

When Recorded Return To:
VR Acquisitions, LLC
7865 N. Victory Ranch Drive
Kamas, UT 84036

Ent 419323 Bk 1147 Pg 267-268
Date: 18-DEC-2015 12:58:50PM
Fee: \$20.00 Check Filed By: PM
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: VR ACQUISITIONS LLC

Affects Serial Nos:

0RQ-0243 through 0RQ-0249

**JOINDER AND CONSENT TO
DECLARATION OF RECREATIONAL COVENANT FOR
VICTORY RANCH**

The undersigned, being the Declarant and owner of all of the land more particularly shown and described on that certain plat entitled "River Terrace at Victory Ranch", recorded DEC. 16, 2015, as Entry No. 419253 in Plat Book 1147, Page 1, *et seq.*, of the records of the Wasatch County Recorder, does hereby join in and consent to the Declaration of Recreational Covenant for Victory Ranch, recorded March 7, 2013, as Entry Number 387516 in Book 1075, Page 1815, *et seq.*, of the records of the Wasatch County Recorder (as amended and supplemented from time to time, the "Recreational Covenant"), and declares that all Lots in River Terrace shall be held, sold, and conveyed subject to the covenants, conditions, and easements contained in the Recreational Covenant, which shall run with the title to the Lots. The Recreational Covenant 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.

IN WITNESS WHEREOF, the undersigned has executed this Joinder and Consent to Declaration of Recreational Covenant for Victory Ranch as of the 17 day of December, 2015.

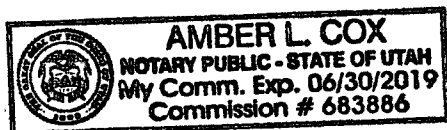
VR ACQUISITIONS, LLC,
a Delaware limited liability company

By: [Signature]

STATE OF Utah)

: ss.
COUNTY OF Wasatch)

On the 17 day of December 2015, before me Amber Cox, a notary public, personally appeared David Gilbar, the signer of the foregoing Joinder and Consent to Declaration of Recreational Covenant for Victory Ranch, who duly acknowledged he executed the same as the Manager of VR Acquisitions, LLC.



[Signature]
NOTARY PUBLIC

Exhibit A

RIVER TERRACE AT VICTORY RANCH

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, ALL IN THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 475.81 FEET ALONG THE TOWNSHIP LINE AND NORTH 1634.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GREEN DRAKE DRIVE, AT THE SOUTHWEST CORNER OF LOT 25, VICTORY RANCH PLAT B, SAID POINT BEING THE POINT OF BEGINNING, AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 89°41'07" WEST 128.01 FEET, (2) THENCE WESTERLY ALONG A 375.00-FOOT RADIUS CURVE TO THE RIGHT 67.92 FEET THROUGH A CENTRAL ANGLE OF 10°22'38", SAID ARC HAVING A CHORD BEARING NORTH 84°29'48" WEST 67.83 FEET, (3) NORTH 79°18'29" WEST 69.09 FEET, (4) WESTERLY ALONG A 305.00-FOOT RADIUS CURVE TO THE LEFT 152.14 FEET THROUGH A CENTRAL ANGLE OF 28°34'51", SAID ARC HAVING A CHORD BEARING SOUTH 86°24'06" WEST 150.57 FEET, (5) SOUTH 72°06'40" WEST 58.43 FEET, AND (6) WESTERLY ALONG A 155.00-FOOT RADIUS CURVE TO THE RIGHT 53.88 FEET THROUGH A CENTRAL ANGLE OF 19°54'54", SAID ARC HAVING A CHORD BEARING SOUTH 82°04'07" WEST 53.60 FEET; THENCE NORTH 87°58'26" WEST 100.83 FEET; THENCE NORTHWESTERLY ALONG A 15.00-FOOT RADIUS CURVE TO THE RIGHT 20.07 FEET THROUGH A CENTRAL ANGLE OF 76°39'28", SAID ARC HAVING A CHORD BEARING NORTH 49°38'42" WEST 18.61 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT 50.00-FOOT RADIUS REVERSE CURVE TO THE LEFT 25.60 FEET THROUGH A CENTRAL ANGLE OF 29°20'24", SAID ARC HAVING A CHORD BEARING NORTH 25°59'11" WEST 25.33 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT 50.00-FOOT RADIUS CURVE TO THE LEFT 115.79 FEET THROUGH A CENTRAL ANGLE OF 132°40'57", SAID ARC HAVING A CHORD BEARING SOUTH 21°37'58" EAST 91.60 FEET TO A POINT ON THE NORTH BOUNDARY OF LOT 27, VICTORY RANCH PLAT B; THENCE ALONG THE NORTHERLY BOUNDARIES OF LOTS 27, 28, AND 29 OF SAID PLAT B THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 87°58'26" WEST 104.41 FEET, (2) WESTERLY ALONG A 675.00-FOOT RADIUS CURVE TO THE LEFT 173.91 FEET THROUGH A CENTRAL ANGLE OF 14°45'42", SAID ARC HAVING A CHORD BEARING SOUTH 84°38'43" WEST 173.43 FEET, (3) SOUTH 13°56'39" EAST 10.00 FEET, (4) THENCE WESTERLY ALONG A NON-TANGENT 665.00-FOOT RADIUS CURVE TO THE LEFT 186.73 FEET THROUGH A CENTRAL ANGLE OF 16°05'19", SAID ARC HAVING A CHORD BEARING SOUTH 69°14'18" WEST 186.12 FEET, (5) THENCE SOUTH 61°11'39" WEST 50.00 FEET, (6) THENCE WESTERLY ALONG A 135.00-FOOT RADIUS CURVE TO THE RIGHT 54.22 FEET THROUGH A CENTRAL ANGLE OF 23°00'42", SAID ARC HAVING A CHORD BEARING SOUTH 72°42'00" WEST 53.86 FEET, (7) SOUTH 05°47'39" EAST 88.55 FEET, AND (8) SOUTH 84°12'21" WEST 464.29 FEET; THENCE NORTH 24°11'24" WEST 330.65 FEET; THENCE NORTH 81°22'28" EAST 719.14 FEET; THENCE NORTH 67°17'00" EAST 252.79 FEET; THENCE NORTH 88°07'39" EAST 565.64 FEET; THENCE NORTH 12°13'33" WEST 50.75 FEET; THENCE NORTH 53°27'10" EAST 172.89 FEET; THENCE SOUTH 53°44'00" EAST 191.59 FEET; THENCE SOUTH 10°38'10" WEST 244.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.319 ACRES.