

WHEN RECORDED RETURN TO:  
**Somerset Homeowners Association**  
c/o FCS Community Management  
PO Box 5555  
Draper, UT 84020  
801-256-0465  
**manager@hoaliving.com**

E 2824499 B 6106 P 256-262  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
09/19/2014 12:04 PM  
FEE \$243.00 Pgs: 7  
DEP RT REC'D FOR SOMERSETHOMEOWNER  
S ASSOCIATION

**RETURNED**

**SEP 19 2014**

Space Above for Recorder's Use Only

## NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

**Parcel #'s:**

**08-045-0003**, ALL OF LOT 3, SOMERSET HOLLOW PRD.

**08-045-0100**, BEG AT THE SE COR OF LOT 4, SOMERSET HOLLOW PRD, A SUB OF PART OF SEC 12-T3N-R1W, SLM; & RUN TH N 1°18'45" W 110.05 FT ALG THE E LINE OF SD SOMERSET HOLLOW PRD; TH S 87° W 98.72 FT TO THE E LINE OF KINGSTON RD; TH S 3° E 110.0 FT ALG SD E LINE OF KINGSTON RD; TH N 87° E 95.48 FT ALG THE S LINE OF SD LOT 4 TO THE POB. CONT. 0.25 ACRES.

**08-045-0008**, ALL OF LOT 8, SOMERSET HOLLOW PRD.

**08-045-0009**, ALL OF LOT 9, SOMERSET HOLLOW PRD.

**08-045-0032**, ALL OF LOT 32, SOMERSET HOLLOW PRD. PLUS, PART OF LOT 31 OF SD SUB AS FOLLOWS: BEG AT THE NE COR OF LOT 32 & RUN TH S 64° W 76.63 FT TO THE NW COR OF SD LOT; TH N 40°16'28" W 56.26 FT; TH N 72°28' E 91.86 FT, M/L, TO THE W LINE OF A STR; TH S'LY 12.5 FT ALG THE ARC OF A 218.65 FT RAD CURVE TO THE LEFT ALG SD STR TO THE PT OF TANGENCY; TH S 26° E 28.5 FT ALG SD STR TO THE POB.

**08-045-0033**, ALL OF LOT 33, SOMERSET HOLLOW PRD.

**08-045-0037 thru 08-045-0043**, ALL OF LOT 37-43, SOMERSET HOLLOW PRD.

**08-045-0045**, ALL OF LOT 45, SOMERSET HOLLOW PRD.

**08-045-0073**, ALL OF LOT 73, SOMERSET HOLLOW PRD.

**08-045-0074**, ALL OF LOT 74, SOMERSET HOLLOW PRD.

**08-045-0078 thru 08-045-0083**, ALL OF LOT 78-83, SOMERSET HOLLOW PRD.

**08-045-0091 thru 08-045-0094**, ALL OF LOT 91-94, SOMERSET HOLLOW PRD.

**08-045-0097**, ALL OF LOTS 89 & 90, SOMERSET HOLLOW PRD.

**08-045-0098**, BEG AT A PT N 1°18'45" W 110.05 FT FR THE SE COR OF LOT 4, SOMERSET HOLLOW PRD, A SUB OF PART OF SEC 12-T3N-R1W, SLM; & RUN TH N 1°18'45" W 117.46 FT ALG THE E LINE OF SD SOMERSET HOLLOW PRD; TH S 83° W 104.91 FT TO THE E LINE OF KINGSTON RD; TH SE'LY 70.85 FT ALG A 1014.89 FT RAD CURVE TO THE RIGHT (CHORD BEARS S 5°00' E 70.84 FT); TH S 3° E 39.30 FT; TH N 87° E 98.72 FT TO THE POB. CONT. 0.27 ACRES.

**08-045-0099**, BEG AT THE NE COR OF LOT 7, SOMERSET HOLLOW PRD & RUN TH S 1°18'45" E 119.53 FT ALG THE E LINE OF SD SUB; TH S 83° W 104.91 FT TO THE E LINE OF KINGSTON RD; TH N'LY 106.28 FT ALG A 1014.89 FT RAD CURVE TO THE LEFT ALG SD RD TO THE NW COR OF SD LOT 7 (CHORD BEARS N 10° W 106.23 FT); TH N 77° E 122.99 FT ALG THE N'LY LINE OF SD LOT 7 TO THE POB, AS THE SAME IS IDENTIFIED IN THE PLAT REC IN BOOK 732 PAGE 754 OF O.R. CONT. 0.30 ACRES.

