

3067992  
BK 6922 PG 94

E 3067992 B 6922 P 94-106  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/2/2018 9:51:00 AM  
FEE \$328.00 Pgs: 13  
DEP eCASH REC'D FOR MORRIS SPERRY

NOTICE OF REINVESTMENT  
FEE COVENANT  
FOR

VALENTINE ESTATES  
OWNERS ASSOCIATION,  
INC.

IN  
DAVIS COUNTY, UTAH

Record against parcel nos.: 06-082-0132; 06-082-0137 to -0138; 06-082-0141; 06-082-0191; 06-082-0238 to -0240;  
06-260-0001 to -0032; 06-262-0101 to -0117; 06-321-0201 to -0211; 06-327-0301 to -0311; 06-331-0401 to -0411;  
06-340-0501 to -0507; 06-328-0301 to -0341; 06-340-0501 to -0511; 06-348-0601 to -0613; 06-358-0701 to -0711;  
06-366-0801 to -0811; 06-273-0201 to -0240; 06-318-0001 to -0117; 06-322-0201 to -0226; 06-328-0301 to -0341;  
06-359-0301 to -0331.

---

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

---

Pursuant to Utah Code Annotated § 57-1-46, this Notice of Reinvestment Fee Covenant (the “**Notice**”) provides notice that a reinvestment fee covenant (the “**Reinvestment Fee Covenant**”) affects the real property that is described in **Exhibit A** to this Notice. The Reinvestment Fee Covenant was recorded as part of the Declaration of Consolidation and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Valentine Estates Owners Association, Inc. (the “**Declaration**”) on December 29, 2017, as Entry Number 3067976, in Book 6921, at Page 2105, in the official records of the County Recorder for Davis County, State of Utah. The Declaration (and any amendments thereto) establishes certain obligations of which all owners, sellers, and buyers should be aware.

**BE IT KNOWN TO ALL SELLERS, BUYERS, AND TITLE COMPANIES** either owning, purchasing or assisting with the closing of a property conveyance within the **VALENTINE ESTATES** project **THAT**:

1. The Valentine Estates Owners Association, Inc. (the “**Association**”) is the beneficiary of the Reinvestment Fee Covenant. The Association’s address is c/o 212 East Crossroads Boulevard, #511, Saratoga Springs, UT 84045.

The address of the Association’s registered agent, or other authorized representative, may change from time to time. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Association on file with the Utah Division of Corporations and/or Utah Department of Commerce Homeowner Associations Registry.

2. The burden and obligation of the Reinvestment Fee Covenant is intended to run with the land and to bind successors in interest and assigns of each and every unit and unit owner within the Association in perpetuity. The Association’s members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

3. The Reinvestment Fee Covenant is required to benefit the burdened property. The purpose of the fee paid under the Reinvestment Fee Covenant is to cover the costs to the Association of effectuating any transfer of membership upon the books of the Association, to perpetuate the reserve funds of the Association or to reduce the Common expenses of the Association.

4. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.

IN WITNESS WHEREOF, the Association has executed and delivered this Notice on the dates indicated below, to be effective upon recording with the Davis County Recorder.

VALENTINE ESTATES OWNERS ASSOCIATION, INC.

DATED this 27 day of December, 2017 By: [Signature]  
Name: Benjamin J. Buys  
Its President

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

On this 27<sup>th</sup> day of December, 2017, personally appeared before me Benjamin T. Buys who being duly sworn did say that he/she is the President of the Association and is authorized to execute this Notice on behalf of the Association.



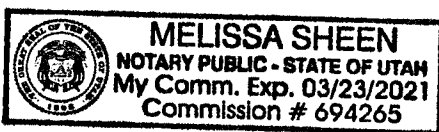
[Signature]  
Notary Public

VALENTINE ESTATES OWNERS ASSOCIATION, INC.

DATED this 21 day of December, 2017 By: [Signature]  
Name: Jordan Wells  
Its Secretary

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

On this 21<sup>st</sup> day of December, 2017, personally appeared before me Jordan Wells who being duly sworn did say that he/she is the Secretary of the Association and is authorized to execute this Notice on behalf of the Association.



