

CCR Annexation Page 1 of 4

Gary Christensen Washington County Recorder

01/14/2025 12:47:12 PM Fee \$148.00 By

SOUTHERN UTAH TITLE COMPANY

DECLARATION OF ANNEXATION

This Declaration of Annexation is hereby made pursuant to Article 1.1 of the Master Declaration of Covenants, Conditions and Restrictions for Crimson Vistas Subdivision, which was recorded 1/31/21, as Document No. 20210002589, of the records of the Washington County Recorder.

Declarant desires to annex the property more specifically set forth on Exhibit A, which is attached hereto and incorporated by this reference. Said property will be subject to the recorded Declaration of Covenants Conditions and Restrictions of Crimson Vistas Subdivision referred to above. See Exhibit Attached Hereto and Made A Part Hereof

IN WITNESS WHEREOF, the undersigned, being the Declarant referred to herein, has hereunto set his hand and seal this 10 day of January, 2025.

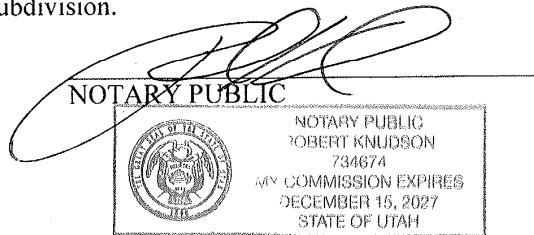
Crimson Vistas, LLC, a Utah Limited
Liability Company:

by: Kent W. Stanger

Kent W. Stanger, Manager

STATE OF UTAH)
:ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 10th day of January, 2025, by Kent W. Stanger, manager of Crimson Vistas Subdivision.



Lots 201- 227

CRIMSON VISTAS PHASE 2 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Commencing at the East $\frac{1}{4}$ corner of Section 3, Township 43 South, Range 15 West, Salt Lake Base and Meridian, North 88°57'16" West 1993.70 feet along the section line; thence South 00°43'55" West 356.78 feet to and along the west line of Lot 6, Block 3, R.C. Lund's Entry to the point of beginning, said point being the northwest corner of Lot 7, Block 3, R.C. Lund's Entry, and running thence South 88°53'27" East 664.41 feet along the north line of said Lot 7; thence South 00°45'30" West 540.37 feet; thence North 89°04'33" West 694.73 feet to the southeast corner of Crimson Vistas Phase 1 Subdivision; thence along the easterly line of said Phase 1 Subdivision the following seven (7) courses: thence North 00°57'24" East 114.99 feet; thence South 89°02'36" East 2.34 feet; thence North 00°57'24" East 161.24 feet; thence North 88°58'41" West 12.19 feet; thence North 01°05'56" East 111.39 feet; thence South 88°54'04" East 38.64 feet; thence North 00°43'55" East 154.99 feet to the point of beginning.