**08-045-0100**, BEG AT THE SE COR OF LOT 4, SOMERSET HOLLOW PRD, A SUB OF PART OF SEC 12-T3N-R1W, SLM; & RUN TH N 1°18'45" W 110.05 FT ALG THE E LINE OF SD SOMERSET HOLLOW PRD; TH S 87° W 98.72 FT TO THE E LINE OF KINGSTON RD; TH S 3° E 110.0 FT ALG SD E LINE OF KINGSTON RD; TH N 87° E 95.48 FT ALG THE S LINE OF SD LOT 4 TO THE POB. CONT. 0.25 ACRES.

**08-045-0101**, ALL OF LOT 44, SOMERSET HOLLOW PRD. ALSO, BEG AT THE NW COR OF LOT 51, SOMERSET HOLLOW PRD & RUN TH S 15°00'00" W 80.41 FT; TH S 82°00'00" E 86.00 FT; TH N 28°34'32" W 102.07 FT TO THE S'LY LINE OF A STR & A PT ON A 30.00 FT RAD CURVE TO THE RIGHT; TH ALG THE ARC OF SD CURVE 15.71 FT (CHORD BEARS N 89°59'58" W 15.53 FT) TO THE POB.

**08-045-0104**, ALL OF LOT 1 & 2, SOMERSET HOLLOW PRD.

**08-045-0105**, ALL OF LOTS 46 & 47, SOMERSET HOLLOW PRD.

**08-045-0106**, ALL OF LOTS 76, 77 & 75, SOMERSET HOLLOW PRD.

08-045-0107, ALL OF LOT 35, SOMERSET HOLLOW PRD. LESS & EXCEPT: A PARCEL OF LAND IN FEE FOR A FRONTAGE RD KNOWN AS F-1 LINE, INCIDENT TO WIDENING OF AN EXPRESSWAY STATE ROUTE 89, KNOWN AS PROJECT NO 9124 BEING PART OF LOT 35, SOMERSET HOLLOW PRD, (S 1/2) IN THE NW 1/4 OF SEC 12-T3N-R1W, SLM; THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT THE NW COR OF SD LOT 35 & RUN TH S 32°38'49" E 16.659 METERS TO A PT 25.000 METERS PERPLY DISTANT SE'LY FR THE CENTERLINE OF SD FRONTAGE RD; TH S 37°29'13" W 31.011 METERS PARALLEL TO SD CENTERLINE TO THE W'LY LOT LINE OF SD LOT 35; TH N 14°21'11" E 39.879 METERS TO THE POB.

08-045-0108, ALL OF LOT 34, SOMERSET HOLLOW PRD. LESS & EXCEPT: A PARCEL OF LAND IN FEE FOR A FRONTAGE ROAD KNOWN AS F-1 LINE, INCIDENT TO THE WIDENING OF AN EXPRESSWAY STATE ROUTE 89, KNOWN AS PROJECT NO 9124 BEING PART OF LOT 34, SOMERSET HOLLOW PRD, (S 1/2) IN THE NW 1/4 OF SEC 12-T3N-R1W, SLM; THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT THE NW COR OF SD LOT 34 & RUN TH S 32°38'49" E 16.659 METERS TO A PT 25.000 METERS PERPLY DISTANT SE'LY FR THE CENTERLINE OF SD FRONTAGE ROAD; TH N 37°29'13" E 16.686 METERS PARALLEL TO SD CENTERLINE TO THE N LOT LINE OF SD LOT 34; TH N 87°38'49" W 19.158 METERS ALG SD N LOT LINE TO THE POB.

08-045-0109, ALL OF LOT 36, SOMERSET HOLLOW PRD. LESS: BEG AT THE NW COR OF SD LOT 36 & RUN TH S 14°21'11" W 12.625 M (41.42 FT); TH 13°38'49" E 10.650 M (34.94 FT); TH 14°21'11" E 21.057 M (69.08 FT) TO THE NE'LY LOT LINE OF SD LOT 36; TH S 64°38'49" W 5.094 M (16.71 FT) ALG SD NE'LY LOT LINE TO THE POB AS SHOWN ON THE OFFICIAL MAP OF SD PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

08-045-0112, ALL OF LOT 30, SOMERSET HOLLOW PRD. (DEED READS PUD) ALSO: BEG AT SE COR OF SD LOT 30; & RUN TH S 78° W 114.26 FT TO SW COR SD LOT; TH S 40°16'28" E 56.25 FT; TH N 72°28' E 91.86 FT, M/L, TO THE W LINE OF A STR; TH N'LY 40.93 FT ALG THE ARC OF A 218.65 FT RAD CURVE TO THE RIGHT ALG SD STR TO THE POB BEING PART OF LOT 31 SD SUB.

