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON:

3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HERON WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERREANAEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER, AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

4. CONVEY UNTO THE CITY OF LEHI THE AREAS DESIGNATED AS PUBLIC STREETS FOR PERPETUAL USE OF THE PUBLIC.

DATED THIS ____ DAY OF _____. A.D. 2004.

PROVENCE DEVELOPMENT, L.C. WAYNE H. CORBRIDGE, MEMBER

PRINTED NAME OF OWNER AUTHORIZED SIGNATURE

PRINTED NAME OF OWNER AUTHORIZED SIGNATURE

ACKNOWLEDGEMENTS

STATE OF UTAH SS. ||| ENT 70284:2004 PG 13 of 38
COUNTY OF UTAH

ON THE ____ DAY OF _____. 2004 PERSONALLY APPEARED BEFORE ME WAYNE H. CORBRIDGE, WHO BY ME BEING DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF A RESOLUTION OF ITS MEMBERS, AND SAID WAYNE H. CORBRIDGE DULY ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT: COMMISSION EXPIRES:

STATE OF UTAH SS.
COUNTY OF UTAH

THE FOREGOING OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____. 2004.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____. A.D. 2004, BY THE
LEHI CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY

PLANNING COMMISSION CHAIRMAN

PHASE "3"

**PROVENCE WEST AT
PHEASANT POINTE**

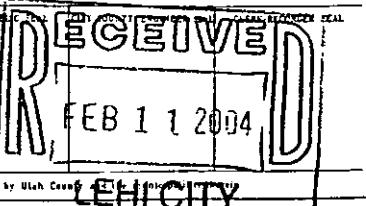
CONDOMINIUMS

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LEHI

UTAH COUNTY, UTAH

SCALE 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	PLANNING COMMISSION CHAIRMAN'S SEAL
 FEB 11 2004		

This form approved by Utah County, UTAH

ACCEPTANCE BY THE CITY OF LEHI	
THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____. A.D. 2004.	
MAJOR	CITY COUNCIL MEMBER
ENGINEER (SEE SEAL BELOW)	CITY COUNCIL MEMBER
CLERK-RECORDER (SEE SEAL BELOW)	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER

VER OF
S. RIE, S.L.B.M.
MONUMENT)

1/4 SECTION LINE N89°57'35"E 1,809.71 (1,809.22)

EAST 1/4 CORNER
OF SECTION 31,
T4S, RIE, S.L.B.M.
(1968 COUNTY
MONUMENT)

7.86' SLOP

POINT OF
BEGINNING

BASIS OF BEARING
SECTION LINE
RECORDED: 2004-4-4
MEASURED: 2004-4-4

N89°17'00"E

141.87 (141.83)

3180 PRIVATE - 36' WIDD NORTH

PROVENCE WEST AT
PHEASANT POINTE
PHASE 2

SO°09'44"W
SECTION LINE
RECORDED: 2004-4-4
MEASURED: 2004-4-4

WEST

112.24 (112.21)

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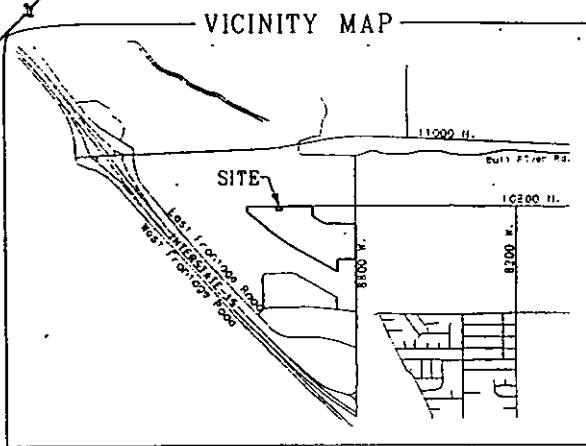
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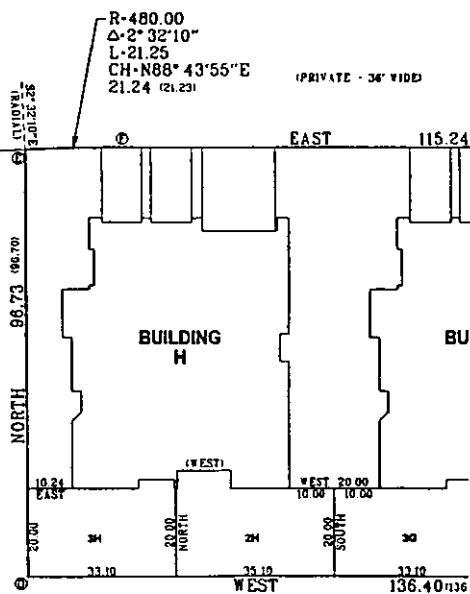
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ENT 70284:2004 PG 14 of 38

PROVENCE WEST ST PHASE 1
PROVENCE WEST ST PHASE 2

3180



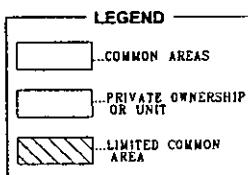
STATE PLANE COORDINATES

NORTHING	EASTING
A 763,159.16	1,897,543.61
B 763,017.75	1,895,737.41
C 762,920.56	1,895,737.41
D 762,920.56	1,895,600.97
E 763,017.28	1,895,600.97
F 763,017.75	1,895,622.20

GRID FACTOR 0.99973

ADDRESS TABLE

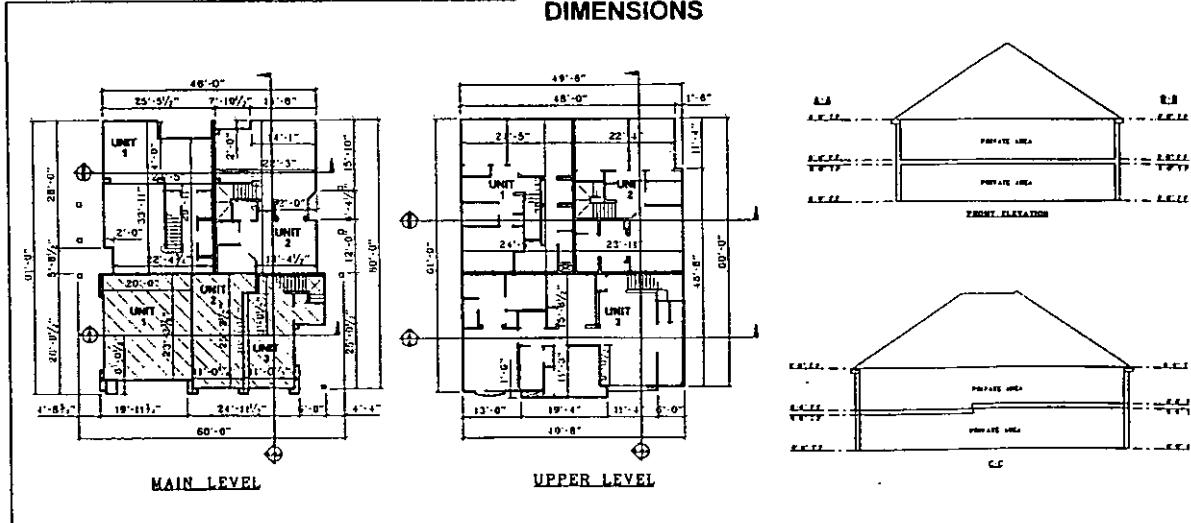
ADDRESS	BUILDING	UNIT
	G	1
	G	2
	G	3
H	H	1
H	H	2
H	H	3



