

7
123

2786517
BK 5939 PG 93

E 2786517 B 5939 P 93-99
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/22/2014 09:54 AM
FEE \$123.00 Pgs: 7
DEPT REC'D FOR WESTERN MANAGEMEN
T ASSOCIATES

WHEN RECORDED, RETURN TO:

WESTERN MANAGEMENT ASSOC.
4252 So. Highland Drive #105
Salt Lake City, Utah 84124

RETURNED
JAN 22 2014

12-594-0101 Through 0148
12-636-0201 Through 0227
12-655-0301 Through 0320

NOTICE OF REINVESTMENT FEE
(Pursuant to Utah Code Ann. §57-1-46)

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

Pursuant to the requirements of Utah Code Ann. §57-1-46 (2010), this is a notice of a reinvestment fee that will run with the land.

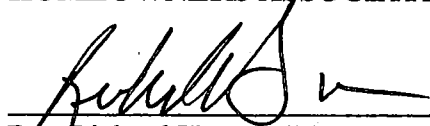
1. A reinvestment fee is due upon transfer of title. Crystal Creek Homeowners Association, 2775 West 100 North, West Point, Utah, 84015, care of Western Management Assoc., PO Box 9375, SLC, UT 84124. Phone: (801) 278.5060. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce Division of Corporations.

2. The burden of the above referenced reinvestment fee covenant is intended to run with the land located in Davis County, Utah described in **Exhibit A**, attached hereto and incorporated herein by this reference, and to bind successors in interest and assigns.

3. The above referenced reinvestment fee covenant shall continue and remain in full force and effect until such time as the board of directors may elect in writing to amend or repeal the notice accordingly.

DATE: 1-17, 2014

**CRYSTAL CREEK
HOMEOWNERS ASSOCIATION**



By: Richard Harman/Western Management Assoc.
Its: Authorized Agent

STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)

Subscribed and sworn to before me on January 17, 2014.





Notary Public

E 2066166 B 3767 P 456
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/14/2005 12:52 PM
FEE \$108.00 Pgs: 1
DEP RTT REC'D FOR WEST POINT CITY

MARCH 4, 2005
IVORY NORTH, A JOINT
VENTURE

CRYSTAL CREEK PHASE 1
SUBDIVISION
LOTS 101 THRU 140, LOT H &
PARCELS A THRU G
NW 4 4N - 2W
OUT OF #12-032-0078
NEW # 12-594 +
FILE #4231

BOUNDARY DESCRIPTION

Beginning at a point on the section line, said line also being the centerline of 3000 West Street and being North 00°03'50" East 1743.42 feet along the section line from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
thence North 00°03'50" East 437.04 feet along the section line and centerline of 3000 West Street;
thence South 89°56'51" East 1325.56 feet to the east line of the west One-half of the Northwest Quarter of said section 4;
thence South 00°05'32" West 532.98 feet along the east line of the West One-half of the Northwest Quarter of said section 4;
thence North 89°56'10" West 100.73 feet;
thence North 86°26'40" West 30.00 feet;
thence Southwesterly 6.40 feet along the arc of a 319.93 foot radius curve to the left (Center bears North 86°26'40" West, chord bears South 04°07'42" West 6.40 feet through a central angle of 01°08'44");
thence North 85°17'56" West 30.00 feet;
thence North 89°56'10" West 295.97 feet;
thence North 75°00'21" West 62.59 feet;
thence North 15°00'00" East 15.98 feet;
thence North 75°00'00" West 30.00 feet;
thence North 88°54'33" West 158.34 feet;
thence North 00°03'50" East 29.75 feet;
thence North 89°55'05" West 528.00 feet to the section line and centerline of 3000 West Street and the point of beginning.

Contains: 633,580 square feet. 14.545 acres.

