

WHEN RECORDED, RETURN TO:

B & H Investment Properties, LLC  
c/o Kevin Deppe  
110 West 1700 North  
Centerville, Utah 84014



\*W2577027\*

E# 2577027 PG 1 OF 12  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
17-May-12 0343 PM FEE \$69.00 DEP SC  
REC FOR: RAY QUINNEY & NEBEKER, P.C.  
ELECTRONICALLY RECORDED

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE RESERVE AT CRIMSON RIDGE  
CLUSTER SUBDIVISION PHASE 1**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 (the "*First Amendment*") is made and entered into as of the 16<sup>TH</sup> day of May, 2012, by B & H Investment Properties, LLC, a Utah limited liability company ("*Successor Declarant*").

**RECITALS**

A. That certain real property located in Weber County, Utah, which property is legally described in Exhibit A attached hereto and incorporated herein (the "*Phase 1 Property*"), is subject to a certain Declaration of Covenants, Conditions and Restrictions for The Reserve at Crimson Ridge Cluster Subdivision Phase 1, which was recorded in the office of the Weber County Recorder of the State of Utah, on August 6, 2007, as Entry No. 2199116 (the "*Declaration*"), by Pineview Estates, LLC, a Utah limited liability company (the "*Initial Declarant*"), as Declarant. Capitalized terms used herein and not defined herein shall have the meaning ascribed to such terms in the Declaration. The Phase 1 Property is located within the Reserve at Crimson Ridge Subdivision, a master-planned residential community (the "*Subdivision*").

B. Pursuant to a Trustee's Deed recorded in the office of the Weber County Recorder of the State of Utah, on September 25, 2009, as Entry No. 2436406, the Bank of the West, a California banking corporation (the "*Bank*") acquired through foreclosure ownership of numerous subdivided lots within the Phase 1 Property, together with approximately 135.53 acres of real property adjacent to the Phase 1 Property, which adjacent property was intended by the Initial Declarant to be incorporated as Phase 2 of the Subdivision (the "*Phase 2 Property*"). The Phase 2 Property is more particularly described on Exhibit B attached hereto. The property described in the preceding sentence as having been foreclosed by the Bank is referred to herein as the "*Foreclosed Property*", and the Phase 1 Property and the Phase 2 Property are collectively referred to herein as the "*Property*". By foreclosing upon the Foreclosed Property, the Bank assumed all of the Initial Declarant's rights, title and interest in and to the Property, including but not limited to Initial Declarant's declarant rights set forth in the Declaration.

C. On or around December 5, 2011, the Bank transferred all of its then-remaining interest in the Foreclosed Property to Successor Declarant, pursuant to a Special Warranty Deed recorded in the office of the Weber County Recorder of the State of Utah, on December 6, 2011, as Entry No. 2552904. In connection with that transaction, the Bank also assigned to Successor Declarant all of the Bank's rights as successor declarant under the Declaration. A copy of such assignment is attached to this First Amendment as Exhibit C.

D. Pursuant to Section 8.3.3 of the Declaration, Successor Declarant, as the successor declarant under the Declaration, "may amend this Declaration without the consent or approval of any Owner or other Person."

20-106-0001 thru 0035 ✓  
20-105-0001 & 0002 ✓  
20-105-0004 ✓

E. Pursuant to this First Amendment, Successor Declarant hereby amends the Declaration as set forth herein.

### AMENDMENT

**NOW, THEREFORE**, the Successor Declarant, acting pursuant to authority set forth in Section 8.3.3 of the Declaration, hereby declares as follows:

1. Recitals. The foregoing Recitals are hereby incorporated into this First Amendment in their entirety.

2. Name of Declaration. The Declaration is hereby amended by renaming the Declaration as follows: "Declaration of Covenants, Conditions and Restrictions for The Reserve at Crimson Ridge."

3. Successor Declarant. The Declaration is hereby amended to the extent necessary to memorialize and reflect that B & H Investment Properties, LLC, a Utah limited liability company, is the "Declarant" under the Declaration, and as such, may exercise all rights granted to the Declarant thereunder.

4. Description of Property. The Declaration is hereby amended by restating in its entirety the description of the Property set forth in the Declaration, such that for purposes of Exhibit "A" of the Declaration, the Property shall be described as set forth in Exhibit A of this First Amendment.

5. Annexation of Additional Property. Successor Declarant hereby amends the Declaration by deleting the first sentence of Section 1.2.1, and by inserting in lieu thereof the following sentence:

"1.2.1 At any time on or before December 31, 2022, the Declarant shall have the right to annex and subject to this Declaration all or any portion of any additional real property (the "Additional Property") without the consent of any other owner or person (other than the person who owns the property to be annexed, if other than the Declarant)...."

