

7  
123

2786517  
BK 5939 PG 93

E 2786517 B 5939 P 93-99  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/22/2014 09:54 AM  
FEE \$123.00 Pgs: 7  
DEPT 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**

12-594-0101 Through 0148  
12-636-0201 Through 0227  
12-655-0301 Through 0320

**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. Crystal Creek Homeowners Association, 2775 West 100 North, West Point, Utah, 84015, 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 If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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

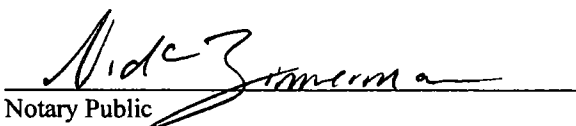
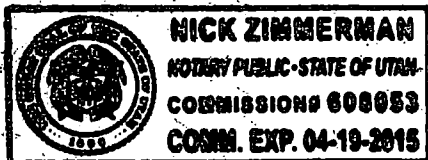
**CRYSTAL CREEK  
HOMEOWNERS ASSOCIATION**



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.

  
Notary Public

E 2066166 B 3767 P 456  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
04/14/2005 12:52 PM  
FEE \$108.00 Pgs: 1  
DEP RTT REC'D FOR WEST POINT CITY

WP  
1 Pg  
+ 98<sup>00</sup>

MARCH 4, 2005  
IVORY NORTH, A JOINT  
VENTURE

CRYSTAL CREEK PHASE 1  
SUBDIVISION  
LOTS 101 THRU 140, LOT H &  
PARCELS A THRU G  
NW 4 4N - 2W  
OUT OF #12-032-0078  
NEW # 12-594 +  
FILE #4231

BOUNDARY DESCRIPTION

Beginning at a point on the section line, said line also being the centerline of 3000 West Street and being North 00°03'50" East 1743.42 feet along the section line from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;  
thence North 00°03'50" East 437.04 feet along the section line and centerline of 3000 West Street;  
thence South 89°56'51" East 1325.56 feet to the east line of the west One-half of the Northwest Quarter of said section 4;  
thence South 00°05'32" West 532.98 feet along the east line of the West One-half of the Northwest Quarter of said section 4;  
thence North 89°56'10" West 100.73 feet;  
thence North 86°26'40" West 30.00 feet;  
thence Southwesterly 6.40 feet along the arc of a 319.93 foot radius curve to the left (Center bears North 86°26'40" West, chord bears South 04°07'42" West 6.40 feet through a central angle of 01°08'44");  
thence North 85°17'56" West 30.00 feet;  
thence North 89°56'10" West 295.97 feet;  
thence North 75°00'21" West 62.59 feet;  
thence North 15°00'00" East 15.98 feet;  
thence North 75°00'00" West 30.00 feet;  
thence North 88°54'33" West 158.34 feet;  
thence North 00°03'50" East 29.75 feet;  
thence North 89°55'05" West 528.00 feet to the section line and centerline of 3000 West Street and the point of beginning.

Contains: 633,580 square feet. 14.545 acres.