08-046-0010 thru 08-046-0013, ALL OF LOT 10-13, SOMERSET HOLLOW PRD.

08-046-0017 thru 08-046-0020, ALL OF LOT 17-20, SOMERSET HOLLOW PRD.

08-046-0023 thru 08-046-0029, ALL OF LOT 23-29, SOMERSET HOLLOW PRD.

08-046-0048 thru 08-046-0050, ALL OF LOT 48-50, SOMERSET HOLLOW PRD.

08-046-0053 thru 08-046-0056, ALL OF LOT 53-56, SOMERSET HOLLOW PRD.

08-046-0060 thru 08-046-0063, ALL OF LOT 60-63, SOMERSET HOLLOW PRD.

08-046-0066 thru 08-046-0070, ALL OF LOT 66-70, SOMERSET HOLLOW PRD.

08-046-0074, ALL OF LOT 16, SOMERSET HOLLOW PRD. ALSO: BEG AT THE SE'LY COR OF LOT 16, SOMERSET HOLLOW PRD (DEED READS AMD PLAT); & RUN TH N 26°00'00" E 298.29 FT ALG THE E'LY LINE OF SD LOT 16; TH S 02°26'21" E 96.56 FT ALG THE E'LY LINE OF LOT 15, SD SUB; TH S 35°32'57" W 217.22 FT TO THE R/W LINE OF YORK CIRCLE; TH NW'LY 10.0 FT ALG A 60 FT RAD CURVE TO THE LEFT (LONG CHORD BEARS N 59°13'22" W 9.99 FT) TO THE POB. (CORRECTIONS MADE FOR TAXING PURPOSES)

08-046-0075, ALL OF LOT 14, SOMERSET HOLLOW PRD. PLUS: BEG AT A PT S 2°26'21" E 96.56 FT FR THE NE COR OF SD LOT 15; & RUN TH S 35°32'57" W 217.22 FT TO THE E'LY LINE OF A STR; TH SE'LY 40.84 FT ALG THE ARC OF A 60 FT RAD CURVE TO THE RIGHT ALG SD STR TO THE SW COR OF SD LOT 15; TH N 65° E 122.64 FT; TH N 0°56'25" W 74.85 FT; TH N 2°26'21" W 73.59 FT TO THE POB.

08-045-0076, ALL OF LOTS 64 & 65, SOMERSET HOLLOW PRD.

08-046-0077, ALL OF LOT 71 & 72, SOMERSET HOLLOW PRD.

08-046-0078, ALL OF LOTS 21 & 22, SOMERSET HOLLOW PRD.

08-046-0081, ALL OF LOTS 57 & 58, SOMERSET HOLLOW PRD. LESS & EXCEPT: BEG AT THE SE COR OF LOT 59 OF SOMERSET HOLLOW PRD SD COR BEING THE COMMON COR BETWEEN LOTS 58 & 59 OF SOMERSET HOLLOW PRD, SD SUB BEING LOC IN SEC 12-T3N-R1W, SLM; & RUN TH N 34° E 97.99 FT TO THE E COR OF SD LOT 59; RUN TH S 62° E 8.39 FT TO THE S COR OF LOT 60 OF SD SUB; TH S 38°49'27" W 99.218 FT TO THE POB.

**08-046-0083**, ALL OF LOT 52, SOMERSET HOLLOW PRD. ALSO: ALL OF LOT 51, SOMERSET HOLLOW PRD. EXCEPT: BEG AT THE NW COR OF LOT 51, SOMERSET HOLLOW PRD; & RUN TH S 15°00'00" W 80.41 FT; TH S 82°00'00" E 86.00 FT; TH N 28°34'32" W 102.07 FT TO THE S'LY LINE OF A STR & AT A PT ON A 30.00 FT RAD CURVE TO THE RIGHT; TH ALG THE ARC OF SD CURVE 15.71 FT (CHORD BEARS N 89°59'58" W 15.53 FT) TO THE POB.

**08-046-0084**, ALL OF LOT 59, SOMERSET HOLLOW PRD. ALSO: BEG AT THE SE COR OF LOT 59, SOMERSET HOLLOW PRD SD COR BEING THE COMMON COR BETWEEN LOTS 58 & 59 OF SOMERSET HOLLOW PRD, SD SUB BEING LOC IN SEC 12-T3N-R1W, SLM; & RUN TH N 34° E 97.99 FT TO THE E COR OF SD LOT 59; RUN TH S 62° E 8.39 FT TO THE S COR OF LOT 60 OF SD SUB; TH S 38°49'27" W 99.218 FT TO THE POB.

