

Ent: 440725 - Pg 1 of 4
Date: 12/9/2016 12:14:00 PM
Fee: \$273.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: ARTISAN TITLE INC (ACH)

WHEN RECORDED, MAIL TO

Anderson Ranch HOA
P.O. Box 706
Grantsville, UT 84029

Anderson Ranch Association Properties: See Exhibit A – Association Property Legal Description

AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR ANDERSON RANCH

The following section will be added to the Covenants, Conditions and Restrictions for Anderson Ranch:

SECTION 10.07 Withdrawal of Land by Declarant. Properties subject to the provisions of the Declaration may be withdrawn from the Declaration by the Declarant. Property may be withdrawn provided the property is vacant land that has not been subdivided into building lots by the recording of an approved Plat with the Tooele County Recorder. The withdrawal will be in the form of a Supplement Declaration designating the withdrawn Property. Such withdrawal shall be effective upon its recordation with the Tooele County Recorder and notification of the HOA.

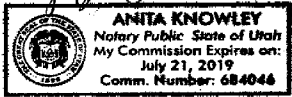
IN WITNESS WHEREOF, the Association has executed this Amendment as of the day and year first above written or as otherwise set forth herein.

Anderson Ranch Owners Association, a Utah non-profit corporation

By Jennifer O'Rarden
Jenny O'Rarden President

By Sally Bender
Sally Bender Secretary

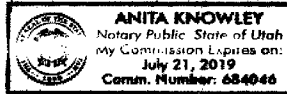
State of Utah)
: ss
County of Tooele)



The foregoing instrument was acknowledged before me on this 7 day of December, 2016, by Jennifer O'Rarden President of Anderson Ranch Owners Association, a Utah non-profit corporation.

Atty

State of Utah)
: ss
County of Tooele)



The foregoing instrument was acknowledged before me on this 8 day of December, 2016, by Sally Bender Secretary of Anderson Ranch Owners Association, a Utah non-profit corporation.

Atty

Exhibit A - Association Property Legal Description

Lots 101 through 137 ANDERSON RANCH SUBDIVISION PHASE 1, according to the official plat thereof on file and of record in the Tooele County Recorder's Office.

Lots 201 through 244 ANDERSON RANCH SUBDIVISION PHASE 2, according to the official plat thereof on file and of record in the Tooele County Recorder's Office.

Lots 301 through 368 ANDERSON RANCH SUBDIVISION PHASE 3, according to the official plat thereof on file and of record in the Tooele Recorder's Office.

Lots 411 through 416 ANDERSON RANCH SUBDIVISION PHASE 4A AMENDED AND EXTENDED, according to the official plat thereof on file and of record in the Tooele Recorder's Office.

Lots 501 through 523 ANDERSON RANCH SUBDIVISION PHASE 5A, according to the official plat thereof on file and of record in the Tooele Recorder's Office.

Lots 524 through 546 ANDERSON RANCH SUBDIVISION PHASE 5B, according to the official plat thereof on file and of record in the Tooele Recorder's Office.

Lots 601 through 620 ANDERSON RANCH SUBDIVISION PHASE 6a, according to the official plat thereof on file and of record in the Tooele Recorder's Office.

Lots 621 through 639 ANDERSON RANCH SUBDIVISION PHASE 6B, according to the official plat thereof on file and of record in the Tooele Recorder's Office.

Lots 701 through 722 ANDERSON RANCH SUBDIVISION PHASE 7A, according to the official plat thereof on file and of record in the Tooele Recorder's Office.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH ALONG THE 1/4 SECTION LINE 527.47 FT M/L TO AN EXISTING WIRE FENCE; TH NORTH 89°51'06" EAST 1522.00 FT ALG SD WIRE FENCE LINE TO THE INTERSECTION OF SAID WIRE FENCE AND A WIRE FENCE; THENCE NORTH 00°15'28" EAST 1208.56 FT ALG SAID WIRE FENCE; THENCE SOUTH 89°53'56" WEST 424.82 FEET; THENCE SOUTH 6.00 FEET; THENCE WEST 1100.91 FT; THENCE NORTH 00°06'02" EAST 141.07 FEET; THENCE NORTH 89°56'00" WEST 421.73 FEET; THENCE NORTH 495.55 FEET; THENCE WEST 867.63 FEET; THENCE SOUTH 00°08'38" W 1318.31 FEET; THENCE NORTH 89°58'39" EAST 1290.01 FEET ALG THE MEASURE 1/4 SECTON LINE TO THE POB

01-070-0-0113

01-060-0-0064

BEGINNING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID NORTHEAST CORNER LOCATED SOUTH 00°08'38" WEST 2650.15 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE SOUTH 0°29'04" WEST 17.45 FEET ALONG THE SECTION LINE TO THE EXTENSION OF

AND OLD EXISTING FENCE LINE; THENCE NORTH 89°37'53" WEST 478.06 FEET TO AND ALONG THE EXISTING OLD FENCE LINE; THENCE NORTH 89°44'12" WEST 295.29 FEET ALONG SAID FENCE LINE; THENCE NORTH 89°41'41" WEST 506.86 FEET TO THE EAST LINE OF WORTHINGTON STREET; THENCE NORTH 0°26'23" EAST 10.26 FEET ALONG THE EAST LINE OF SAID WORTHINGTON STREET, TO THE NORTH LINE OF SAID SECTION 8; THENCE NORTH 89°59'51" EAST 1280.26 FEET ALONG SAID NORTH LINE OF SAID SECTION 8, TO THE POINT OF BEGINNING.

01-070-0-0113

01-060-0-0064

The North 528 feet of the Northwest Quarter of the Northwest Quarter of Section 9, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

01-076-0-0002

BEGINNING AT A POINT WHICH IS SOUTH 89°41'08" EAST 1817.80 FEET ALONG THE SECTION LINE AND SOUTH 1328.637 FEET FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE EASTERLY BOUNDARY LINE OF ANDERSON RANCH PHASE 3 SUB; THENCE NORTH 89°40'20" EAST 360.929 FEET; THENCE SOUTH 00°08'09" WEST 1820.43 FEET TO A POINT ON AN OLD WIRE FENCE LINE; THENCE NORTH 88°33'31" WEST 356.728 FEET ALONG SAID FENCE LINE; THENCE NORTH 00°00'01" EAST 1809.386 FEET TO AND ALONG SAID EASTERLY BOUNDARY LINE OF THE FUTURE ANDERSON RANCH PH 3 SUB TO THE POB.

01-069-0-0094

BEGINNING AT A POINT WHICH IS 1633.67 FEET NORTH 89°39'48" EAST ALONG THE SECTION LINE AND SOUTH 324.89 FEET FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE THE SOUTHWEST CORNER OF LOT 314 OF THE ANDERSON RANCH SUBDIVISION PHASE 3 AS RECORDED AT THE TOOELE COUNTY RECORDERS OFFICE AS FILE #2848813, THENCE EAST 231.80 FEET THENCE SOUTH 97.78 FEET, THENCE NORTH 88°33'30" WEST 217.25 FEET TO A POINT ON A 15 FOOT RADIUS CURVE TO THE RIGHT, THENCE 23.19 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS NORTH 44°16'46" WEST 20.95 FEET), THENCE NORTH 77.32 FEET TO THE POINT OF BEGINNING.

01-069-0-0095