

Ent: 475860 B: 1587 P: 1803

Chad Montgomery Box Elder County Utah Recorder
06/21/2024 02:27 PM Fee \$240.00 Page 1 of 7
For COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded By SIMPLIFILE LC E-RECORDING

WHEN RECORDED MAIL TO:

Land Marketing, Inc., & Willard Bay Crossings, LLC
527 East Pioneer Road
Suite 200
Draper, UT 84020

File No.: 177744-CPI

**CONSENT, RATIFICATION, AND CLARIFICATION OF RECORDED
DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS**

For Deer Run at Willard Bay in Box Elder County (All Phases) A Planned Development

**CONSENT, RATIFICATION, AND CLARIFICATION OF RECORDED
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

For Deer Run at Willard Bay in Box Elder County (All Phases) A Planned Unit Development

This Consent to Record a Declaration of Covenants, Conditions, and Restrictions, together with any supplements thereto, including that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Deer Run at Willard Bay recorded May 12, 2023 as Entry No. 463483 in Book 1554, at Page 429 in the official records of the Box Elder County Recorder (collectively, the “**Declaration**”), and to act as Declarant as such term is defined in the Declaration for the Deer Run at Willard Bay Subdivision as recorded in the official records of the Box Elder County Recorder, is hereby executed and adopted by Land Marketing, Inc. and Willard Bay Crossings, LLC. (“**Landowners**”).

IN WITNESS WHEREOF Landowners, Land Marketing, Inc. and Willard Bay Crossings, LLC, expressly authorizes the Declarant, WBC Holdings, LLC, to record the Declaration, including against Deer Run at Willard Bay Subdivision as further described in Exhibit A hereto, and to act as Declarant as such term is defined in the Declaration. Landowners further acknowledge their prior consent to record the Declaration and any supplement thereto and formally ratify the execution and recordation of the same.

OPEN SPACES: The term “Open Space” as used on the plat map for Phase 1 Part 3 Amended of the Deer Run at Willard Bay Subdivision recorded September 28, 2022 as Entry No. 456968 in Book 1538, at Page 208 in the official records of the Box Elder County Recorder, was intended to be and shall hereby be interchangeable with the term “Common Area” as defined in the Declaration for the Deer Run at Willard Bay Subdivision.

[Signatures on following page]

DATED this June 20, 2024.

**LANDOWNERS:
LAND MARKETING, INC. &
WILLARD BAY CROSSINGS, LLC**

By: [Signature]

Name: Kirk Young

Title: Authorized Representative

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the June 20, 2024, personally appeared before me Kirk Young who by me being duly sworn, did say that she/he is an authorized representative of Land Marketing, Inc. and Willard Bay Crossings, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Signature]

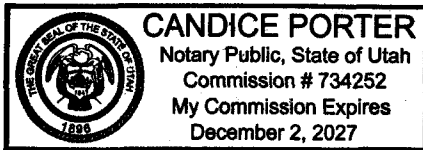


EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of Deer Run at Willard Bay Subdivision

All of: **Deer Run At Willard Bay Phase 1, Part 1A** according to the official plats thereof, on file in the office of the Box Elder County Recorder.

More particularly described as:

Parcel No. 02-052-0055 through 02-052-0074.

All of: **Deer Run At Willard Bay Phase 1, Part 1B** according to the official plats thereof, on file in the office of the Box Elder County Recorder.

More particularly described as:

Parcel No. 02-052-0075 through 02-052-0081.

All of: **Deer Run At Willard Bay Phase 1, Part 2** according to the official plats thereof, on file in the office of the Box Elder County Recorder.

More particularly described as:

Parcel No. 02-052-0085 through 02-052-0104.

All of: **Deer Run At Willard Bay Phase 1, Part 3** according to the official plats thereof, on file in the office of the Box Elder County Recorder.

More particularly described as:

Parcel No. 02-095-0001 through 02-095-0053.

Parcel No. 19-052-0001.

All of: **Deer Run At Willard Bay Phase 1, Part 4** according to the official plats thereof, on file in the office of the Box Elder County Recorder.

More particularly described as:

Parcel No. 02-052-0113 through 02-052-0131.

All of: **Deer Run At Willard Bay Phase 2, Part 1** according to the official plats thereof, on file in the office of the Box Elder County Recorder.

More particularly described as: AFFECTS 02-052-0040, 0008

Beginning at a point South 88°58'41" East 1719.79 feet along the Section Line and North 1225.22 feet from the Southwest Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 01 °44'19" East 662.93 feet;

thence South 88°15'41" East 849.55 feet to Westerly Right-of-Way Line of State Route 89 as defined by the Utah Department of Transportation Right of

Way Plans for Project No. 126-C(1);
thence South 11 °07'59" East 198.58 feet along the Westerly Right-of-Way
Line of said State Route 89;
thence Southeasterly 99.21 feet along the arc of a spiral curve with a 3759.72
foot radius to the right (quasi spiral chord bears South 10°55'20" East 99.21
feet) along the Westerly Right-of-Way Line of said State Route 89;
thence Southeasterly 380.88 feet along the arc of a 3759.72 foot radius curve
to the right (center bears South 79°37'01" West and the chord bears South
07°28'51" East 380.71 feet with a central angle of 05°48'16") along the
Westerly Right-of-Way Line of said State Route 89;
thence North 88°04'13" West 976.53 feet to the point of beginning.

Contains 611,473 Square Feet or 14.037 Acres and 38 Lots and 2 Parcels

All of: **Deer Run At Willard Bay Phase 2, Part 2** according to the official plats
thereof, on file in the office of the Box Elder County Recorder.

