

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

Ent 449106 Bk 1217 Pg 221-225
Date: 09-MAR-2018 1:39:48PM
Fee: \$29.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: VR ACQUISITIONS LLC

Affects Serial Nos: OVR-R2327 through OVR-R2336

**AMENDMENT B TO THE
AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR VICTORY RANCH, A MASTER PLANNED COMMUNITY**

THIS AMENDMENT B TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VICTORY RANCH, A MASTER PLANNED COMMUNITY ("Amendment B") is made and executed as of the 9th day of March 2018, by VR Acquisitions, LLC (the "Declarant").

RECITALS

A. Declarant has submitted certain real property in Wasatch County to an Original Declaration of Covenants, Conditions and Restrictions for Victory Ranch, a Master Planned Community, which declaration was amended from time to time, principally in connection with the annexation of additional lands, all of which were the subject of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Victory Ranch, a Master Planned Community, recorded on February 7, 2018, as Entry No. 448198, in Book 1214, at Pages 1643 through 1765 with the Wasatch County Recorder; as amended by Amendment A to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Victory Ranch, A Master Planned Community, recorded February 28, 2018, as Entry No. 448863, in Book 1216, at Pages 1055 through 1057 inclusive, in the office of the Wasatch County Recorder (collectively, the "Declaration"); and

B. Declarant remains the Owner of one or more Lots and, pursuant to Section 9.3 of the Declaration, is authorized to amend the Declaration without other consent or approval; and

C. Declarant desires to amend the Declaration to confirm annexation of certain additional property.

WITNESSETH

NOW, THEREFORE, the Declaration is hereby amended as follows, with such amendment to become effective upon the recording of this Amendment B in the offices of the Wasatch County Recorder, Utah:

1. Subject Property. Pursuant to Section 2.2.1 of the Declaration, the land described in Exhibit A to this Amendment B (Victory Ranch Plat R-2) (the "Annexed Property") is hereby annexed to the Property and subjected to the Declaration.

Exhibit A

VICTORY RANCH PLAT R-2

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, OF THE 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°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 NORTH LINE OF SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 5974.82 FEET AND SOUTH 2216.25 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF LOT 223, VICTORY RANCH PLAT U-2, AND RUNNING THENCE NORTH 86°04'32" EAST 386.14 FEET TO THE SOUTHWESTERLY BOUNDARY OF VICTORY RANCH, PLAT R-1; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIFTEEN (15) COURSES: 1) SOUTH 17°36'43" WEST 205.76 FEET, 2) SOUTH 63°59'41" EAST 332.91 FEET, 3) SOUTHWESTERLY 97.91 FEET ALONG THE ARC OF A 475.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°48'36", SAID ARC HAVING A CHORD BEARING SOUTH 31°34'57" WEST 97.74 FEET, 4) SOUTH 25°40'39" WEST 180.70 FEET, 5) SOUTHWESTERLY 288.68 FEET ALONG THE ARC OF A 325.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING SOUTH 51°07'25" WEST 279.28 FEET, 6) SOUTH 76°34'10" WEST 123.71 FEET, 7) WESTERLY 65.00 FEET ALONG THE ARC OF A 375.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°55'52", SAID ARC HAVING A CHORD BEARING SOUTH 81°32'06" WEST 64.92 FEET, 8) SOUTH 86°30'02" WEST 120.71 FEET, 9) WESTERLY 103.49 FEET ALONG THE ARC OF A 525.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING SOUTH 80°51'11" WEST 103.33 FEET, 10) SOUTH 75°12'21" WEST 165.50 FEET, 11) NORTHWESTERLY 19.77 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING NORTH 67°01'59" WEST 18.37 FEET, 12) NORTHWESTERLY 119.91 FEET ALONG THE ARC OF A 145.00-FOOT RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°22'57", SAID ARC HAVING A CHORD BEARING NORTH 52°57'47" WEST 116.52 FEET, 13) NORTH 76°39'15" WEST 390.20 FEET, 14) NORTHWESTERLY 166.11 FEET ALONG THE ARC OF A 95.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING NORTH 26°33'47" WEST 145.74 FEET, AND 15) NORTH 23°31'40" EAST 54.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EVENING STAR DRIVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 23°31'40" EAST 0.38 FEET TO A POINT ON A 15.00-FOOT RADIUS CURVE TO THE RIGHT, 2) EASTERLY 23.56 FEET ALONG THE ARC

OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 68°31'40" EAST 21.21 FEET, 3) SOUTH 66°28'20" EAST 40.44 FEET TO A POINT ON A 525.00-FOOT RADIUS CURVE TO THE LEFT, 4) NORTHEASTERLY 876.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°38'11", SAID ARC HAVING A CHORD BEARING NORTH 65°42'34" EAST 778.07 FEET, AND 5) NORTH 17°53'28" EAST 190.91 FEET TO THE POINT OF BEGINNING, CONTAINING 13.987 ACRES.

ALSO, A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, OF THE 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°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 NORTH LINE OF SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 6750.37 FEET AND SOUTH 2452.96 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 305, VICTORY RANCH PLAT R-1, AND RUNNING THENCE SOUTH 35°07'34" EAST 201.87 FEET; THENCE SOUTH 51°09'03" EAST 400.34 FEET; THENCE SOUTH 38°50'57" WEST 395.68 FEET; THENCE SOUTH 57°03'02" WEST 845.07 FEET; THENCE SOUTH 84°51'25" WEST 850.73 FEET; THENCE NORTH 29°59'49" WEST 177.47 FEET; THENCE NORTH 44°35'37" EAST 238.06 FEET; THENCE NORTH 121.60 FEET; THENCE NORTH 00°25'55" EAST 50.00 FEET; THENCE NORTH 77°55'51" WEST 556.93 FEET; THENCE SOUTH 85°57'42" WEST 578.56 FEET; THENCE NORTH 02°55'30" EAST 390.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EVENING STAR DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) EASTERLY 250.96 FEET ALONG THE ARC OF A 625.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°00'23", SAID ARC HAVING A CHORD BEARING NORTH 81°25'19" EAST 249.28 FEET, 2) NORTH 69°55'07" EAST 135.78 FEET 3) EASTERLY 379.45 FEET ALONG THE ARC OF A 525.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41°24'41", SAID ARC HAVING A CHORD BEARING SOUTH 89°22'32" EAST 371.25 FEET, AND 4) SOUTHEASTERLY 24.14 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 92°11'52", SAID ARC HAVING A CHORD BEARING SOUTH 22°34'16" EAST 21.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WHISPERING WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 23°31'40" WEST 54.44 FEET, 2) SOUTHEASTERLY 253.53 FEET ALONG THE ARC OF A 145.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING SOUTH 26°33'48" EAST 222.45 FEET, 3) SOUTH 76°39'15" EAST 390.20 FEET, 4) SOUTHEASTERLY 126.57 FEET ALONG THE ARC OF A 95.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°20'15", SAID ARC

HAVING A CHORD BEARING SOUTH 38°29'07" EAST 117.42 FEET, AND 5) NORTH 89°41'00" EAST 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MOON RISE WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES: 1) NORTHEASTERLY 19.77 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING NORTH 37°26'40" EAST 18.37 FEET, 2) NORTH 75°12'21" EAST 165.50 FEET, 3) EASTERLY 93.64 FEET ALONG THE ARC OF A 475.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING NORTH 80°51'12" EAST 93.49 FEET, 4) NORTH 86°30'02" EAST 120.71 FEET, 5) EASTERLY 73.67 FEET ALONG THE ARC OF A 425.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°55'52", SAID ARC HAVING A CHORD BEARING NORTH 81°32'06" EAST 73.57 FEET, 6) NORTH 76°34'10" EAST 123.71 FEET, 7) NORTHEASTERLY 333.09 FEET ALONG THE ARC OF A 375.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING NORTH 51°07'24" EAST 322.25 FEET, 8) NORTH 25°40'39" EAST 180.70 FEET, 9) NORTHEASTERLY 165.18 FEET ALONG THE ARC OF A 425.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°16'05", SAID ARC HAVING A CHORD BEARING NORTH 36°48'42" EAST 164.14 FEET, AND 10) NORTH 47°56'44" EAST 82.34 FEET TO THE POINT OF BEGINNING, CONTAINING 33.290 ACRES.