PREFIX  
12-594  
LAST #  
0148



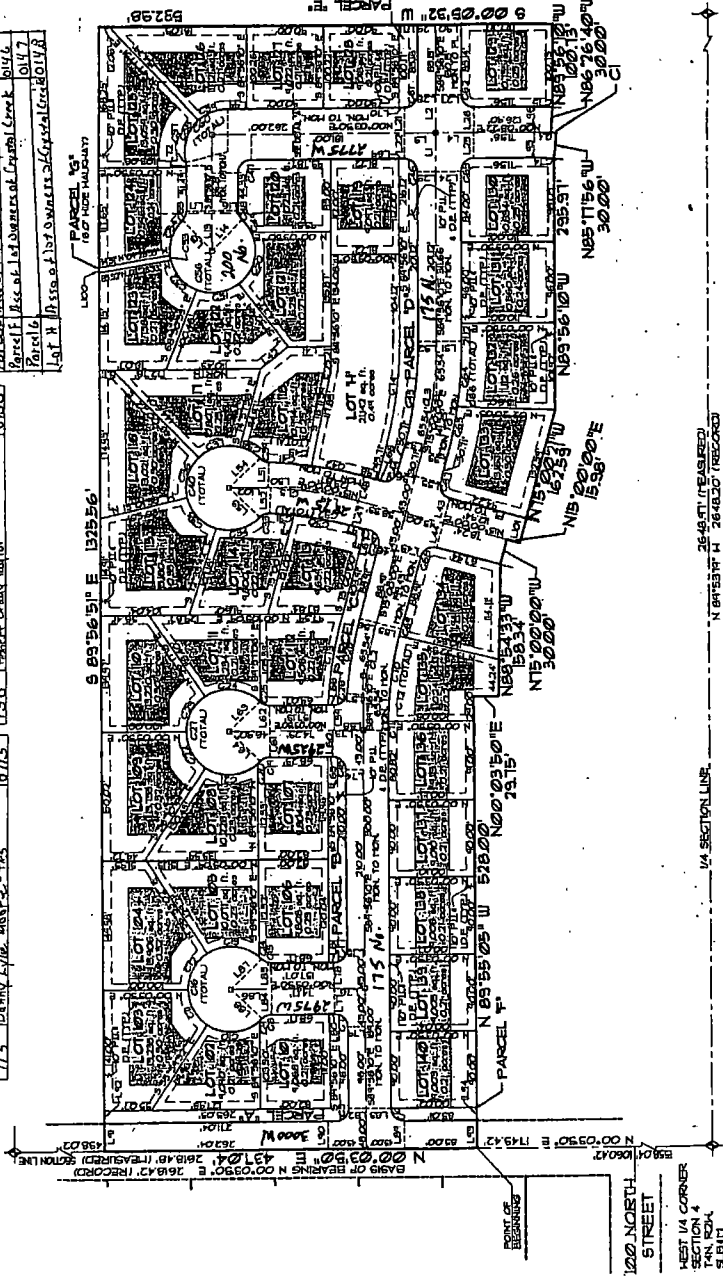
DEVELOPMENT: CRYSTAL CREEK PH. 1  
101 THRU 140 &  
CITY: WEST POINT  
PARCELS A THRU H

NW 1/4 OF SEC. 4, T. 4N, R. 2W  
S.L.M. DAVIS COUNTY, UTAH  
FILE # 4231  
R. 04-14-05

**CRYSTAL CREEK PHASE I SUBDIVISION**  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4  
TOWNSHIP 4 NORTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN  
WEST POINT CITY, DAVIS COUNTY, UTAH

LOT	OWNER	PID
101	Stacy K Jackson	0101
102	Paul Anderson	0102
103	Debra J McCallister	0103
104	Colin S. Thomas	0104
105	Val Kisty, Challenga	0105
106	John W. Thomas	0106
107	Leah D. Chaker	0107
108	Stacy K Jackson	0108
109	David E. Erickson	0109
110	Debra J McCallister	0110
111	Paul Anderson	0111
112	Daniel J. Jackson	0112
113	Heather Ferguson	0113
114	Raylene M. Weston II	0114
115	Danny F. McCallister	0115
116	Brian Frank Tomshak (Trs)	0116
117	David L. Hillis	0117
118	Robbie M. Hillis	0118
119	Debra J McCallister	0119
120	Debra J McCallister	0120
121	Debra J McCallister	0121
122	Debra J McCallister	0122
123	Debra J McCallister	0123
124	Debra J McCallister	0124
125	Debra J McCallister	0125
126	Debra J McCallister	0126
127	Debra J McCallister	0127
128	Debra J McCallister	0128
129	Debra J McCallister	0129
130	Debra J McCallister	0130
131	Debra J McCallister	0131
132	Debra J McCallister	0132
133	Debra J McCallister	0133
134	Debra J McCallister	0134
135	Debra J McCallister	0135
136	Debra J McCallister	0136
137	Debra J McCallister	0137
138	Debra J McCallister	0138
139	Debra J McCallister	0139
140	Debra J McCallister	0140
141	Debra J McCallister	0141
142	Debra J McCallister	0142
143	Debra J McCallister	0143
144	Debra J McCallister	0144
145	Debra J McCallister	0145
146	Debra J McCallister	0146
147	Debra J McCallister	0147
148	Debra J McCallister	0148
149	Debra J McCallister	0149
150	Debra J McCallister	0150

LOT	OWNER	PID
151	Debra J McCallister	0151
152	Debra J McCallister	0152
153	Debra J McCallister	0153
154	Debra J McCallister	0154
155	Debra J McCallister	0155
156	Debra J McCallister	0156
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164	Debra J McCallister	0164
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166	Debra J McCallister	0166
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174	Debra J McCallister	0174
175	Debra J McCallister	0175
176	Debra J McCallister	0176
177	Debra J McCallister	0177
178	Debra J McCallister	0178
179	Debra J McCallister	0179
180	Debra J McCallister	0180



LOT	ADDRESS
101	101 NORTH
102	102 NORTH
103	103 NORTH
104	104 NORTH
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180	180 NORTH

