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DOC # 20200032448

After recording please mail to:  
Salisbury Developers, Inc.  
494 West 1500 North  
Springville, Utah 84663

Restrictive Page 1 of 3  
Russell Shirts Washington County Recorder  
06/26/2020 11:38:10 AM Fee \$ 40.00  
By G T TITLE



**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
SAGE CANYON – PHASE 10 SUBDIVISION**

SALISBURY DEVELOPERS, INC., a Utah corporation, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Sage Canyon Subdivision, dated June 12, 2018, and recorded on the records of the Washington County Recorder on June 13, 2018, as Document Number 20180024542 (“Declaration”), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Sage Canyon Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Sage Canyon Subdivision:

**SEE EXHIBIT A  
(ATTACHED HERETO)**

Declarant hereby declares the real property as described on Exhibit A is within the Annexable Territory pursuant to the Declaration and the Plat recorded therewith, and that said property is to be held, sold, conveyed, encumbered, leased, occupied and improved as part of the properties subject to the Declaration.

Declarant reserves the right to expand the borders of annexable territory to real property as provided in the Declaration, but with no obligation to do so and no claim as to right, title, or interest to said real property.

All Lots added to the Properties as described in the Declaration shall be for residential purposes, except as otherwise provided in the Declaration. Declarant reserves unto itself and its assigns the right to create Common Area(s) and Improvements thereon, within any portion of the annexed real property. Declarant makes no assurances that such Common Areas or Improvements will be established.

Declarant hereby reserves all rights, powers, and authority granted to it in the Declaration. All property subject to this Supplemental Declaration shall be subject to the terms and conditions of the Declaration.

Dated this 26 day of May, 2020.

DECLARANT:  
Salisbury Developers, Inc.

\_\_\_\_\_-\_\_\_\_\_-

By: Rick Salisbury

Its: President

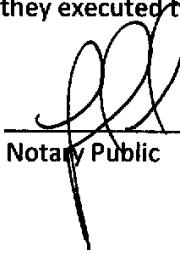
STATE OF UTAH, )

:SS.

County of Washington. )

On this the 26 day of May, 2020, before me  
Justin Gee, a Notary Public, personally appeared Rick  
Salisbury, proved on the basis of satisfactory evidence to be the person whose name is  
subscribed to in this document, and acknowledged they executed the same.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**SAGE CANYON – PHASE 10 SUBDIVISION**

BEGINNING AT THE SOUTHWESTERLY BOUNDARY CORNER OF THE SAGE CANYON - PHASE 9 SUBDIVISION AND THE NORTHEASTERLY BOUNDARY CORNER OF THE SAGE CANYON - PHASE 6 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING SOUTH 88°43'03" EAST ALONG THE SECTION LINE, A DISTANCE OF 617.789 FEET AND SOUTH 01°16'57" WEST 1503.699 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE ALONG SAID SAGE CANYON - PHASE 9 SUBDIVISION BOUNDARY THE FOLLOWING (6) SIX COURSES: (1) NORTH 63°02'58" EAST 17.500 FEET; (2) NORTH 63°02'55" EAST 558.065 FEET; (3) NORTH 63°02'29" EAST 45.000 FEET; (4) NORTH 27°03'14" WEST 3.402 FEET; (5) NORTH 63°01'47" EAST 553.441 FEET; AND (6) NORTH 64°37'55" EAST 25.000 FEET; THENCE SOUTH 25°22'05" EAST 286.093 FEET; THENCE SOUTH 64°37'55" WEST 25.000 FEET; THENCE SOUTH 64°50'35" WEST 99.370 FEET; THENCE SOUTH 64°28'13" WEST 447.944 FEET; THENCE SOUTH 63°23'38" WEST 45.000 FEET; THENCE NORTH 26°36'22" WEST 5.771 FEET; THENCE SOUTH 63°23'38" WEST 102.505 FEET; THENCE SOUTH 65°16'53" WEST 176.120 FEET; THENCE SOUTH 63°20'40" WEST 88.000 FEET; THENCE SOUTH 63°16'45" WEST 88.000 FEET; THENCE SOUTH 63°23'38" WEST 102.531 FEET; THENCE SOUTH 63°17'27" WEST 17.500 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 63°17'27" WEST), SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF SAID SAGE CANYON - PHASE 6 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) RUNNING NORTHWESTERLY ALONG THE ARC OF A 5007.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°07'36", A DISTANCE OF 11.075 FEET; (2) NORTH 26°50'09" WEST 231.971 FEET TO A POINT OF CURVATURE; AND (3) RUNNING NORTHWESTERLY ALONG THE ARC OF A 5007.501 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°06'56", A DISTANCE OF 10.102 FEET TO THE POINT OF BEGINNING.

CONTAINS 320,066 SQ. FT., (7.348 ACRES)