[Signature]  
Notary Public

# **Exhibit A**

## **Legal Description**

**Phase 1- Valentine Estates Townhomes (Parcels A-E)**

*A part of the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross, Davis County,*

*Beginning 1238.29 feet South 0°23'18" East along the Section Line from the Northeast Corner of said Section 34; and running thence South 0°23'18" East 843.49 feet along said Section Line; thence North 89°48'15" West 1047.94 feet; thence North 0°11'45" East 338.60 feet to a point of curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the Left a distance of 17.91 feet (Central Angle equals 68°24'35" and Long Chord bears North 34°00'32" West 16.87 feet) to a point of reverse curvature; thence Northwesterly, Northerly and Northeasterly along the arc of a 100.50 foot radius curve to the Right a distance of 239.52 feet (Central Angle equals 136°33'09" and Long Chord bears North 0°03'45" East 186.73 feet) to a point of reverse curvature; thence Northeasterly along the arc of a 15.00 foot radius curve to the Left a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears North 34°16'02" East 16.81 feet) to a point of tangency; thence North 0°11'45" East 290.25 feet; thence South 89°48'15" East 1039.84 feet to the Section Line and the point of beginning.*

**Phase 1- Valentine Estates Townhomes (Parcel F)**

*All of Parcel F, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah is further described as follows :*

*Beginning at a point on the West line of Redwood Road, as it is dedicated to a 53.00 foot half-width being 1718.76 feet South 0°23'18" East along the Section line and 33.06 feet North 89°48'15" West from the Northeast Corner of said Section 34, and running thence Southerly along said West line of Redwood Road, the following two (2) courses: South 0°11'09" East 176.13 feet and South 0°31'09" East 186.89 feet; thence North 89°48'15" West 40.00 feet; thence North 0°31'09" West 159.01 feet; thence North 89°48'15" West 177.23 feet; thence South 0°11'45" West 14.00 feet; thence North 89°48'15" West 33.00 feet; thence Northwesterly along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" (center bears North 89°48'15" West, long chord bears North 44°48'15" West 21.21 feet), a distance of 23.56 feet; thence North 0°11'45" East 5.00 feet; thence North 89°48'15" West 175.85 feet; thence South 0°11'45" West 5.00 feet; thence Southeasterly along the arc of a 15.00 foot radius curve to the left through a central angle of 90°29'45" (center bears South 0°11'45" West, long chord bears South 44°56'53" West 21.30 feet), a distance of 23.69 feet; thence South 89°42'00" West 33.00 feet; thence North 0°18'00" West 30.92 feet; thence North 89°48'15" West 79.87 feet; thence North 0°11'45" East 52.50 feet; thence North 89°48'15" West 154.00 feet; thence North 0°11'45" East 190.00 feet to the South line of 2260 South Street; thence Easterly along said South line the following two (2) courses: South 89°48'15" East 139.23 feet to a point of curvature and Northeasterly along the arc of a 178.00 foot radius curve to the left through a central angle of 44°39'07" (long chord bears North 67°52'12" East 135.24 feet), a distance of 138.72 feet; thence South 0°18'00" East 134.92 feet; thence South 45°18'00" East 26.16 feet; thence South 0°18'00" East 50.14 feet; thence South 44°42'00" West 26.16 feet; thence South 0°18'00" East 34.45 feet to a point of curvature; thence Southeasterly along the arc of a 15.00 foot radius curve to the left through a central angle of 89°30'15" (long chord bears South 45°03'07" East 21.12 feet), a distance of 23.43 feet to a point of tangency; thence South 89°48'15" East 176.44 feet to a point of curvature; thence Northeasterly along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" (long chord bears North 45°11'45" East 21.21 feet), a distance of 23.56 feet; thence South 89°48'15" East 33.00 feet; thence South 0°11'45" West 14.00 feet; thence South 89°48'15" East 176.81 feet; thence North 0°11'09" West 164.00 feet; thence South 89°48'15" East 40.00 feet to the point of beginning.*

*Contains: 91,666 sq.ft. - 2.104 ac. - 14 Units*

## Phase 2 – Valentine Estates Townhomes

*A part of the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross, Davis County, Utah:*

