

1272

8660554  
05/22/2003 03:10 PM 104.00  
Book - 8802 Pg - 3345-3356  
GARY W. QTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST VALLEY CITY  
3600 CONSTITUTION BLVD  
WVC UT 84119-3720  
BY: RDJ, DEPUTY - WI 12 P.

8660554

DECLARATION OF ANNEXATION NO.6  
TO DECLARATION FOR  
THE TOWNS AT HUNTER VILLAGE  
AN EXPANDABLE CONDOMINIUM PROJECT

THIS DECLARATION OF ANNEXATION is made and executed this 18  
day of Feb, 2003, by McARTHUR HUNTER TOWNS, L.C., a Utah limited liability  
company (the "Declarant"), pursuant to the provisions of the Utah Condominium  
Ownership Act (the "Act").

RECITALS

A. On the 14th day of December, 2001, the Declaration for the Towns at  
Hunter Village, an expandable condominium project (the "Declaration") was  
recorded in the office of the Salt Lake County Recorder, in Book 8541, beginning at  
Page 2676, and as Entry Number 8091485, by the Declarant.

B. In Article III of the Declaration, the Declarant reserved the right, by its  
unilateral action, on one or more occasions, to expand the condominium project by  
filing a Declaration of Annexation describing that portion of the property described in  
Exhibit "E", attached to the Declaration, that is being added to the condominium  
project by such Declaration of Annexation.

NOW THEREFORE, the Declarant, pursuant to the provisions contained in  
Article III of the Declaration, hereby declares its intention to add additional property  
to the condominium project, to be governed by and subject to the Declaration in  
every respect as if such additional property were part of the property comprising  
Phases 1 and 2 as described in Exhibit "A" to the Declaration.

1. Effective on the date upon which this Declaration of Annexation is  
recorded in the office of the Salt Lake County Recorder, the property described in  
Exhibit "I" attached hereto and incorporated herein by this reference, is added to the  
condominium project as Phase 8, subject to the provisions contained in the  
Declaration which shall govern the development, improvement, use and enjoyment  
of such additional property.

2. Exhibit "D" to the Declaration is hereby amended, so that the Units in  
Phases 1 through 8 of the Project shall carry the Par Values and Percentage  
Interests shown in Exhibit "II" attached hereto and incorporated herein by this  
reference as of the effective date of this Declaration of Annexation.

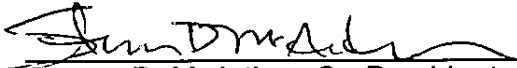
BK8802PG3345

3. The survey map for said Phase 8, evidencing the Declarant's intent to create an additional phase for condominiums in the Project, is attached hereto as Exhibit "III" and incorporated herein by this reference. The property comprising said Phase 8 is hereby subjected to and bound and governed by the terms, covenants and conditions of the Declaration and by the provisions of the Utah Condominium Ownership Act.

IN WITNESS WHEREOF, the undersigned being the Declarant, has caused this instrument to be executed on the day and year first above written.

limited  
McARTHUR HUNTER TOWNS, L.C., a Utah  
liability company

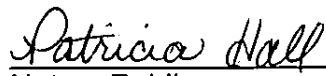
By: McARTHUR HOMES, INC., Manager

  
\_\_\_\_\_  
Steven D. McArthur, Co-President

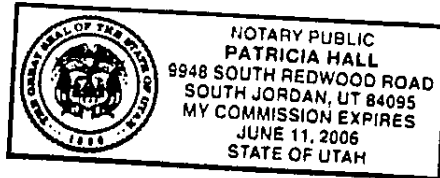
STATE OF UTAH

COUNTY OF SALT LAKE

On the 15<sup>th</sup> day of Feb, 2003, personally appeared before me Steven D. McArthur, who being by me duly sworn, did say that he is the Co-President of McArthur Homes, Inc., when is the Manager of McArthur Hunter Towns, L.C., and that said instrument was acknowledged on behalf of said McArthur Hunter Towns, L.C., by authority, and said Steven D. McArthur duly acknowledged to me that he is such Co-President of said corporation and executed the same on behalf of McArthur Homes Inc., as manager of McArthur Hunter Towns, L.C.

  
\_\_\_\_\_  
Notary Public  
Residing at: Salt Lake County

Commission Expires: 6-11-03



BK 8802 PG 3346

**EXHIBIT I**

***The Towns at Hunter Village  
Phase 8 Legal Description***

Beginning at a point which is S89°56'56"W along the Section Line, 204.54 feet and N00°03'04"W, 450.29 feet from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence S72°03'26"W, 119.14 feet; thence Northwesterly 50.90 feet along the arc of a 109.00 foot radius curve to the left, (chord bears N28°40'28"W, 50.44 feet); thence S47°56'54"W, 19.00 feet; thence Northwesterly 75.21 feet along the arc of a 90.00 foot radius curve to the left, (chord bears N65°59'30"W, 73.04 feet); thence N89°55'55"W, 131.98 feet; thence North, 128.07 feet; thence East, 186.75 feet; thence Northeasterly 66.43 feet along the arc of a 120.00 foot radius curve to the left, (chord bears N74°08'32"E, 65.58 feet); thence N57°16'04"E, 17.93 feet; thence Southeasterly 24.54 feet along the arc of a 15.00 foot radius curve to the right, (chord bears S75°51'28"E, 21.90 feet); thence Southeasterly 102.19 feet along the arc of a 481.50 foot radius curve to the right, (chord bears S22°54'12"E, 102.00 feet); thence S16°49'23"E, 84.70 feet to the point of beginning.

