

6
101

2786514
BK 5939 PG 77

E 2786514 B 5939 P 77-82
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/22/2014 09:53 AM
FEE \$101.00 Pgs: 6
DEP RT REC'D FOR WESTERN MANAGEMEN
T ASSOCIATES

WHEN RECORDED, RETURN TO:

WESTERN MANAGEMENT ASSOC.
4252 So. Highland Drive #105
Salt Lake City, Utah 84124

RETURNED
JAN 22 2014

08. 243-0001 Thru 0035
08 223-0001 Thru 0040

NOTICE OF REINVESTMENT FEE
(Pursuant to Utah Code Ann. §57-1-46)


BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

Pursuant to the requirements of Utah Code Ann. §57-1-46 (2010), this is a notice of a reinvestment fee that will run with the land.

1. A reinvestment fee is due upon transfer of title. Fairway of Oakridge Homeowners Association, 1075 West On The Green Way, Farmington, Utah 84025, care of Western Management Assoc., PO Box 9375, SLC, UT 84124. Phone: (801) 278.5060. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce Division of Corporations.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land located in Davis County, Utah described in **Exhibit A**, attached hereto and incorporated herein by this reference, and to bind successors in interest and assigns.
3. The above referenced reinvestment fee covenant shall continue and remain in full force and effect until such time as the board of directors may elect in writing to amend or repeal the notice accordingly.

DATE: 1-17-, 2014

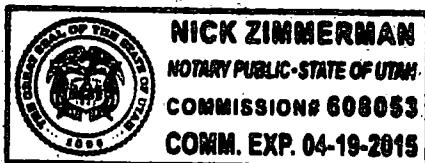
**FAIRWAYS OF OAKRIDGE
HOMEOWNERS ASSOCIATION**



By: Richard Harman/Western Management Assoc.
Its: Authorized Agent

STATE OF UTAH)
):SS
COUNTY OF SALT LAKE)

Subscribed and sworn to before me on January 17, 2014.



Nick Zimmerman
Notary Public

E 1490615 8 2454 P 209
SHERYL L. WHITE, DAVIS CITY RECORDER
1999 FEB 25 12:26 PM FEE 64.00 SEP DJJ
REC'D FOR FARRINGTON CITY CORP

November 18th 1998
G M W Development Inc

The Fairways of Oakridge
South PUD
Lots 1 thru 34 and Common Area
SE 11
SW 12 & 3 N-1W
Out of 08-034-0033
-0034
-0035
New# 08-043-0141
08-243 +
File # 3123

BOUNDARY DESCRIPTION

A part of the Southeast quarter of Section 11 and the Southwest quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian.
Beginning at a point which bears North 89°33'15" East 54.13 feet and North 00°06'45" West 125.98 feet from the Southeast corner of Section 11, Township 3 North Range 1 West Salt Lake Base and Meridian; and running thence North 83°14'46" West 319.23 feet; thence North 87°15'38" West 295.00 feet; thence North 72°22'12" West 126.73 feet; thence North 58°45'08" West 125.00 feet; thence North 32°53'25" West 138.20 feet; thence North 41°14'51" East 140.00 feet; thence North 89°19'52" East 28.29 feet; thence South 86°39'00" East 98.82 feet thence North 82°44'45" East 56.66 feet; thence North 07°24'52" East 67.02 feet; thence South 89°04'38" East 445.52 feet; thence South 33°15'19" East 108.31 feet; thence East 125.89 feet; thence South 00°17'46" West 153.81 feet; thence South 60°30'22" East 140.89 feet to the point of beginning. Property contains 6.720 acres.

