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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/17/2016 04:32 PM
FEE \$59.00 PAGE 4
DEPT REC'D FOR FARMINGTON CITY

**SECOND SUPPLEMENT AND AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS
FOR
DRAINAGE SYSTEM IN THE MEADOW VIEW SUBDIVISION**

THIS SECOND SUPPLEMENT AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR DRAINAGE SYSTEM IN THE MEADOW VIEW SUBDIVISION (the "Supplement") is made and entered into to be effective as of March 17th, 2016, by ClearWater Homes, LLC, a Utah limited liability company ("Declarant").

08-525-0001 -> 0021 08-548-0020 -> 0024

A. ClearWater Homes, LLC is the "Declarant" under that certain Declaration of Covenants, Conditions, Easements and Restrictions for Drainage System in the Meadow View Subdivision (the "Subdivision"), recorded February 28, 2014, as Entry No. 2792335, in Book 5965, beginning at Page 1279 in the Official Records of the Office of the Davis County Recorder (as amended, the "Declaration").

08-574-0201 -> 0219

B. The Declaration presently governs the real property in the Subdivision more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Existing Property").

C. Under Article 3 of the Declaration, Declarant reserved the right to annex additional property into the Subdivision without the approval of any Owner or the Association (the "Option to Expand").

D. Declarant is the record owner of the real property described herein (the "Additional Land").

E. The legal description for the real property comprising the Additional Land is set forth on Exhibit B attached hereto and incorporated herein by reference.

F. Declarant desires to exercise its Option to Expand to annex and include the Additional Land in the Subdivision.

NOW, THEREFORE, Declarant hereby declares and provides as follows:

1. Declaration Incorporated by Reference. The Declaration in its entirety is hereby incorporated by reference and made a part of this Supplement as though fully set forth herein, and is hereby amended as set forth herein.

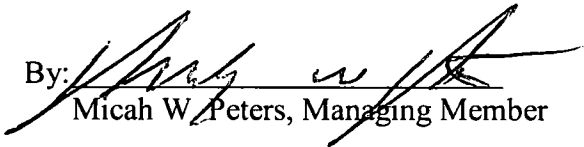
2. Definitions. Unless the context clearly requires otherwise, all capitalized words or terms which are not defined in this Supplement shall have the meanings ascribed to them in the Declaration.

3. Annexation of Additional Land. Declarant hereby annexes the Additional Land in the Subdivision.

4. Effective Date. This Supplement shall be effective upon recording in the Office of the Davis County Recorder. At such time, all of the Additional Land shall be subject to all of the terms and conditions of the Declaration, and all of the Lots in the Subdivision shall be subject to the amendments set forth herein. Except as herein expressly provided, the Declaration shall remain in all other respects unmodified and in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Supplement as of the date first above written.

CLEARWATER HOMES, LLC,
a Utah limited liability company

By: 
Micah W. Peters, Managing Member

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

On this 17th day of March 2016, personally appeared before me Micah W. Peters, who, being by me duly sworn, did say that he is the Managing Member of ClearWater Homes, LLC, a Utah limited liability company, that said instrument was signed by him in behalf of said company pursuant to authority, and that said company executed the same.

Commission Expires:
04/13/2019


Notary Public



EXHIBIT A

Legal Description of the Existing Property

A part of the Southwest Quarter of Section 14 and the Northwest Quarter of Section 23, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey;