More particularly described as: AFFECTS 02-052-0006, 0008

Beginning at a point South 88°58'41" East 1719.82 feet along the Section Line and
North 1226.22 feet from the Southwest Corner of Section 26, Township 8 North,
Range 2 West, Salt Lake Base and Meridian; and running

thence North 88°04'13" West 672.58 feet;
thence North 01 °49'13" West 660.96 feet;
thence South 88°15'41" East 713.61 feet;
thence South 01 °44'19" West 661.93 feet to the point of beginning.

Contains 457,978 Square Feet or 10.514 Acres and 32 Lots

All of: **Deer Run At Willard Bay Phase 2, Part 3** according to the official plats
thereof, on file in the office of the Box Elder County Recorder.

More particularly described as: AFFECTS 02-052-0001, 0002, 0006, 0007, 0008, 02-054-0014

Beginning at a point South 88°58'41" East 973.86 feet along the Section Line and
North 1,474.91 feet from the Southwest Corner of Section 26, Township 8 North,
Range 2 West, Salt Lake Base and Meridian; and running

thence South 88°10'47" West 97.00 feet;
thence South 01 °49'13" East 11.97 feet;
thence South 88°10'47" West 152.00 feet;
thence North 89°09'11" West 391.52 feet;
thence South 72°35'34" West 150.00 feet;
thence North 17°24'26" West 492.27 feet;
thence South 89°35'45" East 4.34 feet to the Section Line;

thence North 01 °27'45" East 40.00 feet along the Section Line;
thence South 88°15'41" East 911.97 feet;
thence South 01 °49'13"; East 423.50 feet to the point of beginning.

Contains 392,179 Square Feet or 9.026 Acres and 49 Lots

All of: **Deer Run At Willard Bay Phase 2, Part 4** according to the official plats thereof, on file in the office of the Box Elder County Recorder.

More particularly describes as: AFFECTS 02-052-0007, 0008, 0106

Beginning at a point South 88°58'41" East 991.34 feet along the Section Line and North 925.44 feet from the Southwest Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°02'12" West 545.50 feet;
thence Northwesterly 181.27 feet along the arc of a 145.00 foot radius curve to the right (center bears North 00°57'48" East and the chord bears North 53°13'19" West 169.70 feet with a central angle of 71 °37'46");
thence North 17°24'26" West 398.53 feet;
thence North 72°35'34" East 150.00 feet;
thence South 89°07'11" East 391.52 feet;
thence North 88°10'47" East 152.00 feet;
thence North 01 °49'13" West 11.97 feet;
thence North 88°10'47" East 97 .00 feet;
thence South 0 1 ° 49'13" East 550 .06 feet to the point of beginning

Contains 377,375 Square Feet or 8.663 Acres and 53 Lots

All of: **Deer Run At Willard Bay Phase 2, Part 5** according to the official plats thereof, on file in the office of the Box Elder County Recorder.

More particularly described as: AFFECTS 02-054-0014, 0015, 0016, 02-052-0006, 0007, 0106, 0107, 0108

Beginning at a point on the Easterly Right-of-Way Line of the Union Pacific Railroad, said point being South 88°58'41" East 483.58 feet along the Section Line and North 5.25 feet from the Southwest Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 17°24'26" West 1,962.84 feet;
thence South 89°35'45" East 14 7. 05 feet;
thence South 17°24'26" East 890.80 feet;
thence Southeasterly 181.27 feet along the arc of a 145.00 foot radius curve to the left (center bears North 72°35'34" East and the chord bears South 53°13'19" East 169.70 feet with a central angle of 71 °37'46");
thence South 89°02'12" East 545.50 feet;

thence South 01 °49'13" East 130.76 feet;
thence Northwesterly 16.37 feet along the arc of a 30.00 foot radius curve to the left (center bears South 88°10'47" West and the chord bears North 17°26'56" West 16.16 feet with a central angle of 31 ° 15'26");
thence Northwesterly 2.47 feet along the arc of a 93.00 foot radius curve to the right (center bears North 56°55'21" East and the chord bears North 32°18'56" West 2.47 feet with a central angle of 0 1 °31 '26");
thence North 89°02' 12" West 411 .49 feet;
thence Southwesterly 27 4.26 feet along the arc of a 145.00 foot radius curve to the left (center bears South 00°57'48" West and the chord bears South 36°46'41" West 235.16 feet with a central angle of 108°22'14");
thence South 17°24'26" East 648.90 feet;
thence North 88°57'47" West 147.58 feet to the point of beginning.

Contains 358,012 Square Feet or 8.219 Acres

All of: **Deer Run At Willard Bay Phase 2, Part 6** according to the official plats thereof, on file in the office of the Box Elder County Recorder.

More particularly described as: AFFECTS 02-052-0110, 0113, 0044, 0034, 0033

Beginning at a point South 88°58'41" East 1067.68 feet along the Section Line and North 602.98 feet from the Southwest Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 01 °49'13" West 634.58 feet;
thence South 88°04'13" East 672.58 feet;
thence South 01 °48'55" West 1.00 feet;
thence South 88°04'13" East 80.07 feet;
thence Southwesterly 31.48 feet along the arc of a 20.00 foot radius curve to the left (center bears South 01 °55'47" West and the chord bears South 46°50'03" West 28.33 feet with a central angle of 90° 11 '28";
thence South 01 °44'19" West 424.80 feet;
thence Southeasterly 61.01 feet along the arc of a 470.00 foot radius curve to the left (center bears South 88°15'41" East and the chord bears South 01 °58'49" East 60.97 feet with a central angle of 07°26'15");
thence South 05° 41 '56" East 65.90 feet;
thence South 84°18'04" West 60.00 feet;
thence South 05°41 '56" East 43.47 feet;
thence North 88°57'47" West 651.85 feet to the point of beginning.

Contains 446,284 Square Feet or 10.245 Acres and 8 Lots and 1 Parcel