Successor Declarant hereby acknowledges that the Phase 2 Property is property presently anticipated by Successor Declarant to be annexed to the Subdivision as Additional Property under the Declaration prior to December 31, 2022.

6. Withdrawal of Property. Successor Declarant hereby amends the Declaration by deleting the first sentence of Section 1.3, and by inserting in lieu thereof the following sentence:

"1.3 Withdrawal of Property. At any time on or before December 31, 2022, the Declarant shall have the right to withdraw property from the Project without the consent of any other owner or person (other than the owner of such property, if other than the Declarant).

7. Period of Declarant Control. Successor Declarant hereby amends the Declaration by deleting the first sentence of Section 4.7.2, and by inserting in lieu thereof the following sentence:

"4.7.2 The Period of Declarant Control shall continue from the filing of this Declaration until such time as the Declarant and any affiliates of the Declarant own in the aggregate less than Ten Percent (10.00%) of the Lots in the Project, or until the Declarant notifies the Association that it intends to terminate the Period of Declarant Control...."

8. Effect of Amendment. To the extent the terms of this Amendment modify or conflict with any provisions of the Declaration, the terms of this Amendment shall control. All other terms of the Declaration not modified by this Amendment shall remain the same. This Amendment shall be recorded

in the Office of the Weber County Recorder against the Property and is intended to and shall be deemed to run with the land, and together with the Initial Declaration, shall be binding upon and shall inure to the benefit of all successors and assigns of Successor Declarant and all Owners of Lots within the Project.

IN WITNESS WHEREOF, the Successor Declarant, acting pursuant to authority granted under the Declaration, has executed this First Amendment as of the date first set forth above.

**SUCCESSOR DECLARANT:**

B & H INVESTMENT PROPERTIES, LLC,  
a Utah limited liability company

By: Kevin E. Deppe  
Kevin E. Deppe, Manager

By: Steven L. Fenton  
Steven L. Fenton, Manager

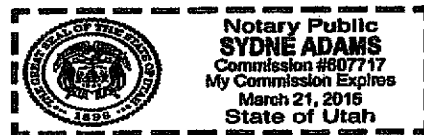
STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )



On this 16 day of May, 2012, before me, a Notary Public in and for said state, personally appeared Kevin E. Deppe, known or identified to me, who executed the above instrument as a Manager of B & H Investment Properties, LLC, a Utah limited liability company.

Sydne Adams  
Notary Public

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )



On this 16 day of May, 2012, before me, a Notary Public in and for said state, personally appeared Steven L. Fenton, known or identified to me, who executed the above instrument as a Manager of B & H Investment Properties, LLC, a Utah limited liability company.

Sydne Adams  
Notary Public

**EXHIBIT A**

**DESCRIPTION OF THE PROPERTY**

**LOTS 1-R, 2-R, and LOTS 3 THROUGH 35, TOGETHER WITH ALL COMMON AREAS, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.**

