

14235801 B: 11488 P: 9115 Total Pages: 4  
05/02/2024 04:46 PM By: csummers Fees: \$116.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MERIDIAN TITLE COMPANY  
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

Recorded at the Request of:  
Midvale Mill Development Corporation  
273 N East Capital St.  
Salt Lake City, UT 84193

Record against the property  
described in Exhibit A

**SUPPLEMENTAL DECLARATION  
FOR  
THE MILL P.U.D.**

This Supplemental Declaration for The Mill P.U.D. is made this 17 day of April, 2024,  
by Midvale Mill Development Corporation, a Utah corporation.

**RECITALS**

A. Midvale Mill Development Corporation is the Declarant (“Declarant”) of the rights under that Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements and Bylaws for The Mill P.U.D., recorded with the Salt Lake County Recorder on June 2, 2022, as Document No. 13962966 (the “Declaration”) to annex The Mill P.U.D. Phase 2 into the Project.

B. Relatively contemporaneously with the recording of this Supplemental Declaration in the records of the Salt Lake County Recorder, Declarant will be recording a Plat Map for The Mill P.U.D. Phase 2.

C. The Declaration provides that land may be annexed into and made a part of The Mill P.U.D. community and Declarant desires to designate The Mill P.U.D. Phase 2 as a development within The Mill P.U.D. community upon the terms and conditions of this Supplemental Declaration.

NOW THEREFORE, the Declarant hereby declares and provides as follows:

**I. DEFINITIONS.** As used in this Supplemental Declaration capitalized terms shall have the meaning assigned to them in the Declaration.

**II. PROJECT DESIGNATION.** The Mill P.U.D. Phase 2 development is hereby annexed into and made a part of The Mill P.U.D. community.

**III. MASTER DOCUMENTS.**

**A. Effect of Declaration.** The Mill P.U.D. shall be subject to all of the terms and provisions of the Declaration.


**B. Governing Documents.** The Mill P.U.D. is subject to all terms and provisions of the Governing Documents as defined in the Community Association Act (Utah Code §§ 57-8a-101 et seq.) as the same are amended and supplemented from time to time.

**IV. BINDING EFFECT.** The Mill P.U.D. Phase 2 including all Lots, Common Area, and Limited Common Area therein, shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved only in accordance with the provisions of the Declaration, the Governing Documents, and this Supplemental Declaration (as the same may be amended and supplemented from time to time), which easements, covenants, restrictions, and charges shall run with the land and shall be binding upon all persons having or acquiring any right, title, or interest in The Mill P.U.D. Phase 2 or any part thereof and shall inure to the benefit of each Owner thereof.

**V. PROPERTY DESCRIPTION.** The legal description for The Mill P.U.D. Phase 2 is attached hereto and incorporated herein as Exhibit A.

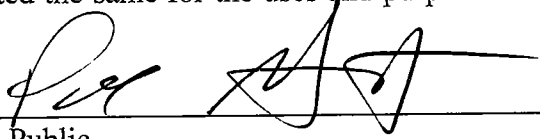
IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration the date and year first written above.

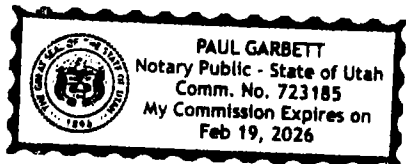
Declarant:  
**MIDVALE MILL DEVELOPMENT CORPORATION,**  
a Utah corporation

  
By: Bryson C. Garbett  
Its: President

State of Utah,            )  
                                  :SS.  
County of Salt Lake    )

On this 17 day of April, 2024, personally appeared before me Bryson C. Garbett, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he/she is the President of Midvale Mill Development Corporation, a Utah corporation, and that he/she executed the foregoing Supplemental Declaration on behalf of said corporation being authorized and empowered to do so by the operating agreement of said corporation or resolution of its managers, and he/she acknowledged before me that such company executed the same for the uses and purposes stated therein.

  
\_\_\_\_\_  
Notary Public



**Exhibit A**  
**(Legal Description)**

A part of the Northwest Quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Midvale City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at the northeasterly corner of THE MILL P.U.D. PHASE 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 13962965 in Book 2022P on Page 131, said point being N89°51'54"E 2,186.54 feet along the monument line of 8000 South Street and S00°08'06"E 33.00 feet from the Salt Lake County street monument at the intersection of 8000 South Street and State Street, said point also located S00°16'02"E 1388.74 feet along the section line and N89°51'54"E 2328.94 feet from the Northwest Corner of said Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence N89°51'54"E 100.00 feet to the Northwest corner of Lot 7 of COUNTRY SQUIRE ACRES SUBDIVISION, according to the Official Plat thereof on file in the office of the Salt Lake County Recorder as Entry No. 1639316 in Book T at Page 44; thence South 191.56 feet along the west boundary of Lot 7 to intersect the northerly deed line of an entire tract disclosed in that Warranty Deed, Entry No. 10838684, in the Office of the Salt Lake County Recorder; thence along said deed line N89°51'54"E 115.00 feet to the west line of BIRD 2 LOT SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 7787095 in Book 2000p on Page 363; thence along said west line South 22.00 feet to the southwest corner of said Bird 2-Lot subdivision; thence along the southerly line of said subdivision N89°48'00"E 100.00 feet to the east line of Lot 8 of said COUNTRY SQUIRE ACRES SUBDIVISION; thence along said east line South 300.00 feet to the southeast corner of said Lot 8; thence N89°46'58"E 8.61 feet to the quarter section line; thence along said quarter section line S00°08'49"E 177.16 feet to the northeast corner of BROOKSIDE ESTATES SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 5855771 in Book 94-6 on Page 184; thence along said northerly line and a westerly extension thereof, S89°39'55"W 454.70 feet to the northeasterly corner of Larson Cove Subdivision Phase 2, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 11613859 in Book 2013p on Page 63; thence N89°53'34"W 297.25 feet along the northerly line of said LARSON COVE SUBDIVISION PHASE 2 to the northeasterly corner of Larson Lane Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 10616029 in Book 2009p on Page 19; thence along the northerly line of said subdivision N89°50'15"W 179.22 feet to an interior corner of said Larson Lane Subdivision; thence N0°09'45"E 16.00 feet along an easterly line of said subdivision to the southeasterly corner of Lot 2 of said LARSON

LANE SUBDIVISION; thence along the easterly boundary of said Lot 2 and the easterly boundary of an entire tract disclosed in that affidavit of correction recorded as Entry No. 12887690 in the office of said Recorder N00°03'38"W 159.50 feet to the southerly boundary line of said COUNTRY SQUIRE ACRES SUBDIVISION; thence along said southerly boundary line and the southerly boundary line of said The Mill P.U.D. Phase 1 N89°48'00"E 422.72 feet to an interior corner of said THE MILL P.U.D. PHASE 1; thence along the boundary of said The Mill P.U.D. Phase 1 the following seven (7) courses: (1) North 31.01 feet; thence (2) N89°51'54"E 184.50 feet; thence (3) North 119.67 feet; thence (4) S89°51'54"W 5.64 feet; thence (5) N00°08'06"W 160.67 feet; thence (6) N89°51'54"E 6.02 feet; thence (7) North 202.67 feet to the point of beginning.

CONTAINS: 6.66 ACRES +/-

48 LOTS, 3 PARCELS.