

E 3429220 B 7870 P 1437-1440
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/21/2021 02:59 PM
FEE \$114.00 Pgs: 4
DEP RT REC'D FOR KAYSVILLE CITY

After Recording Return to:
45 E Center St, Suite 103
North Salt Lake, UT 84054

NOTICE OF REINVESTMENT FEE D

Talbot Estates Kaysville, LLC., has a reinvestment fee covenant. The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of additional reinvestment fee covenants on the property described in Exhibit "A" ("Burdened Property"). The reinvestment fee is required to be paid to benefit the Burdened Property.

Association Name and Address: Talbot Estates Kaysville, LLC., 45 E Center St, Suite 103, North Salt Lake, UT 84054

Duration: The duration of the reinvestment fee is perpetual.

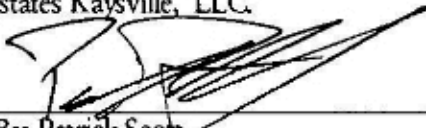
Purpose: The purpose of the reinvestment fee is to cover association expenses, including without limitation: administrative expenses; purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds; common planning, facilities, and infrastructure expenses; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; or charitable expenses.

Reinvestment Fee Amount: The reinvestment fee is .5% of the final purchase price of a unit.

Dated: 10-8, 2021

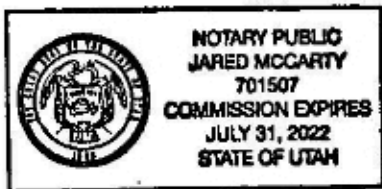
Talbot Estates Kaysville, LLC.

Pl. # 11-037-0060
11-897-0101 → 0117
0119 → 0148


By: Patrick Scott
Its Authorized Representative

STATE OF UTAH)
 :SS
County of Davis)

The execution of the foregoing instrument was acknowledged before me this 8 day of ~~OCTOBER~~ 2021 by Patrick Scott an Authorized Representative of Talbot Estates Kaysville, LLC., to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.




Notary Public

EXHIBIT A
LEGAL DESCRIPTION – Talbot Estates

EXHIBIT A

LEGAL DESCRIPTION

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest and Southwest Quarters of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of a frontage road of UDOT Project No. S-0089(406)398 (also known as Mountain Road), said point being North 00°32'09" East 1,316.48 feet and East 416.58 feet from the Southwest Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Easterly Right-of-Way Line of a frontage road the following three (3) courses:

(1) Northwesterly 39.85 feet along the arc of a 560.20 foot radius curve to the left (center bears South 86°46'06" West and the chord bears North 05°16'11" West 39.85 feet with a central angle of 04°04'34")

(2) Northwesterly 456.54 feet along the arc of a 4,960.00 foot radius curve to the right (center bears North 84°31'04" East and the chord bears North 02°50'43" West 456.38 feet with a central angle of 05°16'26");

(3) North 00°12'30" West 354.41 feet;

thence North 59°33'04" East 35.93 feet;

thence South 30°26'56" East 213.52 feet;

thence North 51°51'01" East 100.91 feet;

thence North 62°01'16" East 40.04 feet;

thence North 59°33'04" East 96.00 feet;

thence South 30°26'56" East 109.98 feet;

thence North 59°33'04" East 96.00 feet;

thence North 51°31'16" East 40.40 feet;

thence North 59°33'04" East 96.00 feet;

thence South 30°26'56" East 74.00 feet;

thence North 88°00'31" East 133.30 feet;

thence North 01°59'29" West 439.50 feet;

thence Northwesterly 23.37 feet along the arc of a 15.00 foot radius curve to the left (center bears South 88°00'31" West and the chord bears North 46°37'18" West 21.08 feet with a central angle of 89°15'39");

thence North 19°51'26" East 40.26 feet;

thence North 24°35'10" East 113.82 feet to the Southerly Boundary Line of Ott Estates Amended Subdivision;

thence North 88°44'53" East 153.56 feet along said Southerly Boundary Line;

thence South 00°49'49" West 298.48 feet;

thence South 88°00'31" West 149.96 feet;

thence South 01°59'29" East 149.40 feet;

thence North 88°00'31" East 142.60 feet;

thence South 00°49'49" West 439.20 feet;

thence South 83°42'41" West 322.36 feet;

thence South 51°51'01" West 741.79 feet to the point of beginning.

Contains 522,214 Square Feet or 11.988 Acres and 42 Lots

EXHIBIT B

LEGAL DESCRIPTION

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest and Southwest Quarters of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of a frontage road of UDOT Project No. S-0089(406)398, said point being North $00^{\circ}32'09''$ East 1,316.48 feet and East 416.58 feet from the Southwest Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Easterly Right-of-Way Line of a frontage road the following three (3) courses:

(1) Northwesterly 39.85 feet along the arc of a 560.20 foot radius curve to the left (center bears South $86^{\circ}46'06''$ West and the chord bears North $05^{\circ}16'11''$ West 39.85 feet with a central angle of $04^{\circ}04'34''$)

(2) Northwesterly 456.54 feet along the arc of a 4,980.00 foot radius curve to the right (center bears North $84^{\circ}31'04''$ East and the chord bears North $02^{\circ}50'43''$ West 456.38 feet with a central angle of $05^{\circ}16'26''$);

(3) North $00^{\circ}12'30''$ West 778.83 feet to the extension of Southerly Boundary Line of Ott Estates Amended Subdivision;

thence along said extension and the Southerly Boundary Line the following three (3) courses:

(1) North $84^{\circ}33'25''$ East 362.72 feet;

(2) North $00^{\circ}05'49''$ East 59.20 feet;

(3) North $88^{\circ}44'53''$ East 584.72 feet;

thence South $00^{\circ}49'49''$ West 887.26 feet;

thence South $83^{\circ}42'41''$ West 322.36 feet;

thence South $51^{\circ}51'01''$ West 741.79 feet to the point of beginning.

Contains 964,648 Square Feet or 22.145 Acres