TABULATIONS

ZONE	R-3/PRD
TOTAL PROJECT AREA	52.43 ACRES
PHASE "4" AREA	0.30 ACRES
OF UNITS (PHASE "4")	6 UNITS
COMMON AREA	0.11 ACRES

BUILDING G & H
DIMENSIONS



Consulting Engineers
and Surveyors, Inc.
1301 N. Main St.
Spanish Fork, UT 84660
801-758-0555 Fax 801-758-8333

NER OF
4S. RIE. S.L.B.&M.
MONUMENT)EAST 1/4 CORNER
OF SECTION 31.
T4S. RIE. S.L.B.&M.
(1968 COUNTY MONUMENT)

SECTION LINE: N89°57'35" W

1,806.71 ft. 4,806.23 ft.

31-32

142.71 ft. 142.91 ft.

PROVENCE WEST AT
PHEASANT POINTE
PHASE 2SECTION LINE (BASIS OF BEARING)
RECORD 2056.14
MEASURED 2056.14

SCALE 1" = 20'

NORTH

PROVENCE WEST AT
PHEASANT POINTE
PHASE 1

97.20 ft. 197.17 ft.

SOUTH

IT OF
INING

20

5

10.24

WEST

SOUTHEAST CORNER
OF SECTION 31, T4S.
RIE. S.L.B.&M.
(1980 COUNTY MONUMENT)31-32
6-7

NOTES

ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS.
ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR
TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON
BUILDING.
ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED
SURFACES.
ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS
OTHERWISE SPECIFICALLY DESIGNATED.
ALL COMMON AREAS TO BE MAINTAINED BY PROVENCE WEST AT
PHEASANT POINTE HOME OWNERS ASSOCIATION.
ALL BUILDING DIMENSIONS ARE TYPICAL.
THIS AREA IS SUSPECT TO THE NORMAL EVERYDAY SOUNDS,
ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS
ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS
SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK,
STORM DRAINAGE CONVEYANCE AND DETENTION REQUIREMENTS FOR
THIS PLAT ARE BEING MET BY THOSE IMPROVEMENTS AND FACILITIES
CONSTRUCTED AS A PART OF MADISON PLACE AT PHEASANT POINTE "A".
INFRASTRUCTURE FOR THIS PHASE IS BEING PROVIDED BY PROVENCE WEST
AT PHEASANT POINTE, PHASE 1, THEREFORE BUILDING PERMITS WILL ONLY
BE ISSUED AFTER UNTREATED GRAVEL BASE HAS BEEN PLACED AND GRADED,
SEWER, DRAINS, DRAIN FACILITIES, WATER LINES, AND POWER LINES ARE
INSTALLED AND TESTED.

ACCEPTANCE BY THE CITY OF LEHI

THE CITY OF LEHI COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE
DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC
PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____
A.D. 2004

MAYOR _____ CITY COUNCIL MEMBER _____

ENGINEER (SEE SEAL BELOW) _____ CITY COUNCIL MEMBER _____

CLERK-RECORDER (SEE SEAL BELOW) _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

SURVEYOR'S CERTIFICATE
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I
HOLD CERTIFICATE NO 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER
CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A
SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE
UPON WHICH WILL BE CONSTRUCTED PROVENCE WEST AT PHEASANT POINTE CONDOMINIUMS, AN
EXPANDABLE UTAH CONDOMINIUM PROJECT, PHASE 4, AND PHASE 4" OF THIS RECORD OF SURVEY MAP,
CONSISTING OF ONE (1) PAGE IS ACCURATE AND COUPLES WITH THE PROVISIONS OF SECTION 57-8-13
II OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS
SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR
RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED 589°57'35" W ALONG THE 1/4 SECTION LINE 1,806.71 FEET
AND SOUTH 142.71 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S. RIE. S.L.B.&M.; THENCE

COURSE	DISTANCE	REMARKS
SOUTH	97.20	
WEST	136.40	
NORTH	96.73	
ALONG AN ARC	1.21 23	R-400.00 A:2°32'10" CH-N88°43'55"E 21.24 (RADIUS BEARS S2°32'10"E)
EAST	115.24	TO THE POINT OF BEGINNING CONTAINS 13,823.50 FT ²

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

DATE

SURVEYOR
(See Seal Below)

OWNER'S CERTIFICATE, CONSENT TO RECORD,
CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION.
KNOW ALL MEN BY THESE PRESENTS THAT PHEASANT POINTE DEVELOPMENT, L.C. DO HEREBY:

1. CERTIFY (w) THAT THEY ARE THE SOLE OWNERS OF FEZ SIMPLE TITLE TO THE LAND SHOWN ON
THIS RECORD OF SURVEY MAP, (b) THAT THEY HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED
HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE, TO BE
PREPARED:

2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION,
AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR
THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY
DESCRIBED HEREON:

3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES
PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL
NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG, AND UNDER ALL COMMON AREAS SHOWN HERON
WHICH ARE SERVED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF
SUBTERREANAEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER, AND WATER
LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT
TO ACCESS THERETO; AND

4. CONVEY UNTO THE CITY OF LEHI THE AREAS DESIGNATED AS PUBLIC STREETS FOR PERPETUAL
USE OF THE PUBLIC.

DATED THIS ____ DAY OF _____, A.D. 2004.

PROVENCE DEVELOPMENT, L.C.

WAYNE H. CORBRIDGE, MEMBER

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE

ACKNOWLEDGEMENTS

STATE OF UTAH

S.S. ENT 70284:2004 PG 15 of 38

COUNTY OF UTAH

ON THE ____ DAY OF _____, 2004, PERSONALLY APPEARED BEFORE ME
WAYNE H. CORBRIDGE WHO BY ME BEING DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER
OF PHEASANT POINTE DEVELOPMENT, L.C. A UTAH LIMITED LIABILITY COMPANY, AND THAT THE WITHIN
AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF A
RESOLUTION OF ITS MEMBERS, AND SAID WAYNE H. CORBRIDGE DULY ACKNOWLEDGED TO ME THAT
SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT: _____

COMMISSION EXPIRES: _____

STATE OF UTAH S.S.

