

E 166897 B 414 P 218
Date 25-Sep-2024 03:14PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:
CW The Roam Towns II, LLC
Attn: Legal Department
610 N 800 W
Centerville, UT 84014

Affecting Parcel Number(s): 00-0093-0119 to and including 00-0093-0153
00-0093-0154, 00-0093-0155 & 00-0093-0159

OWNERS DEDICATION AND CONSENT TO RECORD
(Roam Phase 2 Townhomes in Mountain Green, UT)

RECITALS

- A. CW Land Co. having incorrectly recorded the Roam Phase 2 Townhomes Plat on February 7, 2024, at Entry No. 165159 in the Morgan County Recorder's Office (see Exhibit A); and
- B. A scrivener's affidavit (the "Scrivener's Affidavit") having been recorded on the same date as this Dedication at Entry No. 166896 in the Morgan County Recorder's Office, which clarifies the property description and thus correctly effectuates the transfer the land described in Exhibit B (the "Property") to CW The Roam Towns II, LLC, on February 1, 2024.

For clarity and in connection with the Scrivener's Affidavit, the undersigned causes this Dedication to be recorded against the Property.

DEDICATION

Know all men by these present that we, the undersigned owner(s) of the above-described tract of land, having caused said tract to be subdivided into lots and streets and units to be hereafter know as

ROAM PHASE 2 TOWNHOMES

Subdivision do hereby dedicate for perpetual use of the public all parcels of land, other utilities, or easements shown on this plat as intended for public use.

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat at private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns.

Upon recording this Declaration, all open space parcels, private roadways, and Limited Common Areas will be conveyed to Roam Owners Association, Inc. (HOA).

The HOA's current mailing address is 610 N 800 W, Centerville, UT 84102.

In witness thereof we have hereunto set our hands this 29th day of July, 2024.

OWNER
CW The Roam Towns II, LLC,
a Utah limited liability company

By: CW The Manager, LLC
a Utah limited liability company
Its: Manager

By: CW Development Group, LLC
a Utah limited liability company
Its: Manager

By: 
Name: Colin Wright
Its: Manager

STATE OF UTAH)
)
) :ss
COUNTY OF DAVIS)

On this 29th day of July, 2024, personally appeared before me, a notary public, Colin Wright, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that they are, through the above authorities, the duly authorized representative of CW THE ROAM TOWNS II, LLC, a Utah limited liability company, and that said document was signed by them on behalf of said company with all necessary authority, and acknowledged to me that said company executed the same.

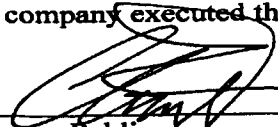
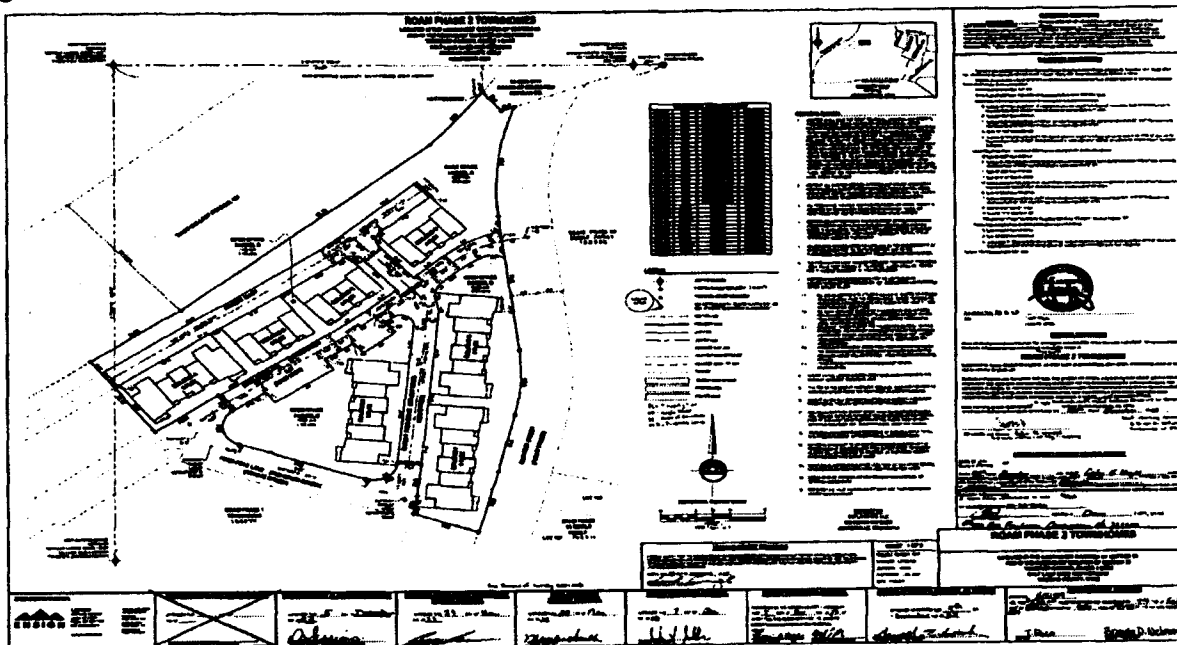