*Beginning at the Northwest Corner of Valentine Estates Phase 1 Subdivision being 1238.29 feet South 0°23'18" East along the Section Line and 1039.84 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence along the West Line of said Valentine Estates Phase 1 Subdivision the following three courses: South 0°11'45" West 290.25 feet to a point of curvature; Southwesterly along the arc of a 15.00 foot radius curve to the right a distance 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears South 34°16'02" West 16.81 feet) to a point of reverse curvature; Southwesterly and Southerly along the arc of a 100.50 foot radius curve to the left a distance of 157.87 feet (Central Angle equals 90°00'00" and Long Chord bears South 23°20'19" West 142.13 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the left a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears North 55°43'58" West 16.81 feet) to a point of tangency; thence North 89°48'15" West 381.61 feet to a point of curvature; thence Southwesterly along the arc of a 15.00 foot radius curve to the left a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears South 56°07'28" West 16.81') to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly along the arc of a 100.50 foot radius curve to the right a distance of 239.05 feet (Central Angle equals 136°17'08" and Long Chord bears North 89°48'15" West 186.55 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the left a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears North 55°43'58" West 16.81 feet) to a point of tangency; thence North 89°48'15" West 307.65 feet; thence South 28°53'00" West 101.83 feet; thence North 61°07'00" West 100.00 feet; thence North 76°49'28" West 58.17 feet; thence North 61°07'00" West 100.00 feet; thence North 28°53'00" East 462.47 feet; thence South 89°48'15" East 1041.87 feet to the Northwest Corner of said Valentine Estates Phase 1 Subdivision and the point of beginning.*

Contains 506,137 sq. ft. or 11.619 acres.

## Phase 1- Valentine Estates Cottage Homes

*A part of the North ~~East~~ 1/4 of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah and a portion of Parcel H, Valentine Estates Phase 1; being more particularly described as follows :*

*Beginning at a point on the South Line of Parcel H, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, said point being 2081.78 feet South 0°23'18" East along the Section line and 992.94 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 331.00 feet; thence North 0°11'45" East 335.99 feet; thence South 89°48'15" East 45.73 feet; thence North 0°11'45" East 82.00 feet to the South line of 2260 South Street and the Southerly boundary line of Valentine Estates Phase 2, as recorded with the office of the Davis County Recorder and running thence along said Southerly line the following two (2) courses: South 89°48'15" East 150.57 feet to a point of curvature; and 17.84 feet Southeasterly along the arc of a 15.00 foot Radius curve to the right through a Central Angle of 68°08'34" (Long Chord Bears South 55°43'58" East 16.81 feet) to a point of reverse curvature and a point on the Westerly line of Valentine Estates Phase 1 as recorded with the office of the Davis County Recorder; thence 157.40 feet southeasterly along the arc of a 100.50 foot Radius curve to the left through a Central Angle of 89°43'59" (Long Chord bears South 66°31'40" East 141.80 feet) along said Westerly line to a point of reverse curvature; thence 17.91 feet Southwesterly along the arc of 15.00 foot Radius curve to the left through a Central Angle of 68°24'35" (Center bears South 21°23'39" East, Long Chord bears South 34°24'03" West 16.86 feet) to a point of tangency; thence South 0°11'45" West 338.60 feet to the point of beginning.*

Contains 127,492 sq.ft.  
or 2.927 acres

## Phase 2 - Valentine Estates Townhomes (Parcel H)

*A part of Parcel H, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah, described as follows:*

*Beginning at the Southwest Corner of Valentine Estates Townhomes Phase 1, located 1853.76 feet South 0°23'18" East along the Section line and 756.13 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 154.00 feet; thence North 0°11'45" East 190.00 feet to the South Line of 2260 South Street as it exists at 28.00 foot half-width; thence South 89°48'15" East 154.00 feet along said South Line to the Northwest Corner of said Valentine Estates Townhomes Phase 1; thence South 0°11'45" West 190.00 feet along the West Line of said Valentine Estates Townhomes Phase 1 to the point of beginning.*

*Contains: 29,260 sq. ft.  
or 0.672 ac.  
10 Units*

## Phase 2 – Valentine Estates Cottage Homes

*A part of the NE 1/4 of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah;*