COUNTY OF UTAH

THE FOREGOING OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND
DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2004.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEE SEAL BELOW)

APPROVED THIS ____ DAY OF _____, A.D. 2004, BY THE
LEHI CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY _____

PLANNING COMMISSION CHAIRMAN _____

PHASE "4"

PROVENCE WEST AT
PHEASANT POINTE

CONDOMINIUMS
AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LEHI

UTAH COUNTY, UTAH

SCALE 1" = 20' (SEE SEAL BELOW)

SURVEYOR'S SEAL

ROTARY PUBLIC (SEE SEAL BELOW)

COMMISSIONER'S SIGNATURE (SEE SEAL BELOW)

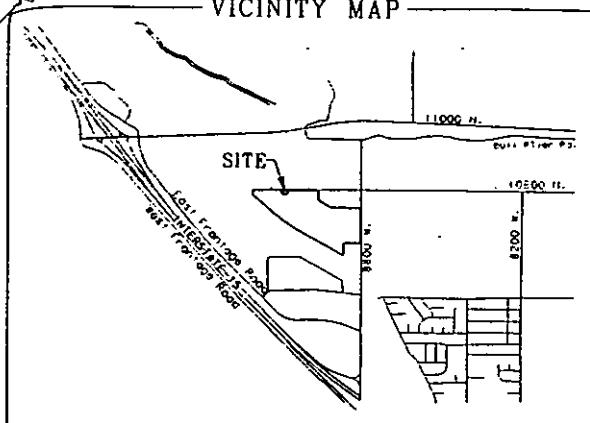
RECEIVED

FEB 11 2004

LEHI CITY

This form approved by Utah County and City Building Commission

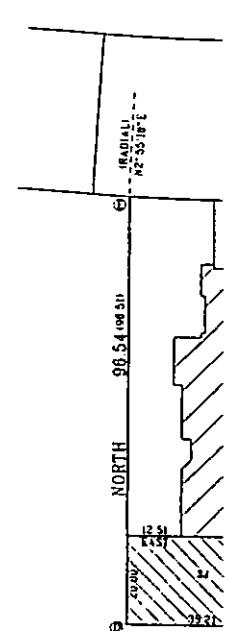
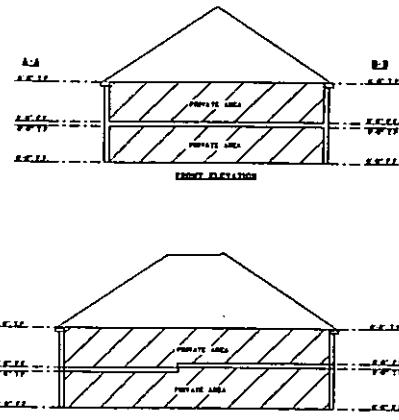
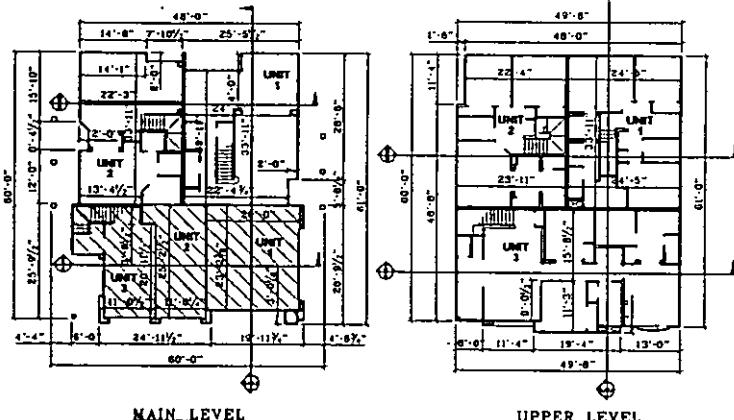
VICINITY MAP



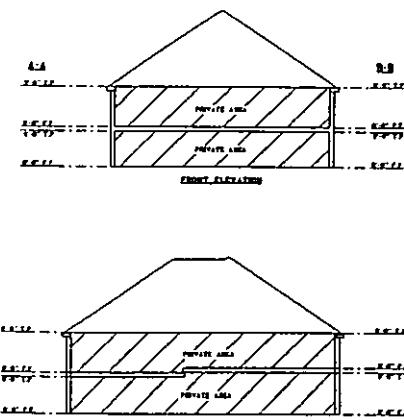
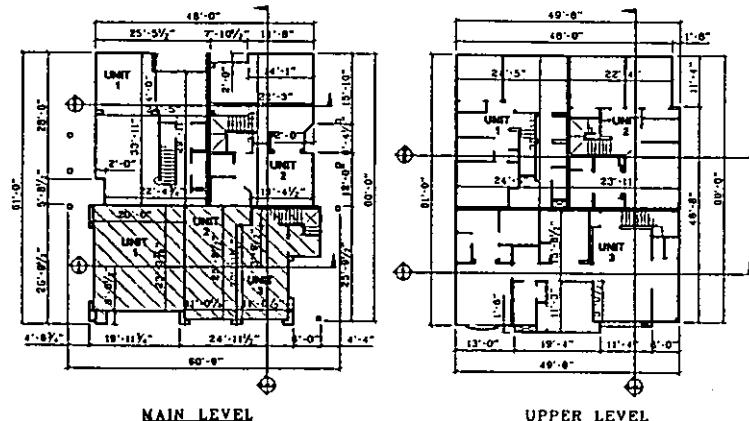
ENT 70284:2004 PG 16 of 38

PROVENCE
WEST

BUILDING I DIMENSIONS



BUILDING J DIMENSIONS



STATE PLANE	
NORTHING	
A	763,159.11
B	763,017.2
C	762,913.5
D	762,913.5
E	763,010.0
F	763,012.0
G	763,015.3
GRID FAC	

NOTES

- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
- ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED
- ALL COMMON AREAS TO BE MAINTAINED BY PROVENCE WEST AT PHEASANT POINTE HOME OWNERS ASSOCIATION
- ALL BUILDING DIMENSIONS ARE TYPICAL
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK
- STORM DRAINAGE CONVEYANCE AND DETENTION REQUIREMENTS FOR THIS PLAT ARE BEING MET BY THOSE IMPROVEMENTS AND FACILITIES CONSTRUCTED AS A PART OF MADISON PLACE AT PHEASANT POINTE "A"
- INFRASTRUCTURE FOR THIS PHASE IS BEING PROVIDED BY PROVENCE WEST AT PHEASANT POINTE PHASE I THEREFORE BUILDING PERMITS WILL ONLY BE ISSUED AFTER UNTREATED GRAVEL BASE HAS BEEN PLACED AND GRADED. SEWER, DRAINS, DRAIN FACILITIES, WATER LINES, AND POWER LINES ARE INSTALLED AND TESTED

ADDRESS	BUILDING	UNIT
		1
		2
		3
		1
		2
		3

TABULATIONS	
ZONE	R-3 PRO
TOTAL PROJECT AREA	52.43 ACRES
PHASE "S" AREA	0.31 ACRES
OF UNITS (PHASE "S")	6 UNITS
COMMON AREA	0.11 ACRES

CO1
PR1
OR
LH

1 DENNIS P. CARLISLE DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PROVENCE WEST AT PHEASANT POINTE CONDOMINIUMS, AN EXPANDABLE UTAH CONDOMINIUM PROJECT, AND PHASE 5 OF THE PROVENCE WEST AT PHEASANT POINTE CONDOMINIUMS. THE RECORDING OF ONE (1) PAGE IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 1/2 OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°57'35"W ALONG THE 1/4 SECTION LINE 1943.19 FEET AND SOUTH 143.27 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, RIE, S.L.B.&M. THENCE

COURSE	DISTANCE	REMARKS
SOUTH	103.73	
WEST	138.51	
NORTH	96.64	
ALONG AN ARC	L-76.34	R-520.00 Δ-8°37'56" CH-N89°36'20"E 78.27 RADIUS BEARS N2°55'18"D
	33.91	
ALONG AN ARC	L-26.59	R-480.00 Δ-3°10'28" CH-N85°52'36"E 26.59 TO THE POINT OF BEGINNING
		CONTAINS 13589.54 FT

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

DATE

SURVEYOR
See Seal Below

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION.

