

DOC # 20210053959

CCR Annexation Page 1 of 3  
 Gary Christensen Washington County Recorder  
 08/12/2021 12:59:41 PM Fee \$ 40.00  
 By SOUTHERN UTAH TITLE CO



After recording please mail to:  
 Tonaquint Ridge, Inc.  
 1472 East 3950 South  
 St. George, Utah 84790

**SUPPLEMENTARY  
 DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
 FOR  
 TONAQUINT COVE – PHASE 3 SUBDIVISION**

DEVELOPMENT SOLUTIONS GROUP, INC., a Utah corporation, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Tonaquint Cove Subdivision, dated October 23, 2018, and recorded on the records of the Washington County Recorder on October 23, 2018, as Doc. No. 20180042469 ("Declaration"), and amended as Doc. No. 20200035144, hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Tonaquint Cove Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Tonaquint Cove 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.

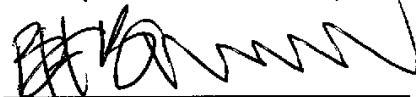
All Lots added to the Properties as described in the Declaration shall be for residential purposes, except as otherwise provided in the Declaration. Declarant reserves unto itself and its assigns the right to create Common Area(s) and Improvements thereon, within any portion of the annexed real property. 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 6<sup>th</sup> day of July, 2021.

**DECLARANT:**

Development Solutions Group, Inc.



By: Brett Burgess

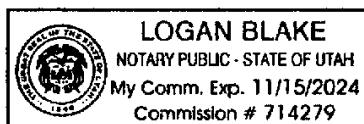
Its: President

STATE OF UTAH, )

:SS.

County of Washington. )

On this the 6 day of July, 2021, before me  
Logan Blake, a Notary Public, personally appeared Brett  
Burgess, 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**  
**TONAQUINT COVE – PHASE 3 SUBDIVISION**

BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE TONAQUINT COVE - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°09'59" WEST ALONG THE SECTION LINE, A DISTANCE OF 1157.571 FEET AND WEST 533.982 FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 72°22'39" EAST), AND RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 990.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°30'10", A DISTANCE OF 112.360 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 510.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°17'58", A DISTANCE OF 153.985 FEET; THENCE SOUTH 28°25'09" WEST 110.432 FEET; THENCE NORTH 61°34'51" WEST 35.000 FEET; THENCE NORTH 62°12'52" WEST 857.171 FEET; THENCE NORTH 27°47'09" EAST 432.502 FEET; THENCE SOUTH 62°12'51" EAST 90.306 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 740.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°55'08", A DISTANCE OF 244.344 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TONAQUINT COVE – PHASE 2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) SOUTH 08°52'01" WEST 32.500 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 08°52'01" EAST); (2) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 772.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°13'05", A DISTANCE OF 97.319 FEET; (3) SOUTH 06°23'19" EAST 137.783 FEET; (4) SOUTH 62°12'51" EAST 303.494 FEET; AND (5) SOUTH 72°22'39" EAST 35.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 360,819 SQ. FT., (8.283 ACRES)