

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: 6/1/04

Provence West at Pheasant Pointe P.U.D.

By: Wayne H. Corbridge

Its: Member

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF UTAH

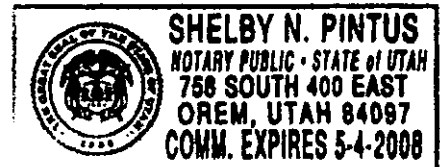
S.S.

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: 5-4-2008

Shelby N. Pintus
NOTARY PUBLIC



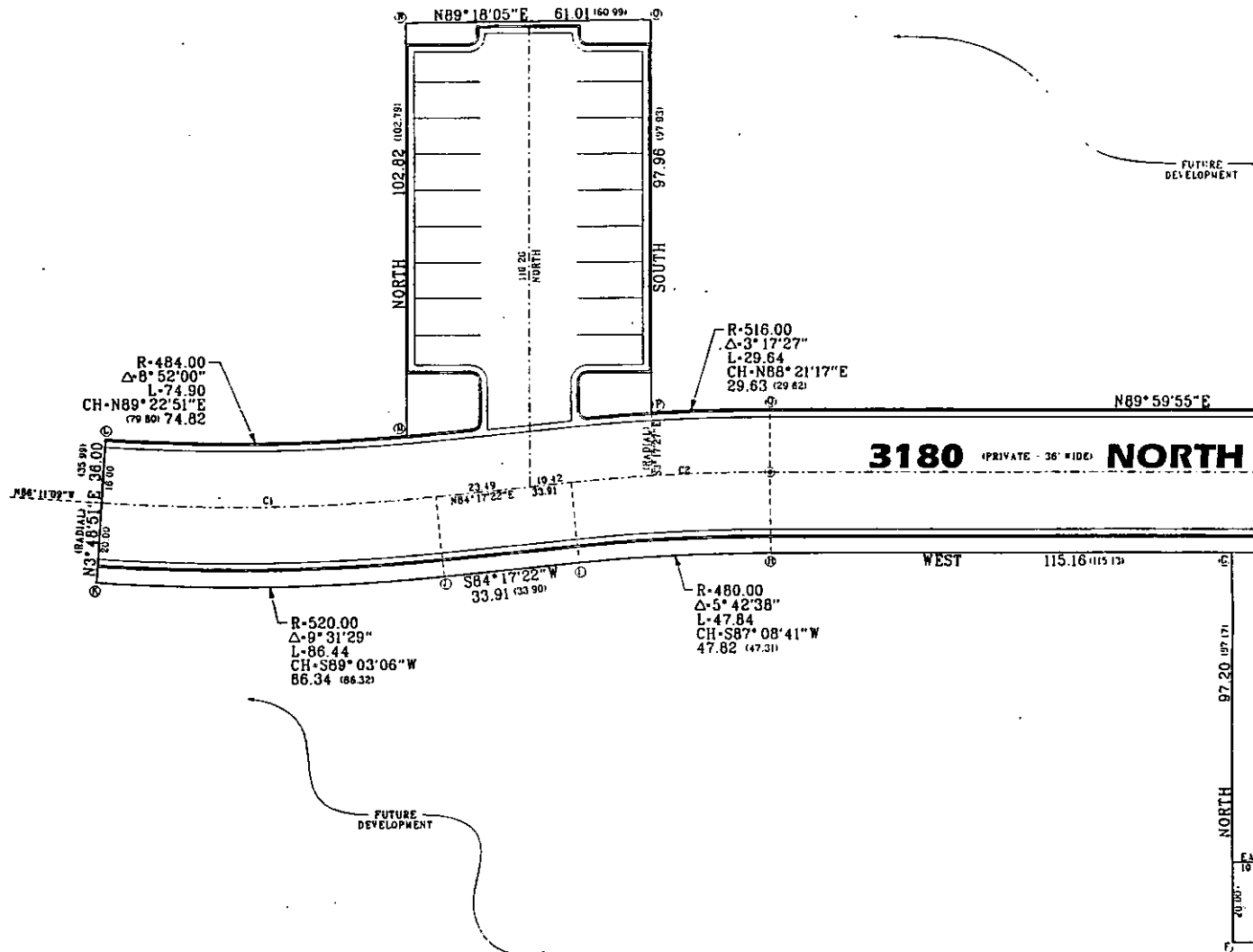
Dated: 6/16/04

Lehi City Corporation

By: Kenneth J. Greenwood
Kenneth J. Greenwood, Mayor

Attest:

Connie Ashton
Connie Ashton, City Recorder



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 PROVINCE WEST AT PHEASANT POINT 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 MET BY FLOOD IMPROVEMENT AND FACILITIES CONSTRUCTED AS A PART OF MADISON PLACE AT PHEASANT POINT "A"

5. TYPE II ALUMINUM CAP AND REBAR MONUMENT TO BE SET.




TABULATIONS	
ZONE	R-3/PRD
TOTAL PROJECT AREA	52.43 ACRES
PHASE "I" AREA	0.81 ACRES
* OF UNITS (PHASE "I")	8 UNITS
OPEN SPACE AREA	0.62ACRES


CURVE TABLE			
CURVE	RADIVS	DELTA	LENGTH
C1	500.00	9° 31' 29"	83.13
C2	500.00	5° 42' 38"	49.87


STATE PLANE COORDINATES		
	NORTHING	EASTING
A	763.159.16	8.995.543.61
B	763.053.071	8.995.871.01
C	763.012.75	8.995.870.78
D	762.997.76	8.995.885.77
E	762.920.58	8.995.885.77
F	762.920.58	8.995.737.33
G	763.017.75	8.995.737.33
H	763.017.75	8.995.622.20
I	763.017.37	8.995.574.15
J	763.012.00	8.995.540.42
K	763.010.57	8.995.454.11
L	763.046.18	8.995.456.80
M	763.047.29	8.995.531.60
N	763.150.08	8.995.531.60
O	763.150.82	8.995.592.58
P	763.052.69	8.995.592.58
Q	763.053.74	8.995.622.19
GRID FACTOR 0.99973		

ADDRESS	BUILDING	UNIT
	E	1
	E	2
	E	3
	F	1
	F	2
	F	3

LEGEND

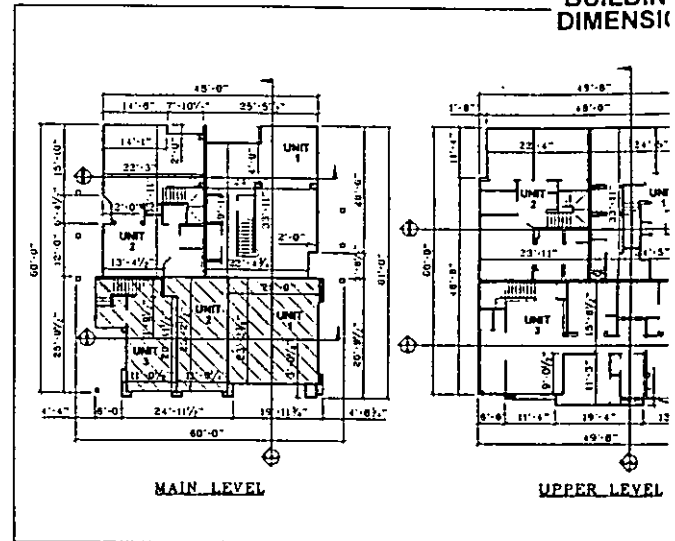
 COMMON AREAS

 PRIVATE OWNERSHIP OR LEASE

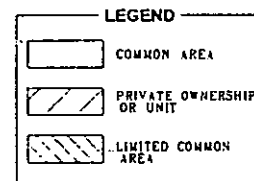
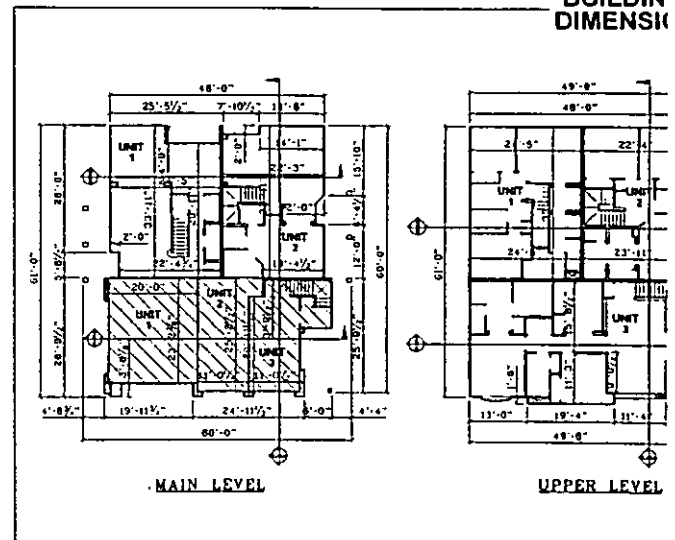
 LIMITED COMMON AREA