PREFIX: 08-243
LAST #: 0037



SCALE: 1" = 100'

SUBDIVISION: THE FAIRWAYS OF OAKRIDGE SOUTH P.U.D.
CITY: FARMINGTON
LOTS: 1 - 34, COMMON AREA & DETENTION EASEMENT

SE 1/4 SEC 11 & SW 1/4 SEC. 12 T3N R1W
SALT LAKE MERIDIAN
DAVIS COUNTY, UTAH

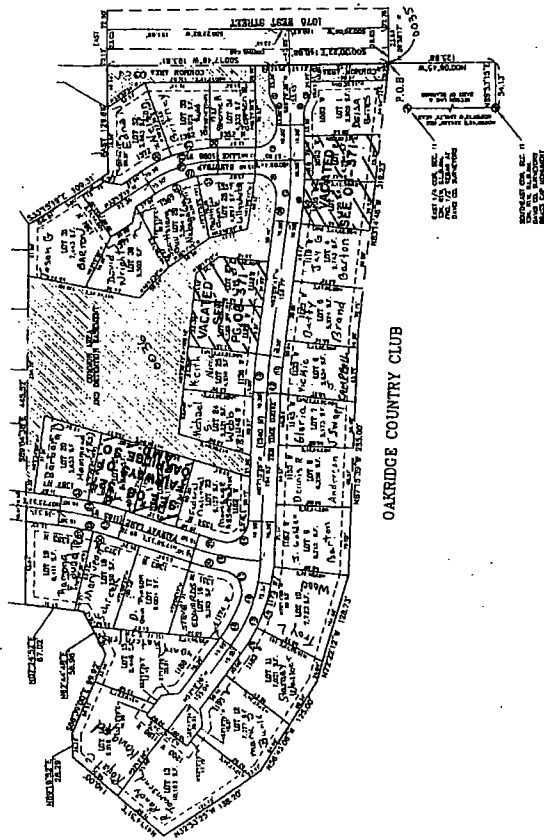
R 2425 #99

THE FAIRWAYS OF OAKRIDGE SOUTH P.U.D.

A Part of the Southeast Quarter of Section 11 and a part of the Southwest Quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian Farmington City, Davis County, Utah

G.M.W. Development Inc. owns all lots not marked
D.O.A. Ivory North

THE FAIRWAYS OF OAKRIDGE P.U.D.



CURVE DATA TABLE

CURVE NO.	LENGTH	TRANSIT	CURVE	BEARING	DETAILED
1	1.00	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00	1.00
11	1.00	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00	1.00
21	1.00	1.00	1.00	1.00	1.00
22	1.00	1.00	1.00	1.00	1.00
23	1.00	1.00	1.00	1.00	1.00
24	1.00	1.00	1.00	1.00	1.00
25	1.00	1.00	1.00	1.00	1.00
26	1.00	1.00	1.00	1.00	1.00
27	1.00	1.00	1.00	1.00	1.00
28	1.00	1.00	1.00	1.00	1.00
29	1.00	1.00	1.00	1.00	1.00
30	1.00	1.00	1.00	1.00	1.00
31	1.00	1.00	1.00	1.00	1.00
32	1.00	1.00	1.00	1.00	1.00
33	1.00	1.00	1.00	1.00	1.00
34	1.00	1.00	1.00	1.00	1.00

- LEGEND**
- MONUMENT TO BE SET
 - ◊ MONUMENT FOUND
- NOTES**
- 1 ALL PUE'S TO BE 10.0' UNLESS OTHERWISE NOTED
 - 2 ALL REAR LOT CORNERS AND BOUNDARY CORNERS MARKED WITH 5/8" REBAR & CAP (LS#161081)
 - 3 ALL FRONT CORNERS MARKED WITH REBAR & CAP AND/OR PERMANENT MARKER IN THE CURB & GUTTER AT THEIR EXTENSION.