**ADDRESS TABLE**

100 NORTH STREET  
WEST 1/4 CORNER SECTION 4 T4N, 2W S1/4T4N, R2W

**LEGEND**

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- STREET CENTERLINE
- STREET RIGHT-OF-WAY LINE
- BUILDING SETBACK
- ADDRESS PROPERTY LINE
- ADDRESS CENTERLINE
- ADDRESS STREET RIGHT-OF-WAY LINE
- BUILDING SETBACK
- PROPOSED STREET RIGHT-OF-WAY TO BE INSTALLED
- ROAD SECTION CORNER
- POLE
- PUBLIC UTILITY 1 (DRAINAGE DITCH)
- PUBLIC UTILITY 2 (ELECTRIC)
- PUBLIC UTILITY 3 (WATER)
- PUBLIC UTILITY 4 (SEWER)
- PUBLIC UTILITY 5 (GAS)
- PUBLIC UTILITY 6 (CABLE)
- PUBLIC UTILITY 7 (PHONE)
- PUBLIC UTILITY 8 (FIBER)
- PUBLIC UTILITY 9 (TELEPHONE)
- PUBLIC UTILITY 10 (CABLE)
- PUBLIC UTILITY 11 (PHONE)
- PUBLIC UTILITY 12 (FIBER)
- PUBLIC UTILITY 13 (TELEPHONE)
- PUBLIC UTILITY 14 (CABLE)
- PUBLIC UTILITY 15 (PHONE)
- PUBLIC UTILITY 16 (FIBER)
- PUBLIC UTILITY 17 (TELEPHONE)
- PUBLIC UTILITY 18 (CABLE)
- PUBLIC UTILITY 19 (PHONE)
- PUBLIC UTILITY 20 (FIBER)
- PUBLIC UTILITY 21 (TELEPHONE)
- PUBLIC UTILITY 22 (CABLE)
- PUBLIC UTILITY 23 (PHONE)
- PUBLIC UTILITY 24 (FIBER)
- PUBLIC UTILITY 25 (TELEPHONE)
- PUBLIC UTILITY 26 (CABLE)
- PUBLIC UTILITY 27 (PHONE)
- PUBLIC UTILITY 28 (FIBER)
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- PUBLIC UTILITY 95 (PHONE)
- PUBLIC UTILITY 96 (FIBER)
- PUBLIC UTILITY 97 (TELEPHONE)
- PUBLIC UTILITY 98 (CABLE)
- PUBLIC UTILITY 99 (PHONE)
- PUBLIC UTILITY 100 (FIBER)

**ENSIGN**  
1534 West 200 South, Salt Lake City, UT 84119  
Phone: (801) 347-1100 Fax: (801) 333-4315  
Jeffrey W. Burt

12 594

E 2149566 B 3983 P 467  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
03/03/2006 01:09 PM  
FEE \$97.00 Pgs: 1  
DEP RT REC'D FOR WEST POINT CITY

FEBRUARY 27, 2006  
IVORY HOMES, LTD.  
IVORY NORTH

CRYSTAL CREEK PH. 2 SUBD.  
LOTS 201 THRU 226 & PARCEL "C"  
NW 4. T4N, R2W  
OUT OF #12-032-0075,0080,0081  
NEW # 12-636+  
FILE # 4411

BOUNDARY DESCRIPTION

Beginning at a point on the section line, said line also being the centerline of 3000 West Street and being North 00°03'50" East 1549.69 feet along the section line from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running,  
thence South 89°55'05" East 290.70 feet;  
thence North 00°03'50" East 193.73 feet to a point on the south line of Crystal Creek Subdivision Phase I;  
thence South 89°55'05" East 237.30 feet along the south line of Crystal Creek Subdivision Phase I;  
thence South 00°03'50" West 29.75 feet along said subdivision;  
thence South 88°54'33" East 158.34 feet along the south line of Crystal Creek Subdivision Phase I, to the west line of 2875 West Street;  
thence South 75°00'00" East 30.00 feet to a point on the centerline of 2875 West Street;  
thence South 15°00'00" West 15.98 feet along said centerline;  
thence South 75°00'21" East 162.59 feet to the Southwest corner of Lot 132, Crystal Creek Subdivision Phase I;  
thence South 37°47'27" West 84.13 feet;  
thence South 15°00'00" West 182.00 feet;  
thence South 00°03'50" West 185.20 feet;  
thence South 19°46'36" West 60.00 feet to a point of curvature;  
thence Northwesterly 45.02 feet along the arc of a 397.00 foot radius curve to the left (center bears South 19°46'36" West, chord bears North 73°28'20" West 45.00 feet through a central angle of 06°29'52");  
thence South 00°03'50" West 188.19 feet;  
thence North 89°54'10" West 112.51 feet;  
thence North 00°03'50" East 88.60 feet;  
thence West 594.00 feet to the centerline of 3000 West Street said line also being on the section line;  
thence North 00°03'50" East 192.50 feet along the centerline of 3000 West Street, also being along the section line;  
thence East 42.63 feet;  
thence Southeasterly 5.51 feet along the arc of a 15.00 foot radius curve to the left (center bears North 21°02'22" East, chord bears South 79°28'49" East 5.48 feet through a central angle of 21°02'22");  
thence East 96.82 feet;  
thence Southeasterly 73.42 feet along the arc of a 430.00 foot radius curve to the right (center bears South, chord bears South 85°06'32" East 73.33 feet through a central angle of 09°46'57");  
thence North 00°03'50" East 112.25 feet;  
thence North 89°55'05" West 217.90 feet to a point on the centerline of 3000 West Street and the section line;  
thence North 00°03'50" East 177.78 feet along the centerline of 3000 West Street and the section line to the point of beginning.

