

DOC # 20220026181

CCR Annexation Page 1 of 2
Gary Christensen Washington County Recorder
05/12/2022 03:05:59 PM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



WHEN RECORDED MAIL TO:
Barney McKenna & Olmstead, P.C.
Attn: Joseph T. Prete
43 South 100 East, Suite 300
St. George, Utah 84770
Tax Parcel Nos.:
W-5-2-25-342; W-5-2-25-343;
W-5-2-25-344; W-5-2-25-345

DECLARATION OF ANNEXATION
(HEIGHTS AT WASHINGTON BENCH)
(PHASE 4)

This Declaration of Annexation is prepared pursuant to Article VI, Section 6.3 of the Declaration of Covenants, Conditions and Restrictions for the Heights at Washington Bench Phase 3, a Residential Subdivision Located in Washington City, Utah, that was recorded on September 30, 2021, as DOC # 20210064079, in the records of the Washington County Recorder ("Declaration")

Section 6.3 of the Declaration provides, in pertinent part:

6.3. ANNEXATION OF ADDITIONAL PROPERTY. Additional property may be annexed in and made subject to these Covenants by the Declarant, without approval of the Members. The Declarant shall indicate its intent to have such property bound by these Covenants on the plat of such property, and by recording a Declaration of Annexation and thereafter such additional property shall be considered as part of the Property in all respects, and Lots therein shall constitute Lots under these Covenants.

Declarant desires to annex the following described property (which is owned by Declarant) as a part of, and it is Declarant's intention that the property shall be subject to, the Declaration referred to above:

SEE EXHIBIT "A", LEGAL DESCRIPTION, THAT IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this 22 day of April, 2022.

DECLARANT
YANKEE HEIGHTS, LLC

By 
Oren Bliss, Manager

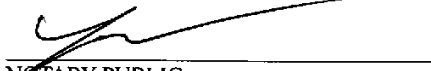
STATE OF UTAH)

) ss.

COUNTY OF WASHINGTON)

On this 22 day of April, 2022, before me personally appeared OREN

BLISS whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is a Manager of Yankee Heights, LLC a Utah limited liability company and that the foregoing document was signed by him on behalf of that Company by proper authority and he acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.


NOTARY PUBLIC

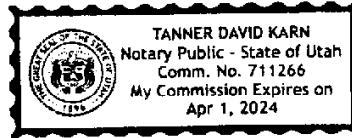


Exhibit "A"
Legal Description

Beginning at a point which lies South 89°35'25" East along the quarter section line 1082.45 feet from the West Quarter Corner of Section 25, Township 42 South, Range 15 West, Salt Lake Base and Meridian, and running thence South 89°35'25" East along the section line 825.55 feet; thence South 00°20'36" West 944.17 feet to the northeast corner of Silver Falls @ Washington Bench 5, Document No. 20070035946, Official Records Washington County, Utah, and running along the north line of said Silver Falls @ Washington Bench 5 and the north line of Silver Falls @ Washington Bench 4, Document No. 20070042525, Official Records Washington County, Utah North 89°52'10" West 911.85 feet; thence North 00°07'50" East 56.04 feet; thence North 25°45'04" West 107.11 feet; thence northeasterly along a 175.00 foot radius non-tangent curve to the left, (long chord bears North 50°44'45" East a distance of 81.72 feet), center point lies North 25°45'04" West through a central angle of 27°00'23", a distance of 82.49 feet; thence easterly along a 20.00 foot radius reverse curve to the right, (long chord bears North 83°00'57" East a distance of 28.66 feet), center point lies South 52°45'27" East through a central angle of 91°32'47", a distance of 31.96 feet; thence North 14°57'08" East 53.21 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (long chord bears North 24°06'50" West a distance of 22.46 feet), center point lies North 31°43'49" East through a central angle of 68°18'41", a distance of 23.85 feet; thence northerly along a 175.00 foot radius reverse curve to the left, (long chord bears North 04°58'06" East a distance of 30.95 feet), center point lies North 79°57'29" West through a central angle of 10°08'49", a distance of 30.99 feet to the southeast corner of The Heights @ Washington Bench Phase 2, Document No. 967175 said Official Records, thence along the East line said subdivision the following thirteen (13) courses and distances: 1) North 00°06'19" West 135.05 feet, 2) northerly along a 175.00 foot radius curve to the left, (long chord bears North 13°25'21" West a distance of 80.62 feet), center point lies South 89°53'41" West through a central angle of 26°38'04", a distance of 81.35 feet, 3) northerly along a 125.00 foot radius reverse curve to the right, (long chord bears North 12°36'13" West a distance of 61.06 feet), center point lies North 63°15'38" East through a central angle of 28°16'19", a distance of 61.68 feet, 4) North 01°31'56" East 13.12 feet, 5) northeasterly along a 20.00 foot radius curve to the right, (long chord bears North 43°41'40" East a distance of 26.85 feet), center point lies South 88°28'04" East through a central angle of 84°19'27", a distance of 29.43 feet, 6) North 04°13'52" East 50.76 feet, 7) northwesterly along a 20.00 foot radius nontangent curve to the right, (long chord bears North 52°48'31" West a distance of 28.15 feet), center point lies North 07°32'03" West through a central angle of 89°27'03", a distance of 31.22 feet, 8) northerly along a 175.00 foot radius reverse curve to the left, (long chord bears North 18°27'00" West a distance of 62.98 feet), center point lies South 81°55'00" West through a central angle of 20°44'00", a distance of 63.33 feet, 9) northwesterly along a 125.00 foot radius reverse curve to the right, (long chord bears North 27°46'30" West a distance of 4.54 feet), center point lies North 61°11'00" East through a central angle of 02°04'59", a distance of 4.54 feet, 10) northerly along a 50.00 foot radius compound curve to the right, (long chord bears North 20°06'12" West a distance of 11.55 feet), center point lies North 63°15'59" East through a central angle of 13°15'38", a distance of 11.57 feet, 11) North 42°59'37" East 68.96 feet, 12) North 67°54'45" East 53.55 feet and 13) North 00°24'35" East 119.14 feet to the point of beginning.

"HEIGHTS AT WASHINGTON BENCH PHASE 4"
Tax Serial No(s). W-5-2-25-342, W-5-2-25-343, W-5-2-25-344, W-5-2-25-345
3