1910 South Main, Suite # 100
Farmington, Utah 84403
Phone: (435) 252-2211
Fax: (435) 252-2212

D DAVIS & ASSOCIATES
SURVEYORS & LAND SURVEYORS

243

08



Form
17600

2786514
BK 5939 PG 80

E 1337053 B 2155 P 970
JAMES ASHLEY, DAVIS CNTY RECORDER
1997 JUL 22 1:05 AM FEE 76.00 DEP DJM
REC'D FOR FARMINGTON CITY CORP

July 28, 97
GMW Development Inc
dba Ivory North

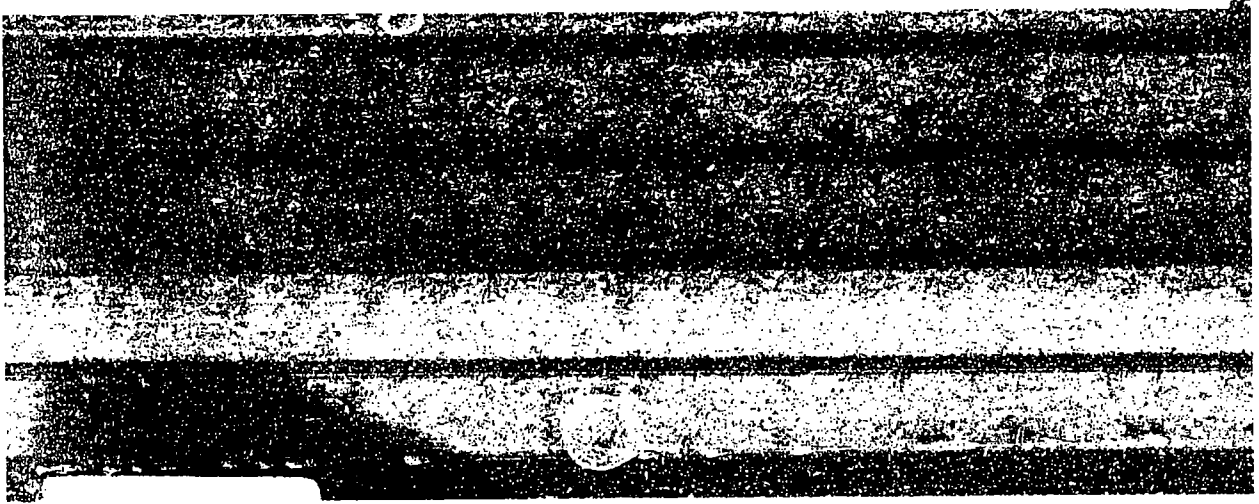
The Fairways of Oakridge PUD
Lots 1 thru 45 + Common Area
SE 11 & 3 N - 1W
SW 12
out of 08-043-0121
08-034-0021, 0016+0015
New # 08-223 +
File # 2856

BOUNDARY DESCRIPTION STATE OF UTAH

A 44 lot subdivision located in a part of the Southeast Quarter of section 11 and a part of the Southwest Quarter of Section 12, Township 3 North, Range 1 West Salt Lake Base and Meridian

Beginning at a point which bears North 89°45'50" East 54.78 feet and North 0°06'45" West 424.38 feet and North 74°06'45" West 132.00 feet from the Southwest corner of said Section 12 and running thence North 33°15'19" West 109.31 feet; thence North 89°04'38" West 445.52 feet; thence North 7°26'03" East 122.22 feet; thence North 31°04'20" West 480.78 feet; thence East 301.87 feet; thence South 89°39'25" East 565.49 feet thence South 89°44'58" East 18.00 feet; thence South 1°59'52" West 596.34 feet; thence South 0°17'49" West 32.12 feet to a point which bears due East of the Point of Beginning; thence West 126.67 feet more or less to the Point of Beginning.