WP
1 Pg
+ 98⁰⁰

PREFIX
12-594
LAST #
0148

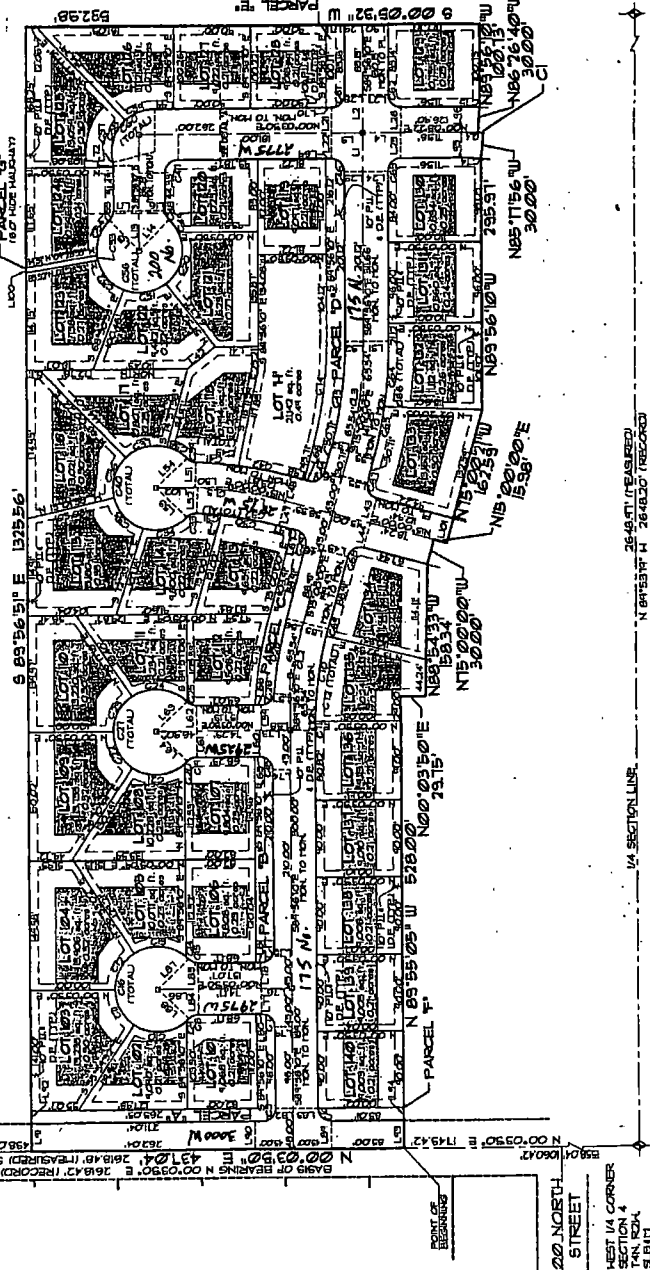


DEVELOPMENT: CRYSTAL CREEK PH. 1
101 THRU 140 &
CITY: WEST POINT
PARCELS A THRU H

NW 1/4 OF SEC. 4, T. 4N, R. 2W
S. L. M. DAVIS COUNTY, UTAH
FILE # 4231
R. 04-14-05

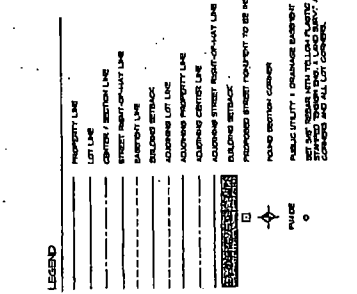
CRYSTAL CREEK PHASE 1 SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE 4 MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

LOT	OWNER	PID	LOT	OWNER	PID	LOT	OWNER	PID
101	Stacy K Jackson	0101	116	Brian Frank Tomlinson (TFS)	0116	131	Tim R Pugh	0131
102	Paul Anderson	0102	117	David L Millis	0117	132	John T Keger	0132
103	Debra J McCallister	0103	118	Robbie M Math	0118	133	Wes Farnsworth	0133
104	Colleen S Thomas	0104	119	Michael J Hill	0119	134	Wes Farnsworth	0134
105	Val Kisty Chillingworth	0105	120	David L Millis	0120	135	Wes Farnsworth	0135
106	John W Pugh	0106	121	Wesley A Swanson	0121	136	Thomas L Knorr	0136
107	David D Chizek	0107	122	Wesley A Swanson	0122	137	Thomas L Knorr	0137
108	David D Chizek	0108	123	Wesley A Swanson	0123	138	Thomas L Knorr	0138
109	David D Chizek	0109	124	Wesley A Swanson	0124	139	Thomas L Knorr	0139
110	David D Chizek	0110	125	Wesley A Swanson	0125	140	Thomas L Knorr	0140
111	David D Chizek	0111	126	Wesley A Swanson	0126	141	Thomas L Knorr	0141
112	David D Chizek	0112	127	Wesley A Swanson	0127	142	Thomas L Knorr	0142
113	David D Chizek	0113	128	Wesley A Swanson	0128	143	Thomas L Knorr	0143
114	David D Chizek	0114	129	Wesley A Swanson	0129	144	Thomas L Knorr	0144
115	David D Chizek	0115	130	Wesley A Swanson	0130	145	Thomas L Knorr	0145



