

Susan Walker
Pheasant Hills Homeowners Association
12262 South Glaystone Lane
Draper, Utah 84020

7065710
08/24/98 08:21 AM**NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF DRAPER
12441 S 900 E
DRAPER, UT 84020
REC BY: R JORDAN ,DEPUTY - WI

NOTICE

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Public notice is hereby given that Homeowner Association of Pheasant Hills, a Planned Unit Development, for the benefit of and on behalf of the homeowners of Pheasant Hills, a Planned Unit Development and further described as Parcels 5, 6, 7, 8, is in negotiation with the City of Draper to deed the private streets of Pheasant Hills, a Planned Unit Development. Said private streets are disclosed within the following plats and further described as Parcels 1, 2, 3, and 4.

IN WITNESS WHEREOF, the Declarant executes this Notice the 21ST day of August, 1998.

"Declarant"
PHEASANT HILLS HOMEOWNERS ASSOCIATION,
A UTAH PLANNED UNIT DEVELOPMENT ASSOCIATION

by: Susan L. Walker
Susan L. Walker
President

STATE OF UTAH)
):SS
County of Salt Lake)

On the 21st day of August, 1998, personally appeared before me Susan L. Walker, the signer of the foregoing instrument, who being by me duly sworn, did say and duly acknowledge to me that she is the President of the Pheasant Hills Homeowners Association, Utah Planned Unit Development Association, and that said instrument was signed in behalf of said Association by a resolution of its Board of Directors and said President duly acknowledged to me that said Association executed the same.

Kelly D. Aldridge
Notary Public
Residing in Salt Lake
My Commission Expires:
9/23/2000



PHEASANT HILLS PLAT 1, PLANNED UNIT DEVELOPMENT, dated March 28, 1991, recorded April 9, 1991, as Entry No. 5049352, in Book 91-4, at Page 39.

PHEASANT HILLS PLAT 2, PLANNED UNIT DEVELOPMENT, dated October 29, 1991, recorded January 28, 1992, as Entry No. 5189321, in Book 92-1, at Page 11.

PHEASANT HILLS PLAT 3, PLANNED UNIT DEVELOPMENT, dated September 21, 1992, recorded November 2, 1992, as Entry No. 5364402, in Book 92-11, at Page 219.

PHEASANT HILLS PLAT 4, PLANNED UNIT DEVELOPMENT, dated May 3, 1993, recorded June 25, 1993, as Entry No. 5538249, in Book 93-6, at Page 154.

The land referred to in this Notice is situated in the State of Utah, County of Salt Lake and is described as follows:

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PARCEL 1: (Graystone Lane, Sterling Wood Cove, Sterling Hills Cove and Montane Drive within Pheasant Hills Plat 1:)