KNOW ALL MEN BY THESE PRESENTS THAT PHEASANT POINTE DEVELOPMENT, L.C. DO HEREBY:

1. CERTIFY (a) THAT THEY ARE THE SOLE OWNERS OF FREE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP. (b) THAT THEY HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE, TO BE PREPARED:

2. CONSENT TO THE RECORDATION HEREOP WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON:

3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY SURVEYORAGE, ELECTRIC, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCES THERETO, AND

4. CONVEY UNTO THE CITY OF LEHI THE AREAS DESIGNATED AS PUBLIC STREETS FOR PERPETUAL USE OF THE PUBLIC.

DATED THIS ____ DAY OF _____, A.D. 2004.

PROVENCE DEVELOPMENT, L.C. WAYNE H. CORBRIDGE, MEMBER

PRINTED NAME OF OWNER AUTHORIZED SIGNATURE

PRINTED NAME OF OWNER AUTHORIZED SIGNATURE

ACKNOWLEDGEMENTS

STATE OF UTAH S.S. ENT 70284:2004 PG 17 of 38
COUNTY OF UTAH

ON THE ____ DAY OF FEBRUARY 2004 PERSONALLY APPEARED BEFORE ME WAYNE H. CORBRIDGE WHO BY ME BEING DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF PHEASANT POINTE DEVELOPMENT, L.C. A UTAH LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF A RESOLUTION OF ITS MEMBERS, AND SAID WAYNE H. CORBRIDGE DULY ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT: _____
COMMISSION EXPIRES: _____

STATE OF UTAH S.S.
COUNTY OF UTAH

THE FOREGOING OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF FEBRUARY 2004.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC SEE SEAL BELOW

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 2004, BY THE
LEHI CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY

PLANNING COMMISSION CHAIRMAN

PHASE "5"

PROVENCE WEST AT PHEASANT POINTE

CONDOMINIUMS

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LEHI

UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-CRECORDER SEAL
FEB 11 2004		

This form approved by Utah County and the municipalities thereto.

ACCEPTANCE BY THE CITY OF LEHI

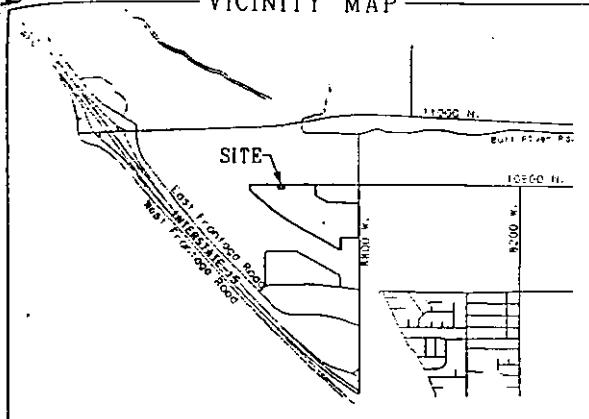
THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____ A.D. 2004

MAYOR	CITY COUNCIL MEMBER
ENGINEER (SEE SEAL BELOW)	CITY COUNCIL MEMBER
CLERK-RECORDER (SEE SEAL BELOW)	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER