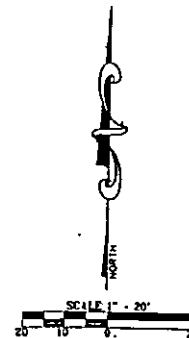
BUILDING DIMENSIONS



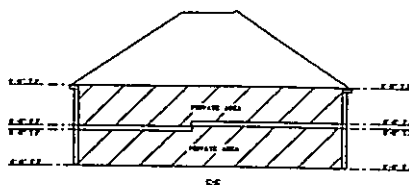
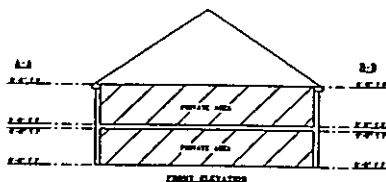
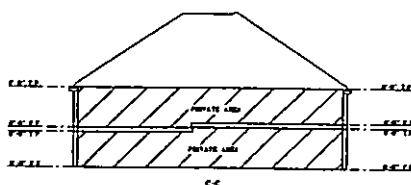
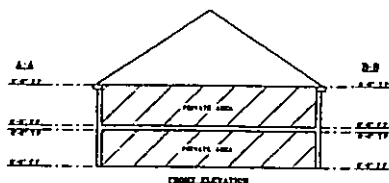
BUILDING DIMENSIONS



Consulting Engineers
and Surveyors, Inc.
2302 No. Main St.
Spanish Fork, UT 84543
801-798-4655 Fax 801-798-8383



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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. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY PROVIDENCE 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 AGRICULTURAL 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".

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

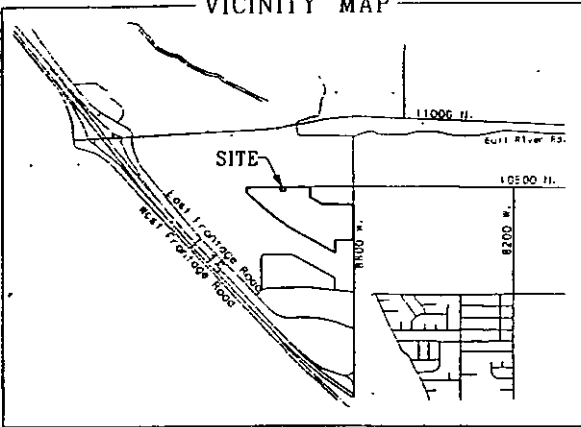
SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL

VICINITY MAP



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3200

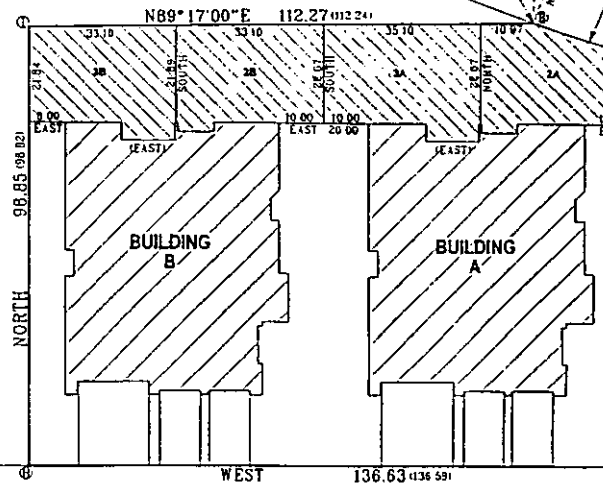
WEST 1/4 CORNER OF SECTION 31, T4S, R1E, S.L.B.&M. (1968 COUNTY MONUMENT)

36° 31' 11" N 114° 57' 35" W

POINT OF BEGINNING

6.38' 10" 18' 10" SOUTH 115° 18' 55" E

N89° 17' 00" E 112.27' (112.24')



3180

(PRIVATE - 36' WIDE)

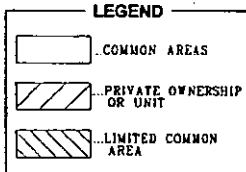
NORTH

PROVENCE WEST AT PHEASANT POINT PHASE I

STATE PLANE COORDINATES	
NORTHING	EASTING
A 763,159.16	1,897,543.61
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	1,895,871.06
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 0.99973	

ADDRESS TABLE		
ADDRESS	BUILDING	UNIT
	A	1
	A	2
	A	3
	B	1
	B	2
	B	3

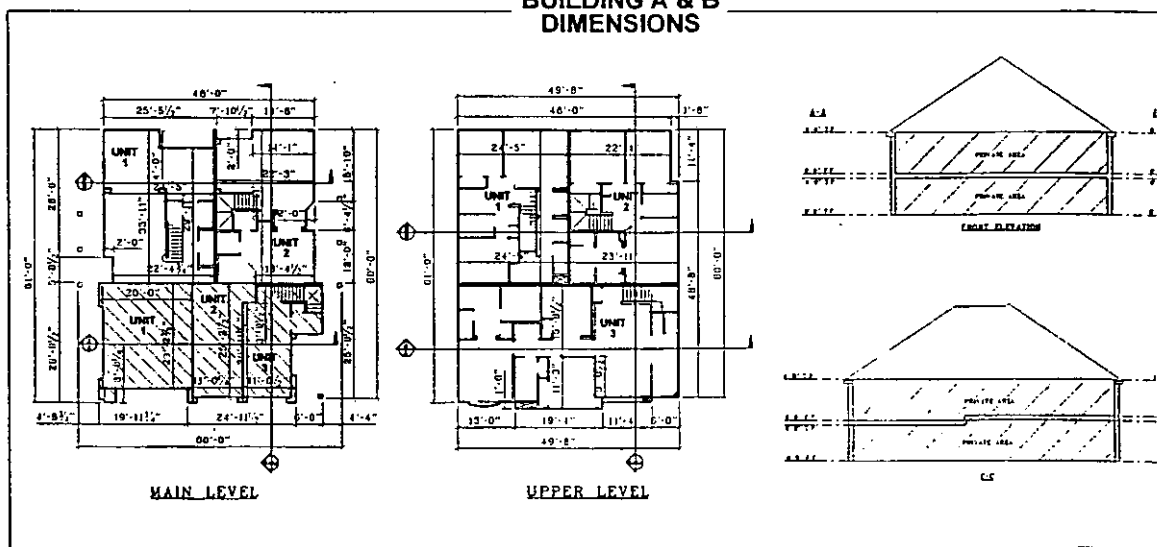
TABULATIONS	
ZONE	R-3/PRD
TOTAL PROJECT AREA	52.43 ACRES
PHASE "2" AREA	0.34 ACRES
* OF UNITS (PHASE "2")	6 UNITS
COMMON AREA	0.14 ACRES