*Beginning at the Southwest corner of Valentine Estates Cottage Homes Phase 1, as recorded with the office of the Davis County Recorder, said point being 2081.78 feet South 0°23'18" East along the Section line and 1323.94 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 391.00 feet; thence North 0°11'45" East 355.22 feet; thence North 47°31'55" East 33.45 feet to the South line of 2260 South Street, the Southerly boundary line of Valentine Estates Phase 2 and a point on the arc of a curve; thence Easterly along said south line the following three (3) courses: Southeasterly 202.56 feet along the arc of a 100.50 foot Radius curve to the left through a Central Angle of 115°28'44" (Center bears North 47°31'55" East, Long Chord bears North 79°47'33" East 169.97 feet) to a point of reverse curvature; Northeasterly 17.84 feet along the arc of a 15.00 foot Radius curve to the right through a Central Angle of 68°08'34" (Long Chord bears North 56°07'28" East 16.81 feet) to a point of tangency; and South 89°48'15" East 231.03 feet to the Westerly line of said Valentine Estates Cottage Homes Phase 1; thence along said Westerly line the following three (3) Courses: South 0°11'45" West 82.00 feet; North 89°48'15" West 45.73 feet; and South 0°11'45" West 335.99 feet to the point of beginning.*

*Contains 156,125 sq.ft  
or 3.584 acres*

## Phase 3 - Valentine Estates Townhomes (Par of Parcel J)

*A part of Parcel J, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah, described as follows:*

*Beginning at a point on the South Line of said Parcel J located 2081.78 feet South 0°23'18" East along the Section line and 252.47 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence along said Parcel J the following eight courses: North 89°48'15" West 219.09 feet to the Southwest corner thereof; North 0°18'00" West 145.06 feet; North 12°58'48" West 15.35 feet; North 0°11'45" East 5.00 feet to the Northwest corner thereof; South 89°48'15" East 175.85 feet; South 0°11'45" West 5.00 feet to a point on the arc of a curve, Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet (Center Bears South 0°11'45" West; Central Angle equals 90°00'00" and Long Chord bears South 44°48'15" East 21.21 feet); and South 89°48'15" East 33.00 feet; thence South 0°11'45" West 145.00 feet to the point of beginning.*

*Contains: 35,527 sq. ft.  
or 0.816 acres  
10 Units*

### Phase 3 – Valentine Estates Townhomes

*A part of the North Half of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross, Davis County, Utah:*

*Beginning at the Northwestern Corner of Valentine Estates Phase 2, a subdivision in Davis County, Utah located 1238.29 feet South 0°23'18" East along the Section Line and 2081.71 feet North 89°48'15" West along the Northerly Boundary of the previous Valentine Estates Subdivisions from the Northeast Corner of said Section 34; and running thence along the Westerly and Southerly Boundary of said Valentine Estates Phase 2 the following four courses: South 28°53'00" West 462.47 feet; South 61°07'00" East 100.00 feet; South 76°49'28" East 58.17 feet; and South 61°07'00" East 100.00 feet; thence South 28°53'00" West 324.12 feet; thence South 25°39'58" East 49.27 feet; thence South 0°23'18" East 40.17 feet; thence North 89°48'31" West 897.67 feet; thence North 0°23'18" West 20.00 feet along the Easterly Line of Lot 7 of the Amended Westside Industrial Park to the Northeastly Corner thereof; thence North 89°48'31" West 74.49 feet along the Northerly Line of said Lot 7 to the Easterly Line of the Legacy Parkway; thence North 27°58'42" East 976.23 feet along said Easterly Line; thence South 89°48'15" East 640.87 feet to the point of beginning.*

*Contains 683,635 sq. ft.  
or 15.694 acres*

### Phase 4 – Valentine Estates Townhomes (Part of Parcel J)

*A part of Parcel J, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah, described as follows:*

*Beginning at the Southeast corner of said Parcel J located 2081.78 feet South 0°23'18" East along the Section line and 73.26 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 179.22 feet; thence North 0°11'45" East 159.00 feet to the North Line of said Parcel J; thence South 89°48'15" East 177.23 feet along said North Line to the Northeast corner thereof; thence South 0°31'09" East 159.01 feet to the Southeast corner thereof and the point of beginning.*

*Contains: 28,338 sq. ft.  
or 0.650 acres  
10 Units*



### Phase 5 - Valentine Estates Townhomes (Parcel G)

*All of Parcel G, Valentine Estates Subdivision Phase 1, located in the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described metes and bounds as follows:*