TEST
3.61
3.97
1.97
2.50
2.50
0.72
4.45
3

AS
ERSHIP
NON

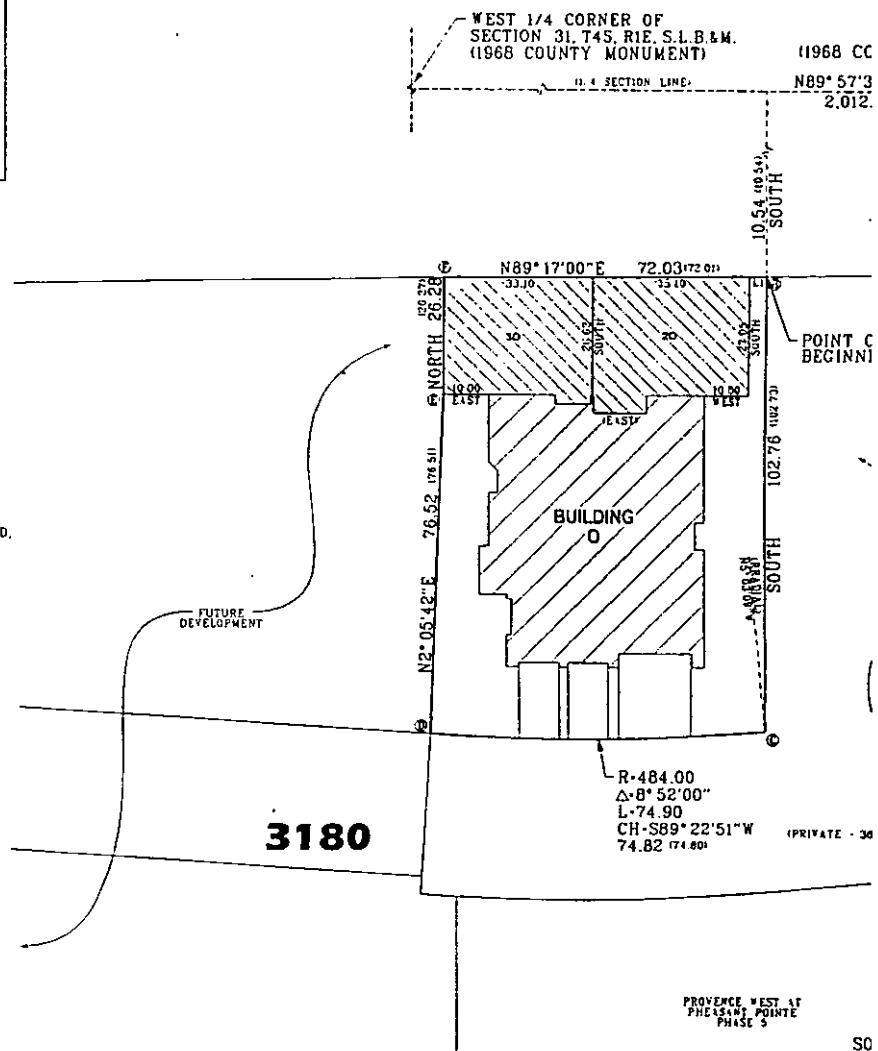
- VICINITY MAP



ENT 70284:2004 PG 18 of 38

NOTES

1. ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS.
2. ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
3. ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. ALL COMMON AREAS TO BE MAINTAINED BY PROVENCE WEST AT PHEASANT POINTE HOME OWNERS ASSOCIATION
6. ALL BUILDING DIMENSIONS ARE TYPICAL.
7. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH A RURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
8. STORM DRAINAGE CONVEYANCE AND DETENTION REQUIREMENTS FOR THIS PLAT ARE BEING MET BY THOSE IMPROVEMENTS AND FACILITIES CONSTRUCTED AS A PART OF MADISON PLACE AT PHEASANT POINTE "A".
9. INFRASTRUCTURE FOR THIS PHASE IS BEING PROVIDED BY PROVENCE WEST AT PHEASANT POINTE, PHASE I, THEREFORE BUILDING PERMITS WILL ONLY BE ISSUED AFTER UNTREATED GRAVEL BASE HAS BEEN PLACED AND GRADED, SEWER, DRAINS, DRAIN FACILITIES, WATER LINES, AND POWER LINES ARE INSTALLED AND TESTED.



BUILDING DIMENSIONS

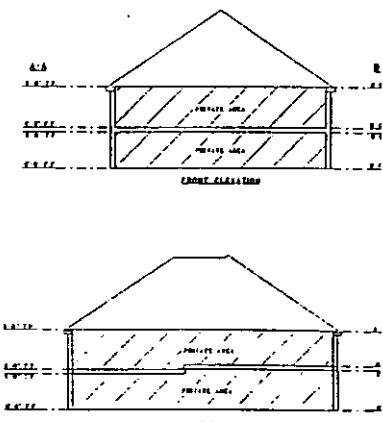
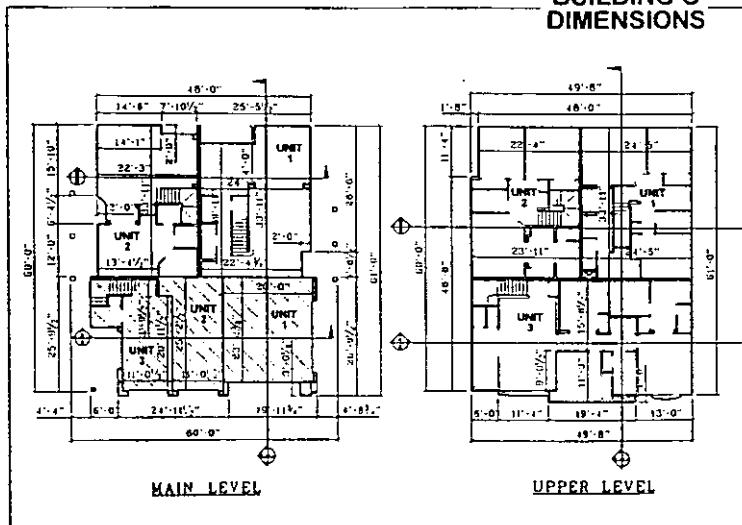


Exhibit "B"

WHEN RECORDED RETURN TO:
PROVENCE WEST DEVELOPMENT, L.C.
Wayne H. Corbridge
758 South 400 East
Orem, Utah 84058

ENT 70284:2004 PG 20 of 38 11

FOURTH SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PROVENCE AT PHEASANT POINTE an expandable Utah condominium project

This FOURTH SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PROVENCE AT PHEASANT POINTE, an expandable Utah condominium project, for the PROVENCE WEST PHASE, is made and executed by PROVENCE DEVELOPMENT, L.C., a Utah limited liability company, of 758 South 400 East, Orem, Utah 84097 (the "Declarant").

RECITALS

Whereas, the original Declaration of Condominium for Provence at Pheasant Pointe was recorded in the office of the County Recorder of Utah County, Utah on November 8, 2002 as Entry No: 134097:2002 on Pages 1-69 of the Official Records (the "Declaration").

Whereas, the related Plat Map(s) for Phase 1 of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the First Supplement to the Declaration of Condominium for Provence at Pheasant Pointe was recorded in the office of the County Recorder of Utah County, Utah on the 8th day of November, 2002 as Entry No. 1314101:2002 on Page(s) 1 of 6 of the Official Records (the "First Supplement").

Whereas, the related Plat Map(s) for Phases 2, 3 and 4 of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the Second Supplement to the Declaration of Condominium for Provence at Pheasant Pointe was recorded in the office of the County Recorder of Utah County, Utah on the 29th day of September, 2003 as Entry No. 157830:2003 on Pages 1-9 of the Official Records (the "Second Supplement").

Whereas, the related Plat Map(s) for Phases 5-11, inclusive, of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the Third Supplement to the Declaration of Condominium for Provence at Pheasant Pointe was recorded in the office of the County Recorder of Utah County, Utah on the 10th day of May, 2004, as Entry No. 53438:2004 at Pages 1-13 of the Official Records (the "Third Supplement").

Whereas, the related amended Plat Map(s) for Phases 5, 7-11, inclusive, and 13 have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under Article III, Section 45 of the Declaration, Declarant reserved an option, until the five (5) years from the date the Declaration was recorded to expand the Project in accordance with the Act.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibits "APW-1, APW-2, APW-3, APW-4, APW-5, and APW-6" attached hereto and incorporated herein by this reference (collectively "Provence West Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, subject to the approval of the Department of Veterans Affairs, to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, Declarant desires to expand the Project by creating on the Provence West Property a residential condominium development.

Whereas, Declarant now intends that the Phases 1-6 of the Provence West Property shall be annexed to the Project and become subject to the Declaration.

A G R E E M E N T

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this FOURTH SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PROVENCE AT PHEASANT POINTE for the PROVENCE WEST PHASE.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

A. Fourth Supplement to the Declaration or Provence West Supplemental Declaration shall mean and refer to this FOURTH SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PROVENCE AT PHEASANT POINTE for the PROVENCE WEST PHASE.

B. Fourth Supplemental Map(s) or Provence West Property Map(s) shall mean and refer to the Supplemental Plat Map(s) for Phases 1-6 of the Provence West development described on Exhibit "A-2" prepared and certified to by Dennis P. Carlisle, a duly registered Utah Land Surveyor holding Certificate No. 172675, and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this First Supplement to the Declaration for Provence West.

C. Neighborhood shall mean and refer to any residential area within the Project which is designated as a Neighborhood, such as either the Provence Neighborhood or the Provence West Neighborhood.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. Legal Description. The real property described in Exhibits "APW-1, APW-2, APW-3, APW-4, APW-5, and APW-6" is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as supplemented.

3. Annexation. Declarant hereby declares that the Provence West Property shall be annexed to and become subject to the Declaration, which upon recordation of this Fourth Supplement to the Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibits "APW-1, APW-2, APW-3, APW-4, APW-5, and APW-6" subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the Map for each additional Phase, eleven (11) additional three-plex Buildings and thirty-three (33) additional Units are or will be constructed and/or created in the Project on the Provence West Property. The additional Buildings and Units are located within a portion of the Additional Land. Upon the recordation of the Maps for the additional Phases and this Fourth Supplement to the Declaration, the total number of Units in the Project will be ninety-nine (99). The additional Buildings and Units in each Phase are or will be substantially similar in construction, design, and quality to the Building and Units in the prior Phase(s).