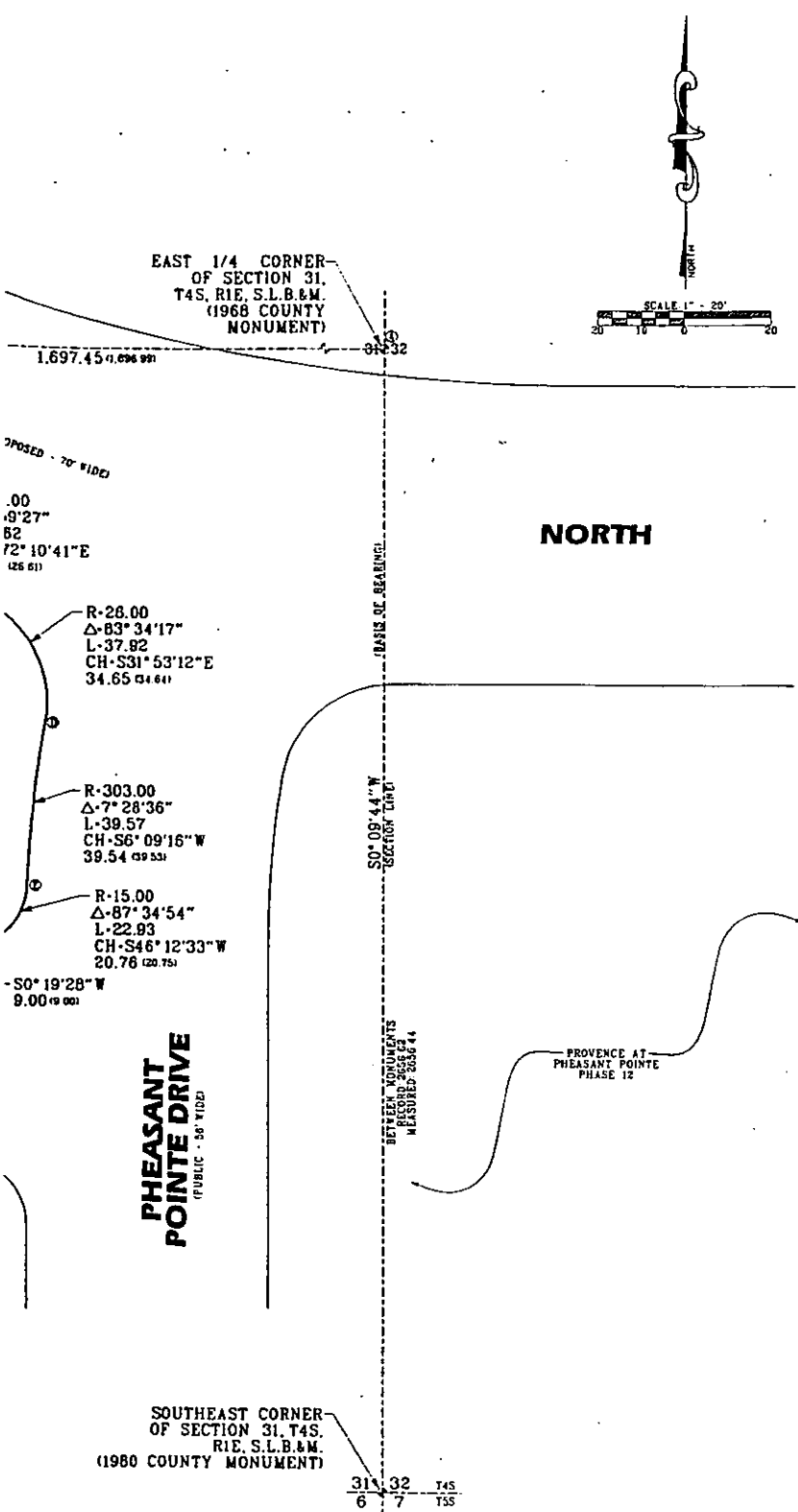
NOTES

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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.
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5. ALL COMMON AREAS TO BE MAINTAINED BY PROVENCE WEST AT PHEASANT POINT 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 PHASE ARE BEING MET BY THOSE IMPROVEMENTS AND FACILITIES CONSTRUCTED AS PART OF MADISON PLACE AT PHEASANT POINT PHASE I.
9. INFRASTRUCTURE FOR THIS PHASE IS BEING PROVIDED BY PROVENCE WEST AT PHEASANT POINT 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 A & B DIMENSIONS



Consulting Engineers and Surveyors, Inc.
3302 N. Main St.
Spanish Fork, UT 84650
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 SAID LAND THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PROVIDENCE WEST AT PHEASANT POINTE CONDOMINIUMS, AN EXPANDABLE UTAH CONDOMINIUM PROJECT, AND PHASE 2 OF THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) 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 1697.45 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-26.82	R-510.00 Δ-2°59'27" CH-572°10'41"E 26.62 (RADIUS BEARS N18°19'03"D
ALONG AN ARC	L-37.82	R-26.00 Δ-83°34'17" CH-531°53'12"E 34.65
ALONG AN ARC	L-39.57	R-303.00 Δ-7°28'36" CH-56°09'16"W 39.54
ALONG AN ARC	L-22.93	R-15.00 Δ-87°34'54" CH-546°12'33"W 20.76
S-50°19'28"W	9.00	
WEST	136.43	
NORTH	96.85	
N89°17'00"E	112.27	TO THE POINT OF BEGINNING
CONTAINS 14,800' SQ. FT.		
BASIS OF BEARING ALONG SECTION LINE AS SHOWN		

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 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 COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN 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 INT. 56
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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 _____

PHASE "2"

PROVENCE WEST AT PHEASANT POINTE
CONDOMINIUMS
AN EXPANDABLE UTAH CONDOMINIUM PROJECT

RECEIVED
FEB 11 2004
LEHI CITY

DAKOTA COUNTY, UTAH

SURVEYOR'S SEAL _____ CITY COUNCIL MEMBER _____

ENGINEER (SEE SEAL BELOW) _____ CITY COUNCIL MEMBER _____

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

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

This form approved by Utah County and the municipalities therein

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.

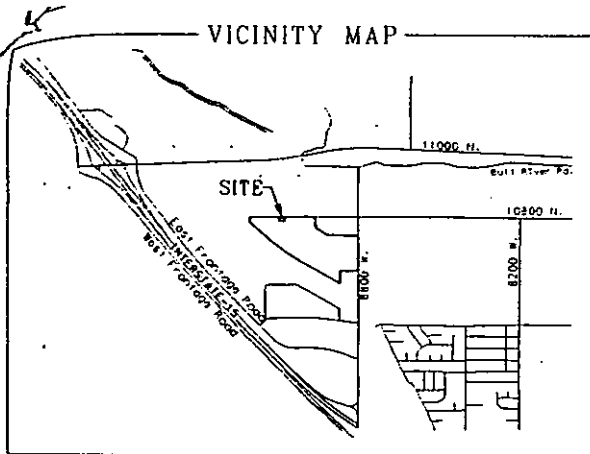
MAYOR _____ CITY COUNCIL MEMBER _____

ENGINEER (SEE SEAL BELOW) _____ CITY COUNCIL MEMBER _____

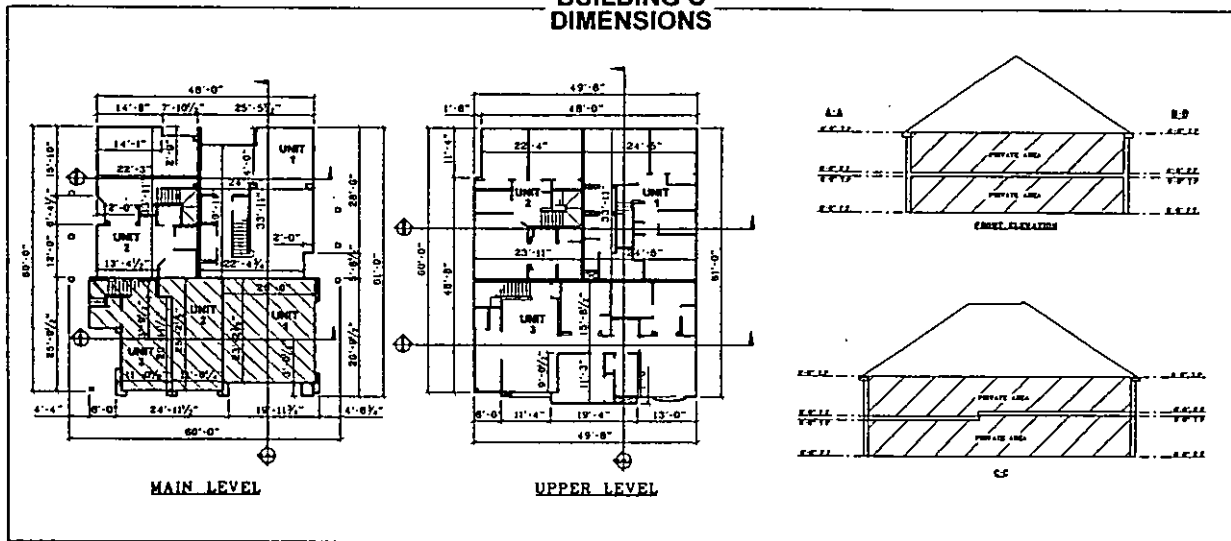
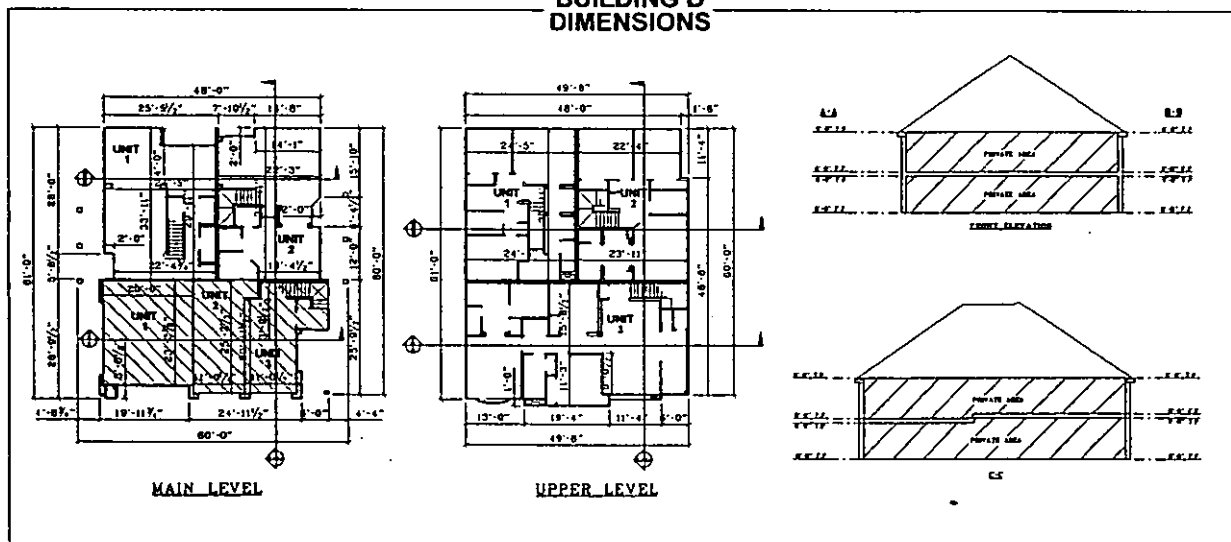
CLERK-RECORDER (SEE SEAL BELOW) _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