Beginning at a point on the Easterly right of way line of 1525 West Street said point being 15.49 feet South $89^{\circ}46'23''$ West along the Section Line and 21.13 feet North $0^{\circ}13'37''$ West from the Southeast corner of the Southwest Quarter of Section 14, and running thence four (4) courses along said Easterly right of way line as follows: Southerly along the arc of a 281.95 foot radius curve to the right a distance of 41.88 feet (Center bears South $68^{\circ}32'41''$ East, delta angle equals $8^{\circ}30'39''$, and Long Chord bears South $17^{\circ}11'59''$ West 41.84 feet); South $21^{\circ}27'19''$ West 82.22 feet to a point of curvature; Southerly along the arc of a 217.00 foot radius curve to the left a distance of 80.08 feet (delta angle equals $21^{\circ}08'42''$, Long Chord bears South $10^{\circ}52'58''$ West 79.63 feet); and South $00^{\circ}18'37''$ West 18.75 feet to the Northerly boundary line of Farmington Ranches Phase 3 Subdivision in Farmington City, Davis County, Utah; thence two (2) courses along said Northerly and Easterly Boundary as follows: South $89^{\circ}46'26''$ West 1392.97 feet; and North $00^{\circ}13'34''$ West 192.06 feet; to the Southerly boundary line of Lot 702 Spring Creek Estates No. 7, in Farmington City, Davis County, Utah thence four (4) courses along said Southerly Boundary line as follows: North $89^{\circ}46'23''$ East 35.59 feet; North $32^{\circ}08'24''$ East 23.76 feet; North $63^{\circ}05'54''$ East 78.44 feet; and North $45^{\circ}39'00''$ East 18.50 feet to the point of curvature on a non-tangent curve (whose center bears North $45^{\circ}39'00''$ East) to the Southwesterly right of way line of Spring Meadow Lane; thence Southeasterly along the arc of a 333.00 foot radius curve to the left a distance of 18.66 feet (delta angle equals $3^{\circ}12'37''$, Long Chord bears South $45^{\circ}57'19''$ East 18.66 feet) along said Spring Meadow Lane; thence North $00^{\circ}19'12''$ West 99.96 feet along the Easterly Boundary lines of Spring Creek Estates No. 3-C and Spring Creek Estates No. 6 in Farmington City Davis County, Utah; thence North $89^{\circ}46'23''$ East 1326.56 feet to said Easterly right of Way line of 1525 West Street; thence three (3) courses along said Easterly right of way line as follows: South $06^{\circ}19'31''$ West 92.63 feet; South $12^{\circ}15'00''$ West 27.22 feet; and South $12^{\circ}56'40''$ West 15.78 feet to the point of beginning.

All of Parcel C Meadow View Subdivision, Farmington City, Davis County as recorded in the official plat thereof.

More particularly described as follows:

A Part of Section 23, Township 3 North, Range 1 West, SLB&M, U.S. Survey; Beginning at the Northeast corner of Parcel C being on the West right of way line of 1525 West Street, said point being 155.10 feet North $0^{\circ}20'03''$ West and 50.46' South $89^{\circ}46'23''$ West from the Southeast corner of said Quarter Section; and running thence South $5^{\circ}52'00''$ West 32.72 feet; thence South $6^{\circ}39'30''$ West 50.31 feet; thence South $12^{\circ}51'34''$ West 37.78 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 26.12 feet (delta angle equals $99^{\circ}46'55''$, and long chord bears South $62^{\circ}45'02''$ West 22.94 feet); thence along the arc of a 183.00 foot radius curve to the left a distance of 87.36 feet (delta angle equals $27^{\circ}21'02''$, and long chord bears North $81^{\circ}02'02''$ West 86.53 feet); thence South $85^{\circ}17'28''$ West 330.71 feet; thence North $4^{\circ}42'32''$ West 142.16 feet; thence North $99^{\circ}46'23''$ East 464.72 feet to the point of beginning.

Contains 1.316 Acres

EXHIBIT B

Legal Description of Additional Land

BOUNDARY DESCRIPTION

* 1st Amdt. Amending
par. C A Conservation
Subdivision

A portion of the SW1/4 of Section 14, Township 3 North, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the northeast corner of Lot 24 of MEADOW VIEW* Subdivision (as monumented and constructed), according to the Official Plat thereof on file in the Office of the Davis County Recorder located S89°46'23"W along the Section line 50.64 feet and North 154.83 feet from the South ¼ Corner of Section 14, T3N, R1W, S.L.B.& M.; thence S89°46'23"W along said Plat* 1,271.25 feet to the easterly line of SPRING CREEK ESTATES No. 6, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N0°19'12"W along said Plat and also SPRING CREEK ESTATES No. 6 & No. 3-C 323.60 feet to a Boundary Line Agreement recorded as Entry No. 2862057 in the Official Records of Davis County; thence along said Agreement the following 5 (five) courses and distances: S89°25'00"E 616.30 feet; thence N89°59'00"E 106.80 feet; thence S87°03'00"E 52.00 feet; thence S89°25'00"E 61.00 feet; thence N89°41'00"E 316.49 feet to the west line of that Real Property described in Deed Book 2673 Page 1312 of the Official Records of Davis County; thence S34°54'50"E along said deed and extension thereof 232.25 feet; thence S5°52'00"W 120.96 feet to the point of beginning.

Contains: 8.991 acres or 391,657 s.f.

* Meadow View