*Beginning at the Southwest Corner of Valentine Estates Townhomes Phase 3, located 2,081.78 feet South 0°23'18" East along the Section Line; and 471.57 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 286.89 feet; thence North 0°11'45" East 228.00 feet to the Southwest Corner of Valentine Estates Townhomes Phase 1; thence along said Valentine Estates Townhomes Phase 1 the following six courses: South 89°48'15" East 154.00 feet; South 0°11'45" West 52.50 feet; South 89°48'15" East 79.87 feet; South 0°18'00" East 30.92 feet; North 89°42'00" East 33.00 feet; and Northeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.69 feet (Center bears North 89°42'00" East; Central Angle equals 90°29'45" and Long Chord bears North 44°56'53" East 21.30 feet); thence along the West Line of said Valentine Estates Townhomes Phase 3 the following two courses: South 12°58'48" East 15.35 feet; and South 0°18'00" East 145.06 feet to the point of beginning.*

*Contains 56,924 sq. ft.  
or 1.307 acres*

### Phase 6 - Valentine Estates Townhomes (Parcel H)

*A part of Parcel H, Valentine Estates Subdivision Phase 1, located in the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:*

*Beginning at the Southwest Corner of Valentine Estates Townhomes Phase 5, located 2,081.78 feet South 0°23'18" East along the Section Line; and 758.46 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 234.49 feet to the Southeast Corner of Valentine Estates Cottage Homes Phase 1 Subdivision; thence along the East line of said subdivision the following two courses: North 0°11'45" East 338.60 feet to a point of curvature; and Northeasterly along the arc of a 15.00 foot radius curve to the right a distance of 17.91 feet (Central Angle equals 68°24'35" and Long Chord bears North 34°24'03" East 16.86 feet) to a point of reverse curvature on the South Line of 2260 South Street; thence along said South Line the following three courses: Northeasterly along the arc of a 100.50 foot radius curve to the left a distance of 81.66 feet (Central Angle equals 46°33'09" and Long Chord bears North 45°19'46" East 79.43 feet) to a point of reverse curvature; Northeasterly along the arc of a 15.00 foot radius curve to the right a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears North 56°07'28" East 16.81 feet) to a point of tangency; and South 89°48'15" East 0.79 feet to the Northwest corner of Valentine Estates Townhomes Phase 2 Subdivision; thence along said subdivision the following two courses: South 0°11'45" West 190.00 feet to the Southwest corner thereof; and South 89°48'15" East 154.00 feet to the Southeast corner thereof; thence South 0°11'45" West 228.00 feet along the West line of said Valentine Estates Townhomes Phase 5 to the point of beginning.*

*Contains 65,519 sq. ft.  
or 1.504 acres*

### Phase 7 - Valentine Estates Townhomes (Parcel I)

*A part of Parcel I, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah, described as follows:*

*Beginning at a point on the North Line of said Parcel I located 1718.76 feet South 0°23'18" East along the Section line and 248.77 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence South 0°11'45" West 150.00 feet to the Southerly Line of said Parcel I; thence along said Parcel I the following ten courses: North 89°48'15" West 33.00 feet; Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet (Center Bears North 89°48'15" West; Central Angle equals 90°00'00" and Long chord bears South 45°11'45" West 21.21 feet) to a point of tangency; North 89°48'15" West 176.44 feet to a point of curvature; Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.43 feet (Central Angle equals 89°30'15" and Long Chord bears North 45°03'07" West 21.12 feet;) North 0°18'00" West 34.45 feet; North 44°42'00" East 26.16 feet; North 0°18'00" West 50.14 feet; North 45°18'00" West 26.16 feet; North 0°18'00" West 28.54 feet; and South 89°48'15" East 240.74 feet to the point of beginning.*