VICINITY MAP



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BUILDING C
DIMENSIONSWEST 1/
SECTION
(1968 CC)BUILDING D
DIMENSIONSR-516.00
Δ-3° 17' 27"
CH-S88° 21' 17" N
29.63/29.62

NOTES

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

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

TABULATIONS	
ZONE	R-3'PRD
TOTAL PROJECT AREA	52.43 ACRES
PHASE "3" AREA	0.32 ACRES
- OF UNITS (PHASE "3")	6 UNITS
COMMON AREA	0.13 ACRES

STATE	NQI
A	76C
B	76C
C	76C
D	76C
E	76C
F	76C
GRI	



Consulting Engineers
and Surveyors, Inc.
3302 No. Main St.
Spanish Fork, UT 84608

801-794-0555 Fax 801-794-8333

APPROVED: WESTWEST Seal 2 day

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

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

1/4 SECTION LINE

N89°57'35"W

1,809.71 (1,809.22)

7.88 (7.88)

SOUTH

POINT OF BEGINNING

N89°17'00"E

141.87 (141.83)

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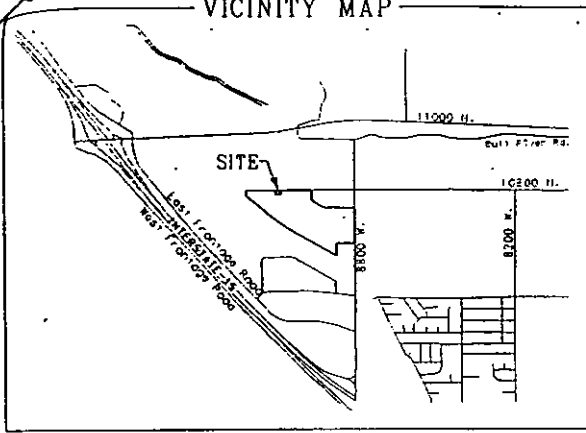
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VICINITY MAP

WES
SEC.
(1961)

ENT 70284:2004 PG 14 of 38

PROVINCE WEST AT
PHEASANT POINTE
PHASE 3

3180

R-480.00
Δ-2°32'10"
L-21.25
CH-N88°43'55"E
21.24 (21.23)

(PRIVATE - 34' WIDE)

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	

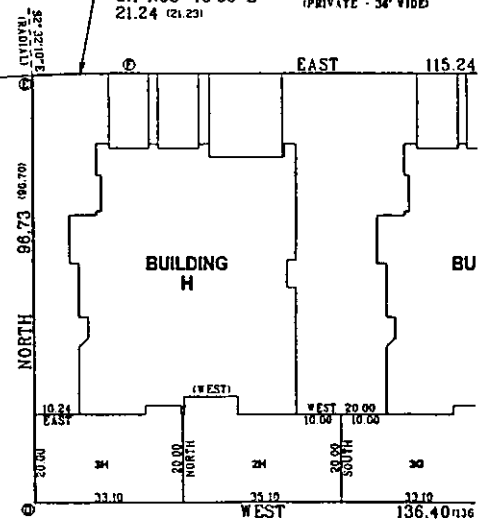
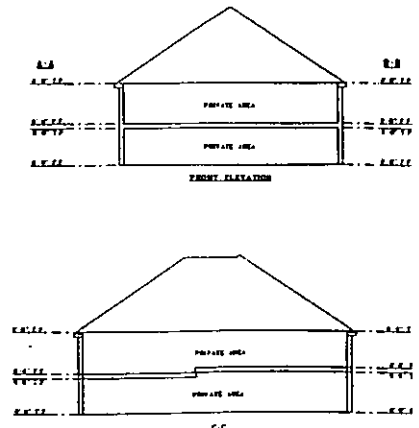
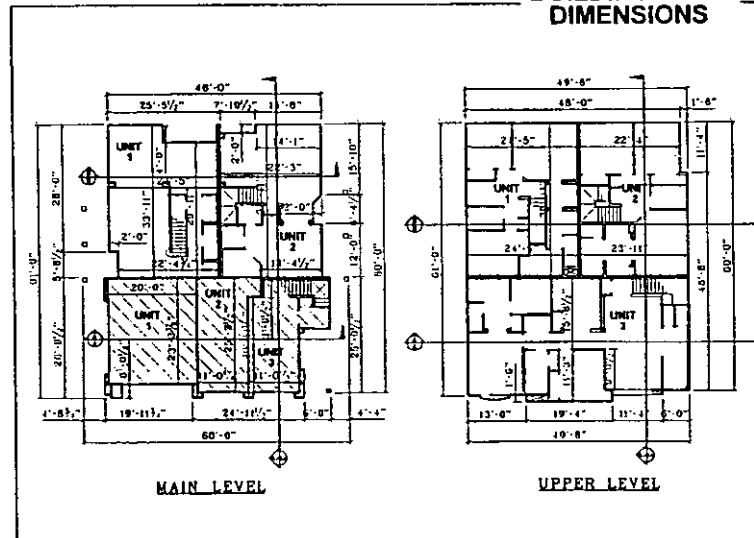
ADDRESS TABLE		
ADDRESS	BUILDING	UNIT *
	C	1
	C	2
	C	3
	H	1
	H	2
	H	3

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

LEGEND

- COMMON AREAS
- PRIVATE OWNERSHIP OR UNIT
- LIMITED COMMON AREA

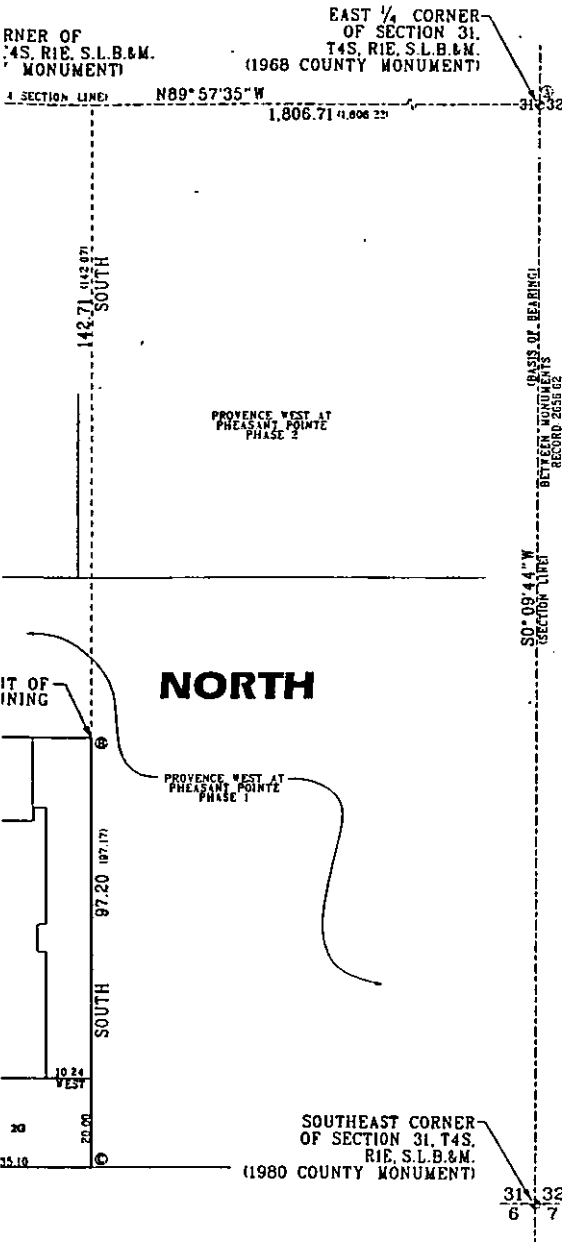
FUTURE DEVELOPMENT

BUILDING G & H
DIMENSIONS

LEI

Consulting Engineers
and Surveyors, Inc.
1301 No. Main St.
Spanish Fork, UT 84600
801-798-0654 Fax 801-798-8181

IMPROVEMENT WEST 500' 4' 0"



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.

