

DOC # 20220005381

CCR Annexation Page 1 of 3
Gary Christensen Washington County Recorder
01/27/2022 04:35:23 PM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



**DECLARATION OF ANNEXATION OF ANASAZI VISTA SUBDIVISION,
PHASE 3 TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF ANASAZI VISTA SUBDIVISION, PHASE 1**

DECLARANT, Anasazi Vista LLC, a Utah Limited Liability Company, hereby elects to annex, and to subject to the provisions of the Declaration of Covenants, Conditions and Restrictions of Anasazi Vista Subdivision, Phase 1, as recorded in the Office of the Washington County Recorder and recorded as Document # 20200057750, pgs 1-12, October 16, 2020, all of the real property described in Exhibit A, attached hereto, and by this reference made a part hereof, to be known as "Anasazi Vista Subdivision, Phase 3."

This annexation shall be accomplished by filing this Declaration annexing the described real property in Exhibit A in the public records of Washington County, Utah and by recording the Anasazi Vista Subdivision Plat, Phase 3, all as provided by the laws of the State of Utah and the appropriate municipal ordinances.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Annexation of Anasazi Vista Subdivision, Phase 3, to the Declaration of Covenants, Conditions and Restrictions of Anasazi Vista Subdivision, Phase 1, this 9 day of June 2021.

DECLARANT:

Anasazi Vista LLC.



By: James Sullivan

Its: Manager

STATE OF UTAH)
 :SS.
COUNTY OF WASHINGTON)

On this 9 day of June 2021, personally appeared before me James Sullivan, who being by me duly sworn, did state that he is the Manager of Anasazi Vista LLC., and that he executed the foregoing document, *Declaration of Annexation of Anasazi Vista Subdivision, Phase 3, to the Declaration of Covenants, Conditions and Restrictions of Anasazi Vista Subdivision, Phase 1*, on behalf of said limited liability company by authority of a resolution of its board of directors and he did acknowledge to me that the corporation executed the same for the uses and purposes stated therein.

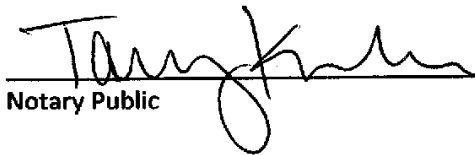
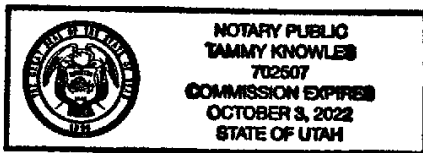

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°51'15" EAST ALONG THE SECTION LINE 1995.07 FEET AND EAST 1006.62 FEET, FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°19'57" EAST 304.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KWAVASA DRIVE; THENCE SOUTH 00°46'17" WEST ALONG SAID LINE 671.46 FEET; THENCE NORTH 89°15'38" WEST 29.24 FEET; THENCE SOUTH 00°46'04" WEST 81.48 FEET TO THE NORTHEAST CORNER OF ANASAZI VISTA PHASE 2, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG THE NORTH LINE OF SAID ANASAZI VISTA PHASE 2 THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°08'45" WEST 103.92 FEET, 2) NORTH 88°36'01" WEST 38.00 FEET, AND 3) NORTH 89°08'45" WEST 102.00 FEET; THENCE NORTH 00°51'15" EAST 609.13 FEET; THENCE NORTH 89°08'45" WEST 32.00 FEET; THENCE NORTH 00°51'15" EAST 142.52 FEET, TO THE POINT OF BEGINNING.

CONTAINING 207,293 SQUARE FEET OR 4.76 ACRES.

(Proposed "ANASAZI VISTA PHASE 3")

Tax Serial NO. I-SB-46-D