ADDRESS TABLE

LOT	ADDRESS
101	101 NORTH
102	102 NORTH
103	103 NORTH
104	104 NORTH
105	105 NORTH
106	106 NORTH
107	107 NORTH
108	108 NORTH
109	109 NORTH
110	110 NORTH
111	111 NORTH
112	112 NORTH
113	113 NORTH
114	114 NORTH
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116	116 NORTH
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127	127 NORTH
128	128 NORTH
129	129 NORTH
130	130 NORTH
131	131 NORTH
132	132 NORTH
133	133 NORTH
134	134 NORTH
135	135 NORTH
136	136 NORTH
137	137 NORTH
138	138 NORTH
139	139 NORTH
140	140 NORTH
141	141 NORTH
142	142 NORTH
143	143 NORTH
144	144 NORTH
145	145 NORTH



ENSIGN
1534 West 200 South, Suite 5
Provo, Utah 84601
(801) 947-1100
Fax (801) 33-4315

12 594

E 2149566 B 3983 P 467
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/03/2006 01:09 PM
FEE \$97.00 Pgs: 1
DEP RT REC'D FOR WEST POINT CITY

FEBRUARY 27, 2006
IVORY HOMES, LTD.
IVORY NORTH

CRYSTAL CREEK PH. 2 SUBD.
LOTS 201 THRU 226 & PARCEL "C"
NW 4. T4N, R2W
OUT OF #12-032-0075,0080,0081
NEW # 12-636+
FILE # 4411

BOUNDARY DESCRIPTION

Beginning at a point on the section line, said line also being the centerline of 3000 West Street and being North 00°03'50" East 1549.69 feet along the section line from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running,
thence South 89°55'05" East 290.70 feet;
thence North 00°03'50" East 193.73 feet to a point on the south line of Crystal Creek Subdivision Phase I;
thence South 89°55'05" East 237.30 feet along the south line of Crystal Creek Subdivision Phase I;
thence South 00°03'50" West 29.75 feet along said subdivision;
thence South 88°54'33" East 158.34 feet along the south line of Crystal Creek Subdivision Phase I, to the west line of 2875 West Street;
thence South 75°00'00" East 30.00 feet to a point on the centerline of 2875 West Street;
thence South 15°00'00" West 15.98 feet along said centerline;
thence South 75°00'21" East 162.59 feet to the Southwest corner of Lot 132, Crystal Creek Subdivision Phase I;
thence South 37°47'27" West 84.13 feet;
thence South 15°00'00" West 182.00 feet;
thence South 00°03'50" West 185.20 feet;
thence South 19°46'36" West 60.00 feet to a point of curvature;
thence Northwesterly 45.02 feet along the arc of a 397.00 foot radius curve to the left (center bears South 19°46'36" West, chord bears North 73°28'20" West 45.00 feet through a central angle of 06°29'52");
thence South 00°03'50" West 188.19 feet;
thence North 89°54'10" West 112.51 feet;
thence North 00°03'50" East 88.60 feet;
thence West 594.00 feet to the centerline of 3000 West Street said line also being on the section line;
thence North 00°03'50" East 192.50 feet along the centerline of 3000 West Street, also being along the section line;
thence East 42.63 feet;
thence Southeasterly 5.51 feet along the arc of a 15.00 foot radius curve to the left (center bears North 21°02'22" East, chord bears South 79°28'49" East 5.48 feet through a central angle of 21°02'22");
thence East 96.82 feet;
thence Southeasterly 73.42 feet along the arc of a 430.00 foot radius curve to the right (center bears South, chord bears South 85°06'32" East 73.33 feet through a central angle of 09°46'57");
thence North 00°03'50" East 112.25 feet;
thence North 89°55'05" West 217.90 feet to a point on the centerline of 3000 West Street and the section line;
thence North 00°03'50" East 177.78 feet along the centerline of 3000 West Street and the section line to the point of beginning.

Contains: 439,685 square feet 10.093 acres, 26 lots 1 parcel.