BEGINNING at the Southern most corner of lot 107, Pheasant Hills Plat 1, Planned Unit Development, as recorded with the office of the Salt Lake County Recorder, and running thence Northerly along the arc of a 130.00 Foot radius curve to the left (center bears North 39°12'54" West) through a central angle of 81°51'46" a distance of 185.741 feet to a point of tangency; thence North 31°04'40" West 279.470 feet to a point of curvature; thence Northwesterly along the arc of a 105.00 foot radius curve to the left through a central angle of 10°19'22" a distance of 18.917 feet to a point of tangency; thence North 41°24'02" West 132.891 feet to a point of curvature; thence Northwesterly along the arc of a 105.00 foot radius curve to the left through a central angle of 48°00'44" a distance of 87.987 feet to a point of tangency; thence North 89°24'45" West 253.655 Feet to a point of curvature; thence Southwesterly along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" a distance of 23.562 feet to a point on the East line of 2000 East Street; thence North 00°35'15" East along the East line of said 2000 East Street 70.00 feet; thence Southwesterly along the arc of a 15.00 foot radius curve to the left (center bears South 89°24'45" East) through a central angle of 90°00'00" a distance of 23.562 feet to a point of tangency; thence South 89°24'45" East 224.878 feet to a point of curvature; thence Northeasterly along the arc of a 20.00 foot radius curve to the left through a central angle of 90°00'00" a distance of 31.416 feet to a point of tangency; thence North 00°35'15" East 48.418 feet to a point of curvature; thence Northerly along the arc of a 320.00 foot radius curve to the right through a central angle of 16°30'26" a distance of 92.194 feet; thence North 58°03'48" East 68.319 feet; thence Southerly along the arc of a 280.00 foot radius curve to the left (center bears South 62°17'19" East) through a central angle of 27°07'26" a distance of 132.552 feet to a point of tangency; thence South 00°35'15" West 58.570 Feet to a point of curvature; thence Southeasterly along the arc of a 20.00 foot radius curve to the left through a central angle of 71°54'50" a distance of 25.103 feet to a point of reverse curvature; thence Southeasterly along the arc of a 145.00 foot radius curve to the right through a central angle of 29°55'34" a distance of 75.735 feet to a point of tangency; thence South 41°24'02" East 96.358 feet to a point of curvature; thence Easterly along the arc of a 20.00 foot radius curve to the left through a central angle of 101°09'36" a distance of 35.312 Feet to a point of tangency; thence North 37°26'22" East 176.148 feet to a point of curvature; thence Northerly along the arc of a 20.00 foot radius curve to the left through a central angle of 52°01'12" a distance of 18.158 feet to a point of reverse curvature; thence along the arc of a 45.00 foot radius curve to the right through a central angle of 284°02'25" a distance of 223.085 feet to a point of reverse curvature; thence Southwesterly along the arc of a 20.00 foot radius curve to the left through a central angle of 52°01'12" a distance of 18.158 Feet to a point of tangency; thence South 37°26'22" West 197.728 feet to a point of curvature; thence Southerly along the arc of a 20.00 foot radius curve to the left through a central angle of 68°31'02" a distance of 23.917 feet to a point of tangency; thence South 31°04'40" East 262.633 feet to a point of curvature; thence Southeasterly along the arc of a 170.00 foot radius curve to the right through a central angle of 37°00'37" a distance of 109.812 feet to a point of reverse curvature; thence Southeasterly along the arc of a 20.00 foot radius curve to the left through a central angle of 77°50'48" a distance of 27.174 feet to a point of tangency; thence South 71°54'52" East 12.953 feet to a point of curvature; thence Easterly along the arc of a 20.00 foot radius curve to the left through a central angle of 52°01'12" a distance of 18.158 feet to a point of reverse curvature; thence along the arc of a 45.00 radius curve to the right through a central angle of 284°02'25" a distance 223.085 feet to a point of reverse curvature; thence Northwesterly along the arc of a 20.00 foot radius curve to the left through a central angle of 52°01'12" a distance of 18.158 feet to a point of tangency; thence North 71°54'52" west 12.953 feet to a point of curvature; thence Westerly along the arc of

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20.00 foot radius curve to the left through a central angle of 77°50'48" a distance of 27.174 feet to a point of reverse curvature; thence Southwesterly along the arc of a 170.00 foot radius curve to the right through a central angle of 20°32'46" a distance of 60.962 feet to a point of tangency; thence South 50°47'06" West 7.656 feet to a point of curvature; thence Southwesterly along the arc of a 160.00 foot radius curve to the right through a central angle of 10°45'12" a distance of 30.029 feet; thence North 06°01'55" East 52.823 feet to the point of BEGINNING.