**08-047-0030 thru 08-047-0040**, ALL OF LOT 30-40, SOMERSET FARM PUD.

**08-047-0043 thru 08-047-0046**, ALL OF LOT 43-46, SOMERSET FARM PUD.

**08-047-0049**, ALL OF LOT 49, SOMERSET FARM PUD. PLUS: BEG AT THE SE COR OF LOT 49, SOMERSET FARM PUD, BEING IN SEC 12-T3N-R1W, SLM; & RUN TH N 17°49' E 127 FT ALG THE E LINE OF SD SUB TO THE NE COR OF LOT 49, SD SUB; TH S 63°21'05" E 60 FT; TH S 44°32'06" W 131.87 FT TO THE POB.

**08-047-0050**, ALL OF LOT 50, SOMERSET FARM PUD. PLUS: BEG AT THE SE COR OF LOT 50, SOMERSET FARM PUD; & RUN TH N 17°49' E 140 FT ALG THE E LINE OF SD SUB TO THE NE COR OF SD LOT 50; TH N 65°11'45" E 60 FT; TH S 13°15'28" W 190.44 FT; TH N 63°21'05" W 60 FT TO THE POB.

**08-047-0051 thru 08-047-0061**, ALL OF LOT 51-61, SOMERSET FARM PUD.

**08-047-0065**, ALL OF LOT 65, SOMERSET FARM PUD.

**08-047-0070 thru 08-047-0089**, ALL OF LOT 70-89, SOMERSET FARM PUD.

**08-047-0092 thru 08-047-0107**, ALL OF LOT 92-107, SOMERSET FARM PUD.

**08-047-0108**, ALL OF LOT 108, SOMERSET FARM PUD. ALSO, BEG AT THE SW'LY COR OF LOT 108, SOMERSET FARM PUD, SD PT ALSO BEING N 489.98 FT & W 272.68 FT FR THE CENTER OF SEC 12-T3N-R1W, SLM; & RUN TH S 81°38'03" E 101.83 FT; TH S'LY 10.22 FT ALG A 70 FT RAD CURVE TO THE LEFT; TH W 8 FT; TH N 74°47'51" W 95.34 FT TO THE POB.

**08-047-0109**, ALL OF LOT 109, SOMERSET FARM PUD. EXCEPT: BEG AT THE SW'LY COR OF LOT 108, SOMERSET FARM PUD; & RUN TH E'LY ALG THE S'LY LOT LINE OF LOT 108 TO THE SE'LY COR OF LOT 108; TH S'LY 10.22 FT ALG A 70 FT RAD CURVE TO THE LEFT; TH W 8 FT; TH N 74°5' W 95.34 FT TO THE POB.

**08-047-0110 thru 08-047-0112**, ALL OF LOT 110-112, SOMERSET FARM PUD.

**08-047-0113**, ALL OF LOT 113, SOMERSET FARM PUD. LESS: BEG AT THE SE COR OF LOT 113, SOMERSET FARM PUD; & RUN TH N 8.5 FT; TH S 80°28' W 51.36 FT TO THE SW COR OF SD LOT; TH E 50.65 FT TO THE POB.

**08-047-0114 thru 08-047-0115**, ALL OF LOT 114-115, SOMERSET FARM PUD.

**08-047-0116**, ALL OF LOT 116, SOMERSET FARM PUD. PLUS, BEG AT THE SE COR OF LOT 113, SOMERSET FARM PUD; & RUN TH N 8.5 FT; TH S 80°28' W 51.36 FT TO THE SW COR OF SD LOT; TH E 50.65 FT TO THE POB.

**08-047-0117 thru 08-047-0121**, ALL OF LOT 117-121, SOMERSET FARM PUD.

**08-047-0123**, BEG AT THE SE COR OF LOT 51, SOMERSET FARM PUD, BEING IN SEC 12-T3N-R1W, SLM; & RUN TH N 17°49' E 86 FT ALG THE E LINE OF SD SUB TO THE NE COR OF SD LOT 51; TH N 89°08'10" E 41.66 FT; TH S 13°15'28" W 58.90 FT; TH S 65°11'45" W 60 FT TO THE POB.

**08-047-0124**, ALL OF LOTS 47 & 48 SOMERSET FARM PUD.

**08-047-0127**, ALL OF LOTS 41 & 42, SOMERSET FARM PUD.

**08-047-0130**, ALL OF LOT 64, SOMERSET FARM PUD. LESS TO 1254-118. ALSO: BEG AT THE NW COR OF LOT 63, SOMERSET FARM PUD; & RUN TH N 89°57'16" E ALG THE N LINE OF SD LOT 8.0 FT; TH S 9°18'29" E 12.16 FT TO THE W'LY LINE OF SD LOT; TH N 39°43'58" W ALG THE W'LY LINE. 15.59 FT TO THE POB.