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. 12875 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 "4" OF THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE IS ACCURATE AND COMPLETES WITH THE PROVISIONS OF SECTION 57-8-13 (1) 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 S89°57'35"W ALONG THE 1/4 SECTION LINE 1806.71 FEET AND SOUTH 142.71 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, R1E, S.L.B.&M.; THENCE

COURSE	DISTANCE	REMARKS
SOUTH	97.20	
WEST	136.40	
NORTH	96.73	
ALONG AN ARC	L-31.25	R-490.00 Δ-2°32'10" CH-N48°43'55"E 21.24 (RADIUS BEARS S2°32'16"E TO THE POINT OF BEGINNING)
EAST	112.24	
CONTAINS 13.83 SQ. FT.		

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

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 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 COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN 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)

PLANNING COMMISSION APPROVAL

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

SURVEYOR'S SEAL NOTARY PUBLIC SEAL

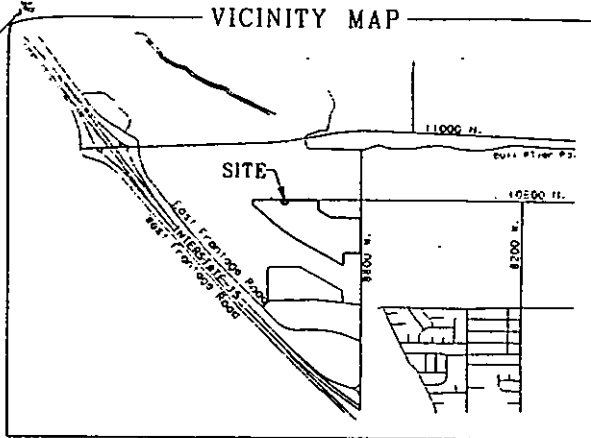
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LEHI CITY

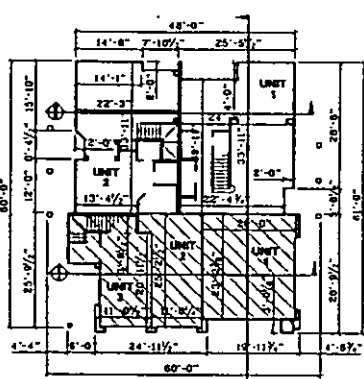
This form approved by Utah County Clerk's Office on 10/1/03

VICINITY MAP

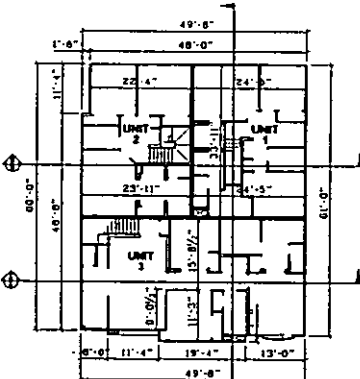


ENT 70284:2004 PG 16 of 38

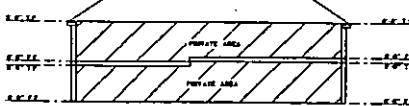
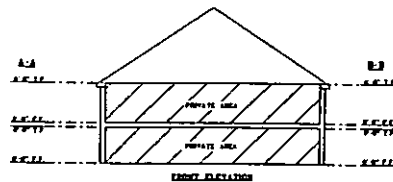
BUILDING I DIMENSIONS



MAIN LEVEL

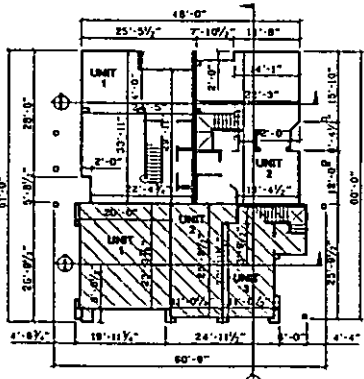


UPPER LEVEL

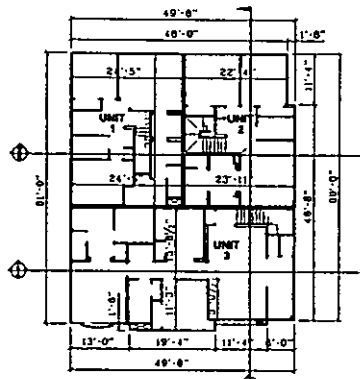


CS

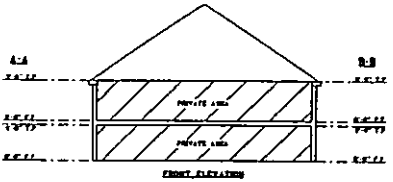
BUILDING J DIMENSIONS



MAIN LEVEL



UPPER LEVEL



CS

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 PROVIDENCE WEST AT PHEASANT POINT 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 PLAT ARE BEING MET BY THOSE IMPROVEMENTS AND FACILITIES CONSTRUCTED AS A PART OF WILSON PLACE AT PHEASANT POINT "A".
9. INFRASTRUCTURE FOR THIS PHASE IS BEING PROVIDED BY PROVIDENCE WEST AT PHEASANT POINT 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 TABLE		
ADDRESS	BUILDING	UNIT
	I	1
	I	2
	I	3
	J	1
	J	2
	J	3

TABULATIONS	
ZONE	R-3/PRD
TOTAL PROJECT AREA	52.13 ACRES
PHASE "S" AREA	0.31 ACRES
OF UNITS (PHASE "S")	6 UNITS
COMMON AREA	0.11 ACRES

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	763,013.3
GRID FAC	

LEG

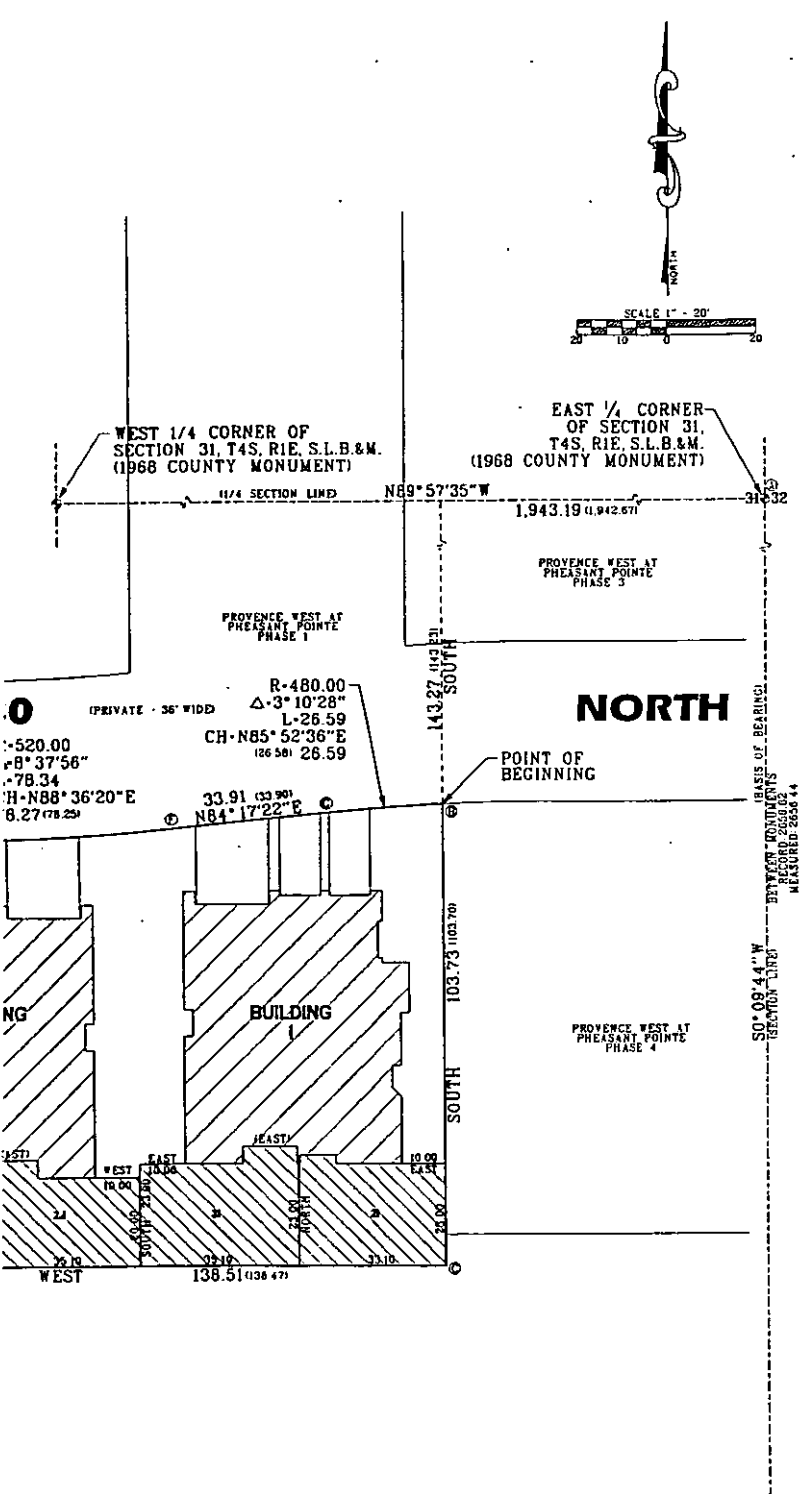
	COI
	PRD
	LIW
	AR



Consulting Engineers
and Surveyors, Inc.
3302 No. Main St.
Spencer, Fort, UT 84658

