

WHEN RECORDED, RETURN TO:

~~Lehi City Attorney~~  
~~150 West 100 East~~  
~~Lehi, Utah 84043~~

**LEHI CITY  
PLANNING DEPT.  
99 WEST MAIN, STE. # 100  
LEHI, UTAH 84043**

ENT 84870:2008 PG 1 of 13  
**RANDALL A. COVINGTON**  
**UTAH COUNTY RECORDER**  
2008 Jul 29 1:35 pm FEE 0.00 BY EO  
RECORDED FOR LEHI CITY CORPORATION

**NOTICE OF APPROVAL**

The LEHI PLANNING AND ZONING DEPARTMENT (the "Planning Department") is the appropriate municipal body authorized under § 10-9a-608(7), *Utah Code Ann.* (2008) of the Municipal Land Use, Development, and Management Act (the "Act") to approve an exchange of title between owners of record of adjacent parcels.

Leisure Villas, Inc., a Utah corporation ("Leisure Villas"), as successor-in-interest to Redwood Group, LLC, a Utah limited liability company, is the developer of that certain project known as Willow Park Villas, a Planned Unit Development, located in Lehi City, Utah County, Utah ("Community"). The Community was created pursuant to the recordation of that certain Declaration of Covenants, Conditions, Easements and Restrictions for Willow Park Villas, a Planned Unit Development ("Declaration"), recorded on July 18, 2006, as Entry No. 90907:2006, in the official records of Utah County, Utah, and that certain Willow Park Villas, a Planned Unit Development, Plat "A" Subdivision ("Plat"), recorded on July 10, 2006, as Entry No. 90906:2006 in the official records of Utah County, Utah. Willow Park Villas Owners Association, Inc., a Utah nonprofit corporation ("Association"), is the homeowners association for the Community organized for the purposes set forth in the Declaration. Pursuant to the Declaration, the Board of Directors of the Association has the authority to act on behalf of the owners in the Community and to purchase, otherwise acquire, and accept title to, in the name of the Association, any personal property and/or interest in real property, and to convey or transfer any interest in real property.

Leisure Villas is the owner of legal and equitable title to certain parcels of real property known as Lots 45, 46, 47 and 48 in the Community more particularly described in the attached Exhibit "A" ("Original Lots"). Pursuant to § 10-9a-606 of the Act, Leisure Villas and certain other fee title owners of the lots located within the Community (collectively referenced as the "Lot Owners") own a respective undivided ownership interest in that certain parcel of real property and improvements labeled as "Community Area" on the Plat ("Community Area"). In accordance with Section 2.12 of the Declaration, Leisure Villas reserved the exclusive and unilateral right to effectuate minor realignment and adjustment of lot boundary lines for purposes of proper configuration and final engineering of the Community; provided that any such realignment and adjustment does not affect any existing residence or improvement (other than landscaping) on the affected lot.

Pursuant to the provisions of § 10-9a-608(7) of the Act, Leisure Villas and the Association on behalf of the Lot Owners desire to exchange title to portions of the Original Lots and the adjacent Community Areas (the "Exchange"), as such affected Community Areas are described in the attached Exhibit "B", to facilitate proper configuration and final engineering of the Community. In accordance with the terms of § 10-9a-608(7)(b) of the Act and Section 2.12 of the Declaration, the Exchange is not in violation of any land use ordinance and does not affect any existing residence or improvement (other than landscaping) on the Original Lots. Following the Exchange, the Original Lots will consist of the property more particularly described in the attached Exhibit "C" and the Community Area will consist of the property more particularly described in the attached Exhibit "D", as such property is also depicted in the attached Exhibit "E". The five Exhibits attached hereto are incorporated herein by this reference.

NOTICE IS HEREBY GIVEN that pursuant to the provisions of §10-9a-608(7) of the Act, the Planning Department hereby approves the Exchange between Leisure Villas and the Association on behalf of the Lot Owners. This Notice of Approval does not act as a conveyance of title to real property and Leisure Villas and the Association must execute appropriate conveyance documents in order to complete the Exchange.

EXECUTED as of 7/29, 2008.