Notary Public



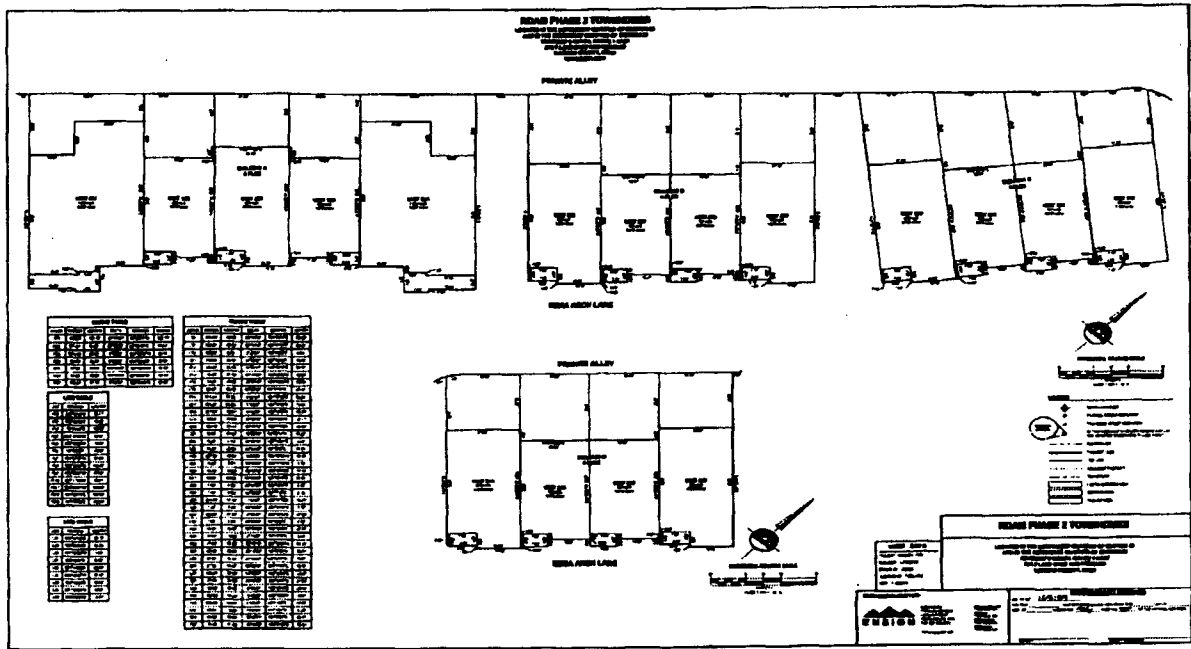
EXHIBIT A
PREVIOUSLY RECORDED PLAT

Page 1:



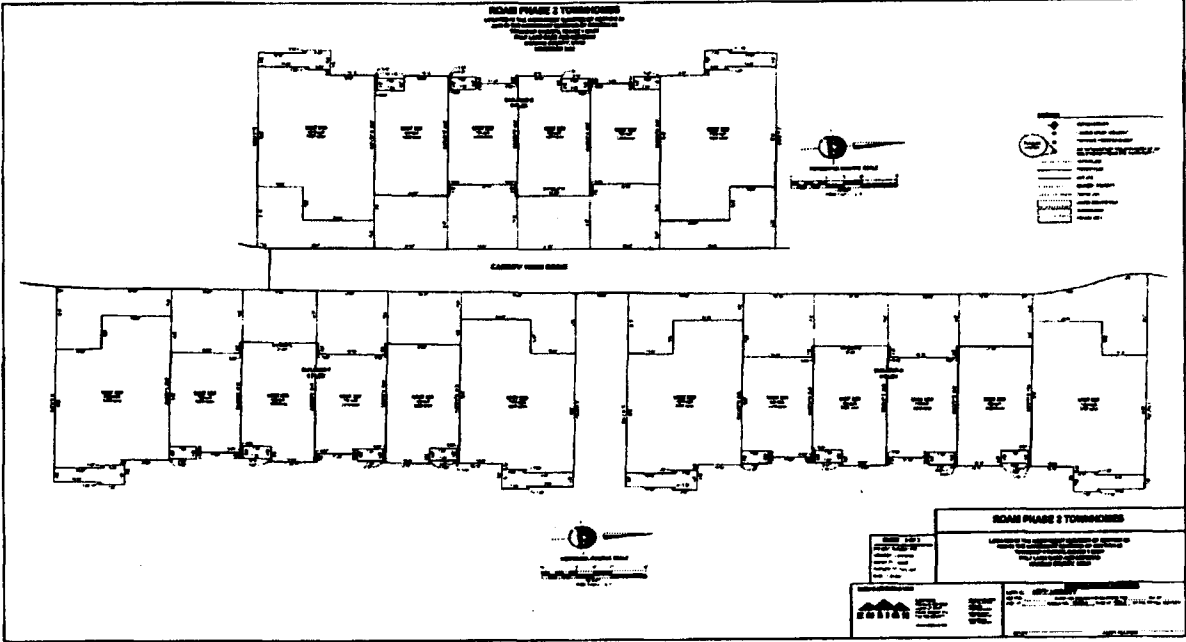
Owner's Dedication
Roam Phase 2 Townhomes

Page 2:



Owner's Dedication
Roam Phase 2 Townhomes

Page 3:



Owner's Dedication
Roam Phase 2 Townhomes

EXHIBIT B**PROPERTY DESCRIPTION**

Parcel Number(s): 00-0093-0119 to and including 00-0093-0153

Also described as:

A parcel of land, situated in the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°55'16" East 418.89 feet along the section line South 00°04'44" West 151.48 feet from the Northwest Corner of Said Section 25 and running thence:

Thence South 39°57'29" East 34.71 feet;

Thence North 68°50'59" East 15.68 feet to the westerly right-of-way line of 5000 West Street;

Thence along said westerly right-of-way line the following five (5) courses and distances:

- 1) southerly 161.70 feet along the arc of a 340.00-foot radius non-tangent curve to the left (center bears South 69°29'30" East and the long chord bears South 06°53'01" West 160.18 feet with a central angle of 27°14'58");
- 2) South 06°44'28" East 195.97 feet;
- 3) southerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the right (center bears South 83°15'32" West and the long chord bears South 03°16'43" West 94.51 feet with a central angle of 20°02'22");
- 4) South 13°17'54" West 83.57 feet;
- 5) southerly 89.75 feet along the arc of a 1971.60-foot radius non-tangent curve to the right (center bears North 76°42'08" West and the long chord bears South 14°36'07" West 89.74 feet with a central angle of 02°36'29") to the northly line of Roam Phase 1 Townhomes Subdivision;

Thence along Roam Phase 1 Townhomes Subdivision the following ten (10) courses and distances:

- 1) North 70°39'00" West 79.68 feet;
- 2) northerly 25.36 feet along the arc of a 163.50-foot radius non-tangent curve to the left (center bears North 75°28'22" West and the long chord bears North 10°05'03" East 25.33 feet with a central angle of 08°53'08");
- 3) North 05°38'29" East 45.93 feet;
- 4) North 84°21'31" West 27.00 feet;
- 5) southwesterly 49.78 feet along the arc of a 27.50-foot radius non-tangent curve to the right (center bears North 84°21'31" West and the long chord bears South 57°29'44" West 43.25 feet with a central angle of 103°42'30");
- 6) North 70°39'00" West 150.92 feet;

