

3. 1
DOC # 20240010224

Restrictive Page 1 of 3
Gary Christensen Washington County Recorder
04/04/2024 09:48:53 AM Fee \$ 40.00
By JENKINS & BAGLEY

Recorded at the Request of:
Desert Flower Development, LLC

Record Against the Property
Described in Exhibit A

After Recording Mail to:
Jenkins Bagley Sperry, PLLC
285 W. Tabernacle St. Ste. 301
St. George, UT 84770

**SUPPLEMENTAL DECLARATION
FOR
DESERT FLOWER**

This Supplemental Declaration for Desert Flower, a planned unit development, is made this 26 day of March, 2024, by Desert Flower Development, LLC

RECITALS:

A. Desert Flower Development, LLC is the Declarant ("Declarant") holding all the rights under that This Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements for Desert Flower (the "Declaration") to annex Desert Flower, Phase 2 into the Project pursuant to Article XV of the Declaration.

B. Relatively contemporaneously with the recording of the Supplemental Declaration in the records of the Washington County Recorder, Declarant will be recording a Plat Map for Desert Flower Phase 2 ("DESERT FLOWER PHASE 2").

C. The Declaration provides that land may be annexed into and made a part of the Desert Flower community and Declarant desires to designate Desert Flower Phase 2 as a development within the Desert Flower community upon the terms and conditions of the Declaration this Supplemental Declaration.

NOW THEREFORE, the Declarant and Declarant Affiliate do hereby declare and provide as follows:

I. **DEFINITIONS.** As used in this Supplemental Declaration capitalized terms shall have the meaning assigned to them in the Declaration.

II. **PROJECT DESIGNATION.** Desert Flower Phase 2 development is hereby annexed into and made a part of the Desert Flower community.

III. **MASTER DOCUMENTS.**

A. **Effect of Declaration.** Desert Flower Phase 2 shall be subject to all of the terms and provisions of the Declaration.

Exhibit A
(Legal Description)

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BELLA VISTA DRIVE AS SHOWN ON ROAD DEDICATION PLAT DOCUMENT NO. 20070012069, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, BEING N 1°05'22" E 660.73 FEET ALONG THE EAST SECTION LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°54'38" W 604.31 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE S 89°42'48" W 405.73 FEET; THENCE N 0°17'01" W 150.00 FEET, TO A POINT ON THE EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF DESERT CACTUS DRIVE, AS SHOWN ON DESERT FLOWER PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE N 89°42'48" E 398.60 FEET ALONG SAID LINE, TO A POINT ON THE SAID WESTERLY RIGHT OF WAY OF BELLA VISTA DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES, (1) S 0°17'12" E 4.00 FEET, TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 0°17'12" E, (2) THENCE ALONG THE ARC OF SAID CURVE 39.92 FEET THROUGH A CENTRAL ANGLE OF 91°29'22", (3) THENCE S 1°12'10" W 31.99 FEET, TO THE POINT OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 90.41 FEET THROUGH A CENTRAL ANGLE OF 18°50'11", TO THE POINT OF BEGINNING.

BEING THE PROPOSED PLAT OF DESERT FLOWER PHASE 2.

Situated in Washington County, State

of Utah APN: W-21234