Tax Serial No.(s) SG-5-3-3-241, SG-5-3-3-244, SG-5-3-3-246 and SG-5-3-3-247

SG-CRVI-2-201 thru SG-CRVI-2-227

Lots 1 and 301-311

CRIMSON VISTAS PHASE 3 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

COMMENCING AT THE EAST $\frac{1}{4}$ CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, NORTH 88°57'16" WEST 1329.14 FEET ALONG THE SECTION LINE; THENCE SOUTH 00°43'55" WEST 407.64 FEET ALONG THE CENTERLINE OF 3120 EAST STREET TO THE POINT OF BEGINNING, AND RUNNING THENCE SOUTH 88°56'49" EAST 30.00 FEET; THENCE SOUTH 00°45'30" WEST 591.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 31.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'07"; THENCE SOUTH 01°01'23" WEST 25.00 FEET; THENCE SOUTH 88°58'37" EAST 0.42 FEET; THENCE SOUTH 01°01'23" WEST 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 01°01'23" WEST; THENCE SOUTHWESTERLY 31.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'53" AND A CHORD BEARING OF SOUTH 45°53'26" WEST 28.35 FEET; THENCE SOUTH 00°45'30" WEST 238.93 FEET; THENCE NORTH 89°00'15" WEST 30.00 FEET; THENCE NORTH 00°45'30" EAST 25.00 FEET; THENCE NORTH 89°00'15" WEST 50.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 00°59'45" EAST; THENCE NORTHEASTERLY 31.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°14'15" AND A CHORD BEARING OF NORTH 45°52'37" EAST 28.34 FEET; THENCE NORTH 00°45'30" EAST 94.92 FEET; THENCE NORTH 89°00'15" WEST 109.75 FEET; THENCE SOUTH 00°45'30" WEST 115.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 2220 SOUTH STREET; THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES: NORTH 89°00'15" WEST 920.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 31.31 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°41'34"; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°18'43" WEST, A DISTANCE OF 22.50 FEET; THENCE NORTH 00°41'17" EAST 0.45 FEET; THENCE NORTH 89°18'15" WEST 22.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 89°17'53" WEST; THENCE SOUTHWESTERLY 31.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°17'38" AND A CHORD BEARING OF SOUTH 45°50'56" WEST 28.36 FEET; THENCE NORTH 89°00'15" WEST 140.98 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 00°42'20" EAST 412.26 FEET TO THE SOUTHWEST CORNER OF CRIMSON VISTAS PHASE 1 SUBDIVISION AS RECORDED AS DOCUMENT 20210002588 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES: SOUTH 89°18'15" EAST 160.96 FEET; THENCE SOUTH 00°41'17" WEST 8.99 FEET; THENCE SOUTH 89°04'33" EAST 1126.08 FEET TO AND ALONG THE SOUTHERLY LINE OF CRIMSON VISTAS PHASE 2 SUBDIVISION; THENCE NORTH 00°45'30" EAST 490.24 FEET ALONG THE EAST LINE OF SAID PHASE 2 TO THE POINT OF BEGINNING.

Tax Serial No(s). SG-5-3-3-246, SG-5-3-3-244, SG-5-3-3-245, SG-5-3-3-243, SG-5-3-3-228, SG-5-3-3-2481-SA, SG-5-3-3-2181.

SG-CRVI-3-1, SG-CRVI-3-301 thru SG-CRVI-3-311

LOTS 401- 425

CRIMSON VISTAS PHASE 4 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

ALL OF PARCEL 1, CRIMSON VISTAS PHASE 3 SUBDIVISION, RECORDED AS DOCUMENT 20230036499 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST $\frac{1}{4}$ CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, NORTH $88^{\circ}57'16''$ WEST 1329.14 FEET ALONG THE SECTION LINE; THENCE SOUTH $00^{\circ}45'30''$ WEST 897.88 FEET ALONG THE CENTERLINE OF 3120 EAST STREET; THENCE NORTH $89^{\circ}04'33''$ WEST 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 221, CRIMSON VISTAS PHASE 2 SUBDIVISION, RECORDED AS DOCUMENT 20220012292, AND RUNNING THENCE SOUTH $00^{\circ}45'30''$ WEST 103.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}15'53''$; THENCE SOUTH $01^{\circ}01'23''$ WEST 22.50 FEET; THENCE SOUTH $88^{\circ}58'37''$ EAST 0.39 FEET; THENCE SOUTH $01^{\circ}01'23''$ WEST 22.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH $01^{\circ}01'23''$ WEST; THENCE SOUTHEASTERLY 31.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}44'07''$ AND A CHORD BEARING OF SOUTH $44^{\circ}06'34''$ EAST 28.22 FEET; THENCE SOUTH $00^{\circ}45'30''$ WEST 101.64 FEET; THENCE NORTH $89^{\circ}00'15''$ WEST 109.75 FEET; THENCE NORTH $00^{\circ}45'30''$ EAST 9.57 FEET; THENCE NORTH $89^{\circ}14'30''$ WEST 963.48 FEET; THENCE NORTH $00^{\circ}41'17''$ EAST 9.23 FEET; THENCE NORTH $89^{\circ}18'43''$ WEST 166.56 FEET; THENCE NORTH $00^{\circ}47'35''$ EAST 163.67 FEET; THENCE NORTH $12^{\circ}00'56''$ EAST 51.21 FEET; THENCE NORTH $00^{\circ}47'39''$ EAST 69.55 FEET; THENCE SOUTH $89^{\circ}18'15''$ EAST 133.57 FEET; THENCE SOUTH $00^{\circ}41'16''$ WEST 8.99 FEET; THENCE SOUTH $89^{\circ}04'33''$ EAST 1096.08 FEET TO THE POINT OF BEGINNING.

Tax Serial No. SG-CRVI-3-1