Contains: 439,685 square feet 10.093 acres, 26 lots 1 parcel.



1 pg  
+ 46.00

2786517  
BK 5939 PG 98

2485704  
BK-4079-PG-1073

E 2185704 B 4079 P 1073  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
07/19/2006 03:59 PM  
FEE \$56.00 Pgs: 1  
DEP RTT REQ'D FOR WEST POINT CITY

July 13, 2006  
IVORY DEVELOPMENT LLC

CRYSTAL CREEK PHASE 3 SUBDIVISION

LOTS 301 THRU 326

04 T4N R2W NW

Out of 12-032-0083

New # 12-655 +

File # 4493

**BOUNDARY DESCRIPTION**

Beginning at the Southeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, said point being North 00°03'50" East 986.50 feet along the section line and South 89°54'10" East 706.51 feet to and along the south line to the Southeast Corner of said Lot 206, Crystal Creek Phase 2 Subdivision from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:

thence North 00°03'50" East 188.19 feet along the east line to the Northeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, being on the south line of 50 North Street;

thence Southeasterly 45.02 feet along the arc of a 397.00 foot radius curve to the right (center bears South 13°16'44" West and long chord bears South 73°28'20" East 45.00 feet through a central angle of 06°29'52") along the south line of 50 North Street as defined on the said Crystal Creek Phase 2 Subdivision;

thence North 19°46'36" East 60.00 feet to the Southeast Corner of Lot 205, Crystal Creek Phase 2 Subdivision, being on the north line of 50 North Street;

thence North 00°03'50" East 185.20 along the east line to an angle point in the east line of said Crystal Creek Phase 2 Subdivision;

thence North 15°00'00" East 182.00 feet along the east line to an angle point in the east line of said Crystal Creek Phase 2 Subdivision;

thence North 37°47'27" East 84.13 feet along the east line to the Northeast Corner of Lot 201, Crystal Creek Phase 2 Subdivision, said point also being the Southwest Corner of Lot 132, Crystal Creek Phase 1 Subdivision;

thence South 89°56'10" East 295.91 feet along the south line of Crystal Creek Phase 1 Subdivision to the Southeast Corner of Lot 130, Crystal Creek Phase 1 Subdivision, said point also being on the west line of 2825 West Street as defined on the said Crystal Creek Phase 1 Subdivision;

thence South 85°17'56" East 30.00 feet to the centerline of said 2825 West Street;

thence Northeasterly 6.40 feet along the arc of a 319.93 foot radius curve to the left (center bears North 85°17'56" West and long chord bears North 04°07'42" East 6.40 feet through a central angle of 01°08'44") along the centerline of said 2825 West Street;

thence South 86°26'40" East 30.00 feet to the east line of said 2825 West Street, also being the Southwest Corner of Lot 129, Crystal Creek Phase 1 Subdivision;

thence South 89°56'10" East 100.73 feet along the south line to the Southeast Corner of Lot 129, Crystal Creek Phase 1 Subdivision;

thence South 00°05'32" West 662.00 feet;

thence North 89°54'40" West 618.45 feet to the Southeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, being the point of beginning.

