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Restrictive Page 1 of 3
Gary Christensen Washington County Recorder
06/02/2021 02:15:34 PM Fee \$ 40.00
By G T TITLE



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

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SAGE CANYON – PHASE 13 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.

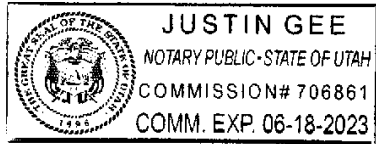
Dated this 21 day of April, 2021.

DECLARANT:
Salisbury Developers, Inc.

[Signature]
By: Rick Salisbury
Its: President

STATE OF UTAH,)
 :SS.
County of Washington.)

On this the 21 day of April, 2021 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.



[Signature]
Notary Public

EXHIBIT A
LEGAL DESCRIPTION
SAGE CANYON – PHASE 13 SUBDIVISION

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE SAGE CANYON – PHASE 12 SUBDIVISION AND THE EASTERLY BOUNDARY OF THE SAND RIDGE – PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°42'48" EAST ALONG THE SECTION LINE, A DISTANCE OF 268.205 FEET AND SOUTH 01°17'12" WEST 70.645 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°42'48" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 33), AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SAGE CANYON – PHASE 12 THE FOLLOWING (3) THREE COURSES: (1) NORTH 74°50'34" EAST 473.400 FEET; (2) SOUTH 15°09'26" EAST 3.500 FEET; AND (3) NORTH 74°50'34" EAST 150.000 FEET; THENCE SOUTH 15°09'26" EAST 264.000 FEET; THENCE SOUTH 74°50'34" WEST 150.000 FEET; THENCE NORTH 15°09'26" WEST 17.000 FEET; THENCE SOUTH 74°50'34" WEST 452.000 FEET; THENCE SOUTH 74°34'04" WEST 87.788 FEET; THENCE SOUTH 28°40'39" WEST 91.635 FEET; THENCE SOUTH 27°19'50" WEST 32.500 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 27°19'50" EAST); THENCE ALONG THE ARC OF A 160.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°35'45", A DISTANCE OF 104.988 FEET; THENCE SOUTH 64°55'35" WEST 142.739 FEET TO THE EASTERLY BOUNDARY OF THE SAND RIDGE – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) NORTH 25°22'05" WEST 98.033 FEET; AND (2) NORTH 25°39'11" WEST 22.500 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF SAID SAND RIDGE – PHASE 3 SUBDIVISION AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 24°50'26" EAST); THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING (3) THREE COURSES: (1) RUNNING NORTHEASTERLY ALONG THE ARC OF A 2002.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°41'00", A DISTANCE OF 338.432 FEET; (2) NORTH 74°50'34" EAST 26.604 FEET; AND (3) NORTH 15°09'26" WEST 128.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 207,197 SQ. FT., (4.757 ACRES)