801-738-8555 Fax 801-738-8333

PROVIDENCE WESTWIND FENCE



1. DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 127675 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 PROVIDENCE WEST AT PHEASANT POINTE CONDOMINIUMS, AN EXPANDABLE UTAH CONDOMINIUM PROJECT, AND PHASE "5" OF THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) 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, R1E, S1B&M; THENCE		
COURSE	DISTANCE	REMARKS
SOUTH	103.73	
WEST	138.51	
NORTH	96.54	
ALONG AN ARC	L-78.31	R-370.00 Δ-8°37'56" CH-N88°36'20"E 78.27 (RADIUS BEARS N2°55'19" W)
N81°17'22"E	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 13,859 SQ 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 FEE 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 COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SILVER, AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THEREON; 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 _____, 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

PHASE "5"
PROVENCE WEST AT PHEASANT POINTE
 CONDOMINIUMS
 AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LEHI UTAH COUNTY, UTAH

RECEIVED
 FEB 11 2004

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein

YES
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 2.97
 2.97
 2.50
 2.50
 0.72
 4.45
 3

SOUTHEAST CORNER OF SECTION 31, T4S, R1E, S1B&M (1980 COUNTY MONUMENT)

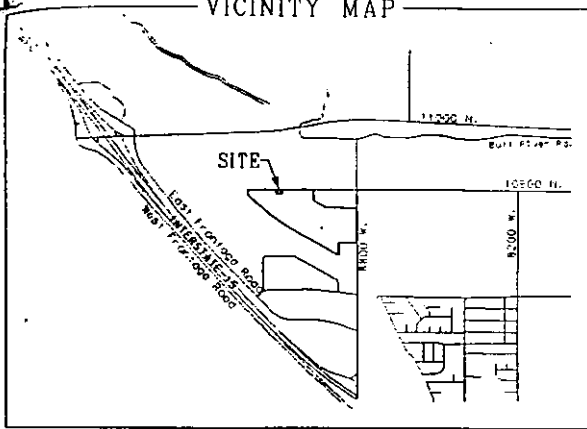
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ACCEPTANCE BY THE CITY OF LEHI

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

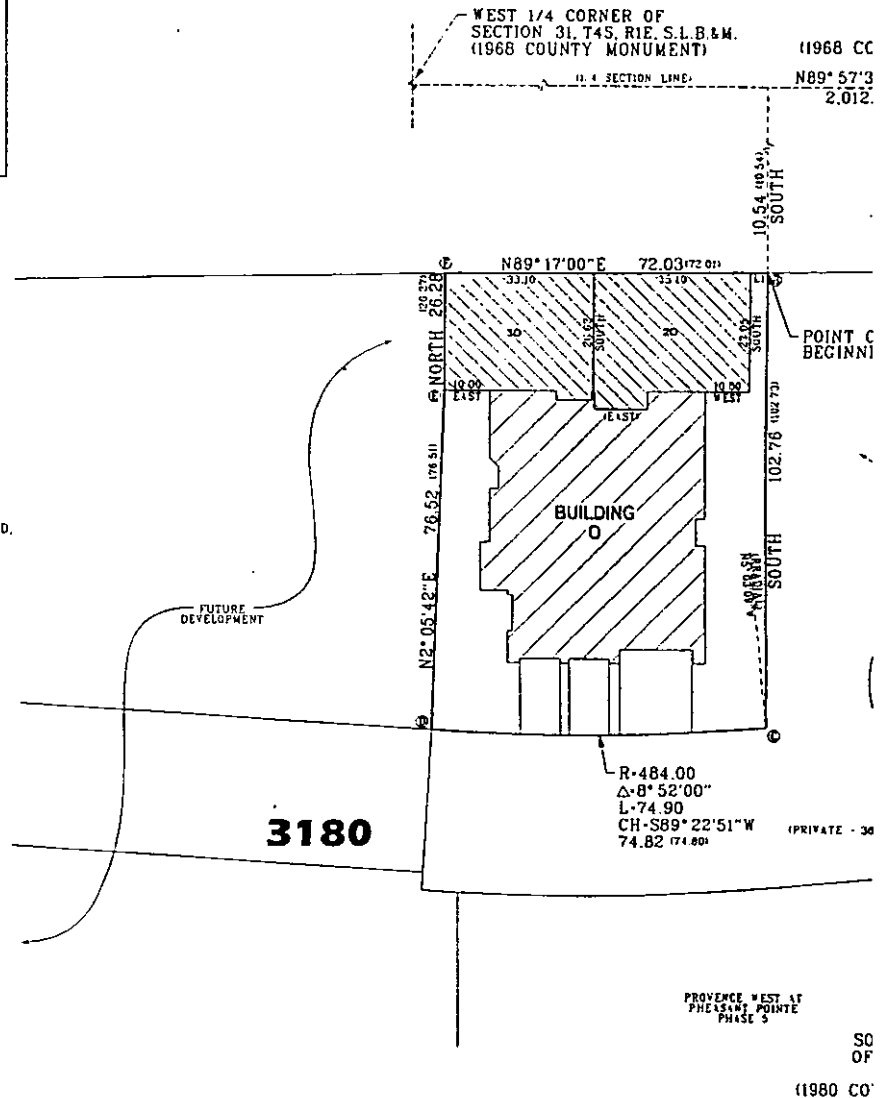
VICINITY MAP



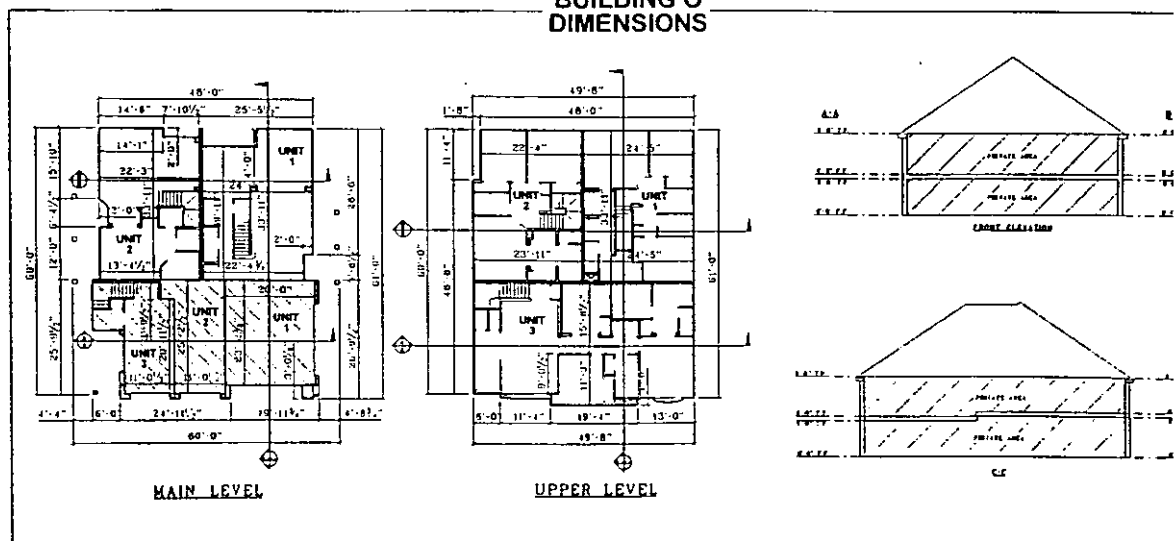
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NOTES

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 PROVIDENCE 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 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 PROVIDENCE 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 O DIMENSIONS



Consulting Engineers
and Surveyors, Inc.
1302 Mo. Main St.
Spanish Fork, UT 84608