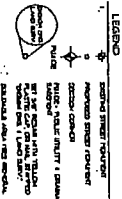
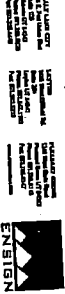
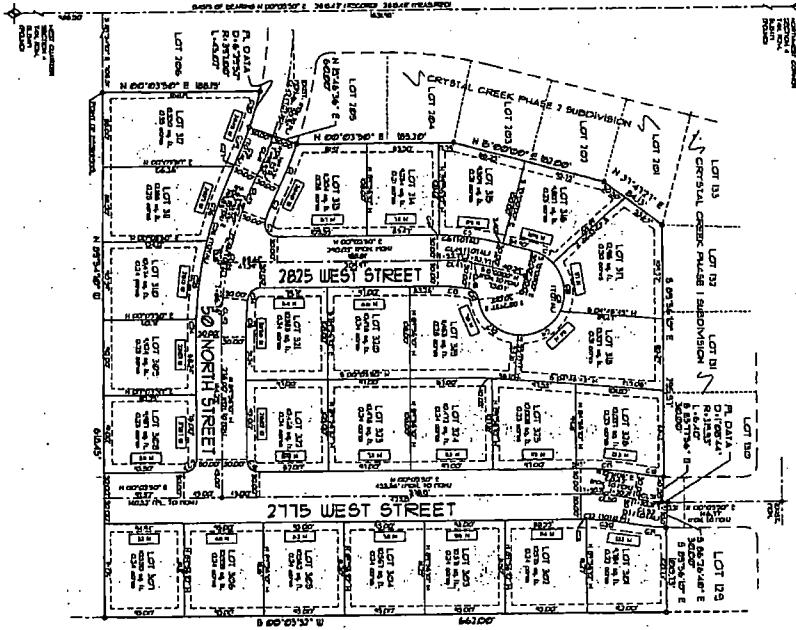
Contains 369,588 square feet, 8.485 acres, 26 lots.

12

655

**CRYSTAL CREEK PHASE 3 SUBDIVISION**

LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 4  
TOWNSHIP 4 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
WEST POINT CITY, DAVIS COUNTY, UTAH



LOT	OWNER	P.I.D.
301	Winters, V. & Ceces	0301
302	Winters, J. & Ceces	0302
303	Winters, J. & Ceces	0303
304	Winters, J. & Ceces	0304
305	Winters, J. & Ceces	0305
306	Winters, J. & Ceces	0306
307	Winters, J. & Ceces	0307
308	Winters, J. & Ceces	0308
309	Winters, J. & Ceces	0309
310	Winters, J. & Ceces	0310
311	Winters, J. & Ceces	0311
312	Winters, J. & Ceces	0312
313	Winters, J. & Ceces	0313
314	Winters, J. & Ceces	0314
315	Winters, J. & Ceces	0315

LOT	OWNER	P.I.D.
316	Winters, J. & Ceces	0316
317	Winters, J. & Ceces	0317
318	Winters, J. & Ceces	0318
319	Winters, J. & Ceces	0319
320	Winters, J. & Ceces	0320
321	Winters, J. & Ceces	0321
322	Winters, J. & Ceces	0322
323	Winters, J. & Ceces	0323
324	Winters, J. & Ceces	0324
325	Winters, J. & Ceces	0325
326	Winters, J. & Ceces	0326

LOT	OWNER	P.I.D.
301	Winters, J. & Ceces	0301
302	Winters, J. & Ceces	0302
303	Winters, J. & Ceces	0303
304	Winters, J. & Ceces	0304
305	Winters, J. & Ceces	0305
306	Winters, J. & Ceces	0306
307	Winters, J. & Ceces	0307
308	Winters, J. & Ceces	0308
309	Winters, J. & Ceces	0309
310	Winters, J. & Ceces	0310
311	Winters, J. & Ceces	0311
312	Winters, J. & Ceces	0312
313	Winters, J. & Ceces	0313
314	Winters, J. & Ceces	0314
315	Winters, J. & Ceces	0315
316	Winters, J. & Ceces	0316
317	Winters, J. & Ceces	0317
318	Winters, J. & Ceces	0318
319	Winters, J. & Ceces	0319
320	Winters, J. & Ceces	0320
321	Winters, J. & Ceces	0321
322	Winters, J. & Ceces	0322
323	Winters, J. & Ceces	0323
324	Winters, J. & Ceces	0324
325	Winters, J. & Ceces	0325
326	Winters, J. & Ceces	0326

PREP 1x 1/2  
12-655  
LAST #  
03316  
N  
SCALE:  
1" = 100'

DEVELOPMENT: CRYSTAL CREEK PH. 3  
CITY: WEST POINT. LOTS: 301 THRU 326

NW 1/4 OF SEC 4, T.4N, R. 2W  
S.L.M. DAVIS COUNTY, UTAH  
FILE # 4493  
R 07-19-06