**PLANNING DEPARTMENT:**

LEHI PLANNING AND ZONING  
DEPARTMENT

By: *Diana Webb*  
Diana Webb, City Planning Director

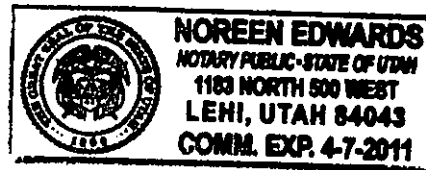
STATE OF UTAH                    )  
  :SS.  
COUNTY OF UTAH                )

The foregoing instrument was acknowledged before me this 29 day of  
July, 2008, by Diana Webb, the ~~President of Willow Park Villas~~  
~~Owners Association, Inc., a Utah nonprofit corporation.~~ Lehi City Planning Director

*Noreen Edwards*  
NOTARY PUBLIC  
Residing at: Lehi UT

My Commission expires:

4-7-11



**LEISURE VILLAS:**

LEISURE VILLAS, INC.,  
a Utah corporation

By: *[Signature]*  
Its: President

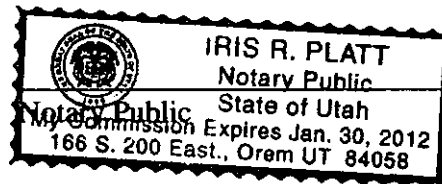
ASSOCIATION:

WILLOW PARK VILLAS OWNERS  
ASSOCIATION, INC.,  
a Utah nonprofit corporation

By: [Signature]  
Its: President

STATE OF UTAH )  
COUNTY OF Utah ) :ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 2008, by Larry Lindstrom, the President of Leisure Villas, Inc., a Utah corporation.

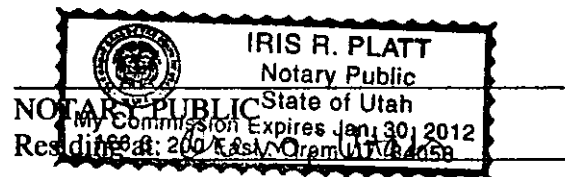


My Commission expires:

January 30, 2012

STATE OF UTAH )  
COUNTY OF UTAH ) :ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 2008, by Larry Lindstrom, the President of Willow Park Villas Owners Association, Inc., a Utah nonprofit corporation.



My Commission expires:

January 30, 2012

**EXHIBIT "A"**

**ORIGINAL LOTS**

All of Lots 45, 46, 47 and 48 of as set forth on WILLOW PARK VILLAS,  
A PLANNED UNIT DEVELOPMENT, PLAT "A" Subdivision, duly  
recorded July 10, 2006, as Entry No. 90906:2006 in the official records of  
Utah County, Utah.

**EXHIBIT "B"**

**AFFECTED COMMUNITY AREA**

**LOT 45 ORIGINAL COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 513.24 feet along the section line and EAST 1,781.68 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°01'23" West 60.00 feet; thence North 00°58'37" East 7.22 feet; thence South 89°01'23" East 60.00 feet; thence South 00°58'37" West 7.22 feet to the point of beginning.

Containing 434 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 46 ORIGINAL COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 421.43 feet along the section line and EAST 1,769.35 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 45°58'37" West 2.79 feet; thence North 89°01'23" West 47.50 feet; thence North 00°58'37" East 1.98 feet; thence South 89°01'23" East 49.48 feet to the point of beginning.

Containing 96 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 47 ORIGINAL COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 423.30 feet along the section line and EAST 1,659.90 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°01'23" East 60.00 feet; thence South 00°58'37" West 1.98 feet; thence North 89°01'23" West 60.00 feet; thence North 00°58'37" East 1.98 feet to the point of beginning.

Containing 118 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 48 ORIGINAL COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 515.29 feet along the section line and EAST 1,661.70 feet from the West Quarter Corner of Section 18, Township 5 South,

Range 1 East, Salt Lake Base and Meridian; thence North  $00^{\circ}58'37''$  East 7.22 feet; thence South  $89^{\circ}01'23''$  East 60.00 feet; thence South  $00^{\circ}58'37''$  West 7.22 feet; thence North  $89^{\circ}01'23''$  West 60.00 feet to the point of beginning.

Containing 434 square feet, more or less.