801-798-0555 Fax 801-798-8333

PROVIDENCE WEST at PHEASANT POINTE

1/4 CORNER
SECTION 31,
E.S.L.B.&M.
MONUMENT)

31 32

PROVENCE WEST AT
PHEASANT POINTE
PHASE 3

PROVENCE WEST AT
PHEASANT POINTE
PHASE 1

1/4 CORNER
SECTION 31,
E.S.L.B.&M.
MONUMENT)

31 32
6 7

NORTH

PROVENCE WEST AT
PHEASANT POINTE
PHASE 4

LINE TABLE		
BEARING	LENGTH	
L1 N89°17'00"E	383	

ADDRESS TABLE		
ADDRESS	BUILDING	UNIT
	0	1
	0	2
	0	3

TABULATIONS	
ZONE	R-3/PRD
TOTAL PROJECT AREA	52.43 ACRES
PHASE "6" AREA	0.17 ACRES
- OF UNITS (PHASE "6")	6 UNITS
COMMON AREA	0.07 ACRES

STATE PLANE COORDINATES		
	NORTHING	EASTING
A	763,159.16	1,897,543.61
B	763,150.01	1,895,531.60
C	763,047.29	1,895,531.60
D	763,046.48	1,895,458.80
E	763,119.92	1,895,459.60
F	763,149.11	1,895,459.60
GRID FACTOR: 0.99973		

LEGEND	
	COMMON AREAS
	PRIVATE OWNERSHIP OR UNIT
	LIMITED COMMON AREA

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.

W 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 WOULD 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 "6" OF THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) 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°37'35"E ALONG THE 1/4 SECTION LINE 2012.57 FEET AND SOUTH 10.54 FEET FROM THE EAST 1/4 CORNER OF SECTION 31, T4S, R1E, S.L.B.&M.; THENCE

COURSE	DISTANCE	REMARKS
SOUTH	102.76	
ALONG AN ARC	1-24.96	R=184.00 2-8°52'00" CH=589.2251 74.82 (RADIUS BEARS N5°03'00" E)
N2°05'12"E	75.52	
NORTH	28.28	
N89°17'00"E	72.03	TO THE POINT OF BEGINNING
CONTAINS 7,512 SQ. FT.		

BLISS OF BEARING ALONG SECTION LINE AS SHOWN

DATE

SURVEYOR
Dennis P. Carlisle

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 FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS 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;
- 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;
- 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 SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THEREON SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THEREON; AND
- 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
S.S. ENT 70284:2004 PG 19 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 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

PHASE "6"

PROVENCE WEST AT PHEASANT POINTE

CONDOMINIUMS
AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LEHI

UTAH COUNTY, UTAH

SURVEYOR'S SEAL

RECEIVED
FEB 11 2004
LEHI CITY

This form approved by the City of Lehi and the County of Utah.

Exhibit "B"

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

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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 21st 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: Pleasant Grove, UT
 Commission Expires: 5-15-2006

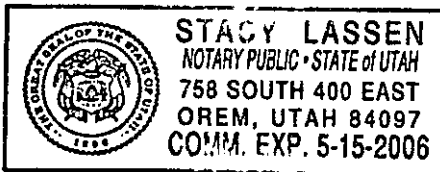


EXHIBIT "APW-1"

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
S0°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	246.87	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 $\Delta=2^{\circ}59'27''$ CH=S72°10'41"E 26.62 (RADIUS BEARS: N19°19'03"E)
ALONG AN ARC	L=37.92	R=26.00 $\Delta=83^{\circ}34'17''$ CH=S31°53'12"E 34.65
ALONG AN ARC	L=39.57	R=303.00 $\Delta=7^{\circ}28'36''$ CH=S6°09'16"W 39.54
ALONG AN ARC	L=22.93	R=15.00 $\Delta=87^{\circ}34'54''$ 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		

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		
COURSE	DISTANCE	REMARKS
SOUTH	98.85	
WEST	112.24	
ALONG AN ARC	L=29.64	R=516.00 $\Delta=3^{\circ}17'27''$ CH=S88°21'17"W 29.63
NORTH	97.92	
N89°17'00"E	141.87	TO THE POINT OF BEGINNING
		CONTAINS: 13,904± SQ. FT.
BASIS OF BEARING: ALONG SECTION LINE AS SHOWN		

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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:

COURSE	DISTANCE	REMARKS
SOUTH	97.20	
WEST	136.40	
NORTH	96.73	
ALONG AN ARC	L=21.25	R=480.00 Δ=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: 13,263 SQ.FT.
BASIS OF BEARING:	ALONG SECTION LINE AS SHOWN	

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	L=78.34	R=520.00 $\Delta=8^{\circ}37'56''$ CH=N88°36'20"E 78.27 (RADIUS BEARS: N2°55'18"E)
N84°17'22"E	33.91	
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

COURSE	DISTANCE	REMARKS
SOUTH	102.76	
ALONG AN ARC	L=74.90	R=484.00 Δ =8°52'00" CH-S89°22'51"W 74.82 (RADIUS BEARS: N5°03'00"W)
N2°05'42"E	76.52	
NORTH	26.28	
N89°17'00"E	72.03	TO THE POINT OF BEGINNING
		CONTAINS: 7,572 SQ.FT.
BASIS OF BEARING: ALONG SECTION LINE AS SHOWN		