Property contains 9.25 Acres



72/2

SE 10
SW 12 } 3N-1W

CONSENT TO DEDICATE

E 1490614 B 2454 P 207
SHERYL L. WHITE, DAVIS CNTY RECORDER
1999 FEB 25 12:20 PM FEE 12.00 DEP BAJ
REC'D FOR FARMINGTON CITY COSP

I/We, the undersigned, having an interest in the real property more particularly described below, do hereby dedicate and subordinate our interest in all parcels of land dedicated for public use as shown on the official plat of the Fairways of Oakridge South P.U.D. record with the Davis County Recorder's Office, particularly described as follows:

A part of the Southeast Quarter of Section 11 and Southwest Quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian. Beginning at a point which bears North 89°53'15" East 54.13 feet and North 00°06'45" West 125.98 feet from the Southeast corner of Section 11, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 83°14'46" West 319.23 feet; thence North 87°15'39" West 285.00 feet; thence North 72°22'12" West 128.73 feet; thence North 56°45'06" West 125.00 feet; thence North 32°53'25" West 138.20 feet; thence North 41°14'51" East 140.00 feet; thence North 89°19'52" East 28.29 feet; thence South 66°39'00" East 99.92 feet thence North 62°44'48" East 56.96 feet; thence North 07°24'52" East 67.02 feet; thence South 89°04'38" East 445.52 feet; thence South 33°15'19" East 109.31 feet; thence East 126.69 feet; thence South 00°17'49" West 193.81 feet; thence South 00°30'22" East 140.88 feet to the point of beginning.

08-034-0033, 0034, 0035
08-043-0141

Dated this 21st day of January, 1999.

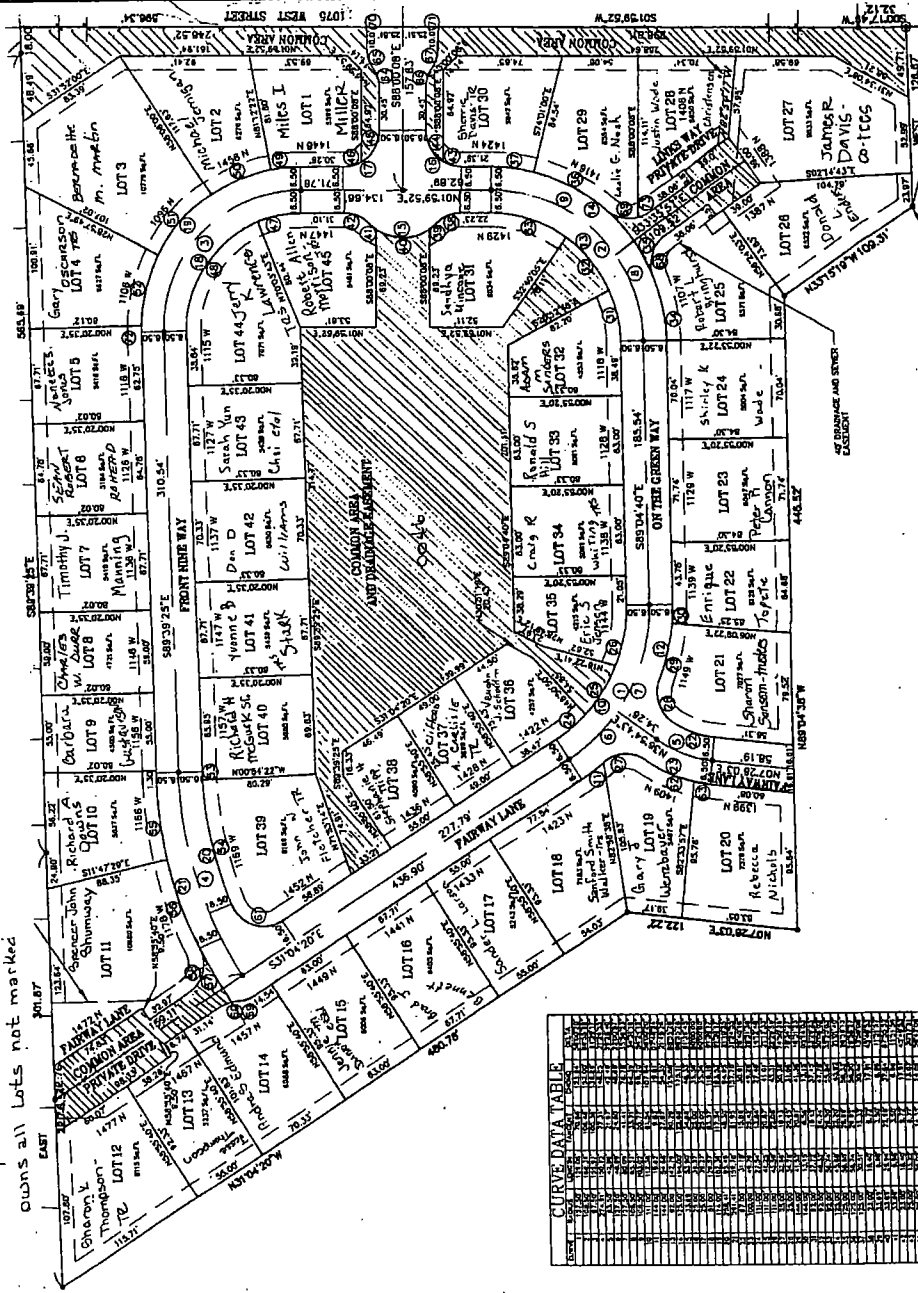
By: Kay B. Linford
BONNEVILLE EXCHANGE LLC AS INTERMEDIARY FOR LINGARD, INC.
BY: KAYE B. LINFORD, MANAGING MEMBER
John L. Lingard
LINGARD, INC.
BY: JOHN L. LINGARD, PRESIDENT