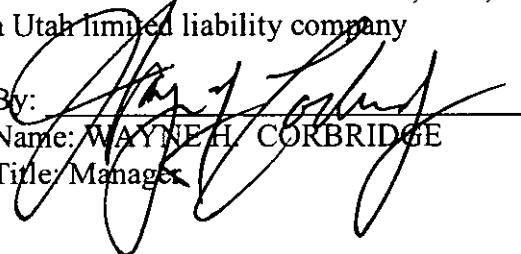
5. Percentage Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities. Revised Exhibit "C" (Percentages of Undivided Ownership Interests) to the Declaration is hereby deleted in its entirety and "Fourth Revised Exhibit "C," attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

6. Separate Utility Meters and Charges. The utility meter for the Provence Neighborhood is separate and independent of the utility meter for the Provence West Neighborhood. Each Neighborhood will be separately metered and billed. The cost of each such billing will be not be considered a Common Expense, rather it will be considered a Neighborhood expense to be charged to and paid by the Unit Owners in the Neighborhood equally. The Association will administer all such billings and collections pursuant to the Declaration as it would any other Assessment.

7. Effective Date. The effective date of this Fourth Supplement to the Declaration and the Provence West Map(s) shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

EXECUTED the 21 day of May, 2004.

PROVENCE DEVELOPMENT, L.C.,
a Utah limited liability company

By: 
Name: WAYNE H. CORBRIDGE
Title: Manager

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

On the 24th day of May, 2004 personally appeared before me WAYNE H. CORBRIDGE, who by me being duly sworn, did say that he is the Manager of PROVENCE DEVELOPMENT, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members, and said WAYNE H. CORBRIDGE duly acknowledged to me that said Company executed the same.

Stacy Lassen
NOTARY PUBLIC
Residing At: Pheasant Grove, UT
Commission Expires: 5-15-2006

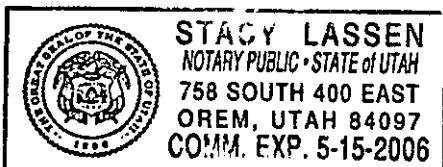


EXHIBIT "APW-1"

PROVENCE WEST
LEGAL DESCRIPTION OF PHASE 1

The land described in the foregoing document as Phase 1 of the Provence West Property is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT A POINT LOCATED N89° 57'35"W ALONG THE 1/4 SECTION LINE 1,673.08 FEET AND
SOUTH 106.61 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, R1E, S.L.B.&M.; THENCE

COURSE	DISTANCE	REMARKS
SO ⁰ 19'33"W	41.00	
ALONG AN ARC	L-23.56	R-24.00 Δ-90° 00'00" CH-S45° 00'00"E 21.21
SOUTH	77.20	
WEST	148.40	
NORTH	97.20	
WEST	115.24	
ALONG AN ARC	L-47.84	R-480.00 Δ-5° 42'38" CH-S87° 08'41"W 47.82
S84° 17'22"W	33.91	
ALONG AN ARC	L-86.44	R-520.00 Δ-9° 31'29" CH-S89° 03'06"W 86.34
N3° 48'51"E	36.00	
ALONG AN ARC	L-74.90	R-484.00 Δ-8° 52'00" CH-N89° 22'51"E 74.82
NORTH	102.76	
N89° 17'00"E	61.01	
SOUTH	97.92	
ALONG AN ARC	L-29.64	R-516.00 Δ-3° 17'27" CH-N88° 21'17"E 29.63
EAST	248.87	TO THE POINT OF BEGINNING

CONTAINS: 0.81 ACRES

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

EXHIBIT "APW-2"

PROVENCE WEST
LEGAL DESCRIPTION OF PHASE 2

The land described in the foregoing document as Phase 2 of the Provence West Property is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT A POINT LOCATED N89° 57'35"W ALONG THE 1/4 SECTION LINE 1,697.45 FEET AND SOUTH
6.38 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, R1E, S.L.B.&M.; THENCE

COURSE	DISTANCE	REMARKS
ALONG AN ARC	L-26.62	R-510.00 Δ=2° 59'27" CH-S72° 10'41"E 26.62 (RADIUS BEARS: N19° 19'03"E)
ALONG AN ARC	L-37.92	R-26.00 Δ=83° 34'17" CH-S31° 53'12"E 34.65
ALONG AN ARC	L-39.57	R-303.00 Δ=7° 28'36" CH-S6° 09'16"W 39.54
ALONG AN ARC	L-22.93	R-15.00 Δ=87° 34'54" CH-S46° 12'33"W 20.76
S0° 19'28"W	9.00	
WEST	136.63	
NORTH	98.85	
N89° 17'00"E	112.27	TO THE POINT OF BEGINNING CONTAINS: 14,800± SQ. FT.

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

EXHIBIT "APW-3"

**PROVENCE WEST
LEGAL DESCRIPTION OF PHASE 3**

The land described in the foregoing document as Phase 3 of the Provence West Property is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT A POINT LOCATED N89° 57'35" W ALONG THE 1/4 SECTION LINE 1,809.71 FEET AND SOUTH
7.86 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, R1E, S.L.B.&M.; THENCE

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

**PROVENCE WEST
LEGAL DESCRIPTION OF PHASE 4**

The land described in the foregoing document as Phase 4 of the Provence West Property is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT A POINT LOCATED S89° 57'35" W ALONG THE 1/4 SECTION LINE 1,806.71 FEET
AND SOUTH 142.71 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, R1E, S.L.B.&M.; THENCE

EXHIBIT "APW-5"

PROVENCE WEST
LEGAL DESCRIPTION OF PHASE 5

The land described in the foregoing document as Phase 5 of the Provence West Property is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT A POINT LOCATED N89° 57'35"W ALONG THE 1/4 SECTION LINE 1,943.19 FEET
AND SOUTH 143.27 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, R1E, S.L.B.&M.; THENCE

COURSE	DISTANCE	REMARKS
SOUTH	103.73	
WEST	138.51	
NORTH	96.54	
ALONG AN ARC N84° 17'22"E	L-78.34 33.91	R-520.00 $\Delta=8^{\circ} 37'56''$ CH=N88° 36'20"E 78.27 (RADIUS BEARS: N2° 55'18"E)
ALONG AN ARC	L-26.59	R-480.00 $\Delta=3^{\circ} 10'28''$ CH=N85° 52'36"E 26.59 TO THE POINT OF BEGINNING CONTAINS: 13,659 SQ.FT.

