

Ent 516741 Bk 1401 Pg 1600-1601
Date: 17-MAR-2022 4:31:02PM
Fee: \$46.00 Check Filed By: TC
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: THE CROSSINGS 2B LLC

**JOINDER AND CONSENT TO
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE CROSSINGS AT LAKE CREEK
Phase 2B**

Including Parcel:
Parcel ID: 21-6327

The undersigned, being the Declarant and owner of all of the land more particularly described as The Crossings at Lake Creek Phase 2B, also described in Exhibit A, does hereby join in and consent to the Third Amended Master Declaration of Covenants, Conditions and Restrictions for The Crossings at Lake Creek recorded February 23, 2022 as Entry Number 515590 in book 1398 pages 1222-1295 of the records of the Wasatch County Recorder (as amended and supplemented from time to time, the "Covenants, Conditions and Restrictions"), and declares that all Lots in Phase 2B shall be held, sold, and conveyed subject to the covenants, conditions, and easements contained in the Covenants, Conditions and Restrictions, which shall run with the title to the Lots identified on The Crossings at Lake Creek Phase 2B plat recorded March 17 2022 as Entry Number 516738 in book 1401 pages 1584-1585. The Covenants, Conditions and Restrictions shall be binding upon all persons having any right, title, or interest in any portion of the Lots and their heirs, successors, successors-in-title, and assigns.

THIS JOINDER IS MADE AND EXECUTED THIS 11th DAY OF March, 2022.

THE CROSSINGS 2B, LLC

Tracey M. Cannon
By: Tracey Cannon
Its: Manager

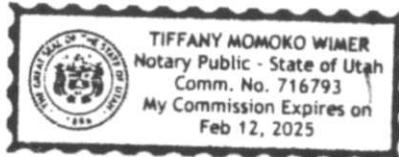
State of Utah

County of Salt Lake

On this 11th day of MARCH, 2022, personally appeared before me, the undersigned Notary Public, Tracey M. Cannon, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to within the instrument, to have authority to sign, and acknowledged before me that she executed the instrument.

Tiffany Momoko Wimer

Notary Public:



My Commission expires: Feb 12, 2025

Exhibit A

Property Description

CROSSINGS AT LAKE CREEK PHASE 2B

A portion of the SW1/4 of Section 3, Township 4 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°48'35"W along the Section line 843.91 feet and South 4,232.06 feet from the North 1/4 Corner of Section 3, T4S, R5E, SLB&M; thence S26°41'21"W 100.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 470.00 feet (radius bears: N26°41'21"E) a distance of 38.70 feet through a central angle of 04°43'05" Chord: S65°40'12"E 38.69 feet; thence S21°58'16"W 138.65 feet to the CROSSINGS AT LAKE CREEK PHASES 7A AND 8A, according to the Official Plat thereof recorded March 23, 2007 as Entry No. 317573 of the Official Records of Wasatch County; thence N87°20'00"W along said plat 166.12 feet to the Northeasterly line of that Real Property described in Deed Entry No. 395906 of the Official Records of Wasatch County; thence along said deed thence Northerly along the arc of a non-tangent curve to the right having a radius of 355.00 feet (radius bears: S87°20'04"E) a distance of 6.71 feet through a central angle of 01°04'57" Chord: N03°12'25"E 6.71 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 140.00 feet (radius bears: S86°14'32"E) a distance of 54.95 feet through a central angle of 22°29'12" Chord: N15°00'04"E 54.59 feet; then to and along the Northeasterly line of that Real Property described in Deed Entry No. 395906 of the Official Records of Wasatch County the following five (5) courses: (1) N51°20'26"W 112.10 feet; (2) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 3,014.43 feet (radius bears: N50°09'31"E) a distance of 146.40 feet through a central angle of 02°46'58" Chord: N38°27'00"W 146.39 feet; (3) thence N35°50'54"W 172.02 feet; (4) thence N54°09'06"E 3.09 feet; (5) thence N36°11'16"W 2.50 feet; thence N54°09'05"E 257.72 feet; thence S36°50'38"E 254.21 feet; thence along the arc of a curve to the left with a radius of 370.00 feet a distance of 170.92 feet through a central angle of 26°28'02" Chord: S50°04'38"E 169.40 feet to the point of beginning.

Contains: 3.14 acres+/-