PREF IX 6
12-636
LAST. #
0230

CITY: WEST POINT
DEVELOPMENT: CRYSTAL CREEK PH. 2
201 THRU 226 &

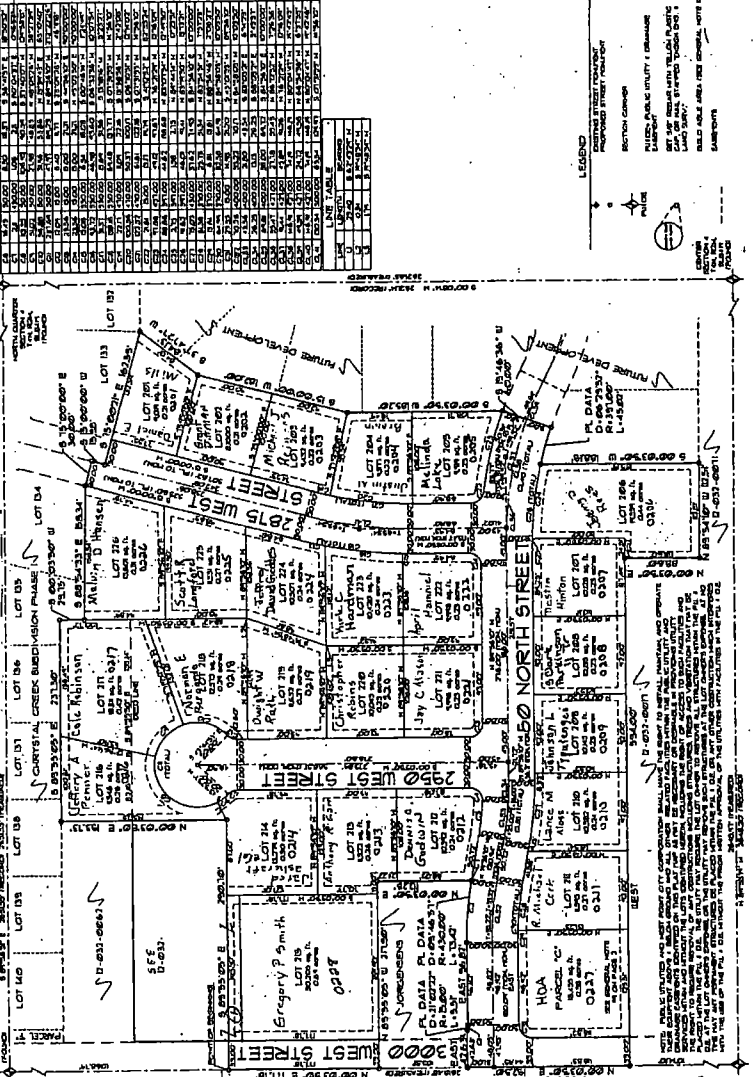
SCALE: 1" = 100.0'
N

CRYSTAL CREEK PHASE 2 SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE 1 MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

Ivory Homes LTD Owns All
Lots Not Marked

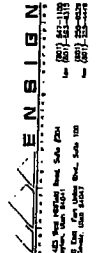
Harver, Ray T 0230

LOT	AREA (SQ FT)	ACRES
LOT 14	10,000	0.230
LOT 15	10,000	0.230
LOT 16	10,000	0.230
LOT 17	10,000	0.230
LOT 18	10,000	0.230
LOT 19	10,000	0.230
LOT 20	10,000	0.230
LOT 21	10,000	0.230
LOT 22	10,000	0.230
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LOT 26	10,000	0.230
LOT 27	10,000	0.230
LOT 28	10,000	0.230
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LOT 33	10,000	0.230
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LOT 37	10,000	0.230
LOT 38	10,000	0.230
LOT 39	10,000	0.230
LOT 40	10,000	0.230
LOT 41	10,000	0.230
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LOT 44	10,000	0.230
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LOT 49	10,000	0.230
LOT 50	10,000	0.230
LOT 51	10,000	0.230
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LOT 54	10,000	0.230
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LOT 145	10,000	0.230
LOT 146	10,000	0.230
LOT 147	10,000	0.230
LOT 148	10,000	0.230
LOT 149	10,000	0.230
LOT 150	10,000	0.230



