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DOC # 2020007493

CCR Annexation Page 1 of 3
Russell Shirts Washington County Recorder
02/13/2020 08:05:36 AM Fee \$ 40.00
By VANGUARD MAIL

Unofficial Copy
When recorded, return to:
D & G Property Holdings, LLC
c/o Douglas T. Dennett
1413 South Sandhill Drive
Washington, UT 84780



Unofficial Copy
**DECLARATION OF ANNEXATION
[Rusted Hills-- Phase 4]**

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D & G Property Holdings, LLC, a Utah limited liability company, as Developer hereby files this Declaration of Annexation pursuant to Section 7.2 of the Protective Covenants for Rusted Hills Phase 2, that were recorded in the Office of the Washington County Recorder on August 7, 2014, as DOC #. 20140023977 (the "Declaration").

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Developer desires to and does hereby annex the following described real property into the residential community known as Rusted Hills. The property shall be subject to and be bound by the provisions of the Declaration as though its terms were fully set forth and restated herein.

Unofficial Copy
Tax Parcel Nos.: W-5-2-36-3431 and W-5-2-36-339

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BEGINNING AT A POINT S 0°18'59" W 1470.14 FEET ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND S 89°41'01" E 410.15 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 36, SAID POINT BEING THE NORTHEAST CORNER OF ROADRUNNER RIDGE PHASE 2, ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF RUSTED HILLS PHASE 3, BOTH RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID RUSTED HILLS PHASE 3 THE FOLLOWING THIRTEEN (13) COURSES, (1) THENCE N 83°10'26" E 92.01 FEET, (2) THENCE N 6°49'34" W 30.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 6°49'34" W, (3) THENCE ALONG THE ARC OF SAID CURVE 28.24 FEET THROUGH A CENTRAL ANGLE OF 80°54'14", (4) THENCE N 15°55'20" W 91.12 FEET, TO A POINT ON A 770.00 FOOT RADIUS CURVE TO THE RIGHT, (5) THENCE ALONG THE ARC OF SAID CURVE 8.46 FEET THROUGH A CENTRAL ANGLE OF 0°37'45" (6) THENCE N 78°12'05" E 125.90 FEET, (7) THENCE N 49°27'47" E 54.37 FEET, (8) THENCE N 11°47'55" W 76.53 FEET, (9) THENCE S 78°12'05" W 85.00 FEET, (10) THENCE N 11°47'55" W 115.00 FEET, (11) THENCE N 7°13'20" E 63.47 FEET, (12) THENCE N 13°44'48" W 134.04 FEET, (13) THENCE N 0°52'25" W 230.56 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF RUSTED HILLS PHASE 2 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 89°27'42" E 873.30 FEET ALONG SAID LINE AND THE EXTENSION THEREOF, TO A POINT ON THE WESTERLY BOUNDARY OF MAJESTIC VIEW PHASE II, PLAT 'A' SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 0°31'13" W 0.09 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 89°27'04" E 0.51 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, TO THE NORTHWEST CORNER OF

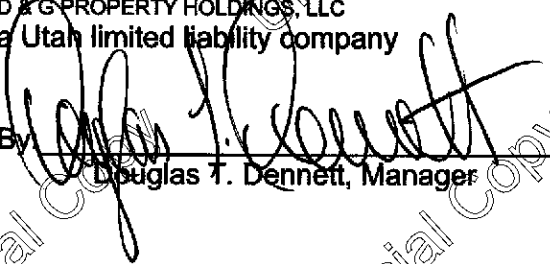
GALILEE HEIGHTS SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 0°31'29" W 507.96 FEET ALONG SAID LINE, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20170021196, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING FIVE (5) COURSES, (1) THENCE N 89°26'11" W 141.94 FEET, (2) THENCE S 0°31'29" W 245.84 FEET, (3) THENCE N 89°28'31" W 257.39 FEET, TO A POINT ON A 287.50 FOOT RADIUS CURVE TO THE LEFT, (4) THENCE ALONG THE ARC OF SAID CURVE 36.88 FEET THROUGH A CENTRAL ANGLE OF 7°21'03", (5) THENCE S 83°10'26" W 486.81 FEET, TO A POINT ON THE EAST BOUNDARY OF SAID ROADRUNNER RIDGE PHASE 2; THENCE N 3°56'31" E 12.72 FEET ALONG SAID BOUNDARY, TO THE POINT OF BEGINNING.

The Property shall be subject to and bound by the Declaration referred to above, including any amendments and annexations thereto, and to the plat of Rusted Hills Phase 4, that is recorded herewith. Any required approvals have been given.

IN WITNESS WHEREOF, the undersigned, as the Developer herein, has hereunto set its hand this 12 day of October, 2018.

DEVELOPER:

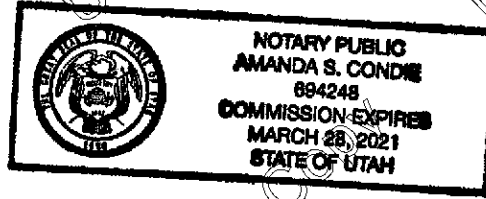
D & G PROPERTY HOLDINGS, LLC
a Utah limited liability company

By 
Douglas T. Dennett, Manager

[notary page follows]

STATE OF UTAH
COUNTY OF WASHINGTON)

)
) ss.



On this 12 day of October, 2018, before me personally appeared Douglas T. Dennett, as an officer of Dennett Brothers Development Corp. who acknowledged before me that the corporation executed the document and the document was the act of the corporation for its stated purpose.

Amanda Condie

NOTARY PUBLIC