PARCEL 2: (Montane Drive and Montane Cove within Pheasant Hills Plat 2)

BEGINNING at the Southeast corner of Lot 213, Pheasant Hills Plat 2, Planned Unit Development, as recorded with the office of the Salt Lake County Recorder, said point being South 00°35'15" West along the Section line 350.349 feet and South 89°24'45" East 40.00 feet and North 89°56'47" East 273.091 feet from the West Quarter corner of Section 27, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence Northeasterly along the arc of a 320.00 Foot radius curve to the right (center bears South 72°54'20" East) through a central angle of 19°49'56" a distance of 110.764 feet to a point of reverse curvature; thence Northerly along the arc of a 20.00 foot radius curve to the left through a central angle of 83°14'37" a distance of 29.058 feet to a point of tangency; thence North 46°19'01" West 5.103 feet to a point of curvature; thence Northwesterly along the arc of a 60.00 foot radius curve to the left through a central angle of 43°33'30" a distance of 45.614 feet to a point of tangency; thence North 89°52'30" West 53.076 feet to a point of curvature; thence Westerly along the arc of a 20.00 foot radius curve to the left through a central angle of 52°01'12" a distance of 18.158 feet to a point of reverse curvature; thence along the arc of a 45.00 foot radius curve to the right through a central angle of 284°02'25" a distance of 223.085 feet to a point of reverse curvature; thence Southeasterly along the arc of a 20.00 foot radius curve to the left through a central angle of 52°01'12" a distance of 18.158 feet to a point of tangency; thence South 89°52'30" East 53.076 feet to a point of curvature; thence Southeasterly along the arc of a 100.00 foot radius curve to the right through a central angle of 43°33'30" a distance of 76.024 feet to a point of tangency; thence South 46°19'01" East 5.103 feet to a point of curvature; thence Easterly along the arc of a 20.00 foot radius curve to the left through a central angle of 83°14'37" a distance of 29.058 feet to a point of reverse curvature; thence Northeasterly along the arc of a 320.00 foot radius curve to the right through a central angle of 39°41'08" a distance of 221.646 feet to a point of tangency; thence South 89°52'30" East 190.678 feet to the Southeast corner of lot 205 of said subdivision; thence South 89°52'30" East 45.956 feet; thence South 00°07'30" West 40.00 feet to the Northeast corner of Lot 204 of said subdivision; thence North 89°52'30" West 236.634 feet to a point of curvature; thence Southwesterly along the arc of 280.00 foot radius curve to the left through a central angle of 62°24'50" a distance of 305.012 feet; thence South 58°03'48" West 68.319 feet to the point of BEGINNING.

PARCEL 3: (Montane Drive and Montane Court within Pheasant Hills Plat 3)

BEGINNING at the Northwest corner of Lot 301, Pheasant Hills Plat 3 Subdivision, as recorded with the office of the Salt Lake County Recorder, and running thence North 00°07'30" East 40.00 feet; thence Easterly along the arc of a 165.314 foot radius curve to the right (center bears South 00°07'30" West) through a central angle of 15°23'18" a distance of 44.40 feet to a point of tangency; thence South 74°29'12" East 181.439 feet to a point of curvature; thence Easterly along the arc of a 150.00 foot radius curve to the left through a central angle of 27°28'10" a distance of 71.915 feet to a point of tangency; thence North 78°02'38" East 273.616 feet to

