

When Recorded, Return To:
Corinne Schmalz
Ence Homes
619 S. Bluff St., Tower 2
St. George, UT 84770

DOC # 20170032574

CCR Annexation
Russell Shirts Washington County Recorder
08/10/2017 02:15:41 PM Fee \$ 12.00
By SOUTHERN UTAH TITLE CO



**DECLARATION OF ANNEXATION AND EXTENSION
FOR SUGAR PLUM IN THE FIELDS SUBDIVISION
PHASE 3**

This Declaration of Annexation and Extension is prepared by FACTION, LLC, (hereinafter "Declarant", as provided in the Notice of Assignment recorded on the 27th day of October, 2015 as Document No. 20150037503, pursuant to Section 8.4 of the Declaration of Covenants Conditions and Restrictions for Sugar Plum in the Fields Subdivision, Phase 1 (hereinafter "Declaration") that was recorded on the 6th day of October, 2015, as Document No. 20150035178, each referenced document having been recorded in the Office of the Washington County Recorder.

Declarant desires to annex the described property set forth in Exhibit "A" hereto, to become a part of Sugar Plum in the Fields Subdivision and it is Declarant's intention that the property of Exhibit "A" shall be subject, as to each and every lot thereof, to the Declaration referred to above:

[SEE EXHIBIT "A" THAT IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.]

Any required approvals or consents have been given and obtained prior to the Declarant's signature hereto.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereafter executed this Document on the 2 day of June, 2017.

DECLARANT,
FACTION, LLC

By: Troy Ence, Manager and Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH

)
ss:

COUNTY OF WASHINGTON)

On this 2 day of June, 2017, before me personally appeared Troy Ence, whose identity is personally known to me, and who, being by me duly sworn, did say that he is the Manager of FACTION, LLC, a Utah Limited Liability Company ("Entity"), and that the foregoing document was signed by him on behalf of said Entity by authority of its Operating Agreement, and he acknowledged before me that said Entity executed the document and the document was the act of said Entity for its stated purpose.

Corinne Schmalz
NOTARY PUBLIC: Residing in Washington County

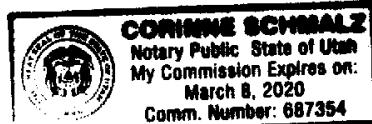


EXHIBIT "A"
LEGAL DESCRIPTION OF
SUGAR PLUM IN THE FIELDS SUBDIVISION, PHASE 3

Parcel Number: W-53-1-4311 (Parent Parcel)

BEGINNING ALONG THE WEST SECTION LINE S 0°59'39" E 829.07 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 2 AS RECORDED AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH AND RUNNING ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES; (1) THENCE S 89°00'21" E 210.00 FEET; (2) THENCE N 0°59'39" E 10.47 FEET; (3) THENCE S 89°23'42" E 570.00 FEET; (4) THENCE S 75°28'16" E 123.10 FEET; THENCE S 27°45'13" W 152.38 FEET TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS S 24°40'32" W; THENCE ALONG THE ARC OF SAID CURVE 32.91 FEET THROUGH A CENTRAL ANGLE OF 10°46'35"; THENCE S 13°53'57" W 97.93 FEET; THENCE N 89°23'42" W 19.31 FEET; THENCE S 10°06'47" W 153.83 FEET TO A POINT ON A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS S 10°06'47" W; THENCE ALONG THE ARC OF SAID CURVE 20.74 FEET; THENCE N 89°23'42" W 59.45 FEET; THENCE S 0°36'18" W 59.83 FEET; THENCE S 40°08'14" W 52.08 FEET; THENCE S 19°42'38" W 126.23 FEET; THENCE S 27°45'13" W 50.00 FEET; THENCE S 25°09'37" W 94.80 FEET; THENCE N 89°23'42" W 419.89 FEET; THENCE N 0°59'39" E 292.22 FEET TO A POINT OF A 575.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 224.11 FEET THROUGH A CENTRAL ANGLE OF 22°19'54" TO A POINT OF A 225.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 70.21 FEET THROUGH A CENTRAL ANGLE OF 17°52'46" TO A POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 33.11 FEET THROUGH A CENTRAL ANGLE OF 94°50'29"; THENCE N 89°23'42" W 67.94 FEET TO A POINT OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 20.98 FEET THROUGH A CENTRAL ANGLE OF 3°12'21"; THENCE N 86°11'21" W 50.40 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1; THENCE N 0°59'39" E 137.55 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINING 10.541 ACRES OR 459,166 SQ FT