**08-047-0138**, ALL OF LOT 68, SOMERSET FARM PUD. LESS & EXCEPTING: BEG AT THE NE COR OF LOT 67 OF SOMERSET FARM PUD SD SUB BEING LOC IN SEC 12-T3N-R1W, SLM; & RUN TH S 35°00' E 27.00 FT ALG THE BNDRY OF SD LOT 67; TH N 86°48'55" E 7.90 FT; TH N 47°09'22" W 31.88 FT TO THE POB. ALSO: BEG AT THE NE COR OF LOT 69, SOMERSET FARM PUD, SD SUB BEING LOC IN SEC 12-T3N-R1W, SLM; & RUN TH S 83°59'58" W 61.07 FT; TH N 89°17'22" W 44.16 FT; TH N 86°48'55" E 105.06 FT ALG THE N BNDRY OF SD LOT 69 TO THE POB.

**08-047-0140**, ALL OF LOT 66, SOMERSET FARM PUD. ALSO: ALL OF LOT 67, SOMERSET FARM PUD. LESS & EXCEPT: BEG AT THE SE COR OF LOT 67 OF SOMERSET FARM PUD LOC IN SEC 12-T3N-R1W, SLM; & RUN TH W 14.00 FT ALG THE S BNDRY OF SD LOT 67; TH N 9°12'38" W 61.96 FT; TH S 21°21'32" E 65.67 FT ALG THE E BNDRY OF SD LOT 67 TO POB. ALSO: BEG AT THE NW COR OF LOT 69, SOMERSET FARM PUD; RUN TH N 86°48'55" E 7.90 FT ALG THE N BNDRY OF SD LOT 69; TH S 9°12'38" E 35.66 FT; TH N 21°21'32" W 37.33 FT ALG THE W BNDRY OF SD LOT 69 TO THE POB. ALSO: BEG AT THE NE COR OF LOT 67, SOMERSET FARM PUD & RUN TH S 35°00' E 27.00 FT ALG THE BNDRY OF SD LOT 67; TH N 86°48'55" E 7.90 FT; TH N 47°09'22" W 31.88 FT TO THE POB.

**08-047-0141**, ALL OF LOT 69, SOMERSET FARM PUD. LESS & EXCEPT: BEG AT THE NW COR OF LOT 69 OF SOMERSET FARM PUD, SD SUB BEING LOC IN SEC 12-T3N-R1W, SLM; & RUN TH N 86°48'55" E 7.90 FT ALG THE N BNDRY OF SD LOT 69; TH S 9°12'38" E 35.66 FT; TH N 21°21'32" W 37.33 FT ALG THE W BNDRY OF SD LOT 69 TO THE POB. LESS & EXCEPT: BEG AT THE NE COR OF LOT 69 OF SOMERSET FARM PUD, SD SUB BEING LOC IN SEC 12-T3N-R1W, SLM; & RUN TH S 83°59'58" W 61.07 FT; TH N 89°17'22" W 44.16 FT; TH N 86°48'55" E 105.06 FT ALG THE N BNDRY OF SD LOT 69 TO THE POB. ALSO: BEG AT THE SE COR OF LOT 67, SOMERSET FARM PUD, LOC IN SEC 12-T3N-R1W, SLM; & RUN TH W 14.00 FT ALG THE S BNDRY OF SD LOT 67; TH N 9°12'38" W 61.96 FT; TH S 21°21'32" E 65.67 FT ALG THE E BNDRY OF SD LOT 67 TO THE POB.

**08-047-0144**, ALL OF LOT 63, SOMERSET FARM PUD. ALSO: BEG AT A PT WH IS S 39°43'58" E ALG THE W'LY LOT LINE 15.59 FT FR THE NW COR OF LOT 63, SOMERSET FARM PUD; & RUN TH S 39°43'58" E ALG SD LINE 15.48 FT; TH S 89°38'32" W 7.94 FT; TH N 9°18'29" W 12.11 FT TO THE POB. EXCEPT: BEG AT THE NW COR OF LOT 63, SOMERSET FARM PUD; & RUN TH N 89°57'16" E ALG THE N LINE OF SD LOT 8.0 FT; TH S 9°18'29" E 12.16 FT TO THE W'LY LINE OF SD LOT; TH N 39°43'58" W ALG THE W'LY LINE 15.59 FT TO THE POB. (WENT TO 08-047-0128)

**08-048-0003 thru 08-048-0010**, ALL OF LOT 3-10, SOMERSET FARM PUD.

**08-048-0011**, BEG AT THE NW COR OF LOT 11, SOMERSET FARM PUD, RUN TH S 39°25'58" E 119.4 FT TO THE NW'LY LINE OF A STR; TH N 31° E 87.35 FT ALG SD STR TO THE NE COR OF SD LOT 11; TH N 81°49'43" W 122.07 FT TO THE POB.

