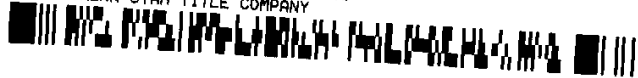


**DOC # 20240028548**

Restrictive Page 1 of 3  
Gary Christensen Washington County Recorder  
09/11/2024 04:29:07 PM Fee \$ 40.00  
By SOUTHERN UTAH TITLE COMPANY



**DECLARATION OF ANNEXATION OF FRANKLIN FIELDS SUBDIVISION,  
PHASE 2 TO THE DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF FRANKLIN FIELDS SUBDIVISION, PHASE 1**

DECLARANT, WOODROW 1140 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 Franklin Fields Subdivision, Phase 1, as recorded in the Office of the Washington County Recorder and recorded as Document #20220030388, pgs 1-48, June 9, 2022, all of the real property described in Exhibit A, attached hereto, and by this reference made a part hereof, to be known as, "Franklin Fields, Phase 2."

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 Franklin Fields Subdivision Plat, Phase 2, 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 Franklin Fields Subdivision, Phase 2, to the Declaration of Covenants, Conditions and Restrictions of Franklin Fields Subdivision, Phase 1, this 28th day of November 2023.

**DECLARANT:**

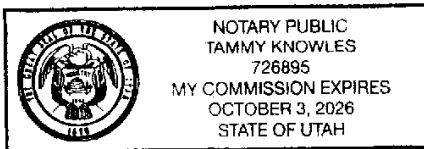
**Woodrow 1140 LLC.**

  
By: James Sullivan

**Its: Manager**

STATE OF UTAH                                 )  
  :ss.  
COUNTY OF WASHINGTON                 )

On this 29 day of November 2023, personally appeared before me James Sullivan, who being by me duly sworn, did state that he is the Manager of Woodrow 1140 LLC., and that he executed the foregoing document, *Declaration of Annexation of Franklin Fields Subdivision, Phase 2*, 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**

**FRANKLIN FIELDS PHASE 2**

**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTHEAST CORNER OF FRANKLIN FIELDS PHASE 1 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT BEING N 0°15'43" E 1248.10 FEET ALONG THE EAST LINE OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SUBDIVISION, AND N 90°00'00" W 661.06 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 34, AND RUNNING THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) N 89°16'03" W 451.58 FEET, (2) THENCE N 0°29'01" E 0.60 FEET, (3) THENCE N 89°30'59" W 160.00 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210049115, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE N 0°29'01" E 840.49 FEET ALONG SAID LINE, TO SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 695815, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 88°48'23" E 610.01 FEET, TO THE NORTHWEST CORNER OF OAK GROVE MEADOWS SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE S 0°22'23" W 835.49 FEET ALONG THE WEST BOUNDARY LINE OF SAID OAK GROVE MEADOWS SUBDIVISION, TO THE POINT OF BEGINNING.

CONTAINS 511,748 SQ FT OR 11.75 ACRES MORE OR LESS

TWS  
23292