

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

Ent 415931 Bk 1139 Pg 148-151
Date: 04-SEP-2015 1:02:47PM
Fee: \$39.00 Check Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: VR ACQUISITIONS

Affects Serial Nos:

OVR-J2145 through OVR-J2156
and OVR-N193 through OVR-N202

**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 "Victory Ranch, Plat J-2", recorded September 2, 2015, as Entry No. 415845 in Plat Book 1138, Page 1682, *et seq.*, and "Victory Ranch, Plat N", recorded September 2, 2015, as Entry No. 415846 in Plat Book 1138, Page 1702, *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 Plat J-2 and Plat N 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 2ND day of SEPTEMBER, 2015.

VR ACQUISITIONS, LLC,
a Delaware limited liability company

By: 

STATE OF Illinois)
COUNTY OF Cook) : ss.

On the 2 day of September 2015, before me Diana Tokat, a notary public, personally appeared Matthew Menma, 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.



Diana Tokat
NOTARY PUBLIC

Legal Description
Victory Ranch Plat J-2

A tract of land located in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

COMMENCING at a notched stone with a lead plug marking the Northwest corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, said Northwest corner being South $00^{\circ}00'59''$ East 5339.84 feet from a brass cap and notched stone marking the Northwest corner of Section 31, Township 2 South, Range 6 East, Salt Lake Base and Meridian, thence North $89^{\circ}48'04''$ East 2716.76 feet along the North line of said Section 6 and South 176.84 feet to the point of BEGINNING; and running thence South $62^{\circ}13'11''$ East 749.10 feet; thence South $58^{\circ}14'20''$ West 188.82 feet; thence South $72^{\circ}48'08''$ West 45.72 feet; thence southerly along a non-tangent 145.00 feet radius curve to the right 89.29 feet through a central angle of $35^{\circ}16'55''$, said arc having a chord bearing South $00^{\circ}26'35''$ West 87.88 feet; thence South $18^{\circ}05'03''$ West 79.48 feet to a point on the northerly right of way of Moon Light Drive as depicted on the Moon Light Drive Extension Road Dedication Plat "3", recorded as Entry 309695 in the office of the Wasatch County Recorder; thence westerly along said northerly right of way and along a non-tangent 225.00 feet radius curve to the left 105.71 feet through a central angle of $26^{\circ}55'10''$, said arc having a chord bearing North $79^{\circ}15'48''$ West 104.74 feet to the easterly boundary of Victory Ranch, Plat "J-1," recorded as Entry 409477 in said recorder's office; thence along the easterly and northerly boundaries of said Plat "J-1" the following five (5) courses: (1) North $02^{\circ}43'24''$ West 171.87 feet, (2) North $89^{\circ}26'19''$ West 195.45 feet, (3) South $64^{\circ}23'48''$ West 115.00 feet, (4) South $53^{\circ}55'26''$ West 160.29 feet, and (5) South $60^{\circ}17'05''$ West 456.14 feet to the easterly boundary of Victory Ranch, Plat "E" Amended recorded as Entry 405882 of said recorder's records; thence along said easterly boundary North $44^{\circ}01'11''$ West 206.20 feet; thence North $40^{\circ}35'47''$ East 830.94 feet; thence North $77^{\circ}30'02''$ East 107.87 feet to the point of BEGINNING, containing 10.202 acres.

Legal Description
Victory Ranch Plat N

A tract of land located in the Southwest Quarter of Section 32, Township 2 South, Range 6 East, and the Northwest Quarter of Section 5, Township 3 South, Range 6 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

COMMENCING at a notched stone with a lead plug marking the Northwest corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, said Northwest corner being South $00^{\circ}00'59''$ East 5339.84 feet from a brass cap and notched stone marking the Northwest corner of Section 31, Township 2 South, Range 6 East, Salt Lake Base and Meridian, thence along the west line of said Section 31 North $00^{\circ}00'59''$ West 283.53 feet and East 5971.52 feet to the POINT OF BEGINNING; and running thence North $25^{\circ}32'39''$ East 114.43 feet; thence North $04^{\circ}55'17''$ West 415.73 feet; thence North $85^{\circ}04'43''$ East 354.78 feet; thence South $39^{\circ}38'30''$ East 43.90 feet to the westerly right of way of Moon Light Drive, Road Dedication Plat "1" recorded June 26, 2006 as Entry 303718 in the Wasatch County Recorder's office; thence along said westerly right of way the following five (5) courses: (1) southwesterly along a non-tangent 325.00-foot radius curve to the left 276.09 feet through a central angle of $48^{\circ}40'21''$, said arc having a chord bearing South $26^{\circ}01'20''$ West 267.86 feet; (2) South $01^{\circ}41'09''$ West 675.91 feet; (3) southerly along a 975.00-foot radius curve to the right 220.10 feet through a central angle of $12^{\circ}56'04''$, said arc having a chord bearing South $08^{\circ}09'11''$ West 219.64 feet; (4) South $14^{\circ}37'14''$ West 316.71 feet; and (5) southwesterly along a 425.00-foot radius curve to the right 150.63 feet through a central angle of $20^{\circ}18'26''$, said arc having a chord bearing South $24^{\circ}46'27''$ West 149.84 feet; thence North $55^{\circ}04'20''$ West 183.97 feet; thence North $02^{\circ}58'17''$ East 495.06 feet; thence easterly along a non-tangent 525.00-foot radius curve to the right 49.11 feet through a central angle of $05^{\circ}21'34''$, said arc having a chord bearing North $86^{\circ}07'48''$ East 49.09 feet; thence North $00^{\circ}57'30''$ West 459.20 feet to the POINT OF BEGINNING, containing 399410 square feet or 9.169 acres.