*Contains 37,743 sq. ft.  
or 0.866 acre  
10 Units*

### Phase 3- Valentine Estates Cottage Homes

*A part of the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah;*

*Beginning at the Southwest Corner of Parcel A, Valentine Estates Cottage Homes Phase 2 Subdivision, located 2081.78 feet South 0°23'18" East along the Section Line; and 1714.94 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 499.33 feet to the Easterly Line of Valentine Estates Phase 3 Subdivision; thence along said Easterly Line the following two courses: North 25°39'58" West 49.27 feet to the Southeast corner of Lot 304 thereof; and North 28°53'00" East 425.95 feet to the Southerly Line of 2260 South Street as it exists at 28.00 foot half-width; thence along said Southerly Line the following three courses: South 89°48'15" East 307.65 feet to a point of curvature; Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears South 55°43'58" East 16.81 feet) to a point of reverse curvature; and Southeasterly along the arc of a 100.50 foot radius curve to the left a distance of 36.50 feet (Central Angle equals 20°48'25" and Long Chord bears South 32°03'53" East 36.30 feet) to the most Northerly Corner of Lot 220 of said Valentine Estates Cottage Homes Phase 2 Subdivision; thence along the Westerly Line of said subdivision the following two courses: South 47°31'55" West 33.45 feet; and South 0°11'45" West 355.22 feet to the Southwest Corner of said Parcel A and the point of beginning.*

**\* PRUD**

*Contains 179,734 sq. ft.  
or 4.126 acres*

**Phase 8 - Valentine Estates Townhomes (Part of Parcel I)**

*A part of Parcel I, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah, described as follows:*

*Beginning at Northeast Corner of said Parcel I located 1718.76 feet South 0°23'18" East along the Section line and 73.06 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence South 0°11'09" East 164.00 feet along the East Line of said Parcel I to the Southeast Corner thereof; thence North 89°48'15" West 176.81 feet along the South Line of said Parcel I; thence North 0°11'45" East 164.00 feet to the North Line of said Parcel I; thence South 89°48'15" East 175.71 feet along said North Line to the point of beginning.*

*Contains 28,906 sq. ft.  
or 0.664 acre  
10 Units*

**Valentine Estates Pool Owners Association**

ALL OF PARCEL B, VALENTINE ESTATES COTTAGE HOMES PHASE 1 PRUD AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD WITH THE DAVIS COUNTY RECORDER'S OFFICE.

ALL PRIVATE STREETS OF VALENTINE ESTATES COTTAGE HOMES PHASE 1 PRUD AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD WITH THE DAVIS COUNTY RECORDER'S OFFICE.

ALL OF PARCEL A, VALENTINE ESTATES COTTAGE HOMES PHASE 2 PRUD AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD WITH THE DAVIS COUNTY RECORDER'S OFFICE.

ALL PRIVATE STREETS OF VALENTINE ESTATES COTTAGE HOMES PHASE 2 PRUD AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD WITH THE DAVIS COUNTY RECORDER'S OFFICE.

ALL OF PARCEL A, VALENTINE ESTATES COTTAGE HOMES PHASE 3 PRUD AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD WITH THE DAVIS COUNTY RECORDER'S OFFICE.

ALL PRIVATE STREETS OF VALENTINE ESTATES COTTAGE HOMES PHASE 3 PRUD AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD WITH THE DAVIS COUNTY RECORDER'S OFFICE.

