

DECLARATION OF ANNEXATION  
OF  
PHASES SIX, SEVEN, AND EIGHT OF HIDDEN VALLEY HEIGHTS

This Declaration of Annexation is prepared pursuant to Article 12, of the Declaration of Covenants Conditions and Restrictions of Hidden Valley Heights (the "Declaration") which was recorded August 17, 2004, as Entry No. 00895718, in Book 1663, at Pages 0223-0250, records of the Washington County Recorder, State of Utah.

Declarant desires to annex the following described property as a part of, and it is Declarant's intention that the property shall be subject to, the Declaration referred to above, and any amendments thereto.

*See Exhibit "A" that is attached hereto and incorporated herein by this reference.*

Any required consents and approvals have been given.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set his hand and seal this 22 day of March, 2005.

DECLARANT  
SALISBURY DEVELOPMENT, L.C.

By: Tyler Vranes

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

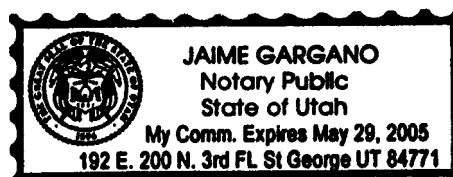
On this 22<sup>nd</sup> day of March, 2005, before me personally appeared TYLER VRANES whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is an authorized agent of SALISBURY DEVELOPMENT, L.C., a Utah limited liability company and that the foregoing document was signed by him on behalf of that Company by proper authority and he acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.

Jaime Gargano  
NOTARY PUBLIC

Address: \_\_\_\_\_

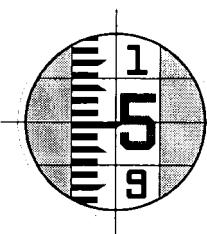
My Commission Expires: \_\_\_\_\_

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00934410 Bk 1725 Pg 2255

# **Exhibit "A"**



**LARSEN & MALMQUIST, INC.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**

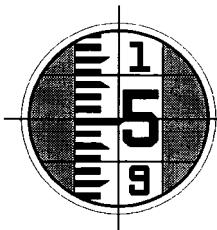
1574 West 1700 South • Salt Lake City, Utah 84104 • (801) 972-2634

**Revised  
Legal Description  
For Phase Six of the  
Hidden Valley Townhomes P.U.D.**

A parcel of ground located in the Southeast Quarter of Section 7, Township 43 South, Range 15 West, Salt Lake Base and Meridian being more particularly described as follows:

Beginning at a point North 41°04'36" West 302.88 feet from the Southeast Corner of Section 7, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North 64°22'48" West 136.19 feet; thence North 48°07'43" West 185.61 feet; thence North 24°23'34" East 81.98 feet; thence South 64°46'42" East 71.20 feet; thence South 50°01'38" East 81.92 feet; thence North 39°17'52" East 65.33 feet; thence North 24°41'16" East 206.94 feet; thence North 51°04'54 West 66.40 feet; thence North 27°50'32" East 123.49 feet to a point on a 232.00 foot radius curve to the right, the radius point of which bears South 35°35'35" West; thence along the arc of said curve 229.26 feet through a central angle of 56°37'07"; thence South 65°34'10" East 68.57 feet; thence South 25°37'24" East 16.48 feet; thence South 24°32'12" West 170.41 feet; thence South 15°03'54" West 123.08 feet; thence South 63°11'12" West 109.20 feet to the point of beginning.

Contains: 108,379.72 sq.ft. or 2.48 acres



**LARSEN & MALMQUIST, INC.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**

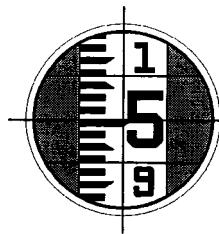
1574 West 1700 South • Salt Lake City, Utah 84104 • (801) 972-2634

**Legal Description  
 For Phase Seven of the  
 Hidden Valley Townhomes P.U.D.**

A parcel of ground located in the Southeast Quarter of Section 7 and the Northeast Quarter of Section 18, Township 43 South, Range 15 West, Salt Lake Base and Meridian being more particularly described as follows:

Beginning at a point on the Northerly line of Desert Hills Drive said point being South  $01^{\circ}11'39''$  West along the section line 24.23 feet from the Southeast Corner of Section 7, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence Southwesterly along said Northerly line the following (4) courses: thence North  $88^{\circ}45'24''$  West 25.06 feet; thence North  $88^{\circ}46'45''$  West 69.33 feet to a point of a 433.00 foot radius curve to the left, the radius point of which bears South  $01^{\circ}13'15''$  West; thence Southwesterly along the arc of said curve 334.87 feet through a central angle of  $44^{\circ}18'39''$ ; thence South  $46^{\circ}54'38''$  West 73.81 feet; thence North  $43^{\circ}05'22''$  West 276.73 feet; thence North  $00^{\circ}00'05''$  West 57.95 feet; thence North  $46^{\circ}59'56''$  East 85.05 feet; thence North  $20^{\circ}18'27''$  East 94.85 feet; thence North  $24^{\circ}23'34''$  East 212.37 feet; thence South  $48^{\circ}07'43''$  East 185.61 feet; thence South  $64^{\circ}22'48''$  East 136.19 feet; thence South  $11^{\circ}13'46''$  West 100.60 feet; thence South  $88^{\circ}02'08''$  East 154.38 feet; thence South  $23^{\circ}14'38''$  East 161.70 feet to the point of beginning.

Contains: 183,949 sq.ft. or 4.2 acres



**LARSEN & MALMQUIST, INC.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**

1574 West 1700 South • Salt Lake City, Utah 84104 • (801) 972-2634

**Legal Description  
 For Phase Eight of the  
 Hidden Valley Townhomes P.U.D.**

A parcel of ground located in the Southeast Quarter of Section 7, the Southwest Quarter of Section 8, the Northeast Quarter of Section 18, and the Northwest Quarter of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian being more particularly described as follows:

Beginning at a point on the Northerly line of Desert Hills Drive, said point also being South  $01^{\circ}11'39''$  West along the section line 24.23 feet from the Southeast Corner of Section 7, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North  $23^{\circ}14'38''$  West 161.70 feet; thence North  $88^{\circ}02'08''$  West 154.38 feet; thence North  $11^{\circ}13'46''$  East 100.60 feet; thence North  $63^{\circ}11'12''$  East 109.20 feet; thence North  $15^{\circ}03'54''$  East 123.08 feet; thence North  $24^{\circ}32'12''$  East 170.41 feet; thence South  $25^{\circ}37'24''$  East 53.35 feet; thence South  $89^{\circ}23'46''$  East 42.68 feet; thence North  $64^{\circ}22'36''$  East 47.22 feet; thence South  $73^{\circ}25'29''$  East 62.34 feet to a point on a 1141.51 foot non-tangent curve to the left, the radius point of which bears South  $73^{\circ}25'29''$  East, said point also being on the Westerly line of 840 East Street; thence Southerly along said Westerly line the following (3) courses: thence Southerly along the arc of said curve 305.75 feet through a central angle of  $15^{\circ}20'47''$ ; thence South  $01^{\circ}13'44''$  West 206.20 feet to a point of a 25.00 foot radius curve to the right, the radius point of which bears North  $88^{\circ}46'16''$  West; thence Westerly along the arc of said curve 39.27 feet through a central angle of  $90^{\circ}00'00''$ ; thence North  $88^{\circ}45'24''$  West 92.68 feet to the point of beginning.

Contains: 119,517 sq.ft. or 2.7 acres