Basis of Bearings: North  $00^{\circ}08'52''$  West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**EXHIBIT "C"**

**NEW LOTS**

**LOT 45 NEW DESCRIPTION:**

Commencing at a point being North 00°08'52" West 470.89 feet along the section line and EAST 1,720.84 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°58'37" East 50.60 feet; thence South 89°01'23" East 60.00 feet; thence South 00°58'37" West 50.60 feet; thence North 89°01'23" West 60.00 feet to the point of beginning.

Containing 3,036 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 46 NEW DESCRIPTION:**

Commencing at a point being North 00°08'52" West 470.89 feet along the section line and EAST 1,720.84 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°01'23" East 60.00 feet; thence South 00°58'37" West 38.10 feet; thence South 45°58'37" West 17.68 feet; thence North 89°01'23" West 47.50 feet; thence North 00°58'37" East 50.60 feet to the point of beginning.

Containing 2,958 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 47 NEW DESCRIPTION:**

Commencing at a point being North 00°08'52" West 470.89 feet along the section line and EAST 1,720.84 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°58'37" West 50.60 feet; thence North 89°01'23" West 60.00 feet; thence North 00°58'37" East 50.60 feet; thence South 89°01'23" East 60.00 feet to the point of beginning.

Containing 3,036 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said section.

**LOT 48 NEW DESCRIPTION:**

Commencing at a point being North 00°08'52" West 470.89 feet along the section line and EAST 1,720.84 feet from the West Quarter Corner of Section 18, Township 5 South,



Range 1 East, Salt Lake Base and Meridian; thence North  $89^{\circ}01'23''$  West 60.00 feet; thence North  $00^{\circ}58'37''$  East 50.60 feet; thence South  $89^{\circ}01'23''$  East 60.00 feet; thence South  $00^{\circ}58'37''$  West 50.60 feet to the point of beginning.

Containing 3,036 square feet, more or less.

Basis of Bearings: North  $00^{\circ}08'52''$  West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**EXHIBIT "D"**

**NEW COMMUNITY AREA**

**LOT 45 NEW COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 513.24 feet along the section line and EAST 1,781.68 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°01'23" East 11.33 feet; thence South 00°58'37" West 46.00 feet; thence North 89°01'23" West 11.33 feet; thence North 00°58'37" East 46.00 feet to the point of beginning.

Containing 521 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 46 NEW COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 421.43 feet along the section line and EAST 1,769.35 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 45°58'37" East 14.88 feet; thence North 00°58'37" East 35.48 feet; thence South 89°01'23" East 11.33 feet; thence South 00°58'37" West 33.50 feet; thence South 45°58'37" West 17.68 feet; thence North 89°01'23" West 9.36 feet to the point of beginning.

Containing 499 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 47 NEW COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 423.30 feet along the section line and EAST 1,659.90 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°01'23" West 0.67 feet; thence North 00°58'37" East 46.00 feet; thence South 89°01'23" East 0.67 feet; thence South 00°58'37" West 46.00 feet to the point of beginning.

Containing 31 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 48 NEW COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 515.29 feet along the section line and EAST 1,661.70 Feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°58'37" West 46.00 feet; thence North 89°01'23" West 0.67 feet; thence North 00°58'37" East 46.00 feet; thence South 89°01'23" East 0.67 feet to the point of beginning.

Containing 31 square feet, more or less.

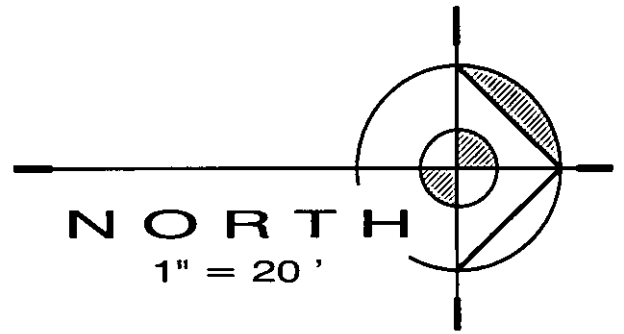
Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**EXHIBIT "E"**

**DEPICTION OF EXCHANGE AND  
RESULTING NEW LOTS AND COMMUNITY AREAS**

The depiction is attached hereto and incorporated herein by this reference.

EXHIBIT "E"



NEW COMMUNITY AREA ENT 84870:2008 PG 13 of 13

200 SOUTH ST.