**Parcel / Serial Nos.**

06-082-0132	06-262-0112	06-340-0508	06-273-0203	06-318-0009
06-082-0137	06-262-0113	06-340-0509	06-273-0204	06-318-0010
06-082-0138	06-262-0114	06-340-0510	06-273-0205	06-318-0011
06-260-0001	06-262-0115	06-340-0511	06-273-0206	06-262-0116
06-260-0002	06-262-0116	06-348-0601	06-273-0207	06-262-0117
06-260-0003	06-262-0117	06-348-0602	06-273-0208	
06-260-0004	06-321-0201	06-348-0603	06-273-0209	
06-260-0005	06-321-0202	06-348-0604	06-273-0210	
06-260-0006	06-321-0203	06-348-0605	06-273-0211	
06-260-0007	06-321-0204	06-348-0606	06-273-0212	
06-260-0008	06-321-0205	06-348-0607	06-273-0213	
06-260-0009	06-321-0206	06-348-0608	06-273-0214	
06-260-0010	06-321-0207	06-348-0609	06-273-0215	
06-260-0011	06-321-0208	06-348-0610	06-273-0216	
06-260-0012	06-321-0209	06-348-0611	06-273-0217	
06-260-0013	06-321-0210	06-348-0612	06-273-0218	
06-260-0014	06-321-0211	06-348-0613	06-273-0219	
06-260-0015	06-327-0301	06-358-0701	06-273-0220	
06-260-0016	06-327-0302	06-358-0702	06-273-0221	
06-260-0017	06-327-0303	06-358-0703	06-273-0222	
06-260-0018	06-327-0304	06-358-0704	06-273-0223	
06-260-0019	06-327-0305	06-358-0705	06-273-0224	
06-260-0020	06-327-0306	06-358-0706	06-273-0225	
06-260-0021	06-327-0307	06-358-0707	06-273-0226	
06-260-0022	06-327-0308	06-358-0708	06-273-0227	
06-260-0023	06-327-0309	06-358-0709	06-273-0228	
06-260-0024	06-327-0310	06-358-0710	06-273-0229	
06-260-0025	06-327-0311	06-358-0711	06-273-0230	
06-260-0026	06-331-0401	06-366-0801	06-273-0231	
06-260-0027	06-331-0402	06-366-0802	06-273-0232	
06-260-0028	06-331-0403	06-366-0803	06-273-0233	
06-260-0029	06-331-0404	06-366-0804	06-273-0234	
06-260-0030	06-331-0405	06-366-0805	06-273-0235	
06-260-0031	06-331-0406	06-366-0806	06-273-0236	
06-260-0032	06-331-0407	06-366-0807	06-273-0237	
06-262-0101	06-331-0408	06-366-0808	06-273-0238	
06-262-0102	06-331-0409	06-366-0809	06-273-0239	
06-262-0103	06-331-0410	06-366-0810	06-273-0240	
06-262-0104	06-331-0411	06-366-0811	06-318-0001	
06-262-0105	06-340-0501	06-082-0141	06-318-0002	
06-262-0106	06-340-0502	06-082-0191	06-318-0003	
06-262-0107	06-340-0503	06-082-0238	06-318-0004	
06-262-0108	06-340-0504	06-082-0239	06-318-0005	
06-262-0109	06-340-0505	06-082-0240	06-318-0006	
06-262-0110	06-340-0506	06-273-0201	06-318-0007	
06-262-0111	06-340-0507	06-273-0202	06-318-0008	
06-318-0012	06-328-0314	06-359-0320		

3067992  
BK 6922 PG 106

06-318-0013	06-328-0315	06-359-0321
06-318-0014	06-328-0316	06-359-0322
06-318-0015	06-328-0317	06-359-0323
06-318-0016	06-328-0318	06-359-0324
06-318-0017	06-328-0319	06-359-0325
06-318-0016	06-328-0320	06-359-0326
06-318-0017	06-328-0321	06-359-0327
06-322-0201	06-328-0322	06-359-0328
06-322-0202	06-328-0323	06-359-0329
06-322-0203	06-328-0324	06-359-0330
06-322-0204	06-328-0325	06-359-0331
06-322-0205	06-328-0326	
06-322-0206	06-328-0327	
06-322-0207	06-328-0328	
06-322-0208	06-328-0329	
06-322-0209	06-328-0330	
06-322-0210	06-328-0331	
06-322-0211	06-328-0332	
06-322-0212	06-328-0333	
06-322-0213	06-328-0334	
06-322-0214	06-328-0335	
06-322-0215	06-328-0336	
06-322-0216	06-328-0337	
06-322-0217	06-328-0338	
06-322-0218	06-328-0339	
06-322-0219	06-328-0340	
06-322-0220	06-328-0341	
06-322-0221	06-359-0301	
06-322-0222	06-359-0302	
06-322-0223	06-359-0303	
06-322-0224	06-359-0304	
06-322-0225	06-359-0305	
06-322-0226	06-359-0306	
06-328-0301	06-359-0307	
06-328-0302	06-359-0308	
06-328-0303	06-359-0309	
06-328-0304	06-359-0310	
06-328-0305	06-359-0311	
06-328-0306	06-359-0312	
06-328-0307	06-359-0313	
06-328-0308	06-359-0314	
06-328-0309	06-359-0315	
06-328-0310	06-359-0316	
06-328-0311	06-359-0317	
06-328-0312	06-359-0318	
06-328-0313	06-359-0319	