LOT	ADDRESS
141	201 WEST
142	202 WEST
143	203 WEST
144	204 WEST
145	205 WEST
146	206 WEST
147	207 WEST
148	208 WEST
149	209 WEST
150	210 WEST
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153	213 WEST
154	214 WEST
155	215 WEST
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161	221 WEST
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163	223 WEST
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165	225 WEST
166	226 WEST
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169	229 WEST
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173	233 WEST
174	234 WEST
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195	255 WEST
196	256 WEST
197	257 WEST
198	258 WEST
199	259 WEST
200	260 WEST
201	261 WEST
202	262 WEST
203	263 WEST
204	264 WEST
205	265 WEST
206	266 WEST
207	267 WEST
208	268 WEST
209	269 WEST
210	270 WEST
211	271 WEST
212	272 WEST
213	273 WEST
214	274 WEST
215	275 WEST

12
636



1 pg
+ 46.00

2786517
BK 5939 PG 98

2485704
BK-4079-PG-1073

E 2185704 B 4079 P 1073
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/19/2008 03:59 PM
FEE \$56.00 Pgs: 1
DEP RTT REQ'D FOR WEST POINT CITY

July 13, 2006
IVORY DEVELOPMENT LLC

CRYSTAL CREEK PHASE 3 SUBDIVISION

LOTS 301 THRU 326

04 T4N R2W NW

Out of 12-032-0083

New # 12-655 +
File # 4493

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, said point being North 00°03'30" East 986.50 feet along the section line and South 89°54'10" East 706.51 feet to and along the south line to the Southeast Corner of said Lot 206, Crystal Creek Phase 2 Subdivision from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:

thence North 00°03'30" East 188.19 feet along the east line to the Northeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, being on the south line of 50 North Street;

thence Southeasterly 45.02 feet along the arc of a 397.00 foot radius curve to the right (center bears South 13°16'44" West and long chord bears South 73°28'20" East 45.00 feet through a central angle of 06°29'52") along the south line of 50 North Street as defined on the said Crystal Creek Phase 2 Subdivision;

thence North 19°46'36" East 60.00 feet to the Southeast Corner of Lot 205, Crystal Creek Phase 2 Subdivision, being on the north line of 50 North Street;

thence North 00°03'30" East 185.20 along the east line to an angle point in the east line of said Crystal Creek Phase 2 Subdivision;

thence North 15°00'00" East 182.00 feet along the east line to an angle point in the east line of said Crystal Creek Phase 2 Subdivision;

thence North 37°47'27" East 84.13 feet along the east line to the Northeast Corner of Lot 201, Crystal Creek Phase 2 Subdivision, said point also being the Southwest Corner of Lot 132, Crystal Creek Phase 1 Subdivision;

thence South 89°56'10" East 295.91 feet along the south line of Crystal Creek Phase 1 Subdivision to the Southeast Corner of Lot 130, Crystal Creek Phase 1 Subdivision, said point also being on the west line of 2825 West Street as defined on the said Crystal Creek Phase 1 Subdivision;

thence South 85°17'56" East 30.00 feet to the centerline of said 2825 West Street;

thence Northeasterly 6.40 feet along the arc of a 319.93 foot radius curve to the left (center bears North 85°17'56" West and long chord bears North 04°07'42" East 6.40 feet through a central angle of 01°08'44") along the centerline of said 2825 West Street;

thence South 86°26'40" East 30.00 feet to the east line of said 2825 West Street, also being the Southwest Corner of Lot 129, Crystal Creek Phase 1 Subdivision;

thence South 89°56'10" East 100.73 feet along the south line to the Southeast Corner of Lot 129, Crystal Creek Phase 1 Subdivision;

thence South 00°05'32" West 662.00 feet;

thence North 89°54'40" West 618.45 feet to the Southeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, being the point of beginning.