**08-048-0012**, ALL OF LOT 12, SOMERSET FARM PUD. ALSO: BEG AT A PT, THE EXIST FRONT COR OF LOTS 12 & 11 OF SOMERSET FARM PUD, SD PT LIES S 351.23 FT & W 819.09 FT FR THE CENTER COR OF SEC 12-T3N-R1W, SLM, THE E 1/4 COR OF SD SEC 12 BEARS N 89°05'58" E, SD PT ALSO BEING A NAIL DRIVEN IN THE SIDEWALK & RUN TH ALG THE LINE DIVIDING LOTS 11 & 12; TH N 48°30' W 119.73 FT; TH N 38°55'19" E 50.92 FT TO A 1/2 INCH REBAR MARKING THE COMMON COR OF LOTS 6, 10, 11 & 13 OF SOMERSET FARM PUD; TH S 39°25'58" E 119.40 FT TO A NAIL IN THE SIDEWALK; TH S 31° W 12.65 FT; TH ALG THE ARC OF A 107.56 FT RAD CURVE TO THE RIGHT 19.71 FT, WHOSE LC BEARS S 36°15' W 19.68 FT TO THE POB.

**08-048-0013**, ALL OF LOT 13, SOMERSET FARM PUD.

**08-048-0014**, ALL OF LOT 14 & 15, SOMERSET FARM PUD. ALSO: BEG AT THE NE COR OF LOT 14, SOMERSET FARM PUD, SD PT ALSO BEING S 255.68 FT & W 1070.29 FT FR THE CENTER OF SEC 12-T3N-R1W, SLM; & RUN TH S 61°10'40" W 135.251 FT TO THE NW COR OF LOT 15, SD DEVELOPMENT; TH N 7°10'10" E 22.185 FT; TH N 69°32'00" E 124.525 FT TO THE POB.

**08-048-0019 thru 08-048-0021**, ALL OF LOT 19-21, SOMERSET FARM PUD.

**08-048-0024 thru 08-048-0029**, ALL OF LOT 24-29, SOMERSET FARM PUD.

**08-048-0090**, ALL OF LOT 90, SOMERSET FARM PUD.

**08-048-0091**, ALL OF LOT 91, SOMERSET FARM PUD.

**08-048-0122 thru 08-048-0139**, ALL OF LOT 122-139, SOMERSET FARM PUD.

**08-048-0141 thru 08-048-0143**, ALL OF LOT 141-143, SOMERSET FARM PUD.

**08-048-0144**, ALL OF LOT 144, SOMERSET FARM PUD. EXCEPT A PART OF LOT 144, SOMERSET FARM PUD, BEG AT A PT ON N LINE OF SOMERSET STR, SD PT BEING THE SW COR OF LOT 144 & RUN TH N 48°44'49" W 50.61 FT ALG SW LOT LINE AS SHOWN ON ORIGINAL SUB PLAT TO AN ALUMINUM CAP; TH N 84°30' E 84.52 FT TO AN ALUMINUM CAP ON N LINE OF SOMERSET STR; TH 62.15 FT ALG ARC OF A 259.18 FT RAD CURVE TO LEFT TO POB.

**08-048-0145**, ALL OF LOT 145, SOMERSET FARM PUD.

**08-048-0148 thru 08-048-0149**, ALL OF LOT 148-149, SOMERSET FARM PUD.

**08-048-0170**, ALL OF LOT 150, SOMERSET FARM PUD. ALSO, PART OF LOT 144, SOMERSET FARM PUD. BEG AT A PT ON N LINE OF SOMERSET STR, SD PT BEING THE SW COR OF LOT 144; & RUN TH N 48°44'49" W 50.61 FT ALG SW LOT LINE AS SHOWN ON ORIGINAL SUB PLAT TO AN ALUMINUM CAP; TH N 84°30' E 84.52 FT TO AN ALUMINUM CAP ON N LINE OF SOMERSET STR; TH 62.15 FT ALG ARC OF A 259.18 FT RAD CURVE TO LEFT TO POB.