- 7) northerly 59.92 feet along the arc of a 27.50-foot radius tangent curve to the right (center bears North $19^{\circ}21'00''$ East and the long chord bears North $08^{\circ}13'49''$ West 48.75 feet with a central angle of $124^{\circ}50'24''$);
- 8) North $35^{\circ}48'37''$ West 27.00 feet;
- 9) South $54^{\circ}11'23''$ West 88.81 feet;
- 10) North $35^{\circ}48'37''$ West 126.24 feet to the easterly right-of-way of Trappers Loop Road (Highway 167);

Thence along said right-of-way the following three (3) courses and distances:

- 1) North $53^{\circ}59'53''$ East 127.82 feet;
- 2) North $49^{\circ}48'02''$ East 370.62 feet;
- 3) northeasterly 97.10 feet along the arc of a 918.51-foot radius non-tangent curve to the left (center bears North $48^{\circ}16'37''$ West and the long chord bears North $38^{\circ}41'40''$ East 97.06 feet with a central angle of $06^{\circ}03'26''$) to the Point of Beginning.

Contains 155,573 square feet or 3.571 acres.

**EXHIBIT A
PROPERTY DESCRIPTION**

Proposed ROAM PHASE 2 TOWNHOMES, being more particularly described as follows:

A parcel of land, situated in the Northwest quarter of Section 25 and the Northeast quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah, being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 418.93 feet along the section line South 00°16'25" East 151.46 feet from the Northwest Corner of said Section 25 and running thence; South 39°45'59" East 34.71 feet; thence North 69°02'40" East 15.70 feet to the Westerly right-of-way line of 5000 West Street; thence along said Westerly right-of-way line the following five (5) courses and distances: 1) Southerly 160.11 feet along the arc of a 340.00-foot radius non-tangent curve to the left (center bears South 69°45'34" East and the long chord bears South 06°44'59" West 158.64 feet with a central angle of 26°58'56"); 2) South 06°44'28" East 195.97 feet; 3) Southerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the right (center bears South 83°15'32" West and the long chord bears South 03°16'43" West 94.51 feet with a central angle of 20°02'19"); 4) South 13°17'54" West 83.57 feet; 5) Southerly 89.75 feet along the arc of a 1971.60-foot radius tangent curve to the right (center bears North 76°42'06" West and the long chord bears South 14°36'08" West 89.74 feet with a central angle of 02°36'29") to the Northerly line of Roam Phase 1 Townhomes Subdivision; thence along Roam Phase 1 Townhomes Subdivision the following ten (10) courses and distances: 1) North 70°39'00" West 79.68 feet; 2) Northerly 25.36 feet along the arc of a 163.50-foot radius non-tangent curve to the left (center bears North 75°28'22" West and the long chord bears North 10°05'03" East 25.33 feet with a central angle of 08°53'08"); 3) North 05°38'29" East 45.93 feet 4) North 84°21'31" West 27.00 feet; 5) Southwesterly 49.78 feet along the arc of a 27.50-foot radius non-tangent curve to the right (center bears North 84°21'31" West and the long chord bears South 57°29'44" West 43.25 feet with a central angle of 103°42'30"); 6) North 70°39'00" West 150.92 feet; 7) Northerly 59.92 feet along the arc of a 27.50-foot radius tangent curve to the right (center bears North 19°21'00" East and the long chord bears North 08°13'49" West 48.75 feet with a central angle of 124°50'24"); 8) North 35°48'37" West 27.00 feet; 9) South 54°11'23" West 88.81 feet; 10) North 35°48'37" West 127.43 feet to the Easterly right-of-way of Trappers Loop Road (Highway 167); thence along said right-of-way the following three (3) courses and distances: 1) North 54°11'41" East 126.43 feet; 2) along section of a spiral curve, having a long chord bearing of North 49°59'43" East 370.62 feet; 3) Northeasterly 97.10 feet along the arc of a 902.16-foot radius non-tangent curve to the left (center bears North 48°05'17" West and the long chord bears North 38°53'20" East 97.05 feet with a central angle of 06°10'00") to the Point of Beginning.

Previous Tax ID No.: 00-0090-9006 Serial No. 09-005-044-02-1-4-7

Current Tax ID Nos.: 00-0093-0119 through 00-0093-0153, Inclusive
Current Serial Nos.: 09-ROAMTWN2-201 through 09-ROAMTWN2-235, Inclusive