**Tax Parcel Nos. 20-105-0001 to 20-105-0003 & 20-106-0001 to 20-106-0033**

**AND**

**ALL COMMON AREAS & ROADS, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah, excluding Open Space D.**

**Tax Parcel No. 20-105-0004**

**AND ALSO:**

**OPEN SPACE D, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.**

**Tax Parcel No. 20-106-0035**

**EXHIBIT B****DESCRIPTION OF PHASE 2 PROPERTY**

PART OF THE NORTH HALF OF SECTION 10, T.6N., R.1E., S.L.B.&M., U.S. SURVEY AND PART OF THE SOUTH HALF OF SECTION 3, T.6N., R.1E., S.L.B.&M., U.S. SURVEY; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE N00°14'05"E 1334.96 FEET ALONG THE SECTION LINE; THENCE S89°43'11"E 3645.61 FEET TO THE HIGHWAY RIGHT OF WAY TO A FOUND ONESCO REBAR; THENCE S19°31'57"E ALONG THE HIGHWAY RIGHT OF WAY 403.00 FEET TO A FOUND ONESCO REBAR; THENCE LEAVING SAID RIGHT OF WAY S00°13'57"E 333.69 FEET TO A FOUND ONESCO REBAR; THENCE S89°36'59"E 58.25 FEET TO A FOUND ONESCO REBAR AND TO THE HIGHWAY RIGHT OF WAY; THENCE S09°26'55"E 341.03 FEET TO A FOUND ONESCO REBAR AND TO THE NORTHEASTERLY CORNER OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: (1) S54°14'07"W 729.54 FEET; (2) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.30 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING OF S45°28'12"W, AND A CHORD LENGTH OF 15.24 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.56 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING OF S46°11'38"W, AND A CHORD LENGTH OF 16.49 FEET; (4) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 142.86 FEET, A RADIUS OF 1163.77 FEET, A CHORD BEARING OF S59°11'59"W, AND A CHORD LENGTH OF 142.77 FEET; (5) N27°17'01"W 143.99 FEET; (6) N35°45'53"W 300.28 FEET; (7) N39°04'50"W 117.40 FEET; (8) N58°50'03"W 97.54 FEET; (9) N72°44'01"W 140.29 FEET; (10) N72°59'23"W 150.14 FEET; (11) S60°16'19"W 219.79 FEET; (12) S40°35'09"W 225.00 FEET; (13) S37°16'25"W 201.25 FEET; (14) N58°08'40"W 310.63 FEET; (15) S40°35'09"W 26.38 FEET; (16) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 77.30 FEET, A RADIUS OF 1093.32 FEET, A CHORD BEARING OF S38°33'37"W, AND A CHORD LENGTH OF 77.29 FEET; (17) N53°30'13"W 311.40 FEET; (18) N56°20'18"W 292.32 FEET; (19) N46°43'33"W 214.66 FEET; (20) N71°47'20"W 135.28 FEET; (21) N53°01'30"W 50.00 FEET; (22) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 457.60 FEET, A RADIUS OF 277.50 FEET, A CHORD BEARING OF S10°15'55"E, AND A CHORD LENGTH OF 407.48 FEET; (23) S57°30'19"E 424.54 FEET; (24) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 191.25 FEET, A RADIUS OF 1991.15 FEET, A CHORD BEARING OF S60°15'25"E, AND A CHORD LENGTH OF 191.18 FEET; (25) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 41.42 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING OF S39°16'39"E, AND A CHORD LENGTH OF 40.24 FEET; (26) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.52 FEET, A RADIUS OF 61.50 FEET, A CHORD BEARING OF S17°11'13"E, AND A CHORD LENGTH OF 3.52 FEET; (27) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.82 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING OF S02°16'16"W, AND A CHORD LENGTH OF 36.00 FEET; (28) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 228.69 FEET, A RADIUS OF 236.65 FEET, A CHORD BEARING OF S04°18'54"E, AND A CHORD LENGTH OF 219.90 FEET; (29) S32°00'00"E 82.73 FEET; (30) S58°00'00"W 305.00 FEET; (31) S32°00'00"E 213.36 FEET; (32) N90°00'00"W 1412.11 FEET TO THE SECTION LINE; THENCE N00°20'41"W 872.14 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 5,903,904 SQUARE FEET AND 135.53 ACRES

Tax Parcel No. 20-005-0021

**EXHIBIT C**  
**ASSIGNMENT FROM BANK**

*See attached.*

**ASSIGNMENT OF PERMITS, LICENSES AND APPROVALS**

THIS ASSIGNMENT OF PERMITS, LICENSES AND APPROVALS ("Assignment") is made and entered into as of November 30, 2011, by BANK OF THE WEST, a California Banking Corporation (the "Assignor"), to and for the benefit of B & H INVESTMENT PROPERTIES, LLC, a Utah Limited Liability Company ("Assignee").

FOR VALUE RECEIVED, Assignor hereby assigns and transfers to Assignee, its successors and assigns, without representation or warranty, all of Assignor's right, title and interest, if any, under all assignable permits, licenses, development rights, declarant rights, land use approvals (including without limitation all building permits), and all other similar rights and interests held by Assignor with respect to the real property located in Weber County, Utah, more fully described in Exhibit "A" attached hereto.

This Assignment shall be governed by and construed according to the substantive laws and judicial decisions of Utah (regardless of Utah conflict of laws principles or the location, residence, domicile or place of business of Assignor or any constituent principal thereof) and applicable federal laws, rules and regulations.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first written.

Bank of the West, A California Banking Corporation

  
By: Paul Nakae  
Its: Executive Vice President

"Assignor"

**Exhibit "A"**

**Parcel 1:**

All of Lot 2-R, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

**Parcel 2:**

All of Lot 4, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

**Parcel 3:**

All of Lot 5, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

**Parcel 4:**

All of Lot 6, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

**Parcel 5:**



All of Lot 7, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

Parcel 6:

All of Lot 8, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

Parcel 7:

All of Lot 9, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

Parcel 8:

All of Lot 10, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

Parcel 9:

All of Lot 15, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and

Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

**Parcel 10:**

All of Lot 17, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

**Parcel 11:**

All of Lot 23, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

**Parcel 12:**

All of Lot 28, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

**Parcel 13:**

All of Lot 33, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

**Parcel 14:**

All of Lot 34, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in the Declaration for the Reserve at Crimson Ridge (as said Declaration may have heretofore been amended or supplemented).