Contains 49,326 Square Feet or 1.13 Acres

14-27-376-011

**EXHIBIT "II"**  
**AMENDED OWNERSHIP INTEREST TABLE**

UNIT NUMBER

Phase 1

Common Area                      None

Phase 2

Building 117

W                                      1/72nd or 1.3889%

C                                      1/72nd or 1.3889%

E                                      1/72nd or 1.3889%

Building 118

W                                      1/72nd or 1.3889%

C                                      1/72nd or 1.3889%

E                                      1/72nd or 1.3889%

Building 119

W                                      1/72nd or 1.3889%

C                                      1/72nd or 1.3889%

E                                      1/72nd or 1.3889%

Building 120

W                                      1/72nd or 1.3889%

C                                      1/72nd or 1.3889%

E 1/72nd or 1.3889%

Phase 3

Building 101

N 1/72nd or 1.3889%

C 1/72nd or 1.3889%

S 1/72nd or 1.3889%

Building 102

N 1/72nd or 1.3889%

C 1/72nd or 1.3889%

S 1/72nd or 1.3889%

Building 103

N 1/72nd or 1.3889%

C 1/72nd or 1.3889%

S 1/72nd or 1.3889%

Building 104

N 1/72nd or 1.3889%

C 1/72nd or 1.3889%

S 1/72nd or 1.3889%

Phase 4

Building 105

N 1/72nd or 1.3889%  
C 1/72nd or 1.3889%  
S 1/72nd or 1.3889%

Building 106

N 1/72nd or 1.3889%  
C 1/72nd or 1.3889%  
S 1/72nd or 1.3889%

Building 107

N 1/72nd or 1.3889%  
C 1/72nd or 1.3889%  
S 1/72nd or 1.3889%

Building 116

W 1/72nd or 1.3889%  
C 1/72nd or 1.3889%  
E 1/72nd or 1.3889%

Phase 5

Common Area None

Phase 6

Building 108

W 1/72nd or 1.3889%  
C 1/72nd or 1.3889%

E 1/72nd or 1.3889%

Building 109

W 1/72nd or 1.3889%

C 1/72nd or 1.3889%

E 1/72nd or 1.3889%

Building 114

W 1/72nd or 1.3889%

C 1/72nd or 1.3889%

E 1/72nd or 1.3889%

Building 115

W 1/72nd or 1.3889%

C 1/72nd or 1.3889%

E 1/72nd or 1.3889%

Phase 7

Building 110

N 1/72nd or 1.3889%

C 1/72nd or 1.3889%

S 1/72nd or 1.3889%

Building 111

N 1/72nd or 1.3889%

C 1/72nd or 1.3889%

S 1/72nd or 1.3889%

Building 112

N 1/72nd or 1.3889%

C 1/72nd or 1.3889%

S 1/72nd or 1.3889%

Building 113

N 1/72nd or 1.3889%

C 1/72nd or 1.3889%

S 1/72nd or 1.3889%

Phase 8

Building 201

N 1/72nd or 1.3889%

C 1/72nd or 1.3889%

S 1/72nd or 1.3889%

Building 202

W 1/72nd or 1.3889%

C 1/72nd or 1.3889%

E 1/72nd or 1.3889%

Building 203

W 1/72nd or 1.3889%



C 1/72nd or 1.3889%

E 1/72nd or 1.3889%

Building 204

W 1/72nd or 1.3889%

C 1/72nd or 1.3889%

E 1/72nd or 1.3889%

**EXHIBIT "III"**

**THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 8 MAP**

**EXHIBIT "III"**

**THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 8 MAP**

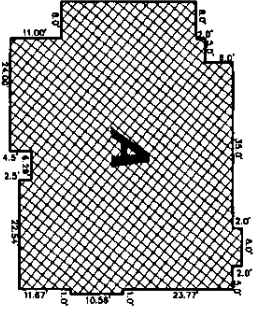
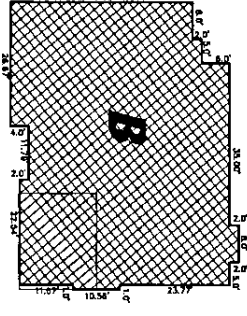
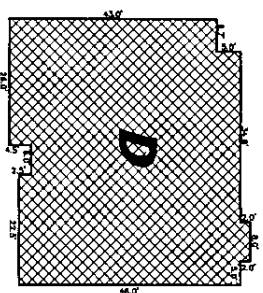
BK8802PG3354