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

EXHIBIT "APW-6"

**PROVENCE WEST
LEGAL DESCRIPTION OF PHASE 6**

The land described in the foregoing document as Phase 6 of the Provence West Property is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT A POINT LOCATED N89°57'35"W ALONG THE 1/4 SECTION LINE 2,012.57 FEET
AND SOUTH 10.54 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, R1E, S.L.B.&M.; THENCE

REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST
PROVENCE

Phase	Bldg. No.	Unit No.	Percentage of Ownership Interest
1	A	1	1.01%
1	A	2	1.01%
1	A	3	1.01%
1	A	4	1.01%
1	A	5	1.01%
1	A	6	1.01%
2	G	1	1.01%
2	G	2	1.01%
2	G	3	1.01%
2	G	4	1.01%
2	G	5	1.01%
2	G	6	1.01%
2	G	7	1.01%
2	G	8	1.01%
3	B	1	1.01%
3	B	2	1.01%
3	B	3	1.01%
3	B	4	1.01%
3	B	5	1.01%
3	B	6	1.01%
4	H	1	1.01%
4	H	2	1.01%
4	H	3	1.01%
4	H	4	1.01%
4	H	5	1.01%
4	H	6	1.01%
5	F	1	1.01%
5	F	2	1.01%
5	F	3	1.01%
5	F	4	1.01%
5	F	5	1.01%
5	F	6	1.01%
5	F	7	1.01%
5	F	8	1.01%

Phase	Bldg. No.	Unit No.	Percentage of Ownership Interest
6	C	1	1.01%
6	C	2	1.01%
6	C	3	1.01%
6	C	4	1.01%
6	C	5	1.01%
6	C	6	1.01%
7	D	1	1.01%
7	D	2	1.01%
7	D	3	1.01%
7	D	4	1.01%
8	E	1	1.01%
8	E	2	1.01%
8	E	3	1.01%
8	E	4	1.01%
8	E	5	1.01%
8	E	6	1.01%
9	K	1	1.01%
9	K	2	1.01%
9	K	3	1.01%
9	K	4	1.01%
10	L	1	1.01%
10	L	2	1.01%
10	L	3	1.01%
10	L	4	1.01%
11	J	1	1.01%
11	J	2	1.01%
11	J	3	1.01%
11	J	4	1.01%
13	I	1	1.01%
13	I	2	1.01%
13	I	3	1.01%
13	I	4	1.01%

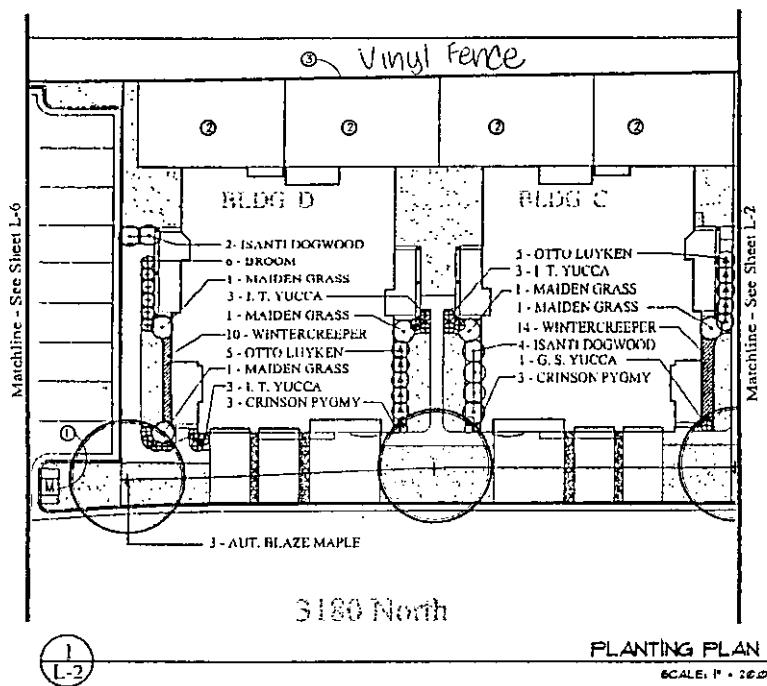
PROVENCE WEST

Phase	Bldg. No.	Unit No.	Percentage of Ownership Interest
1	L	1	1.01%
1	L	2	1.01%
1	L	3	1.01%
1	M	1	1.01%
1	M	2	1.01%
1	M	3	1.01%
2	A	1	1.01%
2	A	2	1.01%
2	A	3	1.01%
2	B	1	1.01%
2	B	2	1.01%
2	B	3	1.01%
3	C	1	1.01%
3	C	2	1.01%
3	C	3	1.01%
3	D	1	1.01%
3	D	2	1.01%
3	D	3	1.01%
4	N	1	1.01%
4	N	2	1.01%
4	N	3	1.01%
4	O	1	1.01%
4	O	2	1.01%
4	O	3	1.01%
5	P	1	1.01%
5	P	2	1.01%
5	P	3	1.01%
5	Q	1	1.01%
5	Q	2	1.01%
5	Q	3	1.01%
6	E	1	1.01%
6	E	2	1.01%
6	E	3	1.01%

Exhibit "C"