**08-048-0160**, ALL OF LOTS 1 & 2, SOMERSET FARM PUD.

**08-048-0164**, ALL OF LOT 22, SOMERSET FARM PUD. LESS & EXCEPTING: BEG AT THE SE COR OF LOT 22, SOMERSET FARM PUD; & RUN TH S 57°56'00" W 0.8 FT TO AN EXIST FENCE; TH N 6°06'47" W 116.95 FT ALG AN EXIST FENCE LINE & FENCE LINE PROJECTED TO THE S LINE OF A STR (SD FENCE IN 18.15 FT W'LY FR THE SW COR OF A HOUSE) & A PT ON THE ARC OF A 190.79 FT RAD CURVE TO RIGHT; TH E'LY ALG SD CURVE 6.00 FT (CENTRAL ANGLE = 1°48'12" CHORD BEARING = N 87°23'31" E DIST OF 6.00 FT) TO THE NE COR OF SD LOT 22; TH ALG THE LOT LINE BETWEEN LOTS 22 & 23, S 3°30'53" E 116.35 FT TO THE POB.

**08-048-0166**, ALL OF LOT 23, SOMERSET FARM PUD. ALSO: BEG AT THE SE COR OF LOT 22, SOMERSET FARM PUD & RUN TH S 57°56'00" W 0.8 FT TO AN EXIST FENCE; TH N 6°06'47" W 116.95 FT ALG AN EXIST FENCE LINE & FENCE LINE PROJECTED TO THE S LINE OF A STR (SD FENCE IN 18.15 FT W'LY FR THE SW COR OF A HOUSE) & A PART ON THE ARC OF A 190.79 FT RADIUS CURVE TO THE RIGHT; TH E'LY ALG SD CURVE 6.00 FT (CENTRAL ANGLE = 1°48'12" CHORD BEARING = N 87°23'31" E 6.00 FT) TO THE NE COR OF SD LOT 22; TH ALG THE LOT LINE BETWEEN LOTS 22 & 23 S 3°30'53" E 116.35 FT TO THE POB.

**08-048-0169**, A PORTION OF LOT 301 OF SOMERSET III, A SUB DESC AS FOLLOWS: BEG AT A PT ON THE S'LY LINE OF LOT 301, SOMERSET III, A SUB (RECORDED JUNE 2, 1983 AS E# 641672 BK 944 OF O.R. PG 706), SD PT ALSO BEING W 1321.12 FT & S 2081.90 FT & S 33°00' E 66.00 FT & S 57°00' W 37.68 FT & S 01°31'17" E 74.90 FT TO THE NW COR OF LOT 146 OF SOMERSET FARM, A PUD (RECORDED DEC 15, 1975 AS E# 424735 BK 586 OF O.R. PG 515) & N 84°16' E 83.88 FT ALG SD S'LY LINE OF LOT 301 WH IS ALSO THE N'LY LINE OF SD SOMERSET FARM, FR THE N 1/4 COR OF SEC 12-T3N-R1W, SLB&M, & RUN TH N 07°00' W 8.84 FT; TH N 83°00' E 26.99 FT; TH S 07°00' E 9.44 FT TO A PT N 72°08'44" W 1268.385 FT FR THE CENTER OF SD SEC 12 (THE E 1/4 COR OF SEC 12 BEARS N 89°05'58" E 2618.82 FT FR SD CENTER OF SEC 12 (LAST SD LINE BEING THE BASIS OF BEARING OF THIS DESCRIPTION); TH S 84°16' W 27.00 FT ALG THE N'LY LINE OF LOT 147 OF SD SOMERSET FARM TO THE POB. CONT. 0.00567 ACRES ALSO: ALL OF LOT 147, SOMERSET FARM PUD.

**08-048-0152**, ALL OF LOT 152, SOMERSET FARM II.

**08-048-0168**, ALL OF LOTS 153 & 154, SOMERSET FARM II. EXCEPTING THE FOLLOWING DESC PARCEL OF LAND: BEG AT THE SE COR OF LOT 154, SOMERSET FARM II, AN ADDITION TO SOMERSET FARM, A PUD; SD PT ALSO BEING S 57°56'00" W 1359.35 FT & N 32°12'23" W 215.67 FT FR THE CENTER OF SEC 12-T3N-R1W, SLB&M, & RUN TH S 58°30'00" W 62.943 FT ALG THE S'LY LINE OF SD LOT 154; TH N 15°15'42" W 13.013 FT; TH N 57°26'43" E 59.146 FT; TH S 32°12'23" E 13.584 FT ALG THE E'LY LINE OF SD LOT 154 TO THE POB. TOGETHER WITH THE FOLLOWING DESC PARCEL OF LAND: BEG AT A PT ON THE S'LY LINE OF LOT 154, SOMERSET FARM II, AN ADDITION TO SOMERSET FARM, A PUD; SD PT ALSO BEING S 57°56'00" W 1359.35 FT & N 32°12'23" W 215.67 FT & S 58°30'00" W 62.943 FT FR THE CENTER OF SEC 12-T3N-R1W, SLB&M, & RUN TH ALG A BNDRY AGMT LINE FOR THE FOLLOWING TWO COURSES: 1) S 15°15'42" E 18.561 FT; 2) S 56°16'15" W 66.204 FT; TH N 38°58'20" W 26.375 FT ALG THE E'LY LINE OF THE PAUL AND JULIA BROWN PPTY RECORDED 07/29/1994 AS WARRANTY DEED E# 1133668 BK 1785 PG 704-705; TH N 52°46'00" E 64.890 FT ALG THE S'LY LINE OF LOT 153, SD SOMERSET FARM II; TH ALG THE BNDRY OF SD LOT 154 FOR THE FOLLOWING TWO COURSES: 1) S 32°12'23" E 12.240 FT; 2) N 58°30'00" E 10.057 FT TO THE POB. CONT. 0.04401 ACRES TOTAL ACREAGE SEE INDEX NOTE