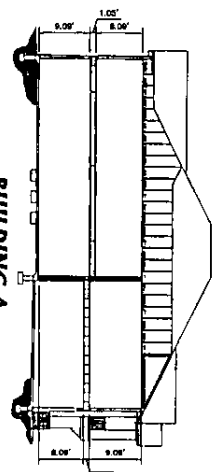
# THE TOWNS AT HUNTER VILLAGE PHASE 8

FOR FLOOR ELEVATIONS  
SEE TABLES THIS SHEET

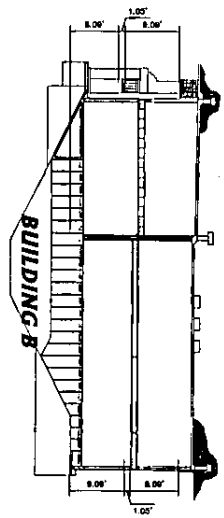
UNIT TYPE	PLAN NAME
A-1	BANBURN
A-2	WINDSOR-A
A-3	LANCASTER
B-1	WINDSOR-B
B-2	DOVER
B-3	ASHBY
D-1	WINDSOR-D
D-2	WINDSOR
D-3	WINDSOR
D-4	WINDSOR
D-5	WINDSOR
D-6	WINDSOR
D-7	AMSTERLEY



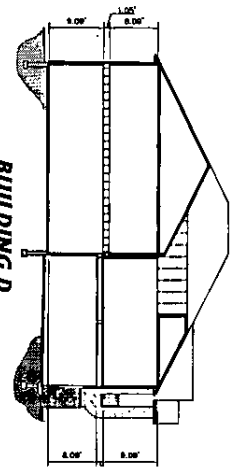
GROUND LEVEL DIMENSIONS  
(NOT TO SCALE)



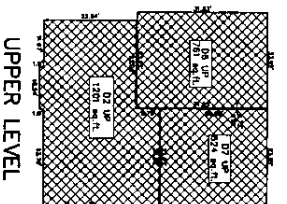
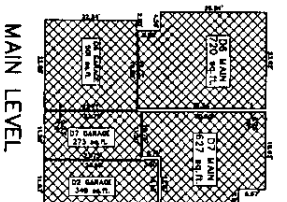
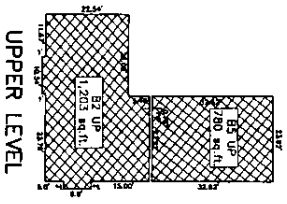
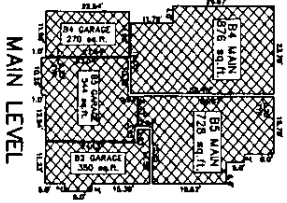
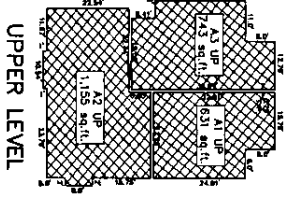
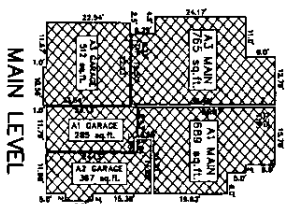
BUILDING A



BUILDING B



BUILDING D



BUILDING A  
(NOT TO SCALE)

BUILDING B  
(NOT TO SCALE)

BUILDING D  
(NOT TO SCALE)

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4306.00	4314.14	3437 SOUTH BANBURN WAY
N	B-5	4306.00	4315.14	3439 SOUTH BANBURN WAY
S	B-4	4306.00		3441 SOUTH BANBURN WAY

BUILDING 201

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4304.30	4313.34	6856 WEST BANBURN WAY
E	B-5	4304.30	4314.34	6858 WEST BANBURN WAY
W	B-4	4304.30		6860 WEST BANBURN WAY

BUILDING 203

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
E	D-8	4303.70	4314.64	6846 WEST BANBURN WAY
C	D-2	4303.70	4313.64	6848 WEST BANBURN WAY
W	D-7	4303.70	4314.64	6850 WEST BANBURN WAY

BUILDING 202

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
E	D-8	4304.80	4314.04	6872 WEST BANBURN WAY
C	D-2	4304.80	4313.04	6874 WEST BANBURN WAY
W	D-7	4304.80	4314.04	6876 WEST BANBURN WAY

BUILDING 204

2.2

PROJECT NO.	DATE	DESCRIPTION	BY	DATE
2.2	12/13/23	ISSUED FOR PERMITS	AM	12/13/23
	12/13/23	ISSUED FOR PERMITS	AM	12/13/23
	12/13/23	ISSUED FOR PERMITS	AM	12/13/23

Shanley Consulting Inc.  
200 S. 700 E. Ste. 300  
Salt Lake City, UT  
84143  
Tel: 801.241.1000  
Fax: 801.241.1071  
www.shanley.com