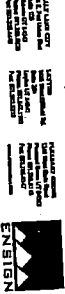
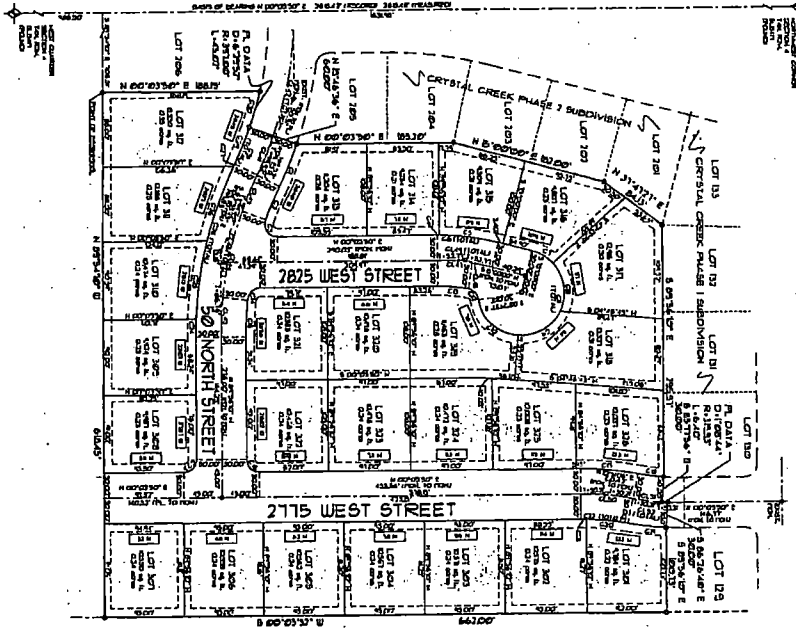
Contains 369,588 square feet, 8.485 acres, 26 lots.

12

655

CRYSTAL CREEK PHASE 3 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 4
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH



LEGEND

- BOUNDARY
- PROPOSED STREET
- EXISTING STREET
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED LOT
- EXISTING LOT
- PROPOSED LOT AREA
- EXISTING LOT AREA
- PROPOSED LOT PERCENTAGE
- EXISTING LOT PERCENTAGE
- PROPOSED LOT DIMENSIONS
- EXISTING LOT DIMENSIONS
- PROPOSED LOT CORNERS
- EXISTING LOT CORNERS
- PROPOSED LOT VERTICES
- EXISTING LOT VERTICES
- PROPOSED LOT PERIMETER
- EXISTING LOT PERIMETER
- PROPOSED LOT AREA (SQ FT)
- EXISTING LOT AREA (SQ FT)
- PROPOSED LOT PERCENTAGE (%)
- EXISTING LOT PERCENTAGE (%)
- PROPOSED LOT DIMENSIONS (FT)
- EXISTING LOT DIMENSIONS (FT)
- PROPOSED LOT CORNERS (DEG)
- EXISTING LOT CORNERS (DEG)
- PROPOSED LOT VERTICES (DEG)
- EXISTING LOT VERTICES (DEG)
- PROPOSED LOT PERIMETER (FT)
- EXISTING LOT PERIMETER (FT)
- PROPOSED LOT AREA (SQ FT)
- EXISTING LOT AREA (SQ FT)
- PROPOSED LOT PERCENTAGE (%)
- EXISTING LOT PERCENTAGE (%)
- PROPOSED LOT DIMENSIONS (FT)
- EXISTING LOT DIMENSIONS (FT)
- PROPOSED LOT CORNERS (DEG)
- EXISTING LOT CORNERS (DEG)
- PROPOSED LOT VERTICES (DEG)
- EXISTING LOT VERTICES (DEG)
- PROPOSED LOT PERIMETER (FT)
- EXISTING LOT PERIMETER (FT)

LOT	OWNER	PID
301	Lothman, K. Kasland	0301
302	Melendez, Lisa	0302
303	Kousser, K. Elyse JK	0303
304	Garza, Jay	0304
305	Garza, Jay	0305
306	John, Lynn	0306
307	John, Lynn	0307
308	John, Lynn	0308
309	John, Lynn	0309
310	John, Lynn	0310
311	John, Lynn	0311
312	John, Lynn	0312
313	John, Lynn	0313
314	John, Lynn	0314
315	John, Lynn	0315

LOT	OWNER	PID
316	John, Lynn	0316
317	John, Lynn	0317
318	John, Lynn	0318
319	John, Lynn	0319
320	John, Lynn	0320
321	John, Lynn	0321
322	John, Lynn	0322
323	John, Lynn	0323
324	John, Lynn	0324
325	John, Lynn	0325
326	John, Lynn	0326

PREP 1x 1/2
12-655
LAST #
03316
N
SCALE:
1" = 100'

DEVELOPMENT: CRYSTAL CREEK PH. 3
CITY: WEST POINT. LOTS: 301 THRU 326

NW 1/4 OF SEC 4, T.4N, R. 2W
S.L.M. DAVIS COUNTY, UTAH
FILE # 4493
R 07-19-06