PREFIX 08-223
LAST # 0044
SCALE: 1" = 50'
SUBDIVISION: THE FAIRWAYS OF OAKRIDGE P.U.D.
CITY: FARMINGTON LOTS 1-45 AND COMMON AREA
SE 1/4 SECTION 11 T3N R1W
SALT LAKE MERIDIAN
DAVIS COUNTY UTAH
R 7428-97

THE FAIRWAYS OF OAKRIDGE P.U.D.

A Part of the Southeast Quarter of Section 11 and a part of the Southwest Quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian Farmington City, Davis County, Utah

GMW Development Inc. dba Ivory North
owns all lots not marked



LOT INFO	
SIDE YARD	10
REAR YARD	10
CORNER SIDE YARD	10
MIN LOT SIZE	3696 Sq. Ft.
AVG LOT SIZE	5875 Sq. Ft.

- NOTES
- 1) A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE PROPOSED SUBDIVISION.
 - 2) PUBLIC UTILITY EASEMENTS AS SHOWN ARE 10' FRONT AND REAR.
 - 3) ALL ROADWAYS ON THIS PLAN ARE INTENDED FOR PUBLIC USE AND SHALL BE BUILT TO THE STANDARDS OF UTAH AND FARMINGTON CITY.
 - 4) ALL COMMON AREAS (SHOWN BY DOUBLE CROSS-HATCHING) TO BE DEDICATED AS PUBLIC UTILITY EASEMENTS.

CURVE DATA TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	CHORD CURVE BEARING	CHORD CURVE DISTANCE	CHORD CURVE BEARING	CHORD CURVE DISTANCE
1+00.00	N 30° 00' 00" E	100.00	30° 00' 00"	100.00	N 30° 00' 00" E	100.00	30° 00' 00"	100.00
2+00.00	N 60° 00' 00" E	100.00	60° 00' 00"	100.00	N 60° 00' 00" E	100.00	60° 00' 00"	100.00
3+00.00	N 90° 00' 00" E	100.00	90° 00' 00"	100.00	N 90° 00' 00" E	100.00	90° 00' 00"	100.00
4+00.00	S 00° 00' 00" W	100.00	00° 00' 00"	100.00	S 00° 00' 00" W	100.00	00° 00' 00"	100.00
5+00.00	S 30° 00' 00" W	100.00	30° 00' 00"	100.00	S 30° 00' 00" W	100.00	30° 00' 00"	100.00

0223

08

PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
810 CANTON ROAD
COURTNEY, UTAH
PH: (801) 391-4233 FAX: (801) 427-1048