Provence West at Pheasant Pointe

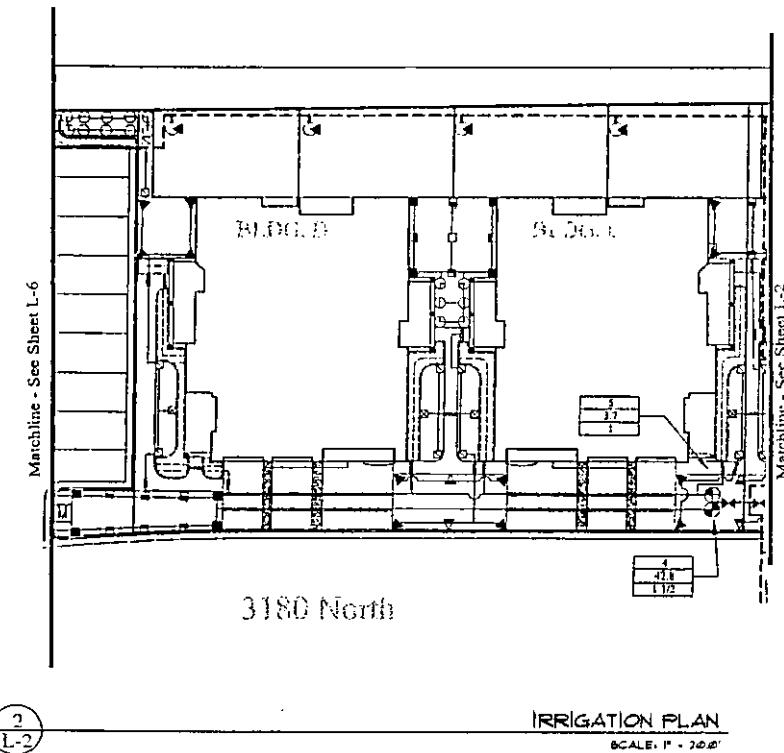
ENT 70284:2004 PG 34 of 38 111



Typical Interior Building

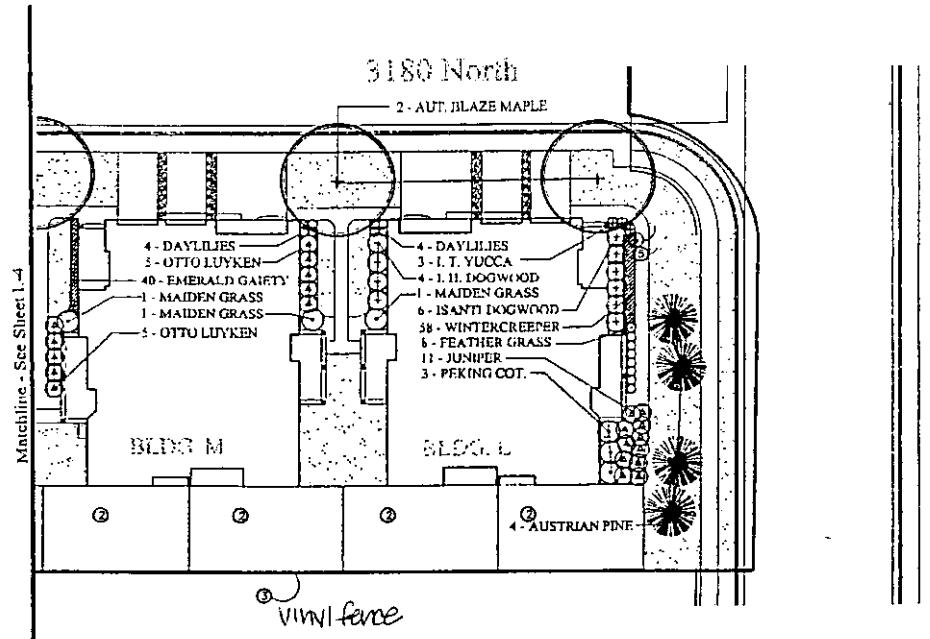
Landscape- \$6300.00

Fencing- \$2645.00



Provence West at Pheasant Pointe

ENT 70284:2004 PG 35 of 38



Typical Corner Building

Landscape- \$8900.00
Fencing- \$2645.00

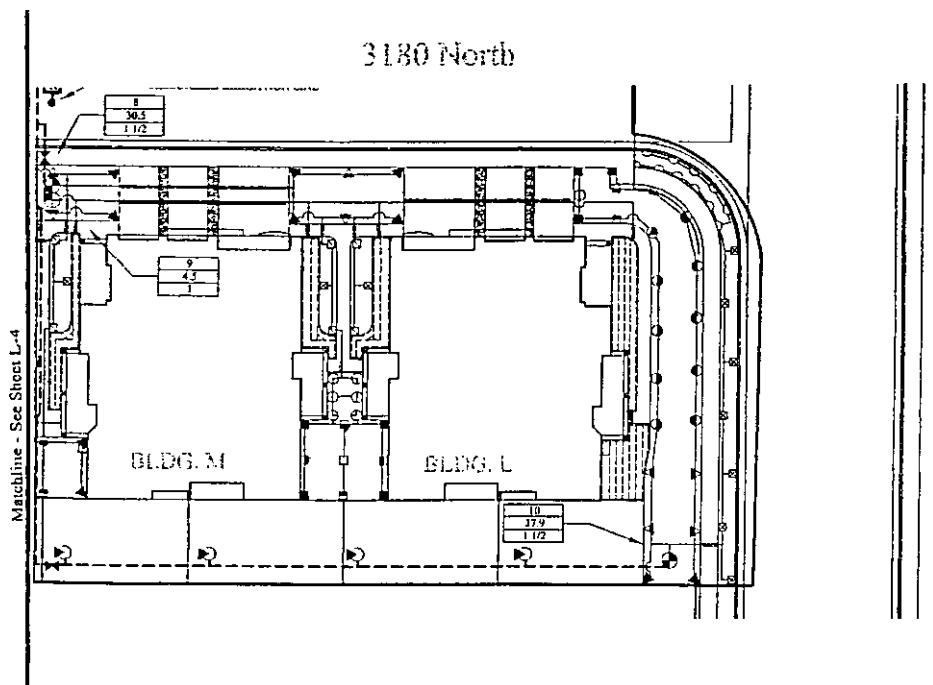


Exhibit "D"

First American Title Insurance Agency, Inc.

ENT 70284:2004 PG 36 of 38 111

MAIL TAX NOTICE TO
Lehi City

Warranty Deed

Pheasant Pointe Development LC, a Utah limited liability company Grantor(s)

of Orem, County of UTAH, State of UTAH, hereby CONVEY and WARRANT to

LEHI CITY, A MUNICIPAL CORPORATION Grantee(s)

of Lehi, UT 84043 for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in UTAH County, State of UTAH:

SEE EXHIBIT "A", ATTACHED HERETO AND BY REFERENCE HEREIN MADE A PART
HEREOF.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and
equity and general property taxes for the year 2002 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 17 of September, A.D., 2002.

Signed in the Presence of:

Pheasant Pointe Development, LC, a Utah limited
liability company

By Trophy Homes, LC, a Utah limited liability
company, its manager

By Wayne H. Corbridge, Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Utah)

On the 17 day of September 2002, before me, the undersigned Notary Public, personally appeared Wayne H. Corbridge, known to me to be the member(s) or designated agents of Trophy Homes, LC, a Utah limited liability company, its manager of Pheasant Pointe Development, LC, a Utah limited liability company, the company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.


NOTARY PUBLIC

My Commission Expires: 01-31-2006

Residing at: Utah





111 ENT 70284:2004 PG 37 of 38

*New Legal***Consulting Engineers and Surveyors, Inc.**

3302 N. Main Street, Spanish Fork, UT 84660 (801) 798-0555 Fax: (801) 798-9393 E-Mail: office@lei-eng.com

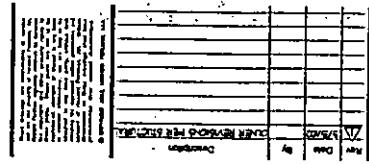
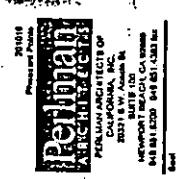
DETENTION POND

Beginning at a point located $50^{\circ}09'44''W$ along the Section line 1,411.31 feet and West 440.00 feet from the East $\frac{1}{4}$ Corner of Section 31, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence $50^{\circ}09'44''W$ 243.56 feet to the northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way the arc of 3140.00 foot radius non-tangent curve (radius bears: $S34^{\circ}30'03''W$) 286.47 feet through a central angle of $5^{\circ}13'38''$ (chord: $N58^{\circ}06'46''W$ 286.37 feet); thence $N60^{\circ}43'34''W$ 188.74 feet; thence East 408.48 feet to the point of beginning.

Contains: 1.10 acres

Exhibit "E"

ENT 70284:2004 PG 38 of 38 |||



Manor House Pheasant Pointe

for Trophy Homes

Under Contract by	DS / DA
Date	May 15, 2002
Project Number	202006
Sheet Number	A-3
Triplex Ext. Elev. F.R.	