**08-101-0302**, ALL OF LOT 302, SOMERSET III. CONT. 0.382 ACRES

**08-101-0305**, ALL OF LOT 301, SOMERSET III. CONT. 0.345 ACRES LESS & EXCEPT: A PORTION OF LOT 301 OF SOMERSET III, A SUB DESC AS FOLLOWS: BEG AT A PT ON THE S'LY LINE OF LOT 301, SOMERSET III, A SUB (RECORDED JUNE 2, 1983 AS E# 641672 BK 944 OF O.R. PG 706), SD PT ALSO BEING W 1321.12 FT & S 2081.90 FT & S 33°00' E 66.00 FT & S 57°00' W 37.68 FT & S 01°31'17" E 74.90 FT TO THE NW COR OF LOT 146 OF SOMERSET FARM, A PUD (RECORDED DEC 15, 1975 AS E# 424735 BK 586 OF O.R. PG 515) & N 84°16' E 83.88 FT ALG SD S'LY LINE OF LOT 301 WH IS ALSO THE N'LY LINE OF SD SOMERSET FARM, FR THE N 1/4 COR OF SEC 12-T3N-R1W, SLB&M, & RUN TH N 07°00' W 8.84 FT; TH N 83°00' E 26.99 FT; TH S 07°00' E 9.44 FT TO A PT N 72°08'44" W 1268.385 FT FR THE CENTER OF SD SEC 12 (THE E 1/4 COR OF SEC 12 BEARS N 89°05'58" E 2618.82 FT FR SD CENTER OF SEC 12 (LAST SD LINE BEING THE BASIS OF BEARING OF THIS DESCRIPTION); TH S 84°16' W 27.00 FT ALG THE N'LY LINE OF LOT 147 OF SD SOMERSET FARM TO THE POB. CONT. 0.00567 ACRES TOTAL ACREAGE 0.33933 ACRES

## NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in **Somerset Homeowners Association** is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **manager@hoaliving.com**.

This notice affects the parcels referenced above and any subsequent parcels added to the community via appropriate expansion documentation.

ADDITIONALLY, please note that the Buyer or Seller of a Lot or Unit at **Somerset Homeowners Association** shall be required to pay to the **Somerset Homeowners Association** at the time of closing or settlement of the sale of his or her Lot or Unit a Reinvestment Fee in a sum to be determined by the governing board.

This is not a large master planned development. The amount of the Reinvestment Fee may not exceed .5% of the value of the Lot or Unit at the time of closing unless the Lot or Unit is part of a large master planned development and shall comply with the requirements of Utah Code Ann., Section 57-1-46(5) (2010) as amended or supplemented.

The name of the association of owners responsible for the collection and management of the Reinvestment Fee is the **Somerset Homeowners Association** (the "Association") and the address is c/o **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **manager@hoaliving.com**.

The Reinvestment Fee Covenant is intended to run with the Land and to bind successors in interest and assigns thereof.

The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Land or any Lot.

The duration of the Reinvestment Fee Covenant is ongoing until amended or supplemented.

The purpose of the Reinvestment Fee is limited to one or more of the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; or association expenses (including, but not limited to, administrative set-up fees).

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the burdened property.

IN WITNESS WHEREOF, the Association has executed this notice the 18<sup>th</sup> day of September, 2014.

**SOMERSET HOMEOWNERS ASSOCIATION**

By: [Signature]  
Name: Michael Johnson  
Title: Authorized Representative/Managing Agent

**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  )ss:  
COUNTY OF Salt Lake    )

On the 19 day of September, 2014, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the **Somerset Homeowners Association**, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Michael Johnson duly acknowledged to me that said Association authorized the same.

[Signature]  
NOTARY PUBLIC