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a point of curvature; thence Easterly along the arc of a 140.00 foot radius curve to the right through a central angle of 43°09'29" a distance of 105.455 feet to a point of tangency; thence South 58°47'53" East 38.166 feet to a point of curvature; thence Easterly along the arc of a 20.00 foot radius curve to the left through a central angle of 90°29'00" a distance of 31.585 feet to a point on the Westerly right-of-way line of Pioneer Road; thence Southwesterly along the arc of a 2043.440 foot radius curve to the right (center bears North 59°16'53" West) through a central angle of 02°15'56" a distance of 80.80 feet; thence Northwesterly along the arc of a 20.00 foot radius curve to the left (center bears North 57°00'57" West) through a central angle of 91°46'56" a distance of 32.038 feet to a point of tangency; thence North 58°47'53" West 37.259 feet to a point of curvature; thence Westerly along the arc of a 100.00 foot radius curve to the left through a central angle of 43°09'29" a distance of 75.325 feet to a point of tangency; thence South 78°02'38" West 273.616 feet to a point of curvature; thence Southwesterly along the arc of a 190.00 foot radius curve to the right through a central angle of 02°45'18" a distance of 9.136 feet to a point of reverse curvature; thence Southerly along the arc of a 20.00 foot radius curve to the left through a central angle of 113°04'39" a distance of 39.472 to a point of tangency; thence South 32°16'44" East 55.630 feet to a point of curvature; thence Southeasterly along the arc of a 20.00 foot radius curve to the left through a central angle of 52°01'12" a distance of 18.159 feet to a point of reverse curvature; thence along the arc of a 45.00 foot radius curve to the right through a central angle of 284°02'25" a distance of 223.085 feet to a point of reverse curvature; thence Northerly along the arc of a 20.00 foot radius curve to the left through a central angle of 52°01'12" a distance of 18.159 feet to a point of tangency; thence North 32°16'44" West 115.202 feet to a point of curvature; thence Northwesterly along the arc of a 20.00 foot radius curve to the left through a central angle of 42°12'29" a distance of 14.733 feet to a point of tangency; thence North 74°29'12" West 171.368 feet to a point of curvature; thence Westerly along the arc of a 125.314 foot radius curve to the left through a central angle of 15°23'18" a distance of 33.657 feet to the point of BEGINNING.

PARCEL 4: (Graystone Lane and Graystone Court within Pheasant Hills Plat 4)

BEGINNING at the Southeast corner of Lot 401 Pheasant Hills Plat 4, Planned Unit Development, as recorded with the office of the Salt Lake County Recorder, and running thence South 06°01'55" West 52.823 feet; thence Westerly along the arc of a 160.00 foot radius curve to the right (center bears North 28°27'38" West) through a central angle of 72°47'10" a distance of 203.257 feet to a point of reverse curvature; thence Northwesterly along the arc of a 1905.00 foot radius curve to the left through a central angle of 06°06'26" a distance of 203.056 feet to a point of compound curvature; thence Westerly along the arc of a 20.00 foot radius curve to the left through a central angle of 128°52'49" a distance of 44.988 feet to a point of tangency; thence South 00°39'43" East 82.406 feet to a point of curvature; thence Southeasterly along the arc of a 20.00 foot radius curve to the left through a central angle of 52°01'12" a distance of 18.158 feet to a point of reverse curvature; thence along the arc of a 45.00 foot radius curve to the right through a central angle of 284°02'25" a distance of 223.084 feet to a point of reverse curvature; thence Northerly along the arc of a 20.00 foot radius curve to the left through a central angle of 52°01'12" a distance of 18.158 feet to a point of tangency; thence North 00°39'43" West 122.48 feet to a point of curvature; thence Northwesterly along the arc of a 20.00 foot radius curve to the left through a central angle of 45°55'15" a distance of 16.029 feet to a point of reverse curvature; thence along the arc of a 37.50 foot radius curve to the right through a central angle of 218°53'08" a distance of 143.26 feet to a point of reverse curvature; thence Southeasterly along the arc of a 20.00 foot radius curve to the left through a central angle of 45°18'56" a distance of 15.819 feet to a point of reverse curvature; thence

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Southeasterly along the arc of a 1945.00 foot radius curve to the right through a central angle of 07°20'18" a distance of 249.113 feet to a point of reverse curvature; thence Easterly along the arc of a 120.00 foot radius curve to the left through a central angle of 83°32'26" a distance of 174.967 feet; thence North 50°47'06" East 7.656 feet to the point of BEGINNING.

PARCEL 5:

All of Lots 101 through 119, Pheasant Hills Plat 1, A Planned Unit Development according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

PARCEL 6:

All of Lots 201 through 213, Pheasant Hills Plat 2, A Planned Unit Development according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

PARCEL 7:

All of Lots 301 through 313, Pheasant Hills Plat 3, A Planned Unit Development, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

PARCEL 8:

All of Lots 401 through 413, Pheasant Hills Plat 4, A Planned Unit Development, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.