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%

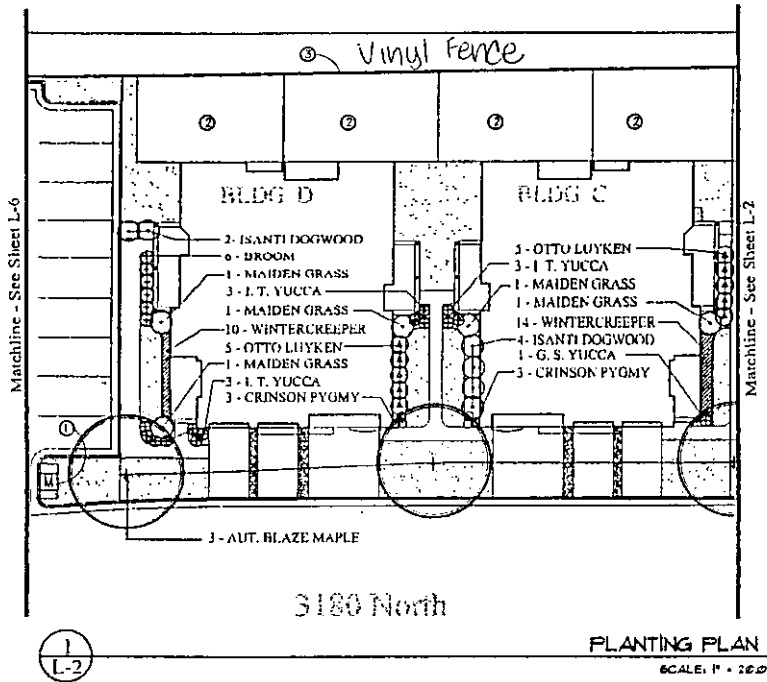
PROVENCE WEST

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

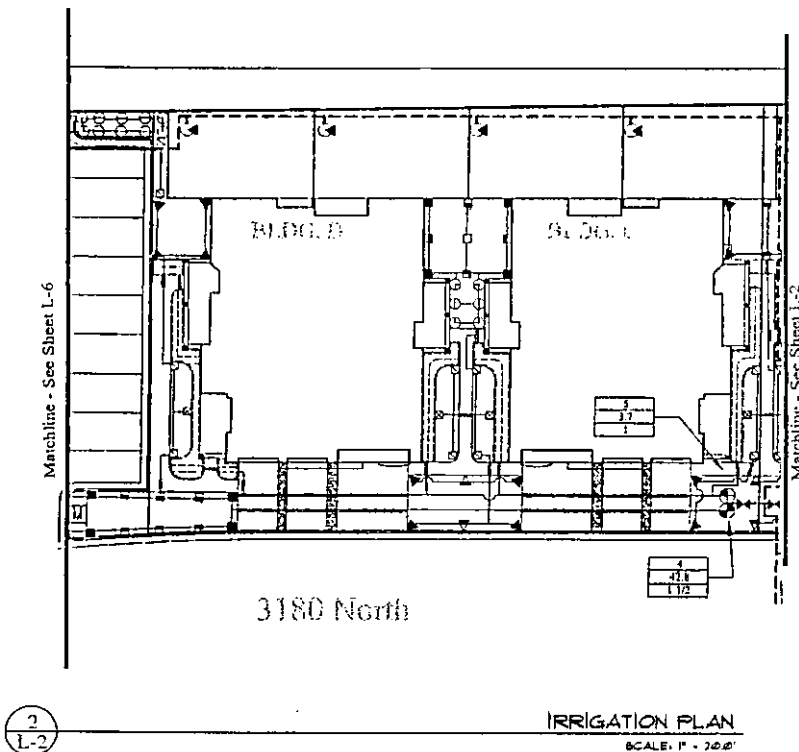
ENT 70284:2004 PG 34 of 38 |||



Typical Interior Building

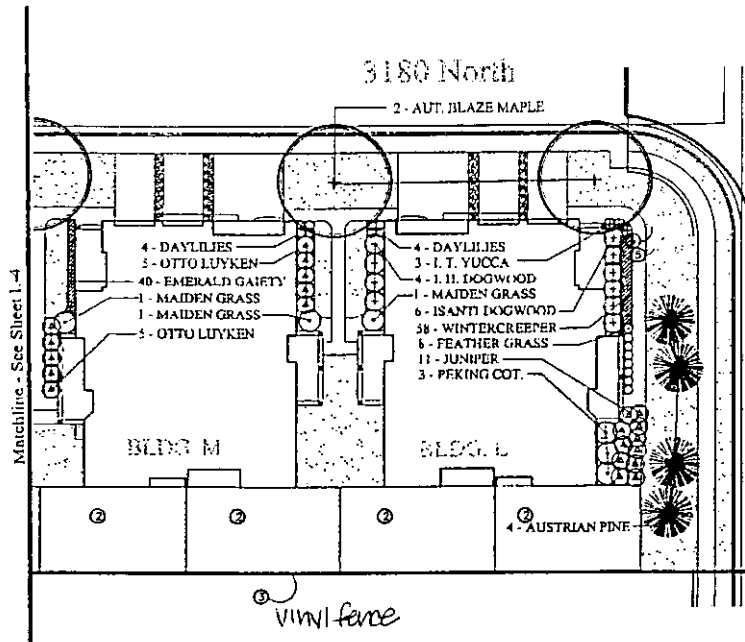
Landscape- \$6300.00

Fencing- \$2645.00



Provence West at Pheasant Pointe

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Typical Corner Building

Landscape- \$8900.00

Fencing- \$2645.00

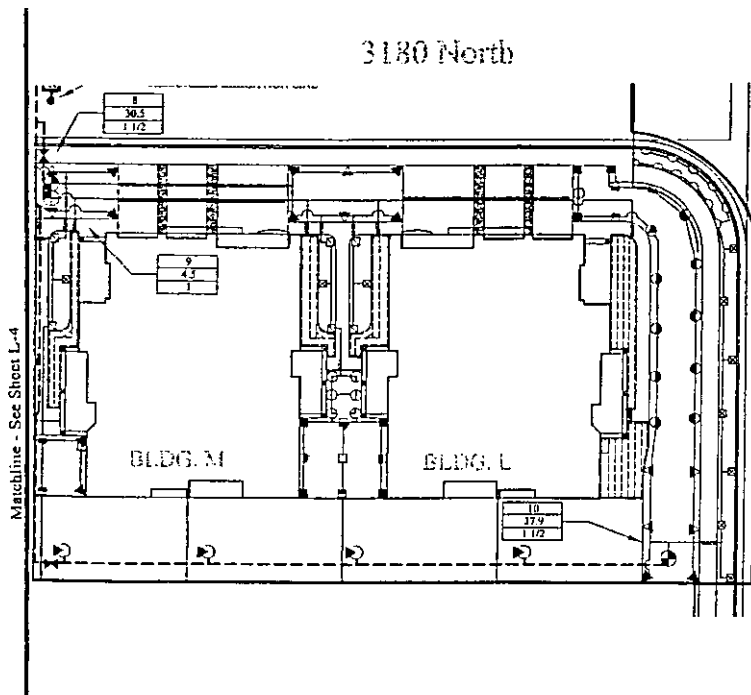


Exhibit "D"

First American Title Insurance Agency, Inc.

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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

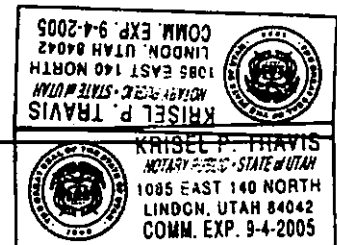
STATE OF UTAH)
COUNTY OF Utah)

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



*New Legal*

||| ENT 70284:2004 PG 37 of 38

Consulting Engineers and Surveyors, Inc.3302 N. Main Street, Spanish Fork, UT 84660 (801) 798-0555 Fax: (801) 798-9393 E-Mail: office@lel-eng.com**DETENTION POND**

Beginning at a point located $S0^{\circ}09'44''W$ 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 $S0^{\circ}09'44''W$ 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.

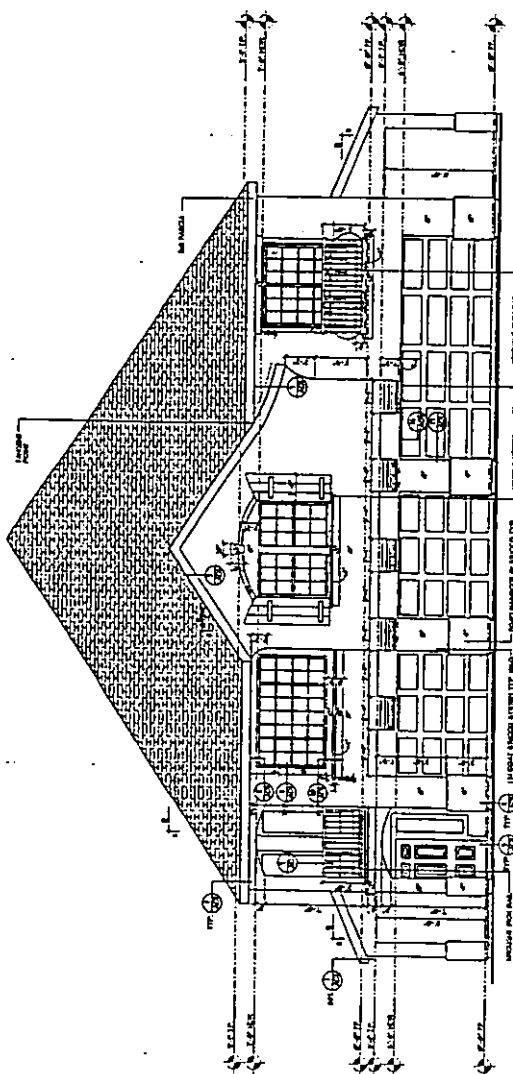
Contains: 1.10 acres

Perleman
ARCHITECTS

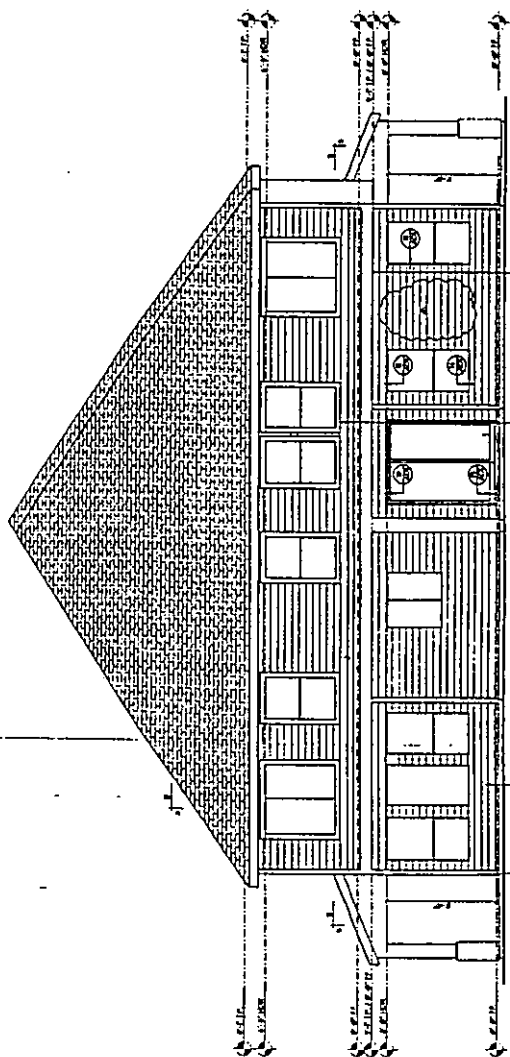
PERLEMAN ARCHITECTS OF
CALIFORNIA, INC.
20321 S.W. AVALON BL.
SUITE 100
NORTHPORT BEACH, CALIFORNIA
949 881-8200 949 851-4383 fax

Manor House
Pheasant Pointe
for Trophy Homes

University of Connecticut
DS / DA
Date May 15, 2002
Project Number 202006
Sheet Number A-3
Triplex Ext. Elev. F.R.



TRIPLEX FRONT ELEVATION



TRIPLEX REAR ELEVATION