**Parcel 15:**

A part of the South one-half (1/2) of Section 3, Township 6 North, Range 1 East, Salt Lake Base and Meridian, and part of the North one-half (1/2) of Section 10, Township 6 North, Range 1 East, Salt Lake Base and Meridian, described as follows to-wit:

Beginning at the Southwest corner of Lot 10, Radford Hills No. 1, which is located North  $01^{\circ}39'41''$  East 2695.07 feet along the quarter section line and the extension thereof and South  $86^{\circ}32'10''$  West 226.76 feet from the South quarter corner of Section 10, Township 6 North, Range 1 East, Salt Lake Base and Meridian; running thence South  $86^{\circ}32'10''$  West 911.35 feet along the South line of the Radford property to the Southeast corner of Parcel "B", Radford Hills No. 5A; thence along the boundary line of said Parcel "B", and the boundary line of Radford Hills No. 6A and 6B, Parcel "A" the following two courses: (1) North  $03^{\circ}27'50''$  West 654.24 feet, (2) North  $90^{\circ}00'00''$  West 1477.72 feet to a point on the West line of Section 10, as monumented, said point bears North  $00^{\circ}20'41''$  West 754.02 feet from a B.L.M. brass cap monument at the West quarter corner of said Section 10; thence North  $00^{\circ}20'41''$  West 2029.17 feet to the Northwest corner of said Section 10 marked by a B.L.M. brass cap monument; thence North  $00^{\circ}14'05''$  East 1334.96 feet along the West line of Section 3, Township 6 North, Range 1 East, Salt Lake Base and Meridian, as monumented by B.L.M. brass cap monument; thence South  $89^{\circ}43'11''$  East 3645.61 feet along the North line of the Radford property marked by an existing fence line and fence line remnants to the West line of State Highway U-162; thence South  $19^{\circ}31'57''$  East 403.00 feet along said West line to a parcel of property identified by record as being owner by the United States of America; thence along said property the following two courses: (1) South  $00^{\circ}13'57''$  East 333.69 feet, (2) South  $89^{\circ}36'59''$  East 58.25 feet; thence along the West line of State Highway U-162 the following four courses: (1) South  $09^{\circ}26'55''$  East 629.21 feet, (2) South  $89^{\circ}36'59''$  East 19.60 feet, (3) South  $04^{\circ}19'49''$  West 289.05 feet, (4) South  $00^{\circ}38'03''$  West 450.00 feet to the Northeast corner of Lot 37, Radford Hills No. 4; thence along the boundary lines of Radford Hills Subdivisions, the following twenty-four courses: (1) South  $89^{\circ}54'20''$  West 257.43 feet, (2) South  $74^{\circ}23'09''$  West 60.10 feet, (3) right along the arc of a 561.00 foot radius curve a distance of 129.08 feet (chord bears North  $05^{\circ}57'26''$  West 128.79 feet), (4) North  $00^{\circ}38'03''$  East 68.00 feet, (5) South  $88^{\circ}18'23''$  West 317.64 feet, (6) South  $83^{\circ}21'24''$  West 319.80 feet, (7) North  $89^{\circ}21'57''$  West 343.41 feet, (8) South  $26^{\circ}19'06''$  East 201.78 feet, (9) South  $30^{\circ}33'52''$  West 491.24 feet, (10) North  $42^{\circ}30'01''$  West 293.50 feet, (11) South  $53^{\circ}10'00''$  West 328.00 feet, (12) left along the arc of a 145.00 foot radius curve a distance of 134.55 feet, (chord bears South  $26^{\circ}35'00''$  West 129.77 feet), (13) South  $00^{\circ}00'00''$  East 222.43 feet, (14) left along the arc of a 435.00 foot radius curve a distance of 222.70 feet, (chord bears South  $14^{\circ}40'00''$  East 220.28 feet), (15) South  $29^{\circ}20'00''$  East 128.65 feet, (16) North  $60^{\circ}40'00''$  East 165.00 feet, (17) North  $52^{\circ}53'48''$  East 115.25 feet, (18) left along the arc of a 366.00 foot radius curve a distance of 333.85 feet (chord bears South  $63^{\circ}14'05''$  East 322.39 feet), (19) South  $00^{\circ}38'03''$  West 100.00 feet, (20) North  $82^{\circ}24'51''$  West 235.40 feet, (21) South  $28^{\circ}44'26''$  West 65.82 feet, (22) South  $27^{\circ}33'22''$  East 164.44 feet, (23) South  $14^{\circ}35'54''$  West 267.30 feet, (24) South  $22^{\circ}45'25''$  East

254.31 feet to the point of beginning.

Less and excepting therefrom any portion of said land lying within the bounds of THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE-1, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.